



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

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

Monday, July 13, 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): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Scott Noris, and Alternate Commissioner Breeanna Banks

City Staff Present: Director of Community Services Derek Hull, Planning Manager Tara Bradley; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; and City Attorney David Berman

A. CITIZEN COMMENTS

Chair Raley called the meeting to order at 7:00 PM.

Chair Raley thanked the Commissioners for their service.

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

B. REGULAR AGENDA ITEMS

B.1 [26-433](#) Consider approval of the May 11, 2026 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

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

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

C. PUBLIC HEARING

C.1 [25-ZA-10](#) Conduct a public hearing and consider the request for a zoning amendment for multifamily development on approximately 3.2866 acres located at 14330 Midway Road within a Light Industrial (LI) zoning district; and take appropriate action.

Mr. Mangum gave a presentation regarding the proposed amendment.

Mr. Clint Nolen with Kalterra, the applicant, 1845 Woodall Rogers Freeway,

Dallas, was available to answer questions.

Commissioner Trapp asked about the parking requirement for the proposed development and expressed concern that there would not be enough relative to the number of proposed multifamily residential units. *Mr. Mangum stated that because the applicant was establishing a new Planned Development District (PD), this provided flexibility regarding the parking requirement. Mr. Mangum stated that the Commissioners had the option of recommending approval with a modification to this requirement should they desire. Mr. Mangum further stated that, as noted in the staff report, the residential unit count skewing more towards more one-bedroom units and the proximity of the bus stop helped support the case for less parking.*

Vice-Chair Miller asked why the applicant was proposing podium-style parking. *Mr. Mangum defers this question to the applicant.*

In response to Commissioner Trapp's question and comments regarding parking, *Mr. Nolen explained that previous multifamily developments he designed had a parking ratio of 1.25 spaces or less per bedroom and in his estimation, this proved adequate.*

In response to Vice-Chair Miller's question regarding the podium-style parking, *Mr. Nolen stated that while wrap-style parking was originally proposed, it was determined that this was not feasible from an economic perspective due to the density of the subject property.*

Commissioner Trapp asked for clarification regarding assigned parking. *Mr. Nolen stated that the parking ratio worked out to one space per bedroom plus 25 additional spaces for guests, deliveries and other uses. Commissioner Trapp then asked Mr. Nolen whether he believed this to be adequate. Mr. Nolen said yes.*

In response to Commissioner Noris' comments regarding parking, *Mr. Nolen stated that a majority of the parking would be gated with overflow parking and service spaces located off of Midway Road and Proton Road. Mr. Nolen stated that he believed towing enforcement would help alleviate potential issues related to unauthorized parking.*

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing. No one came forward to address this agenda item. Chair Raley asked for a motion to close the public hearing.

A motion was made by Vice-Chair Miller, seconded by Commissioner Noris, that the public hearing be closed. The motion carried unanimously.

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

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Kirby, seconded by Vice-Chair Miller, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

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

Chair Raley asked when this case would be considered by City Council, and Mr. Mangum stated at their August 10th meeting.

Mr. Mangum stated that the correct date was August 18th during the public hearing for case no. 26-SU-04.

C.2 26-SU-04

Conduct a public hearing and consider a Specific Use Permit (SUP) request to allow guest quarters within an attached accessory structure, on an approximately 1.0-acre property located at 3125 Brookhollow Drive and located within the One-Family Residence District-1 (R-1) zoning district; and take appropriate action.

Mr. Campbell gave a presentation regarding the SUP request and stated this case would also be considered by City Council at their August 10th meeting.

Mr. Nick Patel, the applicant, 3607 Vineyard Way, Farmers Branch, was available to answer questions.

Commissioner Trapp asked whether the point of attachment to the main house for proposed guest quarters was via a segment of the wall of the garage within the main house. *Mr. Campbell confirmed this.*

Commissioner Trapp asked about any previously approved accessory dwelling units within the City. *Mr. Campbell confirmed that a guest quarters structure had previously been approved for 2973 Sunbeck Circle.*

In response to Commissioner Trapp's comments regarding other accessory structures within the City per Google Maps aerial imagery, Mr. Campbell confirmed that such structures were potentially for nonresidential uses such as storage.

