



City of Farmers Branch

Meeting Minutes

Planning and Zoning Commission

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

Monday, January 27, 2025

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:

Chair Amber Raley, Commissioner Alden Sultzbaugh, Commissioner Pat Trapp, Commissioner Harold Froehlich, Commissioner Colin Kirby, Alternate Commissioner Scott Noris

Commissioners Absent:

Vice-Chair Marcus Miller, Commissioner Dan Heard and Alternate Commissioner Breeanna Banks

City Staff Present:

Deputy Director of Planning Sarah Bergman AICP, Lead Planner Brett Mangum, Senior Planning Technician Brian Campbell and Director of Economic Development, Tourism and Planning Perla Tavera

A. STUDY SESSION (6:30 PM)

A.1 25-79 Discuss Regular Agenda Items.

Chair Raley called the meeting 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 Regular Agenda item C.2, Mr. Campbell and Ms. Bergman answered questions from Commissioners Trapp and Froehlich regarding why the Commission was required to consider approval of the proposed final plat and clarification regarding the location of a drainage easement.

Regarding Public Hearing item D.1, Mr. Mangum and Ms. Bergman answered questions from Commissioners Froehlich, Kirby and Trapp regarding: whether the proposed use included outdoor storage and vehicle repair; clarification of the definition of vehicle repair; and whether the display of vehicles for sale outside of the building counted as outside storage.

Regarding Public Hearing item D.1, Commissioner Trapp suggested adding language to the draft ordinance clarifying that all vehicles must be stored within the building at all times. Ms. Bergman and Mr. Mangum stated that this language could be added.

Regarding Public Hearing item D.2, Ms. Bergman answered questions and addressed comments from Commissioners Trapp and Kirby regarding: clarification on the floor plan as it pertained to the proposed use; the ceiling height of the building; other projects completed by the applicant; and the intended use for the remainder of the building not part of the

applicant's proposed use.

Regarding Public Hearing item D.3, Ms. Bergman answered questions from Commissioners Froehlich, Kirby and Trapp regarding: the construction type for the gymnasium and whether it would be compatible with the main school building; whether the City could regulate building materials; the damage to the façade of the existing office building; and whether the storm shelter met all required building standards.

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

A.2 [25-80](#) Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

Ms. Bergman reminded the Commissioners about the Focus North Texas event scheduled for February 21, 2025, and the City Council led bus tour of Farmers Branch scheduled for February 6, 2025.

Commissioner Kirby asked for an update regarding the Active Transportation Plan.

No other items were requested by the Commissioners.

Hearing no further questions or comments from the Commissioners, Chair Raley closed the discussion on this agenda item and adjourned the Study Session at 6:48 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:00 PM.

B. CITIZEN COMMENTS

There were no members of the public wishing to address the Commission.

C. REGULAR AGENDA ITEMS

C.1 [25-78](#) Consider approval of the January 13, 2025 Planning and Zoning Commission Minutes; and take appropriate action.

A motion was made by Commissioner Sultzbaugh, seconded by Commissioner Froehlich, that the Minutes be approved. The motion carried unanimously.

Aye: 6 – Chair Raley, Commissioner Sultzbaugh, Commissioner Froehlich, Commissioner Trapp and Commissioner Kirby

C.2 [24-PL-08](#) Consider the request for final plat approval Presidium Valley View, Lot 1, Block A, located at 4040 Valley View Lane; and take appropriate action.

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

Mr. Rob Lewis with Kimley-Horn and Associates, representing the applicant, 2600 North Central Expressway, Richardson, was available to answer questions.

Mr. Campbell and Mr. Lewis answered questions from Commissioners Froehlich and Trapp regarding the construction timeline for this project; and clarification on the location of Phase Two of the multifamily development.

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

Aye: 6 – Chair Raley, Commissioner Sultzbaugh, Commissioner Froehlich, Commissioner Trapp and Commissioner Kirby

D. PUBLIC HEARING

- D.1 [24-SU-07](#) Conduct a public hearing and consider the request for a Specific Use Permit for Vehicle Sales and Leasing (Used) within an approximate 18,000 square foot area of the building located on an approximate 4.08-acre property located at 14805 Venture Drive and located within the Light Industrial (LI) zoning district; and take appropriate action.**

Mr. Mangum gave a presentation regarding the Specific Use Permit (SUP) request.

