



# City of Farmers Branch

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

## Meeting Minutes

### Planning and Zoning Commission

---

Monday, February 12, 2018

7:00 PM

City Hall

---

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

**Excused** 2 - Commissioner Linda Bertl, and Commissioner Giovanni Zavala

**Present** 10 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Jared Sullivan, Chairman Jason O'Quinn, Vice Chair Sergio De Los Santos, Tina Firgens, AICP Director of Planning, Andreea Udrea, AICP Planning Manager, and Brian Campbell Planning Technician

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

**Excused** 2 - Commissioner Linda Bertl, and Commissioner Giovanni Zavala

**Present** 10 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Jared Sullivan, Chairman Jason O'Quinn, Vice Chair Sergio De Los Santos, Tina Firgens, AICP Director of Planning, Andreea Udrea, AICP Planning Manager, and Brian Campbell Planning Technician

A.1 [TMP-2564](#) Discuss Regular Agenda items.

A.2 [TMP-2574](#) Presentation on current development within Farmers Branch (Continuation).

#### B. REGULAR AGENDA ITEMS

- B.1**    [TMP-2565](#)            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 Sullivan, that the Attendance Matrix be approved. The motion carried unanimously.**

**Excused:**    2 -    Commissioner Bertl and Commissioner Zavala

**Aye:**        7 -    Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Chairman O'Quinn and Vice Chair De Los Santos

- B.2**    [TMP-2566](#)            Consider approval of the January 22, 2018 Planning and Zoning Commission Minutes; and take appropriate action.

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

**Excused:**    2 -    Commissioner Bertl and Commissioner Zavala

**Aye:**        7 -    Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Chairman O'Quinn and Vice Chair De Los Santos

## **C.    PUBLIC HEARING**

- C.1**    [18-PL-05](#)            Conduct a public hearing and consider a request from Valwood Stemmons CDG, LLC for final plat approval of 7-Eleven Addition; and take appropriate action.

Valwood Stemmons CDG, LLC is the sole owner of a 0.75-acre tract of land that is composed of two (2) existing lots located on the northeast corner of Valwood Parkway and the northbound frontage road of North Stemmons Freeway. The property is currently platted as two (2) lots in the Marion A. Good Addition. This proposed plat will combine both lots into one to allow for the placement of a 7-Eleven gasoline service station with convenience store. This plat is consistent with the Specific Use Permit approved by City Council on August 12, 2017 per Ordinance No. 3461. This proposed final plat is consistent with the Texas Local Government Code and the City's platting requirements for final plat approval. Staff recommends approval of this proposed final plat as presented.

Mrs. Tina Figgins, Director of Planning, gave a brief presentation on the applicant's proposal. Mrs. Figgins informed the Commission that the applicant's proposed final plat required a public hearing because the subject site was being replatted. Mrs. Figgins explained that the boundary lines would essentially remain the same, but that the internal lot line was being removed from the property with this proposed plat. Mrs. Figgins also stated that the proposed plat dedicates easements necessary to redevelop the property as a gas station and convenience store. Finally, Mrs. Figgins stated that the proposed plat is consistent with the site plan associated with the approved Specific Use Permit.

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

Hearing no questions from the Commissioners, Chairman O'Quinn opened the public hearing.

Mr. Eric Wilhite of CEI Engineers, 3030 Lyndon B. Johnson Freeway, Dallas, Texas, the applicant, informed the Commission that his firm submitted the Specific Use Permit and was now submitting this proposed final plat. Mr. Wilhite stated that he was present to answer any questions.

Hearing no other questions or comments from the audience, Chairman O'Quinn closed the public hearing and asked for a motion.

**A motion was made by Commissioner Brewer, seconded by Commissioner Yarbrough, that the Final Plat be recommended for approval. The motion carried unanimously.**

**Excused:** 2 - Commissioner Bertl and Commissioner Zavala

**Aye:** 7 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Chairman O'Quinn and Vice Chair De Los Santos

## C.2 [18-PL-04](#)

Conduct a public hearing and consider a request from BV Eagle Alpha, LLC for final plat approval of the Alpha West Addition, a replat of The Great Indoors Addition plat; and take appropriate action.

BV Eagle Alpha, the applicant, is the sole owner of a 13.816-acre tract of land that is composed of two (2) existing lots, currently platted as The Great Indoors Addition. The property is located at the southwest corner of Inwood Road and Alpha Road. The purpose of the proposed plat is to replat the two (2) existing lots into two (2) reconfigured lots, abandon previously dedicated easements, and dedicate new easements necessary for the development of the proposed Lot Two (2). This plat is consistent with the Detailed Site Plan that was approved by City Council on September 12, 2017 per Resolution No. 2017-101 for the development of a multi-family community. This proposed final plat is consistent with the Texas Local Government Code and the City's platting requirements for final plat approval. Staff recommends approval of this proposed final plat as presented.

Mrs. Tina Firgens, Director of Planning, gave a brief presentation on the applicant's proposal. Mr. Firgens informed the Commission that a public hearing was required for this proposed final plat because the subject site was being replatted. Mr. Firgens explained that the first page of the plat showed a variety of easements proposed to be abandoned by the plat. Mrs. Firgens then presented the second page of the plat, which illustrated the new lot configurations. Mrs. Firgens went on to explain that this proposed plat dedicates easements primarily for the redevelopment of the southern lot, identified as Lot Two (2) on the plat.

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

Hearing no questions or comments, Chairman O'Quinn opened the public hearing.

Hearing no questions or comments from the audience, Chairman O'Quinn closed the public hearing.

Chairman O'Quinn thanked both Mr. Miller Sylvan, a representative of the applicant, and Mr. Eric Wilhite for their presence and expressed interest in both projects moving forward. Chairman O'Quinn then asked for a motion.

**A motion was made by Commissioner Moore, seconded by Vice Chair De Los Santos, that the Final Plat be recommended for approval. The motion carried unanimously.**

**Excused:** 2 - Commissioner Bertl and Commissioner Zavala

**Aye:** 7 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Chairman O'Quinn and Vice Chair De Los Santos

#### **D. ADJOURNMENT**

**The meeting was adjourned at 7:08 PM.**

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 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: \_\_\_\_\_