City of Farmers Branch

Meeting Minutes

Planning and Zoning Commission

Monday, February 24, 2020
7:00 PM
City Hall

Study Session Meeting – 6:00 PM

Present 11 - Commissioner Tim Yarbrough (Study Session Only), Commissioner Linda Bertl, Commissioner Jarrod Williams, Alternate Commissioner Bonnie Potraza, Alternate Commissioner Barrett Cole, Vice Chairman Sergio De Los Santos, Tina Firgens AICP Director of Planning, Jenifer Paz AICP Lead Planner, Surupa Sen Senior Planner, Brian Campbell Planning Technician and John Land Deputy City Manager

Absent 3 - Chairman David Moore, Commissioner Giovanni Zavala and Commissioner Tim Yarbrough (Regular Meeting)

A. STUDY SESSION

A.1 20-118 Discuss Regular Agenda items.

Vice Chairman De Los Santos called the Study Session to order at 6:00 PM.

Vice Chairman De Los Santos thanked the Commissioners for their service.

Vice Chairman De Los Santos opened discussion on Study Session Agenda item A.1 Discuss Regular Agenda items.

Vice Chairman De Los Santos asked for any questions or comments regarding Regular Agenda and Public Hearing items.

Regarding Regular Agenda item C.3:

- Commissioner Williams asked for clarification regarding the approval process for plats.
- Commissioner Bertl asked if the proposed plat included any changes related to development of the subject property.

Hearing no further questions or comments from the Commissioners, Vice Chairman De Los Santos closed discussion on this agenda item.

A.2 20-135 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.

Vice Chairman De Los Santos opened discussion on Study Session Agenda item A.2 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 related to the proposed draft amendments and requested direction from the Commissioners.

Questions and direction from the Commissioners were as follows:

- Commissioner Yarbrough asked for clarification on the proposed boundary for the overlay district.
- Commissioner Bertl asked about the location of the proposed hotel and the sushi restaurant.
- Alternate Commissioner Potraza asked for clarification on which portion of the Creative Center subdistrict currently permitted onsite alcohol sales by right.
- Vice Chairman De Los Santos commented that he liked the proposed boundary presented by staff.
- Commissioner Williams asked whether the proposed amendment would permit restaurants serving alcohol by right within the district.
- Commissioner Yarbrough asked about the existing cigar lounge located on Inwood Road.
- Commissioner Bertl asked about the existing tobacco retail store located on the west side of Midway Road.
- Commissioner Williams asked for clarification related to the land uses proposed to be permitted by right within the overlay district and where within the City these uses are currently permitted. Commissioner Williams also asked for clarification related to the bar/tavern use.
- Commissioners Williams, Potraza and Yarbrough discussed the portion of the Community Mixed-Use subdistrict at the northwest quadrant of Welch Road and Simonton Road and including this portion within the proposed boundary.
- Commissioner Bertl commented that many of the buildings within the Arts District of Dallas are warehouses, and asked whether the buildings adjacent to Simonton Road were currently vacant, commenting that these buildings could provide opportunities for art related uses.
- Mr. John Land, Deputy City Manager, stated the following: that the proposed boundary could be expanded in the future, but not reduced due to alcohol considerations; the importance of letting commerce support development within the proposed overlay district; and that he was in favor of including the portion of the Community Mixed-Use subdistrict within the northwest quadrant of Welch Road at Simonton Road, but that a lack of business demand could
potentially lead to undesired development in this area.

- Commissioner Yarbrough commented that he agreed with Mr. Land’s comments regarding permitting commerce to dictate future expansion of the proposed overlay district boundary.

- Commissioner Williams commented that he believed the intent of the proposed overlay district was to entice desired businesses to come to this area of the City.

- Mr. Land stated the importance of development within the proposed overlay district that was congruent with the City’s East Side comprehensive plan.

- Commissioner Bertl asked about occupancy for the buildings within the Creative Center and Community Mixed-Use subdistricts.

