

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.

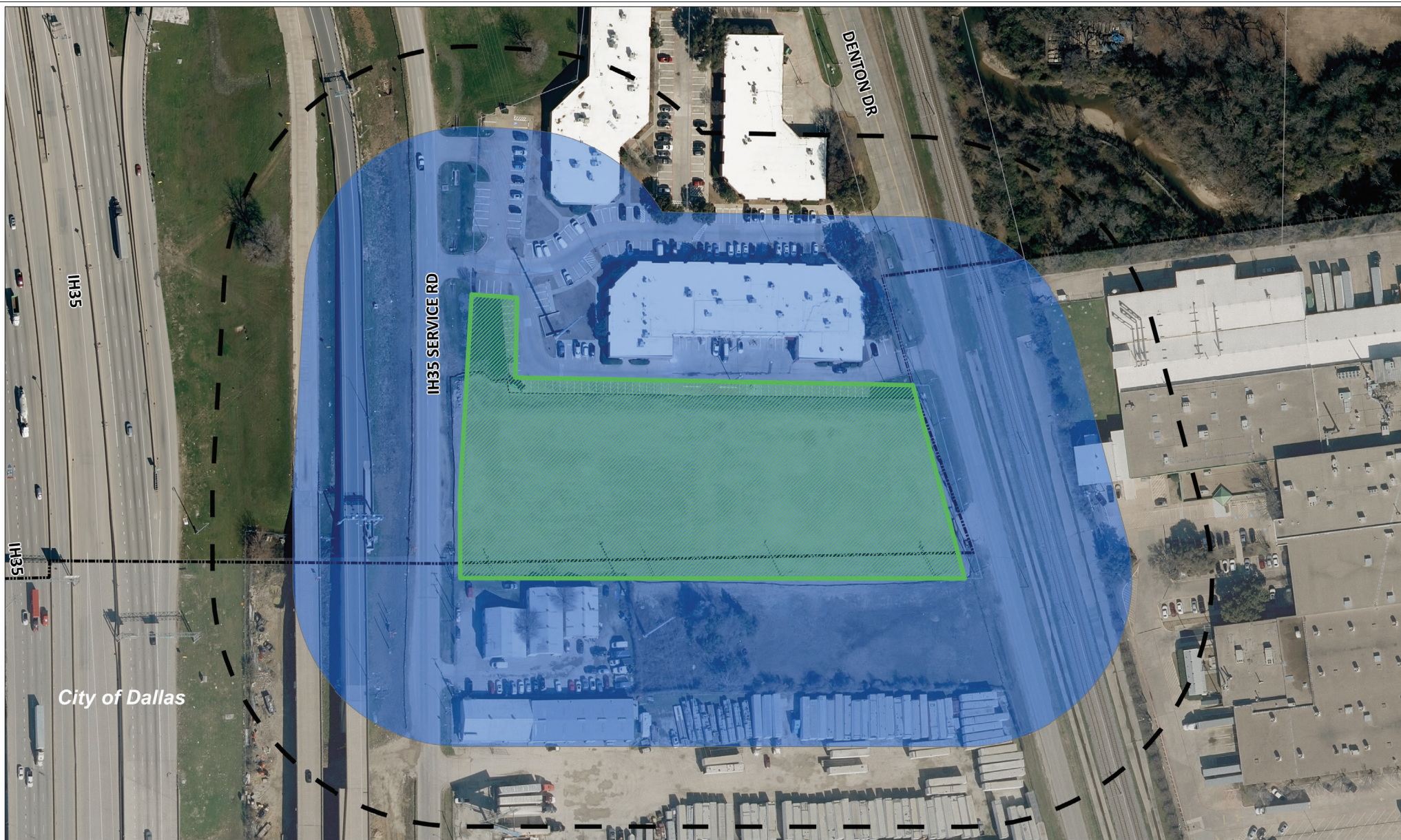
The applicant, Spiars Engineering, Inc., is serving as the civil engineer for the development on behalf of the landowner. Please feel free to contact us with any questions.

Sincerely,

SPIARS ENGINEERING, INC.



Delanie Powell, E.I.T.



-  300-Foot Courtesy Notice
-  200-Foot Protest Area
-  Subject Property
-  Tax Parcels
-  City Limit

25-ZA-09 Notification 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





-  Subject Property
-  Tax Parcels
-  City Limit

25-ZA-09 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





-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

25-ZA-09 Location Map 12197 Denton Drive



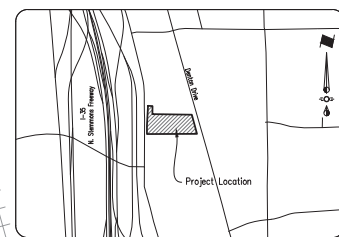
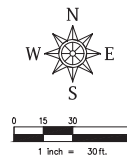
0 150 300 Feet

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



**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	



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.

