

Regarding Public Hearing item C.1:

- Chairman Moore asked if this zoning amendment was similar to the previous cases heard by the Commission regarding amending the zoning districts within the Interstate Highway (IH-35) corridor, and Ms. Kyra McCardle, Planning Consultant, said yes.

Regarding Public Hearing item C.2:

- Commissioner Yarbrough commented that a major component of this zoning amendment involved the classification of street types, and discussed how the street types tied into the development within PD-86.
- Ms. Tina Firgens, Director of Planning, and Ms. McCardle addressed non-conforming uses regarding the proposed zoning amendment for PD-70.
- Chairman Moore, Vice Chairman De Los Santos, and Commissioner Driskill discussed building expansions associated with non-conforming uses, including: if business owners of non-conforming uses could apply for a Specific Use Permit in order to expand their businesses; and if the term “expansion” meant either internal, external, or both.

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

A.2 [19-177](#)

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

Chairman Moore opened discussion on Study Session Agenda item A.2 Receive a report regarding zoning and development cases acted upon by City Council.

Ms. Firgens addressed the cases in this report, and noted an error regarding 18-ZA-14 for Planned Development District No. 18 (PD-18). Ms. Firgens noted that the report said that this case was recommended for approval by the Commission as submitted, and stated that the Planning and Zoning Commission voted to recommend approval of the request with the following modifications: remove the use limitation for the single family residential homes within sub-district C and that the applicant provide a noise level study to City Council. Ms. Firgens stated that City Council concurred with the Commission regarding their recommendation for approval, and also voted to remove the one (1)-story height requirement for the single family homes within sub-district C.

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

A.3 [TMP-3039](#)

Discuss agenda items for future Planning and Zoning Commission consideration.

Chairman Moore opened discussion on Study Session Agenda item A.3 Discuss agenda items for future Planning and Zoning Commission consideration.

Commissioner Yarbrough asked if staff kept track of the number of hours spent working on zoning amendments, and Ms. Firgens said staff could bring this information back to the Commissioners.

Absent: 2 - Commissioner Sullivan and Commissioner Zavala

C.2 [19-ZA-02](#)

Conduct a public hearing and consider a request to amend Planned Development No. 86 (PD-86) as it relates to the allowable uses, street types, and administration provisions within the district, approximately 143.39 acres generally bounded by: Havenhurst Street on the north; Harry Hines Boulevard/IH35 frontage road on the west; Farmers Branch Lane on the south; Rawhide Creek, Valley View Lane, and the rear property line of properties on Nestle Street on the east; and take appropriate action.

This is a city-initiated zoning amendment to Planned Development No. 86 (PD-86) as it relates to allowable uses within the district. Staff is also proposing amendments to street types and the administration provisions within the district. Proposed amendments to allowable uses are based on City Council direction to amend uses within the Interstate 35 (IH-35) corridor. Staff has reviewed PD-86 along with the other Planned Development Districts within the IH-35 corridor (PD-24, PD-25, PD-97, PD-70, and PD-32), based on Council direction, existing land use policy, existing development form, and the anticipated future vision for the corridor. Additionally, staff is proposing to allow breweries by right within a limited area of the zoning district. This application also includes a request to amend the street type for Vintage Street, west of Bee Street and east of Goodland Street. Additionally, an amendment to the administration provisions of PD-86 as it relates to notification procedures for special exceptions is also proposed. This zoning request is being brought forward concurrent with proposed amendments to PD-70 also located along the east side of the IH-35 corridor. Amendments to PD-24, PD-25, and PD-97 were approved by Council on March 5, 2019. Staff recommends approval of this Zoning Amendment as presented.

Ms. Kyra McCardle, Planning Consultant, gave a brief presentation regarding the proposed zoning amendment.

Chairman Moore asked for any questions.

Hearing none, Chairman Moore opened the public hearing.

Ms. Beverly Canon, 13303 Nestle Drive, Farmers Branch, Texas, asked about the proposed vision for PD-86. Commissioner Bertl asked Ms. Canon if she lived either on the east or west side of Nestle Drive, and Ms. Canon said she lived on the west side. Chairman Moore informed Ms. Canon about the Station Area code, which governed PD-86, and said that this document was available on the City's website. Ms. Figgins explained that per the Central Area Plan, the comprehensive plan for this area of the City, the long term vision for Nestle Drive was medium density single family residential homes.

Mr. Robert Gentry, 2542 Havenhurst Street, Farmers Branch, Texas, asked if his existing single family residential home would be considered nonconforming pending approval of the zoning amendment, and Ms. Figgins said no, and explained the provisions within PD-86 that recognized the existing single family homes as conforming uses.

Addressing Mr. Caperner's previous inquiry regarding 2553 Valley View Lane, Ms. Figgins stated that the existing dance studio was permitted to continue operating under the provisions of PD-86.

Mr. Lynn Clark, 13221 Bee Street, Farmers Branch, Texas, requested clarification on the provision of the proposed zoning amendment that would permit breweries within PD-86. Ms. Firgens explained that this provision would permit a brewery use by right on the property to the south of Valley View Lane and to the east of Bee Street. Mr. Clark expressed concerns regarding potential issues with parking at the completion of the proposed restaurant park.

Mr. Charles Reed, 13305 Goodland Street, Farmers Branch, Texas, expressed concerns that the proposed widening of Vintage Street may result in one of his existing trees getting cut down, noting that this tree was within the existing sidewalk easement along Vintage Street. Ms. Firgens explained that in the case of any street widening projects, the City would contact all affected property owners to receive feedback and discuss site specific issues. Ms. Firgens stated she was not aware of any street widening projects at this time, and recommended those interested contact Mr. Marc Bentley, Director of Public Works.

Mr. Sam Underwood, 13017 William Dodson Parkway, Farmers Branch, Texas, expressed concerns regarding parking for the multifamily developments within PD-86. Mr. Underwood said he believed these issues would be exacerbated by future development within PD-86.

Ms. Jiayin Zheng, 2510 Vintage Street, Farmers Branch, Texas, expressed concerns regarding parking within the townhome development in this area.

Ms. Selena Zarate, 2407 West Crest Drive, Carrollton, Texas, asked about the location of the proposed brewery.

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 Vice Chairman De Los Santos, seconded by Commissioner Driskill, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

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

Absent: 2 - Commissioner Sullivan and Commissioner Zavala

Chairman Moore asked when this case would go before City Council, and Ms. McCardle said it would be May 7, 2019.

D. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 8:32 PM.

Chairman

City Administration