

STAFF REPORT

Case Number: 25-ZA-09

Request: Conduct a public hearing and consider the request for a zoning amendment for industrial development on approximately 3.5 acres located at 12197 Denton Dr. within the Planned Development District No. 32 (PD-32) zoning district; and take appropriate action.

Applicant: David Bond & Delanie Powell, Spiars Engineering & Kyle McCullah, Park McCullah LLC

Planning & Zoning Commission Meeting: October 27, 2025

Summary:

The applicant, David Bond and Delanie Powell with Spiars Engineering, request to amend Planned Development District No. 32 (PD-32) for a new office and warehouse development. Two new buildings totaling 53,000 square feet are proposed, composed of a mix of office and warehousing/distribution space. Parking, streetscape, and landscaping improvements are also included.

The subject property includes 3.5 acres (152,633 square feet) of undeveloped land bounded by Denton Drive to the east and I-35E to the west, and the City of Dallas property boundary to the south. High voltage power lines bisect the site in two. The City Council previously approved a Detailed Site Plan, Landscape Plan, and building elevations in June 2024, however the applicant has modified the previous proposal to the extent that a new review and approval is necessary. The layout remains largely unchanged from the previously approved plans, with the primary modification being the location of the loading docks, which were shifted from the south side of the warehouse building to the north side.

Currently, office and warehousing/distribution uses are allowed by right, and Light Fabrication/Assembly is a permitted use in conjunction with a valid Specific Use Permit [SUP]. Several of the surrounding properties have allowed warehousing/distribution uses. No changes to the allowed land uses are being proposed at this time. This main purpose of this request is to approve a new Detailed Site Plan and supporting documents that accurately reflect the development being proposed.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 32 (PD-32)	Office / Warehouse
East	n/a (City of Dallas)	Denton Drive

South	n/a (City of Dallas)	Vehicle repair services
West	n/a (I-35E/Stemmons Freeway)	I-35E

Existing Zoning:

The initial PD-32 zoning regulations were adopted in August 1982, with Ordinance No. 1389. This ordinance established PD-32 with regulations designed to accommodate office, commercial, hotel, and retail uses.

The current PD-32 zoning regulations were adopted in June 2024, with Ordinance 3865. This ordinance adopted a Detailed Site Plan and Landscape Plan for the development of a warehouse and office complex.

Proposed Amendment:

The purpose of this request is to amend Planned Development District No. 32 (PD-32) for a new office and warehouse development known as FB-35 Design Center. If approved, land would be entitled to develop two new structures. The first is a two-story office building containing approximately 15,000 square feet situated along the I-35E frontage road. The second is a one-story warehousing/distribution building facing Denton Drive containing approximately 38,000 square feet, with five truck loading docks on the north side.

In summary, this proposed amendment will include:

- A Detailed Site Plan. Any minor changes in the future can be approved internally by Planning Department staff, but any major changes will require an additional round of public hearings and approval by City Council.
- Landscaping Plans.
- Building Elevations for both the office building and the warehousing/distribution building.
- No changes to the allowed land uses. The City Council approved office and warehouse uses on this property in June 2024.

This property is located adjacent to the proposed Westside Art Trail. A 12-foot wide, paved shared use trail is proposed along the westside of the property line, facing the I-35E frontage road. An escrow in the amount of \$40,798.40 was supplied during the approval of the previous zoning in June 2024, and can be used by the City to fund the portion of the trail that fronts the subject property. A standard six-foot wide sidewalk will be built by the developer following along the east property line, parallel to Denton Drive.

Access and Parking:

Multiple driveways are proposed along Denton Dr. and the I-35E frontage Rd. to provide vehicular access to the site. The applicant also proposes installing new a six-foot wide sidewalk along the Denton Drive frontage and a shared use, 12-foot paved trail along the westside frontage to provide pedestrian connectivity. The proposed minimum parking requirement for warehouse and

manufacturing uses within PD-32 is one space per 2,000 square feet of gross floor area (GFA), following the Comprehensive Zoning Ordinance requirements. The applicant has provided the required number of parking spaces for the combined building area of 34,000 square feet:

Parking Requirement	Total Required	Total Proposed	Complies?
Office: 1 space per 400 sq. feet Warehouse: 1 space per 2000 sq. feet	57	76 spaces (surface parking)	Yes

Landscaping:

The landscape plan provided for this development exceeds the minimum requirements of PD-32, as summarized below. A total of 24 new trees are proposed throughout the site, including Live Oak and Chinese Pistache varieties. Dwarf Buford Holly, Loropetalum, and Mexican Feather Grass shrubs are proposed along the perimeter of the surface parking area to provide screening from the right-of-way, totaling 324 shrubs.

