



FARMERS BRANCH
TEXAS

Zoning Amendment 2665–2775 Villa Creek Drive

City Council Meeting | August 19, 2025

Requested By: Planning Department



Background



7.48 acres north of Villa Creek Drive
between Metro Blvd. & Josey Lane

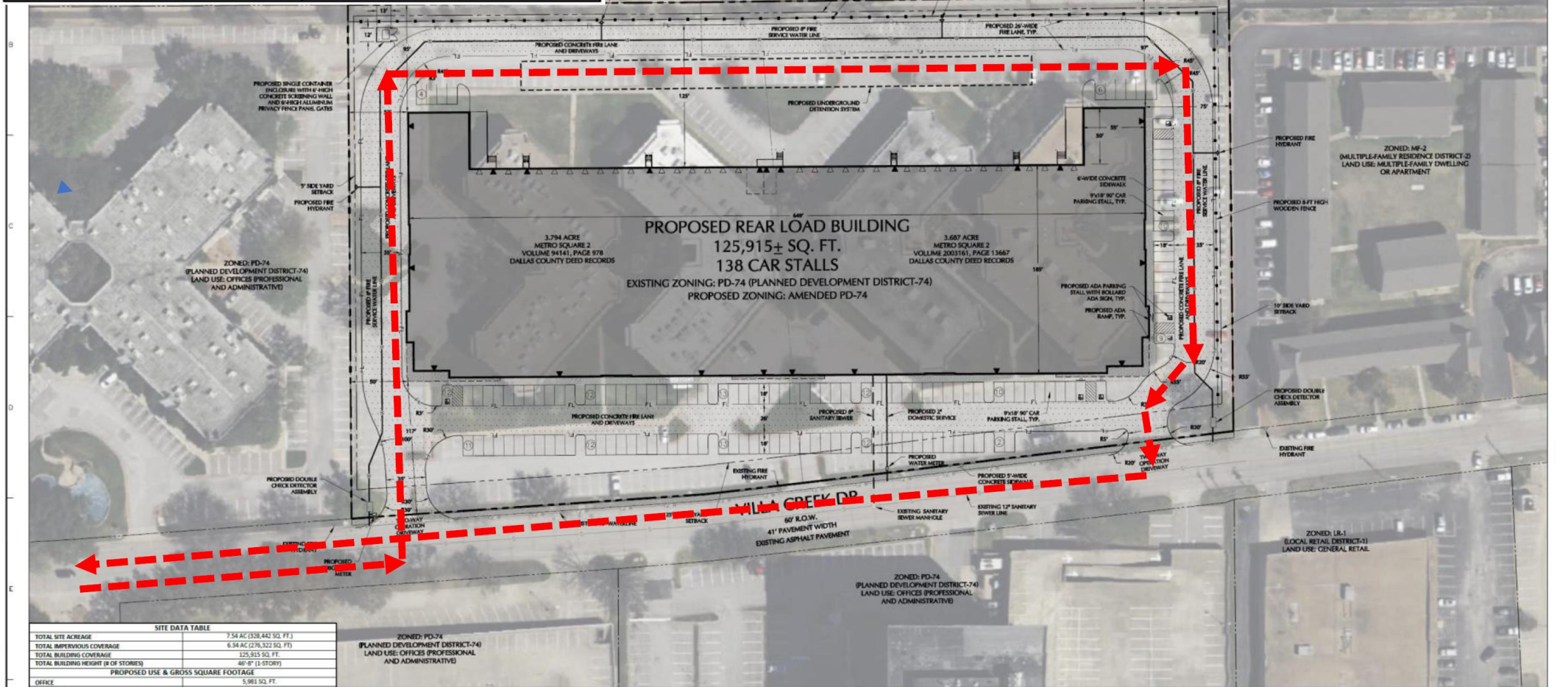


Zoning: Planned Development No. 74
(PD-74)



Zoning Amendment with conceptual
site plan and use standards for
warehouse development

SITE DATA TABLE	
TOTAL SITE ACREAGE	7.54 AC (328,442 SQ. FT.)
TOTAL IMPERVIOUS COVERAGE	6.34 AC (276,322 SQ. FT.)
TOTAL BUILDING COVERAGE	125,915 SQ. FT.
TOTAL BUILDING HEIGHT (# OF STORIES)	46'-8" (1-STORY)
PROPOSED USE & GROSS SQUARE FOOTAGE	
OFFICE	5,981 SQ. FT.
WAREHOUSE	119,934 SQ. FT.
PARKING TABLE	
REQUIRED OFFICE PARKING	5,981 SQ. FT. (1 SPACE/333 SQ. FT.) = 18 SPACES
REQUIRED WAREHOUSE PARKING	119,934 SQ. FT. (1 SPACE/1,000 SQ. FT.) = 120 SPACES
TOTAL CAR PARKING (REQUIRED)	138 SPACES
TOTAL CAR PARKING (PROPOSED)	138 SPACES



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- VARIANCE REQUESTS:
- SECTION 5.A - ADD WAREHOUSE USE TO THE "USES PERMITTED BY RIGHT".
 - SECTION 7.A.1.A) & 5.A. - ALLOW PAVING AND PARKING WITHIN FRONT YARD.
 - SECTION 7.A.3 & 7.C.4 - ALLOW THE PROPOSED BUILDING TO BE A MINIMUM OF 85 FEET FROM THE SINGLE FAMILY ZONING DISTRICT BOUNDARY.
 - SECTION 12.B - ALLOW APPROVAL OF THE SITE PLAN BY CITY STAFF PROVIDED THE SITE PLAN SUBSTANTIALLY COMPLIES WITH THE PLANNED DEVELOPMENT, CONCEPT PLANS AND BUILDING ELEVATIONS PLANS PROVIDED.

