



# City of Farmers Branch

City Hall  
13000 Wm. Dodson Pkwy  
Farmers Branch, TX 75234

## Meeting Minutes

### Planning and Zoning Commission

---

Monday, February 26, 2018

7:00 PM

City Hall

---

#### Study Session Meeting to be held at 6:00 PM in Study Session Room

**Present** 12 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Jared Sullivan, Chairman Jason O'Quinn, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Vice Chair Sergio De Los Santos, Tina M. Firgens AICP Director of Planning, Andreea D. Udrea Planning Manager, and Brian Campbell Planning Technician

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

Additionally, the agenda packet is available for download from the City's web site at [www.farmersbranchtx.gov](http://www.farmersbranchtx.gov). This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

#### **A. STUDY SESSION**

**Present** 12 - Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Michael Driskill, Commissioner Jared Sullivan, Chairman Jason O'Quinn, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Vice Chair Sergio De Los Santos, Tina M. Firgens AICP Director of Planning, Andreea D. Udrea Planning Manager, and Brian Campbell Planning Technician

##### **A.1 [TMP-2544](#)** Discuss Regular Agenda items.

Chairman O'Quinn called the Study Session to order at 6:02 PM and thanked the Commissioners for their service.

Chairman O'Quinn stated that on the Study Session agenda, Item A.1 is a normal item but that Items A.2 and A.3 are new. He stated that Item A.2 is related to having a work plan for the Planning and Zoning Commission, and that having a work plan allows the public to know what the Commission will be discussing in the future. Chairman

O'Quinn stated that the work plan also provides the Commission the opportunity to provide feedback to staff regarding items of interest to the Commission. Chairman O'Quinn explained that Agenda Item D.1 on the Commission's regular meeting agenda, allows the Commission to request items for future discussion, which contributes content to the work plan. Chairman O'Quinn asked Mrs. Tina Firgens, Director of Planning to elaborate further on the various agenda items.

Mrs. Firgens stated that at the Commission's meeting on February 26, 2018 there was discussion regarding when the appropriate time is for the Commission to request items be brought forth for future discussion. She stated that at that meeting, it was discussed that the request could occur at the Study Session. Mrs. Firgens then stated that since that meeting, after giving additional consideration, staff has included a standing item at the end of the Commission's regular meeting agenda to allow the Commission to request items for future discussion on public record during the regular meeting, allowing for additional transparency.

Mrs. Firgens also informed the Commission that related to transparency, staff is working on having the Commission's study session meetings live-streamed broadcasted similar to what is done for the Commission's regular meetings. Additionally, a summary of the Commission's Study Session discussion will occur in the meeting minutes. Mrs. Firgens stated that Study Session discussion has been retained in the past via other means, but that having the discussion reflected in the minutes offers additional transparency should anyone in the community be interested in reading the discussion. Mrs. Firgens stated that the Study Session video will be posted on the City's website and replayed on television. She stated that the video broadcasting and discussion reflected in the Study Session minutes will begin in March.

Mrs. Firgens stated that items requested for future discussion at the Commission's future regular meetings, can also be added to the Commission's work plan included in Agenda Item A.2.

Chairman O'Quinn stated that having the items for future discussion at the end of the Commission's regular meeting agenda, allows for contribution of ideas that may be current on a Commissioner's mind.

Commissioner Bertl asked how many people watch the Planning and Zoning Commission meetings on television. Mrs. Firgens stated she was not sure. Mr. John Land, Deputy City Manager, replied by stating that while he did not have exact figures, residents do watch the meetings. Mr. Land pointed out that numerous residents would contact City officials regarding the Study Sessions of City Council.

Chairman O'Quinn asked the Commissioners for any questions or discussions on the Commission's Regular Agenda Items.

Regarding Agenda Item C.3, Commissioner Sullivan asked about the trees that were proposed to be removed. Mrs. Andreea Udrea, Planning Manager explained that these trees were considered "trash trees" that were proposed to be removed in order to make the site developable. Mrs. Udrea also pointed out the applicant's proposal to install 58 new trees on-site to compensate for the trees being removed. Mrs. Firgens explained that the trees the applicant was proposing to install were three (3) caliper trees to meet zoning requirements.

Commissioner Bertl commented on the importance of installing three (3) inch caliper

trees, noting that she has noticed many of the trees at apartment buildings throughout the City are small and inadequate.

