



# Zoning Amendment

## 2645 LBJ Freeway

City Council Meeting | June 17, 2025

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Requested By: Planning Department





# Background



28 acres (2645 LBJ Freeway & 11800 Ford Road)



Zoning: Planned Development No. 74 (PD-74)



Zoning Amendment with conceptual site plan and use standards for warehouse development



Expansion of recent zoning approval for Tracts 1, 2, and 3 (March 2024)

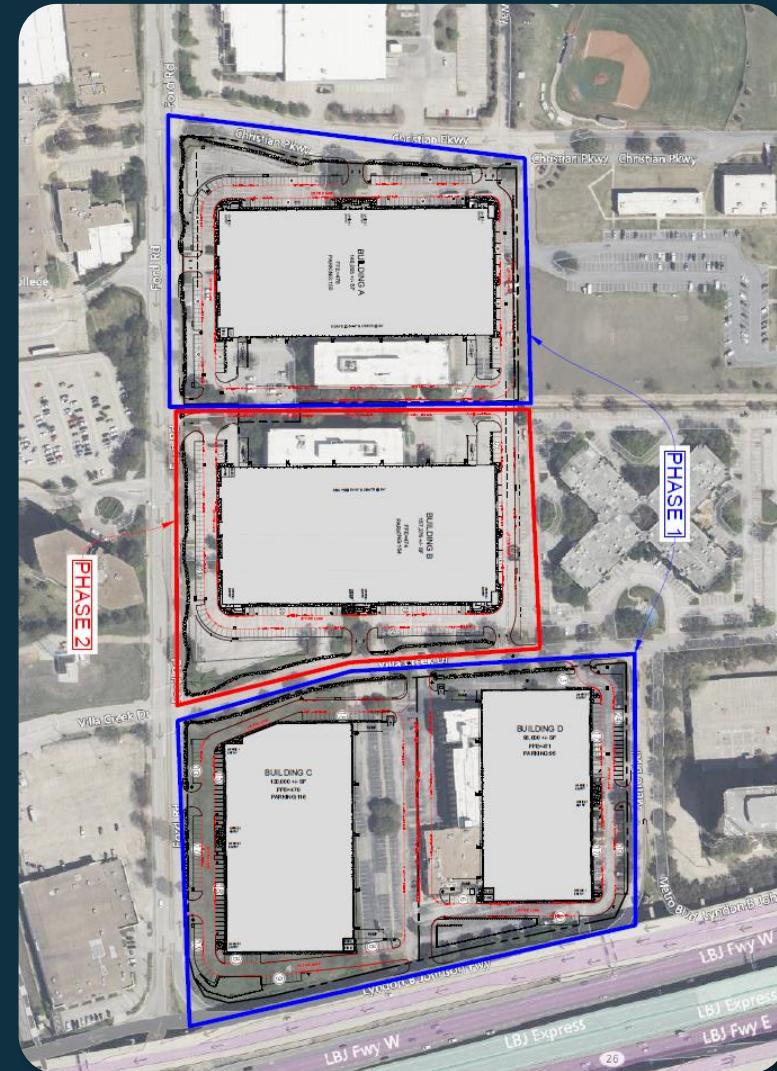
## Original Approval

MARCH 2024



## Current Proposal

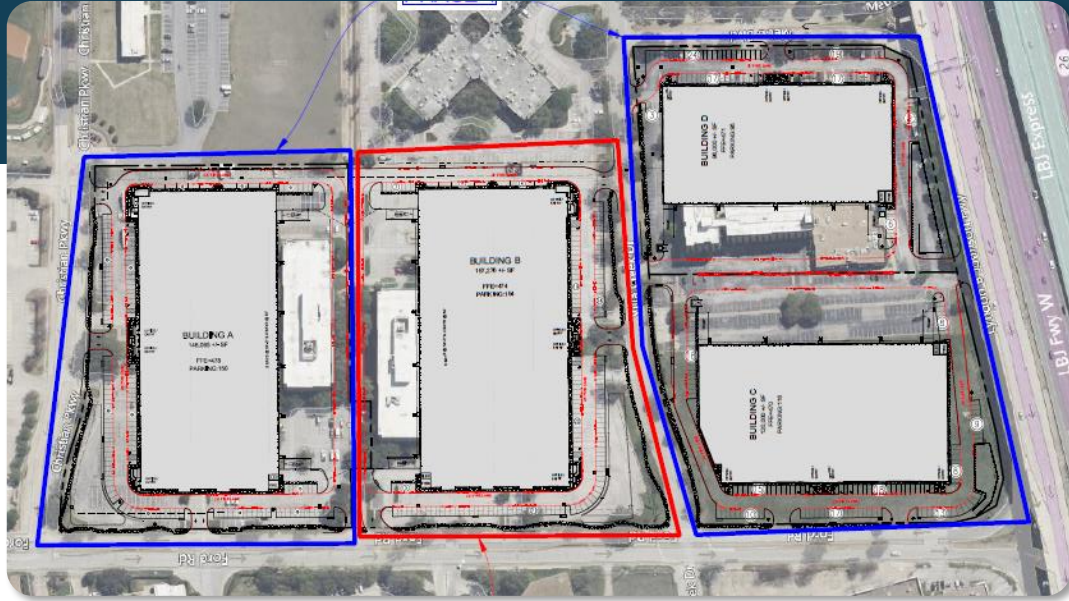
JUNE 2025





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## Proposed Development



### Tracts 1 & 2 (North of Villa Creek Drive)

- Allowed Uses: Warehouse/Distribution, Light Assembly
- SUP Required: Light Fabrication
- Hours of Operation: 6:00 am to 10:00 pm
- Masonry wall and landscape screening required adjacent to Dallas Christian College

