



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, April 8, 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, 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 Kevin Muenchow Fleet and Facilities Director, and John Land Deputy City Manager

Absent 2 - Commissioner Jared Sullivan and Commissioner Giovanni Zavala

A. STUDY SESSION

A.1 [TMP-3038](#) Discuss Regular Agenda items.

Chairman Moore called the Study Session to order at 6:06 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 Regular Agenda item B.3:

- Commissioners Yarbrough, Bertl, and Driskill discussed if the City had considered incorporating sustainable materials, including permeable pavers into the proposed development.
- Vice Chairman De Los Santos and Commissioner Bertl discussed if the City could modify the ordinance to set minimum requirements for permeable pavement. Commissioner Bertl commented that it was not ideal to keep putting off such efforts. Vice Chairman De Los Santos commented that landscaping requirements should be evaluated on a case by case basis and take into consideration factors such as parking. Ms. Firgens stated that it is on the department's work program to address landscaping, including permeable pavement, but also our parking requirements.

Ms. Firgens reminded the Commissioners of their forthcoming joint meeting with City Council on April 22, 2019, and said that the Study Session for this meeting would begin at 4:00 PM. Ms. Firgens said that the Regular Meeting would follow.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item and adjourned the Study Session at 6:33 PM.

Staff and the Commissioners reconvened in the Council Chambers for the Regular Meeting at 7:00 PM.

B. REGULAR AGENDA ITEMS

- B.1 [TMP-3040](#) 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: 5 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Bertl, and Vice Chairman De Los Santos

Absent: 2 - Commissioner Sullivan and Commissioner Zavala

- B.2 [TMP-3041](#) Consider approval of the March 25, 2019 Planning and Zoning Commission Minutes; and take appropriate action.**

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

- B.3 [19-SP-01](#) Consider the request for a Detailed Site Plan for a public building, shop or yard, on a 7.46-acre tract located at 13330 Davis Road; and take appropriate action.**

The applicant, City of Farmers Branch Fleet and Facilities Management Department, is requesting approval of a Detailed Site Plan for a public building, shop or yard and related site improvements on 7.46 acres of city-owned property located at 13330 Davis Road, approximately 900 feet north of the intersection of Keenan Bridge Road and Valley View Lane. The proposed site improvements consist of an office, warehouse and auto repair building, also known as a fleet shop or service center that will be operated by the City's Fleet and Facilities Management Department. City vehicles will be repaired and serviced at this facility, in addition to other related service center functions that may occur. The subject property is located in Planned Development District No. 77 (PD-77), which allows the proposed use. Staff recommends approval of this Detailed Site Plan as presented.

Ms. Jenifer Paz, Senior Planner, gave a brief presentation regarding the proposed development, and stated that this case was scheduled to be heard by City Council on May 7, 2019.

Chairman Moore asked about the cobblestone soil that was part of the storm water management plan for the subject property.

Chairman Moore asked for any additional questions.

Commissioner Bertl asked if the topography was configured in a manner that would drain rainwater towards the direction of bioswales. Ms. Paz asked for clarification from Commissioner Bertl on whether she was referring to either the existing topography or proposed topography, and Commissioner Bertl said the proposed. Ms. Paz said the proposed topography would drain towards the direction of the bioswales.

Hearing no more questions for staff, Chairman Moore invited the applicant to approach the podium, and Mr. Kevin Muenchow, 2116 Marsh Lane, Carrollton, Texas approached the podium.

Commissioner Yarbrough thanked Mr. Muenchow for the proposed development, and asked if he had performed a cost analysis regarding sustainable building materials for the proposed development, and if the architect provided a list of such materials.

Commissioner Driskill commended the proposed site plan, and asked if it was planned to have this proposed facility replace the City's existing fleet facility located on Senlac Drive in the long term.

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

A motion was made by Commissioner Yarbrough, seconded by Commissioner Driskill, that this Detailed Site Plan be recommended for approval with the following modification: Require disclosure to City Council the cost and benefits of using sustainable features in the design and construction of the site to include but not be limited to permeable pavement. 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

C. PUBLIC HEARING

- C.1 [19-ZA-01](#) Conduct a public hearing and consider the request to amend Planned Development No. 70 (PD-70) as it relates to the allowable uses, development standards, and administration provisions within the zoning district, approximately 163.55 acres generally bounded by the city limit of the City of Farmers Branch to the north; the centerline of IH-35 on the west; Farmers Branch Lane on the south; Harry Hines Boulevard/IH35 frontage road on the southeast; and Havenhurst Street, Bee Street, Wicker Avenue, the rear property lines of properties fronting on Hermitage Street, the Cooks Creek Channel, and the west property lines of the residential lots fronting Bee Street**