





October 14, 2025

City of Farmers Branch **Planning Department**13000 William Dodson Pkwy
Farmers Branch, TX 75234

RE: Development Proposal FB-35 Design Center

To Whom It May Concern,

The FB-35 Design Center is a proposed mixed-use retail and industrial development located at 12197 Denton Drive, Farmers Branch, TX 75234. The subject property is currently platted as one lot and zoned under PD-32.

We are requesting an amendment to the existing PD-32 to incorporate an updated Detailed Site Plan, Landscape Plan, and Building Elevations, as well as allowing for the property to be subdivided into two lots. The proposed amendment reflects the intended development layout and more accurately aligns the zoning with the proposed and future land uses for this site.

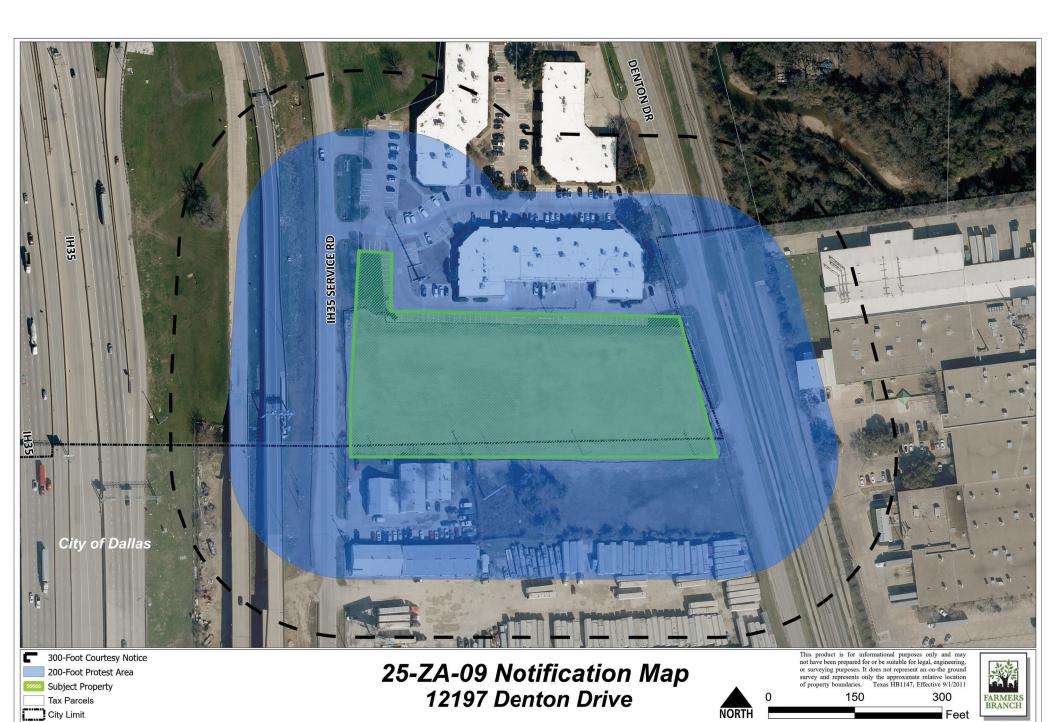
This zoning request is consistent with the City of Farmers Branch 2045 Comprehensive Plan, which designates the subject property as part of the Commercial/Industrial Employment Center category on the Future Land Use Map. The proposed amendment is also compatible with surrounding land uses, as the property to the north carries the same land use designation and the property to the south lies outside of the City's ETJ limits.

The applicant, Spiars Engineering, Inc., is serving as the civil engineer for the development on behalf of the landowner. Please feel free to contact us with any questions.

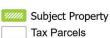
Sincerely,

SPIARS ENGINEERING. INC.

Delanie Powell, E.I.T.