Referring to the site located at Alpha and Inwood, Commissioner Bertl pointed out that many of the trees at that site were located under electrical lines. Commissioner Bertl commented on the importance of selecting trees that do not interfere with overhead utilities. Mrs. Firgens explained that as part of the site plan approval process, staff encourages the applicant to select trees whose canopy will not interfere with overhead utilities. Mrs. Udrea pointed out that at this site, all utilities were to be buried as a requirement of the site's Planned Development District.

Referring back to the subject site for Item C.3, Mrs. Firgens pointed out that there was adequate space for all the trees the applicant was proposing to install.

Regarding Agenda Item C.1, Commissioner Sullivan commented on the special exception, asking why they were not able to meet the required roof height. Mrs. Udrea explained the design issues which triggered the applicant to request this special exception.

Regarding Agenda Item C.2, Commissioner Brewer asked about any concerns that might arise concerning the Specific Use Permit (SUP) if the business were to change hands. Mrs. Firgens explained that any future businesses would be required to comply with the requirements set forth in the SUP Ordinance if this request were approved. Mrs. Firgens further explained that per the City's Comprehensive Zoning Ordinance, an SUP expires after 180 days should the building become vacant as a result of the tenant moving out.

Regarding Item C.2, Commissioner Driskill asked if there would be restrictions referring to the greenspace north of the building if the applicant wished to expand in the future. Mrs. Udrea said yes, stating that there are restrictions concerning expansion of this site related to the proximity to residential uses and screening requirements.

Referring to Agenda Item C.2, Commissioner Moore asked if this was the best use of the property. Mrs. Firgens explained that the PD zoning ordinance recognizes that the use is appropriate within the zoning district, but it may not be appropriate for all properties within the zoning district, hence the SUP requirement which allows the use to be evaluated on a case by case basis. Mrs. Firgens also identified factors staff takes into consideration regarding reviewing cases. Mrs. Firgens stated that as Commissioners, you have to decide whether you believe the use is appropriate and vote accordingly.

Commissioner Bertl asked for clarification regarding the surrounding uses and proximity with other residential uses such as the Villa Creek Apartments.

Chairman O'Quinn asked how long the building had been vacant. Mr. Land said it had been vacant for seven (7) to eight (8) years. Mr. Land pointed out that this was to be the site of the Westwood School, who had previously applied for an SUP. Mr. Land explained that this deal fell through and that several other businesses had considered this site in the past. Mr. Land stated regarding the discussion of highest and best use of a site, the Westwood School would have generated more traffic.

Commissioner Yarbrough pointed out that this is a request for the use of the existing building as is, and will operate based on a leasing contract limited in time.

Commissioner Zavala asked about the legal grounds for denial of the SUP request. Mr. Land replied that this may open a challenge from the property owner for restriction of trade and explained the uses that are considered manufacturing. Mrs. Udrea explained that the Comprehensive Zoning Ordinance has standards for manufacturing such as noise and odors.

Commissioner Bertl questioned the existing landscape screening on this site. Mrs. Firgens stated that the applicant was proposing to install additional landscape screening shrubbery to screen the loading dock areas from public view. Mrs. Udrea pointed out that the applicant's proposal to keep the existing landscaping, but filling in the missing shrubbery on the east side and along the north side of Christian Parkway.

Referring to Agenda Item C.2, Commissioner Driskill expressed concerns over traffic at this site. Commissioner Driskill stated that there may be residents who find this potential use undesirable.

Referring to Agenda Item C.2, Commissioner Moore commented that the SUP would not be required if the applicant were not requesting light fabrication as part of their proposed use. Commissioner Moore commented that the Commission could vote against this SUP request and that Council would have to decide whether or not this use was appropriate. Mrs. Firgens explained that all Commissioners have the opportunity to vote as they deem appropriate.

Chairman O'Quinn asked for clarification on the rule concerning abandonment of an SUP, also asking if a similar tenant could come into the space. Mrs. Firgens explained that the 180 day expiration applied to all SUPs, further explaining that future tenants could come in and continue the same use subject to the conditions of the SUP. Mr. Land stated that as an example, the O'Reilly Auto Parts store required only approval of a Detailed Site Plan as they were continuing the use set forth by the SUP that was originally approved for Dick's Auto Parts.

Chairman O'Quinn asked if there was language in SUP Ordinances allowing for approval of specific tenants. Mrs. Firgens explained that SUPs are typically based on lands uses, not tenants. Chairman O'Quinn commented that in the past, there would be concessions to some tenants for certain uses with the hopes that more desirable tenants would come along later.

Commissioner Bertl asked if there were any legal challenges to the timing of an SUP. Mrs. Firgens said that time limits only applied to Interim SUPs.

## A.2 [TMP-2608](#)

Discuss the Planning and Zoning Commission's upcoming work plan for 2018.

