



City of Farmers Branch

Meeting Minutes

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

Planning and Zoning Commission

Monday, October 18, 2021

7:00 PM

City Hall

This meeting was open to the public and/or viewable via Zoom Videoconference during the Regular Meeting only.

Present 12 - Chairman David Moore, Vice-Chairman Giovanni Zavala, Commissioner Linda Bertl, Commissioner Bonnie Potraza, Commissioner Pat Byrne, Commissioner Amber Raley, Alternate Commissioner Roger Neal, Alternate Commissioner Marcus Miller, Deputy Director of Planning AICP Surupa Sen, Economic Development and Planning Director Allison Cook, Senior Planning Technician Brian Campbell and Deputy City Manager John Land

Absent 1 - Commissioner Andy Jones

A. STUDY SESSION

Chairman Moore opened the Study Session at 6:00 PM.

Chairman Moore thanked the Commissioners for their service.

A.1 [21-495](#) Discuss Regular Agenda items.

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

Regarding Regular Agenda item C.3: Commissioner Raley stated, due to her employment with Dallas College, she would recuse herself from discussion and voting on this agenda item.

Regarding Public Hearing item D.1:

- Chairman Moore asked whether there were any letters in opposition to this case, if the existing concrete pad would be removed and whether the applicant had reached out to the Terra Place HOA, and staff responded affirmative.
- Commissioner Bertl asked whether the Commission could make recommendations for modifications to the landscape plant materials. Commissioner Bertl also enquired about the potential price point for the townhomes, proposed height of the townhomes, and when construction was anticipated to begin. Staff stated that the estimated price range for the two-story townhomes would be between 250,000 and 275,000 dollars. Staff suggested asking the applicant regarding estimated construction schedule and confirmed that the Commission could recommend alternate plant materials.

- Alternate Commissioner Neal asked whether the Elm trees located along the southern property line were existing, and whether the existing trees along Red Hawk Drive would be removed. Staff clarified that the trees along the southern property line are existing, whereas the existing trees along the proposed Red Hawk Drive are not going to be preserved. Commissioner Neal also asked why the existing masonry wall along the western property line would be removed and replaced with a wood fence. Staff suggested asking the applicant during regular meeting.
- Commissioner Byrne asked about addressing for the townhomes, and staff said this would be determined by which street the home was facing.
- Vice-Chairman Zavala asked why the townhomes were restricted to two-story height and why not more urban style three-story townhomes are not proposed. Staff said that the two-story design was comparable to the existing single family homes in the area and recommended for compatibility. Vice-Chairman Zavala asked if the townhomes would be designed as illustrated by the rendering included in the staff report, and staff said the detailed elevations were not yet finalized and will be reviewed during site plan approval process.
- Alternate Commissioner Miller asked whether the HOA would be responsible for maintenance of Kestrel Place and staff said yes. Alternate Commissioner Miller also enquired if the development could potentially cause Kestrel Place to become a more active street, and staff said this was unlikely.

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

A.2 [21-494](#)

Review and discuss the Planning and Zoning Commission's work program for Fiscal Year 2021-2022.

Ms. Sen gave a presentation regarding the Commission's work program.

Commissioner Bertl asked about the process for drafting of the multifamily development policy, and Chairman Moore stated that as staff received feedback from City Council, this was being incorporated into the policy. Staff stated the policy would be brought back for the Commission's consideration in Fall 2021.

Commissioner Byrne asked what was meant by responsible and diverse housing related to Critical Business Outcome No. 2, including why the multifamily development policy and Comprehensive Zoning Ordinance revisions regarding ADUs had been uncoupled. Staff stated the importance of completing the multifamily development policy now given the number of potential multifamily development applications forthcoming, and that more time was needed in addressing ADUs and attainable housing due to the complexity of these topics.

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

A.2 [21-430](#)

Discuss agenda items for future Planning and Zoning Commission consideration.

Chairman Moore discussed both the Boards and Commissions banquet scheduled for November 12, 2021, and the American Planning Association Texas Chapter conference

scheduled for November 1 through November 3, 2021. Ms. Sen stated that Farmers Branch would be receiving awards at the conference related to the IH-35E Corridor Vision Study and the parklet program.

No items were requested by the Commissioners.

Hearing no further questions or comments from the Commissioners, Chairman Moore closed discussion on this agenda item and adjourned the Study Session at 7:02 PM. Staff and the Commissioners reconvened in the Council Chambers for the Regular Meeting at 7:07 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 [21-488](#) **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 Commissioner Byrne, that the Attendance Matrix be approved. The motion carried unanimously.

Aye: 7 – Chairman Moore, Vice-Chairman Zavala, Commissioner Bertl, Commissioner Potraza, Commissioner Byrne, Commissioner Raley and Alternate Commissioner Neal

Absent: 1 – Commissioner Jones

- C.2 [21-347](#) **Consider approval of the September 7, 2021 Planning and Zoning Commission Minutes; and take appropriate action.**

A motion was made by Commissioner Potraza, seconded by Commissioner Raley, that the Minutes be approved. The motion carried by the following vote.

