



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, March 11, 2019

7:00 PM

City Hall

Study Session Meeting – 6:00 PM

Present 11 - Chairman David Moore, Commissioner Tim Yarbrough, Commissioner Michael Driskill, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Vice Chairman Sergio De Los Santos, Tina M. Firgens AICP Director of Planning, Jenifer Paz AICP Senior Planner, Brian Campbell Planning Technician, Shane Davis Director of Sustainability and Public Health and John Land Deputy City Manager

Absent 1 - Commissioner Jared Sullivan

A. STUDY SESSION

A.1 TMP-3020 Discuss Regular Agenda items.

Chairman Moore called the Study Session to order at 6:00 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:

- Ms. Tina Firgens, Director of Planning, stated that staff is recommending the Planning and Zoning Commission make a motion to continue the public hearing until the March 25, 2019 meeting. Ms. Firgens stated that there was an error regarding public notification for this case.
- Commissioner Bertl discussed the public notification requirements regarding the Planned Development District (PD) for the subject property.

Regarding Public Hearing item C.2:

- Commissioners Zavala and Yarbrough discussed if the development

requirements regarding Planned Development District No. 100 (PD-100) were independent of those required in the development agreement and Planned Development District No. 99 (PD-99), and Ms. Figgins said yes.

- Commissioner Zavala requested clarification regarding the approval process associated with the conceptual site plan for PD-100.
- Commissioner Bertl discussed the applicant's requested special exception regarding landscaping and street trees, and if the Planned Development District (PD) included provisions regarding the location of and spacing between trees. Commissioner Bertl commended the applicant for the proposed tree species featured in the landscape plan.

Regarding Public Hearing item C.4:

- Chairman Moore, Vice Chairman De Los Santos and Commissioner Driskill discussed the portion of the subject property extending into Farmers Branch Creek and ownership related to these easements.
- Commissioners Bertl and Driskill discussed the owner of the subject property and their business.

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

A.2 [19-132](#)

Receive an overview of the trail system and future trail projects.

Chairman Moore opened discussion on Study Session Agenda item A.2 Receive an overview of the trail system and future trail projects.

Ms. Figgins introduced Mr. Shane Davis, Director of Sustainability and Public Health, and said she believed this presentation would help give the Commissioners a better understanding of the work being done regarding the City's trail systems, and how this work tied into previous cases heard by the Commission.

Mr. Davis gave a presentation regarding the City's trail system and future trail projects, which included discussion regarding the following topics:

- The City's trail masterplan.
- East Side trails.
- The Blue Lake development's trail system and its connection to the City's proposed trail system for the Brookhaven College.
- The trail system for the Bridgeview development.
- The proposed trail system within the ONCOR easement located at Inwood Road and Landmark Boulevard.
- Central Area trails.
- The purpose of the Quality of Life Bond as it relates to implementing trails.
- Proposed bond-funded trail projects for the Central Area.

Aye: 6 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

Absent: 1 – Commissioner Sullivan

B.2 [TMP-3028](#)

Consider approval of the February 25, 2019 Planning and Zoning Commission Minutes; and take appropriate action.

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

Aye: 6 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

Absent: 1 – Commissioner Sullivan

C. PUBLIC HEARING

C.1 [17-SP-08](#)

Conduct a public hearing and consider the request for a Detailed Site Plan for an office/retail building on approximately 0.5 acres located at 14020 N. Stemmons Freeway, including Special Exceptions; and take appropriate action.

Chairman Moore asked for a motion to continue the public hearing until the March 25, 2019 meeting of the Planning and Zoning Commission.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Driskill, that the public hearing regarding this case be continued until the March 25, 2019 meeting of the Planning and Zoning Commission. The motion carried unanimously.

Aye: 6 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

Absent: 1 – Commissioner Sullivan

C.2 [18-SP-24](#)

Conduct a public hearing and consider the request for a Detailed Site Plan for a single-family residential development on approximately 54.6 acres generally located along on the south side of Valley View Lane, approximately 450 feet east of Chartwell Crest including Special Exceptions; and take appropriate action.

The applicant, M.M. Mercer Kensington, LLC, is requesting approval of a Detailed Site Plan for a 311 single family residential lot development on approximately 54.6 acres located on the south side of Valley View Lane, approximately 450 feet east of Chartwell Crest. The subject site is located in Planned Development District No. 100 (PD-100), which allows for the proposed use. The request also includes two (2) Special Exceptions to the development standards in PD-100. Staff recommends approval of this Detailed Site Plan, including the requested Special Exceptions, as presented.

Ms. Jenifer Paz, Senior Planner, gave a brief presentation regarding the applicant's proposal, and stated that this case would go before City Council on April 2, 2019.

Chairman Moore discussed the parking requirements of PD-100 regarding the portions of the proposed development featuring the detached single-family townhomes.

Chairman Moore asked for any additional questions.

Commissioner Yarbrough asked if the portions of the proposed development featuring the detached, single-family townhomes could accommodate two (2)-way traffic, and Ms. Paz said yes.

Commissioner Bertl discussed if on-street parking would be a challenge within the proposed development.

Commissioner Zavala discussed the Cambridge Crossing development, noting similarities between this development and the applicant's proposed development.

Commissioner Bertl asked about the size and interior design of the single-family townhomes.

Hearing no further questions or comments for staff, Chairman Moore invited the applicant to approach the podium for questions. Mr. Michael Beaty, the applicant, 1800 Valley View Lane, Farmers Branch, Texas, approached the podium.

Chairman Moore discussed the home owner's association (HOA) for the applicant's proposed development and inquired regarding parking density for the townhomes in this development versus that of previous townhome developments by the applicant on the City's west side.

Commissioner Bertl discussed the following: size and interior design of the townhomes; if the homes would feature backyards; and if the HOA would maintain these yards.

Commissioner Zavala asked about the construction timeline.

Hearing no further 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 Detailed Site Plan, including the requested Special Exceptions, be recommended for approval. The motion carried unanimously.

Aye: 6 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Bertl, Commissioner Zavala and Vice Chairman De Los Santos

Absent: 1 – Commissioner Sullivan

C.3 [18-PL-14](#)

Conduct a public hearing and consider a request from EPC-BRIC2, LLC and BRIC2 Land, Ltd. for final plat approval of The Brickyard, Lot 1, Block B and Lot 3, Block A, approximately 12.47 acres located at the northwest corner of Senlac Drive and Wittington Place, and at the southeast corner of Delancey Street and the extension of Senlac