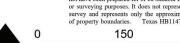


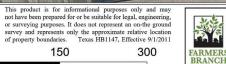




City Limit

25-ZA-09 Aerial Map 12197 Denton Drive



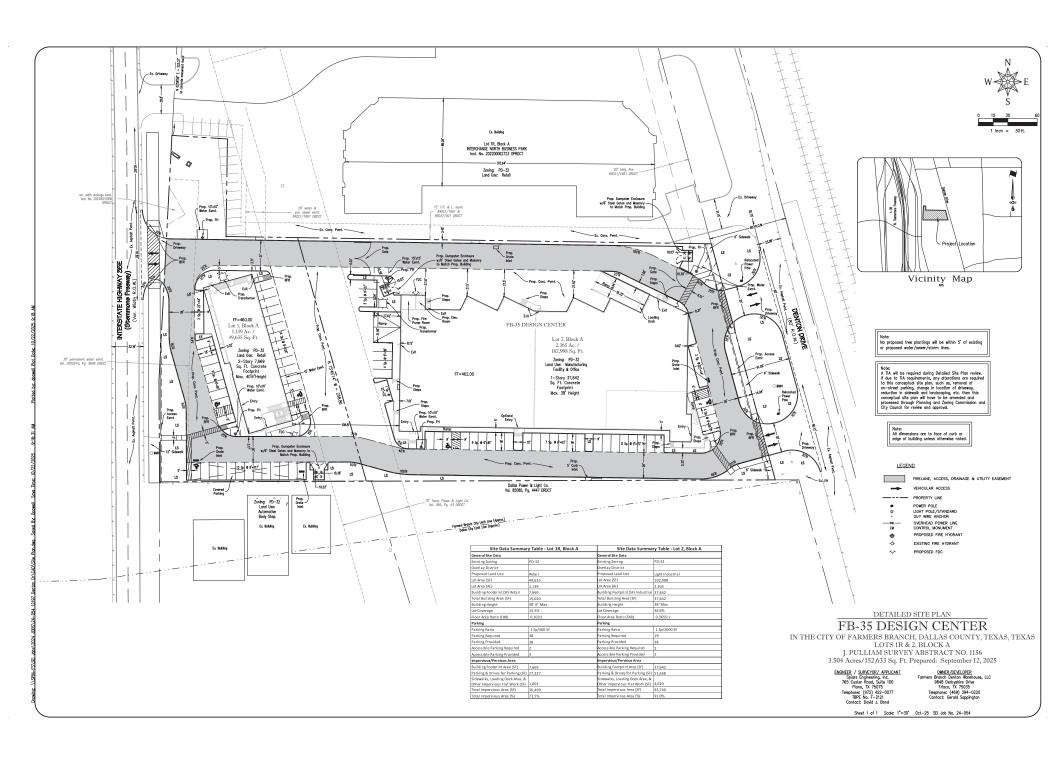


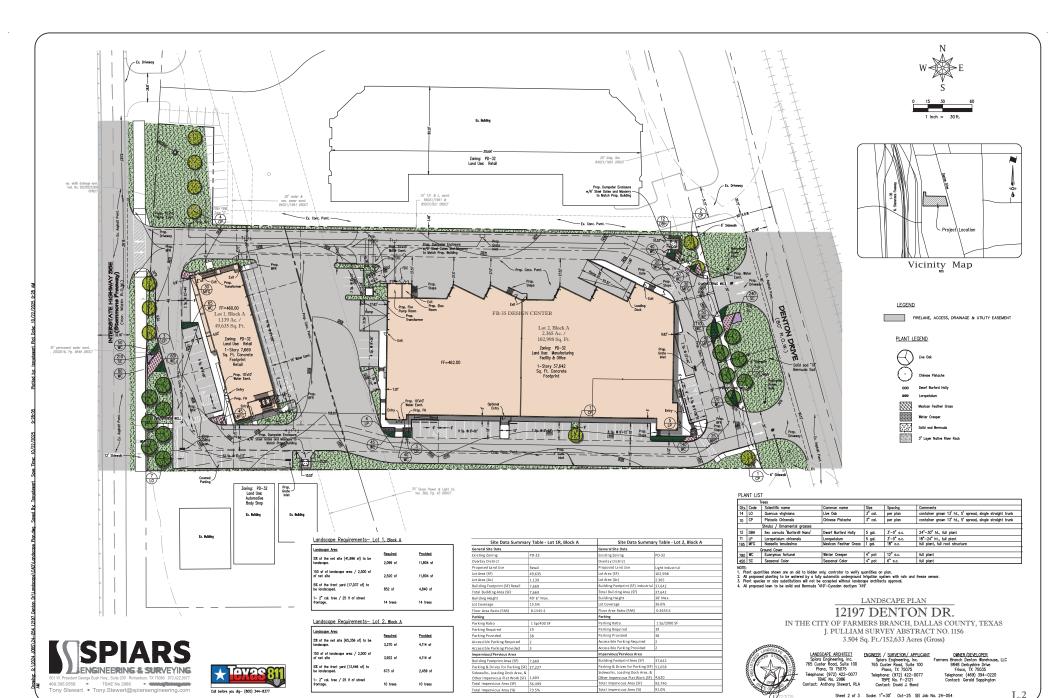




Summary of Mailed Notices Property Owner List 25-ZA-09 12197 Denton Drive

Map	First Name	Address	City	State	Zip	Written Response
1.	FARMERS BRANCH CITY OF	PO BOX 819010	DALLAS	TX	75381	
2.	12200 STEMMONS FREEWAY	5956 SHERRY LN # 1450	DALLAS	TX	75225	
3.	STEMMONS PROPERTY LLC	31920 DEL OBISPO ST STE 260	SAN JUAN CAPO	CA	92675	
4.	FARMERS BRANCH CITY OF	13000 WILLIAM DODSON PKWY	FARMERS BRANCH	TX	75234	
5.	DART	PO BOX 660163 MB 7230	DALLAS	TX	75266	
6.	ZHENG YAOTING	7848 DERBYSHIRE	FRISCO	TX	75035	
7.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
8.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	





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11 REFERENCED DOCUMENTS

- A Not Include: Finish all spervisor, later, molerate, services, esphered, and molecular control of the production of the special control of the special control

1.3 QUALITY ASSURANCE

- A. Plant quality is to comply with the standards as autilined by the American Standard for Nursery Stock, 2014 edition (ANSLZB0.1).
- 8. Plant names are to comply with the standards of Hortus Third, 1976 Cornell University.
- C. Landscape Contractor to submit digital photographs of all trees, plants, perenrials/grasses, ground cover, and seasonal color to Landscape Architect for approval.
- D. Physical samples of topsoil, bed preparation, and mulch with accompanying lab analysis to be provided to Landscape Architect for approval.

2.1 MATERIALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Owner and/or Owner Representative of the sources of plant material and bed preparation required for project.

21 MATINUS

A. Finals

