



City of Farmers Branch

Meeting Minutes – Excerpt - DRAFT

Planning and Zoning Commission

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

Monday, May 24, 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 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

C. REGULAR AGENDA ITEMS**C.3 [21-SP-04](#) **Consider the request for a Detailed Site Plan for an office building on an approximate 3.35-acre lot, located at 13998 Diplomat Drive; and take appropriate action.****

The applicant, Derek Dizon, Merriman Anderson Architects, is requesting approval of a detailed site plan for a 12,500 SF, single-story, office building located at the southeast corner of Diplomat Drive and Valwood Parkway. The subject property is currently vacant, and is located in the Planned Development District No. 22 (PD-22) zoning district which allows for the proposed use. The proposed development meets all the PD-22 requirements and does not require approval of any special exceptions. Staff recommends approval of the Detailed Site Plan as presented.

Ms. Surupa Sen, Senior Planner, gave a presentation regarding the proposed development.

Chairman Moore asked for any questions for staff. Hearing none, Chairman Moore asked the applicant to approach the podium and Mr. Derek Dizon, the applicant, 300 North Field Street, Dallas, approached.

Commissioner Bertl discussed the following: suggested the trees be planted in a staggered manner in order for the tree canopies to grow out completely; suggested that different species of trees be planted in an alternating manner as she believed this would help the landscaping appear more aesthetically pleasing; and commended the applicant on the landscape plan and plant selections.

Vice-Chairman Zavala asked whether the applicant would purchase the property from the current owner. Mr. Dizon replied it is his understanding that the current property owner is the parent company owner for Manhattan Construction.

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

A motion was made by Commissioner Potraza, seconded by Vice-Chairman Zavala, that the 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