



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, October 23, 2017

7:00 PM

Fire Administration - Training Room
13333 Hutton Drive
Farmers Branch, TX.

Study Session Meeting to be held at 7:00 PM in Study Session Room

Excused 1 - Chairman Jason O'Quinn

Present 11 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Jared Sullivan, 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

Excused 1 - Chairman Jason O'Quinn

Present 11 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Jared Sullivan, 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.2 [TMP-2385](#) Discuss Regular Agenda Items

B. REGULAR AGENDA ITEMS

B.1 [TMP-2364](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented; and take appropriate action.

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

Excused: 1 - Chairman O'Quinn

Aye: 8 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chair De Los Santos

B.2 [17-617](#) Consider approval of the October 9, 2017 Planning and Zoning Commission minutes; and take appropriate action.

A motion was made by Commissioner Driskill, seconded by Commissioner Brewer, that the October 9th Minutes be approved. The motion carried unanimously.

Excused: 1 - Chairman O'Quinn

Aye: 8 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chair De Los Santos

B.3 [17-616](#) Consider approval of the October 16, 2017 Planning and Zoning Commission minutes; and take appropriate action.

A motion was made by Commissioner Moore, seconded by Commissioner Zavala, that the October 16th Minutes be approved. The motion carried unanimously.

Excused: 1 - Chairman O'Quinn

Aye: 8 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chair De Los Santos

B.4 [17-SP-13](#) Consider a request from Leeds Real Estate Services for a Detailed Site Plan for a mixed use community on a 12.111 acre site located at 4141 Blue Lake Circle and 4040 and 4100 McEwen Road; and take appropriate action.

This 12.111-acre site is comprised of three (3) corner lots and another lot which includes the lake. The site is bordered by Blue Lake Circle, McEwen Road and Blue Lake. The subject property is zoned Planned Development District No. 90 (PD-90). The applicant, Leeds Real Estate Services, Inc., is proposing to develop Phase One (1) of the Midway Urban Village, a mixed-use community featuring 263 dwelling units and 13,910 square feet of retail space. This phase will contain: twelve (12) groups of

three-story townhomes totaling 193 townhome units, three (3) four-story mixed-use buildings 10,819 square feet of first floor retail and 70 apartment units on the upper floors, and a two (2) two-story leasing office and clubhouse totaling 3,091 square feet. Staff has recommended 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 the site plan, aerials of the site, elevations, the landscape plan, and renderings. Mrs. Udrea pointed out several areas of interest, including: identifying and discussing the spine road, and identifying the portions of the site plan that compose blocks A, B, and C of the development. Mrs. Udrea informed the Commission that the applicant was present to answer any questions.

Vice Chairman De Los Santos opened the floor for questions from the Commissioners. Vice Chairman De Los Santos asked the applicant to approach the podium. Mr. Jason Leeds of Leeds Real Estate Services, Inc., 11700 Preston Road, Dallas, Texas, approached the podium.

Commissioner Zavala asked if the parking setup would limit retail options. Mr. Leeds stated that several office-related tenants have been expressing interest for leasing the first-floor commercial units, office being the use with the least restrictive parking requirements. Mr. Leeds also stated that the parking requirements for all types of retail uses within PD-90 have been met.

Commissioner Zavala then asked if there would be street lighting provided for both private and public streets. Mr. Leeds responded that he would not be providing additional lighting for Blue Lake Circle and McEwen Road. Mr. Leeds said all blocks would be lit to code and that street lighting would be provided along the interior private roads.

Commissioner Bertl asked if there was existing street lighting around Blue Lake Circle and McEwen Road. Mr. Leeds said yes.

Commissioner Bertl then asked where the public parking was located. Mr. Leeds used the site plan to point out the public parking along the spine road and the thirteen (13) on-street parking spaces along Blue Lake Circle.

Commissioner Bertl then asked if the parking for residents will be restricted. Mr. Leeds pointed out that there would be some reserved parking for the retail space and identified it on the parking exhibit. Mr. Leeds then pointed out the parking that would be reserved for residents and stated that all parking related information would be outlined in the lease.

Commissioner Driskill asked how parking would be enforced, expressing concerns about those who might not follow the rules. Mr. Leeds said that all parking offenders would be towed.

Commissioner Zavala asked if the majority of businesses occupying the retail space would run from 8 AM to 5 PM and also asked if these spaces could be opened up to residents after hours. Mr. Leeds said the lease would specify these hours where applicable.

Commissioner Moore asked where the trails were located. Mrs. Udrea reapproached the podium to indicate the provisions of the City's Trails Master Plan for on-street bike

lanes along McEwen Road and Blue Lake Circle. Mrs. Udrea also pointed out the connection with Brookhaven College trail and the Eastside proposed trails.

Commissioner Bertl suggested to Mr. Leeds that a professional arborist be hired to maintain the landscaping. Commissioner Bertl then asked if a sprinkler system would be installed. Mr. Leeds responded yes to the sprinkler system and that he always hires professional arborists to maintain the landscaping on his projects.

Commissioner Yarbrough asked when the project was expected to break ground. Mr. Leeds said he anticipated it would be the first quarter of 2018.

Commissioner Bertl asked when the project was expected to be complete. Mr. Leeds said he anticipated the first phase to be complete thirteen (13) months after breaking ground with entire project being completed 23 months after breaking ground.

Commissioner Driskill asked if there were corporate leases for buildings A, B, and C. Mr. Leeds indicated that they were currently all vacant.

Commissioner Zavala asked where Phase Two (2) of the project would be located. Mr. Leeds pointed out on the site plan that it would be located to the southwest corner of this development.

Commissioner Brewer thanked the applicant for his efforts in composing this site plan.

With no additional questions or comments from the Commissioners. Vice Chairman De Los Santos asked for a motion.

Mrs. Udrea informed the Commissioner that this site plan would go before City Council on November 14th.

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

Excused: 1 - Chairman O'Quinn

Aye: 8 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala and Vice Chair De Los Santos

C. ADJOURNMENT

The meeting was adjourned at 8 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: _____