



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

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

Monday, March 9, 2026

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 (6): Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Scott Noris, Alternate Commissioner Breeanna Banks, and Alternate Commissioner Clint Schumacher

Commissioners Absent (2): Chair Amber Raley and Vice-Chair Marcus Miller

City Staff Present: 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 [26-181](#) Discuss Regular Agenda Items.

Ms. Bradley explained that due to the absences of both Chair Raley and Vice-Chair Miller, the Commission would need to nominate a member to serve as Chair for this meeting.

A motion was made by Commissioner Kirby, seconded by Commissioner Sultzbaugh, that Commissioner Pat Trapp be elected Chair for this meeting. The motion carried unanimously.

Aye: 5 – Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Noris, Alternate Commissioner Banks and Alternate Commissioner Schumacher

Chair Trapp called the Study Session to order at 6:32 PM.

Chair Trapp asked for any questions or comments regarding the Regular Agenda and Public Hearing items.

Regarding Public Hearing items D.1 and D.2:

- Alternate Commissioner Schumacher asked when did the bank cease operating out of the subject building. *Mr. Mangum stated that staff would bring this information back to the Commission.*
- Alternate Commissioner asked how long the property had been for sale. *Mr. Mangum stated he would defer to the applicant for confirmation on this.*

- Alternate Commissioner Schumacher asked whether the applicant’s case had been reviewed by the Fire Department. *Mr. Mangum stated yes and confirmed that Assistant Fire Marshall Scott Burke was a member of the Development Review Committee team who reviewed all development cases.*
- Commissioner Kirby asked whether the driveway located on the western side of the subject property was public or private. *Mr. Mangum stated the driveway was public.*
- Commissioner Kirby asked whether Texas Alcoholic Beverage Commission (TABC) licensure was a function of the state or the City, and whether the City had the ability to issue such a permit to the property should QT vacate. *Mr. Mangum stated that TABC licensure was a function of the state and that he was not aware of the City’s ability to grant variances regarding this licensure.*
- Chair Trapp asked, pending approval of the Zoning Amendment, whether off-premise alcohol sales would be permitted by right for this property. *Mr. Mangum stated yes, but only for packaged beer and wine.*
- Chair Trapp asked, pending approval of the Specific Use Permit (SUP), whether the SUP would be applicable to QT only and should they vacate the property, then the property would lose the right to gasoline sales via the SUP. *Mr. Mangum stated yes to both.*

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

A.2 [26-182](#)

Discuss Agenda Items for Future Planning and Zoning Commission consideration.

Commissioner Kirby asked about the Urban 3 assessment tool and whether staff could request this or a similar assessment tool for use related to the work of the Planning department. Ms. Bradley stated staff would look into this and follow up with the Commission.

Hearing no further questions or comments, Chair Trapp closed discussion on this agenda item and adjourned the Study Session at 6:46 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 Trapp closed the Citizen Comments portion of the agenda.

C. REGULAR AGENDA ITEMS

C.1 [26-183](#)

Consider approval of the February 23, 2026 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

A motion was made by Alternate Commissioner Schumacher, seconded by Commissioner Sultzbaugh, that the minutes be approved. The motion carried by the following vote:

Aye: 5 – Chair Trapp, Commissioner Sultzbaugh, Commissioner Noris, Alternate Commissioner Banks and Alternate Commissioner Schumacher

Abstain: 1 – Commissioner Kirby

D. PUBLIC HEARING

- D.1 [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.**

Mr. Mangum gave a presentation regarding the SUP request and informed the Commissioners that because this case was running in tandem with the Zoning Amendment request, the Commission would need to recommend denial of both cases if they decided to recommend denial of one or the other.

The Commission moved to open the public hearings for both items D.1 and D.2.

Mr. Mangum then proceeded to present Public Hearing 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 “Appendix C - Maps” to allow beer and wine for off-premise consumption on approximately 1.48 acres located at 13601 Midway Road; and take appropriate action.**

Mr. Mangum gave a presentation regarding the proposed amendment. Mr. Dallas Cothrum with Masterplan Consultants, representing the applicant, 3333 Welbourn Street, Dallas, gave a presentation and was available to answer questions.

Commissioner Kirby asked why staff did not require a Traffic Impact Analysis (TIA). *Mr. Mangum stated that Public Works staff reviewed the application and determined that less traffic would be generated by the proposed use versus that of the residential uses for this area recommended by the Farmers Branch 2045 Plan, therefore a TIA was not necessary.*

Commissioner Noris asked whether there existed a wall along the southern side of the property to act as a barrier between the subject property and the adjacent multifamily development. *Mr. Mangum stated there was not a wall currently existing here and that one was not being proposed by the applicant.*

In response to Alternate Commissioner Schumacher’s earlier question regarding the bank, Mr. Cothrum stated that the bank vacated the property approximately 25 months ago.

Alternate Commissioner Schumacher asked Mr. Cothrum to clarify what he stated during his presentation about potentially situating the beer and wine sales as an accessory use. Mr. Cothrum stated that he believed the nature of the cases made it seem as if QT were requesting beer and wine sales as a separate use from the convenience store, and that the applicant would be amenable to the SUP ordinance stating that beer and wine sales be an accessory use for the convenience store.

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

opened the public hearings for both items D.1 and D.2.

Mr. Pat Hagerty, 3768 Waterside Court, Farmers Branch, spoke in opposition to both cases.

Mr. Steve Flynn, 13605 Midway Road, Farmers Branch, spoke in opposition to both cases.

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

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

Mr. Brian Bogard, 6941 Gateridge Drive, Dallas, spoke in opposition to both cases.

Mr. Chris Bowers, 1316 Village Creek Parkway, Plano, spoke in opposition to both cases.

Mr. Joseph and Stella Cavalier, 4071 Alpha Road, Farmers Branch, spoke in opposition to both cases.

Ms. Emily Shama, 13648 Greystone Drive, Farmers Branch, spoke in opposition to both cases.

Hearing no further questions or comments, Chair Trapp asked for a motion to close the public hearing.

A motion was made by Commissioner Kirby, seconded by Commissioner Noris, that the public hearing be closed. The motion carried unanimously.

Aye: 6 – Chair Trapp, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Noris, Alternate Commissioner Banks and Alternate Commissioner Schumacher

Commissioner Kirby asked whether there was a framework to establish the beer and wine sales as an accessory use. *Mr. Mangum stated he was not familiar with this and even if there was such a framework, the application could not be pivoted from what was currently being requested, which was an up or down vote regarding the right to packaged beer and wine sales for the subject property.*

Chair Trapp asked for a motion regarding both items D.1 and D.2.

A motion was made by Commissioner Kirby, seconded by Alternate Commissioner Schumacher, that both this Specific Use Permit and Zoning Amendment be recommended for approval. The motion was a split decision by the following vote:

Aye: 3 – Chair Trapp, Commissioner Kirby and Alternate Commissioner Schumacher

Nay: 3 – Commissioner Sultzbaugh, Commissioner Noris and Alternate Commissioner Banks

Mr. Mangum stated City Council would consider the request at their April 7, 2026

meeting.

E. ADJOURNMENT

Chair Trapp adjourned the meeting at 8:03 PM.

Chair

City Administration