

Chairman Moore thanked the applicant and stated that he was excited that they chose Farmers Branch.

C.2 [18-SP-23](#)

Conduct a public hearing and consider a request for a Detailed Site Plan with special exceptions for proposed office/warehouse buildings located at 1903 Diplomat Drive; and take appropriate action.

The applicant, Douglas Weaver, is requesting an amendment to a Detailed Site Plan to construct two (2) office/warehouse buildings located at 1903 Diplomat Drive. The amendment is necessary due to an existing Trinity River Authority easement on the western side of the property and to eliminate improvements over an existing sanitary sewer line within the easement. The site is located within Planned Development District No. 22 (PD-22), which allows Special Exceptions to be considered with the Detailed Site Plan. The applicant is requesting Special Exceptions related to loading door placement and parking screening requirements. Staff recommends approval of the Detailed Site Plan and associated Special Exceptions as presented.

Ms. Jenifer Paz, Senior Planner, gave a brief presentation regarding the applicant's proposal.

Chairman Moore asked if the warehouses would be air-conditioned. Ms. Paz said this question was best suited for the applicant.

Chairman Moore opened the floor for questions from the Commissioners for staff. Hearing none, Chairman Moore invited the applicant to approach the podium. Mr. Doug Weaver, the applicant, 201 Country View Drive, Roanoke, Texas, said he was the project manager for this project and an engineer with G&A McAdams Consultants Company. Mr. Weaver said the Commission previously heard the case for this Detailed Site Plan during the summer of 2018. Mr. Weaver said since then, a complication has arisen regarding the subject property. Mr. Weaver said he and his team met with the Trinity River Authority (TRA) in April 2018 to discuss the sewer lines. Mr. Weaver identified the two (2) lines as having been installed by the TRA in 1969 and 1980 respectively. Mr. Weaver said a third (3rd) was installed by the City of Farmers Branch and that it was 20 feet deep underground. Mr. Weaver said the TRA lines were both buried six (6) feet underground, and explained that this is shallower than a typical sewer line. Mr. Weaver said the TRA is in the process of replacing the line installed in 1969, noting that a team took pictures in April 2018 and that the pipes were not in good condition in some areas. Mr. Weaver said TRA's work to replace this sewer line could take up to two (2) years, depending on how the team decides to proceed in replacing the pipe. Mr. Weaver said the general contractor did not believe it would be feasible to perform any construction work over either of these sewer lines, noting concerns over using a vibrator to level the ground in this area. Mr. Weaver said the decision was made to not develop any of the land above area with these sewer lines, noting that as a result there would be approximately 48 less square feet of warehouse space on the western side of the property than from the originally proposed site plan. Mr. Weaver said a fence would be erected along an existing telephone easement on the western portion of the site and that no development would be allowed on the other side of the fence. Mr. Weaver said due to this revised site plan, there have been challenges regarding parking. Mr. Weaver said there are current negotiations for a tenant to move into one of the warehouse buildings by September 2019. Mr. Weaver said, per Ms. Paz's presentation, that 3,000 square feet has been lost for Building A and that Building B was approximately the same size as that in the originally proposed site plan. Mr. Weaver said all front loading dock doors have been moved to the western side of

the building and out of public view. Mr. Weaver said there is a ground level door on the eastern portion of Building A, noting that this was the only feasible location for this door that would not result in a loss of warehouse space. Mr. Weaver said, regarding ground level doors, they are for trucks to back in and unload into the warehouse. Mr. Weaver said he did not know what tenants would occupy these buildings, citing FedEx and UPS as examples, and that he desired to give these tenants flexibility regarding the unloading of trucks. Mr. Weaver said that the front of the property would feature landscaping approved by the City, and said that that he would be willing to modify the landscaping if necessary.

Commissioner Bertl asked if the landscape plan would include Junipers. Mr. Weaver said yes. Commissioner Bertl commented that this was not an ideal tree to plant, noting that this tree type is currently suffering a blight. Commissioner Bertl suggested Mr. Weaver plant Nelly R. Stevens trees instead. Mr. Weaver asked if this tree type was on the list on the list approved tree species. Ms. Paz said the applicant proposed Blue Arrow Juniper to screen the loading doors. Commissioner Bertl commented that this was not an ideal tree to plant. Ms. Paz asked Commissioner Bertl about the tree species she recommended. Commissioner Bertl said it was Nelly R. Stevens. Ms. Paz said the applicant had the option of modifying the landscape plan and that the Commissioners had the option of adding this modification as part of their recommendation of approval. Mr. Weaver said he would be willing to work with staff to modify the landscape plan.

