



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

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

Monday, June 23, 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 (8): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Harold Froehlich, Commissioner Dan Heard, Alternate Commissioner Scott Noris, and Alternate Commissioner Breeanna Banks

City Staff Present: Deputy Director of Planning Sarah Bergman AICP; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; Deputy City Manager Jawaria Tareen; and Assistant City Attorney Sarah Walsh

A. STUDY SESSION

A.1 [25-79](#) Discuss Regular Agenda Items.

Chair Raley called the meeting to order at 6:30 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. Mangum answered questions and addressed comments from the Commissioners regarding: the purpose of the Specific Use Permit (SUP) request; whether the existing building was being remodeled; what business occupied the building next door; ingress and egress of the subject property; whether the drive-through configuration as proposed was adequate; whether a Traffic Impact Analysis (TIA) had been completed; and how the proposed use might potentially impact traffic within the area.

Regarding Public Hearing item D.2, Mr. Mangum answered questions and addressed comments from the Commissioners regarding: whether staff discussed with the applicant adding a façade treatment to the parking garage; whether the parking garage was to serve both the Farmers Branch and Addison portions of the development; whether Farmers Branch or Addison would be responsible for emergency response to this development; whether there was a separation between zip codes for the two sides of the development; location of the sewer system; whether there was adequate parking to serve the entire development; whether staff has coordinated with Addison on extending Landmark Boulevard; whether the Fire Department has evaluated the proposed development; and a breakdown of total unit counts for both sides of the development.

A.2 [25-483](#) Receive an update on upcoming training opportunities.

Mr. Campbell provided an update regarding upcoming training opportunities.

A.3 [25-80](#) Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

Commissioner Kirby asked how HB24 would impact development within the City.

Vice-Chair Miller requested an update regarding downtown designation and possible grant funding in Farmers Branch.

Hearing no further questions or comments from the Commissioners, Chair Raley adjourned the Study Session at 7:00 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:07 PM.

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 [25-496](#) Nomination and Election of the Chair and Vice-Chair of the Planning and Zoning Commission; and take appropriate action.**

A motion was made by Commissioner Sultzbaugh, seconded by Commissioner Heard, that Amber Raley be reelected Chair and Marcus Miller be reelected Vice-Chair. The motion carried unanimously.

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

C.2 [25-439](#) Consider approval of the June 9, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

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

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

D. PUBLIC HEARING**D.1 [25-SU-04](#) Conduct a public hearing and consider the request for a Specific Use Permit (SUP) for a drive-through restaurant on approximately 0.86 acres located at 4169 LBJ Freeway within Planned Development District No. 68 (PD-68); and take appropriate action.**

Mr. Mangum gave a presentation regarding the proposed development.

Hearing no questions or comments from the Commissioners, Chair Raley opened the public hearing.

Kelly King, 1705 South Walton Boulevard, Bentonville, Arkansas, representing the

applicant, answered a question from Vice-Chair Miller regarding visibility and signage for this location.

Hearing no further questions or comments from the Commissioners, 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 Trapp, Commissioner Heard

Chair Raley asked for a motion regarding the agenda item.

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

Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, Commissioner Heard

Abstain: 1 - Commissioner Sultzbaugh

D.2 24-ZA-20

Conduct a public hearing and consider the request to rezone approximately 2.12 acres of property located at 14500 Landmark Boulevard, described as Lot 4, Block 1, Wellington Square Addition, from Light Industrial (LI) zoning district to Planned Development District No. 109 (PD-109) zoning district, including creation of PD-109, to allow multi-family residential development and establish related development standards; and take appropriate action.

Mr. Mangum gave a presentation regarding the proposed development.

Mr. Mangum answered a question from Vice-Chair Miller regarding clarification of the property boundary of PD-109.

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing.

Daniel Box, 2728 North Harwood Street, Dallas, representing the applicant, gave a presentation.

Commissioner Trapp thanked Mr. Box for the clarification regarding parking.

Mr. Box addressed a question from Vice-Chair Miller regarding the location of the dog park.

Hearing no further questions or comments from the Commissioners, Chair Raley asked for a motion to close the public hearing.

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

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

Chair Raley asked for a motion regarding the agenda item.

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

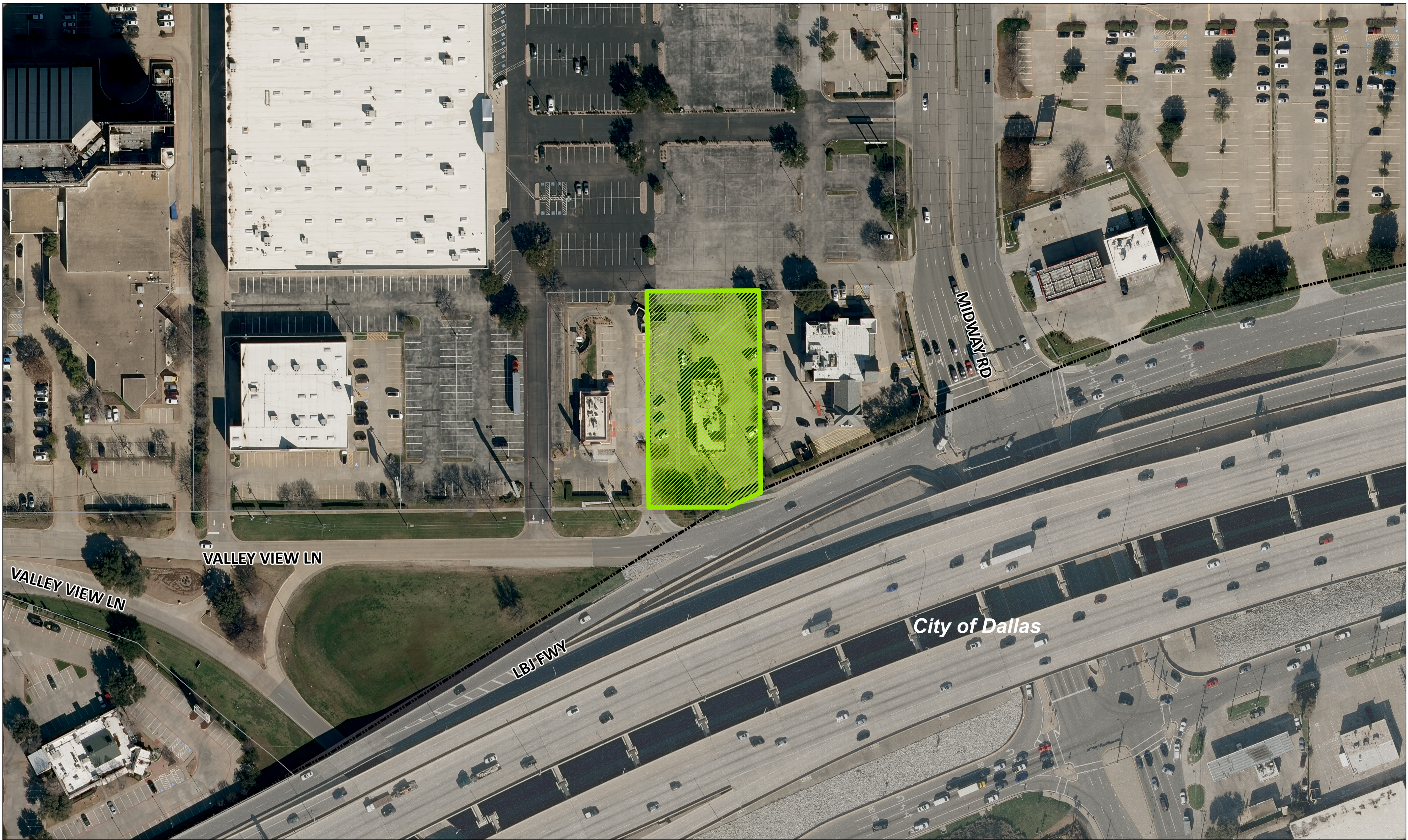
Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, Commissioner Heard




E. ADJOURNMENT

Chair Raley adjourned the meeting at 7:40 PM.

