



City of Farmers Branch

Action Meeting Minutes

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

Planning and Zoning Commission

Monday, October 27, 2025

7:00 PM

City Hall

The full video of this meeting is available on the City website here: <https://farmersbranch.legistar.com/Calendar.aspx>

Commissioners Present (9): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Harold Froehlich, Commissioner Scott Noris, Alternate Commissioner Breeanna Banks and Alternate Commissioner Clint Schumacher

Commissioners Absent (1): Commissioner Pat Trapp

City Staff Present: Director of Community Services Samuel Chavez AICP; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; Deputy Director of Community Services Scott Webster; and City Attorney Ashley White

A. STUDY SESSION

A.1 25-851 Discuss Regular Agenda Items.

Chair Raley called the meeting to order at 6:37 PM.

Chair Raley thanked the Commissioners for their service.

Chair Raley asked for any questions or comments regarding the Regular Agenda and Public Hearing items.

Regarding Public Hearing item D.1, Mr. Campbell answered questions regarding:

- What is the parking requirement for the proposed use? *Mr. Campbell explained that Planned Development District No. 70 (PD-70) defaults to the Comprehensive Zoning Ordinances (CZO) for the parking requirement for indoor commercial amusement, which is 1 space per 1,000 square feet of gross floor area, which would require Pendulum Swing Lab to provide 6 spaces based on 5,100 square feet of floor area. Mr. Campbell added that the other two uses in the building were both warehousing, which requires 1 space per 1,000 square feet of gross floor area per PD-70 thus requiring both uses to provide 4 spaces each based on these suites measuring a combined 8,000 square feet.*
- Whether the proposed use was in alignment with the Interstate 35 (IH-35E) Corridor Vision Study? *Mr. Campbell affirmed that the proposed use was in alignment with the study.*

Regarding Public Hearing item D.2, Mr. Mangum answered a question regarding whether the proposed use was in alignment with the Interstate 35 (IH-35E) Corridor Vision Study? *Mr. Mangum affirmed that the proposed use was in alignment with the study.*

A.2 [25-853](#)

Receive an update from the City Attorney regarding items approved during the 89th State Legislative Session and Special Session.

Ms. White gave a presentation regarding items approved during 89th State Legislative Session and Special Session, and answered questions regarding:

- How would HB2464 impact the City's Home Occupation ordinance? *Ms. White stated she would get back with the Commissioners on this.*
- What are the three categories constituting a comprehensive zoning change per HB24? *Ms. White stated the three categories were: a zoning change to allow more residential development than the existing regulations allowed and applying uniformity across one or more zoning districts; adoption of a new zoning code or map; and adoption of an overlay district along a major roadway, highway, or transit corridor that allows increased residential development.*

A.2 [25-852](#)

Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

No new items were requested by the Commissioners.

Hearing no further questions or comments from the Commissioners, Chair Raley adjourned the Study Session at 7:06 PM. Staff and the Commissioners proceeded straight into the Regular Meeting.

B. CITIZEN COMMENTS

There was no one wishing to address the Commission, and Chair Raley closed the Citizen Comments portion of the agenda.

C. REGULAR AGENDA ITEMS

C.1 [25-853](#)

Consider approval of the October 13, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

A motion was made by Vice-Chair Miller, seconded by Commissioner Banks, that the minutes be approved. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Noris and Alternate Commissioner Banks

D. PUBLIC HEARING

D.1 [25-SU-07](#)

Conduct a public hearing and consider the request for a Specific Use Permit (SUP) for an Indoor Commercial Amusement use (baseball practice facility) for a portion of an approximately 1-acre property located at 13850 North Stemmons Freeway and located within the Planned Development District No. 70 (PD-70) zoning district; and take appropriate

action.

Mr. Campbell gave a presentation regarding the proposed SUP request and confirmed this request would be considered by City Council at their November 18th meeting.

Mr. Andrew Guerra with Pendulum Swing Lab, 13850 North Stemmons Freeway, Suite 100, Farmers Branch, the applicant, was available to answer questions.

Hearing no questions or comments from the Commissioners, Chair Raley opened the public hearing. Seeing no one come forward to address this agenda item, Chair Raley asked for a motion to close the public hearing.

A motion was made by Vice-Chair Miller, seconded by Commissioner Kirby, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Noris and Alternate Commissioner Banks

Chair Raley asked for a motion regarding the agenda item.

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

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Noris and Alternate Commissioner Banks

D.1 [25-ZA-09](#)

Conduct a public hearing and consider the request for a zoning amendment for industrial development on approximately 3.5 acres located at 12197 Denton Dr. within the Planned Development District No. 32 (PD-32) zoning district; and take appropriate action.

Mr. Mangum gave a presentation regarding the proposed amendment and confirmed this request would be considered by City Council at their November 18th meeting.

Mr. David Bond with Spirars Engineering and Surveying 501 West President George Bush Highway, Suite 200, Richardson, the applicant, was available to answer questions.

Mr. Kyle McCullah with 5G Studio Collaborative, 1217 Main Street, Suite 500, Dallas, representing the applicant, was also available to answer questions.

Mr. McCullah and Mr. Bond answered questions regarding:

- Whether both lots will be developed at the same time? *Mr. McCullah said yes.*
- How would ingress and egress of the properties be handled should they fall under different ownerships in the future? *Mr. Bond stated that cross access will be required.*

Hearing no further questions or comments from the Commissioners, Chair Raley

opened the public hearing. Seeing no one come forward to address this agenda item, Chair Raley asked for a motion to close the public hearing.

A motion was made by Vice-Chair Miller, seconded by Commissioner Froehlich, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Noris and Alternate Commissioner Banks

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Kirby, seconded by Commissioner Froehlich, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Noris and Alternate Commissioner Banks

E. ADJOURNMENT

Chair Raley adjourned the meeting at 7:26 PM.

Chair

City Administration