



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, February 11, 2019

7:00 PM

City Hall

Study Session Meeting – 5:45 PM

Present 10 - Chairman David Moore, Commissioner Tim Yarbrough, Commissioner Michael Driskill, Commissioner Jared Sullivan, Vice Chairman Sergio De Los Santos, Tina M. Firgens AICP Director of Planning, Jenifer Paz AICP Senior Planner, Brian Campbell Planning Technician, Kyra McCardle Planning Consultant and John Land Deputy City Manager

Absent 2 - Commissioner Linda Bertl and Commissioner Giovanni Zavala

A. STUDY SESSION

A.1 [TMP-3009](#) Discuss Regular Agenda items.

Chairman Moore called the Study Session to order at 5:53 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.

Ms. Kyra McCardle, Planning Consultant, gave an overview regarding the three (3) Public Hearing items.

Regarding Public Hearing item C.2:

- Commissioner Yarbrough discussed the windshield survey completed by staff.
- Commissioners Driskill, Sullivan and Yarbrough discussed the businesses within the subject area that were anticipated to become non-conforming and if the six (6) month provision regarding non-conformities was a requirement of state law.
- Chairman Moore discussed the public notification for this case, and if staff had discussions with affected businesses that would be considered nonconforming

pending approval of this Zoning request.

Regarding Public Hearing item C.3:

- Commissioners Yarbrough and Sullivan discussed if staff had discussions with the cities of Dallas and Carrollton regarding Zoning changes similar to those being proposed by the City of Farmers Branch for the Interstate Highway 35 (IH-35) corridor, and if there were any important takeaways from those discussions.
- Chairman Moore discussed why the right-of-way located at Morgan Parkway was not currently zoned Planned Development District No. 97 (PD-97).
- Commissioner Driskill commented that he believed the IH-35 vision study should be completed prior to the Commission making recommendations for any additional improvements within the corridor.

Ms. Tina Firgens, Director of Planning, commended Ms. McCardle's work regarding the proposed Zoning changes, and said that pending approval, the resulting ordinances would consolidate many of the existing Planned Development District ordinances for ease of use and for property owners to be able to understand the zoning.

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

A.2 [19-78](#)

Receive an update regarding the Planning and Zoning Commission tri-annual update presentation to City Council on January 22, 2019.

Chairman Moore opened discussion on Study Session Agenda item A.2 Receive an update regarding the Planning and Zoning Commission tri-annual update presentation to City Council on January 22, 2019.

Chairman Moore and Ms. Firgens discussed the presentation, including direction from City Council and important takeaways.

Ms. Firgens stated that updates for City Council regarding Boards and Commissions would remain tri-annual. Ms. Firgens said that City Council would like one (1) of these updates to be a joint meeting and that City Council had currently slated September 30, 2019 for this meeting. Ms. Firgens and Chairman Moore discussed the option of a written summary to serve as the remaining update.

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

A.3 [19-79](#)

Receive a report regarding zoning and development cases acted upon by City Council.

Chairman Moore opened discussion on Study Session Agenda item A.3 Receive a report regarding zoning and development cases acted upon by City Council.

Ms. Firgens stated that this report included cases through the end of January 2019, and summarized the cases in the report.

Regarding case 18-ZA-09, Vice Chairman De Los Santos discussed the timeline for

This is a city-initiated zoning amendment to Planned Development No. 24 (PD-24) as it relates to allowable uses within the district. Proposed amendments are based on City Council direction to prohibit uses within the Interstate 35 (IH-35) corridor that are not in keeping with the anticipated longer term vision for the corridor. Staff has reviewed PD-24 along with the other Planned Development Districts within the IH-35 corridor (PD-25, PD-97, PD-70, PD-86, and PD-32), based on Council direction, existing land use policy, existing development form, and the anticipated future vision for the corridor. Staff is recommending that a list of uses be prohibited within PD-24. Uses that are proposed to be added to the prohibited list include those that are motor vehicle related or are of a level of intensity that is not in keeping with the direction provided. If approved, PD-24 will be brought into closer alignment with Council direction and the West Side Plan. This zoning request is being brought forward concurrent with proposed amendments to PD-25 and PD-97, of which all are located along the west side of the IH-35 corridor. Staff recommends approval of this Zoning request as presented.

