



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, June 13, 2016

7:00 PM

City Hall

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

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. 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

Absent 2 - Commissioner David Honnoll, and Commissioner Tim Yarbrough

Present 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Nancy Hardie, and Commissioner Chris Brewer

Staff 3 - Andy Gillies Director of Community Services, Alexis Jackson Senior Planner, and Kenecia Brown Administrative Assistant I

A.1 [TMP-1741](#) **Discuss future officers for the Planning and Zoning Commission.**

A.2 [TMP-1757](#) **Discuss regular agenda items.**

B. REGULAR AGENDA ITEMS

Chairperson Hardie calls the meeting to order at 7:00 pm.

B.1 [TMP-1753](#) **Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.**

A motion was made by Commissioner Blackson, seconded by Commissioner Brewer, that the Attendance Matrix be approved as presented. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie and Commissioner Chris Brewer

B.2 [TMP-1752](#)

Consider approval of the May 9, 2016 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Blackson, seconded by Commissioner De Los Santos, that the Minutes be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie and Commissioner Chris Brewer

C. PUBLIC HEARING

C.1 [16-SU-10](#)

Consider a request from Crown Castle USA for a Specific Use Permit to replace the expired Interim SUP for the existing cellular monopole tower located at 4515 LBJ Freeway and take appropriate action.

Alexis Jackson, Planning Manager, gave a brief presentation stating that the proposed site is located north of LBJ Fwy and west of Welch Rd. Located within PD-40, which requires a specific use permit for telecommunication towers, the site is surrounded by Commercial and Light Industrial uses. On January 8, 2011 the existing Interim Specific Use Permit expired; the applicant is currently requesting a new Specific Use Permit that does not have an expiration date. The proposed site plan includes an existing 65 ft. telecommunications tower, ground equipment, transformer, and an approximately 800 sq. ft. lease area. The applicant is proposing to extend the telecommunications tower an additional 15 ft. The site does not require any additional parking. The property is owned by Dallas County and Crown Castle is the tower owner / manager. 11 notification letters were mailed to surrounding properties within 200 ft. of the site; no letters of opposition were received.

Mr. Vince Huebinger, representative for Crown Castle, approached the podium and gave a brief presentation on the property ownership and the telecommunication tower specifications.

Commissioner De Los Santos asked if the existing tower structure would be able to support the requested 15 ft. extension and if an additional equipment shelter is required to support future equipment. Mr. Huebinger stated that tower can

support the extension noting that a structural analysis is conducted on each tower modification to ensure that it meets current City codes, wind loads, etc. Mr. Huebinger also stated that AT&T will utilize the current space within the equipment shelter, however if another carrier is using the tower, additional shelter space may be created by moving the transformer or by submitting a request to Dallas County to extend the ground area. Commissioner De Los Santos asked if the structure will be painted after the 15 ft. extension is added. Mr. Huebinger stated that the structure extension will be painted to match the existing tower.

Commissioner Blackson asked for details of the construction schedule. Mr. Huebinger stated that there are no plans for an extension of the tower height at this point.

Commissioner O'Quinn asked if the applicant has signed a new lease with Dallas County and if the lease is a continuation from the agreement with REI. Mr. Huebinger stated that a new lease has been executed and Dallas County approved a change of ownership to include the terms of the lease agreement that was signed by REI. Once the three year term has expired, REI will be able to negotiate the renewal terms with Dallas County.

Chairperson Hardie asked if anyone from the public audience had questions or comments regarding this case; there being none, Chairperson Hardie closed the public hearing and asked the Commissioner to make a motion.

A motion was made by Commissioner Blackson, seconded by Commissioner De Los Santos, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie and Commissioner Chris Brewer

C.2 [16-SU-08](#)

Consider a request from Pillar Income Asset Management to repeal and terminate the existing Specific Use Permit allowing a gas well drilling facility at 11500 Mathis Drive and take appropriate action.

Andy Gillies, Community Service Director, gave a brief presentation stating that the existing 4.5 acre site runs along the edge of a rail spur that curves into the Industrial Park and ties in with the Burlington Northern spur piece along the Eastside. Current site development includes an expansion of the existing lake on the northern portion of the property into the southern portion, a water feature runs through the property, and the completion of the Knightsbridge residential community in the earlier part of 2016. In 2008, Trinity East, LLC explored three gas well sites on the Westside: Mathis Dr., Mercer Parkway, and a gas compressor site along the LBJ rail line. The original proposed site plan for the facility at Mathis Dr. included up to 16 gas wells and a 1.5 acre fracking pond along the rail spur. The gathering lines and easements that were originally proposed as connectors between the three gas well sites have expired. Due to various market changes and recent residential zoning activity, further development of the gas well site has slowed; Staff recommends that the current SUP be repealed. 10 notification letters

were mailed to surrounding properties within 200 ft. of the site; no letters of opposition were received.

Chairperson Hardie asked the applicant if they desired to make a presentation; the applicant declined, noting that they would be open to answer any questions that the Commission may ask. There being no questions from the Commission or public audience, Chairperson Hardie closed the public hearing and asked for a motion.

A motion was made by Commissioner O'Quinn, seconded by Commissioner Brewer, that this Specific Use Permit Repeal be recommended for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie and Commissioner Chris Brewer

C.3 [16-SU-09](#)

Consider a request from Centurion American to repeal and terminate the existing Specific Use Permit allowing a gas well drilling facility at 12651 Mercer Parkway and take appropriate action.

Andy Gillies, Community Service Director, gave a brief presentation stating that the 4.2 acre tract is the western-most gas well site that is located within PD-88, which has been rezoned as PD-99 in March 2016. In 2008, Trinity East, LLC explored three gas well sites on the Westside: Mathis Dr., Mercer Parkway, and a gas compressor site along the LBJ rail line. The originally proposed site plan for the facility at Mathis Dr. included a 1.5 acre fracking pond along the rail spur. The gathering lines and easements that were originally proposed as connectors between the three gas well sites have expired. The Mercer Parkway gas well site is currently bordered to the west by a levy that is owned by the Valwood Improvement District and to the southwest by pump stations. The 600 ft. no build zone also effects a proposed school site and residential development to the north. To eliminate the issue of a gas well site in close proximity to ongoing residential development, the property owner is requesting to repeal the existing Specific Use Permit. 6 notification letters were mailed to surrounding properties within 200 ft. of the site; no letters of opposition were received.

Commissioner Blackson asked if Trinity East will have any recourse with the railroad commission once the existing SUPs for the gas well sites are repealed. Mr. Gillies stated that this repeal request may not limit all options for Trinity East to pursue land holdings within PD-99. However, no current applications have been submitted with the railroad commission for drilling in the area and removal of the property rights for the gas well sites will reduce the company's opportunities to operate gas wells in the area. Mr. Gillies stated that if Trinity East wishes to operate a gas well site at a later date, they will be required to complete the specific use permit approval process through the City.

Chairperson Hardie asked the applicant if they desired to make a presentation; the applicant declined. There being no questions from the Commission or public audience, Chairperson Hardie closed the public hearing and asked for a motion.

A motion was made by Commissioner Brewer, seconded by Commissioner Blackson, that this Specific Use Permit Repeal be recommended for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie and Commissioner Chris Brewer

D. ADJOURNMENT

A motion was made by Commissioner O'Quinn, seconded by Commissioner Blackson, that the meeting be adjourned at 7:26 pm. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie and Commissioner Chris Brewer

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 at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Approved to Post: _____
City Secretary

Stamp:

Posted By: Kenecia Brown

Date Posted: _____


Chairperson


City Administration