



# City of Farmers Branch

Farmers Branch City Hall  
13000 Wm Dodson Pkwy  
Farmers Branch, Texas  
75234

## Meeting Minutes

### City Council

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Monday, July 12, 2021

4:00 PM

HUB Meeting Room

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#### Joint City Council & Planning and Zoning Commission Meeting

- City Council:** 6 - Mayor Robert C. Dye, Mayor Pro Tem Cristal Retana, Council Member Traci Williams, Council Member Terry Lynne, Deputy Mayor Pro Tem Michael Driskill and Council Member David Merritt
- Planning and Zoning Commission:** 7 - Chairman David Moore, Commissioner Giovanni Zavala, Commissioner Linda Bertl, Commissioner Patrick Byrne, Commissioner Amber Raley, Commissioner Andrew Jones, and Alternate Commissioner Roger Neal
- Staff:** - City Manager Charles Cox, Deputy City Manager John Land and City Secretary Amy Piukana, Tina Figgins Director of Planning, Surupa Sen Senior Planner, Brian Campbell Planning Technician

#### **A. CALL TO ORDER - JOINT MEETING (4 P.M.)**

Mayor Dye and Planning Chairman Moore called the meeting to order at 4 p.m. Mayor Dye requested all members in attendance provide introductions.

#### **B. AGENDA ITEMS**

##### **B.1 21-336**

#### **Presentation and discussion related to amending the Beer and Wine Overlay District and Alcoholic Beverage (On-Premise) Overlay District to include the properties south of LBJ Freeway, north of the Elm Fork-Trinity River, and generally west of Luna Road**

Director of Planning Tina Figgins explained Hampton Inn has approached the City to request retail sale of alcoholic beverages for on premise consumption for their guests. She explained they do not have a restaurant to meet the current food to alcohol beverage ratio requirement, and they are not located within the Alcohol Beverage On Premise Overlay District, or the Beer and Wine Overlay District for off premise. Ms. Figgins explained by expanding both Beer and Wine and Alcoholic Beverage On Premise Overlay Districts to include the peninsula tract, it could allow more services to other limited stay hotels.

The City Council and Planning and Zoning Commission discussed benefits to area hotels and retail businesses.

After discussion, the City Council and Planning and Zoning Commission agreed to move forward with expanding both Beer and Wine and Alcoholic Beverage On-Premise Overlay District to include the peninsula tract.

**B.2 21-341****Review and discuss the draft multi-family development policy**

Director of Planning Tina Firgens briefed City Council regarding a proposed Multi Family Development Policy. Ms. Firgens explained the two goals are clear expectations and to encourage high quality multi-family development.

Ms. Firgens reviewed the proposed policy content starting with the Introduction. She reviewed the Key Take-Aways: recommendations to collectively define high-quality MF development; existing zoning regulations prevail; MF policy supplements adopted comprehensive plans; Zoning requests evaluated against MF policy; recommendations for evaluating attainable MF housing.

Ms. Firgens provided questions for consideration and the City Council and Planning and Zoning Commission discussed multifamily development preferences such as greenery, walkability, tree variety, transition of spaces, and urban style developments.

Deputy Mayor Pro Tem Driskill asked if multiple inquiries for multifamily has been made in other areas. Ms. Firgens replied stating the majority of requests are from the east side.

Council Member Lynne suggested limiting the amount of choices on the east side.

Mayor Dye recommended more connectivity within the Mustang Station area, noting multifamily and condos would work best on the east side. He recommended being strategic with multi family.

Mayor Pro Tem Retana suggested keeping multifamily on the outer areas of the City noting she supports the Chase building use.

Council Member Merritt suggested adding language to the policy requiring a 3 to 5-year review, to see if any amendments are necessary.

Ms. Firgens reviewed the Location noting key take awards are: sustainable neighborhoods, avoid isolated MF development unless additional residential can be accommodated; Promoting MF which supports other development goals of the city (e.g. live/work/ play); No MF on West Side; Not all properties in six sub-districts on the East Side may be appropriate for MF; Station Area/IH-35E Corridor - MF continues to be appropriate; Four Corners - MF should be considered to support businesses (Four Corners and Central Area Plan).