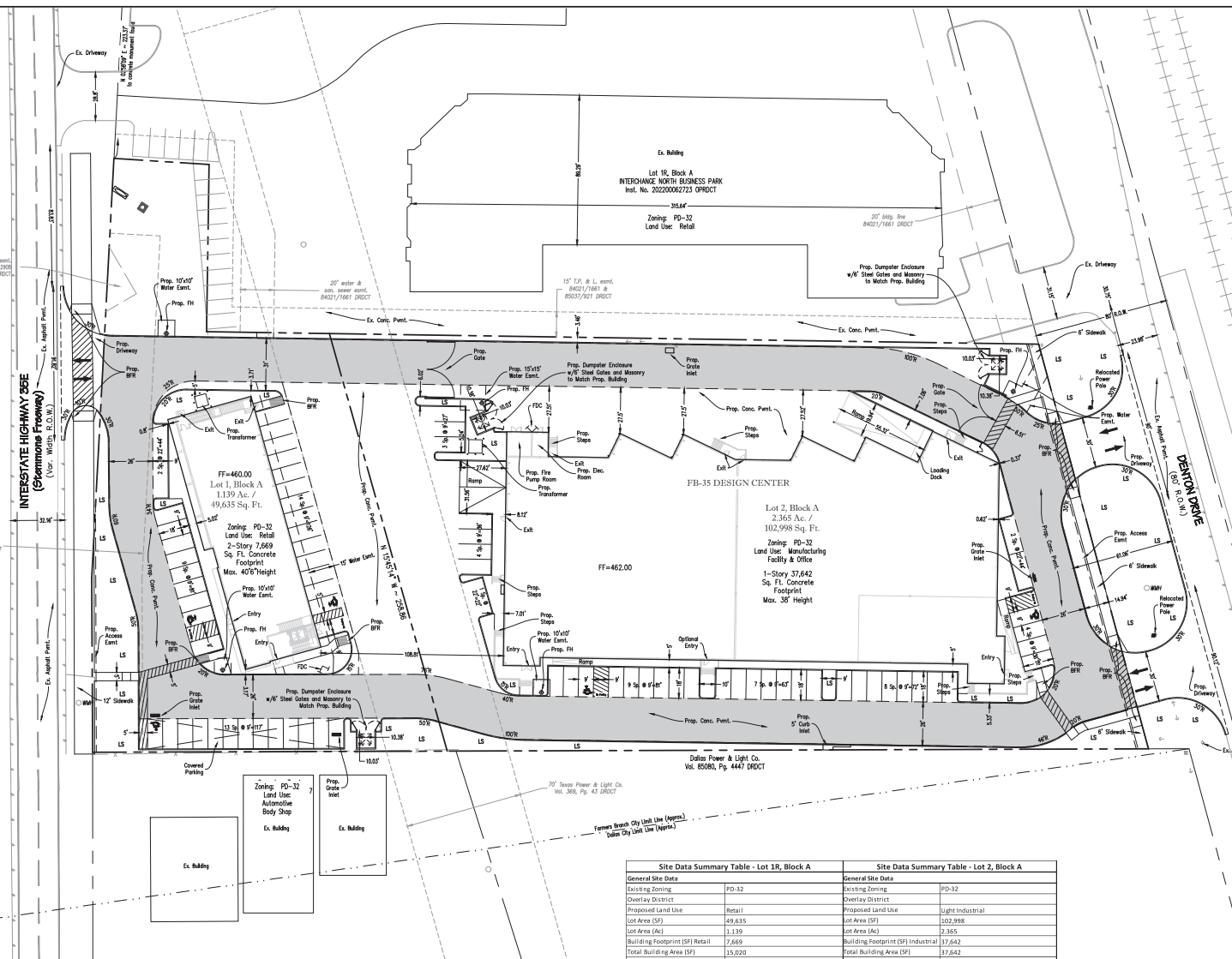
LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- VEHICULAR ACCESS
- PROPERTY LINE
- POWER POLE
- LIGHT POLE/STANDARD
- CUT WIRE ANCHOR
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FDC

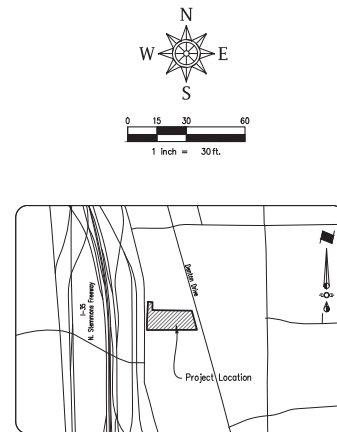
DETAILED SITE PLAN
FB-35 DESIGN CENTER
IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, TEXAS
LOTS 1R & 2, BLOCK A
J. PULLIAM SURVEY ABSTRACT NO. 1156
3.504 Acres/152,633 Sq. Ft. Prepared: September 12, 2025

