A. STUDY SESSION

A.1 20-10 Discuss Regular Agenda items.

Chairman Moore called the Study Session to order at 5:47 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 Regular Agenda item C.4:

- Commissioner Bertl asked if a development case related to the subject property had previously been heard by the Commission.

Regarding Public Hearing item D.1:

- Chairman Moore asked Ms. Tina Firgens, Director of Planning, to explain the proposed amendment.

- Commissioner Yarbrough asked for clarification regarding the current provisions for front-facing garages related to the One Family Residence
District 2 (R-2) zoning district.

- Ms. Furgens stated that, per a recent request from City Council, staff may bring before the Commission a general City-wide amendment related to front-entry garages in the future; however, staff recommended completing this proposed zoning amendment first due to pending building permit applications.

- Commissioner Burt asked about the following: areas of the City featuring single-family residential lots of less than 81 feet of street frontage; whether any rebuilt single-family homes were permitted to feature front-facing garages; and single-family homes located on Janlyn Lane related to the current provisions for front-facing garages.

- Mr. Hugh Pender, Director of Community Services, explained that One Family Residence District 1 (R-1) was not included in the proposed amendment because staff could not identify any lots within this zoning district of less than 81 feet of street frontage. Mr. Pender stated that the potential general City-wide amendment related to front-entry garages could potentially address the R-1 zoning district. Mr. Pender also clarified that the proposed amendment applies to lots with existing street oriented driveways in addition to the less than 81 feet of street frontage.

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

A.2 20-39

Discuss the IH-35E Corridor Vision Study including the roles and responsibilities of the Planning and Zoning Commission as the project steering committee.

Chairman Moore opened discussion on Study Session Agenda item A.2 Discuss the IH-35E Corridor Vision Study including the roles and responsibilities of the Planning and Zoning Commission as the project steering committee.

Ms. Kyra McCordle, Planning Consultant, stated that the IH-35E Corridor Vision Study was part of the City’s 2020 Strategic Plan, and that City Council approved the contract and scope of services for the contract team, Interface Studio LLC, in November 2019. Ms. McCordle stated this would be the first of 4 meetings related to the project, and said the purpose of this meeting was to provide the Commissioners with an overview of the project and discuss project goals and expectations with the consultant team. Ms. McCordle then introduced Mr. Scott Page, Principle of Interface Studio LLC.

Mr. Page gave a presentation related to: Interface Studio’s background and previous projects; the project scope; a review of the previously completed market study and the City’s economic competitive position; the City’s current real estate and development opportunities within the corridor; and opportunities to create experiences within the corridor.

Ms. Stacey Chen of Interface Studio LLC addressed: policies and actions needed to drive investment; establishing business partnerships and engaging the public; how the City would finance and implement improvements within the corridor; and the project timeline.

Questions and comments from the Commissioners were as follows:
• Referring to the slide related to transportation, Commissioner Bertl asked what was meant by ‘LOS F’ and ‘LOS A’.

• Commissioner Bertl discussed the previous Planning and Zoning Commission retreats and sites the Commissioners visited in relation to desired project goals.

• Chairman Moore and Commissioner Yarbrough discussed mobility opportunities for Farmers Branch related to the corridor, including: the importance of walkability; the importance of access to Farmers Branch utilizing various modes of transportation such as the Dallas Area Rapid Transit (DART) rail line and convenient access to three major airports; and the importance of the City acting as a central hub of the Dallas-Fort Worth metroplex.

• Chairman Moore and Commissioner Yarbrough discussed the characteristics of the corridor from a land use perspective.

• Commissioner Bertl discussed the following: Farmers Branch being discovered by the public at large; entry points into the City from Valwood Parkway and Valley View Lane; and potential development opportunities.

• Alternate Commissioner Potraza discussed the importance of the City’s family-oriented amenities and the benefit of potential development opportunities with companies such as Essilor.

• Commissioners Potraza and Bertl discussed generational dynamics related to the corridor, including: the importance of developments that appeal to all generations; and current housing options offered by the cities of Addison, Carrollton and Coppell.

• Chairman Moore discussed the following: the disjointed development throughout the west side of the City and the opportunity for the corridor to connect the west side with the rest of the City; the importance of partnerships with corporate clients such as Essilor related to potential development opportunities; the importance of offering housing options for employees of the City’s corporate clients; and the importance of using the City’s amenities as a marketing tool for the citizens.