Commissioner Kirby asked about enforcement procedures regarding a scenario in which the guest quarters is used as a rental, pointing out that this was prohibited per the Comprehensive Zoning Ordinance (CZO). *Mr. Campbell stated that this would be handled through complaints received by the Code Enforcement Department.*

Commissioner Kirby asked whether a drainage study had been completed, noting concerns from residents regarding this. *Mr. Campbell stated that in speaking with Public Works staff, there were potential issues related to drainage from the subject property due to a drainage easement running within the area of the proposed guest quarters. Mr. Campbell stated that while he was not sure if a flood study could be required of the applicant, there may be additional requirements from Public Works prior to completion of the structure pending approval of this SUP request.*

Regarding Commissioner Kirby's question regarding drainage, Chair Raley asked whether those potential additional requirements from Public Works would occur during review of the building permit. *Mr. Campbell said yes.*

Chair Raley asked whether there had been an attempt to subdivide the subject property previously. *Mr. Campbell said yes and stated that a plat application was filed to do this, but this application was voided by staff because the resulting lots would not meet the setback requirements and other development standards required for the R-1 zoning district per the CZO.*

Commissioner Kirby asked if such an application was filed again post construction of the proposed guest quarters, would it meet the same fate. *Mr. Campbell said yes.*

Vice-Chair Miller asked whether the garage included in the floor area of the main house was included in the square footage of the proposed guest quarters. *Mr. Campbell said no and stated that the only garage included was the one included in the floor area of the proposed guest quarters.*

Commissioner Trapp asked about the setback requirements of the proposed guest quarters. *Mr. Campbell stated staff verified these were in compliance with the requirements per the CZO.*

Commissioner Trapp asked whether the main house was one-story. *Mr. Campbell said yes.*

Commissioner Sultzbaugh asked whether there was a definition for guest quarters and why this qualified as such and not as an addition to the main house. *Mr. Berman stated that there was not a definition and that the interpretation that this was guest quarters was based on the application of common-sense zoning regulations to the design, which suggested a self-contained living unit connected externally to the garage.*

Commissioner Sultzbaugh asked whether the current zoning of the subject property permitted only single-family homes. *Mr. Campbell said yes.*

Vice-Chair Miller asked when the main house was built and why the applicant chose not to build a larger home at the start. *Mr. Patel stated that the house as built approximately a year ago and was constructed the way it was to allow for additional space.*

Commissioner Noris asked whether the property had experienced torrential rain and where the water would drain in such a situation. *Mr. Patel stated that the property had no issues regarding drainage.*

Commissioner Sultzbaugh asked whether there was no other way to design the proposed guest quarters. *Mr. Patel said no and stated that any other design would cut off the driveway due to the garage being located to the rear of the property.*

Vice-Chair Miller asked Mr. Patel to address concerns regarding drainage from the subject property to that of the Cornwalls' property. *Mr. Patel stated that the property was required to drain to the front and maintain the existing slope. Mr. Patel further stated that drainage was not allowed by any other means and that the expansive soil experienced by both properties due to age was a potential culprit for the drainage issues.*

Commissioner Kirby asked whether the proposed guest quarters was required

to be attached to the main house. *Mr. Campbell said no.*

Commissioner Kirby then asked Mr. Patel why this design for the quarters was chosen. *Mr. Patel stated this design was chosen so as to not situate the garage that was part of the guest quarters within the front build line.*

Vice-Chair Miller asked whether staff could definitively state that there were no issues with drainage regarding the subject property. *Mr. Campbell said no.*

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

Mr. David Coletti, 3166 Brookhollow Drive, Farmers Branch, spoke in opposition to the SUP request.

Mr. John Brownlee, 3116 Brookhollow Drive, Farmers Branch, spoke in opposition to the SUP request.

Mr. Kevin Kirskey 3132 Spur Trail, Farmers Branch, spoke in opposition to the SUP request.

Ms. Beth Wood, 3184 Brookhollow Drive, Farmers Branch, spoke in opposition to the SUP request.

Mr. David Coletti, 3166 Brookhollow Drive, Farmers Branch, spoke in opposition to the SUP request.

Mr. Gary Weinstein, 3116 Spur Trail, Farmers Branch, spoke in opposition to the SUP request.

No one else came forward to address this agenda item.

Mr. Mangum stated that both of tonight's cases would be considered by City Council at their August 18th meeting.

Chair Raley 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: 7 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp Commissioner Noris and Alternate Commissioner Banks

Commissioner Kirby asked whether there was a mechanism for requiring a drainage study. *Mr. Berman said no, and that this would be difficult to request at this stage given that this is an SUP request. Mr. Campbell added that pending approval of the SUP request, Public Works would review the building permit application and may request a drainage study at that time.*

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

A motion was made by Vice-Chair Miller, seconded by Commissioner Noris, that this Specific Use Permit be recommended for denial. The motion carried by the following vote:

Aye: 4 – Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Noris and Alternate Commissioner Banks

Nay: 3 – Chair Raley, Commissioner Kirby, and Commissioner Trapp

D. ADJOURNMENT

Chair Amber Raley adjourned the meeting at 8:00 PM.

Chair

City Administration