



# City of Farmers Branch

## Meeting Minutes - Excerpt - DRAFT

### Planning and Zoning Commission

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

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Monday, May 24, 2021

7:00 PM

City Hall

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**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 Figgins 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

**D. PUBLIC HEARING****D.1 [21-SU-05](#) Conduct a public hearing and consider the request for a Specific Use Permit and associated Detailed Site Plan for auto/truck leasing or rental with outdoor storage on an approximate 2.23-acre property located at 13210 Senlac Drive; and take appropriate action.**

The City of Farmers Branch has received a request from Heather Max, Enterprise Truck Rental, for a specific use permit (SUP) and associated detailed site plan for auto/truck leasing or rental with outdoor storage for the existing Enterprise Truck Rental business located at 13210 Senlac Drive. City Council had approved an interim SUP for the subject property (Ordinance No. 3133) on April 19, 2011, allowing this use for 10 years. The existing business intends to continue its operations at this location and with the interim SUP expiring during April 2021, has applied to renew their SUP. The subject property is located in Planned Development District No. 77 (PD-77), which requires approval of an SUP for auto/truck leasing or rental as well as for any outside storage. Staff recommends approval of the Specific Use Permit and associated Detailed Site Plan as presented.

Ms. Surupa Sen, Senior Planner, gave a presentation regarding the SUP request.

Ms. Firgens discussed the purpose of interim SUP's since this is not a common application type the Commissioner considers, nor are interim SUP's recommended by the city attorney today.

Chairman Moore asked for any questions for staff.

Vice-Chairman Zavala asked about staff's recommendation for approval of the SUP request since there is a similar land use request on the Commission's agenda with a different recommendation.

Ms. Firgens addressed the history of the West Side Plan being that it was adopted 18 years ago in 2003; what has changed and not changed as it relates to zoning and development during that same time period, and how that relates to the plan's recommendations; why the requested use is appropriate for the subject property given the surrounding conditions and plan recommendations; the city's East Side Plan was adopted more recently in 2017, and includes policy recommendations as it relates to development for the East Side following public engagement efforts that formulated the plan.

Hearing no further questions or comments for staff, Chairman Moore asked the applicant to approach the podium and Ms. Heather Max, the applicant, 1135 County Road 326, Cleburne, Texas approached.

Commissioner Bertl discussed the following: whether the applicant owned the building or the business; when the site photographs included within the agenda packet were taken; clarification related to the landscape plan; and the existing Yaupon Holly tree located in front of the building covered up part of the business sign, and recommended this tree be replaced with another that would not grow as large.

Hearing no further questions or comments from the Commissioners, 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 Zavala, seconded by Commissioner, Bertl, that the Specific Use Permit and associated Detailed Site Plan be recommended for approval. 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

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