



# City of Farmers Branch

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

## Meeting Minutes

### Planning and Zoning Commission

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Monday, November 14, 2016

7:00 PM

City Hall

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#### **Study Session Meeting to be held at 6:00 PM in Study Session Room**

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

Additionally, the agenda packet is available for download from the City's web site at [www.farmersbranchtx.gov](http://www.farmersbranchtx.gov). This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

#### **A. STUDY SESSION**

[TMP-1986](#)      **Discuss regular agenda items.**

[TMP-1988](#)      **Receive an update and report on the status of the revised Comprehensive Zoning Ordinance.**

#### **B. REGULAR AGENDA ITEMS**

**Present** 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Vice Chair Jason O'Quinn, Chair Nancy Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos, and Commissioner Michael Driskill

[TMP-1989](#)

**Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.**

**A motion was made by Commissioner O'Quinn, seconded by Commissioner Blackson, that this Report be recommended for approval. The motion carried by the following vote:**

**Aye:** 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

[TMP-1992](#)

**Consider approval of the October 24th, 2016 Planning and Zoning Commission minutes and take appropriate action.**

**A motion was made by Commissioner Brewer, seconded by Commissioner De Los Santos, that the Minutes be approved as presented. The motion carried by the following vote:**

**Aye:** 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

[R2016-113](#)

**Consider a request from CADG Mercer Crossing Holdings LLC for approval of a Detailed Site Plan for a 35.7 acre tract located west of Mercer Crossing Lake and south of Wittington Place and take appropriate action.**

Andy Gillies, Community Services Director, provided a presentation of the community master plan of 6 new residential neighborhoods. In this meeting only 2 of the 6 are being addressed, Brighton and Ashington. This Detailed Site Plan is for a proposed single family neighborhood to be known as "Brighton". Brighton is the easternmost residential community being developed by the applicant, Centurion American (CADG). Brighton will contain 35.7 acre total acres. It will be composed of 91 single family residential lots. Fourteen (14) of these lots will be front loaded (garages facing the street) and back up to the long linear park to the west. These are the only front loaded lots proposed within the Mercer Crossing community, and will be at least 50' wide and 130' in depth. The remaining 77 lots are rear loaded (driveways and garages facing the alleyway). These rear loaded lots range in width from 84' to 60'. The depth of these lots range from 179' to 105'. All lots within the Brighton neighborhood meet or exceed 6,300 square feet in total area. As part of the overall design of the Mercer Crossing mixed use development, CADG has developed a comprehensive set of Design Guidelines outlining the basic theme and character of the new community. This guideline document, or Pattern Book, includes design advice regarding such items as building architectural style (commercial and residential), street design, open space and parks design, trails, streetscape improvements, sign typology and standards, and wall materials and treatments. Two homebuilders, First Texas Builders and Oakdale Homes, plan to buy all the lots within Brighton. Both builders are aware of the architectural design requirements within Mercer Crossing.

Commissioner Plunk asked about the southern access to the Brighton neighborhood through Chartwell and the possible development being used as a cut-through access.

Mr. Gillies replied that in future development of the southern area of Brighton, Chartwell is not intended to provide direct access. Anticipating traffic flow will have to be monitored as we move forward with future developments.

Chairperson Hardie and Commissioner Blackson inquired about the construction of the amenity center.

Micheal Beaty, 1800 Valley View, approached the podium and explained the amenity center will be built concurrently with the homes.

Commissioner Brewer asked about the smaller lake's purpose.

Mr. Gillies explained there is some advantage of having the smaller lake in Brighton and directed further concerns to the applicant to address during their presentation.

Commissioner Driskill inquired about the trail master plan and the proposed trail connections.

Mr. Gillies explained that in the course of three months and in working with the applicant, pedestrian access and trails are a top goal. Mr. Gillies pointed out where those trails would fall within the neighborhoods and demonstrated they would be interconnected.

**A motion was made by Commissioner Blackson, seconded by Commissioner**

**Brewer, that this Resolution be recommended for approval. The motion carried by the following vote:**

**Aye:** 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

[R2016-114](#)**Consider a request from CADG Mercer Crossing Holdings LLC for approval of a Detailed Site Plan for a 16.1 acre tract located east of Luna Road and south of Wittington Place and take appropriate action.**

Andy Gillies, Community Services Director, provided a presentation of the community master plan of 6 new residential neighborhoods. In this meeting only 2 of the 6 are being addressed, Brighton and Ashington. This Detailed Site Plan is for a proposed single family neighborhood (to be called "Ashington") being developed by the applicant, Centurion American (CADG). Ashington will contain 16.1 total acres. It will be composed of 60 single family residential lots. All of these lots are rear loaded (driveways and garages facing the alleyway). These rear loaded lots will be a minimum of 50' in width and 105' in depth. All lots within the Ashington neighborhood meet or exceed 5,250 square feet in total area. A sole homebuilder, Megatel Homes, plans to buy all the lots within Ashington. Megatel Homes is aware of the architectural design requirements within Mercer Crossing.

