

Moore said he believed City Council intended for the Planning and Zoning Commission to sufficiently address all citizen questions and concerns related to development cases.

Ms. Firgens clarified that while City Council limited the number of speakers permitted during the Citizen Comments item of meetings, all interested citizens were permitted to speak during the public hearings for individual agenda items. Ms. Firgens said in instances of speakers addressing the same topics on a given agenda item, the Chairman would be permitted to ask if anyone had any new information to add.

Commissioner Potraza asked if the time limit was a suggestion and Chairman Moore said yes.

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

A.3 [19-325](#)

Discuss Regular Agenda items.

Chairman Moore opened discussion on Study Session Agenda item A.3 Discuss Regular Agenda items.

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

Regarding Regular Agenda item B.1:

- Commissioner Yarbrough noted Commissioner Williams' name was spelled incorrectly on the second row of names.

Regarding Regular Agenda item B.3:

- Chairman Moore and Ms. Firgens said that this item is posted for discussion on the Study Session agenda item A.4 Discuss nominations for the Chairman and Vice-Chairman to the Planning and Zoning Commission, but action should be reserved for the Regular Meeting.

Regarding Public Hearing item C.1:

- Commissioner Potraza asked if staff determined whether a plat met the necessary technical requirements and Ms. Firgens said yes.

Regarding Public Hearing item C.2:

- Commissioner Bertl discussed the boundaries of the subject property.
- Commissioner Zavala discussed the drainage channel, including ownership and if the applicant proposed maintenance or improvements to the channel.
- Chairman Moore asked about public response regarding this case.

Regarding Public Hearing item C.3:

- Ms. Firgens explained the proposed changes to Planned Development District No. 99 (PD-99) as requested by the applicant.

- Commissioner Bertl discussed what was considered a full-service hotel and the construction timeline for the retail and restaurant uses for the Boardwalk tract.
- Commissioner Sullivan requested clarification on the reasoning behind the proposed 451st single-family building permit threshold and discussed what would happen if the applicant did not meet the required development obligations prior to this threshold.
- Commissioner Bertl commented that she believed it was important to have restaurants for the Boardwalk tract for utilization by occupants of the hotels within this area.
- Commissioner Yarbrough requested clarification on the "Proposed to be completed before the issuance of the 451st single-family building permit" column of the chart included in the agenda packet.
- Commissioner Bertl asked if the City or the applicant was responsible for securing restaurant tenants and discussed potential tenants.
- Commissioner Sullivan asked about the proposal to remove the full-service hotel requirement.
- Commissioner Bertl asked about the existing retail uses located at the northwest corner of Valley View Lane and Luna Road.
- Commissioners Bertl and Yarbrough discussed the lake located south of the Boardwalk tract.
- Commissioner Bertl asked about the total number of single-family lots allowed within PD-99.
- Chairman Moore commended staff on their work related to this zoning amendment, as well as the proposed development agreement changes that will be considered by City Council only.
- Commissioners Williams and Driskill discussed the amphitheater.
- Commissioner Yarbrough requested clarification on the height of the 100,000 square foot proposed office building.
- Chairman Moore and Commissioner Williams discussed the relationship between the proposed amendments to the PD-99 zoning district and the development agreement.
- Commissioner Zavala discussed the following: how the City would enforce the development obligations that must be completed prior to issuance of certain single-family permits; the proposal to remove the full-service hotel requirement; limited access to the Boardwalk tract; the pattern book requirements related to the southeast corner of Luna Road and Valley View Lane; and ownership of the property located at the southwest corner of Luna Road and Valley View Lane.
- Vice Chairman De Los Santos and Commissioners Driskill and Sullivan also discussed how the City would enforce the development obligations.

Regarding Public Hearing item C.4:

- Chairman Moore and Ms. Firgens gave an overview regarding the proposed zoning amendment.

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

A.4 [19-333](#)

Discuss nominations for the Chairman and Vice-Chairman to the Planning and Zoning Commission.

Chairman Moore opened discussion on Study Session Agenda item A.4 Discuss nominations for the Chairman and Vice-Chairman to the Planning and Zoning Commission.

Ms. Firgens said this agenda item provided an opportunity for the Commissioners to express interest in running for the Chairman and Vice-Chairman positions. Ms. Firgens stated a formal vote regarding these nominations would take place during the Regular Meeting with Chairman Moore first asking for a motion for the nomination of Chairman followed by a motion for the nomination of Vice-Chairman.

Commissioner Bertl asked Chairman Moore if he was interested in continuing to serve in this position and Chairman Moore said yes.

Vice Chairman De Los Santos commented that he believed Chairman Moore should continue serving in this position and commended him on his service. Vice Chairman De Los Santos said he believed it would not be ideal for Chairman Moore to resign this position given the time he had put in to get acclimated in this role.

Commissioner Sullivan asked if any of the other Commissioners were interested in serving as Chairman and none of the other Commissioners expressed interest.

Chairman Moore asked about the Vice Chairman position.

