



City of Farmers Branch

Meeting Minutes

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

Planning and Zoning Commission

Monday, May 24, 2021

7:00 PM

City Hall

This meeting was open to the public and/or viewable via Zoom Videoconference. Texas Governor Greg Abbott has granted temporary suspension of the Open Meetings Act to allow telephone or videoconference. These actions are being taken to mitigate the spread of COVID-19.

Present 11 - Chairman David Moore, Vice-Chairman Giovanni Zavala, Commissioner Linda Bertl, Commissioner Bonnie Potraza, Commissioner Pat Byrne (via Zoom), Alternate Commissioner Amber Raley, Tina Firgens AICP Director of Planning, Jenifer Paz AICP Lead Planner, Surupa Sen AICP Senior Planner, Brian Campbell Planning Technician, and John Land Deputy City Manager

Absent 2 - Commissioner Barrett Cole and Commissioner Andy Jones

A. STUDY SESSION

A.1 21-272 Discuss Regular Agenda items.

Chairman Moore opened the Study Session at 6:30 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 regarding the Regular Agenda and Public Hearing items.

Regarding Regular Agenda item C.3:

- Vice-Chairman Zavala asked whether the applicant would purchase the subject property pending approval of the Detailed Site Plan.

Regarding Public Hearing item D.1:

- Commissioner Bertl asked whether the applicant's lease was expiring.

Regarding Public Hearing item D.2:

- Vice-Chairman Zavala discussed the following: the subject property is

removed from areas in which redevelopment was occurring in relation to desired development within the East Side of the city; there is the potential opportunity to request the applicant to implement façade improvements for the entire building; and while he liked the recommendations of the East Side comprehensive plan related to development, he did not want the building to sit vacant without a business in place that could potentially generate additional revenue for the city.

- Commissioner Bertl commented that she agreed with Vice-Chairman Zavala's comments, and believed landscaping improvements would help the subject property look more aesthetically pleasing.
- Ms. Jenifer Paz, Lead Planner, stated that if the Commission desired to recommend approval of the request, any desired additional site improvements would need to be included within the Commission's recommendation.
- Ms. Tina Firgens, Director of Planning, discussed the following: potential challenges related to implementing site improvements for the entire property; reiterated if the Commission desired to recommend approval of the request, any additional desired improvements would need to be included with the recommendation; and if the Commission desired to see the desired improvements reflected on the drawings before taking action on this case, then staff recommended that the Commission table the case to a date certain and provide specific direction to the applicant.
- Vice-Chairman Zavala asked Ms. Firgens whether façade improvements for the entire building could be a condition for approval of this request, since he was interested in achieving uniformity for the entire exterior building elevations. Ms. Firgens said yes, and requested that the Commission be specific with their direction to the applicant. Ms. Firgens also reiterated that should the Commission decide to provide direction to the applicant regarding desired improvements, that the Commission table this case to a date certain.
- Commissioner Bertl asked whether the owner of the building was present.
- Alternate Commissioner Raley asked when the East Side comprehensive plan was adopted.
- Commissioner Potraza stated that she agreed with comments made by Vice-Chairman Zavala, and was unsure of her vote regarding this request.
- Chairman Moore asked the following: how many times staff met with the applicant; the number of SUPs for vehicle-related uses located on the East Side of the city; and to see an aerial map of the subject property.
- Ms. Firgens discussed the East Side comprehensive plan related to the SUP request, and requested the Commission keep the plan's recommendations in mind in their consideration of the request.

Hearing no further questions or comments from the Commissioners, Chairman Moore closed discussion on this agenda item.

A.2 21-267

Receive a report regarding zoning and development cases acted upon by City Council.

Aye: 6 – Chairman Moore, Vice-Chairman Zavala, Commissioner Bertl, Commissioner Potraza, Commissioner Byrne and Alternate Commissioner Raley

Absent: 2 – Commissioner Cole and Commissioner Jones

Chairman Moore asked when this case would be heard by City Council, and Ms. Sen said it would June 15, 2021.

D.2 [21-SU-03](#)

Conduct a public hearing and consider the request for a Specific Use Permit and associated Detailed Site for vehicle sales and leasing (used) on an 8.36-acre tract located at 14325 Gillis Road; and take appropriate action.

