



City of Farmers Branch

Meeting Minutes

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

Planning and Zoning Commission

Monday, December 9, 2024

7:00 PM

City Hall

The full video of this Planning and Zoning Commission meeting is available at the City's YouTube Channel here: https://farmersbranch.granicus.com/player/clip/882?view_id=2&redirect=true

Study Session Meeting – 6:30 PM

Present 15 - Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Pat Trapp, Commissioner Harold Froehlich, Commissioner Colin Kirby, Alternate Commissioner Scott Noris, Alternate Commissioner Breeanna Banks, Deputy Director of Planning Sarah Bergman AICP, Planner Lily Sutton, Senior Planning Technician Brian Campbell, Director of Economic Development, Tourism and Planning Perla Tavera, Director of Community Services Danielle Summers, Code Enforcement Manager Christina Raemhild and City Manager Ben Williamson

Absent 1- Commissioner Dan Heard

A. STUDY SESSION

A.1 [24-170](#) Discuss Regular Agenda Items.

Chair Raley called the meeting to order at 6:39 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 Public Hearing item D.1, Ms. Bergman answered questions from Commissioners regarding the proposed development, including: occupancy of the existing office building; traffic and off-street parking; discussions with the police department related to City services; and communication with local schools.

Regarding Public Hearing item D.2, Ms. Bergman addressed questions Commissioners regarding the applicant's previous Zoning Amendment request for the subject property and the proposed LED sign.

Regarding Public Hearing item D.3, Chair Raley stated that consideration of this agenda item was postponed until the January 13, 2025.

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

A.2 [24-946](#) Discussion regarding 2025 Planning and Zoning Commission meeting

dates.

Ms. Sutton asked for any questions or comments regarding the proposed meeting calendar.

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

A.3 [24-179](#) Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

Chair Raley stated she had a potential training opportunity to share with staff.

No new 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 6:56 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:00 PM.

B. CITIZEN COMMENTS

Chair Raley asked if anyone would like to address the Commission on any item not posted on the agenda.

Ms. Debra Stromquist, 2930 Meadow Green Drive, Farmers Branch expressed concerns that a new single-family residence being constructed in her neighborhood was not architecturally compatible with the other homes.

No one else came forward to address the Commission, and Chair Raley closed the Citizen Comments portion of the agenda.

C. REGULAR AGENDA ITEMS

C.1 [24-879](#) Consider approval of the November 11, 2024 Planning and Zoning Commission Minutes; and take appropriate action.

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

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

D. PUBLIC HEARING

D.1 [24-ZA-15](#) Conduct a public hearing and consider the request for multifamily development on approximately 10.59 acres located at 1990 Wittington Place within Planned Development District No. 88 (PD-88); and take appropriate action.

Ms. Bergman gave a presentation regarding the proposed development.

Ms. Lucy Billingsley, the applicant, 1722 Routh Street, Dallas, gave a presentation and was

available to answer questions.

Ms. Bergman and Ms. Billingsley answered questions and addressed comments from the Commissioners regarding: similar developments by the applicant in the Dallas-Fort Worth metroplex; density related to the proposed development; the applicant's intention with the portion of the parking lot not part of the proposed development; the construction timeline; economic circumstances relating to the development; and the number of units developed by the applicant thus far in the City.

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

Ms. Pat Edmiston, 14215 Tanglewood Drive, Farmers Branch and Mr. Rick Johnson, 2930 Harlee Drive, Farmers Branch, spoke in opposition to this request.

No one else came forward to address this agenda item. Chair Raley asked for a motion to close the public hearing.

A motion was made by Vice-Chair Miller, seconded by Commissioner Trapp, that the public hearing be closed. The motion carried unanimously.

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

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Trapp, seconded by Commissioner Froehlich, that this Zoning Amendment be recommended for denial.

Chair Raley asked for any additional discussion on this agenda item.

Commissioner Froehlich reiterated his concerns related to density and traffic.

Hearing no further questions or comments, Chair Raley asked for action on the motion.

A motion was made by Commissioner Trapp, seconded by Commissioner Froehlich, that this Zoning Amendment be recommended for denial. The motion failed by the following vote:

Aye: 2 – Commissioner Froehlich and Commissioner Trapp

Nay: 4 - Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh and Commissioner Kirby

Chair Raley asked for another motion.

A motion was made by Commissioner Kirby that this Zoning Amendment be recommended for approval.

Vice-Chair Miller commented that he believed the proposed development to be the best use for the subject property given current economic conditions.

In response to Vice-Chair Miller's comments, Commissioner Trapp stated that he believed a townhome development would better suit the property.

Hearing no further questions or comments, Chair Raley asked for action on the motion.

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

Aye: 4 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh and Commissioner Kirby

Nay: 2 - Commissioner Froehlich and Commissioner Trapp

Chair Raley stated this case would be considered by City Council at the January 7, 2025 meeting.

D.2 [24-ZA-18](#)

Conduct a public hearing and consider the request for mixed-use development on approximately 10.18 acres located at 1920 LBJ Freeway within Planned Development District No. 99 (PD-99); and take appropriate action.

Ms. Bergman gave a presentation regarding the proposed development.

Mr. Chris Zielke, the applicant, 1800 Valley View Lane, was available to answer questions.

Ms. Bergman and Mr. Zielke answered questions and addressed comments from Vice-Chair Miller and Commissioners Froehlich and Kirby regarding the proposed LED sign, including dimming controls and the potential for City advertisements.

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

A motion was made by Vice-Chair Miller, seconded by Commissioner Froehlich, that the public hearing be closed. The motion carried unanimously.

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

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Vice-Chair Miller, seconded by Commissioner Froehlich, that this Zoning Amendment be approved with modifications including that the LED sign be equipped with an automatic dimming feature and also allow for communications related to City of Farmers Branch events. The motion carried unanimously.

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

Chair Raley stated this case would be considered by City Council at the January 7, 2025 meeting.

D.3 [24-ZA-12](#)

(POSTPONED) Conduct a public hearing and consider the request for a zoning amendment for a self-storage development on approximately 9.72 acres located at 11410 Mathis Avenue within the Planned Development

District No. 22 (PD-22); and take appropriate action.

Char Raley stated consideration of this agenda item was postponed until the January 13, 2025 Planning and Zoning Commission meeting,

D. ADJOURNMENT

Being no further business, Chair Raley adjourned the meeting at 7:52 PM.

Chair

City Administration