



# City of Farmers Branch

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

## Meeting Agenda Planning and Zoning Commission

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Monday, January 26, 2026

7:00 PM

City Hall

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### Study Session Meeting to be held at 6:30 PM in Council Chambers

Additionally, the agenda packet is available for download from the City's web site at [www.farmersbranchtx.gov](http://www.farmersbranchtx.gov). This download may be accessed from any computer with Internet access.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to The Chair member prior to the start of the meeting.

#### A. STUDY SESSION

- A.1 [26-072](#) Discuss Regular Agenda Items.
- A.2 [26-073](#) Discuss Agenda Items for Future Planning and Zoning Commission consideration.

#### B. CITIZEN COMMENTS

This agenda item provides an opportunity for citizens to address the Planning and Zoning Commission on any matter that is not posted on the agenda. Anyone wishing to address the Commission should complete a Citizen Comments Registration Form and submit it to the Chair prior to the start of the meeting. There is a three (3) minute time limit for each citizen to speak with a reasonable limitation on speakers on one topic or item with a maximum of fifteen (15) total minutes on the same topic item. Anyone wishing to speak shall be courteous and cordial.

The Planning and Zoning Commission is not permitted to take action on any subject raised by a speaker during Citizen Comments. When called, please approach the podium and state your name and address prior to beginning your comment. Please direct all comments to the Commission and not the audience.

#### C. REGULAR AGENDA ITEMS

- C.1 [26-074](#) Consider approval of the January 12, 2026 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

- C.2     [25-PL-03](#)     Consider the request for final plat approval of SWBC Mercer Crossing, Phase I, Block A, Lot 1, located at 2100 LBJ Freeway; and take appropriate action.

**D.       PUBLIC HEARING**

- D.1     [25-SP--07](#)     Conduct a public hearing and consider the request for Detailed Site Plan approval for the installation of fencing, including a Zoning Amendment request to allow said fencing within the front yard, on an approximately 2.1-acre property located at 13710 Hutton Drive and located within the Planned Development District No. 22 (PD-22) zoning district; and take appropriate action.
- D.2     [25-SU-10](#)     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.
- D.3     [26-ZA-01](#)     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.

**E.       ADJOURNMENT**

This Board or Commission may convene into executive session at anytime during the meeting pursuant to Texas Government Code Section 551.071 (2) for the purpose of seeking confidential legal advice from the City Attorney on any agenda item.

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planning to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

**Certification**

I certify that the above notice of this meeting was posted 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

\_\_\_\_\_  
City Secretary

Stamp:

Posted By: \_\_\_\_\_

Posted Date: \_\_\_\_\_