



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, November 18, 2019

7:00 PM

City Hall

Study Session Meeting – 6:00 PM

Present 14 - Chairman David Moore, Commissioner Tim Yarbrough, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Commissioner Jarrod Williams, Alternate Commissioner Bonnie Potraza, Alternate Commissioner Barrett Cole, Vice Chairman Sergio De Los Santos, Tina Figgins AICP Director of Planning, Jenifer Paz AICP Lead Planner, Surupa Sen AICP Senior Planner, Brian Campbell Planning Technician, Shane Davis Director of Sustainability and Public Health and John Land Deputy City Manager

Absent 1 - Commissioner Michael Driskill

A. STUDY SESSION

A.1 [19-540](#) 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 regarding Regular Agenda and Public Hearing items.

Regarding Public Hearing item D.1:

- Ms. Tina Figgins, Director of Planning, stated that the Commission would need to make motion to deny the plat due to a property ownership change and staff having not received the signed mylars nor a signed updated application. Ms. Figgins reminded the Commission that, per State law, the Commission would need to cite the specific reason for the denial per the provisions of the Subdivision Ordinance and explained the provision to which this plat did not conform.
- Commissioner Williams asked if this plat would be brought back to the Commission.

- Commissioner Bertl asked whether the plat application was filed by the previous owner of the subject property or the current owner.
- Commissioner Williams asked for clarification on the reasoning behind the Commission's motion to deny the plat, and why staff could not remove this item from the agenda.

Regarding Public Hearing item D.2:

- Commissioner Bertl asked if the Commission had previously reviewed a development case associated with the subject property.

Regarding Public Hearing item D.3:

- Ms. Firgens introduced Mr. Shane Davis, Director of Sustainability and Public Health, and said he would be available to address environmental issues associated with the subject property. Ms. Firgens also explained staff's concerns and recommendation related to this case.
- Commissioner Williams asked about the owner of the subject property, and for clarification on why the applicant was seeking the zoning amendment.
- Ms. Surupa Sen, Senior Planner, explained the reasons for the proposed site improvements in relation to the existing cap covering the buried municipal waste.
- Commissioner Potraza asked about how development of the subject property would impact the adjacent office building.
- Commissioner Williams asked if the subject property was a former landfill site.
- Commissioner Bertl asked for clarification relating to the cap covering the buried municipal waste.

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

A.2 [19-555](#)

IH-35E Corridor Vision Study Update.

Chairman Moore opened discussion on Study Session Agenda item A.2 IH-35E Corridor Vision Study Update.

Ms. Firgens gave a presentation regarding the consultant selection process for the IH-35E Corridor Vision Study, and provided an overview related to the project.

Questions and comments regarding Ms. Firgens' presentation were as follows:

- Commissioner Bertl asked about the following: clarification on what was meant by "The Last Mile" related to the Station Area and the Dallas Area Rapid Transit (DART) station; if Interface Studio engaged with business owners related to investment in their properties and development opportunities; and the proposed timeline for the project.
- Commissioner Yarbrough asked about the following related to the City of

acknowledged the proposed replat. Ms. Firgens said the Commission should make a motion to deny this plat, and staff would continue to work with the applicant on obtaining the necessary signatures associated with the 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 Yarbrough, seconded by Commissioner Bertl, that this Final Plat be denied in accordance with the City's Subdivision Ordinance No. 3585, Subsection 8(b)(1), due the owners of all the property being replatted not having signed and acknowledged the proposed replat. The motion carried unanimously.

Aye: 7 – Chairman Moore, Commissioner Yarbrough, Commissioner Bertl, Commissioner Zavala, Commissioner Williams, Alternate Commissioner Potraza and Vice Chairman De Los Santos

Absent: 1 – Commissioner Driskill

D.2 [18-SP-16](#)

Conduct a public hearing and consider the request for a Detailed Site Plan with Special Exceptions for a restaurant/retail development on an approximate 9.59-acre tract located on the south side of LBJ Freeway, approximately 1,200 feet east of Luna Road; and take appropriate action.

