



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

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

Monday, October 13, 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 Pat Trapp, Commissioner Harold Froehlich, Commissioner Scott Noris Alternate Commissioner Breeanna Banks and Alternate Commissioner Clint Schumacher

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

A. STUDY SESSION

A.1 [25-807](#) 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. Campbell answered a question regarding: Whether a furniture store was an approved use within the Local Retail District-2 (LR-2) zoning district? *Mr. Campbell explained that Specific Use Permit (SUP) approval was required for furniture stores in the LR-2 zoning district due to the intensity of the land use.*

A.2 [25-808](#) Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

Commissioner Miller requested an educational opportunity regarding the Certificate of Occupancy (CO) process, including the role of the Code Enforcement department. Mr. Chavez stated that staff would bring this item back to the Commission in the form of a presentation from the Code Enforcement department. Mr. Chavez addressed Commissioner Miller's comments by explaining Code Enforcement's procedures for addressing uses without a valid CO.

Commissioner Trapp requested an item regarding clarification of what the Commissioners are supposed to consider in reviewing SUP requests, and specifically whether it is appropriate to consider the specific applicants and the nature of their businesses associated with these requests.

Hearing no further questions or comments from the Commissioners, Chair Raley adjourned the Study Session at 6:37 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:00 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 [25-530](#) Consider approval of the September 8, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

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

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

D. PUBLIC HEARING

- D.1 [25-SU-07](#) Conduct a public hearing and consider the request for a Specific Use Permit (SUP) for a furniture store for a portion of an approximately 1.44-acre property located at 14024 Josey Lane and located within the Local Retail District-2 (LR-2) 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. John (*Last name not provided*) with DAR Furniture, 416 Cave River Drive, Murphy, the applicant was available to answer questions.

Mr. Campbell and Mr. John answered questions from the Commissioners regarding:

- Whether any of the furniture sold would be used or require assembly? *Mr. John confirmed that all furniture would be new and that no activities related to furniture assembly would take place onsite.*
- Whether outdoor storage would be permitted? *Mr. Campbell stated that due to the nature of the proposed use, staff wrote the ordinance in a manner that would allow for outdoor storage of the box trucks used for making deliveries. Mr. Campbell confirmed that no other form of outdoor storage would be permitted.*
- What was the use within the adjoining suite addressed as 14030 Josey Lane? *Mr. Campbell confirmed that it was a retail-oriented use permitted by right per the Comprehensive Zoning Ordinance (CZO) for the LR-2 zoning district.*

Mr. Ruben Rodriguez, 2679 Springville Drive, asked for clarification regarding the public notification letter he received. Mr. Campbell confirmed that the letter was just a notification regarding the request and that Mr. Rodriguez's property would

was not the subject of the request.

Hearing no further questions or comments, 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 Trapp, Commissioner Froehlich, and Commissioner Noris

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Kirby, seconded by Commissioner Trapp, 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 Trapp, Commissioner Froehlich, and Commissioner Noris

E. ADJOURNMENT

Chair Raley adjourned the meeting at 7:11 PM.

Chair

City Administration