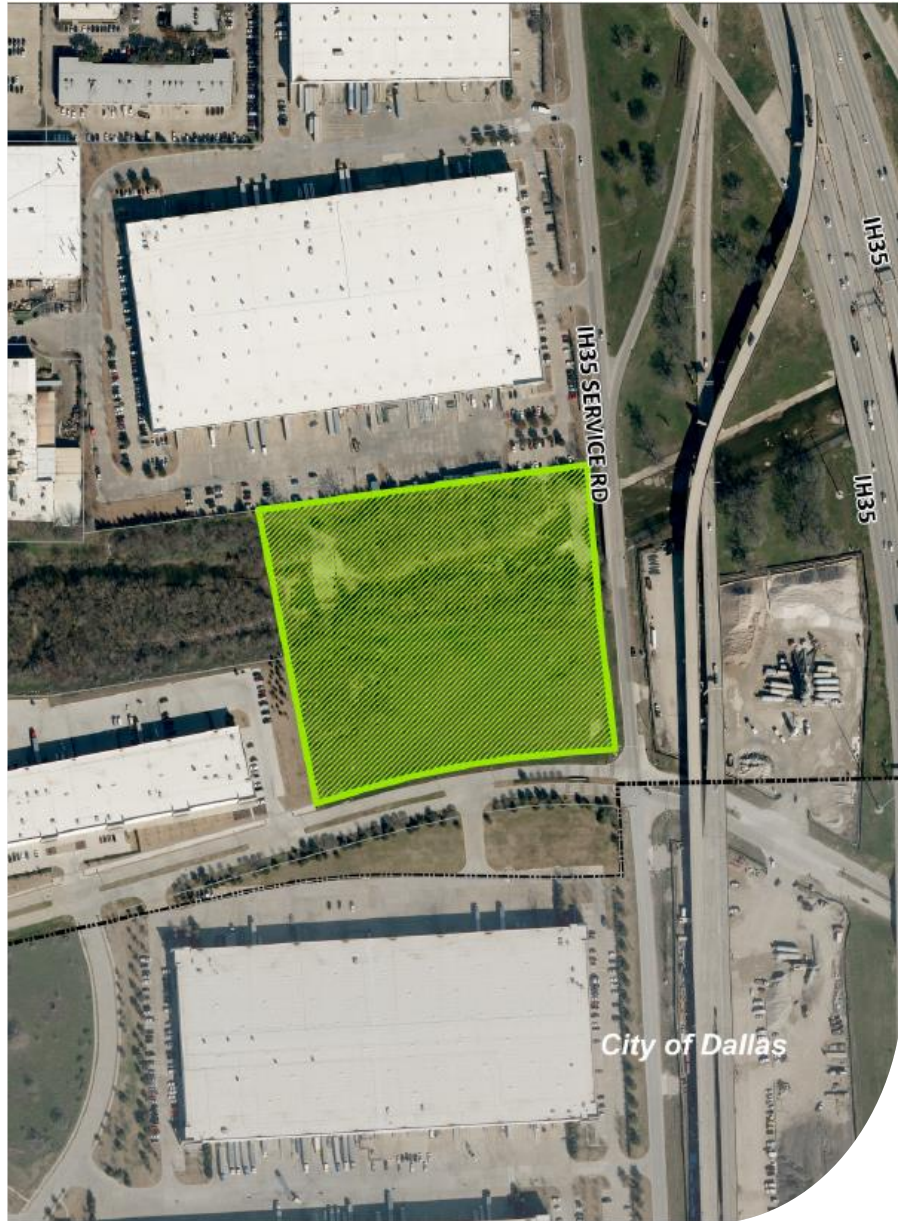




FARMERS BRANCH
TEXAS

25-SP-03: 2271 Morgan Parkway

Planning & Zoning Commission | July 7, 2025



Background



2271 Morgan Parkway



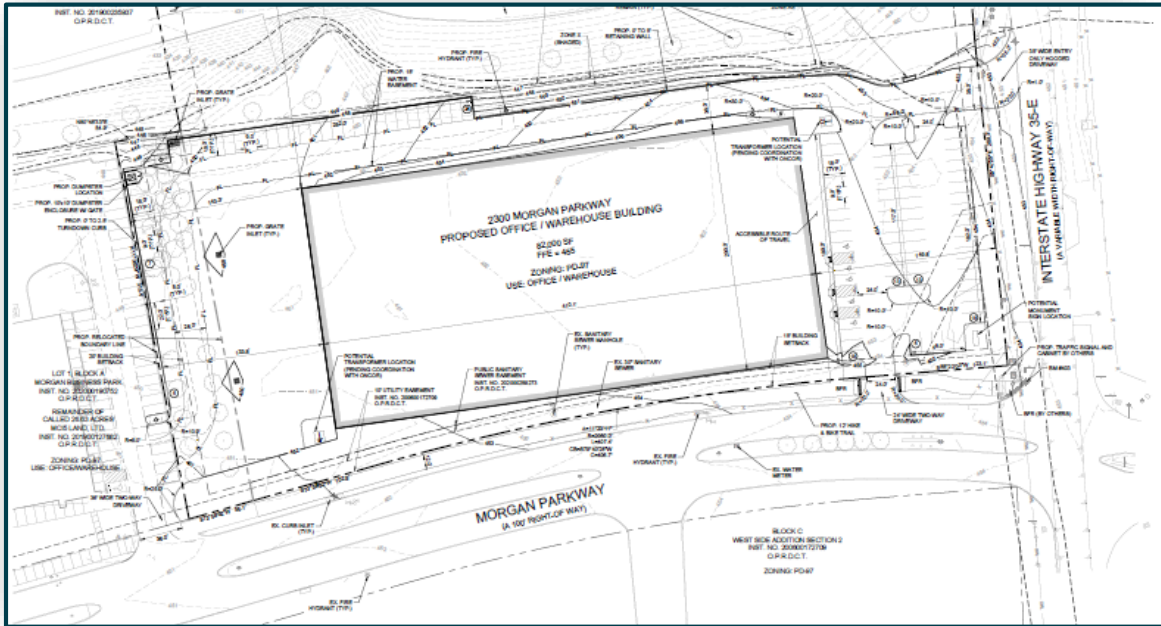
Zoning: PD-97



Detailed Site Plan with special exceptions for office/warehouse development

25-SP-03: 2271 Morgan Parkway