- Alternate Commissioner Cole asked if the proposed boundary included the portion of the Community Mixed-Use subdistrict east of Inwood Road.

- Vice Chairman De Los Santos commented that he was in favor of the proposed boundary as presented, and said he believed it would prove easier to consider expansion of the boundary in the future.

- Commissioner Bertl commented that she was in favor of the proposed boundary as presented.

- Commissioner Williams asked whether the boundary needed to be contiguous.

- Commissioners Potraza and Williams commented that they believed the portion of the Community Mixed-Use subdistrict within the northwest quadrant of Welch Road at Simonton Road should be included within the boundary, and said they believed these buildings would provide opportunities for desired development within the overlay district.

- There was general consensus amongst the Commissioners that the proposed overlay district boundary include the portion of the Community Mixed-Use subdistrict within the northwest quadrant of Welch Road at Simonton Road.

- Commissioner Bertl asked if the proposed boundary had been presented to City Council.

- Commissioner Bertl asked about enforcement related to the minimum 30 percent sales provision for smoking establishments.

- Commissioner Williams requested clarification on land uses proposed to be permitted by right within the overlay district.

Hearing no further questions or comments from the Commissioners, Vice Chairman De Los Santos closed discussion on this agenda item.

**A.3  20-134**

Discuss May 2020 meeting dates.

Vice Chairman De Los Santos opened discussion on Study Session Agenda item A.3 Discuss May 2020 meeting dates.

Ms. Tina Furgens, Director of Planning, stated that staff was proposing to hold a
meeting on May 20, 2020 for the next steering committee meeting for the Interstate 35 (IH-35E) Corridor Vision Study. Ms. Furgens said this meeting may include Regular Meeting agenda items.

There was general consensus amongst the Commissioners to hold the May 20, 2020 meeting.

Hearing no further questions or comments from the Commissioners, Vice Chairman De Los Santos closed discussion on this agenda item.

A.4 20-133

**Discuss the Focus North Texas 2020 conference.**

Vice Chairman De Los Santos opened discussion on Study Session Agenda item A.4 Discuss the Focus North Texas 2020 conference.

Commissioner Yarbrough discussed the session he attended related to parking.

Vice Chairman De Los Santos discussed the following: the session he attended related to the City of Celina, Texas and the importance of establishing a downtown area for Farmers Branch; and the session he attended related to homelessness.

Commissioner Yarbrough discussed the opening plenary related to affordable housing and homelessness, and that he looked forward to when Ms. Jenifer Paz, Lead Planner, brings forth the City’s parking requirements for discussion.

Commissioner Bertl discussed a current Habitat for Humanity project in which 35 containers for housing are being placed on a 2-acre lot.

Ms. Paz discussed affordable housing for seniors, noting that this was a major topic during the conference including the opening plenary and the keynote luncheon.

Hearing no further questions or comments from the Commissioners, Vice Chairman De Los Santos closed discussion on this agenda item and adjourned the Study Session at 6:59 PM. Staff and the Commissioners reconvened in the Council Chambers for the Regular Meeting at 7:08 PM.

A.5 20-119

**Discuss agenda items for future Planning and Zoning Commission consideration.**

Due to time constraints, this item was not addressed during the Study Session.

B. **CITIZEN COMMENTS**

Vice Chairman De Los Santos asked if anyone would like to address the Commission on an item not posted on the agenda.

Hearing no questions or comments, Vice Chairman De Los Santos closed this agenda item.

C. **REGULAR AGENDA ITEMS**

C.1 20-120

**Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented; and take appropriate action.**

A motion was made by Alternate Commissioner Potraza, seconded by
Commissioner Bertl, that the Attendance Matrix be approved. The motion carried unanimously.

Aye: 5 – Commissioner Bertl, Commissioner Williams, Alternate Commissioner Potraza, Alternate Commissioner Cole and Vice Chairman De Los Santos

Absent: 3 – Chairman Moore, Commissioner Zavala and Commissioner Yarbrough

C.2 20-121

Consider approval of the February 10, 2020 Planning and Zoning Commission Minutes; and take appropriate action.