1. Quantilles: The sharings and specifications are complementary, employs collect for no one and not the other is on individual or in the control of the first and individual or in the control of the control o

5. Primary All pitting of these and areas, to account on the subfillment of the solid light control to the solid light control to

- Strate and grand covers shall be garanteed for cherty (RD) days after find conceptions. The Londonge Contractor with regions of loads moderate not in explanae, Analogs conflicts a soon as waiter part and upon soffiction by profiting dates in the loads of the profit of the contractor of the profit of the profit of the profit of the contractor of the contractor of the load of the loads of the l If topsoil is found on site, it cannot be reused unless it is approved by the Owner.
 Site topsoil, if approved by Owner, can only be utilized in lawn areas. To be approved, site topsoil must comply with Section 2.1.0.
- O. General Contractor to complete the following parts follow for the Contractor to complete the following parts follow for the Landscape Constructor Mindfulling any portion of interesses institution, covered Contractor follows and the Contractor follows and the Contractor follows and could and assets on endanged. General Contractor to bestere for many follows (3) before following and all selected, often, and contract an electronic selection contractor to beginning and contractor following and contractor following many seasons are seasons and contractor following many seasons and contractor follo

- A Maintenance Contractor will be held responsible for the maintenance of of a service of the contractor of the contracto

D. Moch for plotting bad ereas and be doubt stretched that moch, and consider the processing of the plotting of the plottin

equid.

2. Sold Soc Valeign's St. Augustine or Common Semmuds.

6. Topical: Fertile sandy loss, uniform in composition, feer of stones, lumps, roots and seeds. Minimum Repercent (150, register motifs, 70 –70% cond, 15–20% day.

