



Planning & Zoning Commission Year-In Review

City Council Meeting | December 16, 2025

Requested By: City Council

The Planning & Zoning Commission

The Planning & Zoning Commission serves as an advisory board to the City Council concerning matters related to the development and use of private property and the planning of public improvements.

The Commission is comprised of seven regular members and two alternate members.



Commissioners Marcus Miller (Vice-Chair), Colin Kirby, Amber Raley (Chair), Breeanna Banks, Patrick Trapp and Harold Froehlich

Not Pictured: Commissioners Alden Sultzbaugh, Scott Noris and Clint Schumacher

FY24-25 Highlights

✓ 27 Development Applications Considered:

- ❖ Detailed Site Plans: 4
- ❖ Specific Use Permits: 8
- ❖ Zoning Amendments: 14
- ❖ Plats: 1

✓ Ordinance Updates:

- ❖ Public Notification Boundary for zoning cases increased to 300 feet.
- ❖ 4801 Spring Valley Road – added to Alcoholic Beverage On-Premise (AB-OP) Overlay District.

✓ Focus on Training:

- ❖ Joint bus tour with City Council: February 6, 2025
- ❖ Focus North Texas 2025: February 21, 2025
- ❖ APA National Conference: March 2025

✓ APA Texas 2025 Planning Excellence Award



Focus North Texas 2025 Attendees: Lead Planner Brett Mangum, Commissioner Patrick Trapp, Planner Brian Campbell, Commissioner Marcus Miller (Vice-Chair), Commissioner Amber Raley (Chair), Deputy Director of Planning Sarah Bergman, Commissioner Breeanna Banks and Park Planner Tara Bradley

Looking Ahead: FY25–26 Work Program



Process Improvements

- Use table and definition updates
- Ordinance amendments
- Enhance application materials, checklists, and online resources
- Streamline development processes



Long-Range Plan Implementation

- IH-35E Corridor Vision Study: Target Areas 2 & 4
- Farmers Branch 2045 Comprehensive Plan: Implementation Plan
- CZO: Landscaping and Tree Preservation
- Other CZO amendments



Continued Focus on Training

- Highlighting training opportunities from various organizations
- Annual Joint Meeting with City Council
- Bus Tour in 2026: Date TBD

Questions



FARMERS BRANCH
TEXAS