The applicant, Maxwell Fisher, Masterplan, is requesting a Specific Use Permit to allow vehicle sales and leasing (used) to occupy a portion of an existing 175,300 square foot warehouse building. The proposed use would occupy the southern portion of the building, 98,500 square feet. All operations and vehicle inventory would be conducted and/or stored inside the building with the exception of vehicle washing operations. The tenant suite is proposed to be remodeled for the use of office, vehicle storage/display, and other ancillary operations. Site modifications include providing additional surface parking and landscape improvements.

The subject property is located within the Light Industrial (LI) zoning district, which requires approval of a Specific Use Permit (SUP) for vehicle sales and leasing (used). Staff recommends denial of the Specific Use Permit and associated Detailed Site Plan.

Ms. Jenifer Paz, Lead Planner, gave a presentation regarding the SUP request, and stated that staff received two letters in support of the request located outside the notification area.

Chairman Moore asked the following: whether the dock doors would feature ramps for vehicle unloading; clarification regarding the landscape plan and landscape area; and how vehicle-related uses could potentially affect desired development within the East Side of the city from an economic development perspective.

Mr. John Land, Deputy City Manager, addressed Chairman Moore's question regarding vehicle-related uses located on the East Side, including discussing the history of such uses previously located within the area, that the city does not receive sales tax revenue for auto sales, and why the East Side Plan discouraged these land uses in order to make room to accommodate other desired development for the area.

Vice-Chairman Zavala asked Mr. Land about business personal property taxes related to revenues for the city. Mr. Land stated that businesses did not typically generate the high amounts of personal property taxes that might be expected and discussed the PM Standley Motorcars used vehicle dealership located in Carrollton as an example, including that this building measured 97,000 square feet and featured a vehicle inventory worth 2.8 million dollars, but generated approximately 16,000 dollars in taxes annually.

Chairman Moore asked for any questions for staff.

Commissioner Bertl sought clarification regarding the existing and proposed landscaping for the subject property.

Hearing no further questions or comments for staff, Chairman Moore invited the applicant to approach the podium. Mr. Dallas Cothrum, Masterplan, representing the applicant, 2201 Main Street, Dallas approached and gave a presentation regarding the SUP request. Mr. Cothrum asked the Commission to consider recommending approval of the request.

Commissioner Bertl asked the following: whether the dock doors would feature racks; and clarification related to vinyl wrapping for the vehicles and the proposed building elevations.

Chairman Moore asked the following related to the applicant's current facility in Addison: how long the applicant's business has been located there and where the business was located previously; the size of the current facility; the length of the lease; the average value of a vehicle in the business' inventory; and why is the Town of Addison allowing this business to leave.

Chairman Moore asked for any questions for the applicant.

Commissioner Bertl asked about potentially eliminating parking spaces related to bringing the landscape area into compliance.

After some discussion, Ms. Firgens stated that should the Commission desire the landscape area be brought into compliance, including potentially eliminating parking spaces, then this direction should be given to the applicant, and cautioned the Commission regarding the potential challenges associated with removing parking for future potential users of the property.

Mr. Cothrum stated he believed the proposed landscape plan to be ideal and that the site would have the most landscaping along the street.

Commissioner Bertl discussed the following: potential challenges related to maintaining the grass as proposed; whether decomposed granite and xeriscaping would comply with landscaping requirements; the applicant should select more ideal plant species including taking into consideration plant maturity; the potential installation of grasscrete; and whether there was an existing tenant in the suite located to the north.

Mr. Cothrum expressed concerns related to his client is not leasing the north end of the property thereby preferring to not having to make improvements to that portion of the property.

Ms. Firgens reiterated the importance of the Commission providing specific direction to the applicant related to desired site modifications in order to allow the applicant to consider the changes being requested to the site, including removal of pavement, extending irrigation, and related landscaping given the cost associated with the various improvements and this business decision.

Mr. Cothrum stated that he preferred to receive the instruction from the Commission and proceed to City Council, due to leasing considerations with the current property owner.

Ms. Firgens continued to advise the Commission that the Commission has the option to make a recommendation with the requested changes for City Council consideration, or continuing the request in order to allow the Commission to see the requested changes to the drawings prior to rendering a final recommendation. Ms. Firgens cautioned the

Commission that the applicant could propose something different to City Council than what the Commission recommended should they render a decision at this time.