Proposed Development



Single story office/warehouse building: 82,000 square feet.



Onsite parking provided: 107 spaces.



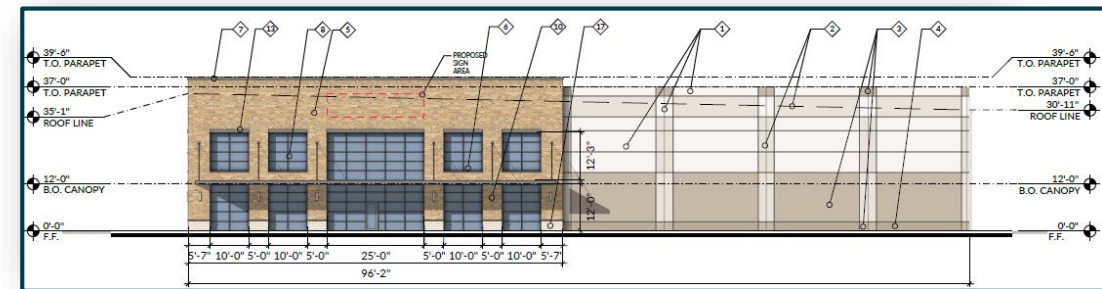
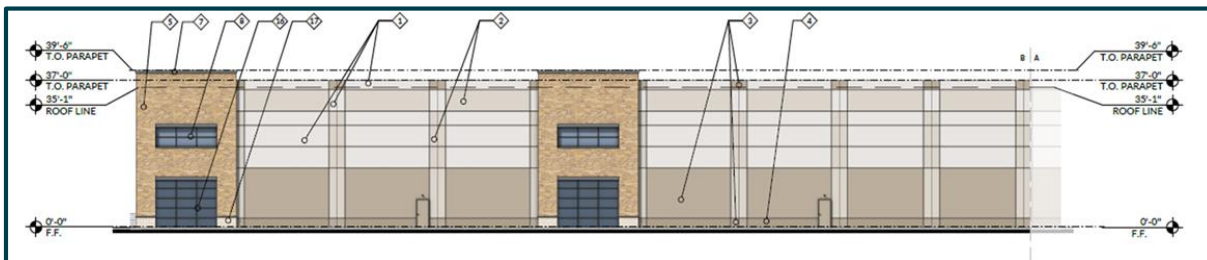
Landscaping provided throughout site: 42.7%.



Elevations consist mostly of masonry with enhanced glazing and articulation.