Chairman O'Quinn opened this discussion on this item by explaining that the work plan involves set a topics the Commissioners have identified as wanting more information on and prioritizing these topics. Chairman O'Quinn then asked Mrs. Firgens to further explain this agenda item.

Mrs. Firgens explained that staff has consolidated a list of topics the Commissioners have previously expressed interest in exploring further. Mrs. Firgens stated the list was prepared based upon the feedback received from staff, discussion from the

Commission's meeting on February 26, 2018 as well as the Commission's joint meeting with City Council on October 23, 2017. Mrs. Firgens further explained that the purpose of the work plan was to balance discussion on these topics in tandem with the rest of the work load of the Commission. Mrs. Firgens stated it is her desire for staff to be responsive to the Commission's requests and balancing the Commission's work load.

Mrs. Firgens identified three (3) categories in which the topics generally fell. Mrs. Firgens identified the first as Update and used the example of the Commission wanting an Economic Development update on the City. Mrs. Firgens identified the second category as Items Requiring In-depth Analysis. Mrs. Firgens stated these items could potentially result in an ordinance amendment, thus requiring additional work on staff and the Commission's part. Mrs. Firgens identified the final category as Retreat items. Mrs. Firgens explained a tour of recently completed development projects could be appropriate for a retreat. Mrs. Firgens explained that the creation of these three (3) categories was meant as a starting point for discussion, but that staff was open to any input or alternative methods of categorization from the Commissioners.

Commissioner Moore commented that tours should be separate from the retreat, using the example of a tour of the Eagle Gun Range the Commission had participated in previously. Commissioner Moore explained that he felt having a tour as part of the retreat would not accomplish what he felt the Commissioners should get out of the retreat. Commissioner Moore stated he felt the retreat should be used for the discussion of more in-depth topics.

Commissioner Bertl commented that she agreed with Commissioner Moore's comments.

Mrs. Firgens suggested moving tours to a category called Other or moving it into the Items Requiring In-Depth Analysis category. Mrs. Firgens explained that tours require preparation on the part of staff, including coordinating transportation and mapping out routes.

Commissioner Moore asked if Economic Development updates happened on a quarterly level. Mr. Land said yes, on a City Council level. Mrs. Firgens explained that Ms. Allison Cook, Director of Economic Development, recently completed a video for Council on the City's Economic Update. Mrs. Firgens explained that an Economic Development Update was an item that could be easily be a future Study Session item for the Commission, with Ms. Cook sharing the video and providing additional commentary. Mrs. Firgens stated that she felt this item fell best under the Update category.

Chairman O'Quinn commented on his recent encounter with Ms. Cook in which she encouraged the Commission to view her Economic Development Update video and her offer to attend a future Study Session.

Chairman O'Quinn commented that he would like as part of the Study Session that the Commission receive updates on previous cases brought before them, including City Council's ultimate decision on these cases. Chairman O'Quinn also stated his desire to hear which cases the Council either did not approve or approved with modifications in order to achieve a better understanding of Council's way of thinking versus that of the Commissioners. Chairman O'Quinn said he felt such updates could be a standing item for future Study Sessions on a monthly basis. Mrs. Firgens suggested having this item on the Study Session agenda every second meeting of the month. Mr. Land suggested

that staff compose a report identifying Council's decision on each case.

Commissioner Bertl asked if there would be regular joint meetings with City Council. Mrs. Firgens stated that this would be addressed during the discussion on Study Session Agenda Item A.3.

Chairman O'Quinn commented on Commissioner Bertl's desire for more information on permeable pavement in addition to pavers and asked whether this would be more appropriate as a Study Session or retreat item.

Commissioner Brewer said he felt this item required more analysis.

Commissioner Moore said that he felt staff needed to research this item more thoroughly.

Commissioner Bertl commented that she felt it would be of great benefit to the City to gather more information on permeable pavers and the other topics the Commission wanted more information on.

Mrs. Firgens recommended categorizing permeable pavers as Items Requiring In-depth Analysis. Mrs. Firgens explained that this item should be analyzed from several viewpoints, including from an engineering perspective, given the areas different soil types and researching what other cities have done with permeable pavers. Mrs. Firgens stated it is staff's desire to bring educated information on this topic along with a possible vendor, such as the contact made by Commissioner Sullivan.

Commissioner Bertl suggested that staff research both pavers and paving, noting that the research should not be limited to just pavers and that there may be suitable types of paving the City could potentially pursue.

Commissioner Driskill stated that he would like more educational opportunities for the Commission such as the joint meeting with Council which featured a presentation on exterior building materials.

