

Regarding Public Hearing item C.2:

- Commissioner Zavala asked if the applicant completed a market study.
- Mr. John Land, Deputy City Manager, discussed the City's East Side comprehensive plan, and its recommendations regarding multifamily development within the area of the subject property.
- Commissioner Bertl asked if the City had performed market studies to support the considerable number of multifamily developments within Farmers Branch. Commissioner Bertl noted she attended a town hall meeting for City Councilmember Terry Lynne in which the public raised concerns regarding the considerable number of multifamily developments within the City. Commissioner Bertl said she believed it would be ideal to address the concerns raised by the citizens, and if the City's long range plans are made available.
- Chairman Moore discussed how the applicant's proposal would accomplish the objectives of the City's East Side comprehensive plan regarding multifamily development, and public response to this case.
- Vice Chairman De Los Santos commented that the applicant's proposed development would balance the built environment with green open space.
- Commissioner Zavala discussed how the applicant's proposal and other multifamily projects would impact the City's infrastructure and services from a density perspective.
- Chairman Moore and Commissioner Driskill discussed that the City has added additional police officers for the City as a result of the City's growth.

Regarding Public Hearing item C.3:

- Ms. Firgens brought special attention to the existing railroad easement on the subject property, and how this easement affected the applicant's proposal regarding building setback standards and streetscaping.
- Commissioner Bertl discussed the existing use of the subject property, and the existing Freshpoint facility to the north of the subject property.
- Chairman Moore discussed the multifamily developments adjacent to the subject property, and public response to this case.

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

A.2 [19-93](#)

Discuss Emerging Trends Impacting City Land Use Policy.

Chairman Moore opened discussion on Study Session Agenda item A.2 Discuss Emerging Trends Impacting City Land Use Policy.

Ms. Firgens introduced Mr. Ben Williamson, Assistant City Manager, and said that he had given this presentation regarding emerging trends and land use policy previously before City Council.

Mr. Don Conlon, a representative of Rob and Thomas Conlon, 13400 Midway Road, Farmers Branch, Texas discussed and expressed concerns regarding the proposed Zoning change and the proposed development's proximity to the existing light industrial land uses within the area. Mr. Conlon also expressed concerns regarding the safety of children within this area due to the truck traffic.

Mr. Pat Haggerty, 3768 Waterside Court, Addison, Texas, discussed and expressed concerns regarding rezoning the subject property to a residential use, given the existing light industrial land uses within the area, as well as the potential increased cost to the City regarding providing city services. Mr. Haggerty also noted the lack of response from property owners regarding this case.

No one else came forward to address this agenda item. Chairman Moore closed the public hearing.

Commissioner Zavala discussed the involvement of property owners in the development of the East Side comprehensive plan.

Commissioner Bertl asked if staff had completed a traffic study, and about occupancy rates regarding the existing businesses adjacent to the subject property. Ms. Firgens requested clarification from Commissioner Bertl as to whether she was asking about a traffic study regarding this case or the East Side comprehensive plan, with Commissioner Bertl stating both.

Commissioner Zavala stated that given the East Side plan's recommendations and direction, he can understand the vision and see the city evolving in that manner.

Hearing no further questions or comments, Chairman Moore asked for a motion.

A motion was made by Commissioner Zavala, seconded by Commissioner Bertl, that this Zoning request 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

Ms. Firgens stated that this case would be considered by City Council on March 19, 2019.

C.3 [18-ZA-13](#)

Conduct a public hearing and consider the request to rezone approximately 8.0 acres located at 4730 Simonton Road from Light Industrial (LI) to Planned Development No. 104 (PD-104) 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 8.0 acres located at 4730 Simonton Road, from Light Industrial (LI) to Planned Development No. 104 (PD-104) 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 412 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 recommended 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.

Vice Chairman De Los Santos discussed the existing railroad easement on the eastern portion of the subject property, and the location of the fire lanes.

Commissioner Zavala asked if staff had discussions with the applicant regarding incorporating an architectural façade into the design of the parking garage, of which Ms. Firgens addressed the design requirements contained within the proposed PD.

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 Bertl discussed the following: the possibility of permeable pavement for the courtyard; the right-of-way for the existing rail line; and if there was an area proposed for dogs.

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

Mr. David Hartman on behalf of Freshpoint, 4721 Simonton Road, Farmers Branch, Texas, discussed and expressed concerns regarding the following: the proximity of the proposed residential development to the existing light industrial land uses within the area; truck traffic associated with the company's operations; the potential for noise complaints from future tenants; the safety of children within the area; accessibility from Simonton Road due to the company's employees and proposed development's residents; and their decision not to provide a sidewalk along Simonton Road.

Commissioner Bertl asked Mr. Hartman about the location of his property.

Chairman Moore asked Mr. Hartman about ownership regarding the existing Freshpoint facility and his long-term plans for this space.

Commissioner Zavala asked Mr. Hartman how he would feel about the project if the applicant were to modify the layout of the proposed development so that the parking garage fronted Simonton Road and the multifamily apartment buildings fronted Galleria Drive.

No one else came forward to address this agenda item. Chairman Moore closed the public hearing.

Commissioner Bertl asked about the City's noise ordinance, and if the applicant desired to keep the design of the proposed development as presented.

Ms. Billingsley stated that their team initially had the garage facing Simonton Road, but felt that the garage did not have the right presence along Simonton Road.

Chairman Moore asked staff about traffic violations along Simonton Road. Chairman Moore also asked if such issues were regulated by the police department, and stated that the primary concern for the Commission regarding this case was the land use.

Hearing no further questions or comments from the Commissioners, Chairman Moore asked for a motion.

A motion was made by Commissioner Bertl, seconded by Commissioner Driskill, that this Zoning request 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

Chairman Moore thanked Ms. Billingsley for her proposed development and Mr. Hartman for speaking during the public hearing.

D. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 9:01 PM.

Chairman

City Administration