PD-32 Requirement	Total Required	Total Provided	Complies?
5% of total site area landscaped	5,369 square feet	15,918 square feet	Yes
One canopy tree planted for every 25 linear feet of street frontage	24 trees	24 trees	Yes

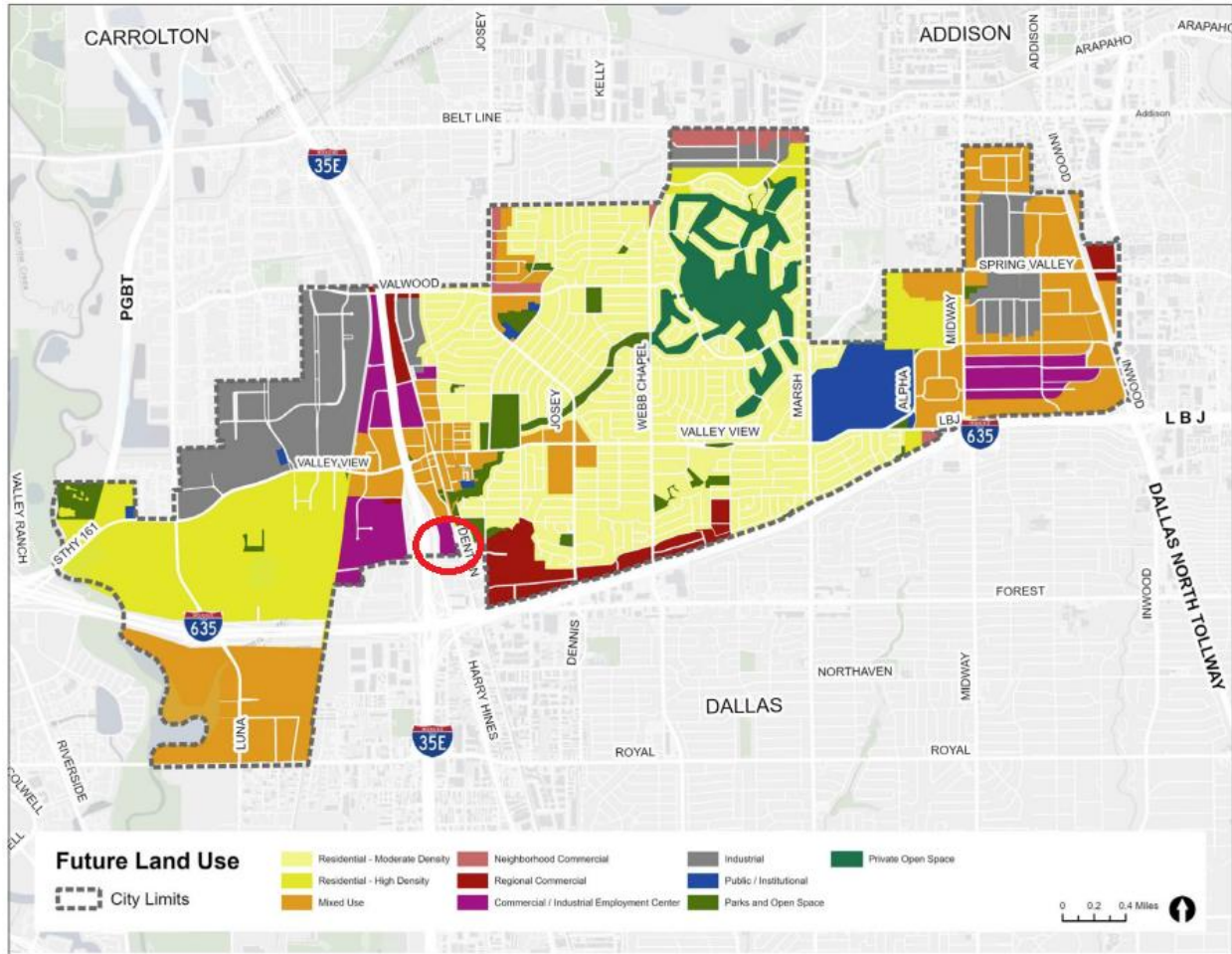
Building Elevations:

The warehouse building is proposed to be single-story with a building height of 38 feet, shorter than the previously approved height of 44 ½ feet. The office building is proposed to be two-story with a building height of 40 ½ feet, shorter than the previously approved height of 44 feet. Both buildings will be made up of concrete tilt-panel construction with painted bands, stamped concrete patterns, and window glazing to provide aesthetic interest. Prefabricated metal awnings will serve as canopies, providing shelter at the entrance points.

Comprehensive Plan Recommendation:

The Farmers Branch 2045 Plan designates the subject site as Commercial/Industrial Employment Center on the Future Land Use Map. This designation includes commercial and light industrial uses that are higher employment zones while allow for transition over time.

The Comprehensive Plan does designate specific areas within the City where existing industrial uses should be preserved and protected, and where new large-scale industrial development is appropriate. The subject property does fall within these areas and therefore, staff contends that large-scale industrial development is appropriate in this location.



Public Response:

On October 16, 2025, eight zoning notification letters were mailed to the surrounding property owners, including Carrollton-Farmers Branch and Dallas Independent School Districts. As of the writing of this report, no written correspondence has been received by the city.