ENGINEER / SURVEYOR / APPLICANT
Spilars Engineering, Inc.
765 Center Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David J. Bond

OWNER/DEVELOPER
Farmers Branch Denton Warehouse, LLC
9848 Derbyshire Drive
Frisco, TX 75035
Telephone: (469) 394-0220
Contact: Gerald Sappington



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	37,642
Total Building Area (SF)	15,203	Total Building Area (SF)	37,642
Building Height	40' 0" Max.	Building Height	38' Max.
Lot Coverage	15.3%	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)	37,642
Parking & Drives for Parking (SF)	27,227	Parking & Drives for Parking (SF)	51,658
Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF)	1,603	Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF)	5,620
Total Impervious Area (SF)	36,499	Total Impervious Area (SF)	93,740
Total Impervious Area (%)	73.5%	Total Impervious Area (%)	91.0%



Vicinity Map

LEGEND

 FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT

PLANT LEGEND

-  Live Oak
 Chinese Pistache
 Dwarf Burford Holly
 Loropetalum
 Mexican Feather Grass
 Winter Creeper
 Solid sod Bermuda

PLANT LIST

Trees						
Qn.	Code	Scientific name	Common name	Size	Spacing	Comments
14	LD	<i>Quercus virgiliana</i>	Live Oak	3' col.	per pair	contibler grain 15" M., 5' spread, single straight trunk
10	CP	<i>Platanus chinensis</i>	Chinese Platanus	3' col.	per pair	contibler grain 13" M., 5' spread, single straight trunk
Shrub / Ornamental grasses						
12	DBH	<i>Ilex cornuta 'Barford Nana'</i>	Dwarf Barford Holly	5 yds.	3'-0" c	24"-30" M., full plant
11	UP	<i>Lespedeza chinensis</i>	Lespedeza	5 yds.	3'-0" c	18"-24" M., full plant
19A		<i>Neuclia latifolia</i>	American Feather Grass	1 yd.	18" c	18" M., full root structure
Ground Cover						
79B	BC	<i>Erythronium fortunei</i>	Winter Crocus	4" pot	12" c	all plant
45D		<i>Saxifraga oppositifolia</i>	Saxifrage	4" pot	18" c	all plant

NOTE:

1. Plant quantities shown are an aid to bidder only, contractor to verify quantities on plan.
2. All proposed planting to be watered by a fully automatic underground irrigation system with rain and freeze sensor.
3. Plant species or size substitutions will not be accepted without landscape architects approval.
4. All proposed lawn to be solid sod Bermuda '419'-Cynodon dactylon '419'

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)



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 (Ac)	40.635	Lot Area (SF)	100,496
Lot Area (Ac)	1.139	Lot Area (Ac)	2.365
Building Footprint (SF) Retail	7,669	Building Footprint (SF) Industrial	37,642
Total Building Area (SF)	7,669	Total Building Area (SF)	37,642
Building Height	40' 6" Max.	Building Height	35'
Coverage	15.5%	Lot Coverage	34.6%
Floor Area Ratio (FAR)	0.1545:1	Floor Area Ratio (FAR)	0.3555:1
Parking		Parking	
Parking Ratio	1.5p/4000 SF	Parking Ratio	1.5p/2000 SF
Parking Required	19	Parking Required	19
Parking Provided	18	Parking Provided	18
Accessible Parking Required	2	Accessible Parking Required	2
Accessible Parking Provided	3	Accessible Parking Provided	2
Impervious/PerVIOUS Area		Impervious/PerVIOUS Area	
Building Footprint Area (SF)	7,669	Building Footprint Area (SF)	37,642
Parking & Drives for Parking (SF)	27,227	Parking & Drives for Parking (SF)	51,658
Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF)	3,603	Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF)	5,620
Total Impervious Area (SF)	36,499	Total Impervious Area (SF)	94,920



LANDSCAPE ARCHITECT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBAE No. 2986
Contact: Anthony Stewart, RLA

ENGINEER / SURVEYOR / APPLICANT
Spiors Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David J. Bond

OWNER/DEVELOPER
Farmers Branch Denton Warehouse, LLC
9848 Derbyshire Drive
Frisco, TX 75035
Telephone: (469) 394-0220
Contact: Gerold Sappington