Ms. Firgens reviewed the Density Policy content noting the following: establishes 45 to 80 du/acre range; facilitates structured parking; promotes more efficient use of land; less than 45 du/acre may be considered if: Development is consistent with other policy recommendations; facilitates attainable housing goals, or the MF use is not appropriate.

Mayor Dye suggested higher density at properties near freeway locations.

Mayor Pro Tem Retana suggested buffers and more green space except along highways.

Ms. Firgens asked if 45 to 80 du/acre was appropriate.

Deputy Mayor Pro Tem Driskill asked what surrounding city minimums and maximums are.

Ms. Firgens replied noting Plano and Richardson have 40 minimum density requirements, noting maximums are typically regulated by height restrictions.

Mayor Pro Tem Retana suggested considering areas individually instead of an entire overlay.

After discussion, Planning and Zoning Chairman Moore stated he is comfortable with the proposed 45 to 80 du/acre and suggested higher density of 80 du/acre near freeways.



Planning and Zoning Commissioner Amber Raley recommended staff provide property value as standard data with each development request.

Planning and Zoning Commissioner Patrick Byrne suggested a minimum of height of 4 stories.

Ms. Firgens reviewed the Site Design with the following benefits: promotes urban form development; collectively focus on improving public street realm and walkability; uses proposed appropriate; addresses land use adjacency; open space ratio minimum 150 SF per dwelling unit; promotes structured parking; surface parking may be appropriate; landscaping placement; and incorporating CPTED practices.

Mayor Pro Tem Retana suggested additional visitor parking at multifamily developments, with security cameras inside structured parking garages and gates to provide safety.

*(Council Member Lynne departed the meeting at 5:56 p.m.)*

Planning and Zoning Commissioner Amber Raley discussed open space and the need for more sustainable products such as permeable pavers.

Mr. Cox explained the City plans to update the drainage manual to include permeable pavers and addresses water runoff and drainage issues.

After discussion, both City Council and the Planning and Zoning Commission agreed with the proposed 150 sf/du.

Mayor Dye noted we could require a fee in lieu of park land to offset and provide amenities to the east side.

Ms. Firgens reviewed the proposed Building Design Policy Content, with the following key benefits: using building modulation (façade off-sets) to address building massing; materials and color; SF residential adjacency; enhance building façade treatment (articulation); varying rooflines, building entrances, window placement, enhance ground floor uses; enclosed stairwells and building corridors (climate controlled); durable and quality materials.

Planning and Zoning Commissioner Andrew Jones suggested creating a single-family checklist.

Council Member Merritt explained once the policy is complete, the process would be to create a checklist.

*(Commissioner Zavala and Mayor Pro Tem Retana and Deputy Mayor Pro Tem Driskill departed the meeting at 6:19 p.m.)*

City Manager Charles Cox suggested concluding the meeting to allow all Council Members to be present for discussion.

Mayor Dye recommended moving attainable housing to the August City Council meeting for further discussion.

Ms. Firgens reviewed the next steps, noting a draft policy would be created, with test projects to report findings prior to policy adoption with Fall 2021 as the target approval date. She further stated an amendment to the comprehensive plan and public hearing process is required.

Council Member Merritt suggested allowing multifamily developers review the draft policy to provide feedback.

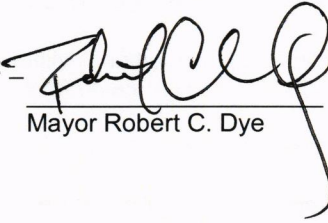
Planning and Zoning Commissioner Raley suggested addressing transportation needs to include reduction of curb cuts, potential shared mobility, and drive share. Ms. Firgens explained these items could be included with the comprehensive plan.

**C. CITIZEN COMMENTS**


Resident Pat Edmiston expressed her dissatisfaction, that attainable housing was not discussed.

**D. ADJOURNMENT**

There being no further business, Mayor Dye and Planning and Zoning Chairman Moore adjourned the meeting at 6:31 p.m.

Signed by: 


Mayor Robert C. Dye

Attested by: 

Amy M. Piskana, TRMC

Signed by: 

PZ Chairman David Moore

Attested by: 

Brian Campbell