Mr. Ryan Tanski, the applicant, 15050 Sugar Bowl Road, Myakka City, Florida, gave a presentation and was available to answer questions.

Mr. Mangum and Mr. Tanski answered questions and addressed comments from Commissioners Kirby and Trapp regarding: business operations; whether all vehicles would be stored inside the building; the existing loading dock door; and whether the applicant proposed any exterior improvements for the building.

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

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

Aye: 6 – Chair Raley, Commissioner Sultzbaugh, Commissioner Froehlich, Commissioner Trapp and Commissioner Kirby

A motion was made by Commissioner Froehlich, seconded by Commissioner Trapp, that this Specific Use Permit be recommended for approval with the condition that Ordinance No. 3913 be modified to include language clarifying no outside sales or storage of vehicles is permitted. The motion carried unanimously.

Aye: 6 – Chair Raley, Commissioner Sultzbaugh, Commissioner Froehlich, Commissioner Trapp and Commissioner Kirby

Chair Raley asked when this case would be considered by City Council. Ms. Bergman stated it would be at the February 18, 2025 meeting.

- D.2 [24-ZA-14](#) Conduct a public hearing and consider the request for a zoning amendment for an indoor commercial amusement facility on an approximately 5.06 acres located at 4355 LBJ Freeway, within the Planned Development District No. 40 (PD-40) zoning district; and take appropriate action.**

Ms. Bergman gave a presentation regarding the zoning amendment request.

Mr. Yuxiong Wang, the applicant, 6255 Frisco Square Boulevard, Frisco, gave a presentation and was available to answer questions.

Ms. Bergman and Mr. Wang answered questions and addressed comments from Commissioners Froehlich, Sultzbaugh, Kirby and Trapp regarding: security of the property; whether alcohol sales are permitted on this site; the square footage of the portion of the building the proposed use would occupy; the meaning of the name "11 MAX"; the ceiling height of the building; the number of trampolines proposed; separation between the entrances of the proposed use and the existing warehousing business; other future tenants for the building; and the maximum anticipated occupancy of the building.

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

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

Aye: 6 – Chair Raley, Commissioner Sultzbaugh, Commissioner Froehlich, Commissioner Trapp and Commissioner Kirby

A motion was made by Commissioner Froehlich, seconded by Commissioner Trapp, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

Aye: 6 – Chair Raley, Commissioner Sultzbaugh, Commissioner Froehlich, Commissioner Trapp and Commissioner Kirby

Chair Raley asked when this case would be considered by City Council. Ms. Bergman stated it would be at the February 18, 2025 meeting.

D.3 [25-ZA-01](#)

Conduct a public hearing and consider the request for a zoning amendment for a private school (primary and secondary) on an approximately 2.79-acres located at 4000 McEwen Road, within the Planned Development District No. 90 (PD-90) zoning district; and take appropriate action.

Ms. Bergman gave a presentation regarding the zoning amendment request.

Mr. John Arnold, the applicant, was available to answer questions.

Ms. Bergman and Mr. Arnold answered questions from Chair Raley and Commissioner Trapp regarding: screening of the proposed building; the parking lot east of the subject property; whether the building could include murals and artwork; and whether the school was open.

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

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

Aye: 6 – Chair Raley, Commissioner Sultzbaugh, Commissioner Froehlich, Commissioner Trapp and Commissioner Kirby

A motion was made by Commissioner Froehlich, seconded by

Commissioner Trapp, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

Aye: 6 – Chair Raley, Commissioner Sultzbaugh, Commissioner Froehlich, Commissioner Trapp and Commissioner Kirby

Chair Raley asked when this case would be considered by City Council. Ms. Bergman stated it would be at the February 18, 2025 meeting.

D. ADJOURNMENT

Chair Raley adjourned the meeting at 7:46 PM.

Chair

City Administration