



# 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, April 13, 2020

7:00 PM

City Hall

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**This meeting was held virtually via Zoom teleconferencing in accordance with the temporary suspension of the Open Meetings Act to allow telephone or videoconference granted by Texas Governor Greg Abbott, in order to mitigate the spread of COVID-19.**

#### **Study Session Meeting – 5:30 PM**

**Present 17** - Chairman David Moore, Commissioner Tim Yarbrough, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Commissioner Jarrod Williams, Commissioner Bonnie Potraza, Alternate Commissioner Barrett Cole, Vice Chairman Sergio De Los Santos, Tina Figgins AICP Director of Planning, Jenifer Paz AICP Lead Planner, Surupa Sen Senior Planner, Brian Campbell Planning Technician, Kyra McCardle Planning Consultant, Allison Cook Economic Development Director, Tom Bryson Communications Director, Amy Piukana City Secretary and John Land Deputy City Manager

#### **A. STUDY SESSION**

##### **A.1 [20-146](#) Discuss Regular Agenda items.**

Chairman Moore called the Study Session to order at 5:30 PM.

Chairman Moore stated the following: this was the first virtual meeting of the Planning and Zoning Commission; if the meeting was hacked, staff would stop the meeting and the Commission would reconvene at a future date uncertain in order to allow for appropriate public notification; and he 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 Regular Agenda or Public Hearing items.

Regarding Public Hearing item D.2:

- Commissioner Bertl asked about the types of alcoholic beverages to be sold.
- Commissioner Yarbrough asked about the following: whether the Specific Use Permit would remain with the property or the business owner pending

approval; and whether it was typical for a tenant to file for a Specific Use Permit related to the sale and consumption of alcoholic beverages on behalf of the property owner.

- Commissioner Potraza asked about the following: whether this request was similar to a previous case heard by the Commission regarding the existing office building located at International Plaza; and for clarification regarding the types of alcoholic beverages to be sold.

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

## **D. PUBLIC HEARING**

### **D.2     [20-SU-01](#)**

**Conduct a public hearing and consider the request for a Specific Use Permit to allow for on-site sale/consumption of alcoholic beverages, within a qualifying restaurant for an approximate 4.58-acre property located at 2727 LBJ Freeway; and take appropriate action.**

The existing ten-story office building and associated parking garage located at 2727 LBJ Freeway has a restaurant on the first floor. The applicant, 1910 Beverage Service, LLC on behalf of the property owner, has applied for a Specific Use Permit to allow on-premise consumption of alcoholic beverages within this existing restaurant. This restaurant is an amenity for the tenants of the office building and serves primarily the employees and people working within the office building. The subject property is located in Planned Development District No. 74 (PD-74), which allows for on-premise consumption of alcoholic beverages within a qualifying restaurant subject to approval of an SUP. Staff recommends approval of this Specific Use Permit as presented.

Ms. Surupa Sen, Senior Planner, gave a brief presentation regarding the Specific Use Permit proposal.

Ms. Jordan Berkstresser, the applicant, 2727 Lyndon B. Johnson Freeway, Farmers Branch, Texas, spoke on behalf of the proposal.

Ms. Berkstresser discussed the following: the success of this concept at other locations, including the potential social and employee engagement opportunities; the potential to attract additional employees to work inside the existing office building; and the types of alcoholic beverages to be served.

Chairman Moore asked for any questions.

Commissioner Bertl asked about the restaurant type and menu options.

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 asked for a motion.

**A motion was made by Commissioner Yarbrough, seconded by Commissioner Bertl, that this Specific Use Permit be recommended for approval. The motion carried unanimously.**

**Aye: 7** – Chairman Moore, Commissioner Yarbrough, Commissioner Bertl,

Commissioner Zavala, Commissioner Williams, Commissioner Potraza, and Vice  
Chairman De Los Santos