Chairman O'Quinn asked if the City had, in addition to the Zoning Board of Adjustment (ZBA), a Building Standards Review Board. Mrs. Firgens stated that the City has a Building Commission Board of Appeals (BCBOA). Mrs. Firgens explained that this board takes up matters concerning the building codes of the City, per a conversation she had with Hugh Pender, Director of Community Services.

Chairman O'Quinn said he would like for citizens with fence types restricted by the City's Comprehensive Zoning Ordinance to have a forum in which they receive a subjective opinion on the matter as the City reconsiders restricted fence types. Mrs. Firgens asked if this item could be brought back to the Commission at a later time, citing that fence types should be categorized under Items Requiring In-depth Analysis. Mrs. Firgens stated that she would like to review past conversations on this topic. The Commissioners agreed to this request.

Chairman O'Quinn noted that more discussion on Study Session Item A.2 may be needed at the next Study Session. Chairman O'Quinn said he felt this work plan would be beneficial to the Commission in helping gather the information Commissioners request on specific topics, as well as giving the Commissioners an additional forum with which to give their insights and opinions.

Mrs. Firgens noted the remaining items on the list that still needed to be categorized and offered the opportunity to provide initial direction. Commissioner Moore asked Mrs. Firgens to give her opinion as to how the remaining items should be categorized.

Mrs. Firgens said she felt quality standards for multi-family should fall under Items Requiring In-depth Analysis, noting the additional work needing to be done by staff. Mrs. Firgens said that landscaping requirements for single-family residences could be categorized as an Update item which could evolve into an item requiring more in-depth analysis if the Commission desired. Mrs. Firgens suggested that regarding receiving a presentation related to the recently approved bond items, that this topic be part of the Retreat or done at a different time.

Commissioner Moore asked if an update on bond items was on staff's calendar to present to Council within the next six (6) months. Mrs. Firgens said she was not sure when a bond items update would occur, but that the Pike Street redevelopment is on the City's Strategic Initiatives.

Commissioner Moore asked if any planned updates for the general public or for Council could automatically be added to future Study Session agendas as appropriate. Commissioner Moore said he felt this would limit the potential workload of staff, and that this would be an easier avenue for the Commissioners to receive this information.

Mr. Land stated that an update on bond items would occur soon, but the decision on how to distribute debt had to happen first. Mr. Land further explained that debt was to be retired in May with the goal of not increasing rates. Mr. Land said that this debt would be distributed sometime after May so that it may be spent in a timely manner.

Chairman O'Quinn concluded discussion on this agenda item.

### **A.3** [TMP-2609](#)

Discuss the upcoming City Council quarterly update presentation.

Chairman O'Quinn stated that Council has requested various boards and commissions, including the Planning and Zoning Commission, to give quarterly updates on at regularly scheduled Council meetings. Chairman O'Quinn explained that staff would help put together a presentation that he would present at the March 20, 2018 City Council meeting.

Mrs. Firgens stated she wanted the Commissioners to provide feedback for this presentation at this Study Session. Due to time constraints, Mrs. Firgens requested that this agenda item be considered at the next Study Session on March 12, 2018. Mrs. Firgens suggested that the March 12 Study Session begin at 5:30 PM instead of 6:00 PM to ensure enough time for discussion on this item. Mrs. Firgens also suggested that staff could prepare a draft presentation. The Commissioners agreed to this request.

Chairman O'Quinn officially concluded the Study Session at 7:00 PM.

Commissioners and staff reconvened in Council Chambers for the Regular Meeting at 7:05 PM.

## **B. REGULAR AGENDA ITEMS**

### **B.1** [TMP-2545](#)

Consider approval of the Attendance Matrix for the Planning and Zoning

Commission as presented; and take appropriate action.

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

**Aye:** 9 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Chairman O'Quinn, Commissioner Bertl, Commissioner Zavala and Vice Chair De Los Santos

**B.2** [TMP-2546](#)

Consider approval of the February 12, 2018 Planning and Zoning Commission Minutes; and take appropriate action.

**A motion was made by Commissioner Moore, seconded by Commissioner Sullivan, that the Minutes be approved. The motion carried unanimously.**

**Aye:** 9 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Chairman O'Quinn, Commissioner Bertl, Commissioner Zavala and Vice Chair De Los Santos

**C. PUBLIC HEARING**

**C.1** [18-SU-01](#)

Conduct a public hearing and consider a request from Darsit Bhakta for a Specific Use Permit amendment for a hotel located at 1570 Mira Lago Boulevard; and take appropriate action.

