



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, October 9, 2017

7:00 PM

City Hall

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

Present 12 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Jared Sullivan, Chairman Jason O'Quinn, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Vice Chair Sergio De Los Santos, Alexis Jackson Planning Manager, Andreea D. Udrea Planner II, and Brian Campbell Planning Tech

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

Present 12 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Jared Sullivan, Chairman Jason O'Quinn, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Vice Chair Sergio De Los Santos, Alexis Jackson Planning Manager, Andreea D. Udrea Planner II, and Brian Campbell Planning Tech

- A.1 [17-597](#) Discuss regular agenda items.
- A.2 [TMP-2376](#) Receive a presentation regarding the City's Planning and Development procedures.

B. REGULAR AGENDA ITEMS

B.1 [17-594](#)

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

A motion was made by Commissioner Driskill, seconded by Commissioner Brewer, that the Attendance Matrix be approved. The motion carried unanimously.

Aye: 9 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Chairman O'Quinn, Commissioner Bertl, Commissioner Zavala and Vice Chair De Los Santos

B.2 [17-595](#)

Consider approval of the September 25, 2017 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Moore, seconded by Commissioner Sullivan, that the Minutes be approved. The motion carried unanimously.

Aye: 9 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Chairman O'Quinn, Commissioner Bertl, Commissioner Zavala and Vice Chair De Los Santos

B.3 [16-SP-13](#)

Consider a request from CADG Mercer Crossing Holdings LLC for approval of a Detailed Site Plan for a 18.664 acre tract located east of Luna Road and south of Mercer Parkway East, also known as Coventry; and take appropriate action.

In March 2016 the City approved Planned Development No. 99 (PD-99). This PD established a new master planned community containing residential, retail and entertainment land uses. This new master planned community contains approximately 267 acres and extends westward from Mercer Crossing Lake to the Valwood Improvement levee system west of Mercer Parkway. The subject site plan is one (1) of the six (6) developments in this master planned community. This 18.664-acre property is located east of Luna Road and south of Mercer Parkway. The applicant, Mercer Crossing Holdings LLC is proposing to develop a single-family residential community, known as Coventry, containing approximately 67 buildable lots. Staff recommends approval of this detailed site plan.

Mrs. Andreea Udrea, Planner II, approached the podium to give a brief presentation on the applicant's proposal. Mrs. Udrea presented an aerial of the site as well as the site plan, landscape plan, elevations. Mrs. Udrea pointed out several areas of interest, including overall site layout, the average dimensions of the homes to be built, the landscaped open spaces and trail system. Mrs. Udrea also presented a map of all proposed communities to be developed within PD-99 for context as well as the flags that would represent each community. Mrs. Udrea informed the Commission that the applicant was present to answer any questions.

Chairman O'Quinn opened the floor for questions from the Commissioners.

Vice Chairman De Los Santos asked about the division between Coventry and the multifamily development to the east. Mrs. Udrea informed the Commission that a

masonry wall, six (6) feet in height, will be installed on the property line between the two communities.

Commissioner Brewer asked who would be taking responsibility for maintaining the masonry wall. Mrs. Udrea said it would be maintained by the Mercer Crossing Home Owners Association (HOA).

Commissioner Yarbrough asked about the elevations of the multifamily development. Mrs. Udrea said the buildings would be four (4) stories in height.

Commissioner Driskill asked if the eight (8) foot sidewalk will be connected into a trail system. Mrs. Udrea said yes, and pointed out the other trails and sidewalks that will connect Coventry to the entire Mercer Crossing community.

Commissioner Bertl asked about the distance from the wall to the rear yards of the homes backing up the multifamily community to the east. Mrs. Udrea informed the Commission that the distance between the rear fence to the wall would be eighteen (18) feet. Mrs. Udrea also stated that the setback between the house and rear fence would be 20 feet. The applicant, Michael Beaty, 1800 Valley View Lane, Farmers Branch, TX also identified the rear setbacks.

Seeing no more questions, Chairman O'Quinn asked for a motion.

Mrs. Udrea informed the Commission that the case would go before City Council on November 14th.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Brewer, that this Site Plan be recommended for approval. The motion carried unanimously.

Aye: 9 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Chairman O'Quinn, Commissioner Bertl, Commissioner Zavala and Vice Chair De Los Santos

C. PUBLIC HEARING

D. ADJOURNMENT

The meeting was adjourned at 7:22 PM.

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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: _____