



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, July 31, 2017

7:00 PM

City Hall

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

Excused 2 - Commissioner Chris Brewer, and Commissioner Sergio De Los Santos

Present 9 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Michael Driskill, Commissioner Jared Sullivan, Chair Jason O'Quinn, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Andreea D. Udrea Planner II, and Andy Gillies Director of Community Services

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

- A.1** [17-545](#) **Discuss regular agenda items.**
- A.2** [17-549](#) **Welcome and introduction of new Commissioners.**
- A.3** [17-550](#) **Discuss nominations for the Chairman and Vice-Chairman of the Planning and Zoning Commission.**
- A.4** [17-551](#) **Presentation on recent Multi-Family Residential development**

within the city.

The presentation was postponed to the next meeting.

B. REGULAR AGENDA ITEMS

B.1 [17-548](#) Nomination and Election of the Chairman and Vice-Chairman to the Planning and Zoning Commission.

Commissioner Driskill nominated Jason O'Quinn for the position of Chairman.

As newly elected Chairman, Commissioner O'Quinn thanked the Commission and City Council for the opportunity to serve. Jason O'Quinn continued to lead the meeting as the appointed Chairman.

A motion was made by Commissioner Driskill, seconded by Commissioner Yarbrough, that this Appointment be approved. The motion carried by the following vote:

Excused: 2 - Commissioner Chris Brewer and Commissioner Sergio De Los Santos

Aye: 6 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Michael Driskill, Commissioner Commissioner Jared Sullivan, Commissioner Commissioner Linda Bertl and Commissioner Commissioner Giovanni Zavala

B.1a Election of Vice Chairman to the Planning and Zoning Commission.

Commissioner Moore moved to delay the nomination and election of a Vice Chairman until next meeting due to the absence of Commissioner Chris Brewer and Commissioner Sergio De Los Santos.

A motion was made by Commissioner Moore, seconded by Commissioner Driskill, that this be approved. The motion carried by the following vote:

Excused: 2 - Commissioner Chris Brewer and Commissioner Sergio De Los Santos

Aye: 6 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Michael Driskill, Commissioner Commissioner Jared Sullivan, Commissioner Commissioner Linda Bertl and Commissioner Commissioner Giovanni Zavala

B.2 [17-546](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Linda Bertl, that this Report be approved. The motion carried by the following vote:

Excused: 2 - Commissioner Chris Brewer and Commissioner Sergio De Los Santos

Aye: 6 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Michael Driskill, Commissioner Commissioner Jared Sullivan, Commissioner Commissioner Linda Bertl and Commissioner Commissioner Giovanni Zavala

B.3 [17-547](#)

Consider approval of the July 31, 2017 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Moore, seconded by Commissioner Yarbrough, that this Minutes be approved. The motion carried by the following vote:

Excused: 2 - Commissioner Chris Brewer and Commissioner Sergio De Los Santos

Aye: 6 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Michael Driskill, Commissioner Commissioner Jared Sullivan, Commissioner Commissioner Linda Bertl and Commissioner Commissioner Giovanni Zavala

B.4 [17-SP-04](#)

Consider a request from Western Rim for a Detailed Site Plan for a multifamily residential community on a 31.83-acre site located along Mercer Parkway and take appropriate action.

The proposed project is located 1,300 feet east of Luna Road along Mercer Parkway and along future Commerce Street, bordered by a new single family development: Coventry. It is located in Planned Development District No. 99 (PD-99). This project will consist of three (3) multifamily communities.

Mrs. Andreea Udrea, Planner II, gave a presentation to provide more details on the project. The site is a thirty-one (31) acre tract. Mrs. Udrea informed the Commission that PD-99 was approved in 2016. This P.D. district created a new masterplan for 267 acres of mixed-use, residential, retail, and entertainment uses. The proposed site plan is the multifamily portion of this masterplan.

