



City of Farmers Branch

Meeting Minutes

Planning and Zoning Commission

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

Monday, January 11, 2021

7:00 PM

City Hall

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.

Present 15 - Chairman David Moore, Vice Chairman Jarrod Williams, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Commissioner Bonnie Potraza, Commissioner Barrett Cole, Commissioner Andy Jones (arrived at 6:30 PM), Alternate Commissioner Pat Byrne, Alternate Commissioner Amber Raley, 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.1 [21-004](#) Discuss Regular Agenda items.

Chairman Moore opened the Study Session at 6:15 PM.

Chairman Moore thanked the Commissioners for their service. Chairman Moore then welcomed newly appointed Alternate Commissioner Amber Raley, and stated that the Commission would formally welcome her at the January 25, 2020 Planning and Zoning Commission Study Session.

Chairman Moore opened discussion on Study Session Agenda item A.1 Discuss Regular Agenda items.

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

Regarding Public Hearing item D.1:

- Ms. Kyra McCardle, Planning Consultant, stated that the purpose of this agenda item is for the Commission to make a recommendation regarding formal adoption of the vision study. Ms. McCardle then introduced Ms. Stacey Chen and Mr. Scott Page with Interface Studio, LLC, the consultant team.
- Ms. Chen gave a presentation regarding the vision study document and overall project, including: the project process and timeline; the vision and goals

for development within the corridor; maps illustrating desired future land uses, the target areas and potential public realm improvements; and implementation of the vision study.

- Commissioner Zavala discussed the following: how staff would convey to City Council the importance of funding and budget planning related to implementation actions recommended by the vision study; when will City Council consider formal adoption of the vision study; and communicating to City Council the importance of the city purchasing land related to achieving the vision study's goals for development within target areas.
- Ms. Tina Figgins, Director of Planning, and Mr. John Land, Deputy City Manager, discussed implementation of the vision study, including: the importance of implementation items being prioritized based on direction received from City Council, including those related to Target Area No. 1; identifying those implementation items where financial assistance may be necessary; factors related to land acquisition; the importance of the vision study to the city organization as a whole for implementing the study recommendations, including identifying whether a city project aligns with the goals of the study; and the importance of conveying the goals and overall vision for the corridor to the development community and the public at large.
- Chairman Moore discussed the importance of both reducing curb-cuts and enhancing sidewalks related to walkability within the corridor, and then asked whether staff set priorities related to implementation of the vision study goals.
- Mr. Page thanked the Commission for their work related to the vision study.
- Chairman Moore thanked Ms. Chen, Mr. Page and the entire consultant team for their work related to the vision study.
- Commissioner Bertl asked about the involvement of the consultant team related to implementation of the vision study following formal adoption of the document.

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

A.2 [21-005](#)

Discuss agenda items for future Planning and Zoning Commission consideration.

Chairman Moore opened discussion on Study Session Agenda item A.2 Discuss agenda items for future Planning and Zoning Commission consideration.

No items were requested by the Commissioners.

Vice Chairman Williams asked about the email correspondence sent to the Commissioners by Ms. Figgins related to the potential development cases for their consideration at the January 25, 2020 meeting. Ms. Figgins stated that since the Commission was not posted for discussion on this item, that staff be contacted outside of the meeting for any clarification.

Hearing no further questions or comments from the Commissioners, Chairman Moore closed discussion on this agenda item and adjourned the Study Session at 6:50 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting

at 7:00 PM.

B. CITIZEN COMMENTS

Chairman Moore asked if anyone would like to address the Commission on an item not posted on the agenda.

No one came forward to address the Commission and Chairman Moore closed the agenda item.

C. REGULAR AGENDA ITEMS

- C.1 [21-006](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented; and take appropriate action.**

A motion was made by Commissioner Bertl, seconded by Vice Chairman Williams, that the Attendance Matrix be approved. The motion carried unanimously.

Aye: 7 – Chairman Moore, Vice Chairman Williams, Commissioner Bertl, Commissioner Zavala, Commissioner Potraza, Commissioner Cole and Commissioner Jones

- C.2 [21-007](#) Consider approval of the December 14, 2020 Planning and Zoning Commission Minutes; and take appropriate action.**

A motion was made by Vice Chairman Williams, seconded by Commissioner Bertl, that the Minutes be approved. The motion carried unanimously.

