



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, June 10, 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. Figgins AICP Director of Planning, Jenifer Paz AICP Lead Planner, Surupa Sen AICP Senior Planner, Brian Campbell Planning Technician and John Land Deputy City Manager

Absent 1 - Commissioner Jared Sullivan

A. STUDY SESSION

A.1 [19-247](#) Discuss Regular Agenda items.

Chairman Moore called the Study Session to order at 6:01 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:

- Chairman Moore explained that the applicant was requesting this Final Plat be withdrawn.
- Ms. Tina Figgins, Director of Planning, explained that the applicant was requesting to withdraw this plat from consideration due to documentation that had yet to be submitted, and that if the Commission were to recommend denial of this plat, the applicant would be required to begin the process over again. Ms. Figgins stated that staff received the applicant's letter requesting the withdrawal at 5:00 PM this evening, hence why staff's recommendation has changed from that in the staff report.
- Commissioner Yarbrough asked if the Commissions' recommendation needed to include language specifying a date certain when this plat would be

considered.

- Vice Chairman De Los Santos asked if this plat would be considered on hold at this time.

Regarding Public Hearing item C.3:

- Commissioner Zavala asked if Tenet Healthcare was moving into the existing building on the subject property, and Ms. Paz clarified it was the same property.
- Commissioner Bertl commended and discussed the applicant's landscape plan.

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

A.2 [19-292](#)

Receive an update regarding economic development

Chairman Moore opened discussion on Study Session Agenda item A.2 Receive an update regarding economic development.

Mr. John Land, Deputy City Manager, presented a video regarding economic development within the City for the first quarter of 2019, and gave a brief presentation highlighting the Economic Development and Tourism Department's projects:

- Mustang Station Restaurant Park
- Renovation of the StarCenter facility
- Starbucks restaurant
- Vintage Townhomes residential development
- Brickyard Phase II multifamily development
- Gatherings senior living facility
- Jefferson Boardwalk multifamily development
- Bedrosians warehouse facility
- Hospitality projects, including construction progress of the Hampton Inn, Holiday Inn Express, Candlewood Suites, and La Quinta hotels
- Midway Urban Village
- Bridgeview mixed-use residential and retail development
- Jefferson Landmark multifamily development
- Hotel room revenues generated from major events within the City; and
- Tenet Healthcare headquarters

Commissioner questions and comments regarding the video and Mr. Land's

presentation were as follows:

- Regarding the site of the Starbucks restaurant under construction, Commissioners Zavala, Bertl, and Yarbrough discussed asked about the status of the proposed Chipotle restaurant that would be located adjacent to the Starbucks, including whether a second point of access had been secured.
- Commissioner Bertl commented that she liked The Gatherings development, and asked if this development included a greenhouse or raised planting areas for the residents. Mr. Land clarified that it was a community garden.
- Regarding The Brickyard development, Commissioner Driskill asked if all units either contained one or two bedrooms. Mr. Land said some units also contained three bedrooms.
- Commissioner Bertl asked about the location of the Bridgeview development.
- Regarding Tenet Healthcare headquarters, Commissioner Yarbrough asked if the company would occupy the entire building at this location, and asked about the company's plans for future expansion.
- Chairman Moore asked about plans for improvements for the property located on the south side of Goodland Street between the existing church and the parking lot for the Mustang Station Restaurant Park, including the timeline for these improvements.
- Regarding the Chamber of Commerce ribbon cuttings, Commissioner Bertl asked how this event was advertised, and commented that it would be ideal to advertise such events in a manner that helps generate larger attendance numbers.
- Commissioner Bertl asked about the following: the Scout and Cellar company; the location of the Native Coffee restaurant; and if the City advertised new businesses, commenting that it would be ideal to do so.

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

A.3 [19-293](#)

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 cases acted upon by City Council.

Ms. Firgens reviewed the report included in the agenda packet.

Chairman Moore, Vice Chairman De Los Santos, and Commissioner Bertl discussed case number 19-SP-01 for the City public building, shop, and yard, including: if the City was interested in incorporating permeable pavement into development of this site and if permeable pavement was still a priority for City Council; The Commissioners also encouraged staff to recommend to applicants to incorporate permeable pavement within their projects; and opportunities for stormwater management in addition to permeable pavement.

Commissioner Bertl asked about the location regarding case number 19-ZA-01 for

amending allowable uses and administrative provisions for Planned Development District No. 70 (PD-70).

