



City of Farmers Branch

City Hall
13000 William Dodson
Farmers Branch, Texas

Meeting Minutes - Draft Planning and Zoning Commission

Monday, June 24, 2013

7:00 PM

Council Chambers

Study Session Meeting - 6:00 PM - Study Session Room

- Absent** 1 - Commissioner Charlie Bond
- Presiding** 1 - Chairman Joe Patterson
- Present** 7 - Vice Chairman Nancy Hardie, Commissioner Chuck Beck, Commissioner Jonathon Bingham, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Debbie King, and Commissioner Jason O'Quinn
- Staff** 2 - Andy Gillies, and Stacy Henderson

A. STUDY SESSION

Chairman Patterson called the Study Session meeting to order at 6:00p.m.

A.1 Discuss regular agenda items.

This Report was presented.

A.2 Update on the June 18, 2013 City Council Study Session regarding Mercer Crossing.

This Report was presented.

A.3 Update on June 13, 2013 Town Hall meeting.

This Report was presented.

A.4 Election of Officers.

Commissioner Beck nominated to re-elect Joe Patterson as Chairman of the Planning and Zoning Commission. The motion passed unanimously.

Commissioner Bingham nominated to re-elect Nancy Hardie as Vice Chairman of the Planning and Zoning Commission. The motion passed unanimously.

A.5 Recognition of service for Commissioner Charlie Bond.

Commissioner Bond was not present at the meeting.

B. REGULAR AGENDA ITEMS

Chairman Patterson called the meeting to order at 7:00 p.m.

- B.1** Consider approval of the amended minutes of the April 22, 2013 Planning and Zoning Commission meeting and take appropriate action.

A motion was made by Commissioner Beck and seconded by Vice Chairman Hardie to approve the amended minutes of April 22, 2013. The motion carried unanimously.

- B.2** Consider approval of the minutes of the June 10, 2013 Planning and Zoning Commission meeting and take appropriate action.

A motion was made by Commissioner Beck and seconded by Commissioner Bingham to approve the minutes of June 10, 2013. The motion carried unanimously.

C. PUBLIC HEARING

- C.1** Public Hearing: Consider the request from the Billingsley Company to change the zoning of an approximate 48.1 acre tract from Planned Development No. 88 (PD-88) to Planned Development No. 97 (PD-97) and take appropriate action. This new PD includes a Conceptual Site Plan and special Development Standards that would allow a variety of retail, light industrial, and professional office land uses. This Tract is located at 12101 Stemmons Freeway, immediately west of the Stemmons Freeway (I-35East) southbound frontage road and approximately 1,000 feet north of the LBJ Freeway (I-635) westbound frontage road.

Chairman Patterson opened the public hearing and read the following into the record.

The applicant, the Billingsley Company, is proposing the creation of a new Planned Development in order to construct a new business park. This proposed business park will consume the northwest corner of Stemmons Freeway (I-35East) and LBJ Freeway (I-635) multi level interchange. This proposed business park will include land located both in Farmers Branch and Dallas. Simultaneous rezoning cases are being requested in both municipalities.

The specific development standards for the existing zoning district, Planned Development No. 88 (PD-88) did not fit well with the design and scale of the proposed business park, therefore the applicant is proposing a new planned development (PD-97) with more flexible development standards. These new development standards include building placement (setbacks and coverage), parking, street design, and landscape requirements.

City staff recommends approval of proposed Planned Development No. 97 (PD-97), including the Conceptual Site Plan and specific Development Standards with the following condition:

- 1. The applicant shall install a traffic signal at the intersection of the Stemmons*

Freeway southbound frontage road and the proposed boulevard. This traffic signal will not be required until 100,000 square feet of building space has been developed within the proposed business park.

Andy Gillies, Planning Director, gave a presentation regarding the request. He stated that the property being rezoned included 48.1 acres east of the railroad track and the City of Dallas along the southern border and Interstates 35 and 635 to the north. Mr. Gillies stated that the applicant also has a request before the City of Dallas to amend the zoning district within Dallas as well. Mr. Gillies stated that the applicant is proposing to rezone approximately 48 acres, including creating a future parkway to provide access throughout the new business park. Mr. Gillies stated that the proposed PD 97 would allow light industrial uses without a specific use permit as well as various other retail and office uses within the new PD district. Mr. Gillies stated that the new PD district would allow limited front-loaded parking along public streets with additional landscaping required along the street and throughout the parking areas. Mr. Gillies stated that within the new PD district, 80% of the facade is required to be masonry allowing tilt wall construction as part of masonry requirements.

Chairman Patterson asked if there were any plans for Mercer Parkway to expand access across Stemmons Freeway.

Mr. Gillies stated that the City has no plans at this time for this extension.

