



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

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

Monday, April 14, 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 Pat Trapp, Commissioner Harold Froehlich, Commissioner Colin Kirby, Commissioner Dan Heard, Alternate Commissioner Scott Noris, and Alternate Commissioner Breeanna Banks

Commissioners Absent (0): None

City Staff Present: Director of Economic Development, Tourism and Planning Perla Tavera; Deputy Director of Planning Sarah Bergman AICP; Lead Planner Brett Mangum AICP; Senior Planning Technician Brian Campbell; Stormwater Engineer Eric Mueller P.E., CFM

A. STUDY SESSION (6:00 PM)

A.1 25-79 Discuss Regular Agenda Items.

Chair Raley called the meeting to order at 6:03 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 Item D.1, Mr. Mangum, Ms. Bergman and Ms. Tavera answered questions and addressed comments from the Commissioners regarding: clarification on who the applicant was; higher traffic volumes from the proposed use and the sale of alcohol within proximity to schools; whether an assessment was completed regarding the economic impact of the proposed development; whether the residential use types recommended for the area per the Farmers Branch 2045 Plan were appropriate for the subject property; whether the proposed use was allowed by right elsewhere in the City; proposed hours of operation; whether staff completed any studies related to remediation of the subject property; and clarification regarding ingress and egress.

Regarding Item D.2, Mr. Mangum and Ms. Bergman answered a question from Commissioner Trapp regarding whether the existing 7-11 gas station and convenience store located at Spring Valley and Midway Road sells beer and wine.

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

A.2 [25-286](#)**Receive a presentation from Eric Mueller, P.E., CFM, Stormwater Engineer, regarding stormwater management in Farmers Branch.**

Mr. Mueller gave a presentation regarding stormwater management in Farmers Branch.

Mr. Mueller answered questions from the Commissioners regarding: whether the City had a policy related to flood management; which City staff members to speak with regarding areas where dams have failed; whether the City had any jurisdiction for areas managed by the Valwood Improvement Authority; which City staff members to contact regarding unauthorized car washes; whether it was illegal for homeowners to wash their vehicles in their driveways; how often the 100 year flood plain maps were updated by the Federal Emergency Management Agency (FEMA); the City's policy regarding blowing debris into the street; whether dust from construction sites posed issues related to stormwater management; the number of currently active drainage projects within the City; whether there were any identified areas of concern; the current outlook regarding the severity of flooding within the City; whether new retention ponds had been constructed within the Brookhaven area; and how the City mitigated drainage concerns due to increased impervious surface from new development.

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

A.3 [25-80](#)**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 closed the discussion on this agenda item and adjourned the Study Session at 7:05 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:15 PM.

B. CITIZEN COMMENTS

There were no members of the public wishing to address the Commission.

C. REGULAR AGENDA ITEMS**C.1 [25-285](#)****Consider approval of the March 10, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.**

A motion was made by Commissioner Trapp seconded by Commissioner Heard, that the Minutes be approved. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Froehlich, Commissioner Kirby, Commissioner Heard

D. PUBLIC HEARING**D.1 [25-SU-02](#)****Conduct a public hearing and consider the request for a Specific Use Permit (SUP) for a gasoline service station and convenience store on approximately 1.48 acres located at 13601 Midway Road**

within Planned Development District No. 64 (PD-64); and take appropriate action.

Mr. Mangum gave a presentation regarding the Specific Use Permit (SUP) request.

Mr. Andrew Ruegg with Masterplan, the applicant, 2201 Main Street, Dallas, gave a presentation and was available to answer questions.

Mr. Corey Vaughan with QuikTrip, representing the applicant, 700 Freeport Parkway, Irving, gave a statement and was available to answer questions. Mr. Kelly Parma with Lee Engineering, also representing the applicant, 3030 LBJ Freeway, Dallas, was also available to answer questions.

Staff and the applicant answered questions and addressed comments from Commissioners regarding: whether the private schools within proximity of the subject property were notified; private deed restrictions referred to in the letter of opposition received by staff; clarification on whether the proposed use was permitted by right within the Light Industrial zoning district east of the subject property; anticipated percentages of gasoline and alcohol sales during late night hours; potential light pollution to the multifamily development to west of the subject property; why the applicant chose the subject property; potential issues in managing increased traffic within the area, including ingress and egress; the potential number of new residents coming to this area from new multifamily developments; and the potential impact of visitor traffic to the area resulting from the proposed use.

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing. No one came forward to address this agenda item.

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

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Froehlich, Commissioner Kirby, Commissioner Heard

A motion was made by Commissioner Froehlich, seconded by Commissioner Heard, that this Specific Use Permit be recommended for denial. The motion failed by the following vote:

Aye: 2 – Commissioner Froehlich and Commissioner Heard

Nay: 5 - Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Kirby

Chair Raley reopened the public hearing for additional questions and comments from the Commissioners.

Commissioner Miller asked Ms. Bergman and Mr. Ruegg about solutions related to traffic mitigation should the proposed development prove successful in a manner that generated higher traffic volumes.

Commissioner Sultzbaugh asked Mr. Vaughan about the number of convenience store customers versus the number of gasoline station customers for the existing QuikTrip located at Arapaho Road and Knoll Trail in Dallas.

A motion was made by Vice-Chair Miller, seconded by Commissioner Kirby, to

reclose the public hearing. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Froehlich, Commissioner Kirby, Commissioner Heard

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

Aye: 5 - Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Kirby

Nay: 2 – Commissioner Froehlich and Commissioner Heard

Chair Raley asked when this case would be considered by City Council. Ms. Bergman said it would be at the May 6, 2025 meeting.

D.2 [25-ZA-03](#)

Conduct a public hearing and consider the request to amend the Comprehensive Zoning Ordinance Article 5.5 “Beer and Wine Sales Overlay District” and “Appendix C - Maps” to allow beer and wine sales for off-premise consumption on approximately 1.48 acres of property located at 13601 Midway Road; and take appropriate action.

Mr. Mangum gave a presentation regarding the proposed zoning amendment.

Mr. Mangum answered a question from Commissioner Kirby regarding whether the Beer and Wine Sales Overlay district would be tied to the subject property pending approval of the amendment.

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing. No one came forward to address this agenda item.

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

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Froehlich, Commissioner Kirby, Commissioner Heard

A motion was made by Commissioner Kirby, seconded by Commissioner Trapp, that this Zoning Amendment be recommended for approval. The motion carried by the following vote:

Aye: 5 - Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Kirby

Nay: 2 – Commissioner Froehlich and Commissioner Heard

Chair Raley stated this case would be considered by City Council at the May 6, 2025 meeting.

E. ADJOURNMENT

Chair Raley adjourned the meeting at 8:14 PM.

Chair

City Administration