A motion was made by Alternate Commissioner Potraza, seconded by Commissioner Bertl, that the Minutes be approved. The motion carried unanimously.

Aye: 5 – Commissioner Bertl, Commissioner Williams, Alternate Commissioner Potraza, Alternate Commissioner Cole and Vice Chairman De Los Santos

Absent: 3 – Chairman Moore, Commissioner Zavala and Commissioner Yarbrough

C.3 20-PL-04

Consider a request from Todd Bonneau Homes LLC, for final plat approval of Branch Crossing Villas, Lots 1-5, Block A, located on the west side of Veronica Road and approximately 110 feet south of Valley View Lane; and take appropriate action.

Todd Bonneau Homes, LLC is the sole owner of a tract of land totaling 0.68 acres located on the west side of Veronica Road and approximately 110 feet south of Valley View Lane. The purpose of this replat is to subdivide the previously platted single lot into 5 single-family residential lots, dedicate easements necessary for the development of the lots and change the addition name. This plat is consistent with the approved detailed site plan approved by City Council on October 16, 2018 with Ordinance No. 3535. The final plat of Branch Crossing Villas, Lots 1-5, 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. Surupa Sen, Senior Planner, gave a brief presentation regarding the proposed plat.

Vice Chairman De Los Santos asked for any questions.

Commissioner Williams asked about the public notification process for this case.

Hearing no further questions or comments from the Commissioners, Vice Chairman De Los Santos asked for a motion.

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

Aye: 5 – Commissioner Bertl, Commissioner Williams, Alternate Commissioner Potraza, Alternate Commissioner Cole and Vice Chairman De Los Santos

Absent: 3 – Chairman Moore, Commissioner Zavala and Commissioner Yarbrough

D. PUBLIC HEARING
Conduct a public hearing and consider a request to amend Chapters I, III, and VII of Planned Development District No. 86 (PD-86) as it related to establishing minimum density requirements and definitions for residential uses within the district, approximately 143.39 acres generally bounded 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 the 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 establish minimum density standards for residential development, specifically for multi-family and single-family attached (townhome), within the district. In addition, amendments to Chapter VII of the Station Area Code are proposed in order to provide definitions for residential uses. While residential uses are allowed to be developed on properties throughout the district, the Station Area Code currently does not establish minimum density standards. To ensure that this zoning district achieves the goals and intent that was set forth in the master plan for this area, to create an urban core and maximize development opportunity, establishing minimum density requirements will assist with the success of the district. Additionally, the proposed density requirements are consistent with residential developments that the area is experiencing. Thus, the proposed amendments will continue this trend to future developments. Staff recommends approval of this zoning amendment as presented.

Ms. Jenifer Paz, Lead Planner, gave a presentation regarding the proposed zoning amendment.

Vice Chairman De Los Santos asked for any questions.

Referring to the map in Ms. Paz’s presentation, Commissioner Bertl asked about high-density residential development adjacent to the Dallas Area Rapid Transit (DART) station.

Commissioner Williams asked how the proposed amendment would affect existing single-family homes within PD-86 and if the houses would be considered nonconforming pending approval of the amendment.

Alternate Commissioner Potraza asked about building story height and building envelope standards within PD-86 related to the Interstate Highway 35 (IH-35E) Corridor Vision Study currently being conducted by staff, and if someone could build a one-story project today.

Hearing no further questions or comments from the Commissioners, Vice Chairman De Los Santos opened the public hearing.

Mr. Rand Bennett, 2515 Danny Lane, Farmers Branch, Texas, expressed concerns regarding the proposed amendment related to The Grove area; the potential for additional multifamily development north of the StarCenter and south of Valley View Lane; and discussed parking lot lighting and building height related to this request. Mr. Bennett stated he liked the proposed retail for the Shops at Mustang Station area.