Chair

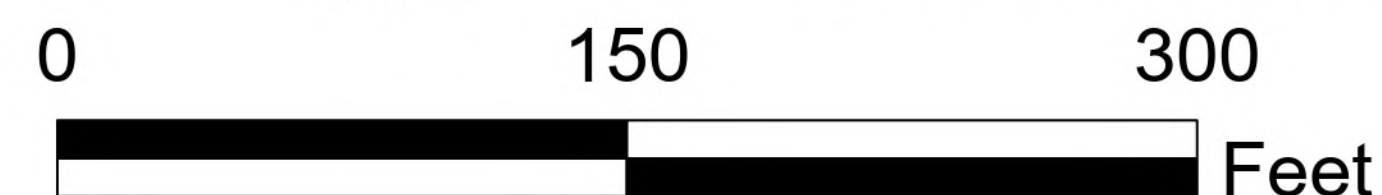
City Administration



-  Subject Property
-  Tax Parcels
-  City Limit

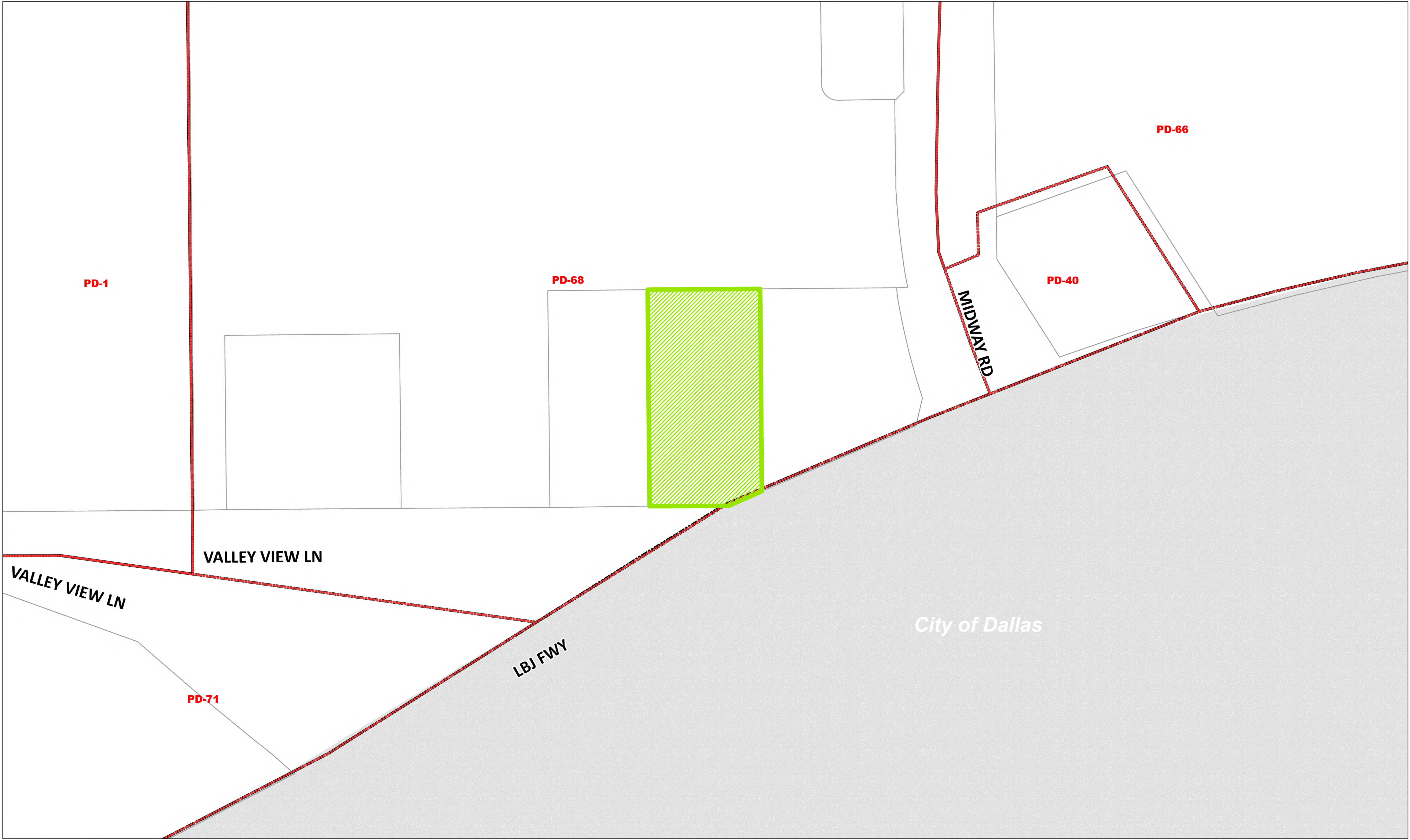
25-SU-04 Aerial Map

4169 LBJ Freeway



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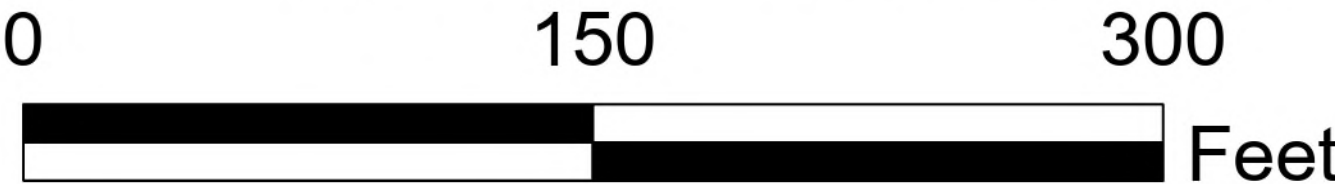