16. Sheel Carbing: Shall be Pro-Steel "Extote Curbing," 1/8" x 4" pointed block, with stakes 4" on certile stones.

A. Landscape Contractor is to inspect all existing conditions and report any deficiencies or discrepancies to the Owner and/or Owner Representative.

of assignment and use of market projects and the second of the second of

General Lawn Notes

- I. Lean creats to be fine graded to remove all rocks or closic greater than J.4*, another a smooth transition at the top and obtained allowers and fill may be points where solder may atom.

 a fine sold to be left down from configurate therefore, if the configurate therefore, if the configurate the composite all shall be robblilled to a depth of 6 before grading.

 A Mills are create to receive 1 of loam prep. per planting approfitations.

Solid Sod Notes

- Sod to be placed by hand insuring edges are touching and joints to be top dressed with lawn prep to fill the
- on pirits to be top oresses with loan prep to in the pirits.

 2. So do completely cover one apositind on pirous.

 2. So do to completely cover one apositind on pirous.

 3. It is the contribution with the pirit of the pirits of

General Notes

- Lo Contractor to booth of utilities.

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 2 contractor to soilly were of any contricts.

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- Reference specifications for all product / Institution procedura.

 Forecastura.

 Forec
- It is the contractor's responsibility for obtaining written verification from the landscape architect that they are proceeding with the most current construction documents prior to starting any work or purchasing any material for the project.
- the project.

 12. General contractor to leave all planting areas 8" down from odjacent hardscape, landscape contractor will place 4" sandy loam & 4" bed preparation.

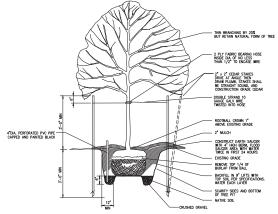
PLAN

SECTION

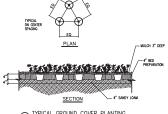
(2) TYPICAL SHRUB PLANTING DETAIL

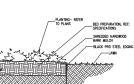
- MULCH 3" DEEP

I. All plant moderal shall be moinhalmed in a healthy and graving condition, as is appropriate for the season, and must be replaced with plant moderal of all the revisity and size, if a replaced with plant moderal of all revisity and size, if a reduction of the region of the region of the reduction of the reduc

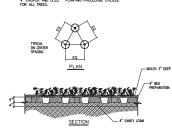








(4) STEEL EDGING DETAIL



TYPICAL GROUND COVER PLANTING

- Dead wood or suckers and broken or body braised branches shall be removed with appropriate pursely stock. General Spoins of all branches is not permitted.
 Immediately offer journing operations are completed, all tree pits shall be covered with a layer of double shaded branched both much, dark brown the teatured apparament, there inches (27) in depth. The limit of the organic material for less shall be the demoter of the plant pit.

3.2 CRASS INSTALLATION

A. Cleanup: During the work, the premises shall be kept next and orderly at all times. Storage areas for all materials shall be an organized that they, too, are nest and orderly. All teach and deficis shall be enrowed from the site as such progressor. Any paramets areas solid by landscaping construction sork shall be pressure washed as soon as work is completely.

Tony Stewart . Tony.Stewart@spiarsengineering.com

C. Position the trees and shrubs or stake their intended locations as per the plans.

D. Notify the Owner and/or Owner Representative for their option to inspect and approve all positioning of plant materials.

E. Ecosate pits with vertical sides and horizontal bottom. Time pits shall be large enough to permit heading and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the sorar relation to finish grade that it did to soil surface in place of growth. F. Sinub and tree pits shall be no less than twelve inches (12') wider than lateral dimension of earthball. Remove and houl from site all rocks or stones over one inch (1') in diameter.

H. All plant beds and trees to be mulched with double shredded Hardwood Bark mulch, dark brown fine textured appearance, spread to minimum settled thickness of three inches (3") over entire area of bed or pit, then to be roked to even surface.

I. All trees shall be staked according to detail on plan.

J. Obstruction below grounds in the event rect or underground obstructions are executived for provide and the provided and the second provided and the provi

C. Repolar

Linkly necessary regains under the Coursester must be made altitle ten (10) days
the receiving sofice, earther permitting, and in the event the Landscape
Colescoter does not made regains accordingly. The Coner, without further sofice
to Contractors, may provide materials and men to made such repairs at the
expense of the Landscape Contractors.

squere feet. This finished subset should be totally intake and non- compacted. Then pione four inches (4) of sounly foom and a four inch (4) deep layer of "Specially Founds (4)", or seeing the beet. This bed prop to be used for drugsde planting and, or should be the first bed prop to be used for drugsde planting and, or should be the first (1)" layer of double shredded invascuo didn't, out he tream firs between disportance. Much for of-upode

C. Bioretention Soil Mixture to be utilized in bioseole recharge zones only. Depth of Bioretention Soil Mixture as indicated on plans. Mulch same as for planting beds.