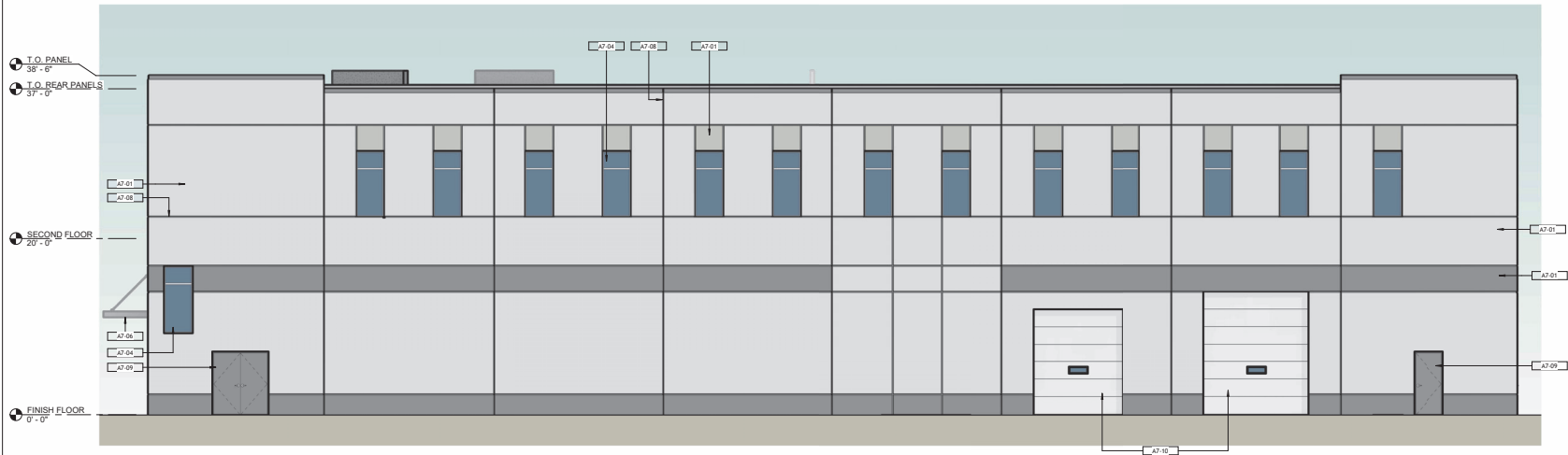


ARCHITECT
PARK-MCULLAH, LLC
18183 Preston Rd, Ste 235
Dallas, TX 75252
Contact: Michael Almagro
617.777.8076
michaelalmagro@parkmcullah.com

OWNER
XXX
XXX
XXX



1 CONCEPT WEST ELEVATION
3/16" = 1'-0"



2 CONCEPT EAST ELEVATION
3/16" = 1'-0"

ELEVATION - KEYNOTES	
	Keynote List
A7-01	GLY PANEL, PAINTED
A7-02	EDGE-FRONT GLAZING
A7-03	EDGE-FRONT DOOR
A7-04	WINDOW GLAZING
A7-05	GLY PANEL
A7-06	PREFABRICATED METAL AWNING
A7-07	SHAPED PATTERNS
A7-08	SHUTTERS
A7-09	HOLLOW METAL DOOR
A7-10	METAL ROLL UP DOOR

REV	DATE	ISSUE TITLE
		ISSUED FOR REVIEW

INCOMPLETE DOCUMENTS ARE FOR INTERIM
REVIEW ONLY. NOT FOR REGULATORY APPROVAL,
PERMIT OR CONSTRUCTION

PROPOSED OFFICE/SHOWROOM
12197 DENTON DRIVE
FARMERS BRANCH, TEXAS 75234
**PROPOSED EAST & WEST
ELEVATIONS**
A101
PARK-MCULLAH

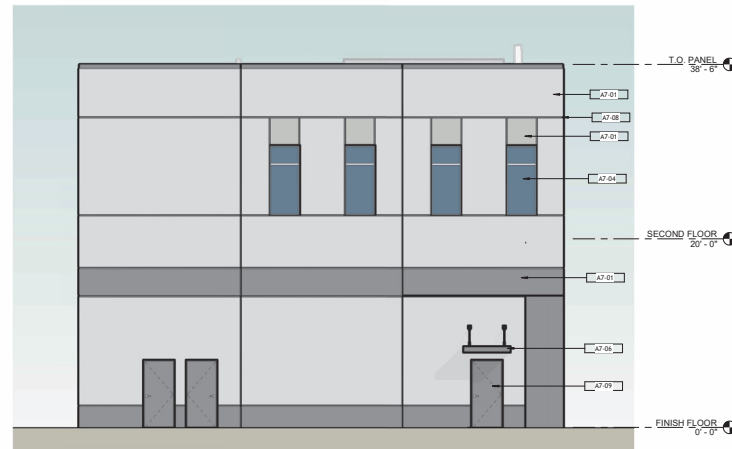


ARCHITECT
PARK-MULLAH, LLC
18183 Preston Rd, Ste 250
Dallas, TX 75255
Contact: Michael Alagretta
617.777.8076
michael.alagretta@parkmullah.com

OWNER
xxx
xxx
xxx



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



2 CONCEPT NORTH ELEVATION
3/16" = 1'-0"

ELEVATION - KEYNOTES	
	Keynote Text
A7-01	PLY PANEL, PAINTED
A7-02	STOREFRONT GLASSING
A7-03	STOREFRONT DOOR
A7-04	WINDOW GLASSING
A7-05	PREFABRICATED METAL LINING
A7-06	ROOFING
A7-09	HOLLOW METAL DOOR

