



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

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

Monday, June 9, 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>

- Council Present (6):** Mayor Terry Lynne, Mayor Pro Tem Tina Bennett-Burton, Deputy Mayor Pro Tem Roger Neal, Councilmember Omar Roman, Councilmember David Reid, Councilmember Elizabeth Villafranca
- Commissioners Present (8):** Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Harold Froehlich, Alternate Commissioner Scott Noris, and Alternate Commissioner Breeanna Banks
- Commissioners Absent (1):** Commissioner Dan Heard
- City Staff Present:** Deputy Director of Planning Sarah Bergman AICP; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; Deputy City Manager Jawaria Tareen; City Attorney Nicole Corr; Assistant City Attorney Sarah Walsh

A. CALL TO ORDER - JOINT MEETING (5:30 PM)

Mayor Lynne called the City Council meeting to order at 5:30 PM.

Chair Raley called the Planning and Zoning Commission meeting to order at 5:30 PM.

B. PUBLIC COMMENTS

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

C. JOINT MEETING AGENDA ITEMS

- C.1 [25-441](#) Receive a presentation from the City Attorney regarding the roles and responsibilities of the Planning and Zoning Commission.**
- City Attorney Nicole Corr gave a presentation explaining the laws regarding the Planning and Zoning Commission, the role of the Planning and Zoning Commission, the process for various items that come before the Commission, general meeting procedures, the ethics of serving on the Commission, the Open Meetings Act, and the Public Information Act.
- C.2 [25-419](#) Receive a presentation providing an overview of the adopted long-range plans, including the Farmers Branch 2045 Comprehensive Plan and the IH-35E Corridor Vision Study.**

Deputy Director of Planning Sarah Bergman gave a presentation on the Comprehensive Plan and the IH-35E Corridor Vision Study.

Mayor Lynne and Mayor Pro Tem Bennett-Burton recommended the city research available main street programs and grant opportunities that the city can use as a resource for implementing the comprehensive plan.

C.3 [25-418](#)

Discuss vision, priorities, and collaboration between the Planning and Zoning Commission and City Council.

The members of Council and the Planning and Zoning Commission discussed priorities and collaboration between the Planning and Zoning Commission.

D. ADJOURNMENT – JOINT MEETING

Mayor Lynne adjourned the City Council meeting at 6:45 PM.

Chair Raley adjourned the Planning and Zoning Commission meeting at 6:45 PM.

E. CALL TO ORDER - REGULAR MEETING (7:00 PM)

Chair Raley called the regular meeting to order at 7:00 PM and thanked the Commissioners for their service.

F. CITIZEN COMMENTS

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

G. REGULAR AGENDA ITEMS

G.1 [25-439](#)

Consider approval of the May 12, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

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

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

H. PUBLIC HEARING

H.1 [25-ZA-06](#)

Conduct a public hearing and consider the request for a zoning amendment for industrial development on approximately 28 acres located at 2645 LBJ Freeway within Planned Development District No. 74 (PD-74); and take appropriate action.

Mr. Mangum gave a presentation regarding the proposed amendment.

Mr. Mangum answered questions and addressed comments from Commissioners regarding: the project phase graphic included in Mr. Mangum's presentation,

previous zoning approvals for this site, total square footage for each building, a typo in the staff report regarding the date the Commission considered the previous zoning amendment related to the proposed development, clarification regarding the definitions of warehouse/distribution, light assembly, and light fabrication, traffic impact with the addition of a fourth warehouse building, whether the conditions recommended by the Commissioners from the previous amendment were included with this amendment, and the comprehensive plan recommendation for this site.

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

Kyle McCullah, 18383 Preston Road, Dallas, and Robert Dye, 13218 Bee Street, Farmers Branch, representatives for the applicant, answered questions and addressed comments from the Commissioners regarding: who the developer of the project was, proposed uses and potential future tenants for this development, whether the applicant had any signed leases the type of screening wall proposed between this site and Dallas Christian College (DCC), whether the applicant discussed the proposed wall with DCC, travel routes for large trucks entering and exiting this development, whether the applicant had acquired the Wyndham Garden hotel, and the demolition process for the hotel.

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 Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, Alternate 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 Zoning Amendment be recommended for approval. The motion carried unanimously.

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

Chair Raley asked when this case would be considered by City Council. Ms. Bergman stated at their June 17, 2025 meeting.

E. ADJOURNMENT

Chair Raley adjourned the meeting at 7:31 PM.

Chair

City Administration