Michael Beatty, approached the podium and thanked the Commissioners and staff effort for the opportunity to present the Centurion American proposed development. Details of the commercial aspects of this community in mind were also explained, that included the Wittington Office, the Valley View and Luna Corner, and other mixed use opportunities. The proposed architectural theme of the Mercer Crossing community is "Texas Tudor". This unique style is combination of key English Tudor building elements (such as field stone, large wooden timbers, and steep multi-gabled roof lines), with contemporary Texas style elements. Texas Tudor weaves these two vernacular styles into a unified look for both the residential and commercial subdistricts of Mercer Crossing. The comprehensive Pattern Book gives all potential builders and property owners guidance on how to integrate their specific project vision into the Mercer Crossing community. The Residential POA will be the controlling entity for all of the open spaces and maintaining the standards of the community.

Commissioner Yarbrough asked how the builders will align their project with the theme and the ageless aspect of the contemporary Texas Tudor style.

Randi Rivera, AICP, G&A Consultant, approached the podium to confirm the builders will be encouraged and guided to integrate building elements that align with the theme. The English Tudor style has been timeless but, with the contemporary details it will remain an up-to-date style.

Commissioner O'Quinn asked about the placement of the lake and the amenity center.

Ms. Rivera responded that the lake offers a transition to the amenity center and an opportunity to use vegetation as a buffer.

Commissioner Moore asked if the second smaller lake and the flooding issue had been resolved.

Mr. Beatty explained the lake will help with storm water drainage.

Mr. Gillies approached the podium to conclude the presentation and answer any further questions.

Commissioner Brewer asked about the time frame of the project.

Mr. Beaty explained the process of finalizing plan details for the homes with the City Engineer. It is anticipated to start the project January or February 2017. Eight months later he expects to be completing the lots. Model homes will be the first to be completed. He also addressed that the builders will provide the best layout prior to the City Council meeting to ensure the community will develop as presented.

Mr. Gillies elaborated that this proposal will go to City Council December 13th and prior to that date, the three builders will be met individually to review their best plans for the new homes.

Commissioner O'Quinn asked about the possible educational opportunities in the area.

Mr. Gillies confirmed that private school setting is available.

Commissioner Blackson inquired about the school district's input in servicing the incoming residence.

Mr. Gillies explained the school district changed their position to believing they can serve the incoming residences with the existing two elementary schools in the area. It was the school district's decision to not pursue an additional school.

Commissioner Plunk asked about the demand for the commercial office space being designated.

Mr. Beaty confirmed Mr. Moyedi designated the space for office due to significant demand. The future of the building depends on a number of factors and its difficult to predict its viability.

Chairperson Hardie asked if anyone had additional questions or comments. There being none, she asked for a motion.

**A motion was made by Commissioner De Los Santos, seconded by Commissioner Driskill, that this request be recommended for approval. The motion carried by the following vote:**

**Aye:** 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

## **C. PUBLIC HEARING**

[TMP-1993](#)**Conduct a public hearing and consider a request from Luna Taps for a Specific Use Permit to allow the sale of alcoholic beverages in a qualified restaurant at 1801 Royal Lane, Suite 700 and take appropriate action.**

Alexis Jackson, Planning Manager, gave a brief presentation on the Specific Use Permit being requested. The proposed restaurant is located on 1801 Royal Lane Suite 700, East of Luna Rd and North of Royal Lane. This property is governed by Planned Development District No. 22 and Light Industrial uses. There are twelve buildings on the property, Luna Taps is proposed to be in building seven occupying approximately 2,882 sf. with adequate parking. The bar space is compliant with the 20% limit of gross space at 17%. It will offer two patio areas, one on the west of the building covered by an awning and on the south of the building uncovered near an existing tree. Nine notices were sent out to neighboring properties as required; one response was received in favor of the proposed restaurant. The proposed hours of operation will be Monday thru Sunday 11am-12pm as a neighborhood bar and grill serving the multi-family residence in the area. Mrs. Jackson concluded the presentation and opened for any questions and concerns to staff and/or the applicant.

Rick Levit, 114 Baker B Ranch Road, approached the podium to answer any questions.

Commissioner O'Quinn asked about the sign concept of the restaurant and drive-up appeal.

Mr. Levit elaborated on the simplicity and clean aspect of the restaurants' approach and presentation as well as, the naming consistency throughout all of the Tap restaurants.

Commissioner O'Quinn asked about the outdoor dining experience.

Mr. Levit emphasized the additional landscaping proposed to enhance the outdoor experience.

Commissioner De Los Santos expressed concern of the distance of handicapped parking to the main entry.

Mrs. Jackson approached the podium and explained that during the Development Review Committee meetings it was discovered that the first sidewalk option running along the main vehicle entry of Luna was not possible due to a utility box. In working with the applicant a side walk and ramp access is illustrated west of the building creating 2 handicapped parking spaces. Mr. Gillies also mentioned that the main handicapped spaces are south of the building.

Commissioner De Los Santos pointed out that curb access for the 2 handicapped spaces created would need to be addressed.

Mr. Levit confirmed the curb detail would be addressed in the building plans.

Chairperson Hardie remarked that this is a Public Hearing and invited anyone to come forward to comment. There being none, she closed the Public Hearing and asked for a motion

**A motion was made by Commissioner Blackson, seconded by Commissioner O'Quinn, that this Specific Use Permit be recommended for approval. The**

**motion carried by the following vote:**

**Aye:** 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

**D. ADJOURNMENT**

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planing to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

**Certification**

I certify that the above notice of this meeting was posted at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Approved to Post: \_\_\_\_\_

City Administration

Stamp:

Posted by: Alexis Jackson

Date Posted: \_\_\_\_\_