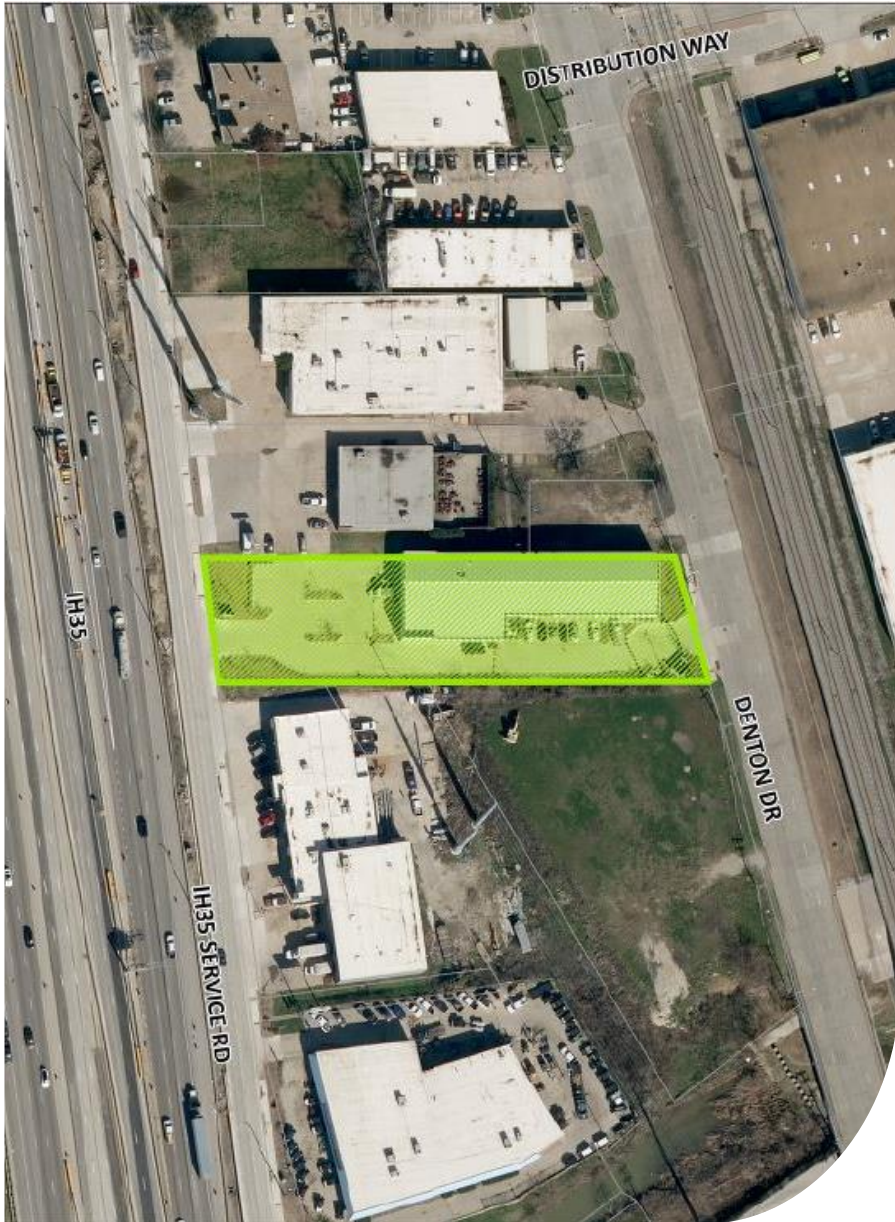




25-SU-06: 13850 North Stemmons Freeway

Planning & Zoning Commission | October 27, 2025



Background



13850 North Stemmons Freeway, Suite 100



