



FARMERS BRANCH
TEXAS

26-PL-01, 12197 Denton Drive, FB 35 Design Center Final Plat

Planning & Zoning Commission | April 27, 2026

26-PL-01,
FB 35 Design Center – Final Plat

Subject Site



3.504 acres located 12197 Denton Drive



Zoned Planned Development District
No. 32 (PD-32)



Detailed Site Plan for office/warehouse
development approved Nov. 2025



Proposed Final Plat of FB 35 Design
Center, Lots 1 & 2, Block A



Aerial Map
12197 Denton Drive

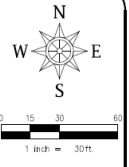
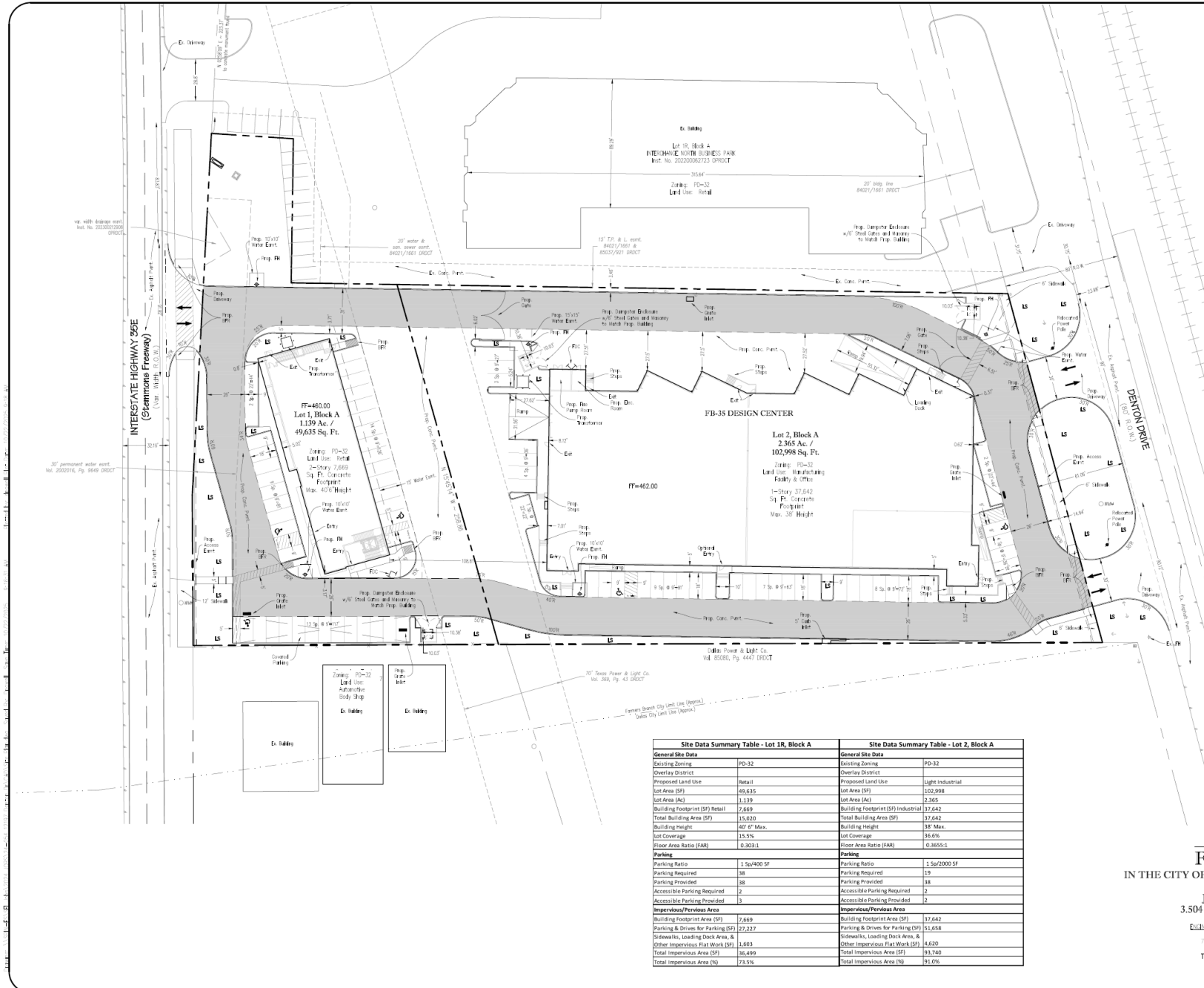