The applicant, Darsit Bhakta, is proposing to amend the building elevations for the Hampton Inn Specific Use Permit (SUP) that was approved by City Council on September 6, 2016 per Ordinance 3389. Minor changes to the site plan are also proposed. The proposed Specific Use Permit amendment includes a request for a special exception related to the roof type. The property is located within Planned Development District No. 81 (PD-81). Staff recommends approval of this Specific Use Permit with the special exception as presented.

Mrs. Udrea gave a presentation on the applicant's proposal as presented in the staff report. Mrs. explained that PD-81 is divided into two (2) subdistricts. Mrs. Udrea explained that the subject site is located within the "Employment Core" subdistrict, which allows for hotel development after the approval of a Specific Use Permit and explained changes to the site plan related to the number of parking spaces, porte cochere design and fire lane configuration.

Mrs. Udrea then explained the proposed changes to the building elevations is the primary reason for this SUP amendment. Mrs. Udrea explained that the elevations included with the previously approved SUP reflected a "Classic Contemporary" architectural style supported by continuous elements such as massive columns, accented roof cornice and first floor base. Mrs. Udrea stated that the proposed architectural style included in this SUP amendment is more "Simple Modern" with an accent on clean large surfaces breaking down the facade, larger windows and more subtle accents. Mrs. Udrea stated that the proposed elevations for the hotel comply with the standards of PD-81 and specifically the requirements concerning variations of surface textures and harmonious combinations.

Mrs. Udrea explained that the previously approved special exception related to the building setback still applies to this SUP amendment. Mrs. Udrea then went on to explain the special exception being requested with this SUP amendment related to

minimum building height for structure, with flat roofs.

Mrs. Udrea explained that PD-81 required the roofs of all buildings to have sloping roof forms, except for buildings over 60 feet in height. Mrs. Udrea stated that the proposed building would have a flat roof configuration and accent elements that would be a maximum of 59 feet in height. Mrs. Udrea stated that staff supports this special exception, noting that the roof configuration is close to the PD-81 requirement and that the proposed elevations were consistent with the previously approved SUP.

Chairman O'Quinn opened the floor for questions from the Commissioners.

Commissioner Zavala asked the applicant about the timeline from breaking ground to revenue generation of the hotel is the SUP was approved by City Council. Mr. Darsit Bhakta, the applicant, 1234 Nocona Drive, Irving, Texas stated he estimated fourteen (14) month after SUP approval.

Commissioner Zavala then asked when construction would begin. Mr. Bhakta explained that the construction fence was installed and that construction was initiated. Mr. Bhakta went on to explain that major work was put on hold until after this SUP was approved due to the requested change in building elevations. Mr. Bhakta further explained that the change in building elevations resulted from Hilton wanting to phase in a new prototype for all Hampton Inn hotels and that he wanted to construct this hotel with the new prototype. Commissioner Zavala commented that he liked the cleaner look of the proposed facade and explained that he was asking about the timeline because Mrs. Udrea noted in her presentation that the initial SUP for this hotel was approved by City Council back in September 2016. Mr. Bhakta explained that he and his group were initially ready to commence work on the hotel after approval on the initial SUP, but they had to find a new financier for the hotel after the initial one backed out. Mr. Bhakta further explained that it was around this same time that Hilton had begun discussing the new prototype for Hampton Inn hotels. Mr. Bhakta stated that he finally received confirmation on the new prototype in late November 2016 and he made the decision to construct the hotel with this prototype.

Commissioner Zavala asked when this case would go before City Council. Mrs. Udrea said March 20, 2018.

Commissioner Zavala then asked Mr. Bhakta that if City Council approved the SUP on this date, how would this affect his anticipated timeline. Mr. Bhakta stated this date would not have much affect because of the time needed for the completion of initial work including earthwork; finalizing the design and framing; and revising subcontractor contracts to reflect the changes associated with this proposed SUP.

Sabrina Bala of Red Dot Architects, 5307 East Mockingbird Lane, Dallas, Texas, on behalf of the applicant, explained that the permit was obtained for the hotel and the garage and that a contractor had been engaged prior to Hilton's decision on the new facade prototype, which was the reason for the new proposed elevations. Mrs. Bala further explained that preparation of revised drawings has begun in the hopes that City Council approves this proposed SUP. Mrs. Bala further explained that the garage had not changed and the earthwork for the building pad was not much different from what it would have been with the previously approved SUP; therefore the earthwork and garage construction could continue as the SUP amendment awaited final approval from City Council and the final approval of a building permit.