-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

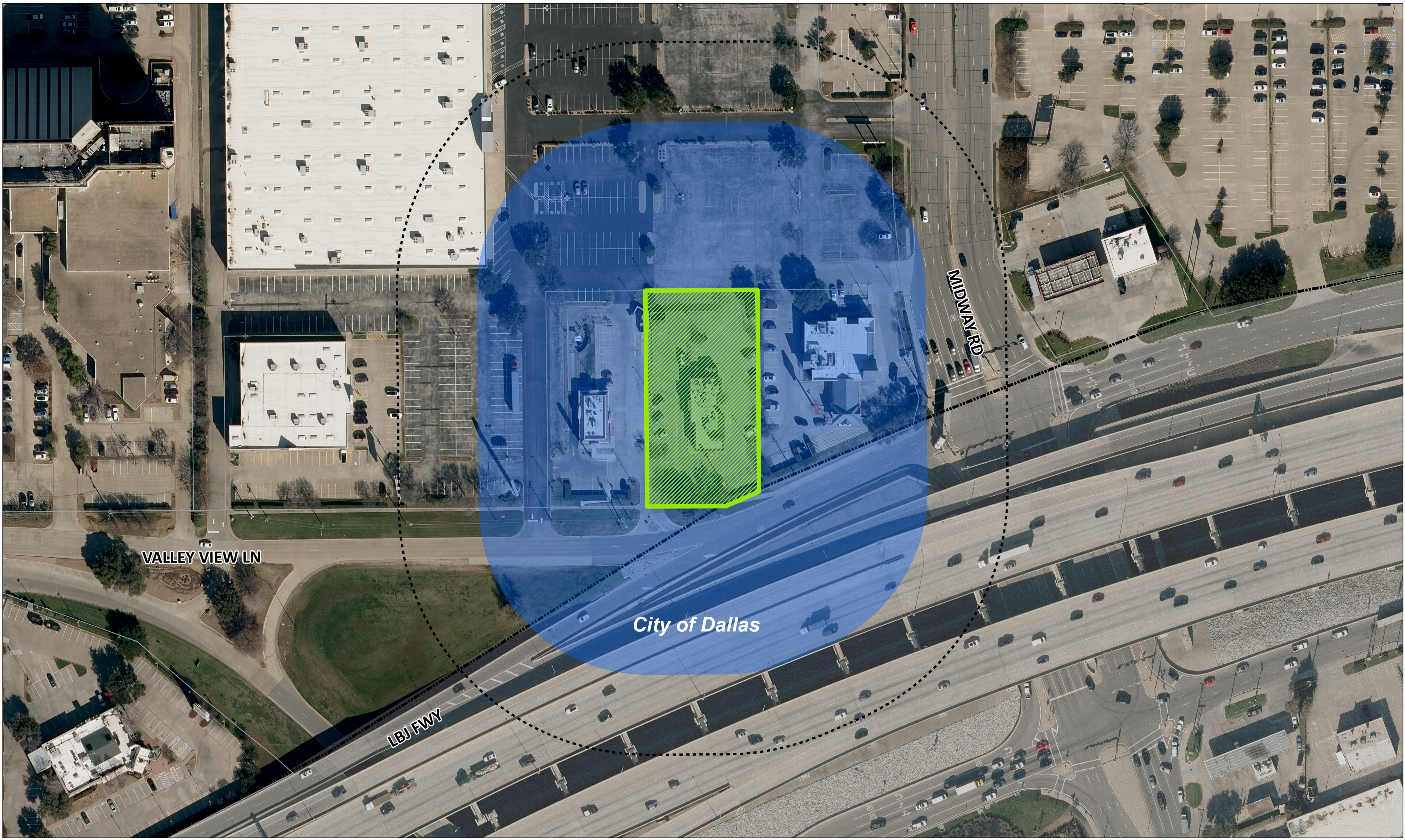
25-SU-04 Location Map

4169 LBJ Freeway



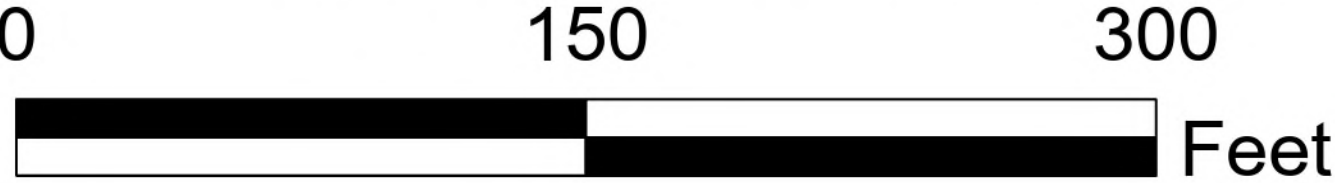
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- 300-Foot Courtesy Notice Area
- Subject Property
- 200-Foot Protest Area
- Tax Parcels
- City Limit