All lown cross, whether hydromulch or solid sod, to have minimum of five inches
 (5') of sendy icom, as defined in Section 2.1.G, placed by Landscope Contractor
 prior to laying sod.

8. If lown areas are to be hydromulched, use a 4' \times 8' botter board against bed C. All seed beds for hydromulch to be robotilled and roked smooth, removing any lumps or rocks over one inch (1°) diameter that re-appear in seed bed.

D. All solid and form areas are to be retailled and raised amonth, removing any lumps or rocks over one inch. (1") diameter that re-appear in laws area. MOTE: Do not adults gross around existing brees to remain. Handpick any lumps or clode greater than one inch (1") diameter.

A. Maintenance of plant materials shall begin immediately after each plant is delivered to site and shall continue until all construction has been satisfactorily accomplished.

L Steel Curshing installation:

1. Carifring shall be dispraed as indicated on the priests.

1. Carifring shall be dispraed as indicated on the priests.

2. Top of curshing shall be 1/4 flipher time relating grade when installed.

4. Stokes are to be installed on the planning bed side of the curshing as apposed to the types side.

LANDSCAPE PLAN 12197 DENTON DR.

IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS J. PULLIAM SURVEY ABSTRACT NO. 1156 3.504 Sq. Ft./152,633 Acres (Gross)

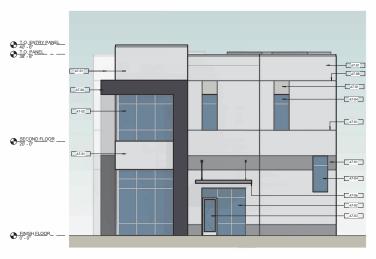


Telephone: (972) 422-0077 TBAE No. 2986 Contact: Anthony Stewart, RLA

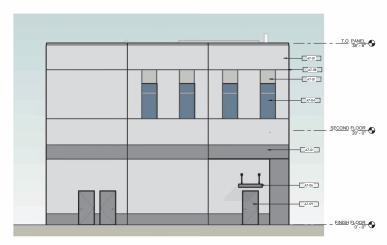
LANDSCAPE ARCHITECT Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Plano, TX 75075 OWNER/DEVELOPER
Formers Branch Denton Warehouse, LLC
9848 Derbyshire Drive
Frisco, TX 75035
Telephone: (469) 394—0220
Contact: Gerald Sapphigton Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422–0077 TBPE No. F-2121 Contact: David J. Bond

Sheet 3 of 3 Scale: NTS Oct-25 SEI Job No. 24-054





CONCEPT SOUTH ELEVATION
3/16" = 1"-0"



2 CONCEPT NORTH ELEVATION

	ELEVATION - KEYNOTES
	Keynote Text
A7-01	TILT PANEL, PAINTED
A7-02	STOREFRONT GLAZING
A7-03	STOREFRONT DOOR
A7-04	WINDOW GLAZING
A7-06	PREFABRICATED METAL AWNING
A7-01 A7-02 A7-03 A7-04 A7-06 A7-08 A7-09	REVEAL
A7-09	HOLLOW METAL DOOR



OWNER XXX XXX XXX

REV.	DATE	ISSUE TITLE
		ISSUED FOR REVIEW
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INCOMPLETE DOCUMENTS ARE FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

PROPOSED OFFICE/SHOWROOM
12197 DENTON DRIVE
FARMERS BRANCH, TEXAS 78234
PROPOSED NORTH &
SOUTH FLEVATIONS A100





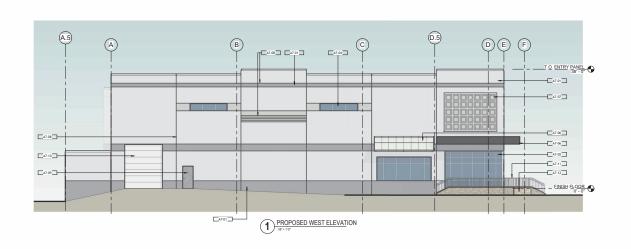
ARCHITECT
PARK McCULLAH, LLC.
18383 Presion Rd, Sta 235
Dallas, TX 75252
Contact: Michael Allegretta
617.777.6078
michaelallegretta@parkmcoullah

