



City of Farmers Branch

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

Meeting Minutes

City Council

Monday, April 22, 2019

4:00 PM

City Hall - HUB Training Room

Special Called Joint City Council and Planning and Zoning Commission Meeting begins at 4 p.m. with a dinner break at 5:15 p.m.

A. CALL TO ORDER - (4 P.M.)

City Council Present: 5 - Mayor Pro Tem John Norwood, Deputy Mayor Pro Tem Mike Bomgardner, Council Member Ana Reyes, Council Member Bronson Blackson and Council Member Terry Lynne

Planning & Zoning Commission Present: 5 - Chairman David Moore, Vice Chairman Sergio De Los Santos, Commissioner Tim Yarbrough, Commissioner Michael Driskill, Commissioner Linda Bertl, Commissioner Jared Sullivan, Commissioner Giovanni Zavala

Staff: 8 - City Manager Charles Cox, Deputy City Manager John Land, Amy Piukana City Secretary, City Attorney Kevin Laughlin, Director of Economic Development Allison Cook, Director of Community Services Hugh Pender, Assistant City Manager Benjamin Williamson and Director of Planning & Zoning Tina Firgens

B. AGENDA ITEMS

Mayor Pro Tem Norwood called the City Council joint meeting to order at 4:05 p.m.

Planning and Zoning Chairman David Moore called the Planning and Zoning Commission meeting to order at 4:05 p.m.

B.1 19-188

Presentation and discussion regarding exterior building materials

Community Services Director Hugh Pender provided a review of exterior building materials. He reviewed the need to start with the "why" on uses and needs of exterior materials. He reviewed the existing commercial and residential masonry ordinance requirements. Mr. Pender reviewed a list of materials currently allowed in the International Building Code (IBC) for Commercial and the International Residential Code (IRC) for Residential, noting stucco is allowed in residential but not considered masonry for commercial structures.

The City Council and Planning and Zoning Commission discussed EIFS materials, surrounding cities stucco and masonry requirements. The City Attorney noted every city sets policy differently.

Council Member Lynne suggested having a round table with local builders to help identify client requested materials.

Mr. Pender explained step one is to have a clear vision, and then we can bring in local builders to help us create an action plan. He noted the performance standard sets the standard.

Additionally, the consensus was the "why" behind rejecting exterior materials was: 1) to allow for creative innovation, architectural diversity, aesthetics for both residential and non-residential uses including multi-family; 2) to have materials with performance standards that ensure durability; and 3) to ensure safety of occupants within the building.

Commissioner Sergio De Los Santos stated we need to include aesthetics and safety.

Chairman David Moore agreed noting safety should be priority.

Mayor Pro Tem Norwood suggested the following vision - Farmers Branch is a community where people want to live, businesses too, with quality life. He explained there is not one single mold, but he wants to expand materials and allow options.

Council Member Blackson stated he prefers guidelines to ensure durability, noting in his opinion, the City should require an engineered slab foundation.

Commissioner Linda Bertl suggested designating standards and not necessarily materials. (The performance standard sets the standard.) She stated diversity is necessary.

Commissioner Giovanni Zavala explained we need to also consider multi-family developments.

Commissioner Michael Driskill suggested allowing builders to have more creativity.

Council Member Reyes suggested tailoring the demolition rebuild incentive program to include older properties.

Commissioner Jarrod Sullivan suggested mandating durable materials be used for construction.

Mr. Pender reviewed options for exterior buildings.

The City Council opted for Option 3, to abandon the term masonry and substitute "Exterior materials" or "Exterior veneer" and define what those appropriate materials are for Farmers Branch.

Mayor Pro Tem Norwood recessed for a break at 5:08 p.m. and reconvened at 5:21 p.m.

B.2 19-189

Presentation and discussion regarding affordable housing

Mayor Pro Tem Norwood noted Mayor Dye could not be in attendance however; he provided comments that the Council decide how to allow affordable housing and attract people to Farmers Branch.

Director of Community Services Hugh Pender reviewed the definition of affordable housing, residential exterior cladding materials, and provided a DCAD map of home values and reviewed the conclusion slide.

Mayor Pro Tem Norwood explained the Mayor wants multi family dwelling units to allow a percentage of affordable housing.

Deputy Mayor Pro Tem Bomgardner suggested assisting multi-family with incentives for providing a percentage as affordable housing.

Mr. Cox explained the City could utilize the demolition rebuild program to assist targeted areas.

Council Member Reyes stated she would support a citywide program.

Deputy Mayor Pro Tem Bomgardner suggested adjusting the incentive to allow duplexes in specific targeted areas.

Council Member Lynne stated he prefers to see quality developments, noting if the City currently has one third of existing affordable housing, maybe additional is not necessary.

Mayor Pro Tem Norwood asked if we need to add affordable housing to the Council's strategic plan for 2019-20, along with addressing housing for our senior population.

Council Member Blackson suggested revitalization that is congruent to the neighborhood.

Chairman Moore stated he supports renovation to allow growth.

Ms. Firgens stated the City may have to consider identifying incentive options the City could provide if the developer agrees to provide a percentage of affordable housing.

Commissioner Sullivan stated we might need to allow developers to compromise amenities to assist with affordability.

Commissioner Zavala stated in his research, families do not utilize multi-family units as affordable housing options.

Council Member Lynne cautioned against amending the current residential parking requirements, noting parking has been a major concern throughout the City within existing residential neighborhoods.

Mayor Pro Tem Norwood summarized stating in conclusion, the City needs to be flexible on exterior building materials to allow an affordable price point, to provide affordable choices to our residents. Additionally, the consensus was to not require developers to set aside certain percentage of multi-family units as affordable units.

Mayor Pro Tem Norwood thanked everyone for participating in the discussion.

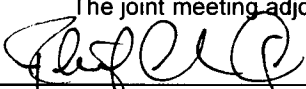
Motion made Vice Chairman De Los Santos and seconded by Commissioner Yarbrough to adjourn the Planning and Zoning meeting.

Motion prevailed by unanimous vote.

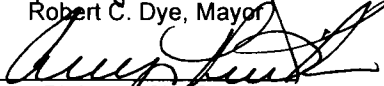
C. ADJOURNMENT

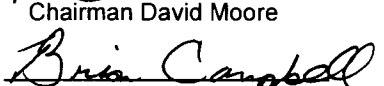
After each Council Member and Commissioner provided feedback, Council Member Lynne made a motion to adjourn. Motion seconded by Council Member Blackson. Motion approved by unanimous vote.

The joint meeting adjourned at 6:12 p.m.

Signed: 
Robert C. Dye, Mayor

Signed: 
Chairman David Moore

Attest: 
Amy Piukana, City Secretary

Attest: 
Brian Campbell, Planning Technician