Aye: 7 – Chairman Moore, Vice-Chairman Zavala, Commissioner Bertl, Commissioner Potraza, Commissioner Byrne, Commissioner Raley and Alternate Commissioner Neal

Absent: 1 – Commissioner Jones

- C.3 [21-SP-09](#) **Consider the request for a Detailed Site Plan amendment for a college including but not limited to construction of a new building and renovation of an existing building for an Early College Center, on a 191.94-acre site located at 3939 Valley View Lane; and take appropriate action.**

Commissioner Raley stated, due to her employment with Dallas College, she would recuse herself from discussion and voting on this agenda item, and left Council Chambers at 7:11 PM. Commissioner Raley returned at 7:21 PM.

Ms. Sen gave a presentation related to the proposed development.

Applicant Ms. Briar Glenn, Glenn Partners, 5646 Milton Street, Dallas, was available to answer questions.

Commissioner Bertl asked: about the Early College Center program, and Ms. Glenn said it was for high school students to attend college classes; whether the coursework was for high school credits, and Ms. Glenn said yes with the opportunity for students to also earn college credits; if the program was for general studies, and Ms. Glenn said yes; and whether Brookhaven was the only college in the Dallas College system offering this program, and Ms. Glenn said no and there were 12 to 13 colleges in total were offering a similar program.

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

A motion was made by Vice-Chairman Zavala, seconded by Commissioner Bertl, that this Detailed Site Plan amendment be recommended for approval. The motion carried by the following vote:

Aye: 6 – Chairman Moore, Vice-Chairman Zavala, Commissioner Bertl, Commissioner Potraza, Commissioner Byrne and Alternate Commissioner Neal

Abstain: 1- Commissioner Raley

Absent: 1 – Commissioner Jones

Chairman Moore asked when this case would be heard by City Council and Ms. Sen stated November 16, 2021.

D. PUBLIC HEARING

- D.1 [21--ZA-04](#) Conduct a public hearing and consider the request to rezone approximately 3.43 acres tract of land located at 12877 Josey Lane, generally west of the intersection of Valley View Lane and Josey Lane and on the south side of Valley View Lane, from Planned Development District No. 8 (PD-8)/Local Retail-1 (LR-1) zoning district to Planned Development District No. 105 (PD-105) zoning district, including creation of the Planned Development District No. 105 (PD-105) zoning district standards to allow, including but limited to, one-family attached (town home) residential development as a permitted use and establish related development standards; and take appropriate action.**

Ms. Sen gave a presentation related to the zoning amendment request.

Applicant Ms. Nikki Moore, ECM Development, 2201 East Lamar Boulevard, Arlington, gave a presentation and was available to address the Commission's questions.

Chairman Moore asked why the applicant was proposing a cedar wood fence instead of maintaining the existing masonry wall along western property line. Ms. Moore said the masonry wall was not in good condition and the wood fence seemed more appropriate to the residential development.

Vice-Chairman Zavala asked why the applicant was proposing two-story townhomes, and what are proposed square footages for the townhome units. Ms. Moore answered

that the two-story design was more compatible with the surrounding single-family and other residential developments. Ms. Moore also added that the proposed townhomes will range between 1,500 to 2,200 square feet. Vice-Chairman Zavala asked about diversity in façade elevation design and Ms. Moore said any feedback would be incorporated prior the City Council hearing. Regarding the price point for the townhomes, Ms. Moore said these units were anticipated to be marketed for 300,000 dollars.

Commissioner Byrne asked about the lot sizes for the townhomes, and how the total value of the project was determined. Ms. Moore clarified the numbers shown on her presentation and said this was determined by dividing the total appraised value of the land by the number of homes.

Alternate Commissioner Miller asked whether the applicant had discussed overflow parking with the property owner of the retail center, and whether there were concerns regarding increased traffic along Kestrel Place. Ms. Moore said the property owner of the retail center was supportive of shared parking; and Ms. Moore did not anticipate increased traffic on Kestrel Place caused by this development.

Commissioner Bertl asked whether the developer would use concrete pavement, and if they are open to using permeable pavement. Ms. Moore said opportunities for permeable pavement exist, however they are expensive and increased the overall project cost., Ms. Moore also added that the site design would be finalized with the civil plans; and all landscaping plant materials would be reviewed by the landscape architect.

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

Mr. Mike Delvalle, 2816 Lineville Avenue, Farmers Branch, stated his support, and then asked about the existing easements, drainage and traffic conditions. Staff answered that all these site layout and design concerns will be reviewed in detail during site plan, plat, and construction plan review process.

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

The Commission gave consensus on diversity of façade elevations. Chairman Moore asked should the Commission's motion include: "...with diverse façade elevations", and staff said yes.

Commissioner Raley noted a typo on page four of the draft ordinance, which was supposed to read: "..., but not more than 40 feet."

Vice-Chairman Zavala asked whether staff believed two-story townhomes were an appropriate residential product for the area, and staff said yes.

Chairman Moore asked for a motion.

A motion was made by Vice-Chairman Zavala, seconded by Commissioner Potraza, that this Zoning Amendment be recommended for approval with the following exception: to include diversification to the facade elevations throughout the community. The motion carried unanimously.

Aye: 7 – Chairman Moore, Vice-Chairman Zavala, Commissioner Bertl, Commissioner Potraza, Commissioner Byrne, Commissioner Raley and Alternate Commissioner Neal

Absent: 1 – Commissioner Jones

E. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 8:17 PM.

Chairman

City Administration