25-SU-04 Notification Map
4169 LBJ Freeway

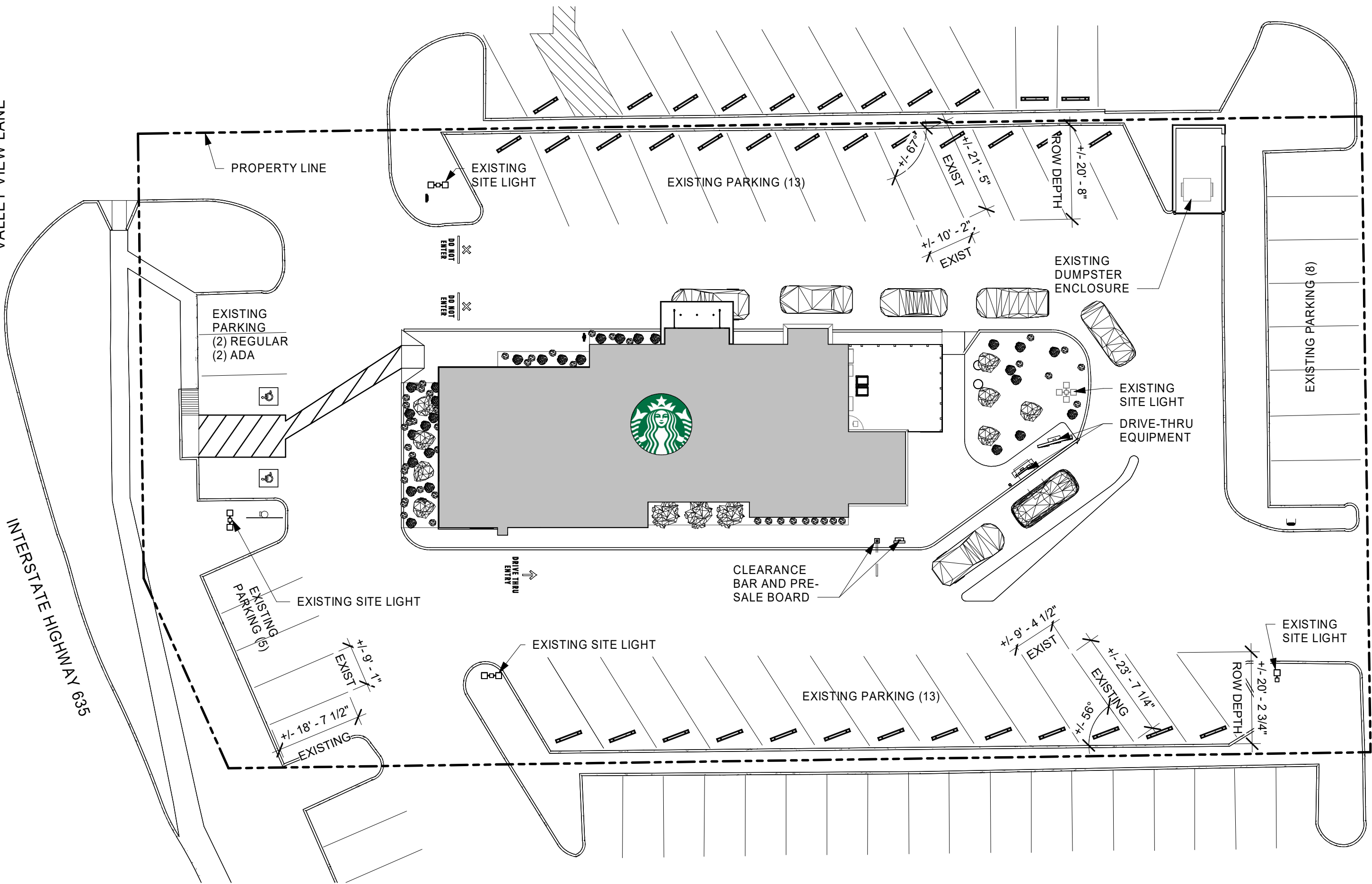


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**Summary of Mailed Notices
Property Owner List
25-SU-04
4169 LBJ Freeway**

Map	First Name	Address	City	State	Zip	Written Response
1.	SQUARE CORNER PROPERTIES LLC	5856 CORPORATE AVE	CYPRESS	CA	90630	
2.	NADG NNN WF TM LP	3131 MCKINNEY AVE STE L10	DALLAS	TX	75204	
3.	RKI 703 IRR INVESTORS LLC & ATTN: ROBERT ISACKSON	940 EMMETT AVE STE 200	BELMONT	CA	94002	
4.	GREENBRIAR NORTH DALLAS	2777 W DANIELDALE RD	DALLAS	TX	75237	
5.	DANIEL G KAMIN FARMERS BRANCH LLC	490 S HIGHLAND AVE	PITTSBURGH	PA	15206	
6.	TACO BELL OF AMERICAC/O NORTH TEXAS BELLS LLC	1207 HALL JOHNSON RD	COLLEYVILLE	TX	76034	
7.	RABADI INVESTMENTS INC	4205 LYNDON B JOHNSON FWY	FARMERS BRANCH	TX	75244	
8.	BKT A GOLF PPTY LLC &	10877 WILSHIRE BLVD STE 1105	LOS ANGELES	CA	90024	
9.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
10.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	



1 PROPOSED ARCHITECTURAL SITE PLAN
Scale: 1" = 20'-0"

SITE DATA

TOTAL AREA OF SITE	0.86 ACRES
TOTAL IMPERVIOUS COVER	37,376 SF
% OF IMPERVIOUS COVER	32,100 SF
HEIGHT OF BUILDING	18' - 8"
NUMBER OF STORIES	1
GROSS SF	3,504 sf
PROPOSED USE	COFFEE SHOP
EXISTING PARKING SPACES	43
TYPE OF PARKING SPACES	41 STANDARD 2 ADA

LEGAL DESCRIPTION

- PACE ADDITION
- BLOCK A, LOT 4, ACS 0.858
- VOL. 93045, G. 3876, P. R.D.C.T
- INT201500263387 DD06012015 CO-DC
- 1417100A00400 ICF1417100A

OWNER INFORMATION

SQUARE CORNER PROPERTIES, LLC, A
CALIFORNIA LIMITED LIABILITY COMPANY
5656 CORPORATE AVENUE, SUITE 200
CYPRESS, CA 90630

ATTN: PAUL TANNER, CFO
(562) 425 - 1402



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(206) 318-1575

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HFA

HFA-AE, L T D.

t 479.273.7780

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ac.com

PROJECT NAME:
MIDWAY RD & 635

PROJECT ADDRESS:
**4169 Lyndon B Johnson Fwy
Farmers Branch, TX 75244**

STORE #: 82778
PROJECT #: 102911-001
ISSUE DATE: 04/21/25
DESIGN MANAGER: ERICA MERCER
PRODUCTION DESIGNER: KK
CHECKED BY: KK

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SCALE: AS SHOWN

SHEET NUMBER:

A001 (SUP)

DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE

GENERAL LEGEND

- NEW FULL HEIGHT WALL
- NEW PARTIAL HEIGHT WALL
- EXISTING WALL

LEGAL DESCRIPTION

- PACE ADDITION
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 - VOL. 93045, G. 3876, P. R.D.C.T.
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- DEED TRANSFER DATE: 10/22/2015

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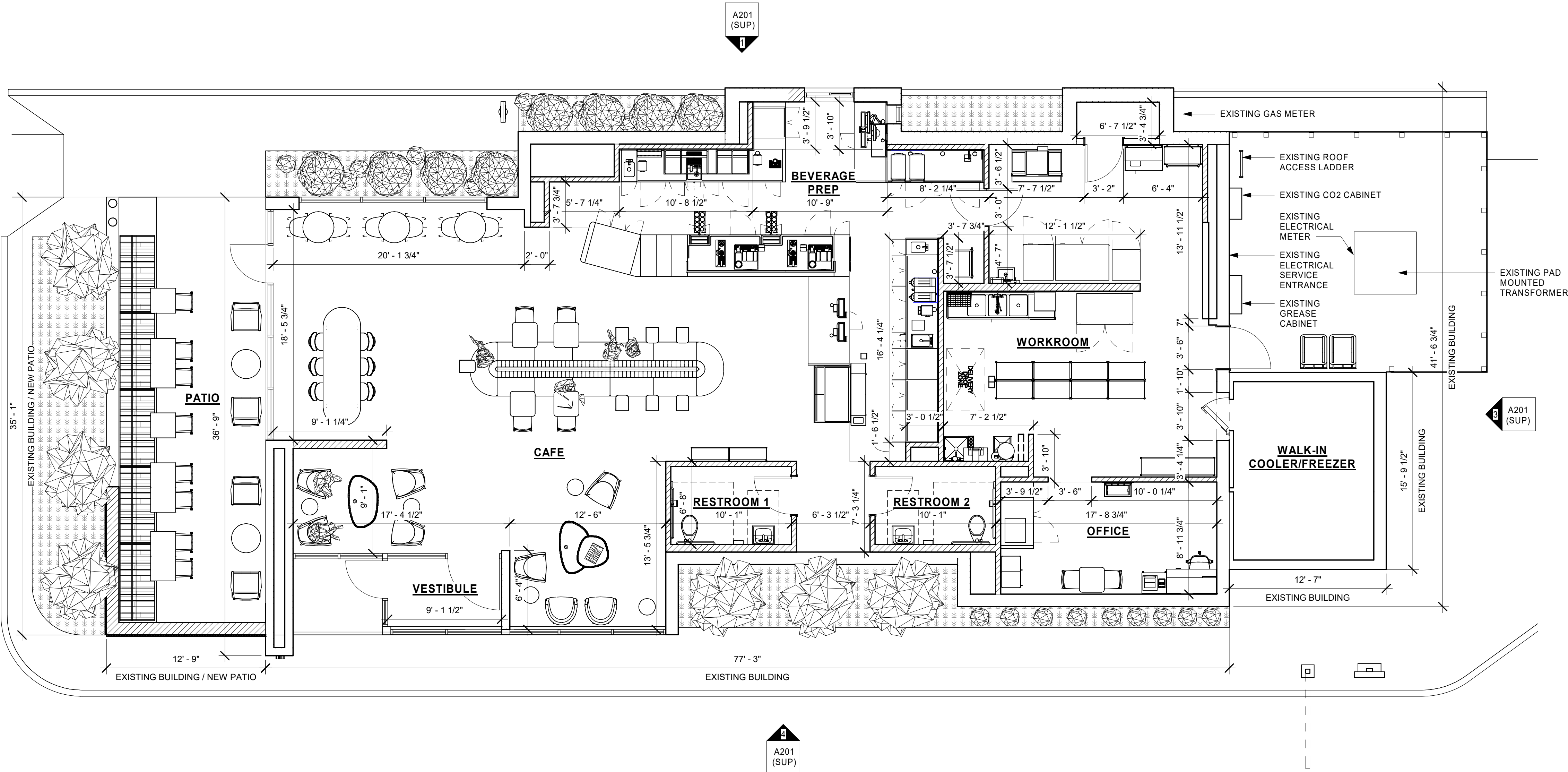
SHEET TITLE:
BUILDING FLOOR PLAN

