



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, February 13, 2017

7:00 PM

City Hall

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. 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

Excused 2 - Vice Chair Jason O'Quinn, and Commissioner Michael Driskill

Present 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Nancy Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, and Commissioner Sergio De Los Santos

Staff 4 - John Land Deputy City Manager, Andy Gillies Director of Community Services, Alexis Jackson Planning Manager, and Sara Egan Planning Technician

A.1 [17-366](#) Discuss regular agenda items.

A.2 17-384 Receive a presentation on the proposed On-Premise Alcohol Overlay Districts in Farmers Branch.

B. REGULAR AGENDA ITEMS

B.1 [17-367](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

A motion was made by Commissioner Moore, seconded by Commissioner Plunk, that the Attendance Matrix be recommended for approval. The motion carried by the following vote:

Excused: 2 - Vice Chair Jason O'Quinn and Commissioner Michael Driskill

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer and Commissioner Sergio De Los Santos

B.2 [17-368](#)

Consider approval of the January 23, 2017 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Brewer, seconded by Commissioner De Los Santos, that the January 23rd Minutes be approved. The motion carried by the following vote:

Excused: 2 - Vice Chair Jason O'Quinn and Commissioner Michael Driskill

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer and Commissioner Sergio De Los Santos

C. PUBLIC HEARING

C.1 [16-ZA-07](#)

Conduct a public hearing and consider a request from CADG Mercer Crossing LLC to amend Planned Development District No. 99 (PD-99) and take appropriate action.

Andy Gillies approached the podium to briefly present a request of a Zoning Amendment of PD-99. The changes include amending the conceptual site plan, incorporating the Design Guidelines in the PD, allowing the Amenity Center to be a permitted use, including the Amenity Center to the phasing plan, and amending the gas well exhibit. After thorough review of PD-99 and numerous meetings with the developer and the City, the CFBISD determined that a new elementary school was not needed in the Mercer Crossing area, and has declined the opportunity to purchase the proposed school site shown on the PD-99 Conceptual Site Plan. With the CFBISD decision to not purchase the site, Centurion American proposed a new design for this 8.6 acre parcel and the residential neighborhood surrounding it. This new proposed design includes additional single family lots and a neighborhood park.

As Centurion American began developing the first Mercer Crossing residential neighborhood immediately west of the lake known as Brighton, the inclusion of the universal Amenity Center within the Brighton Detailed Site Plan was a natural fit. Therefore the complete design of the proposed Amenity Center including the building, pool, parking, and other outdoor

features were included in that Detailed Site Plan. With the design of this important recreational facility already approved within the Brighton neighborhood, City staff is recommending the amendment to PD-99 changing the Amenity Center land use to a "Permitted Use".

In July of 2016, the SUP for a natural gas well located at 12651 Mercer Parkway was repealed by the City with Ordinance No. 3379. Since the threat of a future gas well site has been removed from PD-99, City staff is recommending amending Article II and Appendix D of PD-99 regarding future gas well activity.

Notifications were sent out and no opposition was received. Since no additional comments or questions were made Mr. Gillies continued with the presentation for the Site Plan followed by the motions.

A motion was made by Commissioner Blackson, seconded by Commissioner Plunk, that the Zoning Amendment be recommended for approval. The motion carried by the following vote:

Excused: 2 - Vice Chair Jason O'Quinn and Commissioner Michael Driskill

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer and Commissioner Sergio De Los Santos

B.3 [16-SP-14](#)

Consider a request from CADG Mercer Crossing Holdings LLC for approval of a Detailed Site Plan for a 16.373-acre tract located west of Luna Road and north of Mercer Parkway and take appropriate action.

The Verwood neighborhood is located immediately west of Luna Road and north of Mercer Parkway. For this 16.37 acre property, the applicant, has proposed to develop a single family detached residential community containing approximately 61 buildable lots. This development is proposed to be constructed in one phase. These rear loaded lots will be a minimum of 50' in width and 105' in depth. Verwood has direct access to both Mercer Parkway and Wittington Place.

Verwood will be purchased by MI Homes. MI Homes is aware of the architectural design requirements within Mercer Crossing. Although the use of common Texas Tudor materials and architectural elements is encouraged, the Mercer Crossing design guidelines demand a variety of house designs be used throughout the neighborhood.

There is one designated park within the Verwood neighborhood, containing approximately 1.3 acres. The neighborhood park is centrally located along

proposed Amesbury Way. A narrow landscaped area and 6' wide concrete trail extends from the Verwood Park to Wittington Place. An 8' wide concrete trail extends along the south side of Wittington Place from Luna Road to Mercer Parkway. In addition, extra landscape buffering has been proposed along the neighborhood's frontage along Luna Road. Extra landscape buffering has also been added along Mercer Parkway. Total landscaped open space within Verwood is estimated to exceed 10% of the total area.

No additional comments or questions were made.

A motion was made by Commissioner Blackson, seconded by Commissioner Plunk, that the Site Plan be recommended for approval. The motion carried by the following vote:

Excused: 2 - Vice Chair Jason O'Quinn and Commissioner Michael Driskill

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer and Commissioner Sergio De Los Santos

D. ADJOURNMENT

A motion was made by Commissioner Brewer, seconded by Commissioner Blackson, that this meeting was adjourned. The motion carried by the following vote:

Excused: 2 - Vice Chair Jason O'Quinn and Commissioner Michael Driskill

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer and Commissioner Sergio De Los Santos

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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.

City Administration

Stamp:

Posted Date: _____

Posted By: _____