



# City of Farmers Branch

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

## Meeting Minutes

### Planning and Zoning Commission

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Monday, May 20, 2019

7:00 PM

City Hall

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#### 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. Figgins 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 project, and Ms. Paz said yes.
- Ms. Paz explained that while staff supported the applicant's requested special exceptions, they were recommending denial of this Specific Use Permit.

- 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 had introduced residential uses within this area, and which were not anticipated for the area. Ms. Firgens said staff had concerns regarding the warehouse portion of the development, noting the potential for increased truck traffic within the area and the visibility of the proposed development.
- Commissioner Sullivan commented that staff would resolve any issues with the applicant prior to bringing the proposed development before the Commission.
- Vice Chairman De Los Santos commented that a plat is a legal document that determines how a particular site can be developed, and explained that it is a lengthy process.
- Ms. Tina Firgens, Director of Planning, said that the platting process could be a topic of discussion for a future Study Session if the Commission is interested.

**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.

**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.**

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

Chairman Moore asked for any questions or comments.

Commissioner Yarbrough asked about the Olmstead Kirk 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 proposed 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.

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 and that it fit along the street view. 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 following regarding 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. Mr. Odewald said the applicant would provide funds to repave Keenan Bridge Road via an escrow. Commissioner Zavala asked if this had been included in the staff report, and Ms. Paz said no. Commissioner Zavala asked if the applicant was proposing to provide funds to repave the portion of Keenan Bridge Road within 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 Yarbrough 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 Comprehensive Plan and Planned Development District Nos. 88 and 99 (PD-88 and PD-99), and how they factored into staff's recommendation regarding the applicant's proposal.

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 the subject property and the adjacent property from an Economic Development perspective, and discussed repaving Keenan Bridge Road.

Commissioner Bertl discussed truck traffic orientation along 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 development was not appropriate for the subject property.

Chairman Moore asked for a motion.

**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.