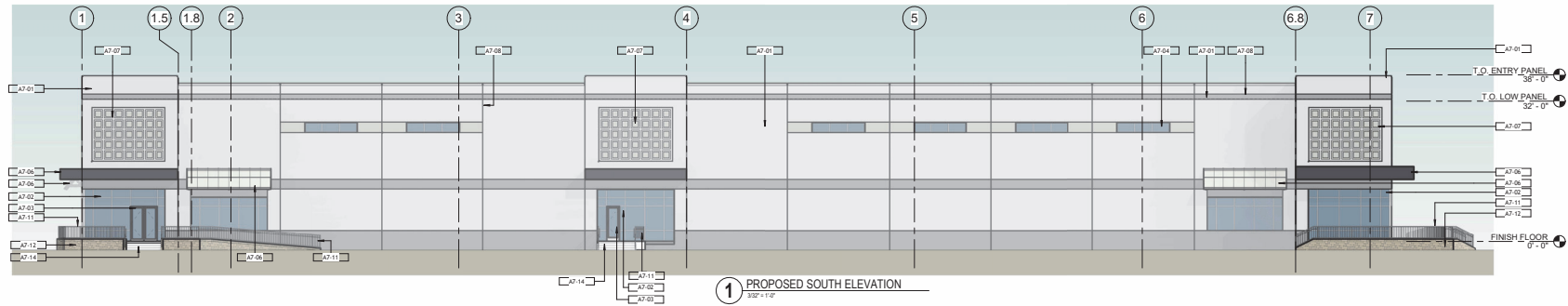
REV	DATE	ISSUE TITLE
		ISSUED FOR REVIEW

INCOMPLETE DOCUMENTS ARE FOR INTERIM
REVIEW ONLY. NOT FOR REGULATORY APPROVAL,
PERMIT OR CONSTRUCTION

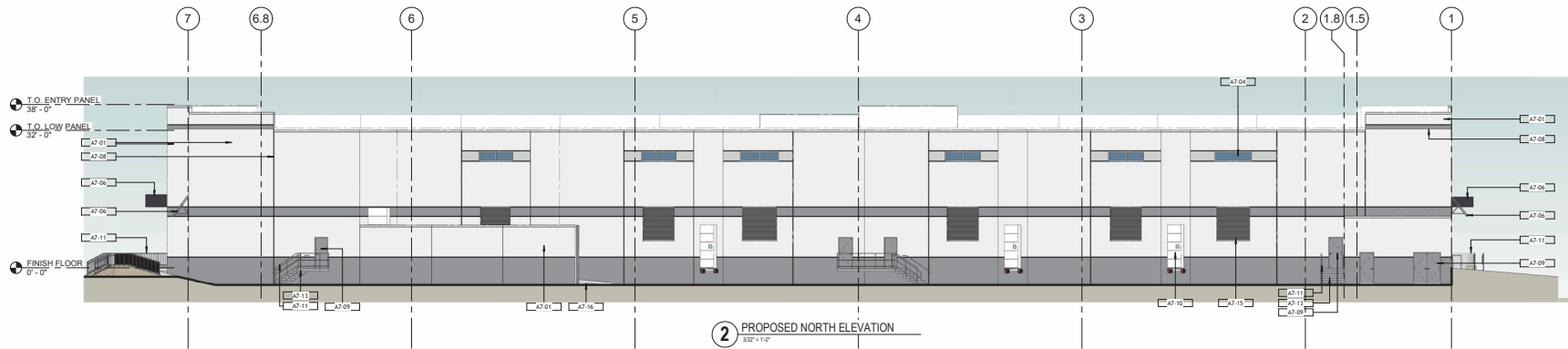
PROPOSED OFFICE/SHOWROOM
12197 DENTON DRIVE
FARMERS BRANCH, TEXAS 75234
PROPOSED NORTH &
SOUTH ELEVATIONS
A100
PARK-MULLAH ARCHITECTURE



ARCHITECT
PARK-MCULLAH, LLC
18183 Preston Rd, Ste 250
Dallas, TX 75252
Contact: Michael Alagretta
617.777.8076
michael.alagretta@parkmcullah.com