Aye: 7 – Chairman Moore, Vice Chairman Williams, Commissioner Bertl, Commissioner Zavala, Commissioner Potraza, Commissioner Cole and Commissioner Jones

D. PUBLIC HEARING

- D.1 [21-044](#) Conduct a public hearing and consider the request to adopt the IH-35E Corridor Vision Study, amending the City of Farmers Branch comprehensive plans; approximately 463 acres generally located along both sides of IH-35E Freeway, extending from the north city limit line to the south city limit line, and generally bounded by the DART/BNSF Railroad on the west, and on the east by Denton Drive, Rawhide Creek, Valley View Lane, the rear property line of properties on Nestle Street, 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; and take appropriate action.**

This is a city-initiated project. The City's 2020 Strategic Plan identified the IH-35E Corridor Vision Study as a project to help fulfill C2 of the Strategic Plan: provide attractive, unique and connected spaces for community interaction. The vision study also aligns with City Council's FY2019-2020 Critical Business Outcome CBO1 which is implementing a vision for the central corridor. The vision study will guide development within the IH-35E corridor for approximately the next 20 years and include

recommended strategies to leverage existing assets in order to increase property values and allow for higher quality land uses within the corridor. This is an optimal time to adopt and begin implementation of the study as the IH-35E highway infrastructure will be widened during the next five years, further impacting properties particularly along the west side of the highway. While the highway construction is occurring, implementing vision study recommendations and strategies can begin thereby establishing a foundation for future development in the corridor.

Preparation of the study has been conducted in just over one year, beginning on November 12, 2019, when City Council approved a Professional Services Agreement with Interface Studio LLC for completion of the study. During that time the consultant team, led by Interface Studio LLC (and assisted by Ninigret Partners and WGI), have conducted a robust public engagement process that included interviews, focus groups, four steering committee meetings, and two online surveys. The public engagement process was conducted in tandem with extensive analysis including: evaluation of existing conditions; constraints and opportunities analysis; and the development of strategies to implement the vision for the corridor over the next 20 years. The result of extensive public consultation and professional analysis is the proposed IH-35E Corridor Vision Study.

The purpose of this agenda item is for the Planning and Zoning Commission to conduct a public hearing and make a recommendation to City Council regarding the adoption of the IH-35E Corridor Vision Study as it relates to guiding land use and development, and public infrastructure investments within the IH-35E corridor, for approximately the next 20 years.

The IH-35E Corridor Vision Study provides a vision - or a road map - for the IH-35E corridor for the next approximately 20 years, with the aim of becoming a world class place to live and do business in the Dallas-Fort Worth region, accommodating a variety of land uses, and improving the aesthetics of the corridor. The study advocates for the creation of a modern urban industrial district with opportunities for mixed use development and highway-oriented commercial amenities, in order to leverage existing assets and increase property values along the corridor. Additionally, the vision study sets out a detailed set of strategies and an accompanying implementation plan to provide the City with the framework needed to implement the plan and monitor its progress over time, contributing to the success of the corridor. As such, staff recommends approval of the IH-35E Corridor Vision Study.

Ms. Kyra McCardle, Planning Consultant, stated the following: the purpose of this agenda item is for the Commission to make a recommendation regarding formal adoption of the vision study; and the document is the result of all work completed by staff, the Commissioners and the consultant team related to the vision study. Ms. McCardle then introduced Ms. Stacey Chen and Mr. Scott Page of Interface Studio, LLC, the consultant team.

Ms. Chen gave a presentation regarding the vision study document and overall project, including: the project process and timeline; the vision and goals for development within the corridor; maps illustrating desired future land uses, the target areas and potential public realm improvements; and implementation of the vision study. Chairman Moore asked for any questions.

Hearing no questions or comments from the Commissioners, Chairman Moore opened the public hearing.

Ms. Natalie Lundsteen, 2516 Vintage Street, Farmers Branch, discussed the following: she believed the location and condition of sidewalks within her neighborhood to be unacceptable; and the importance of improving both the quality of sidewalks and walkability within the corridor.

Mr. Alex Sagal, 1635 S Interstate 35E, Carrollton, Texas stated the following: he is the Chairman of the Board for the Farmers Branch Chamber of Commerce; he thanked staff, the Commissioners, City Council and the consultant team for their work related to the vision study, particularly engaging stakeholders in the process; and he supports the vision study.

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

Commissioner Zavala asked Ms. Firgens about staff's proposal for planned roadway improvements for Valley View Lane and Denton Drive to improve walkability.

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

A motion was made by Commissioner Jones, seconded by Commissioner Bertl, that the IH-35E Corridor Vision Study be recommended for approval. The motion carried unanimously.

Aye: 7 – Chairman Moore, Vice Chairman Williams, Commissioner Bertl, Commissioner Zavala, Commissioner Potraza, Commissioner Cole and Commissioner Jones

Chairman Moore stated that the vision study would be considered for adoption by City Council at their February 2, 2021 meeting. Chairman Moore thanked those who spoke during the public hearing and encouraged them to attend the City Council meeting. Chairman Moore again thanked the consultant team for their work related to the vision study.

E. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 7:26 PM.

Chairman

City Administration