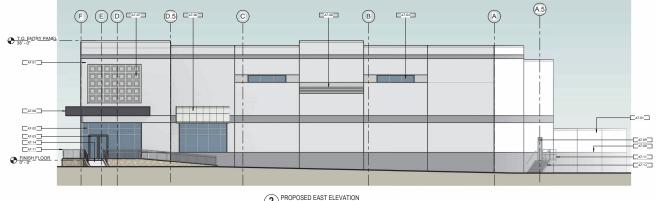
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PROPOSED LOGISTIC CENTER 12197 DENTON DRIVE FARMERS BRANCH, TEXAS 75234

PROPOSED BUILDING B ELEVATIONS

DIM2107 A102





PROPOSED EAST ELEVATION



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ELEVATION - KEYNOTES

PROPOSED LOGISTIC CENTER 12197 DENTON DRIVE FARMERS BRANCH, TEXAS 75234

PROPOSED BUILDING B ELEVATIONS

A103



ORDINANCE NO. 3865

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE DEVELOPMENT AND USE OF 3.50± ACRES IN THE JOHN S. PULLIAM SURVEY, ABSTRACT NO. 1156, DESCRIBED IN EXHIBIT "A," HERETO, LOCATED WITHIN PLANNED DEVELOPMENT DISTRICT NUMBER 32 (PD-32); ADOPTING A DETAILED SITE PLAN: **PROVIDING** A CONFLICTS RESOLUTION **CLAUSE**; **PROVIDING** A **SAVINGS** CLAUSE; **PROVIDING** SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and Zoning Map of the City of Farmers Branch, Texas (collectively, the "CZO"), is hereby amended by amending as set forth in Section 2, below, the regulations of Planned Development No. 32 (PD-32) as set forth in Ordinance No. 1389 (the "PD-32 Regulations"), relating to the use and development of a 3.50± tract in the John S. Pulliam Survey, Abstract No. 1156, City of Farmers Branch, Dallas County, Texas, described in "Exhibit A" attached hereto and incorporated herein by reference:

SECTION 2. The Property shall be developed and used in accordance with the CZO and the PD-32 regulations, as amended except as follows:

- A. The Property shall be used and developed in accordance with the Detailed Site Plan and Landscape Plan attached hereto as Exhibits "B" and "C" respectively and incorporated herein by reference.
- **B.** The buildings constructed on the Property shall be designed and constructed to appear substantially as depicted on the Building Elevations set forth in Exhibit "D," attached hereto and incorporated herein by reference.

- C. In addition to the uses for which the Property may be developed and used by right or following approval of a Specific Use Permit in accordance the PD-32 Regulations, the Property may be developed and used as follows:
 - (1) The Property may be developed and used for Warehouse and Distribution purposes; and
 - (2) The Property may be developed and used for Light Fabrication Use following approval of a Specific Use Permit authorizing such use.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 18th DAY OF JUNE 2024.

ATTEST:

APPROVED:

Stacy Henderson, TRMC, City Secretary

Terry Lynne, Mayor

Currently approved zoning - reference only

APPROVED AS TO FORM:

David W. Berman, City Attorney (kbl:4/30/2024:4870-9716-5242 v1))

Ordinance No. 3865 Exhibit "A"- Description of Property

Being a tract of land situated in the John S. Pulliam Survey, Abstract No. 1156, in the City of Farmers Branch, Dallas County, Texas, being described as "Tract E" of that same tract of land conveyed to Thompson Management Co., Inc. by deed recorded in Volume 89129, Page 408, Deed Records, Dallas County, Texas, being now known as "Tract III" of that same tract of land conveyed to Graham Mortgage Corporation by deed recorded in Instrument No. 201100087228, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner in the West right-of-way line of Denton Drive (variable width public right-of-way), said point being the Southeast corner of Lot 1, Block A of Interchange North Business Park, an addition to the City of Farmers Branch, Dallas County, Texas, according to the Plat thereof recorded in Volume 84021, Page 1661, Map Records, Dallas County, Texas, same being the Northeast corner of herein described tract;

