



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

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

Monday, July 7, 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 (7): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Harold Froehlich, and Alternate Commissioner Breeanna Banks

Commissioners Absent (2): Commissioner Dan Heard and Alternate Commissioner Scott Noris

City Staff Present: Deputy Director of Planning Sarah Bergman AICP; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; City Manager Ben Williamson; and Assistant City Attorney Sarah Walsh

A. STUDY SESSION

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 Public Hearing item D.1, Mr. Campbell answered questions and addressed comments from the Commissioners regarding: whether the subject property was located within the floodplain; why the applicant was requesting a special exception to not plant the required landscape berm; landscaping proposed to run adjacent to the hike and bike trail; and confirmation regarding required building setbacks.

Regarding Public Hearing item D.2, Mr. Mangum answered questions and addressed comments from the Commissioners regarding: why the applicant was proposing a wooden fence rather than a masonry wall related to providing screening from the existing multifamily development to the east; potential issues regarding truck traffic on Josey Lane; confirmation regarding the required height for the screening wall; whether staff had data related to abatement of acoustics using a wall versus that when using vegetation; whether there was a height requirement for plantings related to screening; whether the proposed wooden fence was the best option related to screening; how many warehousing developments had been approved within the area adjacent to the subject property; the current occupancy of the existing office building located on the subject property; the differences between the Regional Industrial and

Commercial/Industrial Employment Center future land use designations in the Farmers Branch 2045 Plan; what uses would be permitted by right pending approval of the zoning amendment; whether outdoor storage would be permitted pending approval of the amendment; and the hours of operation, including whether the previously approved zoning amendment for a warehouse development located at Ford Road included restrictions on these hours.

A.2 [25-80](#)

Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

Vice-Chair Miller requested a presentation on artificial intelligence (A.I.) and its potential impacts on urban planning.

Vice-Chair Miller and Commissioner Froehlich asked whether the Commissioners could be provided with visual aides, including video recordings, related to identification of easements and other site information related to future development cases under their consideration.

Hearing no further questions or comments from the Commissioners, Chair Raley 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

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 [25-530](#)

Consider approval of the June 23, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

A motion was made by Commissioner Trapp, seconded by Alternate Commissioner Banks, that the minutes be approved. The motion carried unanimously.

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

D. PUBLIC HEARING

D.1 [25-SP-03](#)

Conduct a public hearing and consider the request for a Detailed Site Plan, including Special Exceptions, for an office/warehouse development on approximately 9.44 acres located at 2271 Morgan Parkway; and take appropriate action.

Mr. Campbell gave a presentation regarding the proposed development.

Ms. Payton Schwarz with Kimley-Horn, 8177 Midtown Boulevard, Dallas, representing the applicant was available to answer questions.

Mr. George Billingsley with Billingsley Company, 5369 Norma Drive, Dallas, representing the applicant, was also available to answer questions.

Mr. Campbell, Ms. Schwarz and Mr. Billingsley answered questions and addressed comments from the Commissioners regarding: whether the applicant was permitted to utilize the Texas Department of Transportation (TxDOT) easement related to the proposed development; confirmation regarding the requirement to plant a landscape berm, including why the applicant was requesting a special exception to not do so and whether shrubs could be planted in place of the berm; confirmation regarding the type of shrubbery to be planted adjacent to Interstate 35 (IH-35E); confirmation regarding the location of glazing on the building; whether a tenant for the proposed development was confirmed; and whether the applicant was amenable to providing additional landscaping along the proposed hike and bike trail adjacent to the Morgan Parkway.

Hearing no further questions or comments from the Commissioners, Chair Raley asked for a motion to close the public hearing.

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

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

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Kirby, seconded by Commissioner Sultzbaugh, that this Detailed Site Plan, including the requested Special Exceptions, be recommended for approval with the condition that additional landscaping be provided along the hike and bike trail where possible in order to provide shade. The motion carried unanimously.

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

Chair Raley asked when this case would be considered by City Council. Mr. Campbell stated at their August 19, 2025 meeting.

D.2 [25-ZA-07](#)

Conduct a public hearing and consider the request for a zoning amendment for industrial development on approximately 7.48 acres located at 2665-2775 Villa Creek Drive within the Planned Development District No. 74 (PD-74) zoning district; and take appropriate action.

Mr. Mangum gave a presentation regarding the proposed development.

Mr. Mangum answered questions and addressed comments from the Commissioners regarding: whether it was typical in cases such as this one to amend the site plan approval process and whether staff deemed this appropriate; clarification regarding the location of the subject property; and what triggered the requirements for a Traffic Impact Analysis (TIA), including whether the determination by Public Works that the existing office use generates more traffic is based on the assumption that the building is at full capacity.

Hearing no further questions or comments from the Commissioners, Chair Raley

opened the public hearing.

Mr. Jim Trainor, 350 Maple Avenue, Dallas, representing the applicant, was available to answer questions.

Mr. Sony David with Langan Engineers, 299 Olympus Boulevard, Dallas, presenting the applicant, was also available to answer questions.

Mr. Trainor and Mr. David answered questions and addressed comments from the Commissioners regarding: potential issues regarding truck traffic within the area; whether any tenants for the proposed development were confirmed, including the total number desired by the applicant; the type of building finish out proposed by the applicant; potential issues regarding noise and light pollution; whether the City maintained the existing drainage easement located on the northern side of the subject property; the aesthetic benefits of the landscaping proposed adjacent to the fence; whether limitations of hours of operations would impact the applicant's ability to secure tenants for the development pending approval; whether landscape screening would prove more aesthetically pleasing versus the proposed fence; and whether the fence would properly secure the subject property.

Hearing no further questions or comments from the Commissioners, Chair Raley asked for any public comment regarding this agenda item.

Ms. Barbara Leedy, 2803 Sunny Hill Lane, Farmers Branch, spoke in opposition to the proposed development.

Ms. Denna Stepaniak, 2752 Bay Meadow Court, Farmers Branch, spoke in opposition to the proposed development.

Ms. John Stepaniak, 2752 Bay Meadow Court, Farmers Branch, spoke in opposition to the proposed development.

Mr. Josh Kuhlmann, 2885 Meadow Port Drive, Farmers Branch, spoke in opposition to the proposed development.

Ms. Elizabeth Kuhlmann, 2885 Meadow Port Drive, Farmers Branch, spoke in opposition to the proposed development.

Vice-Chair Miller asked the applicant to discuss potential solutions regarding abatement of noise and light pollution.

Commissioner Kirby asked whether the applicant had assurance that no potential future tenants of the development would use 18-wheeled trucks related to business operations.

Commissioner Froehlich asked staff to explain the purpose of the Farmers Branch 2045 Plan related to the proposed development.

Commissioner Kirby asked City Attorney about the purview of the Commission regarding taxes related to the proposed development.

After much discussion, 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: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, and Alternate Commissioner Banks

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Kirby, seconded by Vice-Chair Miller, that this Zoning Amendment be recommended for approval subject to the following conditions: additional screening be provided related to light and noise abatement; additional information be provided on the types of vehicles that will occupy the site and traffic ingress and egress of the subject property; the applicant reach out to neighboring residents to address concerns related to the proposed development; and that hours of operation be defined . The motion carried by the following vote:

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

Nay: 1 – Commissioner Trapp

Chair Raley asked when this case would be considered by City Council. Mr. Mangum stated at their August 19, 2025 meeting.

E. ADJOURNMENT

Chair Raley adjourned the meeting at 8:32 PM.

Chair

City Administration