

- Defining placemaking;
- How and where placemaking occurs;
- The importance of placemaking to communities; and
- The characteristics of placemaking.

Concluding discussion regarding the characteristics of placemaking, Chairman Moore adjourned the Study Session at 6:56 PM. Staff and the Commissioners reconvened in the Council Chambers for the Regular Meeting at 7:02 PM.

A.6 [TMP-2977](#)

Discuss agenda item for future Planning and Zoning Commission Consideration

Due to time constraints during the Study Session, Chairman Moore addressed this item during Regular Agenda Item D. Other Agenda Items.

B. REGULAR AGENDA ITEMS

B.1 [TMP-2978](#)

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 Driskill, that the Attendance Matrix be approved. The motion carried unanimously.

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

B.2 [TMP-2979](#)

Consider approval of the October 15, 2018 Planning and Zoning Commission Minutes; and take appropriate action.

A motion was made by Commissioner Yarbrough, seconded by Vice Chairman De Los Santos that the Minutes be approved. The motion carried unanimously.

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

B.3 [18-SP-21](#)

Consider a request for Detailed Site Plan for a proposed mixed-use development located at 14155 Dallas North Parkway; and take appropriate action.

The applicant, Kimley-Horn, is requesting approval of a Detailed Site Plan to construct a mixed-use building located at 14155 Dallas North Parkway. The subject site is the second phase that is approximately 4.5 acres of an overall larger development (9.6 acres), phase one being located to the north. The site is located within Planned Development District No. 95 (PD-95). Staff recommends approval of this Detailed Site Plan as presented.

Ms. Jenifer Paz, Senior Planner, gave a brief presentation regarding the applicant's proposal.

Chairman Moore asked for any questions for staff.

Hearing none, Chairman Moore asked if the applicant would like to address the Commission.

Mr. Bryan Grant of JPI, the applicant, 600 East Las Colinas Boulevard, Irving, Texas gave a brief presentation regarding the proposed development.

Chairman Moore asked for any questions from the Commissioners for the applicant.

Commissioner Bertl discussed the price range of the apartment units and the courtyard area.

Vice Chairman De Los Santos and Commissioners Driskill and Bertl requested clarification regarding the area of the property designated for the dog washing station, and amenities provided, and the dog park.

Commissioner Zavala discussed the proposed construction schedule.

Commissioner Bertl commented that she liked that the name "Jefferson East Branch" for this development and thanked the applicant.

Ms. Tina Figgins, Director of Planning, complimented Mr. Grant for incorporating "East Branch" into the name of this development, noting that this is a branding strategy included within the East Side Plan comprehensive plan.

Hearing no further questions or comments, Chairman Moore asked for a motion.

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Zavala that this Detailed Site Plan be recommended for approval. The motion carried unanimously.

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

Chairman Moore asked when this case goes before City Council. Ms. Figgins stated it would be November 27, 2018.

C. PUBLIC HEARING

C.1 18-PL-11

Conduct a public hearing and consider a request from CADG Mercer Crossing Holdings, LLC. for final plat approval of Amesbury Addition, a replat of Block A of Westside Addition Section 1 and all of Lot 1, Block A of Trinity West Addition; and take appropriate action.

CADG Mercer Crossing Holdings, LLC. is the sole owner of a 31.04 acre tract of land located south of Valley View Lane, southeast along Mercer Parkway and to the west of Luna Road. The purpose of the proposed Amesbury Addition plat is to replat a portion of Block A of Westside Addition Section 1 and all of Lot 1, Block A of Trinity West