



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

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

Monday, June 22, 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

Commissioners Absent (2): Alternate Commissioner Clint Schumacher

City Staff Present: City Manager Ben Williamson, Police Chief Kevin McCoy, Director of Community Services Derek Hull, Planning Manager Tara Bradley; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; and City Attorney Chris Metcalf

A. STUDY SESSION

A.1 [26-405](#) 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 regarding the Regular Agenda item.

Regarding Regular Agenda item C.2:

- Commissioner Trapp asked about the on-street parking spaces proposed to run alongside Welch Road, including whether the existing trees within this area would be removed and whether cutouts for these spaces happen. *Mr. Campbell confirmed that the applicant was indeed proposing on-street parking for Welch Road. Mr. Campbell also confirmed that the existing trees within the area were being removed and that cutouts for these spaces would occur.*
- Commissioner Kirby asked whether the proposed on-street parking spaces for Welch Road were required by staff. *Mr. Campbell said no and explained that the subject property was overparked, but it was the applicant's preference to keep these spaces as they shown on the conceptual site plan at the time Planned Development District No. 107 (PD-107) was approved.*

Regarding Public Hearing item D.1:

- Vice-Chair Miller asked about the history of this project leading to why the

parking garage remained on the subject property. *Ms. Bradley explained the history of the proposed development and that the project has now switched owners, who are requesting to amend Planned Development District No. 18 (PD-18) to remove the age restriction requirement from the development. Ms. Bradley stated she would defer to the applicant for elaboration on more specific details regarding their proposal.*

- Vice-Chair Miller asked about the current age restriction regarding the development. *Ms. Bradley stated she would follow up with the Commissioners on this information.*
- Commissioner Sultzbaugh asked whether single-family housing was part of the applicant's request. *Ms. Bradley said yes during the original iteration of the project, and that the applicant proposes to keep these homes as part of the development.*
- Commissioner Trapp asked for clarification regarding the request before the Commission. *Ms. Bradley explained that the main request was the removal of the age restriction from the multifamily residential portion of the proposed development.*
- Commissioner Kirby asked whether Medical Parkway North could be used to egress from the subject property. *Ms. Bradley said yes to the best of her knowledge, but that this would be investigated further during review of the Detailed Site Plan.*
- Commissioner Kirby asked whether it was required to have access to the subject property from Amsterdam Road and Morningstar Road. *Ms. Bradley stated that she would defer this question to the review of the Detailed Site Plan and such access would involve an agreement between the property owners.*
- Commissioner Sultzbaugh asked whether the letters of opposition received by staff had been uploaded. *Ms. Bradley said no as staff just received them today, and that these letters had been printed for review by the Commissioners.*
- Vice-Chair Miller asked how the age restriction would be enforced. *Ms. Bradley stated she would follow up with the Commissioners on this.*
- Commissioner Kirby asked whether the city had any other restricted residential properties. *Ms. Bradley said yes there was one such property within the Mercer Crossing area.*
- Commissioner Trapp asked whether there were plans to open up Eunice Street and run through the development related to alleviating traffic within the area of the subject property. *Ms. Bradley stated that she would defer this to review of the Detailed Site Plan.*

Hearing no further questions or comments, Chair Raley closed discussion on this agenda item.

A.2 [26-406](#)

Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

No new items were requested by the Commissioners.

Hearing no questions or comments, Chair Raley closed the discussion on this agenda item and adjourned the Study Session at 6:45 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 [26-407](#) 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.2 [25--SP-10](#) Consider the request for Detailed Site Plan approval for a multifamily residential development on an approximately 5-acre property addressed as 4707 Alpha Road and located within the Planned Development District No. 107 (PD-107) zoning district; and take appropriate action.**

Mr. Campbell gave a presentation regarding the proposed development, and explained that this was being brought back before the Commission with the updated multifamily residential unit count and parking space count.

Mr. David Bond with Spiars Engineering and Surveying, the applicant, 765 Custer Road, Plano, was available to answer questions.

Commissioner Trapp asked about the Multi-Family Policy criteria not meant by the proposed development. *Mr. Campbell confirmed that it was the one regarding mixed-use as the proposed development was not a mixed-use development.*

Vice-Chair Miller asked whether it was accurate to state that mixed-use development was not coming into the city due to said developments not being viable. *Mr. Campbell said yes, and that to the best of his knowledge this viability was dictated by market conditions.*

Vice-Chair Miller asked the applicant to summarize the characteristics of the proposed development. *Mr. Bond stated that the proposed development was a Class A multifamily residential community that sought to bring density into the area through the offering of several amenities as well as through the activation of streets and streetscapes.*

Commissioner Sultzbaugh asked whether the design of the parking garage extending two stories above the top plate of the residential buildings was standard practice for multifamily residential developments of this design. *Mr. Bond stated that this design was the result of the additional density with the residential unit count versus the original design, and was also due to existing site conditions not allowing for subsurface parking.*

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

A motion was made by Commissioner Kirby, seconded by Alternate Commissioner Banks, that this Detailed Site Plan 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

D. PUBLIC HEARING

Conduct a public hearing and consider the request to amend Planned Development District No. 18 (PD-18) to allow for multi-family and single-family dwelling units on approximately 6.1 acres located at 12150 Medical Parkway; and take appropriate action.