Mrs. Udrea then went into more detail on the specifics of this site plan. The plan consists of three (3) projects: Grand Estates, Mansions, and Towers. There will be a total of 1,224 dwelling units. In addition, each unit will average 1,190 square feet. The buildings of each of these projects will be four (4) stories in height. The general composition will be as follows: Sixty-eight percent (68%) 1-bedroom units, twenty-two percent (22%) 2-bedroom units, and five percent (5%) 3 and five percent (5%) 4-bedroom units. There will be a total of 2025 parking spaces with a ratio of 1.65 parking spaces per dwelling unit. Fifty percent (50%) of the site will be landscaped open space. All buildings will meet the 75% masonry requirement. The project will be developed in two (2) phases: Phase 1-Towers and Mansions and Phase 2-Grand Estates. Mrs. Udrea then turned the floor over to the applicant, Mr. Matthew Hyles.

Mr. Matthew Hyles is Vice President of Western Rim Investors, 2505 North State Highway 360, Grand Prairie, TX. Mr. Hyles gave a brief presentation that showed some details of the project, including dwelling unit amenities. Mr. Hyles then opened the floor for questions.

Commissioner Sullivan asked about the order in which the projects would be completed. Mr. Hyles stated that Phase 1 was to commence upon final approval by the City of Farmers Branch while Phase 2 would begin a year after the completion of Phase 1.

Commissioner Bertl asked about the modern interiors. Mr. Hyles informed the Commission that each dwelling unit would feature hi-tech flooring and lighting among similar amenities.

Commissioner Yarbrough asked why the garages were not sticking up above the units in the renderings, as the garages are six (6) stories in height while the units are four (4) stories. Mr. Hyles informed the Commission that the buildings will be sixty (60) feet tall. The garages may peak at sixty-three (63) feet in one (1) spot, which will not be perceptible from the surroundings.

Commissioner Zavala asked if there would be any on-street parking. Mr. Hyles stated that the site was not set up for on-street parking. Mrs. Udrea then stepped in to inform the Commission that on-street parking will not be allowed on Merecr parkway or Commerce Drive.

Commissioner Zavala then asked if the project was pursuing LEED certification. Mr. Hyles stated that the project was pursuing Energy Star and Green Globes certification. When Commissioner Yarbrough asked Mr. Hyles to explain the Green Globes rating system, Mr. Hyles stated that he was not familiar with it enough to explain the rating system thoroughly. (Note: Green Globes is an online green building rating and certification tool, as an alternative to the LEED building rating system. The Green Globes rating system is very interactive and flexible for the users and provides information and guidance for the design, operation, and management of Green Buildings. Through Green Globes, builders can obtain the third-party assessment of the environmental aspects of the building and receive recognition through the rating system.)

Mrs. Udrea informed the Commission that this Detailed Site Plan would go before City Council on August 1, 2017.

There being no more questions, Chairman O'Quinn asked for a

motion.

A motion was made by Commissioner Moore, seconded by Commissioner Linda Bertl, that this Site Plan be recommended for approval. The motion carried by the following vote:

Excused: 2 - Commissioner Chris Brewer and Commissioner Sergio De Los Santos

Aye: 8 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Michael Driskill, Commissioner Commissioner Jared Sullivan, Chair Chair Jason O'Quinn, Commissioner Commissioner Linda Bertl, Commissioner Commissioner Giovanni Zavala and Andy Gillies

C. PUBLIC HEARING

D. ADJOURNMENT

A motion was made by Commissioner Driskill, seconded by Commissioner Giovanni Zavala, that this meeting be adjourned. The motion carried by the following vote:

Excused: 2 - Commissioner Chris Brewer and Commissioner Sergio De Los Santos

Aye: 7 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Michael Driskill, Commissioner Commissioner Jared Sullivan, Chair Chair Jason O'Quinn, Commissioner Commissioner Linda Bertl and Commissioner Commissioner Giovanni Zavala

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Certification

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

Chairman

City Administration

Stamp:

Posted By: _____

Posted Date: _____