

Chairman Zavala was interested in continuing to serve as Vice-Chairman.

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

A.3 [21-348](#) **Discuss Regular Agenda items.**

Chairman Moore opened discussion on Study Session agenda item A.3 Discuss Regular Agenda items.

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

Regarding Regular Agenda item C.4:

- Commissioner Raley stated that the video recording posted online for the Joint City Council and Planning and Zoning Commission meeting is incorrect and has the Regular Meeting video linked. Ms. Firgens stated staff would investigate the matter.

Regarding Public Hearing item D.1:

- Mr. Brian Campbell, Planning Technician, stated that staff received two letters in support of the Specific Use Permit (SUP) request and one letter in opposition to the request.
- Chairman Moore asked whether the building would feature a kitchen.
- Commissioner Bertl asked for clarification related to ownership of the subject property and the proposed ground lease.
- Commissioner Potraza asked about the applicant's other business locations.
- Commissioner Bertl asked about the letter in opposition to the request received by staff, and whether staff had any concerns regarding business operations related to traffic, noise and trash.

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

A.4 [21-349](#) **Discuss agenda items for future Planning and Zoning Commission consideration.**

Chairman Moore opened discussion on Study Session agenda item A.4 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 6:56 PM. Staff and the Commissioners reconvened in the Council Chambers for the Regular Meeting at 7:01 PM.

B. CITIZEN COMMENTS

and Zoning Commission Minutes; and take appropriate action. A motion was made by Commissioner Raley, seconded by Commissioner Bertl, that the Minutes be approved. The motion Carried unanimously.

Aye: 5 – Chairman Moore, Commissioner Bertl, Commissioner Potraza, Commissioner Raley and Alternate Commissioner Neal

Absent: 3 – Vice-Chairman Zavala, Commissioner Jones, and Commissioner Byrne

C.5 [21-PL-01](#) **Consider the request from XTRM Capital, LLC for the final plat approval of Dallas Semiconductor Business Park III, Lots 1-2, Block F, located at 14354 Proton Road; and take appropriate action.**

XTRM Capital, LLC is the sole owner of a tract of land totaling 3.65 acres, located at 14354 Proton Road and approximately 450 feet east of Midway Road.

The purpose of the final plat of Dallas Semiconductor Business Park III is to replat one lot into two lots, and abandon and dedicate easements necessary for subdividing the subject property. This plat is consistent with the detailed site plan administratively approved on July 8, 2021.

The final plat of Dallas Semiconductor Business Park III is consistent with the Texas Local Government Code and the City’s platting requirements for final plat approval. Staff recommends approval of the final plat as presented.

Mr. Brian Campbell, Planning Technician, gave a presentation regarding the proposed plat.

Chairman Moore asked for any questions.

Commissioner Bertl asked why an applicant would want to subdivide property, particularly property that is already developed.

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

A motion was made by Commissioner Raley, seconded by Commissioner Bertl, that this Final Plat be approved. The motion carried unanimously.

Aye: 5 – Chairman Moore, Commissioner Bertl, Commissioner Potraza, Commissioner Raley and Alternate Commissioner Neal

Absent: 3 – Vice-Chairman Zavala, Commissioner Jones, and Commissioner Byrne

D. PUBLIC HEARING

D.1 [21-SU-08](#) **Conduct a public hearing and consider the request for a Specific Use Permit and associated Detailed Site Plan for a restaurant with drive-through service on an approximate 4.84-acre property located at 13005 Josey Lane; and take appropriate action.**

The City of Farmers Branch has received a request from Aaron C. Hawkins, Jones

Carter, for a specific use permit (SUP) for a restaurant with drive-through service, on an approximate 4.84-acre property located at 13005 Josey Lane. The subject property was originally developed as a multi-tenant retail shopping center, including a drive-through bank facility (sited along Josey Lane) which has been vacant for quite some time. The applicant is proposing to demolish the existing bank building and construct a new 730 SF drive-through restaurant with associated parking, landscaping and other site improvements on an approximate 0.57-acre area out of the overall 4.84-acre subject property. The subject property is located in Planned Development District No. 8/Local Retail-1 (PD-8/LR-1) zoning district, which requires approval of an SUP for a restaurant with drive-through service. Staff recommends approval of the Specific Use Permit and associated Detailed Site Plan as presented.

Mr. Brian Campbell, Planning Technician, gave a presentation regarding the SUP request, and stated that staff received two letters in support of the request and one letter in opposition to the request.

Chairman Moore asked for any questions for staff.

Hearing none, Chairman Moore invited the applicant to approach the podium, and Mr. Aaron Hawkins, the applicant, 4500 Mercantile Plaza, Fort Worth, approached.

Commissioner Bertl asked how long the applicant had been in business and about business operations related to not having an onsite kitchen.

Commissioner Potraza asked about the number of business locations in Arizona.

Commissioner Raley asked whether the building would feature a restroom.

Alternate Commissioner Neal asked whether the applicant had plans for expansion of the building size.

Chairman Moore asked about how food orders were received.

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

Aye: 5 – Chairman Moore, Commissioner Bertl, Commissioner Potraza, Commissioner Raley and Alternate Commissioner Neal

Absent: 3 – Vice-Chairman Zavala, Commissioner Jones, and Commissioner Byrne

Chairman Moore asked when this case would be heard by City Council, and Mr. Campbell said it would be September 7, 2021.

E. ADJOURNMENT

Being no further business, Chairman Moore adjourned the meeting at 7:23 PM.