0 150 300
Feet

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011



Approved Detailed Site Plan



Vicinity Map

Note:
No proposed tree plantings will be within 5' of existing or proposed water/sewer/storm lines.

Note:
A TIA will be required during Detailed Site Plan review. If due to TIA requirements, any alterations are required to this conceptual site plan, such as, removal of on-street parking, change in location of driveway, reduction in sidewalk and landscaping, etc. then this conceptual site plan will have to be amended and processed through Planning and Zoning Commission and City Council for review and approval.

Note:
All dimensions are to face of curb or edge of building unless otherwise noted.

- LEGEND**
- ERELINE, ACCESS, DRAINAGE & UTILITY EASEMENT
 - VEHICULAR ACCESS
 - PROPERTY LINE
 - POWER POLE
 - LIGHT POLE/STANDARD GUY WIRE ANCHOR
 - OVERHEAD POWER LINE CONTROL MONUMENT
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED FIC

Site Data Summary Table - Lot 1R, Block A		Site Data Summary Table - Lot 2, Block A	
General Site Data		General Site Data	
Existing Zoning	PD-32	Existing Zoning	PD-32
Overlay District		Overlay District	
Proposed Land Use	Retail	Proposed Land Use	Light Industrial
Lot Area (SF)	49,635	Lot Area (SF)	102,998
Lot Area (Ac)	1.139	Lot Area (Ac)	2.365
Building Footprint (SF) Retail	7,669	Building Footprint (SF) Industrial	17,642
Total Building Area (SF)	15,620	Total Building Area (SF)	37,642
Building Height	40' 6" Max.	Building Height	38' Max.
Lot Coverage	35.5%	Lot Coverage	36.6%
Floor Area Ratio (FAR)	0.303:1	Floor Area Ratio (FAR)	0.3655:1
Parking		Parking	
Parking Ratio	1 Sp/400 SF	Parking Ratio	1 Sp/2000 SF
Parking Required	38	Parking Required	19
Parking Provided	38	Parking Provided	38
Accessible Parking Required	2	Accessible Parking Required	2
Accessible Parking Provided	3	Accessible Parking Provided	2
Impervious/Permeous Area		Impervious/Permeous Area	
Building Footprint Area (SF)	7,669	Building Footprint Area (SF)	17,642
Parking & Drives for Parking (SF)	27,227	Parking & Drives for Parking (SF)	37,698
Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF)	1,603	Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF)	4,620
Total Impervious Area (SF)	36,499	Total Impervious Area (SF)	60,360
Total Impervious Area (%)	73.5%	Total Impervious Area (%)	59.0%

DETAILED SITE PLAN
FB-35 DESIGN CENTER
 IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, TEXAS
 LOTS 1R & 2, BLOCK A
 J. PULLIAM SURVEY ABSTRACT NO. 1156
 3.504 Acres/152,633 Sq. Ft. Prepared: September 12, 2025

ENGINEER / SURVEYOR / ARCHITECT
 J. PULLIAM SURVEY ABSTRACT NO. 1156
 3.504 Acres/152,633 Sq. Ft. Prepared: September 12, 2025
 Telephone: (972) 422-0077
 T/Fax: (972) 422-0077
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DRAWN / E-DESIGNER
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 75075
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Questions



FARMERS BRANCH
TEXAS