SCALE: AS SHOWN

SHEET NUMBER:

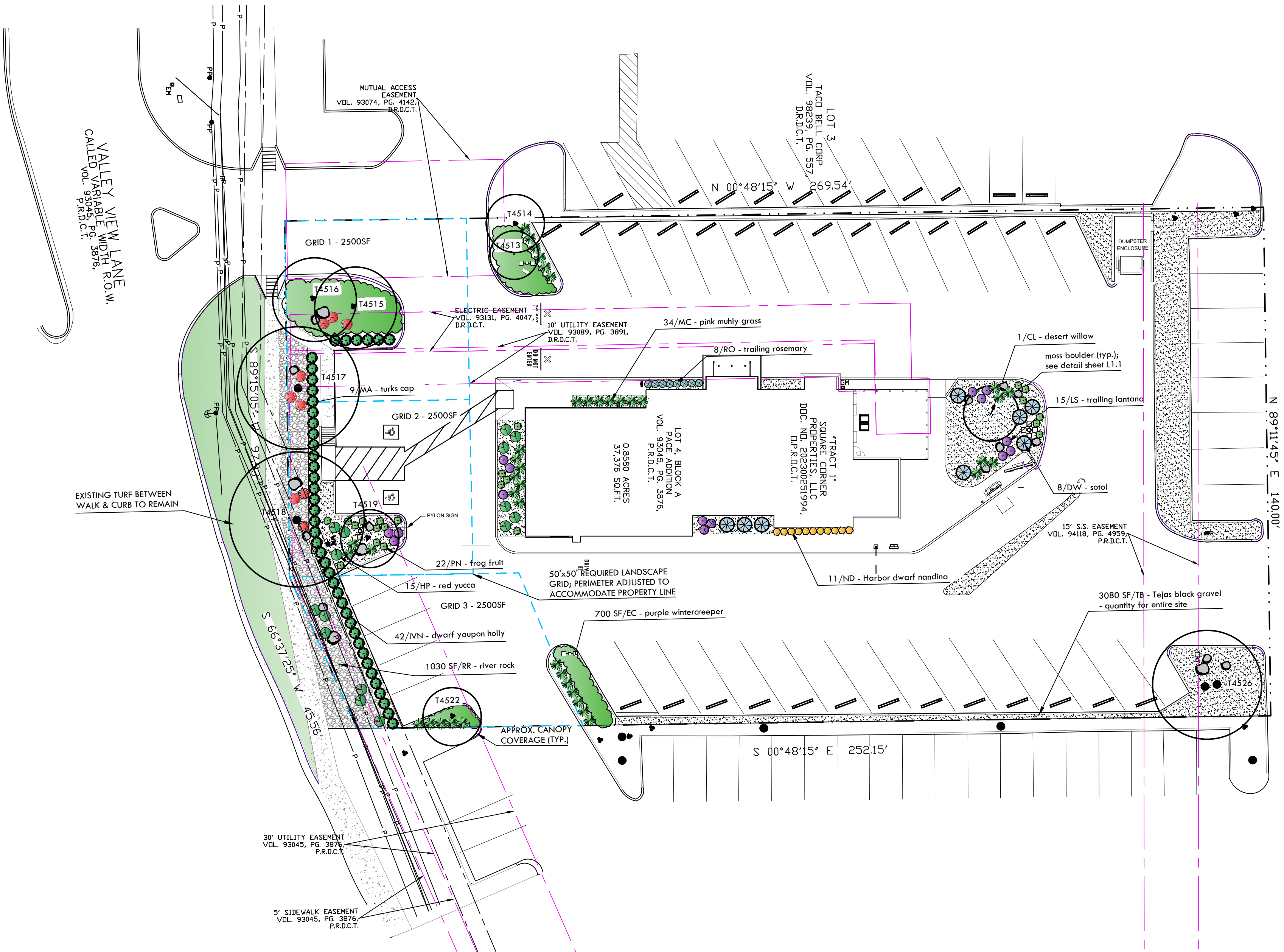
A101 (SUP)

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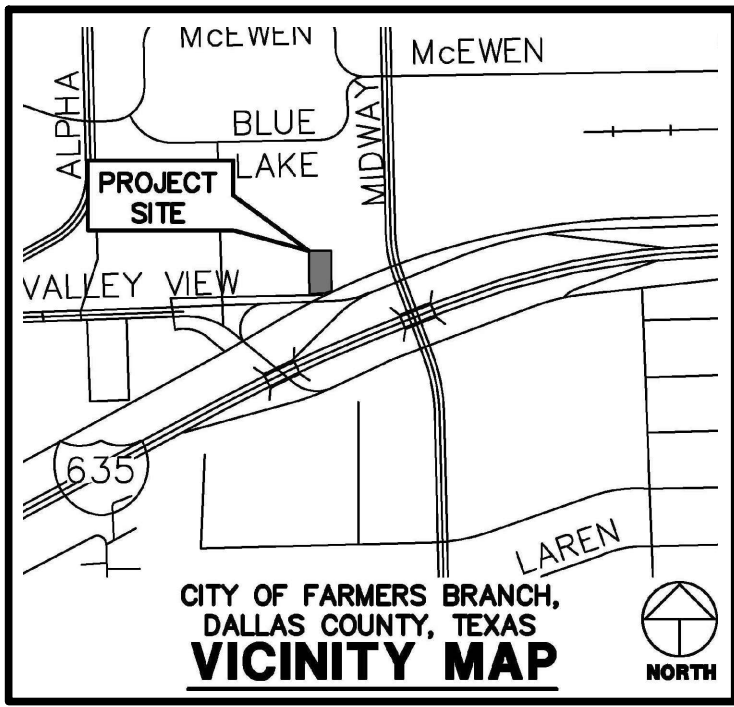
1 FLOOR PLAN
Scale: 3/16" = 1'-0"