1 PROPOSED SOUTH ELEVATION
1"=30'-0"



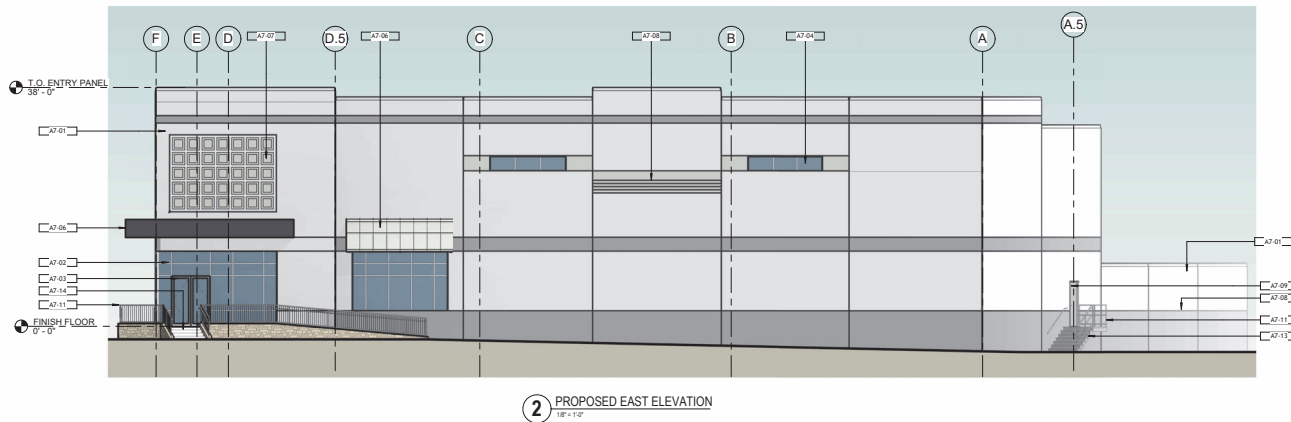
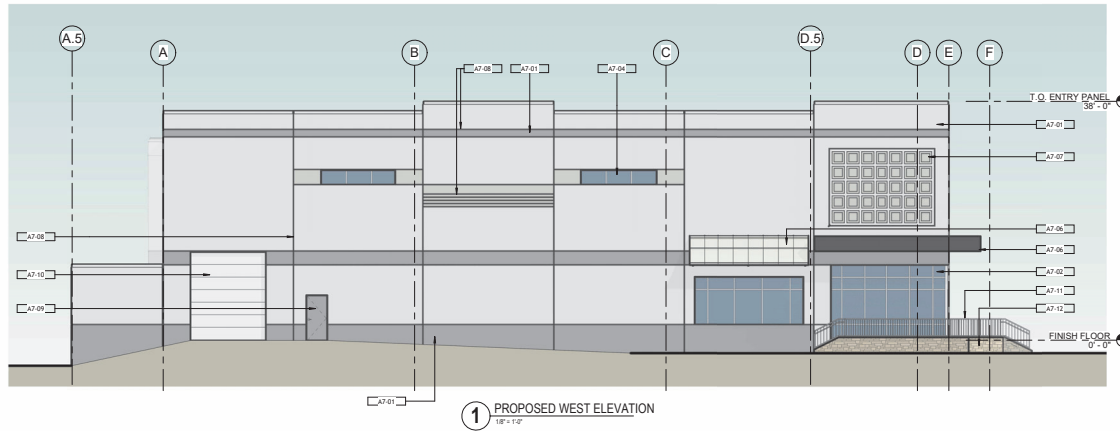
2 PROPOSED NORTH ELEVATION
1"=30'-0"

ELEVATION - KEYNOTES	
KEYNOTES	Keynote Text
A7-01	TILT PANEL PAINTED
A7-02	STOREFRONT GLAZING
A7-03	STOREFRONT DOOR
A7-04	WINDOW GLAZING
A7-06	PREFABRICATED METAL WALLING - CANOPY
A7-07	STAMPED PATTERN
A7-08	REVEAL
A7-09	HOLLOW METAL DOOR
A7-10	METAL ROLL UP DOOR
A7-11	GUARDRAIL HANDRAIL
A7-12	STONEWALL
A7-13	METAL STAIRS
A7-14	CONCRETE STAIRS
A7-15	METAL LOUVER
A7-16	CONCRETE RAMP

REV	DATE	ISSUE TITLE



ARCHITECT
PARK-MULLAH, LLC
18183 Preston Rd, Ste 250
Dallas, TX 75255
Contact: Michael Alagretta
617.777.8076
michael.alagretta@parkmullah.com



ELEVATION - KEYNOTES	
KEYNOTES	Keynote Text
A7-01	TILT PANEL PAINTED
A7-02	STOREFRONT GLAZING
A7-03	STOREFRONT DOOR
A7-04	WINDOW GLAZING
A7-05	PREFABRICATED METAL AWNING / CANOPY
A7-07	STAMPED PATTERN
A7-08	REVEAL
A7-09	HOLLOW METAL DOOR
A7-10	METAL ROLL UP DOOR
A7-11	GUARDRAIL HANDRAIL
A7-12	STONEWALL
A7-13	METAL STAIRS
A7-14	CONCRETE STAIRS

REV	DATE	ISSUE TITLE

PROPOSED LOGISTIC CENTER
12197 DENTON DRIVE
FARMERS BRANCH, TEXAS 75224
PROPOSED BUILDING B
ELEVATIONS
A103
DIM2107
REVISED



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 A 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.

