



# City of Farmers Branch

## Meeting Minutes

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

### Planning and Zoning Commission

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Monday, August 31, 2020

7:00 PM

City Hall

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This meeting was open to the public and/or viewable via Zoom Videoconference. Texas Governor Greg Abbott has granted temporary suspension of the Open Meetings Act to allow telephone or videoconference. These actions are being taken to mitigate the spread of COVID-19.

#### Study Session Meeting – 5:30 PM

**Present 15** - Chairman David Moore, Vice Chairman Tim Yarbrough, Commissioner Linda Bertl, Commissioner Giovanni Zavala (arrived at 5:40 PM), Commissioner Jarrod Williams, Commissioner Bonnie Potraza, Commissioner Barrett Cole, Alternate Commissioner Andy Jones (arrived at 5:35 PM), Alternate Commissioner Pat Byrne, Tina Firgens AICP Director of Planning, Jenifer Paz AICP Lead Planner, Surupa Sen AICP Senior Planner, Brian Campbell Planning Technician, Kyra McCardle Planning Consultant, and John Land Deputy City Manager

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

##### **A.2 [20-434](#) Discuss Regular Agenda items.**

Chairman Moore called the Study Session to order at 5:32 PM.

Chairman Moore thanked the Commissioners for their service and considered Agenda Item 2 to allow additional Commissioners to arrive prior to discussing item A.1.

Chairman Moore opened discussion on Study Session Agenda item A.2 Discuss Regular Agenda items.

Chairman Moore asked for any questions regarding the Regular Agenda or Public Hearing items.

Regarding Public Hearing item D.2:

- Alternate Commissioner Byrne asked about the approval process related to murals and wall signage.
- Alternate Commissioner Jones asked about the following: clarification on the provision related to the prohibition of identifying individual tenants on the proposed identification sign compared to other monument signs; concerns related to potential issues related to the use of copyrighted logos; and who

would approve proposed murals and wall signage.

- Alternate Commissioner Byrne asked how the City would address potential issues related to the use of copyrighted logos.
- Chairman Moore and Commissioner Bertl asked about the approval process for proposed signage, including murals.

Regarding Public Hearing item D.1:

- Alternate Commissioner Jones asked about the following: who would be responsible for maintenance of the proposed fence along the east property line; and whether staff discussed with the applicant Americans with Disabilities Act (ADA) compliance related to the sidewalk along Valley View Lane.

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

**A.1**     [20-450](#)

**Introduction of Newly Appointed Planning and Zoning Commissioners.**

Chairman Moore opened discussion on Study Session agenda item A.1 Introduction of Newly Appointed Planning and Zoning Commissioners.

Chairman Moore welcomed Alternate Planning and Zoning Commissioners Andy Jones and Pat Byrne.

Chairman Moore and the Commissioners each introduced themselves.

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

**A.3**     [20-448](#)

**Discuss and provide direction regarding draft amendments to the Comprehensive Zoning Ordinance related to parking requirements for residential and non-residential uses.**

Chairman Moore opened discussion on Study Session Agenda item A.3 Discuss and provide direction regarding draft amendments to the Comprehensive Zoning Ordinance related to parking requirements for residential and non-residential uses.

Ms. Surupa Sen, Senior Planner, gave a presentation related to the proposed draft amendments, including: an overview work completed by staff related to the proposed draft amendments; and proposed loading area screening requirements.

Discussion from the Commission regarding Ms. Sen's presentation was as follows:

- Chairman Moore asked about the following: if staff could provide examples of what constituted a site alteration and/or building alteration related to required loading area screening; and whether changes to the building's façade would be considered a site modification.
- Vice Chairman Yarbrough asked about the following: whether the picture on the bottom of the "Living Screen Examples" slide in Ms. Sen's presentation was a property within Farmers Branch; the number of sites considered in conformance with the proposed screening requirements, including both properties located on the east side of the City and newer warehousing developments.

Chairman Moore asked for a motion.

**A motion was made by Commissioner Zavala, seconded by Commissioner Bertl, that this Detailed Site Plan and associated Special Exceptions be recommended for approval with the exception that Special Exception #5 related to the reduction to the required 8-foot wide sidewalk along Valley View Lane be allowed, and that the. The applicant was be required to install a minimum 6-foot wide sidewalk along Valley View Lane and work with staff regarding the potential relocation of the fire hydrant and electric pole. The motion passed by the following vote:**

**Aye: 4** – Chairman Moore, Commissioner Zavala, Commissioner Bertl and Commissioner Williams

**Nay: 3** – Vice Chairman Yarbrough, Commissioner Potraza and Commissioner Cole

Chairman Moore thanked those who spoke during the public hearing, then asked when this item would be heard by City Council. Ms. Paz said it would be September 21, 2020.