Thence South 14 Degrees 57 Minutes 00 Seconds East, along the West right-of-way line of Denton Drive, crossing the North line of a tract of land conveyed to Dallas Power & Light Company by deed recorded in Volume 85080, Page 4447 of the Deed Records of Dallas County, Texas, and continuing for a total distance of 250.15 feet to a 1/2 inch iron rod found for corner, said point being the Southeast corner of herein described tract;

Thence North 89 Degrees 58 Minutes 00 Seconds West, departing the West right-of-way line of said Denton Drive, a distance of 629.69 feet to a 1/2 inch iron rod found for corner in the monumented East right-of-way line of Interstate Highway 35E (variable width public right-of-way), said point being the Northwest corner of a tract of land conveyed to 12130 Harry Hines, LLC by deed recorded in Instrument No. 20070111491 of the Deed Records of Dallas County, Texas, same being the Southwest corner of herein described tract, from which a 1/2 inch iron rod found bears N 89°58'00" W, 4.86 feet and a 5/8 inch iron rod found bears S 20°01'03" W, 0.66 feet and a 1/2 inch iron rod found bears N 89°43'49" E, 217.73 feet;

Thence North 00 Degrees 05 Minutes 08 Seconds West, along the monumented East right-of-way line of said Interstate Highway 35E, a distance of 103.97 feet to a concrete monument found for corner;

Thence North 03 Degrees 14 Minutes 49 Seconds East, continuing along the monumented East right-of-way line of said Interstate Highway 35E, a distance of 250.70 feet to a 1/2 inch iron rod found for corner, said point being the most westerly Southwest corner of the aforementioned Lot 1, Block A, same being the Northwest corner of herein described tract;

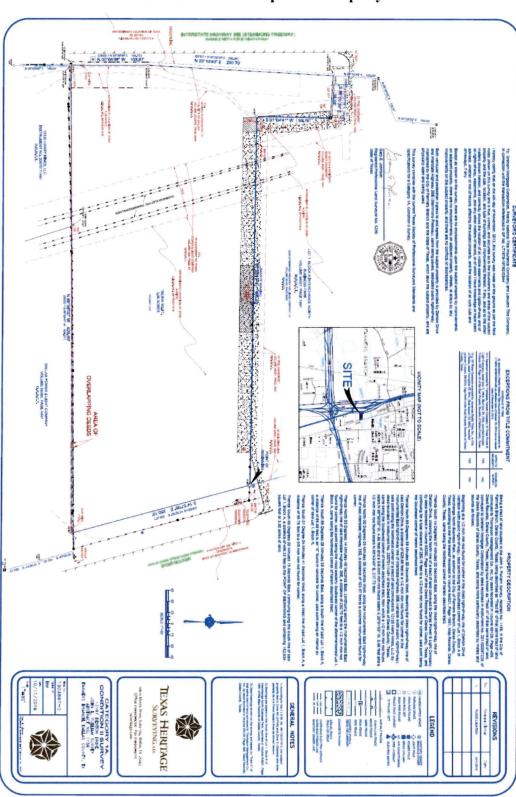
Thence South 86 Degrees 05 Minutes 39 Seconds East, along a South line of said Lot 1, Block A, a distance of 56.88 feet to an "X" found in concrete for corner, said point being an interior ell corner of said Lot 1, Block A;

Thence South 01 Degree 04 Minutes 41 Seconds West, along a West line of said Lot 1, Block A,