Chairman Moore asked for any additional questions from the Commissioners for the applicant.

Commissioner Yarbrough thanked Mr. Weaver for investing in the City of Farmers Branch, and then asked about the potential tenant for Building B Mr. Weaver mentioned previously. Mr. Weaver said Mr. Bucky Gillett of Gillett Commercial was present and that it was Gillett Commercial who would be constructing this building. Mr. Weaver asked Mr. Gillett if he had received a contract for a potential tenant. Mr. Gillett said he and his team are currently in negotiations with several potential tenants.

Commissioner Yarbrough asked if both buildings would be sold. Mr. Weaver said yes, unless a buyer cannot be found at which point these buildings would be leased. Mr. Weaver said there had previously been interest amongst potential tenants for these buildings prior to this site plan amendment and that he believed eventually selling these buildings would not prove challenging. Mr. Weaver stated this type of product is needed in the Dallas-Fort Worth metroplex.

Commissioner Yarbrough asked Mr. Weaver if he had previously built any such projects in Farmers Branch. Mr. Weaver said no. Commissioner Yarbrough asked if Mr. Weaver had developed any such projects in other cities within the metroplex. Mr. Weaver said his team is currently developing similar projects in McKinney, Allen, and Richardson, Texas. Mr. Weaver said he was hopeful this development with Farmers Branch would begin construction soon.

Commissioner Driskill asked about the types of businesses that were most likely to occupy the warehouse buildings. Mr. Bucky Gillett of Gillett Commercial, 6405 Rosemary Court, McKinney, Texas, said it is his team's goal to attract businesses that are currently in lease space only in which business owners are in situations in which they are experiencing a 20 percent increase in rent upon lease renewal. Mr. Gillett said it his team's intent to attract tenants who desire to remain in Farmers Branch and own their own property, and said that these tenants would enjoy incentives such as tax

benefits. Mr. Gillet said there has been interest from flooring and electrical supply companies, as well as a variety of light manufacturing and light industrial users, noting warehousing as a primary user.

Commissioner Driskill if the area surrounding the subject property had high demand. Mr. Gillett said yes, and said that his team is looking to the Valwood Park area for tenants requiring less than 50,000 square feet of space. Mr. Gillett said the vacancy factor for the Valwood Park area is likely within the two (2) to three (3) percent range.

Hearing no further questions or comments from the Commissioners, Chairman Moore opened the public hearing. No one came forward to speak to this agenda item. Chairman Moore closed the public hearing.

Ms. Tina Firgens, Director of Planning, said that the Comprehensive Zoning Ordinance (CZO) has a recommended list of plant materials, but noted that it is not an all-inclusive list and the CZO recognizes that there may be additional appropriate plant materials. Ms. Firgens said Commissioner Bertl had suggested that the applicant plant Nelly R. Stevens and said this is a common plant material in the area and that it has been an acceptable material in other communities in which she has worked. Ms. Firgens said that if the Commission chose to recommend approval of this Detailed Site Plan it was within their prerogative to request the modification of a plant material they deemed more appropriate. Ms. Firgens said during the Study Session, there were concerns regarding the planting of Indian Dwarf Hawthorne being able to effectively provide screening. Ms. Firgens said staff could work with the applicant on an alternative plant material. Ms. Firgens said the applicant may be receptive to any suggestions the Commissioner may have regarding plant materials.

Chairman Moore asked for a motion.

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Yarbrough that this Detailed Site Plan and associated special exceptions be recommended for approval. The motion carried unanimously.

Aye: 6 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Bertl, Commissioner Retana and Vice Chairman De Los Santos

Absent: 2 – Commissioner Sullivan and Commissioner Zavala

Chairman Moore asked when the case would be heard by City Council. Ms. Firgens said it would be November 6, 2018.

C.3 [18-ZA-09](#)

Conduct a public hearing and consider a request to amend the Comprehensive Zoning Ordinance including amending Article 2. Zoning District and Uses, Article 4. Site Development Standards, and Article 7. Definitions as it relates to allowing vehicle dispatch and storage uses and establishing related development standards; and take appropriate action.

This is a city-initiated zoning amendment to amend the Comprehensive Zoning Ordinance (CZO) as it relates to introducing a new land use, vehicle dispatch and storage, and providing associated definitions and development standards related to the use. This amendment was initially prompted by a zoning enforcement action and