



# City of Farmers Branch

## Action Meeting Minutes

### Planning and Zoning Commission

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

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Monday, February 9, 2026

7:00 PM

City Hall

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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 Pat Trapp, Commissioner Scott Noris., Alternate Commissioner Breeanna Banks, and Alternate Commissioner Clint Schumacher

**City Staff Present:** Police Chief Kevin McCoy; Deputy Director of Community Services Scott Webster; Planning Manager Tara Bradley; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; and City Attorney Chris Metcalf

#### **A. STUDY SESSION**

**A.1 [26-112](#) Discuss Regular Agenda Items.**

Chair Raley called the Study Session 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 Agenda items D.2 and D.3:

- Commissioner Kirby asked whether there were any substantial changes from the applicant's previous requests? *Mr. Mangum said no.*
- Commissioner Kirby asked whether the zoning of the subject property had changed since the previous requests? *Mr. Mangum said no.*
- Commissioner Kirby asked whether the Commission was under any scrutiny regarding their recommendations on these requests? *Mr. Mangum stated that all cases should be treated individually and then discussed the case history.*
- Vice-Chair Miller asked if staff had received any correspondence from the Prairie Crossing multifamily development? *Mr. Mangum said no correspondence had been received.*

Hearing no further questions or comments from the Commissioners, Chair Raley closed this agenda item.

**A.2 [26-113](#) Discuss Agenda Items for Future Planning and Zoning Commission consideration.**

Vice-Chair Miller requested an item for discussion on how Farmers Branch is utilizing artificial intelligence (A.I.) related to the work being done by the Planning Department.

Hearing no further questions or comments, Chair Raley closed discussion on this agenda item and adjourned the Study Session at 6:40 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 [26-074](#) Consider approval of the January 12, 2026 Planning and Zoning Commission Meeting Minutes; and take appropriate action.**

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

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

**C.2 [25-PL-05](#) Consider the request for final plat approval Rodeway Inn- Metro Square Subdivision, Lots 1R and 2, located at 11800 Ford Road and 11801 Metro Blvd; and take appropriate action.**

Mr. Mangum gave a presentation regarding the proposed final plat.

Hearing no questions or comments from the Commissioners, Chair Raley asked for a motion regarding the item.

**A motion was made by Commissioner Kirby, seconded by Commissioner Banks, that this Final Plat be approved. The motion carried unanimously.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

**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.**

Mr. Campbell gave a presentation regarding the proposed amendment.

Mr. Greg Boss with Tubbesing, the applicant, 2020 Diplomat Drive, was available to answer questions.

Commissioner Noris asked about the fence material. *Mr. Campbell confirmed it would be a wrought iron fence.*

Alternate Commissioner Schumacher asked how many properties were located in PD-22. *Mr. Campbell confirmed the location of all properties in PD-22 via the interactive map on the city website.*

Alternate Commissioner Schumacher asked, pending approval, if the amendment would be applicable to all of PD-22 and require the applicant to install wrought iron fencing? *Mr. Campbell said yes to both.*

Commissioner Trapp asked whether the proposed fence would impede access to the subject property by the Fire Department. *Mr. Campbell stated that the Fire Department reviewed the site plan and did not have any issues with the proposed fence.*

Commissioner Trapp asked about the wall located along the southern edge of the subject property in relation to the proposed fence. *Mr. Campbell stated that it was his understanding that this wall would be removed but would defer to the applicant for confirmation.*

Commissioner Trapp asked if the applicant's need for the fence was based on actual security issues or perceived concerns. *Mr. Campbell stated it was based on actual security issues, but would defer to the applicant to address the specifics of these issues.*

In response to Commissioner Trapp's question regarding the wall, Mr. Boss confirmed that this wall was removed shortly after the property was purchased.

Mr. Boss confirmed that the drive along Hutton Drive would not be gated.

In response to Commissioner Trapp's question regarding the reason for the fence, Mr. Boss stated that the fence was necessary to protect the loading dock doors located in this area from equipment theft and stated there had been some such issues since purchasing the property.

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

No one came forward to address this agenda item, and 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: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

Chair Raley asked for a motion regarding the item.

**A motion was made by Commissioner Kirby, seconded by Commissioner Noris, that this Detailed Site Plan, including the Zoning Amendment request, be recommended for approval. The motion carried unanimously.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

Chair Raley asked when this case would be considered by City Council, and Mr. Campbell stated it would be at their March 19, 2026 meeting.

- 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.****

Was considered concurrently with Item D.3.

- 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 Appedix “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.****

Mr. Mangum gave presentations regarding both the proposed requests and stated that, per the applicant’s request, the public hearings for both agenda items would be continued to the March 9, 2026 Planning and Zoning Commission meeting.

Mr. Dallas Cothrum with Masterplan, representing the applicant, 3333 Welborn Street, Dallas, was available to answer questions.

Commissioner Miller asked whether the Commission was voting to table the agenda items? *Chair Raley clarified that the Commission would be voting to continue to the public hearing for both items.*

Chair Raley asked, pending approval of the requests, whether beer and wine sales from the QT convenience store would be subject to the regulations of the Texas Alcoholic Beverage Commission (TABC)? *Mr. Mangum said yes.*

Commissioner Noris asked whether there were residential developments adjacent to the subject property and if yes, had staff received feedback from any of these? *Mr. Mangum confirmed the residential developments adjacent to the subject property, and said staff had not received feedback from any of these developments.*

Commissioner Sultzbaugh asked whether a zoning notification sign was placed at the subject property? *Mr. Mangum said yes.*

Commissioner Sultzbaugh asked whether the applicant was building owner or the buyer? *Mr. Mangum stated the applicant was representing the property owner.*

Vice-Chair Miller asked the applicant if the request for continuance was to allow for more time regarding groundwork in garnering support for these cases? *Mr. Cothrum said yes.*

Vice-Chair Miller asked the applicant whether they had discussed their proposal with City Council. *Mr. Cothrum said no.*

Commissioner Sultzbaugh asked whether the subject property was currently being sublet? *Mr. Cothrum said yes.*

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

Mr. Steve Flens, 13605 Midway Road, Farmers Branch, spoke in opposition to both requests.

Mr. Chris Bowers, 1316 Village Creek Drive, Plano, spoke in opposition to both requests.

Ms. Kelly Jo Sands, 7206 Azalea Lane, Dallas, spoke in opposition to both requests.

Mr. Patrick Haggerty, 3768 Waterside Court, Addison, spoke in opposition to both requests.

Mr. Joe Dingman, 13223 Gald Acres Drive, Farmers Branch, spoke in opposition to both requests.

Seeing no one else come forward to address these agenda items, Chair Raley asked for a motion to continue the public hearings.

**A motion was made by Commissioner Kriby, seconded by Commissioner Noris, that the public hearings for agenda items 25-SU-10 and 26-ZA-01 be continued until the March 9, 2026 Planning and Zoning Commission meeting. The motion carried unanimously.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

**E. ADJOURNMENT**

Chair Raley adjourned the meeting at 8:00 PM.

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 Chair

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 City Administration