



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, May 20, 2019

7:00 PM

City Hall

Study Session Meeting – 6:00 PM

Present 10 - Chairman David Moore, Commissioner Tim Yarbrough, Commissioner Michael Driskill, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Vice Chairman Sergio De Los Santos, Tina M. Firgens AICP Director of Planning, Jenifer Paz AICP Lead Planner, Brian Campbell Planning Technician and John Land Deputy City Manager

Absent 1 - Commissioner Jared Sullivan

A. STUDY SESSION

A.1 [19-203](#) Discuss Regular Agenda items.

Chairman Moore called the Study Session to order at 6:02 PM.

Chairman Moore thanked the Commissioners for their service.

Chairman Moore opened discussion on Study Session Agenda item A.1 Discuss Regular Agenda items. Chairman Moore asked for any questions or comments regarding the Regular Agenda and Public Hearing agenda items.

Regarding Regular Agenda item C.1:

- Commissioner Yarbrough requested clarification on the applicant's request.
- Chairman Moore asked about public response to this case.

Regarding Public Hearing item C.2:

- Commissioner Bertl asked about potential tenants for the building.
- Commissioner Yarbrough asked if the applicant was the owner of the property, and Ms. Paz said the applicant has the property under contract.
- Ms. Paz explained that while staff supported the applicant's requested special exceptions, they were recommending denial of this Specific Use Permit due to

the office and warehouse use proposed.

- Commissioner Bertl asked if staff's recommendation was due primarily to the warehouse portion of the development, and Ms. Paz said yes.
- Ms. Tina Firgens, Director of Planning, explained that staff was recommending denial of this Specific Use Permit due to the land use recommendations of the West Side comprehensive plan and the existing land uses within the area. Ms. Firgens said that West Side comprehensive plan designated the area surrounding the subject property as the Employment District and recommended high quality office and research and development uses. Ms. Firgens explained that rezoning within this area introduced residential and retail uses which were not anticipated. Ms. Firgens said staff has concerns regarding the warehouse portion of the development, noting the potential for increased truck traffic and the compatibility of the proposed development with the residential and retail uses within the area.

A.2 [19-237](#)

Presentation and discussion regarding the IH-35E Phase 2 expansion project

Ms. Tina Firgens, Director of Planning, gave a presentation regarding the IH-35E Phase Two (2) expansion project.

Discussion amongst the Commissioners regarding Ms. Firgens' presentation was as follows:

- Commissioners Bertl and Driskill discussed funding sources for the project, including: whether the State of Texas funded the Texas Clear Lanes fund and the source of the identified funding on the slide discussing estimated project costs and funding.
- Commissioner Bertl discussed the following: whether it was standard practice for the Texas Department of Transportation (TxDOT) to declare eminent domain for highway expansion projects; and if Mr. Chris Rocha, Project Manager for the IH-35E Phase Two (2) expansion, was the project manager for previous projects regarding IH-35.
- Chairman Moore asked about the following: how this project would affect the City's forthcoming IH-35 vision study from a timeline perspective; and if this project would affect the design of the City's various trail systems.
- Chairman Moore and Commissioner Bertl discussed the Essilor campus, including: building setbacks and property boundaries; and the location of the office building.
- Commissioners Bertl and Yarbrough discussed the uses of the existing buildings within the portion of the IH-35 corridor between Denton Drive and the railroad right-of way (ROW).
- Commissioner Bertl asked about the location of the former Vanderburg printing services building.
- Commissioner Driskill asked if TxDOT had acquired the right-of-way (ROW) for the property at the corner of IH-35 and Valley View Lane.

- Commissioner Bertl asked if the City had discussed with TxDOT the funding of betterments, including enhanced landscaping and artwork.

A.3 [19-226](#)**Discuss agenda items for future Planning and Zoning Commission consideration.**

Chairman Moore opened discussion on Study Session Agenda item A.3 Discuss agenda items for future Planning and Zoning Commission consideration.

No items were requested by the Commissioners.

Hearing no questions or comments, Chairman Moore closed discussion on this agenda item and adjourned the Study Session at 6:54 PM.