Vice-Chairman Zavala commented that if the Commission is to support allowing the requested use, then that may not be giving the East Side Plan a chance, and requested the following additional information from the applicant: information related to taxes paid to Addison, including those based on vehicle inventory and other revenue sources such as vinyl wrapping; the tax information should include the number of vehicles sold within the building related to assessing inventory value; and the proposed building elevation changes be implemented for the entire building but the north end at a minimum. Vice-Chairman Zavala also commented that he liked that the business operations were contained inside the building and consisted of what he believed to be higher-quality vehicles, and he was unsure of his vote regarding this request due to staff's recommendation and market conditions.

Mr. Cothrum agreed to provide the Commission with the requested information.

Commissioner Potraza stated she was unsure of her vote regarding this request, and then asked whether the applicant would leave the existing location in Addison pending approval of the request.

Alternate Commissioner Raley asked about market demand for vehicle wrapping within the city.

Commissioner Byrne discussed the following: clarification regarding the materials proposed for the building elevations; and whether the applicant would ask the tenant of the suite to the north to implement the proposed façade improvements for the elevations including the door wraps.

Mr. Cothrum agreed to consult with the neighboring tenant related to the requested building exterior changes, but expressed concern that the door wraps may be different due to business licensing or branding associated with his client.

Chairman Moore suggested he believes the Commission is at a point where the Commission needs to continue discussion of this agenda item to the next meeting with the applicant bringing back the following information:

1. Bring the landscaping for the property into compliance, with encouragement to go above and beyond;
2. Obtain written permission from the tenant of the suite to the north regarding updating the building façade to achieve uniformity with the building elevations; and
3. Provide the following information related to their current facility located in the Town of Addison, including: taxes paid to Addison for the previous three years; additional sales taxes from other revenue sources such as vinyl wrapping; and the number of vehicles sold from the inventory stored within the facility.

Chairman Moore stated that he believed providing the requested information to the Commission would better prepare the applicant for the subsequent City Council hearing.

Ms. Firgens recommended the Commission table this agenda item to their June 14,

2021 meeting, and that this case could then be heard by City Council at their July 13, 2021 meeting.

Ms. Paz asked in what format the Commission would like to receive the requested information. Ms. Firgens recommended this information be included in the agenda packet along with an updated detailed site plan and building elevations, and Chairman Moore agreed.

Mr. Cothrum expressed concerns related to providing the requested financial information in advance for inclusion in the packet, and stated his preference for providing the information in a PowerPoint presentation. Chairman Moore requested the applicant to provide as much information as possible prior to the June 14, 2021 meeting.

Chairman Moore asked for a motion.

A motion was made by Vice-Chairman Zavala, seconded by Commissioner Bertl, that this agenda item be continued to June 14, 2021 meeting of the Planning and Zoning Commission and that the applicant bring back the following: 1) Bringing the landscaping into compliance as discussed in the meeting; 2) Obtaining permission from the tenant of the suite to the north on the same building footprint regarding updating the façade to be uniform and extending towards the back property line on the north side of the building; and 3) Provide further business details pertaining to taxes paid to the Town of Addison for the past three years; provide sales tax generated in the business for the Town of Addison; to quantify in a spreadsheet or table format the number of units, value of inventory, value of each unit on average, and summarize the total value of inventory within the Town of Addison's facility. The motion carried unanimously.

Aye: 6 – Chairman Moore, Vice-Chairman Zavala, Commissioner Bertl, Commissioner Potraza, Commissioner Byrne, and Alternate Commissioner Raley

Absent: 2 – Commissioner Cole and Commissioner Jones

Upon realizing that the public hearing had not been opened related to agenda item D.2, Chairman Moore immediately opened the public hearing recognizing consideration had been out of order. No one came forward to address this agenda item, and no one was present via Zoom. After a brief discussion, Chairman Moore confirmed with Ms. Firgens that the public hearing should not be closed, and that the public hearing should be continued to the Commission's June 14, 2021 meeting. Chairman Moore asked for a motion to continue the public hearing to the June 14, 2021 meeting.


A motion was made by Commissioner Bertl, seconded by Commissioner Byrne, to continue the public hearing for the agenda item to the June 14, 2021 meeting of the Planning and Zoning Commission. The motion carried unanimously.

Aye: 6 – Chairman Moore, Vice-Chairman Zavala, Commissioner Bertl, Commissioner Potraza, Commissioner Byrne and Alternate Commissioner Raley

Absent: 2 – Commissioner Cole and Commissioner Jones

E. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 8:51 PM.


Chairman


City Administration