



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Minutes

Planning and Zoning Commission

Saturday, November 3, 2018

8:30 AM

City Hall

Study Session Retreat/Tour

Present 13 - Chairman David Moore, Commissioner Tim Yarbrough, Commissioner Michael Driskill, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Commissioner Cristal Retana, Vice Chairman Sergio De Los Santos, Tina M. Firgens AICP Director of Planning, Andreea Udrea AICP Planning Manager, Jenifer Paz AICP Senior Planner, Brian Campbell Planning Technician, Deputy Mayor Pro Tem Mike Bomgardner and City Councilmember Terry Lynne

1. Video presentations and discussion regarding the economics of place. (Farmers Branch City Hall Study Session Room)

Chairman Moore called the Study Session to order at 8:34 AM.

Ms. Firgens thanked the Commissioners for their participation in this retreat.

Ms. Firgens reminded the Commissioners of the presentation regarding placemaking they received at their October 29, 2018 meeting. Ms. Firgens reviewed the information in the presentation regarding the economics of placemaking, including discussion regarding the following:

- How placemaking creates value for communities.
- The value of quality places.
- The benefits of placemaking to cities.

Ms. Firgens next presented two (2) videos featuring Joe Minicozzi, AICP, Principal of Urban3, LLC. The videos were titled: "Urban 3: The Power of Downtown" and "The City Shaped: Joe Minicozzi at TEDxAshville".

Discussion followed regarding: the need for additional denser mixed-use projects; how economic development incentives could potentially factor into projects; should changes be made to the existing zoning to facilitate quality urban developments; and identifying catalytic or opportunity sites that could positively influence the surrounding area over time.

2. Tour and discussion of various sites within the Dallas region.

Staff, the Commissioners, and the attending City Councilmembers departed City Hall at 9:30 AM.

The retreat included visits to the following locations:

- Bishop Arts District (near 9th Street and Bishop Avenue)
 - Discussion was held regarding general information related to this location.
 - Discussion included: human scale elements; pedestrian orientation factors; adaptive reuse; land use; identity elements; urban form; factors contributing to the uniqueness and success of this location; design details; and fragility and future development dangers.
- Cox Farms Market/Sylvan Thirty (near Sylvan Avenue and Fort Worth Avenue)
 - Discussion was held regarding general information related to this location.
 - Discussion included: human scale elements; pedestrian orientation factors; Leadership in Energy and Environmental Design (LEED) elements; land use; identity elements; urban form; factors contributing to the uniqueness, and success of this location; and design details.
- Trinity Groves (near Gulden Lane and Singleton Boulevard)
 - Discussion was held regarding general information related to this location.
 - Discussion included: human scale elements; pedestrian orientation factors; Leadership in Energy and Environmental Design (LEED) elements; adaptive reuse; land use; identity elements; urban form; factors contributing to the uniqueness, and success of this location; design details; and potential development impacts to the adjacent residential area.
- LUCK (Local Urban Craft Kitchen)(3011 Gulden Avenue #112, Dallas, Texas)
 - Lunch occurred.
- Design District (near Dragon Street and Howell Street)
 - Discussion was held regarding general information related to this location.
 - Discussion included: human scale elements; pedestrian orientation factors; adaptive reuse; land use; identity elements; urban form; factors contributing to the uniqueness and success of this location; trail connection; the city's role for long-term redevelopment strategy; design details; and fragility and future development dangers, particularly given the new development occurring on the outskirts of the district.
- George W. Bush Presidential Center Parking Lot (near SMU Boulevard and Bush Avenue)
 - Discussion was held regarding general information related to

this location.

- Discussion included: Leadership in Energy and Environmental Design (LEED) elements; stormwater sensitive design elements such as bioswales within the parking lot; sustainable practices implemented at the main building; and landscaping design features.
- US-75/Richardson Main Street/Central Expressway Corridor (near Spring Valley Road and US-75)
 - Discussion was held regarding general information related to this location.
 - Discussion included: pedestrian orientation; existing building form; adaptive reuse; land use; urban form and suburban form within the corridor; factors contributing to the uniqueness and success of the corridor; the city's role for long-term redevelopment strategy; balancing suburban form with urban form within the corridor; design details; and future redevelopment challenges.
- CityLine (near State Street and Plano Road)
 - Discussion was held regarding general information related to this location.
 - Discussion regarding: human scale elements; pedestrian orientation factors; land use; identity elements; urban form; factors contributing to the uniqueness and success of this location; the city's role related to this new mixed-use development and the adjacent public open space enhancements; balancing suburban form with urban form; design details; and future development opportunities.

The tour concluded at Farmers Branch City Hall, and Chairman Moore adjourned the Study Session at 5:07 PM.

Chairman

City Administration