The applicant is seeking approval of a detailed site plan including special exceptions for a retail/restaurant development on an approximate 9.59-acre tract located on the south side of LBJ Freeway, approximately 1,200 feet east of Luna Road. The proposed development consists of five buildings, comprising a total of 66,315 square feet (SF), of which 54,219 SF is proposed as restaurant uses and the remaining 12,096 SF as retail uses. The subject property is commonly referred to as "The Boardwalk" tract due to the applicant's intention to orient the proposed development towards the adjacent lake to the south, including the extension of a 12-foot wide hike and bike trail along the lake frontage. The subject property is located within Planned Development District No. 99 (PD-99), specifically the Urban Commerce sub-district. Retail and restaurant uses are allowed by right within PD-99. The request includes special exceptions primarily related to window design and fenestration, as well as building and parking placement requirements. Staff recommends approval of the proposed Detailed Site Plan including the requested Special Exceptions, with the condition that the applicant submit a comprehensive wall signage plan for all buildings prior to issuance of the certificate of occupancy for the first shell building on the property.

Ms. Tina Firgens, Director of Planning, gave a presentation regarding the applicant's proposal.

Chairman Moore asked for any questions.

Commissioner Bertl asked about grading for the parking lot and where the stormwater runoff would occur. Mr. Michael Beaty, the applicant, 1800 Valley View Lane, Farmers Branch, Texas, addressed Commissioner Bertl's question.

Vice Chairman De Los Santos asked if the ornamental fence along the subject property

adjacent to the lake would have an opening in order to provide access from the property to the trail.

Chairman Moore asked for an update regarding the dredging of the lake.

Commissioner Bertl requested clarification regarding access from the subject property to the trail.

Hearing no further questions or comments, 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 Bertl, that this Detailed Site Plan, including the requested Special Exceptions, be recommended for approval with the condition that the applicant submit a comprehensive wall signage plan for all buildings prior to issuance of the certificate of occupancy for the first shell building on the property. The motion carried unanimously.

Aye: 7 – Chairman Moore, Commissioner Yarbrough, Commissioner Bertl, Commissioner Zavala, Commissioner Williams, Alternate Commissioner Potraza and Vice Chairman De Los Santos

Absent: 1 – Commissioner Driskill

Chairman Moore asked when this case would be heard by City Council. Ms. Firgens said it would be December 10, 2019.

D.3 [19-ZA-07](#)

Conduct a public hearing and consider the request to rezone approximately 7.4 acres of land located generally at the northwest corner of Valley View Lane and Keenan Bridge Road, from Planned Development District No. 88 (PD-88) to Planned Development District No. 77 (PD-77); and take appropriate action.

The applicant, Graham Mortgage Corporation, is requesting to rezone approximately 7.4 acres of land located generally at the northwest corner of Valley View Lane and Keenan Bridge Road, from Planned Development District No. 88 (PD-88) to Planned Development District No. 77 (PD-77). The subject property is currently vacant. The applicant would like to develop a parking lot on this property to serve the existing office building located across Keenan Bridge Road to the east. PD-77 zoning district allows parking lot as a primary land use which the current PD-88 zoning district does not allow. The subject property, once developed, will have 615 parking spaces, adding significantly to the existing parking for the adjacent office building. As per the applicant, this additional parking will make the existing office building more attractive and marketable to potential future tenants. Staff recommends approval of the Zoning request and associated Conceptual Site Plan as presented.

Ms. Surupa Sen, Senior Planner, gave a brief presentation regarding the proposed zoning amendment.

Chairman Moore invited the applicant to approach the podium and Mr. Aaron Hunsaker, Dowdy, Anderson, and Associates, the applicant, 5225 Village Creek Drive, Plano, Texas, gave a presentation regarding the proposed development of the subject property.