Staff and the Commissioners reconvened in the Council Chambers for the Regular Meeting at 7:02 PM.

B. REGULAR AGENDA ITEMS**B.1** [19-205](#)**Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented; and take appropriate action.**

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

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

Absent: 1 – Commissioner Sullivan

B.2 [19-227](#)**Consider approval of the May 6, 2019 Planning and Zoning Commission Minutes; and take appropriate action.**

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Driskill, that the Minutes be approved. The motion carried unanimously.

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

Absent: 1 – Commissioner Sullivan

C. PUBLIC HEARING**C.1** [19-SU-03](#)**Conduct a public hearing and consider the request for a Specific Use Permit and associated Detailed Site Plan for outdoor storage on a 6.9-acre lot located at 2020 Valley View Lane; and take appropriate action.**

The subject property is occupied by an existing two (2)-story, 124,020 square foot office/warehouse building located at 2020 Valley View Lane. The building is occupied by Best Cheer Stone Inc. The subject property abuts an existing office building to the

west and a future place of worship facility to the south and has frontage to Valley View Lane to the north and Senlac Drive to the east. The property is located within Planned Development District No. 77 (PD-77), which allows the existing office/warehouse use. PD-77 allows for outdoor storage, subject to approval of a Specific Use Permit (SUP). The applicant is requesting a SUP including an associated Detailed Site Plan to provide two (2) outdoor storage areas on the site. Modifications to the existing building are not proposed with this request. Staff recommends approval of this Specific Use Permit request as presented.

Ms. Jenifer Paz, Lead Planner, gave a brief presentation regarding the proposed development.

Chairman Moore asked if, pending approval of this request, if the currently existing outdoor storage would remain uncovered. Ms. Paz clarified that the applicant was not proposing to cover the existing outdoor storage, and that this storage would remain screened. Ms. Tina Firgens, Director of Planning, identified the existing outdoor storage on the site plan along the west property line, and stated there would be limited visibility for this portion of the outdoor storage and it would measure approximately eighteen (18) parking spaces in depth. Ms. Firgens said the remaining outdoor storage would be located to the south of the existing building and screened from public view.

Chairman Moore asked for any additional questions for staff.

Vice Chairman De Los Santos asked about the number of remaining parking spaces resulting from the applicant's proposal and why the applicant was requesting the outdoor storage.

Hearing no further questions or comments, Chairman Moore asked for any questions for the applicant.

Hearing none, Chairman Moore opened the public hearing. No one came forward to address this agenda item. Chairman Moore closed the public hearing and asked for a motion.

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

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

Absent: 1 – Commissioner Sullivan

Chairman Moore asked when this case would be heard by City Council. Ms. Paz stated it would be June 18, 2019.

C.2 [19-SU- 04](#)

Conduct a public hearing and consider the request for a Specific Use Permit and associated Detailed Site Plan for an office/warehouse building on an approximately 8.4-acre tract located on the north side of Valley View Lane and on the south side of Keenan Bridge Road, approximately 500 feet east of Luna Road; and take appropriate action.

The applicant, Panattoni Development Company, Inc., is requesting approval of a Specific Use Permit for a one (1)-story office/warehouse building on the property located on the north side of Valley View Lane, approximately 500 feet east of Luna Road. The subject site is approximately 8.4 acres and is located in Planned Development District No. 88 (PD-88), which allows for the proposed use subject to approval of a Specific Use Permit. The request also includes five (5) Special Exceptions to the development standards in PD-88. Staff recommends denial of this Specific Use Permit and associated Detailed Site Plan.

Ms. Jenifer Paz, Lead Planner, gave a brief presentation regarding the proposed Specific Use Permit and Detailed Site Plan.

Chairman Moore asked for any questions or comments.

Commissioner Yarbrough asked about the zoning and the Olmstead Kirk paper facility to the west of the subject property.

Vice Chairman De Los Santos asked about the percentage of square footage the applicant was proposing for warehousing.