Currently approved zoning - reference only

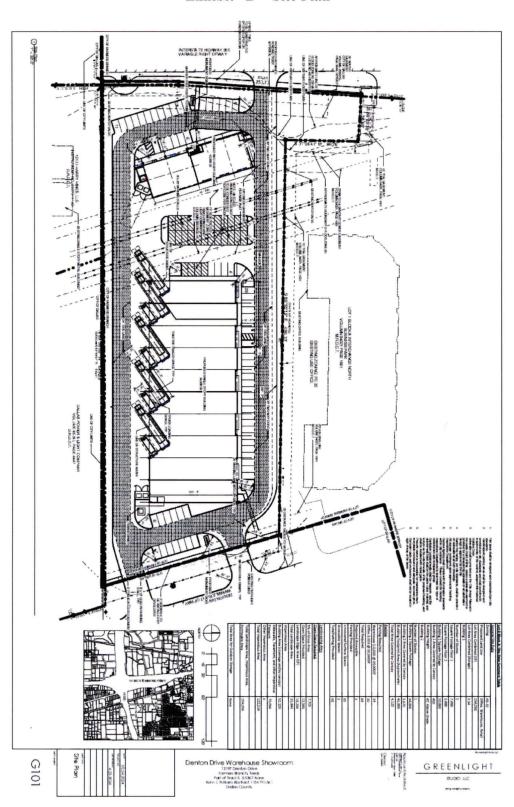
a distance of 99.76 feet to a 5/8 inch iron rod found for corner;

Thence South 88 Degrees 55 Minutes 19 Seconds East, continuing along the South line of said Lot 1, Block A, a distance of 496.33 feet to the POINT OF BEGINNING and containing 152,634 square feet or 3.50 acres of land.

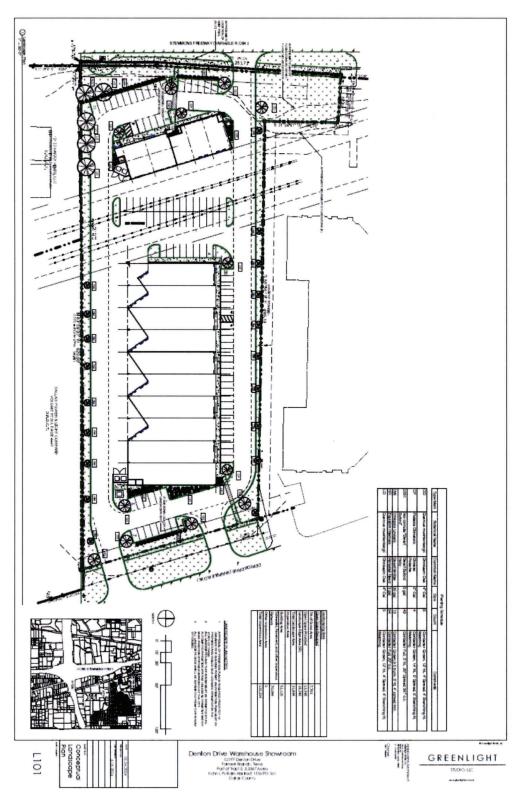


Ordinance No. 3865 Exhibit "A"- Description of Property

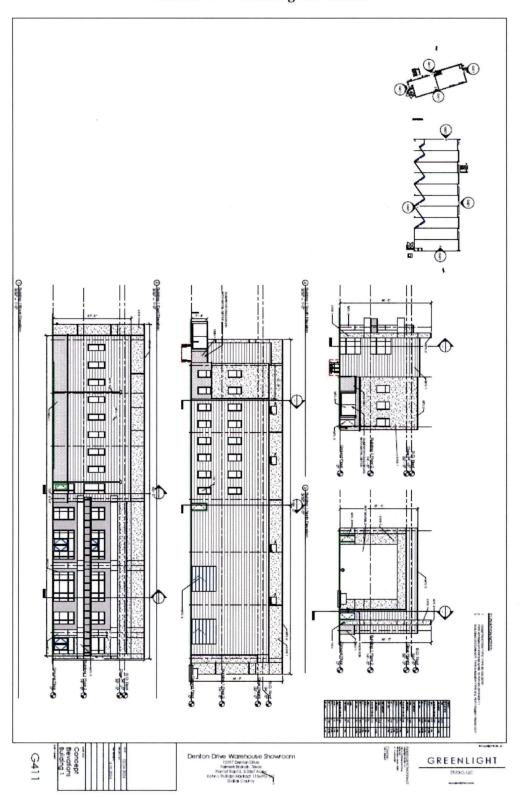
Ordinance No. 3865 Exhibit "B"- Site Plan



Ordinance No. 3865 Exhibit "C"- Landscape Plan



Ordinance No. 3865 Exhibit "D"- Building Elevations



Ordinance No. 3865 Exhibit "D"- Building Elevations

