



City of Farmers Branch

Meeting Minutes

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

Planning and Zoning Commission

Monday, December 13, 2021

7:00 PM

City Hall

This meeting was open to the public and/or viewable via Zoom Videoconference during the Regular Meeting only.

Present 14 - Chairman David Moore, Vice-Chairman Giovanni Zavala, Commissioner Linda Bertl, Commissioner Bonnie Potraza, Commissioner Andy Jones, Commissioner Pat Byrne, Commissioner Amber Raley, Alternate Commissioner Roger Neal, Alternate Commissioner Marcus Miller, Deputy Director of Planning AICP Surupa Sen, Economic Development and Planning Director Allison Cook, Senior Planner Chris Webb, Senior Planning Technician Brian Campbell, and Deputy City Manager John Land

A. STUDY SESSION

Chairman Moore opened the Study Session at 6:00 PM.

Chairman Moore thanked the Commissioners for their service.

A.1 [21-558](#) Discuss Regular Agenda items.

Chairman Moore asked for any questions regarding the Regular Agenda and Public Hearing items.

Regarding Public Hearing item D.1:

- Commissioner Jones asked whether staff felt the proposed outdoor storage was the best use for the subject property, and Ms. Sen stated yes noting proposed use was compatible with the surrounding existing land uses within the area.
- Commissioner Bertl asked about landscaping requirements for the subject property, and Ms. Sen stated, per existing zoning, an eight-foot-tall masonry screening wall and landscape screening were required.
- Commissioner Byrne asked whether there were additional landscaping requirements for the service center, and Ms. Sen said no.

Regarding Public Hearing item D.2:

- Alternate Commissioner Neal asked whether the parking agreement would remain with the property in perpetuity, and Ms. Sen said yes.

Commissioner Byrne asked whether the owner of the property to the south

Mr. Webb gave a presentation regarding the proposed plat.

Hearing no questions or comments from the Commissioners, Chairman Moore asked for a motion.

A motion was made by Commissioner Potraza, seconded by Commissioner Raley, that the Minutes be approved. The motion unanimously.

Aye: 7 – Chairman Moore, Vice-Chairman Zavala, Commissioner Bertl, Commissioner Potraza, Commissioner Jones, Commissioner Byrne, and Commissioner Raley

C.4 [21-SP-11](#)

Consider the request for a Detailed Site Plan for Presidium, a multi-family development, on approximately 3.78 acres located at 4040 Valley View Lane; and take appropriate action.

Ms. Sen gave a presentation regarding the proposed development.

Applicant Mr. Jonathan Kerby, Kimley-Horn and Associates, 13455 Noel Road, Dallas, and property owner Ms. Nancy Xu, Presidium, 3001 McKinney Avenue, Dallas, were available to answer questions.

Vice-Chairman Zavala asked about the construction timeline pending approval and the notification process for residents of the existing multifamily development. Mr. Kerby stated his desire for the project to break ground by March 1, 2022 and for the development to be leased up by the final quarter of 2024. Ms. Xu stated all current residents have been notified.

Chairman Moore asked how long current residents had to vacate the property, and Ms. Xu stated they have until March 1, 2022.

Commissioner Bertl asked about amenities for dogs, and Mr. Kerby stated the development would feature sidewalks and dog waste stations.

Hearing no further questions or comments, Chairman Moore asked for a motion.

A motion was made by Commissioner Jones, seconded by Commissioner Byrne, that this Detailed Site Plan be recommended for approval. The motion carried unanimously.

Aye: 7 – Chairman Moore, Vice-Chairman Zavala, Commissioner Bertl, Commissioner Potraza, Commissioner Jones, Commissioner Byrne, and Commissioner Raley

Chairman Moore asked when this case would be heard by City Council and Ms. Sen stated January 4, 2022.

D. PUBLIC HEARING

D.1 [21-SU-10](#)

Conduct a public hearing and consider the request for a Specific Use Permit and associated Detailed Site plan for open storage on an approximate 2.17-acre property located at 13213 Senlac Drive; and take appropriate action.

Mr. Webb gave a presentation regarding the SUP request.

Applicant Mr. Michael Vanderberg, Einstein Moving Company, 2501 Yucatan Plaza, Dallas, was available to answer questions.

Commissioner Jones asked Mr. Webb whether the outdoor storage would be limited to the area shaded in purple shown in the presentation, and whether a physical barrier would separate this area from the rest of the development. Mr. Webb said the storage would be limited to this area, and that the applicant could address the physical barrier.

Commissioner Bertl requested that the applicant verify their landscape planting materials followed current zoning requirements.

Commissioner Jones asked Mr. Vanderburg: why there would not be outdoor storage for the entire property; how expansion of this area would be prevented; business operations; truck size; maintenance and refueling of trucks; whether commercial driver licensure was required to operate trucks; and safety features for the trucks. Mr. Vanderburg stated: outdoor storage for the entire property was not needed due to the relatively small truck fleet; the parking spots designated for vehicle parking would act as a barrier; there would be four managers working inside the building, and trucks would leave and return once daily; the trucks measured 26 feet in length; refueling and maintenance occurred offsite; commercial driver licensure was not required to operate these trucks; and the trucks featured trackers.

Commissioner Raley stated that her question regarding truck safety had been addressed by Commissioner Jones' questions.

Hearing no questions or comments, 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 Commissioner Byrne, seconded by Commissioner Bertl, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

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

Nay: 1 – Commissioner Jones

Chairman Moore asked when this case would be heard by City Council and Ms. Sen stated January 4, 2022.

D.2 [21-SP-14](#)

Consider the request for a Detailed Site Plan to allow for parking reduction as it related to the Development Standards for Planned Development District No. 32 (PD-32) on an approximate 4.787-acre property located at 12200 North Stemmons Freeway; and take appropriate action.

Ms. Sen gave a presentation related to the proposed development.

Applicant Mr. John Goode, Pacheco Koch, 755 Rambling Road, McKinney, and property owner Mr. Pete Van Amburgh, PHP Capital Partners, LLC, 777 Main Street, Fort Worth, were available to answer questions.

Commissioner Bertl asked if there would be enough onsite parking after the reduction,