Commissioner Driskill commended Chairman Moore on his service and said he believed Chairman Moore should continue serving in this position.

Chairman Moore commended Vice Chairman De Los Santos on his service and said he believed Vice Chairman De Los Santos should continue serving in this position.

Commissioner Sullivan asked Vice Chairman De Los Santos if he was interested in continuing to serve in this position and Vice Chairman De Los Santos said yes.

Commissioner Sullivan asked if any of the other Commissioners were interested in serving as Vice Chairman and none of the other Commissioners expressed interest.

A.5 [19-326](#)

Discuss agenda items for future Planning and Zoning Commission consideration.

Chairman Moore opened discussion on Study Session Agenda item A.5 Discuss agenda items for future Planning and Zoning Commission consideration.

Chairman Moore and Ms. Firgens said staff would bring before the Commission an update to the rules and procedures for the Planning and Zoning Commission.

Ms. Tina Firgens, Director of Planning, gave a brief presentation regarding the proposed final plat.

Chairman Moore asked for any questions.

Hearing no 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 Commissioner Yarbrough, seconded by Commissioner Driskill, that this Final Plat be recommended for approval. The motion carried unanimously.

Aye: 7 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

C.2 19-SP- 09

Conduct a public hearing and consider the request for a Detailed Site Plan for an office/warehouse building on approximate 26.6 acre lot located at 2261 Morgan Parkway, including Special Exceptions; and take appropriate action.

The applicant, Billingsley D&D, Inc., is requesting approval of a Detailed Site Plan for a one-story office/warehouse building on the property located at 2261 Morgan Parkway, generally on the north side of Morgan Parkway at Mustang Road. The subject site is approximately 26.6 acres, and is located in Planned Development District No. 97 (PD-97), which allows for the proposed use. The request also includes two Special Exceptions to the development standards in PD-97. Staff recommends approval of this Detailed Site Plan, including the requested Special Exceptions, as presented.

Ms. Jenifer Paz, Lead Planner, gave a brief presentation regarding the applicant's proposed development.

Chairman Moore asked for any questions.

Vice Chairman De Los Santos asked if the applicant's proposed hike and bicycle trail would connect to the existing sidewalk along Mustang Road and Ms. Paz said yes.

Vice Chairman De Los Santos and Commissioner Bertl discussed the landscape berm and Ms. Paz clarified that the applicant was not proposing a landscape berm per the landscape plan, therefore requesting a special exception.

Hearing no further questions or comments from the Commissioners for staff, Chairman Moore invited the applicant to approach the podium and Mr. Keaton Mai, a representative of the applicant, 1201 North Bowser Road, Richardson, Texas, approached.

Commissioner Zavala asked about ownership and maintenance of drainage channel.

Commissioner Zavala asked about the following: if the proposed building was speculative; occupancy rates for comparable developments by the applicant; and development of the vacant property to the east of the subject property. Mr. George

Billingsley, the applicant, 5369 Nakoma Drive, Dallas, Texas addressed Commissioner Zavala's questions.

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 Vice Chairman De Los Santos, seconded by Commissioner Sullivan, that this Detailed Site Plan, including the requested Special Exceptions, be recommended for approval. The motion carried unanimously.

Aye: 7 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

C.3 18-ZA-08

Conduct a public hearing and consider the request to amend Planned Development No. 99 (PD-99), approximately 247.4 acres located generally on the south side of Valley View Lane, east and west of Luna Road, and approximately 19.5 acres located on the south side of LBJ Freeway, approximately 1,070 feet east of Luna Road, including amending Article III. Use and Building Envelope Standards, Article VIII. Administration, and Appendices, as it relates to development performance standards and uses; and take appropriate action.

The applicant is requesting to amend the Planned Development No. 99 (PD-99) zoning district as it relates to development performance standards and uses, including providing for completion of certain development performance obligations by the applicant, prior to the issuance of specified single-family residential building permit threshold requirements. Due to delays incurred by the applicant in relation to their lake site dredging project (south of LBJ Freeway and east of Luna Road), the applicant is requesting to modify the PD-99 zoning district in order to delay certain development performance obligations to be completed before issuance of the 451st and 600th single-family residential permits instead of before the 301st permit issuance, as well as not construct a full service hotel on the Boardwalk tract (south of LBJ Freeway) nor the 25,000 square feet of retail/restaurant uses at the southeast corner of Valley View Lane and Luna Road. As of June 30, 2019, the City has issued 281 single-family residential building permits. Additionally, there are 13 single-family residential permit applications pending review. Staff recommends approval of this zoning amendment as presented.

Ms. Tina Firgens, Director of Planning, gave a presentation regarding the proposed zoning amendment.

Chairman Moore asked for any questions.

Commissioner Bertl asked about the location of the Boardwalk tract and sought clarification related to the improvements that indicate a Boardwalk style development.

Hearing no further questions or comments for staff, Chairman Moore invited the applicant to approach the podium. Mr. Michael Beaty, representing the applicant, 1800 Valley View Lane, Farmers Branch, gave a brief presentation regarding the proposed