



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, January 14, 2018

7:00 PM

City Hall

Study Session Meeting – 5:30 PM

Present 11 - Chairman David Moore, Commissioner Jared Sullivan, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Commissioner Cristal Retana, Vice Chairman Sergio De Los Santos, Tina M. Firgens AICP Director of Planning, Andreea Udrea AICP Planning Manager, Brian Campbell Planning Technician, City Councilmember Terry Lynne and John Land Deputy City Manager

Absent 2 - Commissioner Tim Yarbrough and Commissioner Michael Driskill

A. STUDY SESSION

A.1 [TMP-2999](#) Discuss Regular Agenda items.

Chairman Moore called the Study Session to order at 5:40 PM.

Chairman Moore thanked the Commissioners for their service.

Chairman Moore opened discussion on Study Session Agenda item A.1 Discuss Regular Agenda items. Chairman Moore asked for any questions or comments regarding the Regular Agenda and Public Hearing agenda items.

Regarding Public Hearing item C.1:

- Commissioner Zavala discussed public response to this case.
- Commissioner Zavala commended the applicant regarding the aesthetics of the first two (2) phases of The Brickyard residential community and discussed rental rates per square foot for the applicant's proposed development.
- Commissioner Zavala raised concerns regarding potential market oversaturation given the numerous multifamily projects being developed around the City, and discussed how current residential development would affect the construction timeline of the applicant's proposed development.
- Commissioners Zavala and Bertl discussed occupancy rates of Phases One

(1) and Two (2) of The Brickyard residential community.

- Commissioner Retana discussed how the applicant's proposal deviates from the City's West Side Comprehensive Plan, but also that prior zoning actions approved allowing residential uses also deviated from the plan recommendations.
- Chairman Moore and Commissioner Zavala discussed the residential development on the City's west side and how the residential development affects the demand for retail within this area.
- Commissioner Retana discussed the total number of multifamily units between all phases of the Brickyard residential community pending approval of the applicant's proposed development.
- Commissioner Zavala discussed, from an economic standpoint, the target demographic groups of the applicant's multifamily developments.
- Chairman Moore and Commissioners Zavala, Bertl, and Retana discussed how the existing schools would support residents of the west side of the City given the applicant's proposed development.
- Commissioner Retana discussed the Austin Ranch residential community previously developed by the applicant, including retail within this area.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item.

A.2 [19-32](#)

Discuss the upcoming City Council tri-annual update presentation.

Chairman Moore opened discussion on Study Session Agenda item A.2 Discuss the upcoming City Council tri-annual update presentation.

Ms. Firgens presented the draft City Council tri-annual update presentation, which included discussion regarding the following topics, and sought feedback from the Commission related to presentation content:

- The purpose of the Commission.
- Current Commissioners.
- A review of the Commission's accomplishments for the fourth (4th) quarter of 2018, and including through December 2018.
- A review of the fiscal year 2018-2019 Work Program and Big Items for the Future for the Commission.
- Discussion related to Other Items.
- Direction from City Council regarding the Commission.

Discussion by the Commissioners regarding the presentation was as follows:

- Regarding the slide discussing cases acted upon by the Commission from

August through December 2018 versus that of 2017, Chairman Moore requested that the percentage increase be displayed in the blue box.

- Regarding the slide discussing the Commission's Work Program and Big Items for the Future, Commissioner Bertl discussed if addressing non-conforming properties regulations and parking regulations would be applicable to commercial developments. Commissioner Bertl also discussed if addressing landscaping requirements would be applicable to both residential and commercial developments.
- Commissioner Bertl discussed if addressing permitted fence types was still on the list of longer term items to be addressed by the Commission.
- Chairman Moore requested a new slide be added to the presentation with the list of items staff had as part of the Commission's work plan that were not part of City Council's current directive for the Commission.
- There was general consensus amongst the Commissioners that the overall content of the presentation was good.
- Commissioner Sullivan discussed the date and time of the presentation.

