



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, August 5, 2019

7:00 PM

City Hall

Study Session Meeting – 5:30 PM

- Present 11** - Chairman David Moore, Commissioner Tim Yarbrough, Commissioner Michael Driskill, Commissioner Giovanni Zavala, Alternate Commissioner Jarrod Williams, Alternate Commissioner Bonnie Potraza, Jenifer Paz AICP Lead Planner, Surupa Sen AICP Senior Planner, Brian Campbell Planning Technician, Kyra McCardle Planning Consultant and John Land Deputy City Manager
- Absent 3** - Commissioner Jared Sullivan, Commissioner Linda Bertl and Vice Chairman Sergio De Los Santos

A. STUDY SESSION

A.1 [19-348](#) Discuss Regular Agenda items.

Chairman Moore called the Study Session to order at 5:30 PM.

Chairman Moore opened discussion on Study Session Agenda item A.1 Discuss Regular Agenda items.

Chairman Moore asked for any questions regarding Regular Agenda and Public Hearing items.

Regarding Regular Agenda item B.1:

- Commissioner Driskill noted that former Planning and Zoning Commissioner Cristal Retana was erroneously marked as present at the July 8, 2019 meeting.

Regarding Public Hearing item C.2:

- Ms. Jenifer Paz, Lead Planner, gave an overview of the proposed development.
- Chairman Moore asked if each individual unit would be taxed, and Ms. Paz said she was not sure.

- Commissioner Driskill asked if staff had previously processed development cases related to enclosed vehicle storage facilities, and Ms. Paz said not to her knowledge.
- Commissioner Zavala asked if the applicant currently owned the subject property, and Ms. Paz said the property was under contract and this was dependent upon approval of this request.

Regarding Public Hearing item C.3:

- Ms. Paz gave an overview of the proposed zoning amendment.
- Commissioner Yarbrough asked about the special exceptions requested by the applicant.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item.

A.2 [19-395](#)

Discussion and direction regarding draft amendments to the nonconforming provisions of the Comprehensive Zoning Ordinance.

Chairman Moore opened discussion on Study Session Agenda item A.2 Discussion and direction regarding draft amendments to the nonconforming provisions of the Comprehensive Zoning Ordinance.

Ms. Kyra McCardle, Planning Consultant, gave a presentation regarding the proposed draft amendments.

Questions and comments from the Commissioners regarding Ms. McCardle's presentation were as follows:

- Chairman Moore asked about the proposed provisions regarding maintenance and repair of nonconforming site elements related to fencing and accessory structures.
- Chairman Moore asked for consensus related to staff's proposed amendments, and there was general consensus amongst the Commissioners that the proposed amendments were favorable.
- Commissioner Driskill asked about the number of public hearings for the proposed amendments.
- Commissioners Zavala and Driskill asked about data regarding existing properties that are considered nonconforming, including whether the Code Enforcement department had such data for commercial properties.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item.

The Commission directed staff to proceed with the amendment as presented.

A.3 [19-375](#)

Discussion and direction regarding potential amendments to the landscaping and off-street parking provisions of the Comprehensive Zoning Ordinance.

Potraza

Absent: 3 – Commissioner Sullivan, Commissioner Bertl and Vice Chairman De Los Santos

Chairman Moore asked when this case would be presented to City Council. Ms. Paz said it would be September 3, 2019.

C.3 [18-ZA-08](#)

Conduct a public hearing and consider the request to rezone approximately 8.02 acres located generally at the southeast corner of Mercer Parkway and Commerce Street, from Commerce District to Urban Center District within Planned Development District No. 88 and including special exceptions; and take appropriate action.

The applicant, Davis Development, is requesting to amend Planned Development District No. 88 (PD-88) for approximately 8.02 acres located at the southeast corner of Mercer Parkway and Commerce Street. The subject property is designated Commerce District in Regulating Plan of PD-88 and the request is to amend to Urban Center District. This amendment will allow the development of the property for a four-story multi-family residential development consisting of 379 units including structured parking. A proposed conceptual site plan is included within this zoning request. Staff recommends approval of this zoning amendment as presented.

Ms. Jenifer Paz, Lead Planner, gave a presentation regarding the proposed zoning amendment.

Chairman Moore asked if the corridors would be air-conditioned. Chairman Moore commented that the conceptual site plan featured no landscaping.

Chairman Moore asked for any additional questions.

Hearing no questions or comments from the Commissioners, Chairman Moore invited the applicant to approach the podium, and Mr. Gene Babb, the applicant, 17304 Preston Road, Dallas, Texas, gave a presentation regarding the proposed development of the subject property.

Chairman Moore discussed why the applicant was proposing to provide two swimming pools. Chairman Moore asked if the corridors would be air-conditioned, and Mr. Babb said yes.

Chairman Moore asked for any additional questions.

Commissioner Driskill asked about the following: property management related to the applicant's developments; anticipated lease rates for the multifamily units pending approval; and the number of bedrooms for each unit.

Commissioner Zavala asked about the following: if the applicant had purchased the subject property; if the applicant had completed a market analysis; the applicant's knowledge of performance of other multifamily developments in the area; is there any concern by the applicant regarding other multifamily developments either in development or entitled within the area surrounding the subject property and how that may impact their proposed development; and the construction timeline pending approval. Commissioner Zavala expressed concerns regarding an oversaturation of

multifamily developments within the west side of the City and surrounding the subject property.

Hearing no further questions or comments from the Commissioners, Chairman Moore opened the public hearing. No one came forward to address this agenda item. Chairman Moore closed the public hearing and asked for a motion.

A motion was made by Alternate Commissioner Williams, seconded by Commissioner Driskill, that this Zoning amendment be recommended for approval. The motion carried unanimously.

Aye: 6 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Zavala, Alternate Commissioner Williams, and Alternate Commissioner Potraza

Absent: 3 – Commissioner Sullivan, Commissioner Bertl and Vice Chairman De Los Santos

Chairman Moore asked when this case would be presented to City Council. Ms. Paz said it would be September 3, 2019.

D. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 8:47 PM.

Chairman

City Administration