Ms. Kyra McCardle, Planning Consultant, gave a brief presentation regarding the proposed Zoning change.

Chairman Moore asked for any questions.

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

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Yarbrough that this Zoning request be recommended for approval. The motion carried unanimously.

Aye: 5 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, and Vice Chairman De Los Santos

Absent: 1 – Commissioner Bertl and Commissioner Zavala

C.2 [18-ZA-17](#)

Conduct a public hearing and consider a request to amend Planned Development District No. 25 (PD-25) as it relates to the allowable uses within the zoning district, approximately 125.2 acres generally bound by Valley View Lane on the south; the Chicago, Rock Island and Pacific Railroad to the west; I-35 on the east; and the city limit line of the City of Farmers Branch to the north; and take appropriate action.

This is a city-initiated zoning amendment to Planned Development No. 25 (PD-25) as it relates to allowable uses within the district. Proposed amendments are based on City Council direction to prohibit uses within the Interstate 35 (IH-35) corridor that are not in keeping with the anticipated longer term vision for the corridor. Staff has reviewed PD-25 along with the other Planned Development Districts within the IH-35 corridor (PD-24, PD-97, PD-70, PD-86, and PD-32), based on Council direction, existing land use policy, existing development form, and the anticipated future vision for the corridor. Staff is recommending that a list of uses be prohibited within PD-25. Uses that are proposed to be added to the prohibited list include those that are motor vehicle related, are of a level of intensity that is not in keeping with the direction provided, or are not supportive of the district. If approved, PD-25 will be brought into closer alignment with Council direction and the West Side Plan. This zoning request is being brought forward concurrent with proposed amendments to PD-24 and PD-97, of which all are located

along the west side of the IH-35 corridor. Staff recommends approval of this Zoning request as presented.

Ms. Kyra McCardle, Planning Consultant, gave a brief presentation regarding the proposed Zoning change.

Chairman Moore asked for any questions.

Hearing no questions or comments from the Commissioners, Chairman Moore opened the public hearing.

Mr. Danny Glazer, 13250 Valley Branch Lane, Farmers Branch, Texas, requested clarification related to non-conformities regarding his business and the proposed Zoning change.

Mr. Samuel Thomas, 13351 North Stemmons Freeway, Farmers Branch, Texas, discussed how the proposed Zoning changes would proceed pending a recommendation from the Planning and Zoning Commission, and the upcoming IH-35 corridor vision study.

No one else came forward to address this agenda item. Chairman Moore closed the public hearing and asked for a motion.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Driskill that this Zoning request be recommended for approval. The motion carried unanimously.

Aye: 5 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, and Vice Chairman De Los Santos

Absent: 1 – Commissioner Bertl and Commissioner Zavala

C.3 [18-ZA-18](#)

Conduct a public hearing and consider a request to amend Planned Development District No. 97(PD-97) as it relates to the allowable uses within the zoning district, approximately 72.69 acres generally bound by the southern city limit line of the City of Farmers Branch; the Chicago, Rock Island and Pacific Railroad on the west; the Southbound Stemmons Service Road on the east; and a portion of Springlake Road, the south property line of lots fronting Springlake Road, east property line of lots at the terminus of Valley Branch Circle, and Farmers Branch Creek to the north; and rezone an approximately 6 acre tract known as Morgan Parkway extending eastward from Chicago, Rock Island, and Pacific Railroad to the Southbound Stemmons Service Road from Planned Development No. 88 (PD-88) to Planned Development No. 97 (PD-97); and take appropriate action.

This is a city-initiated zoning amendment to Planned Development No. 97 (PD-97) as it relates to allowable uses within the district. Proposed amendments are based on City Council direction to prohibit uses within the Interstate 35 (IH-35) corridor that are not in keeping with the anticipated longer term vision for the corridor. Additionally, this application also includes a request to rezone an approximately 6 acre tract of land known as Morgan Parkway extending eastward from the Chicago Rock Island, and Pacific Railroad to the Southbound Stemmons Service Rd. from Planned Development No. 88 (PD-88) to Planned Development No. 97 (PD-97). Staff has reviewed PD-97 along with the other Planned Development Districts within the IH-35 corridor (PD-24, PD-25, PD-70, PD-86, and PD-32),