



City of Farmers Branch

Meeting Minutes

Planning and Zoning Commission

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

Monday, March 8, 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 12 - Chairman David Moore, Vice Chairman Jarrod Williams, Commissioner Linda Bertl, Commissioner Giovanni Zavala, Commissioner Bonnie Potraza, Commissioner Barrett Cole, Commissioner Andy Jones, Alternate Commissioner Pat Byrne, Alternate Commissioner Amber Raley, Tina Firgens AICP Director of Planning, Surupa Sen AICP Senior Planner and John Land Deputy City Manager

A. STUDY SESSION

A.1 [21-143](#) Discuss Regular Agenda items.

Chairman Moore opened the Study Session at 6:45 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.

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

A.2 [21-144](#) Discuss agenda items for future Planning and Zoning Commission consideration.

Chairman Moore opened discussion on Study Session Agenda item A.2 Discuss agenda items for future Planning and Zoning Commission consideration.

No items were requested by the Commissioners.

Hearing no questions or comments from the Commissioners, Chairman Moore closed discussion on this agenda item and adjourned the Study Session at 6:47 PM. Staff and the Commissioners reconvened in the Council Chambers for the Regular Meeting at

7:00 PM.

B. CITIZEN COMMENTS

Chairman Moore asked if anyone would like to address the Commission on an item not posted on the agenda.

No one came forward to address the Commission and Chairman Moore closed the agenda item.

C. REGULAR AGENDA ITEMS

- C.1 [21-141](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented; and take appropriate action.**

A motion was made by Commissioner Bertl, seconded by Vice Chairman Williams, that the Attendance Matrix be approved. The motion carried unanimously.

Aye: 7 – Chairman Moore, Vice Chairman Williams, Commissioner Bertl, Commissioner Zavala, Commissioner Potraza, Commissioner Cole, and Commissioner Jones

- C.2 [21-142](#) Consider approval of the February 8, 2020 Planning and Zoning Commission Minutes; and take appropriate action.**

A motion was made by Commissioner Bertl, seconded by Vice Chairman Williams, that the Minutes be approved. The motion carried unanimously.

Aye: 7 – Chairman Moore, Vice Chairman Williams, Commissioner Bertl, Commissioner Zavala, Commissioner Potraza, Commissioner Cole, and Commissioner Jones

D. PUBLIC HEARING

- D.1 [20-SU-08](#) Conduct a public hearing and consider the request for a Specific Use and associated Detailed Site Plan amendment for a banquet hall or events center, including a new retail building, on an approximate 1.69-acre property located at 3380 Belt Line Road; and take appropriate action.**

The applicant, Margine Biswas, Archiphy, is requesting approval of a Specific Use Permit (SUP) amendment for a banquet hall or events center, commonly known as the Christi's Banquet Hall, located at 3380 Belt Line Road, including changes to the original approved detailed site plan attached to the SUP adopting ordinance. The subject property is zoned Local Retail-2 (LR-2) and approval of an SUP is required within the LR-2 zoning district for banquet hall or events center. In 2015, when the banquet hall or events center SUP was approved, the original SUP ordinance (Ordinance No. 3336) included a detailed site plan that showed two buildings and related site improvements. The development was planned in two phases. In the first phase, a portion of the existing easternmost building was converted to accommodate the banquet hall or events center use with the remaining balance of the building being used for florist retail purposes, 1-800 Flowers. The second phase of development included the construction

of a new retail building along the west property line but this building was never constructed.

Today, the applicant is now ready to build the second building, consisting of 11,602 square feet, on the subject property to accommodate retail uses allowed within the LR-2 zoning district. However, certain changes to the original detailed site plan layout are being proposed triggering the need to amend the existing SUP ordinance. Additionally, as it relates to the existing banquet hall or events center use only, the applicant is requesting removal of the valet parking requirement originally established in 2015. Staff recommends approval of this Specific Use Permit request and associated Detailed Site Plan as presented.

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

Chairman Moore asked for any questions.

Commissioner Bertl asked about valet parking for the subject property, including whether the original requirement was established by the City and whether the applicant still required this service.

Commissioner Zavala asked whether the applicant could utilize offsite parking in the future. Mr. Jose Cuevas, property owner, 3380 Belt Line Road, Farmers Branch, addressed Commissioner Zavala's question.

Commissioner Bertl asked about the following: why the applicant was proposing a single-tenant building versus a multi-tenant building; if there were any prospective tenants for the new building; and the construction timeline pending approval. Mr. Cuevas addressed Commissioner Bertl's questions.

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 Commissioner Bertl, seconded by Commissioner Zavala, that this Specific Use Permit and associated Detailed Site Plan be recommended for approval. The motion carried unanimously.

Aye: 7 – Chairman Moore, Vice Chairman Williams, Commissioner Bertl, Commissioner Zavala, Commissioner Potraza, Commissioner Cole, and Commissioner Jones

Chairman Moore asked when this case would be heard by City Council, and Ms. Sen said it would be March 16, 2020.

E. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 7:18 PM.

Chairman

City Administration