Mr. Austin Litman, 2537 Havenhurst Street, Farmers Branch, Texas, asked if any consideration was given to including a minimum parking ratio per dwelling unit.
requirement with the proposed amendment, and expressed concerns regarding on-street parking within the townhome and multifamily developments adjacent to his neighborhood.

Ms. Cathy Burns, 12781 Charlie Bird Parkway, Farmers Branch, Texas, expressed concerns regarding the following: how the proposed amendment affected her existing residence; she believed there to be insufficient parking for the multifamily development located on Bill Moses Parkway; and potential issues related to increased traffic resulting from additional residential development in the area. Ms. Burns asked about future improvements related to roads within PD-86, citing concerns related to traffic flow within the area and noted the difficulty of making a left turn onto Valley View Lane. Ms. Burns requested clarification on how the proposed amendment would affect her residence and the surrounding area, and where her residence was located in relation to the subject area.

Mr. Len Clark discussed the following: he requested clarification regarding density requirements for townhome developments related to the proposed amendment; whether his building would be considered conforming pending approval of the amendment; development of the property should his existing building be torn down; how the proposed amendment affected his ability to continue his business and sell the building; and the approval process for the proposed amendment.

Ms. Beverly Canon, 13303 Nestle Drive, Farmers Branch, Texas, discussed the following: she expressed concerns regarding the speed and flow of traffic in her neighborhood; the installation of speed bumps for Nestle Drive; and if there were plans for a townhome development for the existing Havenhurst Apartments property.

Mr. Pat Byrne, 2516 Vintage Street, Farmers Branch, Texas, discussed the parking ratio for new residential developments related to the proposed amendment, and expressed concerns regarding parking and traffic flow for the area surrounding his residence, stating the difficulty of making a left turn onto Bee Street from his street.

Mr. Austin Litman re-approached the podium and stated there are no stop signs for the intersection of Vintage Street and Goodland Place, or adjacent to Vintage Circle.

Mr. Byrne discussed the following: he believed the north side of Valley View Lane to be unwalkable and that sidewalks in this area were not in compliance with the American with Disabilities Act (ADA) requirements; the timeline for street improvements for the section of Valley View Lane adjacent to the Shops at Mustang Station development; whether developers were responsible for the installation of sidewalks or the City; if capital improvement projects related to street improvements were subject to public input; and he expressed concerns over what he believed to be a lack of connectivity between sidewalks.

No one else came forward to address this agenda item. Vice Chairman De Los Santos closed the public hearing and asked for any additional questions or comments from the Commissioners.

Hearing no further questions or comments from the Commissioners, Vice Chairman De Los Santos asked for a motion.

Commissioner Williams made a motion to continue discussion to the next meeting of the Planning and Zoning Commission, and stated that he would like more information related to parking and that he did not feel comfortable making a motion to approve the
proposed amendment without this additional information.

Alternate Commissioner Potraza stated she agreed and seconded the motion.

Ms. Tina Firgens, Director of Planning, asked for clarification related to the additional parking information being requested by Commissioner Williams.

Commissioner Williams said he believed that staff should review parking requirements if the City is going to require additional density, and maybe we should have the same parking requirements as other areas.

Ms. Firgens asked for any other additional areas of concern for which the Commissioners would like to receive additional information.

Alternate Commissioner Potraza said in addition to the information on parking requirements, she would like additional information related to traffic flow patterns, and said she believed while traffic may not be able to be remediated in the interim, addressing this now would help ensure concerns raised by citizens during the public hearing were addressed.

Ms. Paz asked Alternate Commissioner Potraza for clarification related to her request.

Alternate Commissioner Potraza said she would like more information related to traffic flow patterns as it relates to additional density, and that the increased development density within PD-86 could potentially cause an increase in traffic volume into nearby residential neighborhoods, including citing Ford Road.