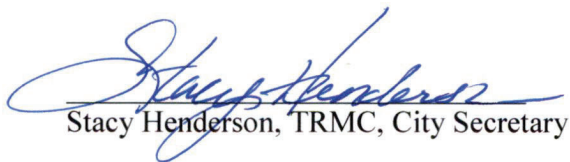
SECTION 5. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

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.

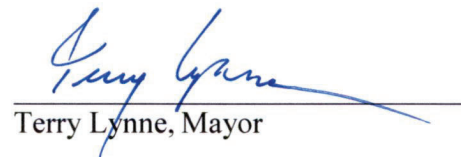
SECTION 7. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

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

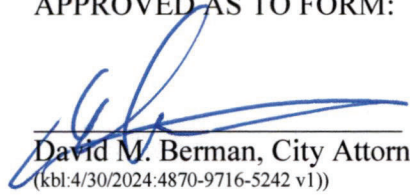
ATTEST:


Stacy Henderson, TRMC, City Secretary

APPROVED:


Terry Lynne, Mayor

APPROVED AS TO FORM:



David M. 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;

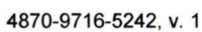
Thence South 86 Degrees 05 Minutes 39 Seconds East, along a South line of said Lot 1, Block A, a distance of 56.88 feet to an "X" found in concrete for corner, said point being an interior ell corner of said Lot 1, Block A;

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

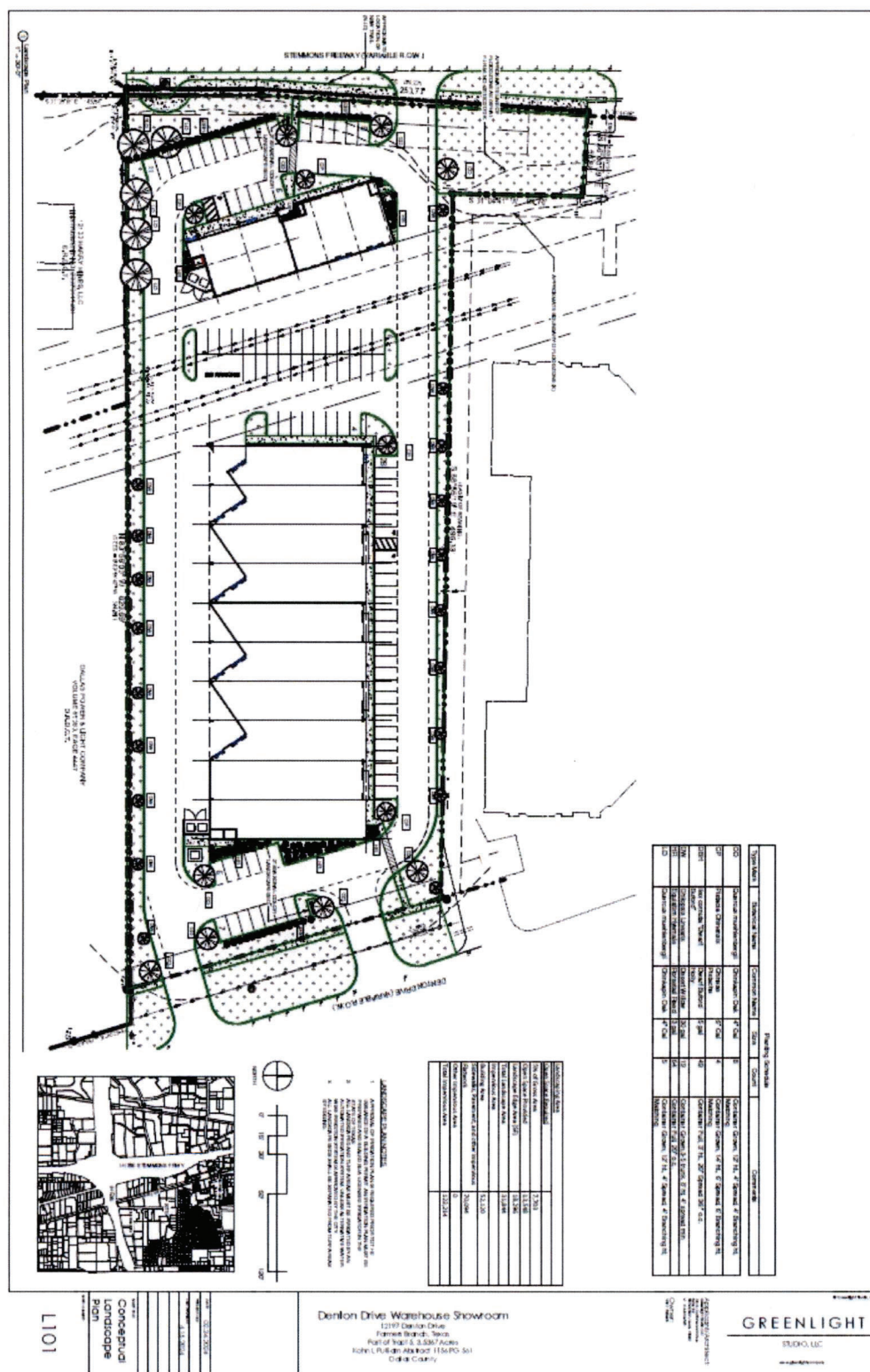
a distance of 99.76 feet to a 5/8 inch iron rod found for corner;

