



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

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

Monday, April 27, 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 (7): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Scott Noris, Alternate Commissioner Breeanna Banks and Alternate Commissioner Clint Schumacher

Commissioners Absent (1): Commissioner Alden Sultzbaugh

City Staff Present: Planning Manager Tara Bradley; Lead Planner Brett Mangum AICP; and City Attorney Chris Metcalf

A. STUDY SESSION

A.1 [26-276](#) 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 items.

Regarding Regular Agenda item C.2:

Chair Raley asked Mr. Mangum why the plat requires ministerial approval by the Commission. *Mr. Mangum explained that while some plats could be approved administratively by staff, the Subdivision Ordinance requires those plats involving previously unplatted land to be approved by the Planning and Zoning Commission. Mr. Mangum also explained that plat approvals are ministerial and that should the Commission vote to deny approval of a plat, specific reasoning for this denial regarding where said plat falls short of the Subdivision Ordinance requirements would need to be delineated.*

Commissioner Trapp asked whether the property had previously been platted given the existing slab on the subject property. *Mr. Mangum explained that the property remains unplatted and may have previously been used as a parking lot.*

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

A.2 [26-277](#) Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

No new items were requested by the Commissioners.

Ms. Bradley mentioned that the North Central Texas Council of Governments (NCTCOG) has an upcoming Planning and Zoning Training workshop scheduled for July 16th and 17th 2026. Ms. Bradley explained that the training event would take place over two days and that additional information would be provided via email.

Hearing no further questions or comments, Chair Raley closed the discussion on this agenda item and adjourned the Study Session at 6:37 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 [26-278](#) Consider approval of the April 13, 2026 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

A motion was made by Commissioner Trapp, seconded by Commissioner Kirby that the Minutes be approved. The motion carried by the following vote:

Aye: 6 – Vice-Chair Miller, Commissioner Kirby, Commissioner Trapp, Commissioner Noris, Alternate Commissioner Schumacher and Alternate Commissioner Banks

Abstain: 1 – Chair Raley

C.2 [26-PL-01](#) Consider the request for final plat approval of FB 35 Design Center Subdivision, Lots 1 & 2, Block A located at 12197 Denton Drive; and take appropriate action.

Mr. Mangum gave a presentation regarding the proposed final plat and noted that while this plat had been approved previously by the Commission, the applicant did not file it and has thus returned with a revised plat that includes new property lines to allow both lots to have access to the Stemmons Freeway frontage road.

Ms. Delanie Powell with Spiars Engineering and Surveying, the applicant, 5010 West President George Bush Highway, Richardson, was available to answer questions.

Vice Chair Miller asked about the proposed construction date. *Ms. Powell stated it was anticipated to take approximately another three to four months before construction permits were pulled.*

Commissioner Trapp asked about the lot being fenced. *Ms. Powell stated that there will only be a gate over the fire lane and that the architect could provide additional information regarding this.*

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

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

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

D. ADJOURNMENT

Chair Raley adjourned the meeting at 7:08 PM.

Chair

City Administration