Ms. Firgens said it would be difficult to bring back information related to traffic circulation because the proposed amendment did not include a specific development proposal. Ms. Firgens said that the vision for the Station Area as an urban village would result in increased traffic volume, citing similar developments in Downtown Plano, the Dallas Farmers Market, and East Dallas as examples. Ms. Firgens said the typical grid street pattern and street cross-sections of the Station Area would aid in the dispersal of traffic flow, put some of the streets on a diet, and support the creation of a more pedestrian-friendly environment. Ms. Firgens said additional traffic lanes could encourage faster traffic flow and potentially create issues between pedestrians and cars.

Vice Chairman De Los Santos stated that each development project was unique, and said that if a project required a traffic study, then this would provide information related to traffic flow and configuration for a given area. Vice Chairman De Los Santos also said that zoning codes dictate parking ratios for any given project.

Ms. Paz said there are minimum parking requirements for residential developments in any given zoning district, and that staff may request a traffic impact analysis for any given development project. Ms. Paz said the Public Works department would guide an applicant in their traffic impact analysis, including any required street improvements. Ms. Paz said it would be difficult to determine traffic flow for any given street without an actual development project, and noted that PD-86 is a form-based code permitting a variety of uses. Ms. Paz said it would be difficult to determine what information to bring back to the Commissioners related to traffic.

Ms. Firgens stated the importance of slowing traffic within an urban village, citing K Avenue in Downtown Plano as an example, and creating a pedestrian-friendly
environment for the Station Area would potentially result in some traffic congestion.

Ms. Firgens asked Commissioner Potraza for feedback regarding the requested information she would like brought back or if she wanted to remove the traffic flow analysis component from the motion.

Ms. Firgens stated that the Commissioners needed to either amend or vote on the given motion.

Ms. Paz asked Ms. Firgens about the process for continuing the public hearing. Ms. Firgens said the meeting discussion could be continued, but that the public hearing could not be reopened without public notification.

Commissioner Potraza stated that she would like to remove the traffic flow component from the motion, and said she was most interested in having the information regarding parking requirements.

Vice Chairman De Los Santos stated that the specific parking requirements would correspond with specific development projects. Vice Chairman De Los Santos reemphasized the importance of zoning codes related to parking requirements and the necessity of a specific development project in determining specific requirements related to parking ratios and traffic configuration.

Commissioner Bertl asked for clarification regarding the 1-1/8 minimum parking space requirement. Ms. Firgens said that this requirement was likely intended to encourage shared parking and the use of public transit, noting that the location of the Dallas Area Rapid Transit (DART) station within PD-66.

Commissioner Williams said he believed that it would be beneficial to review parking requirements for PD-66 because the proposed zoning amendment concerned density and said increased density would bring about additional vehicle traffic to the area.

Vice Chairman De Los Santos stated he had a motion from Commissioner Williams, and seconded by Alternate Commissioner Potraza, for staff to bring back information regarding parking requirements related to the proposed zoning amendment.

Alternate Commissioner Potraza stated that she was removing the traffic flow component from the motion, and that she believed parking requirements needed to be reviewed.

Vice Chairman De Los Santos asked Alternate Commissioner Potraza if the requested information concerned parking requirements only, and Alternate Commissioner Potraza said yes.

Vice Chairman De Los Santos asked for a motion.

A motion was made by Commissioner Williams, seconded by Alternate Commissioner Potraza, that discussion regarding this Zoning Amendment be continued to the next meeting of the Planning and Zoning Commission in order for staff to provide additional information regarding parking requirements for multifamily uses. The motion carried unanimously.

Aye: 5 – Commissioner Bertl, Commissioner Williams, Alternate Commissioner
Potraza, Alternate Commissioner Cole and Vice Chairman De Los Santos

**Absent:** 3 – Chairman Moore, Commissioner Zavala and Commissioner Yarbrough

Ms. Firgens stated staff would bring this information back to the next meeting of the Planning and Zoning Commission, which was scheduled for March 16, 2020.

E. **ADJOURNMENT**

Being no further business, Vice Chairman De Los Santos adjourned the meeting at 8:35 PM.

Chairman

City Administration