• Alternate Commissioner Cole discussed the importance of developments for the corridor that connect the east and west sides of the City and entice citizens to spend time here during evening hours.

• Commissioner Zavala discussed the following: the opportunity for the corridor to act as a downtown that brings the citizens together; leveraging the DART rail line and the future IH-35E expansion for future development opportunities within the corridor; and the importance of considering density related to development within the corridor.

• Vice Chairman De Los Santos discussed the importance of implementing improvements within the corridor related to the service road, landscaping and property maintenance, and enhancing connections within the corridor including Valwood Parkway and Valley View Lane.

• Commissioner Zavala discussed the Cypress Waters development along the north side of Interstate 635 (IH-635) as a desired development option within
the IH-35 corridor, including citing the type of residential and commercial development constructed at Cypress Waters.

- Commissioner Yarbrough discussed the potential for dense development and taller buildings adjacent to IH-35E to create a buffer between the highway and residential developments.

- Chairman Moore discussed the redevelopment of the U.S. 75 corridor in Richardson, and the opportunity for the corridor study to influence development within the IH-35E corridor.

- Alternate Commissioner Cole discussed the importance of the corridor enticing citizens to visit Farmers Branch.

- Chairman Moore, Vice Chairman De Los Santos, and Commissioners Yarbrough and Potraza discussed connectivity related to the corridor, including: the importance of connecting the west side with the Station Area and other areas to the east; issues of connectivity between the City’s trail systems and major thoroughfares; a lack of walkability along the service road; and the importance of seeking solutions related to issues of connectivity.

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

A.3 20-25

Discuss and provide direction regarding draft amendments to the Comprehensive Zoning Ordinance related to the creation of an Entertainment Overlay District and allowing certain land uses and related standards within the district.

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 the creation of an Entertainment Overlay District and allowing certain land uses and related standards within the district.

Ms. Surupa Sen, Senior Planner, gave a presentation regarding the proposed amendments, including: areas of general consensus amongst the Commissioners from prior meeting discussions; addressing questions raised by the Commissioners from prior meeting discussions; and identifying areas of concerns or disagreement where additional direction is needed.

Commissioner Zavala asked if breweries and brewpubs were currently permitted to open within 300 feet of a church or school.

Alternate Commissioner Cole asked about current provisions for air quality and noise related to the proposed land uses, and if the proposed amendments would affect hours of operations for current businesses.

There was general consensus amongst the Commissioners that the proposed amendments as presented were favorable.

Hearing no further questions or comments from the Commissioners, Chairman Moore closed discussion on this agenda item and adjourned the Study Session at 7:01 PM.

Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting
A.4 20-41  Discuss agenda items for future Planning and Zoning Commission consideration.

This agenda item was not addressed due to insufficient meeting time.

B.  CITIZEN COMMENTS

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

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

C.  REGULAR AGENDA ITEMS

C.1 20-11  Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented; and take appropriate action.

A motion was made by Commissioner Berti, seconded by Commissioner Yarbrough, that the Attendance Matrix be approved. The motion carried unanimously.

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

Absent: 2 – Commissioner Driskill and Commissioner Williams

C.2 20-12  Consider approval of the December 16, 2019 Planning and Zoning Commission Minutes; and take appropriate action.

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Berti, that the Minutes be approved. The motion carried unanimously.

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

Absent: 2 – Commissioner Driskill and Commissioner Williams

C.3 19-PL-08  Consider a request from MM Kensington, LLC for final plat approval of Kensington Place located south of Valley View Lane and north of Wittington Place, approximately 450 feet east of Chartwell Crest; and take appropriate action.

MM Mercer Kensington, LLC is the sole owner of 54.62 acres of land located south of Valley View Lane and north of Wittington Place, approximately 450 feet east of Chartwell Crest. The purpose of the Kensington Place final plat is to dedicate the street rights-of-way and easements necessary for the development of this residential neighborhood, which includes 160 single-family detached lots, 150 single-family attached (townhome) lots, 20 open space lots, and one city lift station. This plat is consistent with the detailed site plan approved with Resolution No. 2019-037 by the City Council on April 2, 2019.
The final plat of Kensington Place is consistent with the Texas Local Government Code and the City's platting requirements for final plat approval. Staff recommends approval of this final plat as presented.