EXISTING UNDER
GROUND GREASE
INTERCEPTOR



PLANTING SCHEDULE					
CODE	COMMON NAME	BOTANICAL NAME	QTY	SIZE	NOTES
CL	desert willow	Chilopsis linearis	1	30G	single stem, tree form; 6' hgt. min.; full, well branched
DW	sotol	Dasylirion wheeleri	8	7G	
HP	red yucca	Hesperaloe parvifolia	15	3G	
IVN	dwarf yaupon holly	Ilex vomitoria 'Nana'	42	5G	24" min. hgt. at installation
LS	trailing lantana	Lantana sellowiana	15	1G	
MA	turks cap	Malvaiscus arboreus var. drummondii	9	3G	
MC	pink muhly grass	Muhlenbergia capillaris	34	3G	
ND	Harbor dwarf nandina	Nandina domestica 'Harbor Dwarf'	11	3G	
RO	trailing rosemary	Rosemarinus officinalis var. Prostratus	8	1G	
EC	purple wintercreeper	Euonymus coloratus	700 SF	4" pot	12" OC unless otherwise shown
PN	frog fruit	Phyla nodiflora	22	1G	24" OC unless otherwise shown
RR	Colorado river rock		1030 SF	1-2"	3" deep over weed mat; install per detail
TB	Tejas black gravel		3080		3" deep over weed mat; install per detail

TREE TABLE		
Tag Number	Common Name	Latin Name
T4513	multi stem crape myrtle	Lagerstroemia indica
T4514	multi stem crape myrtle	Lagerstroemia indica
T4515	multi stem crape myrtle	Lagerstroemia indica
T4516	multi stem crape myrtle	Lagerstroemia indica
T4517	16" oak	Quercus virginiana
T4518	16" oak	Quercus virginiana
T4519	multi stem crape myrtle	Lagerstroemia indica
T4522	multi stem crape myrtle	Lagerstroemia indica
T4526	16" oak	Quercus virginiana



LANDSCAPE REQUIREMENTS			
A. LANDSCAPE AREA			
Required landscape area : 5% of site minus building area		Required	Provided
Total site area: 37,376 SF			
Total building area: 3,504 SF			
5% landscape area: (37,376-3504)*.05=		1,694.0 SF	7,223 SF (26.1%)
1 tree/25 LF street frontage			
LBJ Fwy. - 143.5/25=6.5		6	7
All required trees are existing trees to remain - see 'Tree Table'			
Each 50'X50' modular area shall contain 150SF landscape area min.; total to meet 5% minimum`		1,694.0 SF	2,125 SF
B. SCREENING			
		Required	Provided
Parking lot screened from road with shrubs			
Shrubs shall be a min. 24" tall at installation		yes	yes

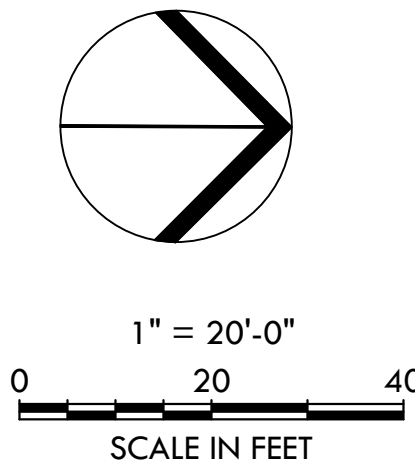
- GENERAL NOTES:
- By submitting a proposal for the landscape planting scope of work, the contractor confirms that they have read, and will comply with, the associated notes, specifications, and details with this project, including all applicable jurisdiction requirements.
 - The landscape contractor is responsible for determining plant quantities. Plant quantities shown on legends and callouts are for general information only. In the event of a discrepancy between the plan and the plant legend, the plant quantity as shown on the plan (for individual symbols) or callout (for groundcover patterns) shall take precedence.
 - All landscape areas shall be irrigated with an underground sprinkler system. System shall provide 100% coverage and be installed per state and local codes.
 - Landscape installed must be maintained in a healthy growing condition.

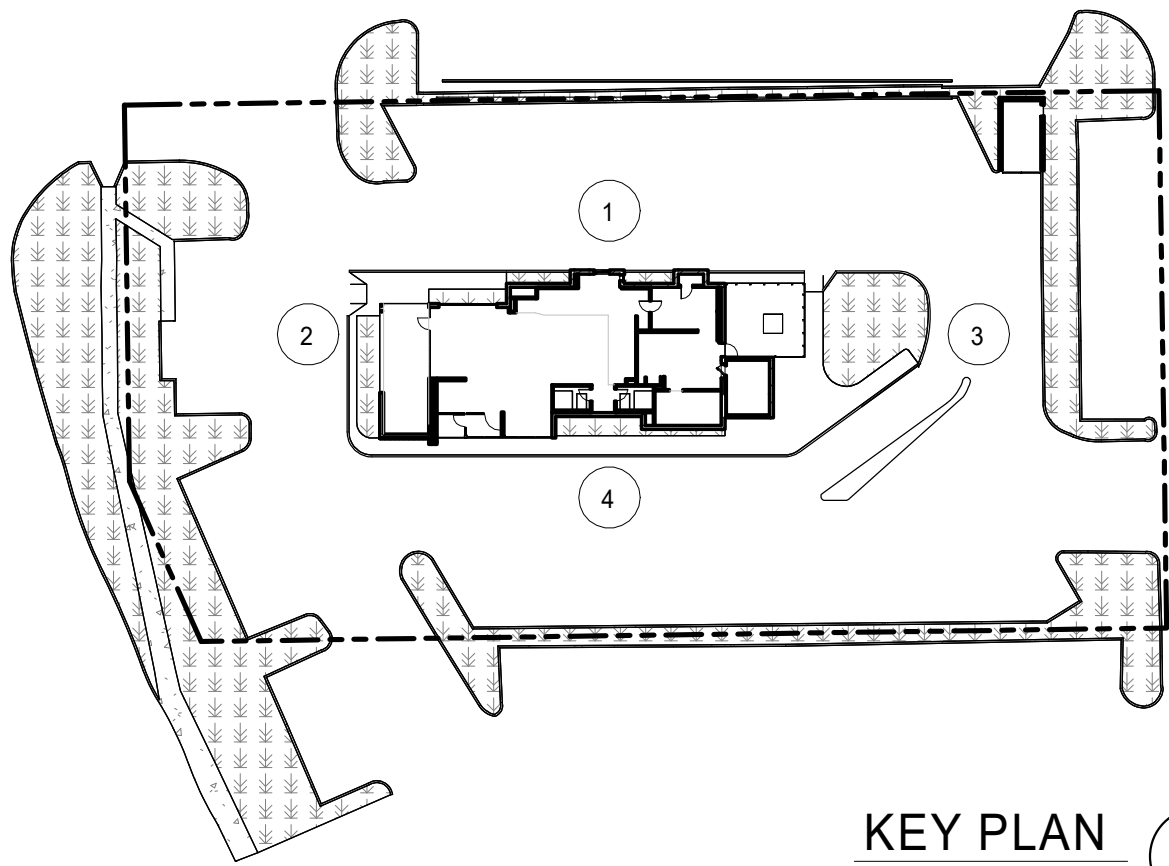


STARBUCKS #82778
4169 Lyndon B. Johnson Fwy.
Farmers Branch, TX 75244

PROJECT: Landscape Plan
DESIGNER: bah
DATE: 04/21/2025
SCALE: 1" = 20'-0"
REVISIONS: 06/11/2025

