

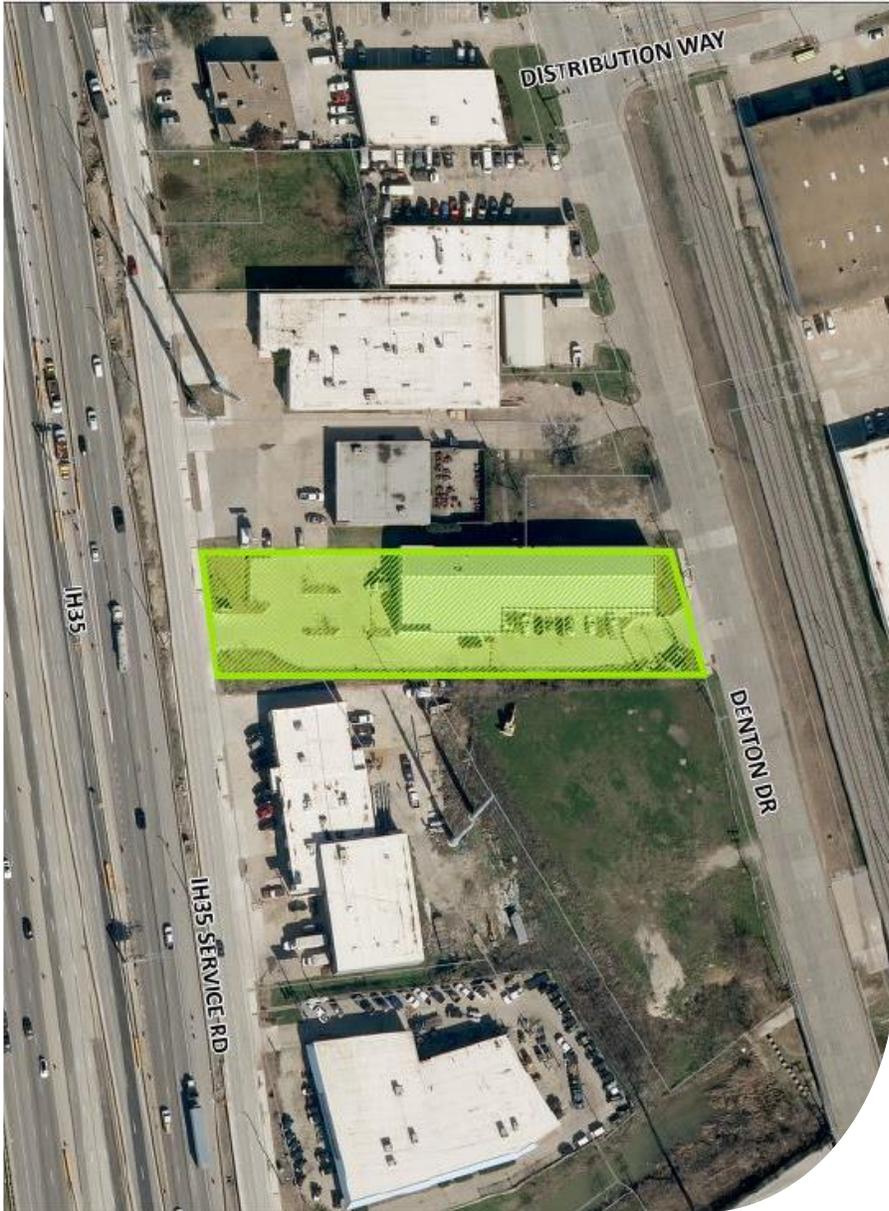


FARMERS BRANCH
TEXAS

Specific Use Permit: 13850 North Stemmons Freeway

City Council | November 18, 2025

Requested by: Planning Department



Background