Ms. Tina Firgens, Director of Planning, gave a brief presentation regarding the proposed plat.

Chairman Moore asked for any questions.

Hearing none, Chairman Moore asked for a motion.

**A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Yarbrough, that this Final Plat be approved. The motion carried unanimously.**

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

**Absent:** 2 – Commissioner Driskill and Commissioner Williams

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Consider a request from Walnut Hill Evangelical Lutheran Church and Restoration Partners, LTD for final plat approval of Phoenix Addition, Lots 1 & 2, Block A, located on the east side of Distribution Way, approximately 458 feet south of Valwood Parkway; and take appropriate action.

Walnut Hill Evangelical Lutheran Church and Restoration Partners, LTD are the sole owners of two lots located on the east side of Distribution Way, approximately 458 feet south of Valwood Parkway. The purpose of the Phoenix Addition final plat is to replat Tract 1 of the Airdold Subdivision and dedicate easements necessary for development on Lot 1 (the northern lot). This plat is consistent with the detailed site plan that was administratively approved on August 16, 2018 for Lot 1. The final plat of the Phoenix Addition, Lots 1 and 2, Block A is consistent with the Texas Local Government Code and the City's platting requirements for final plat approval. Staff recommends approval of this final plat as presented.

Ms. Tina Firgens, Director of Planning, gave a brief presentation regarding the proposed plat.

Chairman Moore asked for any questions.

Hearing none, Chairman Moore asked for a motion.

**A motion was made by Commissioner Yarbrough, seconded by Commissioner Bertl, that this Final Plat be approved. The motion carried unanimously.**

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

**Absent:** 2 – Commissioner Driskill and Commissioner Williams
D. PUBLIC HEARING

D.1 19-ZA-09

Conduct a public hearing and consider a request to amend the Comprehensive Zoning Ordinance including amending: Article 3.3 Measurement and Exceptions as it relates to front-entry garages; and take appropriate action.

This is a city-initiated zoning amendment to the Comprehensive Zoning Ordinance (CZO) as it relates to measurement and exception standards, specifically regarding front entry garages in residential zoning districts. The particular section under review is Subsection 3.3.H.2.h that has certain exceptions regarding allowance of front entry garages. Recently, the City received a variance request related to this provision and the variance request was considered by the Zoning Board of Adjustment on December 3, 2019. The request was denied by the Board; however, it raised the question of whether this Subsection requires further review and adjustment, particularly the allowance of front entry garages within the R-2 district. It is appropriate to review the City's CZO from time to time to ensure relevancy with current land use policies and development conditions, particularly with respect to regulations that may have been established many years ago. The CZO was initially adopted in February 1969, and primarily established the zoning districts that exist today, along with bulk, area, siting and dimensional standards for each respective district. Article 3.3 Measurement and Exceptions had been updated during November of 2018, but Subsection 3.3.H.2.h was not amended. The City is experiencing new home construction and investment within the City's established residential neighborhoods, of which many improvements can be attributed to the City's Demolition/Rebuild program intended to assist property owners with investing in single-family neighborhoods within the city. The request for the variance stemmed from a similar reconstruction project where the owner requested to build a front entry garage due to size constraints of the lot. Unfortunately, the front entry garage allowance within Subsection 3.3.H.2.h did not apply to the zoning district (R-2) where this request was made, even though other criteria of Subsection 3.3.H.2.h could be met. Staff review of the request revealed that there are other residential lots within the R-2 district with less than 61 feet of street frontage that might benefit from allowing front entry garage, similar to the R-3, R-4, R-5, and R-6 zoning districts. As a result, staff is proposing this zoning amendment where this provision would apply to all R-2 zoned lots with similar conditions within the city. Staff recommends approval of this zoning amendment as presented.

Ms. Surupa Sen, Senior Planner, gave a brief presentation regarding the proposed amendment, and stated that this case was scheduled be heard by City Council on January 21, 2019.

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 Bertl, seconded by Commissioner Yarbrough, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

Aye: 7 – Chairman Moore, Commissioner Yarbrough, Commissioner Bertl, Commissioner Zavala, Alternate Commissioner Potraza, Alternate Commissioner Cole and Vice Chairman De Los Santos
Absent: 2 – Commissioner Driskill and Commissioner Williams

E. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 7:20 PM.

Chairman

City Administration