### Tracts 3 & 4 (South of Villa Creek Drive)

- Allowed Uses: Warehouse/Distribution, Light Assembly, Light Fabrication
- No hours of operation restrictions
- Building C reoriented (creating internal truck court)
- Modified parking requirement (to align with CZO)

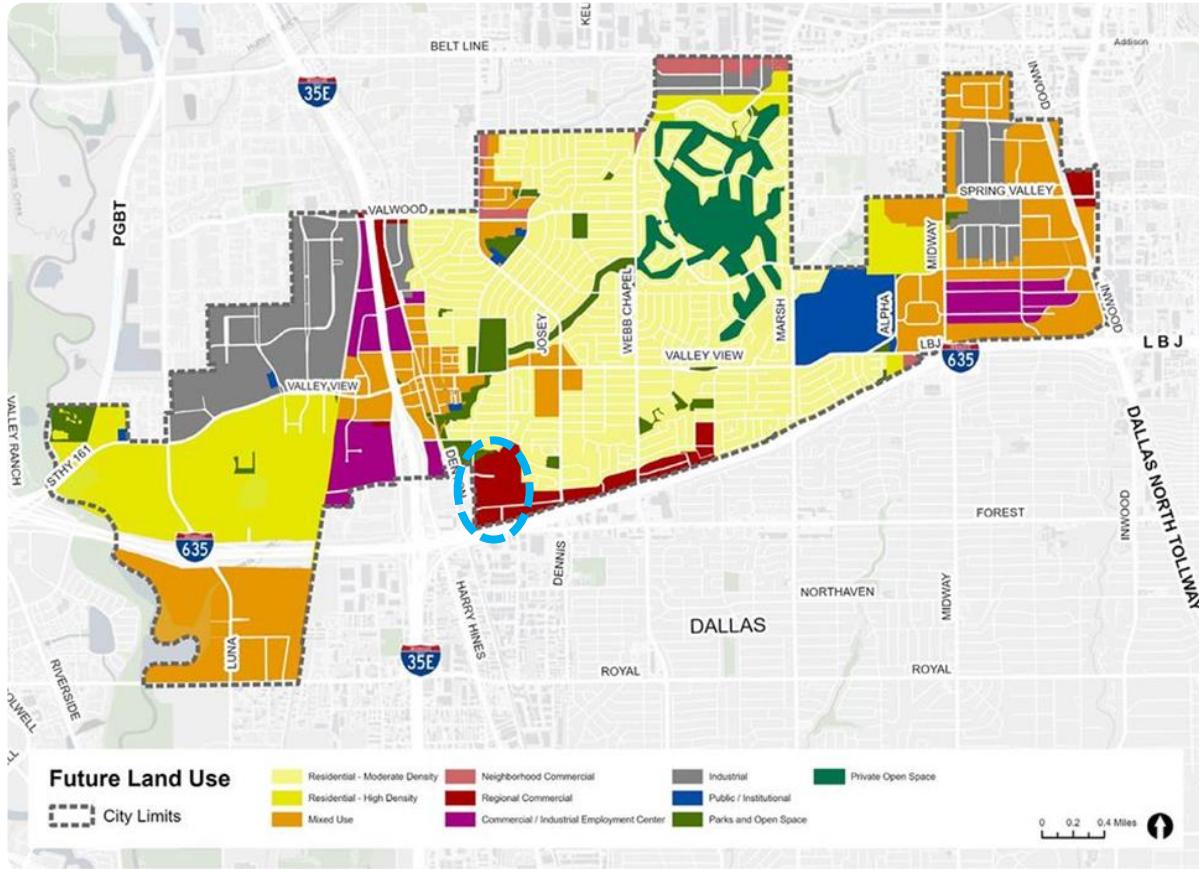
### Additional Considerations

- Project Phasing (Tract 2)
- Sidewalk and landscaping improvements.
- Administrative Approval of Detailed Site Plans.
- Building elevations consistent with previous approval.



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## Recommendation & Response



### Farmers Branch 2045 Comprehensive Plan

- Designated as “Regional Commercial.”
- Recommended uses: large-footprint commercial developments, shopping centers, and high-intensity office and service-type uses.
- The proposal is not consistent with this designation.

### Public Response

- Notification published in Dallas Morning News.
- 16 letters mailed to surrounding owners.
- Zoning notification signs posted on site.
- No written response has been received.

On June 9, 2025, the Planning & Zoning Commission recommended approval unanimously.



# Questions

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**FARMERS BRANCH**  
TEXAS