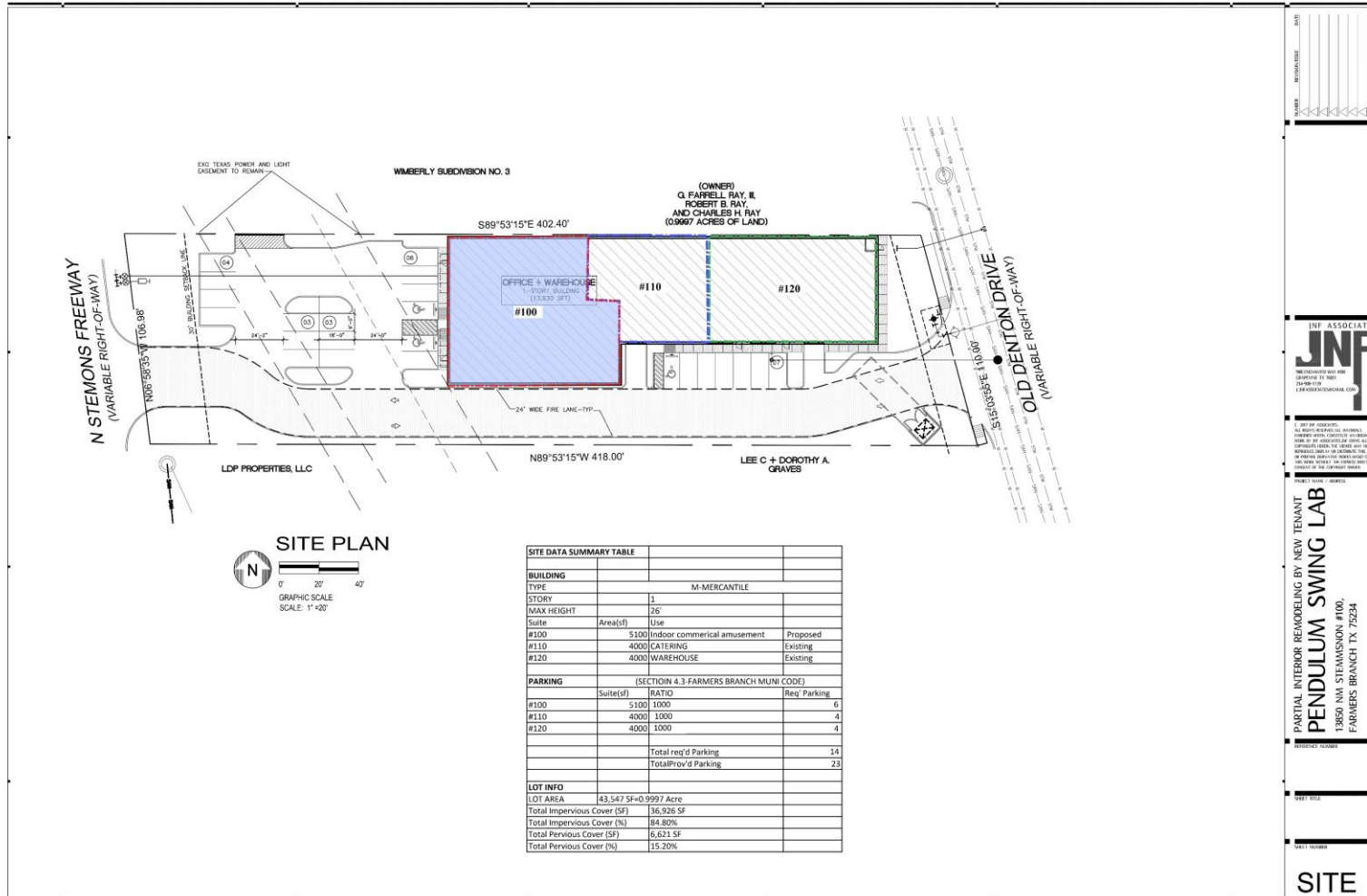
Zoning: PD-70: Freeway Subdistrict



Specific Use Permit (SUP) request for indoor commercial amusement (baseball training facility)