**D.2**     [20-ZA-04](#)

**Conduct a public hearing and consider a request for amending Planned Development District No. 86 (PD-86) including but not limited to modifying signage regulations, approximately 143.39 acres generally bound 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 zoning request is a city-initiated amendment to Planned Development District No. 86 (PD-86), also known as the Station Area Code. The purpose of this request is to amend Chapter V. Architectural Standards to allow identification signs and murals, and amend Chapter VII. Definitions of the Station Area Code in order to define murals.

The Station Area Code currently does not allow for identification signs or murals. The development of multi-tenant and mixed-use developments within the Station Area, such as the Shops at Mustang Station, has brought to light the need for identification signs so that these developments can advertise at an appropriate pedestrian scale. Murals are also not currently permitted within the Station Area since painted wall signs are prohibited. Businesses have expressed an interest in developing murals within the district, and the proposed amendment will allow businesses to develop murals, support Council's vision for the development of the Station Area as an arts and cultural district, as well as contribute to the development of a vibrant pedestrian environment within the Station Area.

The proposed amendments allowing for identification signs and murals within the Station Area will add variation and diversity to the streetscape and enhance the pedestrian environment. A vibrant pedestrian environment is an objective for the area identified in both the Station Area Code and the Central Area Plan, and approval of the proposed amendments will support the vision of both plans. Staff recommends approval of this Zoning Amendment as presented.

Ms. Kyra McCardle, Planning Consultant, gave a presentation related to the proposed zoning amendment.

Alternate Commissioner Jones left the meeting at 8:41 PM.

Questions and comments from the Commissioners were as follows:

- Commissioner Williams asked about the following: clarification on the provision prohibiting elements related to a business within mural designs; whether an applicant could request a special exception through the Detailed Site Plan process to permit elements related to their company within a mural; whether an applicant could request a variance from the Zoning Board of Adjustment to permit elements related to their company within a mural; clarification related to what would be permitted for wall signage versus that of identification signage; and what was triggering the provisions of the proposed amendment related to murals and wall signage.
- Commissioner Potraza commented that she believed the provisions related to the prohibition of company specific elements to be too restrictive.

Mr. Matthew Peters, 2522 Vintage Street, Farmers Branch, Texas, discussed the following: he was a member of the Arts and Culture Committee, whom was interested in painting a mural for the Firehouse Theater, but would be prohibited from doing so under the current signage provisions of PD-86; the Arts and Culture Committee was interested in creating an “art center” and public art opportunities within the Station Area of the City; would like the Arts and Culture Committee to have final approval authority over all proposed wall mural signage and public art; and would like the proposed amendment to address political signage.

Commissioner Williams asked whether the City had provisions addressing political signage.

Commissioner Bertl commented on the importance of the approval of proposed signage.

Ms. Natalie Lundsteen, 2516 Vintage Street, Farmers Branch, Texas, discussed the following: the process for approval of signage; and the importance of feedback from the Arts and Culture Committee related to proposed signage.

Alternate Commissioner Jones returned to the meeting at 8:51 PM.

Mr. John Land, Deputy City Manager, discussed the following: thanked Ms. Lundsteen for speaking during the public hearing; challenges related to drafting the proposed amendment; the inability of the Arts and Culture Committee to have final approval authority related to proposed signage; thanked Mr. Peters for speaking during the public hearing; the potential for staff to revise the proposed amendment zoning at a future date to be less restrictive; the forthcoming Culture Commission; and the importance of important lessons learned from staff's work related to the proposed ordinance signage amendments.

No one else came forward to address this agenda item. Chairman Moore closed the public hearing.

Commissioner Williams commented that he was not in favor of the provisions related to the prohibition of company-specific content for wall signage, and asked whether the City would be subject to these provisions.

Commissioners Williams and Bertl commented on the importance of creative freedom related to wall mural signage citing different design examples.

Ms. Firgens asked that the Commission be mindful of unintended consequences that could result related to mural signage versus wall signage, including property owners taking advantage of ordinance provisions if the prohibitive language were not included.

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

**A motion was made by Commissioner Bertl, seconded by Commissioner Vice Chairman Yarbrough, that this Zoning Amendment be recommended for approval. The motion carried unanimously.**

**Aye: 7** – Chairman Moore, Commissioner Yarbrough, Commissioner Bertl, Commissioner Zavala, Commissioner Williams, Commissioner Potraza and Commissioner Cole

Chairman Moore thanked those who spoke during the public hearing.

## **E. ADJOURNMENT**

Being no further business, Chairman Moore adjourned the meeting at 9:12 PM.

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Chairman

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City Administration