Vice Chair De Los Santos asked if there were any advantages to the proposed

elevations and facade related to sustainability and if the windows were operable. Mrs. Bala stated that the new facade had sustainability advantages, but the windows were not operable. Mrs. Bala stated that the windows were large and would brighten up the room.

Vice Chair De Los Santos asked if the Mechanical, Electrical, Plumbing (MEP) configuration of the rooms would remain the same from the previously approved SUP. Mrs. Bala said yes, pointing out that the MEP would be a high-efficiency design.

Hearing no more questions from the Commissioners, Chairman O'Quinn opened the public hearing. Hearing no questions from the audience, Chairman O'Quinn closed the public hearing.

**A motion was made by Commissioner Brewer, seconded by Vice Chair De Los Santos, that this Specific Use Permit, including the special exception, be recommended for approval. The motion carried unanimously.**

**Aye:** 9 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Chairman O'Quinn, Commissioner Bertl, Commissioner Zavala and Vice Chair De Los Santos

## C.2 [18-SU-02](#)

Conduct a public hearing and consider a request from Matt Nafziger / The Countersource for a Specific Use Permit for a warehouse, distribution, light fabrication and assembly business located in the existing building at 12400 Ford Road; and take appropriate action.

The applicant, The Countersource, is requesting approval of a Specific Use Permit (SUP) for a warehouse, distribution, light fabrication, and assembly use in order to operate within the existing building located at 12400 Ford Road. More specifically, the applicant is proposing to use the building for a stone countertop fabrication and distribution business, including the warehousing and distribution of these products. The subject property is located within Planned Development District No. 74 (PD-74). Staff recommends approval of this requested SUP as presented.

Mrs. Udrea gave a presentation on the applicant's proposal as presented in the staff report. Mrs. Udrea informed the Commission that approval of an SUP was required for the applicant's proposed use per the PD-74 zoning district. Mrs. Udrea stated that the site was fully developed with the existing one (1) story tilt wall building and that no expansion of the existing space or outdoor storage was being proposed with this request. Mrs. Udrea explained that the building had two (2) loading docks along the east side of the building and that this loading area was screened from public view along Fabric Xpress Way with tall and dense shrubs. Mrs. Udrea stated that the applicant would continue the same screening shrubbery along Christian Parkway to screen the view of the loading docks. Mrs. Udrea stated that all trucks would likely enter the property from Ford Road when arriving from the south and Villa Creek Drive via Denton Road when coming from the west. Mrs. Udrea explained that all operations would take place completely inside the building and that work would not generate noise, odor, vibrations, or hazards detected beyond the property lines.

Chairman O'Quinn opened the floor for questions from the Commissioners.

Commissioner Brewer asked about the size of the trucks the applicant would be using. Mr. Matt Nafziger, the applicant, 607 Wycliffe Drive, Houston, Texas stated some of

the deliveries would come via eighteen (18) wheel trucks, but that this would be a small percentage. Mr. Nafziger explained that most of the trucks would be small trucks.

Commissioner Yarbrough commented that he liked that the applicant was interested in Farmers Branch, then asked why he was leaving their current location in Irving, Texas. Mr. Nafziger stated that he was in need of a larger space, explaining that he was currently operating out of a 42,000 square foot space with outside storage.

Commissioner Yarbrough then asked if this location would have a showroom similar to the Irving location. Mr. Nafziger said yes.

Commissioner Driskill asked Mr. Nafziger if he planned to use the entire 63,000 square foot space. Mr. Nafziger said yes.

Commissioner Driskill then asked if Mr. Nafziger felt his business was growing rapidly. Mr. Nafziger said yes, explaining his plan to move his existing acrylic distribution facility currently located in Richland Hills, Texas to this location. Mr. Nafziger stated he was looking to consolidate his entire business.

Commissioner Driskill then asked Mr. Nafziger why he was interested in this particular location over other potential locations in the Dallas-Fort Worth metroplex. Mr. Nafziger stated this location best suited his size requirements, explaining other locations had office space that was either too small or too large.

Commissioner Driskill asked Mr. Nafziger if he had any plans for expansion. Mr. Nafziger said no, explaining that he planned to sign a long term lease and did not anticipate outgrowing the facility in a seven (7) to ten (10) year time frame.

Commissioner Bertl commented on the current screening shrubbery along Fabric Xpress Way, which consisted of Red Photinia. Commissioner Bertl explained that it was a plant that died easily and was very scruffy in appearance. Commissioner Bertl then suggested Mr. Nafziger consider installing along Christian Parkway screening shrubbery other than photinias.

