



# City of Farmers Branch

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

## Meeting Minutes

### Planning and Zoning Commission

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Monday, June 24, 2019

7:00 PM

City Hall

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#### Study Session Meeting – 6:15 PM

**Present 11** - Chairman David Moore, Commissioner Tim Yarbrough, Commissioner Michael Driskill, Commissioner Jared Sullivan, Commissioner Linda Bertl, Commissioner Giovanni Zavala, 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** - Vice Chairman De Los Santos

#### **A. STUDY SESSION**

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

Chairman Moore called the Study Session to order at 6:15 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.1:

- Commissioner Yarbrough asked about the second row of names on the Attendance Matrix, and Ms. Tina Figgins, Director of Planning, said that this represented the Commission's term period.

Regarding Public Hearing item C.1:

- Chairman Moore asked about the locations of the loading docks.

Regarding Public Hearing item C.2:

- Chairman Moore asked Ms. Jenifer Paz, Lead Planner, to address the applicant's proposed development, including: changes in the site plan from that of the initial Specific Use Permit request; site design; and the second point

of access to the subject property.

- Commissioner Yarbrough asked why the applicant did not propose serving alcohol during the initial Specific Use Permit request.
- Commissioner Zavala discussed the following: the drive- thru operations and layout; the second point of access to the subject property; and whether the Texas Department of Transportation (TxDOT) would approve this access. Mr. Russell Martin, 102 Smallwood Drive, Westworth Village, Texas, stated he had not received an update from TxDOT regarding the access to the frontage road.
- Chairman Moore and Commissioner Bertl discussed ingress and egress from the subject property, including: access from the frontage road; the queuing of vehicles; whether a traffic light would be installed at Valley View Lane; and whether the Public Works department reviewed the applicant's proposed site plan.
- Chairman Moore discussed the building footprint of the proposed Chipotle restaurant and parking.
- Commissioner Yarbrough asked about the review process of the Public Works department regarding development applications.
- Commissioners Yarbrough and Sullivan discussed what necessitates a traffic impact analysis related to development applications.
- Commissioner Bertl inquired about the operational logistics related to customer orders.
- Chairman Moore asked about public response to this case.
- Commissioner Zavala asked if TxDOT would install a new dedicated right turn lane with future expansion of the frontage road, and whether the applicant could be required to extend the drive-thru curb in lieu of the location of the raised pavement markers.
- Commissioner Yarbrough discussed the applicant's landscape plan.
- Commissioner Driskill asked for clarification regarding the size of the outdoor patio.

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

## **A.2     [19-321](#)**

### **Discuss staff time spent related to processing zoning requests.**

Chairman Moore opened discussion on Study Session Agenda item A.2 Discuss staff time spent related to processing zoning requests.

Ms. Firgens reviewed the staff report included in the agenda packet and gave insight into staff time regarding processing the various zoning request types.

Chairman Moore discussed the tasks included in the report related to case 19-SU-05 for the proposed Chipotle restaurant located at 2425 Valley View Lane compared to the examples within the staff report.

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

**A.3     [19-293](#)**

**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.

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 6:57 PM.

Staff and the Commissioners reconvened in the Council Chambers for the Regular Meeting at 7:03 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 Zavala, that the Attendance Matrix be approved. The motion carried unanimously.**

**Aye: 6** - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, and Commissioner Zavala

**Absent: 1** – Vice Chairman De Los Santos

**B.2     [19-250](#)**

**Consider approval of the June 10, 2019 Planning and Zoning Commission Minutes; and take appropriate action.**

**A motion was made by Commissioner Bertl, seconded Commissioner Driskill, that the Minutes be approved. The motion carried unanimously.**

**Aye: 6** - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, and Commissioner Zavala

**Absent: 1** – Vice Chairman De Los Santos

**C.     PUBLIC HEARING**

**C.1     [19-PL-05](#)**

**Conduct a public hearing and consider the request from American Produce and Vegetable Company and Freshpoint Dallas, Inc. for final plat approval of the Freshpoint addition, a replat of all of Lot D, Block 2 White Swan Addition and part of Block B Metropolitan Industrial Park, Section 1, located at 4721 Simonton Road; and take appropriate action.**