Ms. Bradley gave a presentation regarding the proposed amendment.

Mr. Eli Haj with CIVE, the applicant, 4907 Campbell Drive, Pearland, and Mr. Hashem Damlaaj with CIVE, the applicant, 5538 Navarro Street, Houston, gave a presentation and were available to answer questions.

Commissioner Kirby asked the applicant what necessitated their request. *Mr. Haj stated current economic conditions made an age restricted residential development for the subject property not feasible.*

Commissioner Kirby asked whether there was a necessity for the property to connect to Amsterdam Road and Morningstar Road. *Mr. Haj confirmed Amsterdam Road was abandoned, and that primary ingress and egress would occur from LBJ Freeway and Myra Lane.*

Commissioner Trapp asked how the subject property would connect with Myra Lane. *Mr. Haj stated that all existing access points would remain unchanged and pointed out the connection to Myra Lane on the site plan.*

Commissioner Noris asked whether the applicant had any solutions for alleviating traffic on Webb Chapel Road, and for alleviating potential light pollution from the residential buildings. *Mr. Haj stated that the multifamily buildings would act as a buffer against potential noise pollution. Regarding potential light pollution, Mr. Damlaaj stated that a photometric study could be provided for review by staff.*

Commissioner Sultzbaugh asked whether the applicant owned and operated any multifamily residential developments or senior living facilities. *Mr. Haj stated that they have partnered with others on these developments as the company is a general contractor.*

Commissioner Sultzbaugh asked whether the applicant had previously developed any multifamily residential developments or senior living facilities. *Mr. Haj said yes.*

Commissioner Sultzbaugh asked whether a traffic study was completed during the original iteration of this project for the senior living community. *Mr. Haj stated that CIVE was not the original designer on the project.*

Commissioner Sultzbaugh asked staff whether a traffic study was completed during the original iteration of the project. *Ms. Bradley stated that she did not see where one was provided, but if deemed necessary, that this would be requested of the applicant during review of the Detailed Site Plan pending approval of this Zoning Amendment.*

Commissioner Sultzbaugh asked whether the data resulting from a traffic study for a senior living community would differ from that for a traditional multifamily residential community for the subject property. *Ms. Bradley stated she would defer this to the Traffic Engineer to determine the necessity of one during review of the Detailed Site Plan.*

Commissioner Sultzbaugh then asked if the Commission would need to make a recommendation on this Zoning Amendment request before reviewing a potential traffic study. *Ms. Bradley stated that the Commission was to make a recommendation regarding the entitlement of the property per the applicant's request.*

Vice-Chair Miller asked the applicant to address the concerns raised by residents regarding potential issues related to traffic. *Mr. Haj and Mr. Damlaj stated that potential traffic congestion would be relieved due to designing Myra Lane to have restricted access in addition to the parking garage being adjacent to Medical Parkway North, which had direct access to LBJ Freeway. They also stated that fire lane access would occur from Myra Lane and the public open space would provide additional connectivity.*

Commissioner Kirby commented that he believed the gated access to Myra Lane was a good idea and suggested that this be done for Morningstar Lane too due to potential heavier traffic on this street.

Vice-Chair Miller asked how Commissioner Kirby's suggestion could be incorporated into a stipulation related to the Commission's motion on this item. *Commissioner Kirby and Mr. Metcalf confirmed that this would be addressed during consultation of the Detailed Site Plan.*

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

Mr. David Koch, 3243 Brincrest Drive, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. Robert Burke, 12250 Brisbane Avenue, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. William Glancy, 3808 Wooded Creek Drive, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Jessica Knowles, 12322 Amsterdam Road, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Claire Connolly, 3612 Courtdale Drive, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. David Rogers, 12239 Brisbane Avenue, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. Price Trosin, 2711 Mount View Drive, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Yadira Cerda, 3205 Damascus Way, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. Fernando Gonzalez, 3205 Damascus Way, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Carolyn Boulet, 3040 Abbey Lane, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Caroline Buenger, 3283 Brincrest Drive, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. Daniel Bernger, 3283 Brincrest Drive, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Ashley Valader, 3250 Myra Lane, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Lucy Gore, 12254 Brisbane Avenue, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. Carlos Checir, 3405 Rockmartin Drive, Farmers Branch, spoke in opposition to the proposed amendment.

