



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

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

Monday, August 11, 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 (7): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Harold Froehlich, Alternate Commissioner Scott Noris and Alternate Commissioner Breeanna Banks

Commissioners Absent (2): Commissioner Pat Trapp

City Staff Present: Deputy Director of Planning Samuel Chavez AICP; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; 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. Campbell and Mr. Chavez answered questions from the Commissioners regarding:

- Why the proposed overlay district encompassed the entirety of 4801 Spring Valley Road and not just suite 108? *Staff believed it to be more advantageous for the overlay district to cover the entire property in case the applicant wanted to expand the business in the future or should other similar businesses with a desire to serve alcohol locate here.*
- Whether the overlay district would remove land use restrictions? *While the overlay district would give businesses located here the right to serve alcohol, all applicable land use restrictions would still apply.*
- Whether the proposed overlay district could be viewed as an extension of the Entertainment Overlay District (EOD) located south of the subject property in that both districts permit by right the selling of alcoholic beverages for on-premise consumption? *The proposed overlay district could be viewed in this manner.*

- Why the proposed overlay district encompassed both the building housing the applicant's business and the building to the south?: *Even though they were platted separately, both buildings were addressed as 4801 Spring Valley Road. Given this and because both buildings were owned by the same property owner, staff deemed it advantageous for the overlay district to encompass both buildings.*
- Was the application just for suite 108? *The application was for the entirety of 4801 Spring Valley Road.*
- How many suites were located within both buildings aside from the one housing the applicant's business?: *There were 13 additional suites in the building housing the applicant's business and another seven suites in the building to the south.*
- Whether suite 110 was being remodeled? *There were no plans for the remodeling of suite 110 that staff was aware of at this time.*
- *In response to comments regarding the size of the overlay district, Mr. Campbell stated that the proposed district could be viewed in similar fashion to the Beer and Wine Sales Overlay Districts, which encompassed numerous parcels scattered throughout the city rather than being confined to a singular large area.*
- Whether businesses within the overlay districts were subject to the requirements of the Texas Alcoholic Beverage Commission (TABC): *Yes, the businesses would be subject to these requirements.*
- Did the EOD permit on-premise alcohol sales by right? *Yes.*
- Why was the applicant proposing a new AB-OP district and not an expansion of the EOD, and what was the difference between the two districts? *The EOD was a city-initiated overlay district while the AB-OP overlay districts were more developer driven in nature.*
- What uses were allowed in Planned Development District No. 27 (PD-27)?: *Mr. Campbell stated that PD-27 had a base zoning of Light Industrial (LI) and pointed out permitted uses per the Schedule of Uses from the Comprehensive Zoning Ordinance (CZO).*
- *In response to the question regarding the difference between the EOD and the AB-OP overlay districts, Mr. Chavez stated that businesses located within the EOD could sell alcohol for off-premise consumption in addition to on-premise sales.*

A.2 [25-80](#)

Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

Commissioner Kirby requested an update regarding new laws passed by the Texas state legislature and how those might impact the work of the Commission and Planning staff, including legislation related to housing.

Vice-Chair Miller asked about exploring opportunities to bring about clarity in the formation of new overlay districts and the expansion of current districts.

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

adjourned the Study Session at 6:57 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 July 7, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

A motion was made by Commissioner Froehlich, seconded by Commissioner Kirby, that the minutes be approved. The motion carried unanimously.

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

D. PUBLIC HEARING

D.1 [25-ZA-08](#) Conduct a public hearing and consider the request to amend Article 5 “Special Districts” of the Comprehensive Zoning Ordinance by amending Article 5.6 “Alcoholic Beverage (On-Premise) Overlay Districts” to add the Spring Valley Alcoholic Beverage (On-Premise) Overlay District, an approximately 7.96-acre property located at 4801 Spring Valley Road and located within the Planned Development District No. 27 (PD-27) zoning district; and take appropriate action.

Mr. Campbell gave a presentation regarding the proposed amendment.

Mr. Jonathan Tran with DFW Indoor Pickleball (DIP), 4801 Spring Valley Road, Farmers Branch, the applicant was available to answer questions.

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

- Whether the proposed overlay district was specific to DIP or the entire subject property? *Mr. Campbell stated it would be for the entire subject property.*
- Whether the subject property could be utilized for different land uses in the future, including those requiring a zoning amendment? *The subject property could be utilized different land uses in future, even those requiring a zoning amendment.*
- Was the applicant the only business that would benefit from the proposed overlay district and whether the property owner had any future plans to develop the property in a manner that would see additional businesses serving alcohol on the subject property? *Mr. Tran confirmed that DIP would be the only business that would benefit from the overlay district at this time. He also stated that any potential future businesses proposing to serve alcohol would occur on a lease-by-lease basis with the property*

owner.

- What measures were in place to stop patrons from potentially using DIP as a bar only? *Mr. Tran confirmed that DIP was set up primarily as a pickleball facility with courts throughout and that the layout of the facility was not conducive to the atmosphere of a bar or similar establishment.*

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 Commissioner Sultzbaugh, 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, Alternate Commissioner Noris Alternate Commissioner Banks

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Froehlich, 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, Alternate Commissioner Noris Alternate Commissioner Banks

Chair Raley asked when this case would be considered by City Council. Mr. Campbell stated at their September 16, 2025 meeting.

E. ADJOURNMENT

Chair Raley adjourned the meeting at 7:13 PM.

Chair

City Administration