Regarding case number 19-SU-01 for a residential accessory structure located at 13561 Braemar Drive, Commissioner Yarbrough asked about the dates for when this case was heard by the Planning and Zoning Commission and City Council.

Commissioner Zavala asked about the status of the proposed senior living facility located at Medical Parkway.

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

A.4 [19-293](#)

Receive a report regarding projects currently under construction and/or submitted for permit review.

Chairman Moore opened discussion on Study Session Agenda item A.4 Receive a report regarding projects currently under construction and/or submitted for permit review.

Ms. Firgens reviewed the report included in the agenda packet.

Commissioner Driskill asked about item number eight in the report for the Bee Street and Pike Street Urban Village.

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

A.5 [19-293](#)

Discuss agenda items for future Planning and Zoning Commission consideration.

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

No items were requested by the Commissioners.

Hearing no questions or comments, Chairman Moore closed discussion on this agenda item and adjourned the Study Session at 6:54 PM.

Staff and the Commissioners reconvened in the Council Chambers for the Regular Meeting at 7:01 PM.

B. REGULAR AGENDA ITEMS

B.1 [19-249](#)

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

Absent: 1 – Commissioner Sullivan

B.2 [19-250](#)

Consider approval of the May 20, 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 [19-PL-02](#)

Conduct a public hearing and consider the request from CADG Mercer Crossing Holdings, LLC for final plat approval of Coventry Addition, located at the southeast corner of Mercer Parkway and Luna Road; and take appropriate action.

Ms. Tina Firgens, Director of Planning, stated that staff received a letter from the applicant requesting that the Planning and Zoning Commission withdraw this plat, due to additional items related to the plat that the applicant needed to address. Ms. Firgens stated that staff's recommendation now is for the Planning and zoning Commission to accept the applicant's request to withdraw this plat.

Chairman Moore asked for a motion.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Driskill, that the Planning and Zoning Commission accept the applicant's request to withdraw this Final Plat. 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 [19-PL- 04](#)

Conduct a public hearing and consider the request from Valwood Industrial Holdings, LLC for final plat approval of the Senlac Industrial Addition, Lot 1, Block A, located at 13330 Senlac Drive; and take appropriate action.

Valwood Industrial Holdings, LLC, is the sole owner of a 11.94 acre tract of land currently platted as Lot 2, Third Revised Lasting Products Addition. The property is addressed at 13330 Senlac Drive in Farmers Branch. The purpose of the final plat of Senlac Industrial Addition is to replat Lot 2, Third Revised Lasting Products Addition, creating one new lot as Lot 1, Block A and dedicating easements necessary for the development of the lot. This plat is consistent with the detailed site plan approved by City Council on March 20, 2018 by Resolution Number 2018-026. The final plat is consistent with the Texas Local Government Code and the City's platting requirements for final plat approval. Staff recommends approval of this Final Plat as presented.

Ms. Tina Firgens, Director of Planning, gave a brief presentation regarding the proposed final plat.

Chairman Moore asked for any questions or comments.

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 Zavala, that this Final Plat 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 [19-SP- 07](#)

Conduct a public hearing and consider the request for A Detailed Site Plan for an amenity building to the existing office development on a 6.8-acre lot located at 14221 Dallas Parkway; and take appropriate action.

The applicant, Dallas International Parkway, LP, is requesting approval of a Detailed Site Plan amendment for a 1,693 square foot amenity building and related site improvements on an approximately 6.8 acre lot located at 14221 Dallas Parkway. The proposed amenity building is to be located within the existing open space area in front of the existing office buildings, and considered an accessory use to the existing office development. The subject site is occupied by an existing 428,000 square foot office building and open space locate within Planned Development District No. 53 (PD-53), which allows for the existing and proposed uses. Staff recommends approval of this Detailed Site Plan as presented.

Ms. Jenifer Paz, Lead Planner, gave a brief presentation regarding the applicant's proposal.

Chairman Moore asked for any questions or comments.

Vice Chairman De Los Santos discussed the existing trees adjacent to the lake that the applicant was proposing to remove, and if the applicant's proposed development would affect the existing drive in the area.

Commissioner Bertl asked about the following regarding the proposed amenity building: if the building would be fully or partially enclosed; if the enclosed portion of the building would be air conditioned; if this building was for use only by tenants of the office building; and the use for this building.

Vice Chairman De Los Santos asked if the amenity building included a restroom, and Ms. Paz said yes.

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 Commissioner Bertl, seconded by Commissioner Yarbrough, that this Detailed Site Plan 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

D. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 7:16 PM.

Chairman

City Administration