25-SU-06: 13850 North Stemmons Freeway

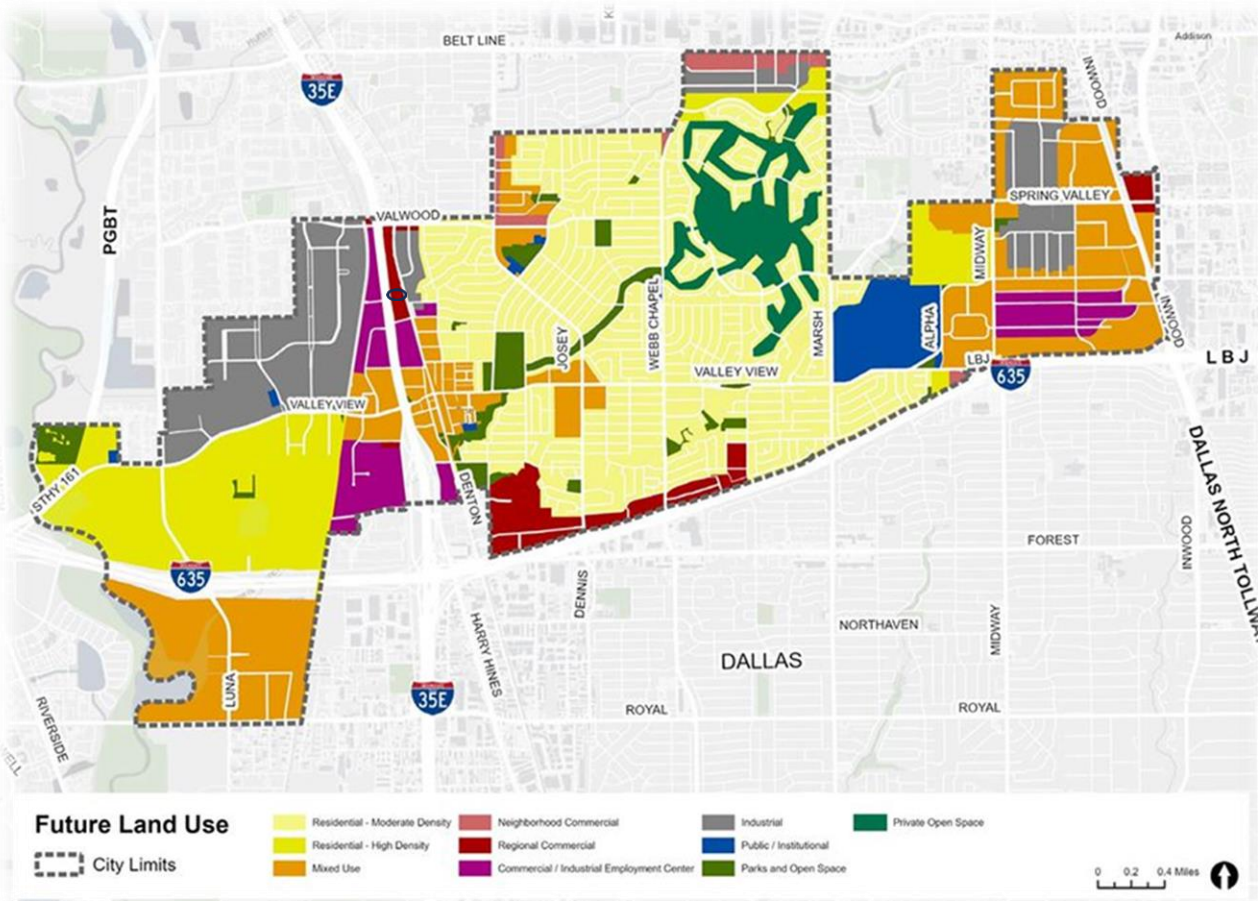
Proposed Development



- ✓ **Pendulum Swing Lab: Indoor baseball training facility**
- ✓ **Hours of Operation: 10:00 AM to 10:00 PM Monday to Friday by appointment.**
- ✓ **Required Parking Spaces:**
 - Pendulum: 6
 - Azuma Catering: 4
 - WS Construction: 4
 - Total: 14**23 spaces provided onsite**
- ✓ **Landscaping: 5% of site required; 15% provided**
- ✓ **Existing building to be utilized as is**

25-SU-06: 13850 North Stemmons Freeway

Farmers Branch 2045 Plan Recommendation and Public Response



- ✓ **Future Land Use Designation:**
Regional Commercial
- ✓ **Recommended uses:** commercial, office and services
- ✓ **Proposal is consistent with Farmers Branch 2045 Plan**
- ✓ **Potential for increased economic vitality and consumer activity to the area**
- ✓ **October 16: 20 letters sent to affected property owners and Carrollton-Farmers Branch and Dallas ISDs**
- ✓ **No correspondence received by staff**

Questions



FARMERS BRANCH
TEXAS