Commissioner Moore asked about the location of the showroom. Mr. Nafziger said it would be located at the front of the building, explaining that this would be the only point of access into the office area. Mr. Nafziger also explained that the showroom would be approximately 1,000 square feet and would be mainly for showing product, noting that there would be minimal retail traffic and that the majority of sales would be to builders.

Commissioner Driskill asked if any new employees would be added. Mr. Nafziger said no.

Commissioner Driskill then asked if there would be any incentives to employees for using mass transit, noting the Dallas Area Rapid Transit (DART) station is located within walking distance of this property. Mr. Nafziger said he had not considered the matter. Commissioner Driskill suggested that Mr. Nafziger may want to consider it, noting that he felt it was a great employee benefit.

Chairman O'Quinn asked Mr. Nafziger to explain the process of light fabrication. Mr. Nafziger said that the process involved taking a large granite slab, usually measuring 60 square feet, and cutting it down to create a countertop and then polishing it. Mr. Nafziger also stated that holes were cut into these countertops for sinks. Mr. Nafziger said that these countertops were mostly for residential use, but some were for

commercial use.

Chairman O'Quinn then asked if the lease obligation would include tenant improvement dollars for interior improvements.

Hearing no more questions from the Commissioners, Chairman O'Quinn opened the public hearing. Hearing no questions from the audience, Chairman O'Quinn closed the public hearing and asked for a motion.

**A motion was made by Commissioner Brewer, seconded by Commissioner Driskill, that this Specific Use Permit be recommended for approval. The motion carried unanimously.**

**Aye:** 9 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Chairman O'Quinn, Commissioner Bertl, Commissioner Zavala and Vice Chair De Los Santos

**C.3** [18-SP-01](#)

Conduct a public hearing and consider a request from Panattoni Development Company for a Detailed Site Plan for the construction of a new warehouse and office building located at 13309 Senlac Drive; and take appropriate action.

The applicant, Panattoni Development Company, is proposing the development of a new warehouse and office building at 13309 Senlac Drive. The property is located within Planned Development District No. 77 (PD-77). The proposed site plan includes one special exception request related to building setback requirements. Staff recommends approval of this Detailed Site Plan, including the special exception, as presented.

Mrs. Udrea gave a presentation on the applicant's proposal as presented in the staff report. Mrs. Udrea stated that the proposed building would contain approximately 151,000 square feet to 12,096 square feet of office space, and 139,104 square feet for warehouse use. Mrs. Udrea stated that there is a loading area proposed on the southern side of the building, which would measure 104 feet in width and contain 31 loading docks. Mrs. Udrea stated that this loading dock area would be screened by a wall and shrubbery. Mrs. Udrea stated there is an existing drainage channel running north and south through the property. Mrs. Udrea explained that in order to develop this property, the applicant is proposing to move this drainage channel to the eastern side of the property. Mrs. Udrea stated that moving the drainage channel would be subject to approval from Valwood Improvement Authority. Mrs. Udrea then explained the special exception. Mrs. Udrea stated that PD-77 requires all structures to be setback a minimum of twice the building height from the street right-of-way for all buildings facing secondary streets, and that Senlac Drive is considered a secondary street. Mrs. Udrea explained that this would mean that due to the proposed building height, the minimum building setback is 78 feet, but the Detailed Site Plan proposes a 75 foot setback. Mrs. Udrea stated that staff is in support of this three (3) foot reduced setback due to the significant landscape area proposed between the building and Senlac Drive, including tree plantings.

Chairman O'Quinn opened the floor for questions from the Commissioners.

Commissioner Brewer asked about the approval process from Valwood Improvement Authority concerning the applicant's proposal to move the existing drainage channel. Mrs. Udrea explained that the approval process from Valwood would run concurrently with the City's Public Works department review. Mrs. Udrea explained that if the

Detailed Site Plan were approved by City Council, the applicant would be required to submit civil engineering plans. Mrs. Udrea further explained that Public Works would not release their approval until after the applicant obtained approval from Valwood Improvement Authority.

Commissioner Bertl asked if the electrical lines on-site would be buried. Mrs. Udrea stated that this was a matter of discussion with the applicant, but that they were not required by PD-77 to take this action. Mrs. Udrea stated that the applicant believed the burial of the electrical lines was a significant investment when taken in proportion to the cost of development.

Commissioner Bertl then asked if the poles would be erected upright and made to look more attractive. Mrs. Udrea stated that Oncor owned the electrical poles and that all of the electrical overhead would remain.