Chairman Moore encouraged the Commissioners to attend the presentation.

Ms. Firgens said Chairman Moore would give the presentation before City Council.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item.

A.3 [19-30](#)

Recognition of Dr. Andreea Udrea, AICP, Planning Manager.

Chairman Moore opened discussion on Study Session Agenda item A.3 Recognition of Dr. Andreea Udrea, AICP, Planning Manager.

Ms. Firgens said that Ms. Udrea had accepted a position with the City of Dallas and would be resigning her current position as Planning Manager with the City of Farmers Branch. Ms. Firgens gave a brief presentation recognizing Ms. Udrea and highlighting her major accomplishments during her tenure with the City of Farmers Branch, including notable zoning cases and her work regarding major comprehensive plans and other important City initiatives.

Ms. Firgens thanked Ms. Udrea for her hard work and time with the City.

Ms. Udrea gave a brief speech, thanking the Commission and reflecting on her time with the City.

The Commissioners thanked Ms. Udrea and congratulated her on her new position. City Councilmember Terry Lynne thanked Ms. Udrea.

Chairman Moore thanked Ms. Udrea on behalf of the Commission, commending her for her work on the numerous zoning cases processed by the Planning department during her tenure. Chairman Moore stated that Farmers Branch is a better city because of Ms. Udrea's service, and congratulated Ms. Udrea on her new position.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item.

A.4 [19-31](#)

Discuss upcoming Boards and Commissions Appreciation Dinner.

Chairman Moore opened discussion on Study Session Agenda item A.4 Discuss upcoming Boards and Commissions Appreciation Dinner.

Chairman Moore encouraged the Commissioners to attend this event and noted that they should have each received an invitation. Chairman Moore requested that Commissioners planning on attending the event R.S.V.P. with City Secretary Amy Piukana.

Ms. Firgens and Mr. John Land, Deputy City Manager, discussed details of the event, including attire.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item.

A.5 [TMP-3004](#)

Discuss agenda items for future Planning and Zoning Commission consideration.

Chairman Moore opened discussion on Study Session Agenda item A.5 Discuss agenda item for future Planning and Zoning Commission consideration.

Chairman Moore informed the Commission that in May 2019, City Council would be making decisions as to who would remain on the City's various boards and commissions. Chairman Moore reminded the Commissioners that, per pending action by City Council, the makeup of the Commission would change from eight (8) members to seven (7) members and two (2) alternate members. Chairman Moore requested that any Commissioners interested in one (1) of the alternate positions let himself and Ms. Firgens know as soon as possible. Chairman Moore said this would help make City Council's decision regarding the Planning and Zoning Commission easier.

Commissioner Bertl discussed if any current Commissioners were eligible for reappointment in May 2019.

Ms. Firgens informed the Commission that City Council would hold a special-called meeting on January 29, 2019 to discuss the makeup of the City's boards and commissions.

Chairman Moore asked for any other items from the Commissioners. No items were requested by the Commissioners.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item and adjourned the Study Session at 6:46 PM.

Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:08 PM.

B. REGULAR AGENDA ITEMS

B.1 [TMP-3005](#)

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

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

Aye: 6 - Chairman Moore, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

Absent: 2 – Commissioner Yarbrough and Commissioner Driskill

B.2 [TMP-3006](#)

Consider approval of the December 10, 2018 Planning and Zoning Commission Minutes; and take appropriate action.

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

Aye: 6 - Chairman Moore, Commissioner Sullivan, Commissioner Bertl, Commissioner Zavala, Commissioner Retana and Vice Chairman De Los Santos

Absent: 2 – Commissioner Yarbrough and Commissioner Driskill

C. **PUBLIC HEARING****C.1** [18-ZA-11](#)

Conduct a public hearing and consider a request for a Zoning change for two lots: an approximate 19.51-acre lot located on the south side of the future extension of Mercer Parkway, 420 feet east of Commerce Street, changing from Commerce District to Mid-Density District within Planned Development District No. 88 (PD-88); and an approximate 7.14-acre lot located at the southwest corner of Wittington Place and Senlac Drive, changing from Office-1 District to Mid-Density District within Planned Development District No. 88 (PD-88); including amending the Planned Development District No. 88 Regulating Plan; and take appropriate action.