No one else came forward to address this agenda item.

Vice-Chair Miller asked staff to explain required public notification procedures for Zoning Amendment cases. *Ms. Bradley explained that state law required notification letters to be mailed to all property owners within 200 feet of the subject property, and that City Council approved an amendment to the Comprehensive Zoning Ordinance (CZO) to extend this boundary to 300 feet. Ms. Bradley also stated that in addition to the letters, a sign is also placed on the subject property with both required to occur ten days prior to the Planning and Zoning Commission meeting. Ms. Bradley further stated that 15 days prior to the City Council meeting, notice of the case is published in the Classifieds section of the newspaper.*

Commissioner Kirby asked what constituted an independent senior living facility. *Ms. Bardley stated that age was the determining factor per PD-18.*

Commissioner Kirby then asked whether currently assisted living could be a component of the development. *Ms. Bradley said yes and confirmed that it could be either independent senior living, assisted living or a combination of both.*

Vice-Chair Miller asked about the discussion the Commission can have during the public hearing versus when it is closed. *Chair Raley stated that when the public hearing is closed, the Commission could still hold discussion, but this would preclude any further comments from the public.*

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

In response to Vice-Chair Miller's comments regarding the economic viability of a senior living community, Mr. Haj stated that the previous applicant was not able to receive funding during the original iteration of the project. Mr. Haj stated that the proposed development would be a Class A multifamily residential development he believed would not attract potentially troublesome tenants. Mr. Damlaj stated he believed the proposed development to be in alignment with the goals of the Farmers Branch 2045 Comprehensive Plan.

In response to Commissioner Sultzbaugh's comments regarding traffic, Mr. Damlaj stated that both Morningstar Road and Amsterdam Road were abandoned, and that Morningstar Road was being used as a hammerhead for the fire lane. Mr. Damlaj confirmed that there would be no access connection through these roads and there were no plans to have future access. Mr. Damlaj further stated there was a recorded easement with Morningstar Road for the fire lane hammerhead.

In response to Commissioner Kirby's comments regarding describing access to the subject property from Myra Lane via the Amsterdam Road right-of-way being a potential point of confusion regarding overall site access, Mr. Damlaj showed where Amsterdam Road ended on the site plan and reiterated that primary ingress and egress would occur via Medical Parkway North via LBJ Freeway, Interstate 635 (I-635E) and Webb Chapel Road. Mr. Haj stated that there would be no access via Morningstar Road or Amsterdam Road.

In response to comments from the audience, Chair Raley stated that this Zoning Amendment would be presented to City Council.

Alternate Commissioner Banks asked whether a condition for recommendation of approval could be that a citizen committee be formed to help in the design of the Detailed Site Plan. *Chair Raley stated that this was not within the Commission's purview as they were just a recommending body. Chair Raley further stated that anything regarding the site plan would be addressed during the Detailed Site Plan phase, which had not yet occurred. Chair Raley reminded the Commissioners that the case tonight involved removing the age restriction requirement from the proposed development.*

Commissioner Kirby made a motion to recommend approval of this Zoning Amendment. Chair Raley seconded the motion.

Vice-Chair Miller asked if this Zoning Amendment were not approved, could the applicant bring the request back with research that independently verified why a senior living community would not be economically viable per comments made by the applicant. *Chair Raley stated that the Commission had the option of tabling this agenda item and requesting this information of the applicant.*

Following further discussion from the Commission, Chair Raley asked for action on the motion presented.

A motion was made by Commissioner Kirby, seconded by Chair Raley, that this Zoning Amendment be recommended for approval. The motion failed by the following vote:

Aye: 2 – Chair Raley and Commissioner Kirby

*Nay: 5 - Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp
Commissioner Noris and Alternate Commissioner Banks*

Chair Raley asked for another motion.

A motion was made by Vice-Chair Miller, seconded by Commissioner Noris, to table this agenda item and request the applicant provide additional information on the economic viability of a 55 plus aged residential community for the subject property. The motion carried by the following vote:

Aye: 5 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Noris and Alternate Commissioner Banks

Nay: 2 - Commissioner Sultzbaugh and Commissioner Trapp

Chair Raley asked to which Planning and Zoning Commission meeting the applicant would be prepared to return with the requested information. Mr. Haj stated the July 27, 2026 meeting.

The agenda item was tabled to the July 27, 2026 Planning and Zoning Commission meeting.

E. ADJOURNMENT

Chair Amber Raley adjourned the meeting at 8:43 PM.

Chair

City Administration