13850 North Stemmons Freeway,
Suite 100

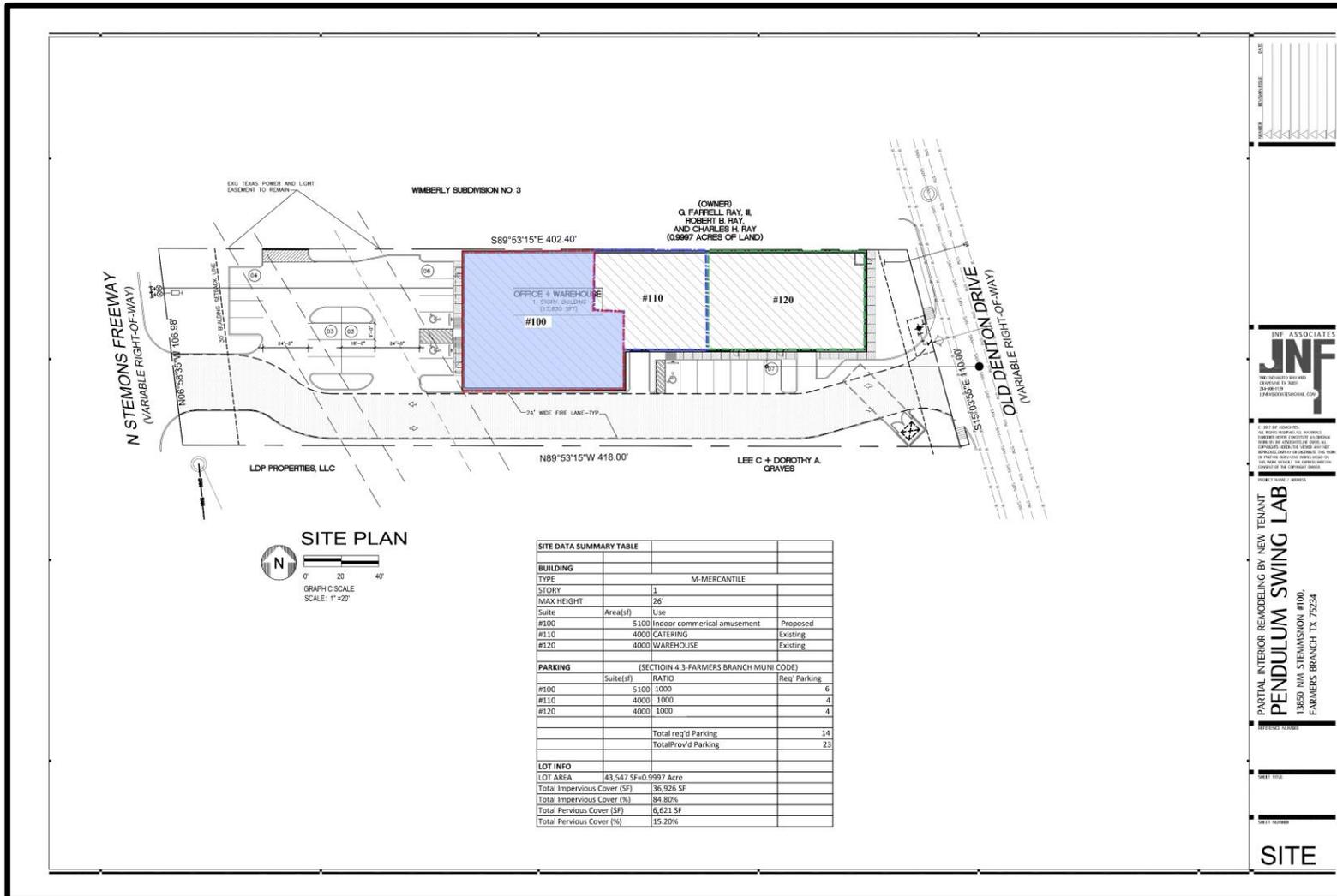


Zoning: PD-70: Freeway Subdistrict



Specific Use Permit (SUP) request for
indoor commercial amusement
(baseball training facility)