Commissioner Bertl asked about tenants for the applicant's proposed development. Mr. Jim Odewald, a representative of the applicant, 8986 Green Meadows Court, Highlands Ranch, Colorado, addressed Commissioner Bertl's question stating they do not have tenants at the moment.

Hearing no questions or comments from the Commissioners, Chairman Moore opened the public hearing.

Mr. Michael Beaty, 1800 Valley View Lane, Farmers Branch, Texas, stated that he supported the applicant's proposal. Mr. Beaty said he was currently developing two (2) office buildings within the area and that it was his preference that there not be another office building located on the subject property. Mr. Beaty said he believed the applicant's proposed warehouse development was a good fit for the area. Mr. Beaty praised the applicant's attention to detail regarding their proposed elevations, and for proposing to retain the existing trees along Valley View Lane. Mr. Beaty asked that the applicant be permitted to move forward with their proposed development.

Commissioner Bertl asked about the applicant's requested special exception regarding the five (5)-foot sidewalk adjacent to Valley View Lane: why the applicant was requesting this special exception; if this sidewalk connected to the existing trail system; and why the applicant could not install the required ten (10)-foot sidewalk.

Commissioner Zavala asked if the City planned to address repaving Keenan Bridge Road, and if there was a timeline for completing this. Ms. Paz said staff had discussed the applicant providing funds to repave the portion of this road adjacent to their property via an escrow with Public Works. Commissioner Zavala asked if the applicant was proposing to provide funds to repave the portion of Keenan Bridge Road adjacent to the subject property, and Mr. Odewald said yes.

Commissioner Zavala asked Mr. Odewald if the applicant completed a market study regarding the proposed development, and about the construction timeline pending approval of this request.

Chairman Moore asked about the applicant's existing warehouse building located at 1330 Senlac Drive, and if the applicant owned this building.

Commissioner Bertl asked if the applicant had considered an alternative development type, and asked about the applicant's portfolio.

Commissioner Bertl discussed the following: how the applicant planned to move forward if the proposed development were denied; anticipated traffic flow within the development; potential tenants for the building; and if the property could accommodate eighteen (18)-wheel trucks.

Ms. Tina Firgens gave an overview of the history of the City's West Side Plan and Planned Development District Nos. 88 and 99 (PD-88 and PD-99); that land use conditions have changed in this area and we now have competing land uses that have implications on each other; and how the existing zoning and land use entitlements also factored into staff's recommendation related to the applicant's proposal. Ms. Firgens also stated that if the Commission determines the land use and special exceptions to be acceptable, then staff has worked with the applicant to put this detailed site plan in the best possible position regarding the site layout and screening of the overhead dock doors.

Commissioner Zavala asked if the applicant had considered installing a masonry wall to provide additional screening for trucks.

Hearing no further questions or comments from the Commissioners, Chairman Moore closed the public hearing.

Chairman Moore asked Mr. John Land, Deputy City Manager, to discuss both development of the subject property and the adjacent property from an economic development perspective, and the repaving of Keenan Bridge Road.

Chairman Moore and Commissioner Bertl discussed increased truck traffic concerns, including access from Valley View Lane and Keenan Bridge Road, and asked if the applicant had considered rotating the warehouse building in order to orient the dock doors to the west. Mr. Ed Kepner, the applicant, 211 Shady Pine Lane, Holly Lake Ranch, Texas, addressed Commissioner Bertl's questions regarding rotating the building.

Vice Chairman De Los Santos commented that the applicant's proposed warehouse use was not appropriate for this location and this building is a warehouse use at 97%.

A motion was made by Vice Chairman De Los Santos, seconded by Commissioner Yarbrough, that this Specific Use Permit and associated Detailed Site Plan be recommended for denial. The motion carried by the following vote:

Aye: 5 - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Bertl, and Vice Chairman De Los Santos

Nay: 1 - Commissioner Zavala

Absent: 1 – Commissioner Sullivan

Chairman Moore asked when this case would be heard by City Council. Ms. Paz stated it would be June 4, 2019.

D. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 8:14 PM.

Chairman

City Administration