Commissioner Zavala asked if Valwood Improvement Authority had been approached about the applicant's proposal to move the existing drainage channel. Mrs. Udrea explained that as part of the Detailed Site Plan submittal, the applicant was required to submit a letter from Valwood Improvement Authority stating whether or not they would generally be in favor of the applicant's proposal to move the drainage channel. Mrs. Udrea stated that staff has a letter on file generally supporting this proposal.

Commissioner Zavala asked if there would be any fall protection for the drainage channel ditch. Mr. Ed Kepner, the applicant, 211 Shady Pine Lane, Holly Lake Ranch, Texas, stated that there was a retaining wall that would run along the drainage channel, and that if railing for fall protection was needed, it would be installed. Mr. Kepner explained that the drainage channel is currently like a pond, and that the channel would be reduced to a simple conveyance channel without any of the standing water.

Commissioner Zavala asked about the height of the retaining wall from the pavement. Mr. Kepner pointed out that the pavement slopes up to the retaining wall. Commissioner Zavala then asked about the height of the retaining wall from the top of the pavement Mr. Kepner said he was not sure.

Commissioner Zavala then asked if this area would serve as a parking lot. Mr. Kepner said yes.

Commissioner Zavala pointed out the encroachment of the adjacent property to the east. Mr. Kepner stated that there is encroachment, but that this would not affect the drainage channel.

Commissioner Zavala expressed concern about the drainage channel coming right up to the property line of the adjacent business. Mr. Kepner pointed out that the drainage channel would slope. Mr. Kepner also stated that the adjacent property was an industrial warehouse business with a fence along this property line.

Commissioner Yarbrough asked about the special exception for the building setback. Mr. Kepner explained that it was his original intent to comply with the setback requirements of PD-77, but the drainage channel posed a difficult challenge in moving the building further east.

Commissioner Bertl asked about the temporary irrigation for the hydro-mulch. Mr. Kepner explained that he could not leave sprinklers inside the drainage ditch, hence

the temporary irrigation.

Commissioner Bertl then asked about how the rest of the site would be irrigated. Mr. Kepner said the site would feature an underground irrigation system.

Commissioner Zavala asked if this case would go before City Council on March 20, 2018. Mrs. Udrea said yes.

Commissioner Zavala then asked Mr. Kepner if his Detailed Site Plan were approved, what would be the start date for construction. Mr. Kepner said he hoped construction would begin in April. Commissioner Zavala then asked how long construction would take. Mr. Kepner said he anticipated seven (7) months, but hoped it could be done in six (6) months.

Commissioner Zavala then asked if there were any potential leasees interested in this property. Mr. Kepner said yes.

Chairman O' Quinn asked Mr. Kepner if his proposed office and warehouse was speculative in terms of potential tenants. Mr. Kepner said yes.

Chairman O' Quinn then asked for Mr. Kepner's perspective on the area surrounding the subject site. Brice Hafner of Panattoni Development, 5322 Miller Avenue, Dallas, Texas, explained the Valwood area was a strong market. Mr. Hafner pointed out several factors, including the demand for higher class buildings and this particular area's proximity to major roadways such as North Stemmons Freeway and Interstate Highway 635 (I-635). Mr. Hafner also stated that there was a very high tenant demand with many businesses in this area looking to expand operations.

Hearing no more questions from the Commissioners, Chairman O'Quinn opened the public hearing. Hearing no questions or comments from the audience, Chairman O'Quinn closed the public hearing and asked for a motion.

**A motion was made by Commissioner Moore, seconded by Commissioner Brewer, that this Detailed Site Plan, including the special exception, be recommended for approval. The motion carried unanimously.**

**Aye:** 9 - Commissioner Yarbrough, Commissioner Moore, Commissioner Brewer, Commissioner Driskill, Commissioner Sullivan, Chairman O'Quinn, Commissioner Bertl, Commissioner Zavala and Vice Chair De Los Santos

**D. ITEMS FOR FUTURE CONSIDERATION**

**D.1 [TMP-2604](#)**

Discuss agenda items for future Planning & Zoning Commission consideration.

Chairman O'Quinn explained that the purpose of this item was to allow the Commission the opportunity to request items, if any, for future discussion at the Commission's future meetings.

Chairman O'Quinn asked the Commission for any items for future consideration. Hearing no comments from the Commissioners, Chairman O'Quinn concluded discussion on this agenda item.

**E. ADJOURNMENT**

**The meeting was adjourned at 8:05 PM.**

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planing to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

**Certification**

I certify that the above notice of this meeting was posted 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

\_\_\_\_\_

Chairman

\_\_\_\_\_

City Administration

Stamp:

Posted By: \_\_\_\_\_

Posted Date: \_\_\_\_\_