12-foot hike/bike trail along Morgan Parkway.



25-SP-03: 2271 Morgan Parkway

Special Exceptions



Off-street Parking Location: 67% of parking in front of building.



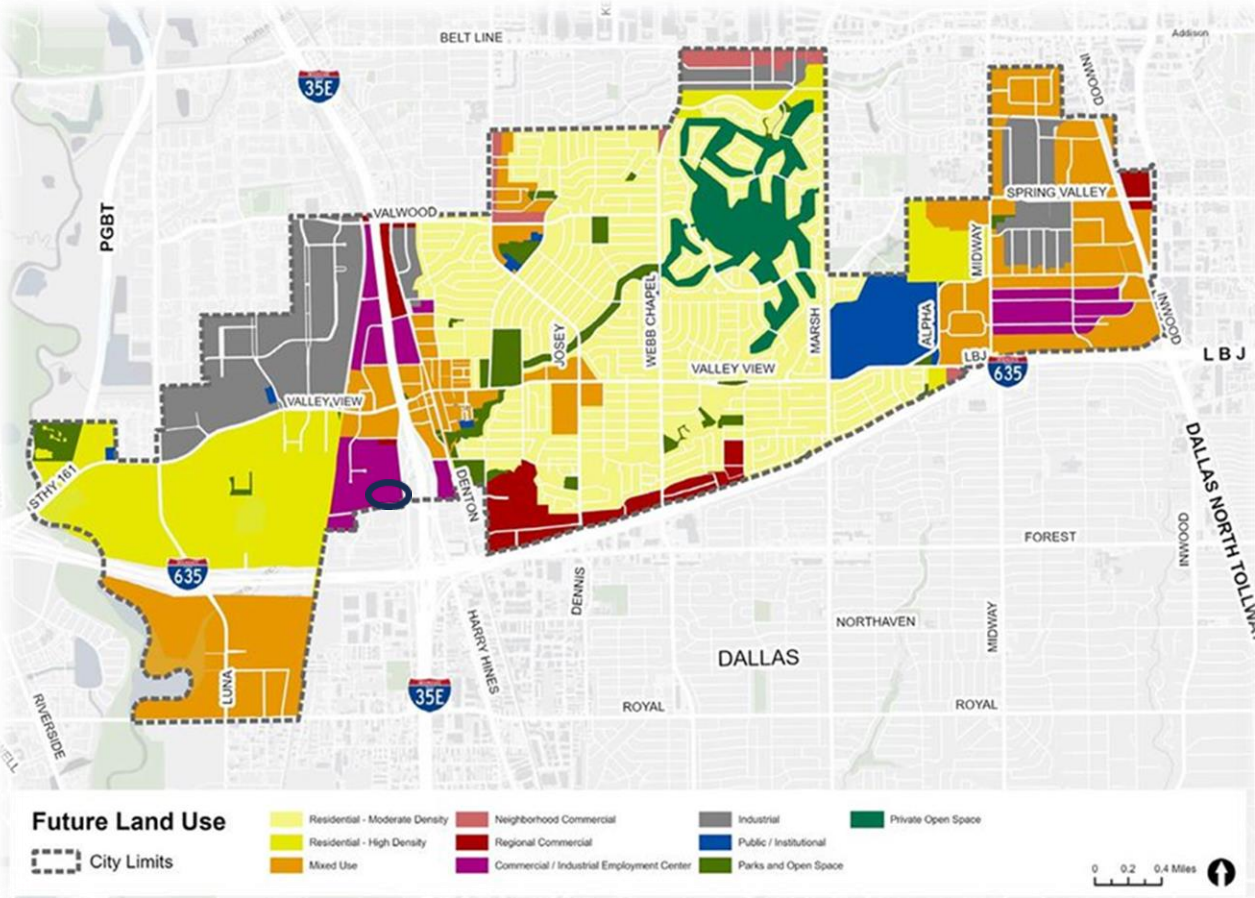
Landscape Berm: Will not be installed along Morgan Parkway.



Tree Planting: Only 8 of 14 required street trees planted along Morgan Parkway.

25-SP-03: 2271 Morgan Parkway

Recommendation and Public Response



Recommended uses: office; research and development; light industrial/manufacturing; and warehousing/logistics.



Proposal consistent with Farmers Branch 2045 Plan



On June 27, 2025: 7 letters sent to surrounding property owners.



No correspondence received by staff.

Questions



FARMERS BRANCH
TEXAS