

Chairman Moore asked for any questions from the Commissioners.

Hearing none, Chairman Moore opened the floor to audience members wishing to speak to this agenda item. No one came forward to address this agenda item.

Chairman Moore asked for a motion.

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Driskill, that this Final Plat be recommended for approval. The motion carried unanimously.

Aye: 5 - Chairman Moore, Commissioner Driskill, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

Absent: 2 – Commissioner Yarbrough and Commissioner Sullivan

C. PUBLIC HEARING

- C.1 [18-SP-34](#) Conduct a public hearing and consider the request for a Detailed Site Plan for an office/warehouse building on a 2.55-acre lot located at 2020 Diplomat Drive, including Special Exceptions; and take appropriate action.**

The applicant, Foresite Group, is requesting approval of a Detailed Site Plan for a two (2)-story office/warehouse building on the property located at 2020 Diplomat Drive at the southeast corner of Diplomat Drive and Hutton Drive. The subject site is approximately 2.55 acres and is located in Planned Development District No. 22 (PD 22), which allows for the proposed use. The request also includes two Special Exceptions to the development standards in PD-22. Staff recommends approval of this Detailed Site Plan, including the requested Special Exceptions, as presented.

Ms. Jenifer Paz, Senior Planner, gave a brief presentation regarding the proposed development, stating that this case would go before City Council on March 19, 2019.

Chairman Moore asked for any questions.

Vice Chairman De Los Santos discussed the proposed twelve (12)-foot masonry screening wall along Hutton Drive and if this would provide any benefits regarding the subject property.

Commissioner Zavala asked about the construction timeline. Mr. Heath Wilson, the applicant, 1920 Hutton Court, Farmers Branch, Texas, addressed Commissioner Zavala's question. Commissioner Zavala also asked when this case would go before City Council.

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 Zavala, that this Detailed Site Plan, including the requested Special Exceptions, be recommended for approval. The motion carried unanimously.

Aye: 5 - Chairman Moore, Commissioner Driskill, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

Absent: 2 – Commissioner Yarbrough and Commissioner Sullivan

C.2 [18-ZA-12](#)

Conduct a public hearing and consider the request to rezone approximately 4.4 acres located at 4207 Simonton Road from Light Industrial (LI) to Planned Development No. 103 (PD-103) zoning district allowing including but not limited to retail, commercial and multi-family residential uses and establishing related development standards; and take appropriate action.

The applicant is requesting to rezone approximately 4.4 acres located at 4207 Simonton Road, from Light Industrial (LI) to Planned Development No. 103 (PD-103) zoning district allowing including but not limited to retail, commercial and multi-family residential uses and establishing related development standards. The rezoning is being requested in order to facilitate redevelopment of the property as a four (4)-story multi-family residential development consisting of 264 units including structured parking (five (5) levels), with the opportunity for potential future retail uses at the ground floor level. A proposed conceptual site plan is included within this zoning request. Staff recommends approval of this Zoning request as presented.

Ms. Tina Firgens, Director of Planning, gave a brief presentation regarding the proposed Zoning change.

Chairman Moore asked for any questions.

Commissioner Bertl asked if the parallel parking spaces would support the retail portion of the proposed development.

Hearing no further questions or comments for staff, Chairman Moore invited the applicant to approach the podium.

Ms. Lucy Billingsley, the applicant, 1722 Routh Street, Dallas, Texas, gave a brief presentation regarding the proposed Zoning change and development.

Chairman Moore asked for any questions for the applicant.

Commissioner Zavala asked about the construction timeline for the proposed project, and the process regarding the renewal of leases for the current tenants within the existing building.

Commissioner Bertl discussed how the construction timeline of Phases Six (6) and Seven (7) of The Brickyard residential community would impact the construction timeline of the applicant's proposed development, pending approval of this Zoning request.

Commissioner Driskill asked if the applicant planned to install hiking and bicycle trails as part of the proposed development, of which the applicant stated they were willing to install the trail provided they could work through getting rights to the existing easements.

Hearing no further questions or comments from the Commissioners, Chairman Moore opened the public hearing.