L1.0





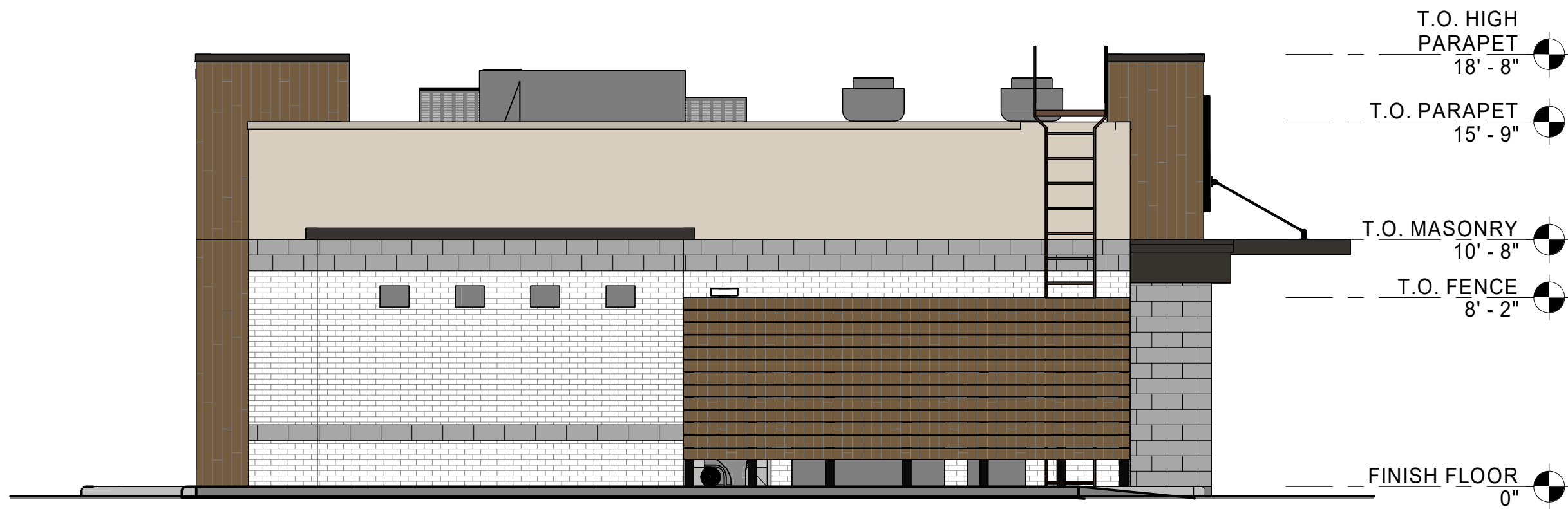
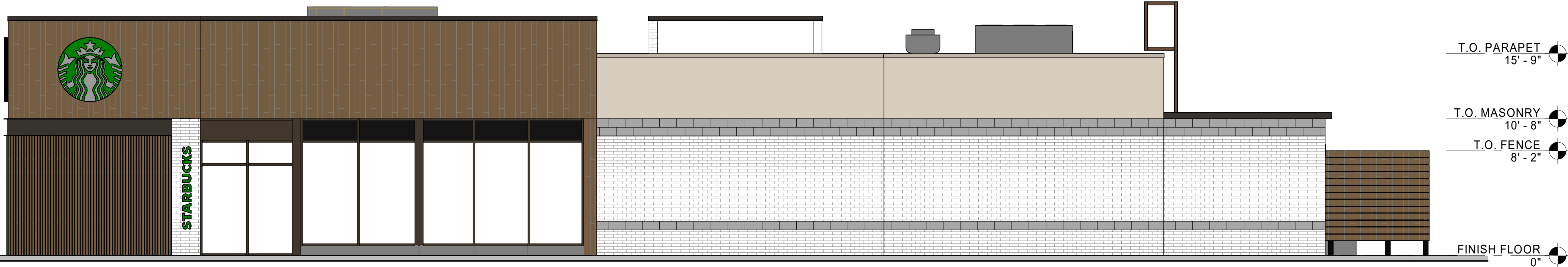
KEY PLAN

T.O. HIGH
PARAPET
18' - 8"

B.O. CHANNEL
9' - 4"

B.O. WINDOW
9"

4 EAST ELEVATION
Scale: 3/16" = 1'-0"



3 NORTH ELEVATION
Scale: 3/16" = 1'-0"

T.O. PARAPET
15' - 9"

T.O. MASONRY
10' - 8"

2 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



1 WEST ELEVATION
Scale: 3/16" = 1'-0"

LEGAL DESCRIPTION

- PACE ADDITION
- BLOCK A, LOT 4, ACS 0.858
- VOL. 93045, G. 3876, P.R.D.C.T
- INT201500263387 DD06012015 CO-DC
- 1417100A00400 ICF1417100A

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STORE #: 82778
PROJECT #: 102911-001
ISSUE DATE: 04/21/25
DESIGN MANAGER: ERICA MERCER
PRODUCTION DESIGNER: KK
CHECKED BY: KK

Revision Schedule

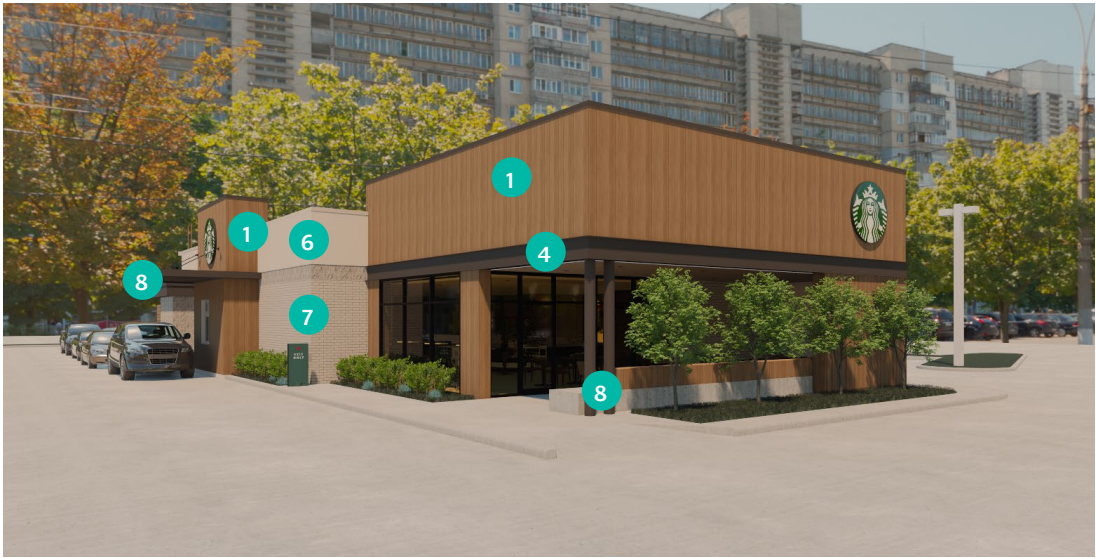
Rev	Date	By	Description

SHEET TITLE:
(SUP) COLOR BUILDING
EXTERIOR ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:
A201.1

DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE

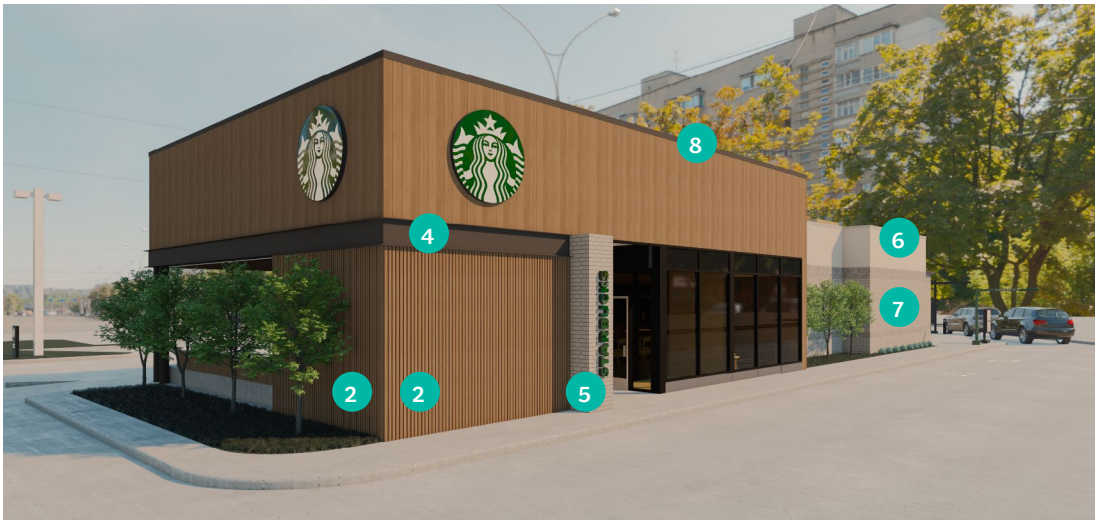
- 1 NEWTECH WOOD SHADOWLINE SIDING (VERTICAL ORIENTATION) PERUVIAN TEAK
- 2 NEWTECH WOOD BELGIAN SIDING (VERTICAL ORIENTATION) PERUVIAN TEAK
- BOH SCREEN:
3 NEWTECHWOOD US07 CORTES SERIES SOLID DECK BOARD PERUVIAN TEAK
- 4 16" STEEL CHANNEL, POWDERCOATED TO MATCH SW7048 URBANE BRONZE
- 5 NEW THIN BRICK TO MATCH EXISTING, PAINTED SW7030 ANEW GRAY
- 6 REMOVE EXISTING FAUX CLERESTORY WINDOWS AND INFILL WITH STUCCO, PAINTED SW7030 ANEW GRAY
- 7 EXISTING MASONRY FACADE TO REMAIN. REPAINT SW7030 ANEW GRAY
- 8 MISC METAL (COLUMNS, CANOPIES, COPING, ETC.) TO BE PAINTED SW7048 URBANE BRONZE



A SOUTHWEST PERSPECTIVE



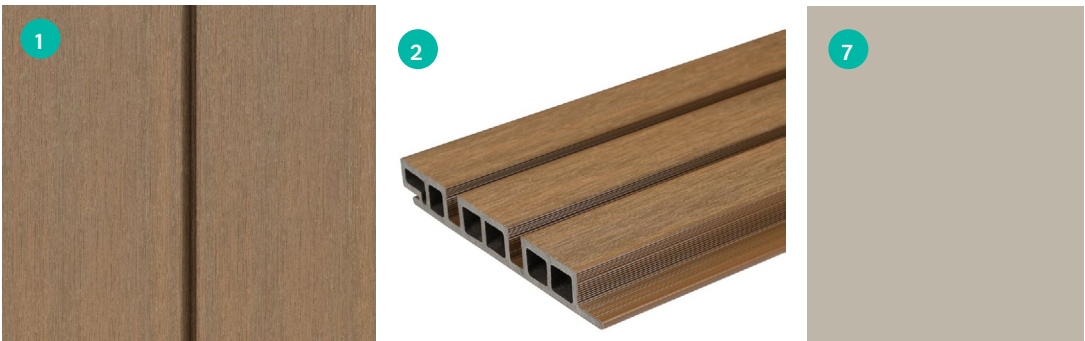
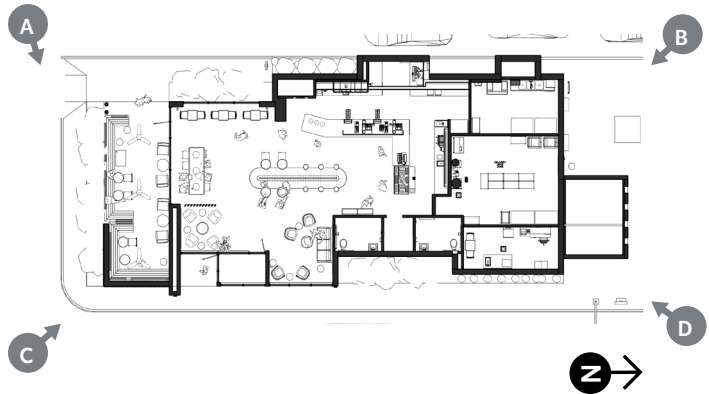
B NORTHWEST PERSPECTIVE



C SOUTHEAST PERSPECTIVE



D NORTHEAST PERSPECTIVE





**FARMERS
BRANCH**

ORIGINAL SUP - FOR REFERENCE ONLY

WENDY
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ORDINANCE NO. 2017

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A NON DRIVE-IN RESTAURANT WITH OUTSIDE SALES WINDOW WITHIN THE PLANNED DEVELOPMENT NUMBER 68 ZONING DISTRICT AND LOCATED AT THE NORTHWEST CORNER OF LBJ FREEWAY AND MIDWAY ROAD, APPROXIMATELY 210 FEET WEST OF MIDWAY ROAD, ON A .858 ACRE TRACT OF LAND, PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND DECLARING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of Specific Use Permits under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made, subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for a non drive-in restaurant with outside sales window within Planned Development Number 68 zoning district and located at the northwest corner of LBJ Freeway and Midway Road, approximately 210 feet west of Midway Road, on a .858 acre tract of land.

SECTION 2. That the above described non drive-in restaurant shall be constructed in the manner setforth on the approved site plan attached as Exhibit "A", and provide further that:

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- a. That a sidewalk easement at least 5 feet in width be provided along the southeast property line to accommodate the proposed sidewalk parallel to the LBJ frontage road.
- b. That a proposed storage module located on the restaurant's north side be provided with a brick exterior matching that of the restaurant itself.
- c. That all light standards be removed from all utility easements.
- d. The proposed pole sign not exceed 50 feet in height and 300 square feet in area.

SECTION 3. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance and as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 18 day of January, 1993.

APPROVED:



Mayor

APPROVED AS TO FORM:



Attorney

ATTEST



City Secretary

City