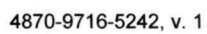
Thence South 88 Degrees 55 Minutes 19 Seconds East, continuing along the South line of said Lot 1, Block A, a distance of 496.33 feet to the POINT OF BEGINNING and containing 152,634 square feet or 3.50 acres of land.

Currently approved zoning - reference only

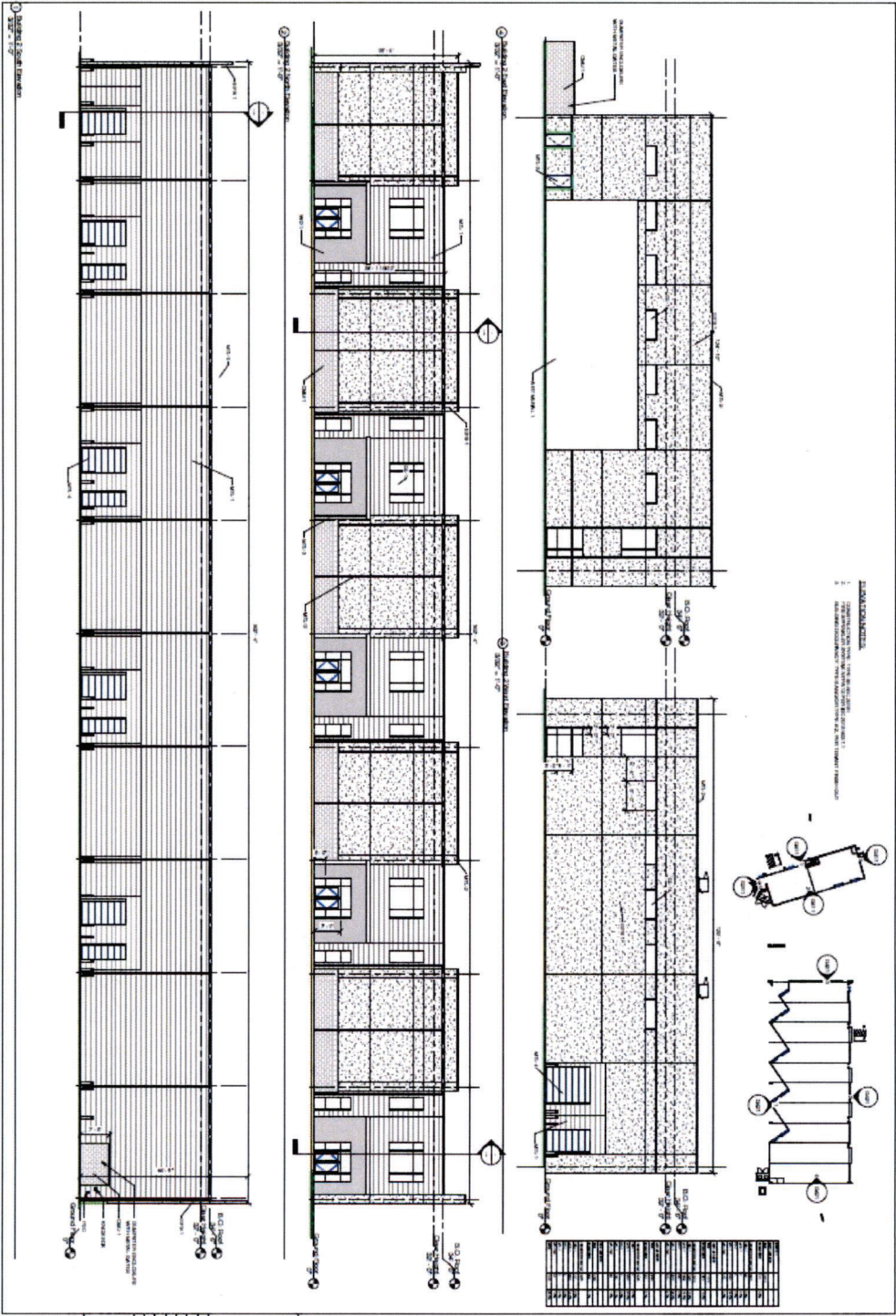


Ordinance No. 3865
Exhibit "C"- Landscape Plan





Ordinance No. 3865
Exhibit "D"- Building Elevations



G421