Mr. Henry Billingsley, Billingsley Company, came forward and stated that they purchased the property in December 2012. He stated that a portion of the property purchased is located in Farmers Branch and the remainder is located in the City of Dallas. Mr. Billingsley stated that they would like to develop this site and remove the agriculture exemption that is there currently. He stated that there is great visibility for this site and the best use for the site is a combination of office and industrial. Mr. Billingsley stated that his company has been in business for many years and they will develop this property in the near future. Mr. Billingsley stated that their zoning request has been heard by the City of Dallas Planning and Zoning Commission and has been recommended for approval.

Commissioner Blackson asked if they would build in Dallas or Farmers Branch first.

Mr. Billingsley stated that he would build where his customers would like to be placed first, but believes the two properties would be seamless in design.

Commissioner O'Quinn asked if the warehouse would be a front load or rear loading facility.

Mr. Billingsley stated that it would depend on how the building was situated to the roadway.

Commissioner O'Quinn asked if there has been any interest to relocate a corporate headquarters at this location.

Mr. Billingsley stated that the area is close to airport, has great frontage from the freeways and that is important to companies. He stated that they have had a number of inquiries about building in that area.

Chairman Patterson opened the public hearing and asked if anyone in the audience wanted to speak regarding this request.

Rick Johnson, 2927 Harlee, Farmers Branch stated that he had concerns that the

property was connected to land in the City of Dallas and what happens if their zoning or codes are different. Mr. Johnson stated that additional upscale residential was needed on the west side.

Mr. RL Lemke, 1603 LBJ Freeway, stated that modifying the PD to allow warehouse uses did not make sense for this area. He believed that heavy trucks in and out of the area would be problematic. Mr. Lemke stated that he was opposed to the rezoning and he represents 8 parcels of land on the west side of Farmers Branch.

Mr. Gillies stated that only one property he represents (T. Sorrento tract) was within the notification area. Mr. Gillies asked Mr. Lemke if he was representing the T. Sorrento property this evening and was he officially opposing the rezoning request.

Mr. Lemke stated that he was representing T. Sorrento and was officially opposing the rezoning request.

Chairman Patterson asked if anyone else wanted to speak. There being no one wanting to speak, Chairman Patterson closed the public hearing.

Mr. Gillies stated that the City mailed out 18 notices to surrounding property owners. City staff received no written response before this meeting.

Commissioner Beck asked about access to the site from Stemmons Freeway.

Mr. Gillies stated that there are two future street connections planned along Stemmons.

Chairman Patterson stated that he believed that industrial was a good use for this site given that it was surrounded by a freeway and railroad tracks.

Commissioner Beck asked if the City had conducted a market study for this site regarding single family housing.

Mr. Gillies stated that a market study wasn't done for the specific property in question, but a study was done for Mercer Crossing area in general. The study did show some limited growth potential for single family detached homes on the west side, but would take a long time.

Commissioner Blackson asked if there were different materials being offered other than glass for the buildings proposed.

Mr. Billingsley showed the Commission some pictures of other buildings they had constructed with different materials being used.

Commissioner O'Quinn stated that he feels there is separation between the property on the west side and the property east of the railroad tracks. He stated that this

proposal is the first the Commission has seen for the area in a long time, and he didn't want to set a precedent for what could potentially happen to property west of the rail line. Mr. O'Quinn stated that single family housing would not work on this site, however, he was concerned about the precedent this rezoning case may establish for industrial uses moving to properties to the west of the BNSF railroad line.

Chairman Patterson stated that with specific use permit requirements, the Commission does have control of what happens on the west side of the railroad tracks as well.

Mr. Billingsley stated that this property is closer to Stemmons and he didn't believe there would be any interaction between the two sites.

Commissioner Bingham asked if the traffic signal requirement was based on 100,000 square feet only in Farmers Branch or the entire future business park.

Mr. Gillies commented that the 100,000 threshold pertained to the overall development, not just the Farmers Branch portion.

Commissioner O'Quinn stated that he thought there was some validity to the comment made earlier about the project being constructed in two different cities.

Mr. Billingsley stated that his company planned on using the same development standards in both cities and he doesn't believe there would be any land use issues.

Chairman Patterson asked Mr. Billingsley if he agreed with the condition regarding the traffic signal requirement.

Mr. Billingsley stated he was accepting of the traffic signal requirement after 100,000 square feet of building lease was completed within the entire park.

A motion was made by Commissioner Bingham and seconded by Commissioner Blackson to recommend approval of the proposed rezoning including the conceptual site plan and the condition to install a traffic signal. The motion passed by a 6 to 1 vote with Commissioner O'Quinn voting in opposition.

D. ADJOURNMENT

A motion was made by Chairman Patterson and seconded by Vice Chairman Hardie to adjourn the meeting at 8:15p.m.

Chairman

City Administration