The applicant, Billingsley Company, is proposing to rezone two (2) lots, consisting of 19.51 acres and 7.14 acres respectively, in order to continue the development of The Brickyard community, a multi-family residential development. The lots will be developed as Phase Six (6) and Phase Seven (7) of The Brickyard and will contain approximately 768 dwelling units total. The Mid-Density District within Planned Development District No. 88 (PD-88) is specifically designed to allow and provide for higher density multi-family development. This request includes Special Exceptions and modifications to the PD-88 Regulating Plan that are incorporated within the requested zoning change. Staff recommends approval of the Zoning request, including the requested Special Exceptions.

Commissioner Retana informed the Commission that she would be recusing herself from discussion and voting regarding this agenda item due to a potential conflict of interest. Commissioner Retana stated that while she does not own property or have a

business interest, she currently resides within one (1) of the applicant's residential communities.

Ms. Andreea Udrea, Planning Manager, gave a brief presentation regarding the applicant's proposal.

Chairman Moore asked for any questions for staff.

Commissioner Zavala discussed the size of the trail network proposed by the applicant that would connect to the existing regional veloweb trail in the area, noting that the proposed trail was narrower.

Vice Chairman De Los Santos discussed the flood control channel and water movement within this channel. Mr. Lucilo Pena, President of Development with the Billingsley Company and a representative of the applicant, 1717 Arts Plaza, Dallas, Texas, approached the podium to address Vice Chairman De Los Santos' question.

Hearing no further questions for staff, Chairman Moore asked if the applicant would like to address the Commission.

Ms. Lucy Billingsley, the applicant, 1722 Routh Street, Dallas, Texas, approached the podium and gave a brief presentation regarding the proposed development.

Chairman Moore discussed the following: the applicant's role regarding ownership of their residential communities; supply and demand regarding residential developments within the west side of the City; rental rates for the applicant's residential developments; and amenities regarding the applicant's proposed development.

Chairman Moore and Commissioner Zavala discussed the construction timeline regarding the applicant's proposed development as well as the other phases of The Brickyard residential community currently in development.

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

Commissioner Zavala discussed amenities as part of the proposed development, and industry rental turnover regarding residents of the applicant's other multifamily residential communities.

Commissioner Bertl commended Ms. Billingsley on Phase One (1) of The Brickyard, noting that she liked the landscaping, artwork, and overall aesthetics. Commissioner Bertl thanked Ms. Billingsley for the quality of this development, and said such quality is needed for multifamily developments within the City.

Hearing no further questions from the Commissioners, Chairman Moore opened the public hearing. No one came forward to speak to this agenda item. Chairman Moore closed the public hearing and asked for a motion.

A motion was made by Commissioner Sullivan, seconded by Commissioner Bertl that this Zoning request, including the requested Special Exceptions be recommended for approval. The motion carried unanimously.

Aye: 5 - Chairman Moore, Commissioner Sullivan, Commissioner Bertl, Commissioner

Zavala and Vice Chairman De Los Santos

Absent: 2 – Commissioner Yarbrough and Commissioner Driskill

Abstain: 1 – Commissioner Retana

Ms. Udrea stated that this case would go before City Council on February 5, 2019.

Mr. Pena thanked Ms. Udrea, commending her work both on this case and on previous development cases submitted by the applicant.

Chairman Moore thanked Mr. Pena for his comments and for the applicant's continued development within the City of Farmers Branch.

D. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 7:53 PM.

Chairman

City Administration