American Produce and Vegetable Company and Freshpoint Dallas, Inc. are the sole owners of a 10.18-acre tract of land located at 4721 Simonton Road, between Welch and Inwood Road. The purpose of the final plat of Freshpoint Addition is to replat all of Lot D, Block 2, White Swan Addition and part of Block B, Metropolitan Industrial Park Section 1, in which the tract is currently platted within. In addition, it will create one new lot as Lot 1, Block A, Freshpoint Addition, and dedicate the easements necessary for the redevelopment of the lot. This plat is consistent with the detailed site plan administratively approved by the Planning Department on March 29, 2018. The final plat of Freshpoint Addition 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.

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 Driskill, that this Final Plat be recommended for approval. The motion carried unanimously.**

**Aye: 6** - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, and Commissioner Zavala

**Absent: 1** – Vice Chairman De Los Santos

**C.2**      [19-SU- 05](#)

**Conduct a public hearing and consider the request for a Specific Use Permit and associated Detailed Site Plan with Special Exceptions for two drive-thru restaurants, a surface parking lot exceeding 50 cars, and on-premise alcohol sales located on the eastern portion of the property, for an approximately 1.59-acre tract located at 2425 Valley View Lane; and take appropriate action.**

The subject 1.59-acre property is located on the northeast corner of Valley View Lane and I-35/Stemmons Freeway frontage road. This site received approval for a Specific Use Permit (SUP) for a drive-through restaurant on the western portion, a restaurant without a drive-through on the eastern portion, and parking lot exceeding 50 spaces on July 17, 2018. Since the approval, the drive-through restaurant and associated improvements located on the western portion of the property are currently under construction. This request is to amend the approved SUP to allow for a drive-through and on-premise alcohol sales for the restaurant on the eastern portion of the property. Additionally, the Detailed Site Plan is being amended in order to reflect the addition of a drive-through lane for the eastern restaurant and a second point of access from the frontage road. The property is located within Planned Development District No. 86 (PD-86), also known as the Station Area Code, which requires approval of an SUP for any permitted use providing drive-through service, serving alcoholic beverages and surface parking for more than 50 vehicles. Staff recommends approval of the Specific Use Permit and associated Detailed Site Plan with the condition that the access to the

Stemmons Freeway frontage road is approved by TXDOT. Should the access not be approved by TXDOT, an alternate second point of access be provided subject to review and approval by staff.

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

Chairman Moore asked for any questions.

Hearing no questions or comments from the Commissioners for staff, Chairman Moore invited the applicant to approach the podium and Mr. Russell Martin, the applicant, 102 Smallwood Drive, Westworth Village, Texas, approached.

Commissioners Yarbrough and Bertl discussed the applicant's proposal to serve alcohol, including: why the applicant did not propose alcohol sales during the initial Specific Use Permit request; how "premises" was defined regarding alcohol sales; and the types of alcohol to be served.

Commissioner Yarbrough asked about the applicant's role regarding the project.

Chairman Moore and Commissioners Zavala and Bertl discussed the applicant's proposal to extend the drive-thru lane curb and install raised pavement markers and the City discussing with the Texas Department of Transportation (TXDOT) the installation of a dedicated right turn lane in conjunction with the expansion of the frontage road.

Commissioner Bertl discussed the timing regarding TXDOT's approval of the second point of access to the subject property, and how this would affect 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 Commissioner Yarbrough, seconded by Commissioner Driskill, that this Specific Use Permit and associated Detailed Site Plan be recommended for approval with the condition that the access to the Stemmons Freeway frontage road is approved by TXDOT; and should the access not be approved by TXDOT, an alternate second point of access be provided subject to review and approval by staff. The motion carried unanimously.**

**Aye: 6** - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Sullivan, Commissioner Bertl, and Commissioner Zavala

**Absent: 1** – Vice Chairman De Los Santos

## **D. ADJOURNMENT**

Being no further business, Chairman Moore adjourned the meeting at 7:31 PM.

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Chairman

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City Administration