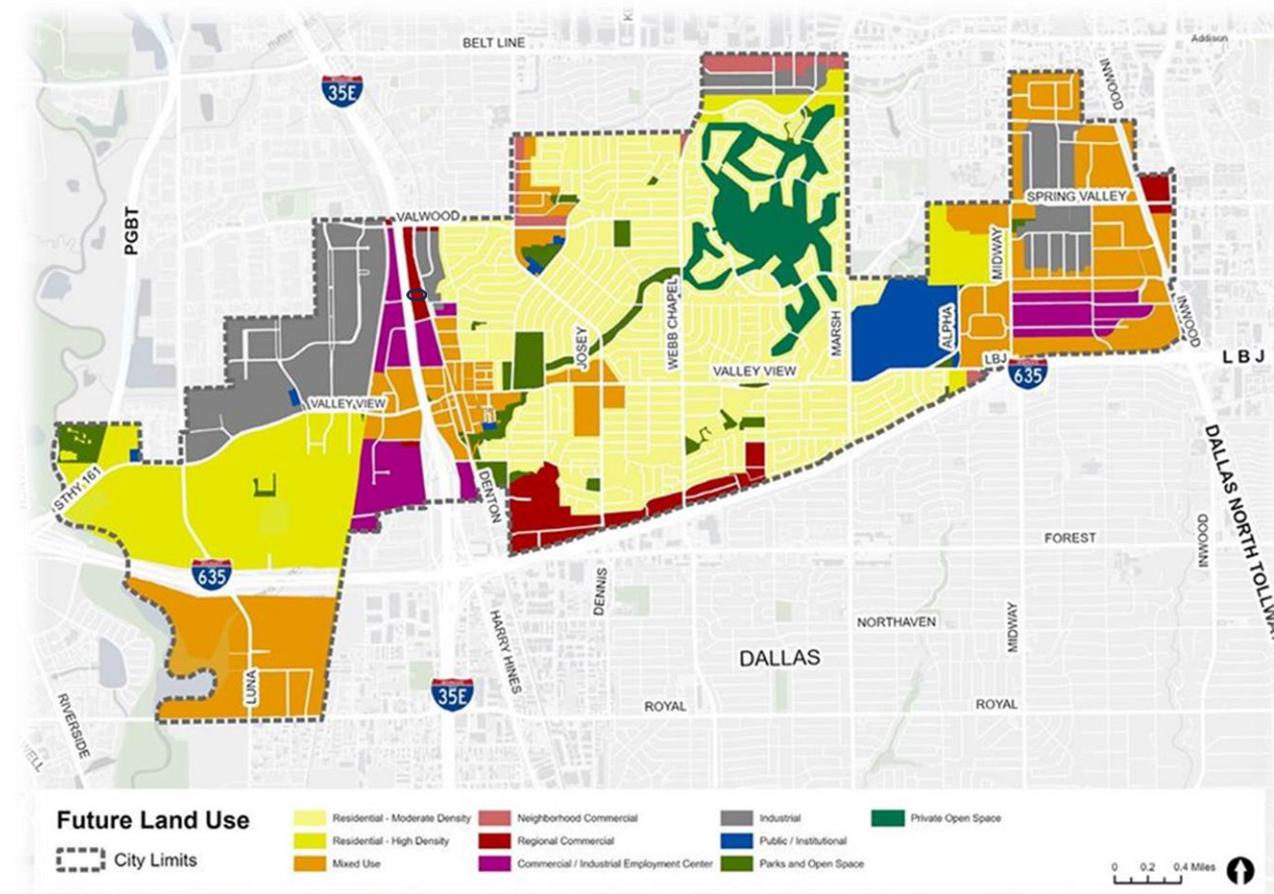
25-SU-06: 13850 North Stemmons Freeway Proposed Development



- ✓ **Pendulum Swing Lab: Indoor baseball training facility**
- ✓ **Hours of Operation: 10:00 AM to 10:00 PM Monday to Friday by appointment.**
- ✓ **Required Parking Spaces:**
 - **Pendulum: 6**
 - **Azuma Catering: 4**
 - **WS Construction: 4**
 - **Total: 14****23 spaces provided onsite**
- ✓ **Landscaping: 5% of site required; 15% provided**
- ✓ **Existing building to be utilized as is**

25-SU-06: 13850 North Stemmons Freeway

Farmers Branch 2045 Plan Recommendation, Public Response and Planning & Zoning Commission Recommendation



- ✓ **Future Land Use Designation: Regional Commercial**
- ✓ **Recommended uses: commercial, office and services**
- ✓ **Proposal is consistent with Farmers Branch 2045 Plan**
- ✓ **October 16: 20 letters sent to affected property owners and Carrollton-Farmers Branch and Dallas ISDs**
- ✓ **No correspondence received by staff**
- ✓ **October 27: Planning & Zoning Commission unanimously recommends approval**

Questions



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