Date	Description	No.
Revisions		

INTERIM REVIEW ONLY

DOCUMENT IS NOT FINAL
NOT INTENDED FOR
CONSTRUCTION OF PROJECT
Engineer: Scott Davis
S.E., No. 16243
Date: 7/28/2025
Langan Engineering and
Design, P.C.
704 E. Palm Springs Blvd., Suite 100
Dallas, TX 75201

LANGAN

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Project

VILLA CREEK REDEVELOPMENT

2665-2775 VILLA CREEK DRIVE
CITY OF FARMERS BRANCH
DALLAS COUNTY TEXAS

Growing Title

CONCEPTUAL SITE PLAN

Project No.

520113701

Date

03/11/2025

Drawn By

NN

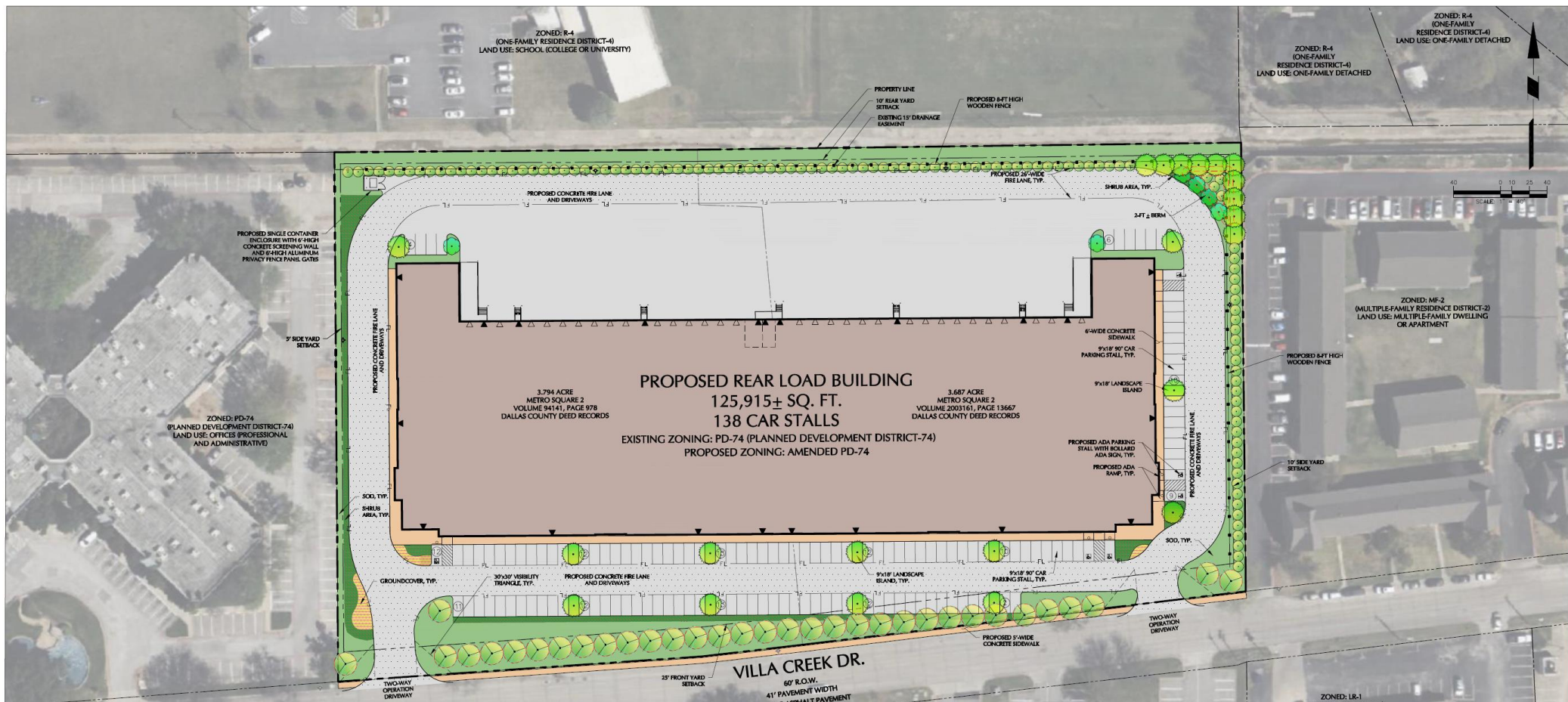
Checked By

JCYD

Drawing No.

CP-01

Sheet 1 of 1



PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL / COMMON NAME	QTY	SIZE	ROOT	HEIGHT / SPREAD	SPACING
TREES							
	LC	LAGERSTROEMIA INDICA / CRAPE MYRTLE	5	1.5" CAL.	B&B	15-30' H X 10-20' W	15'-30'
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	22	3" CAL.	B&B	60-70' H X 40-50' W	25'-50'
	UC	ULMUS CRASSIFOLIA / CEDAR ELM	33	3" CAL.	B&B	40-50' / 60-70'	25'-50'
SHRUB							
	IB	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY	128	5 GAL.	CONTAINER	12-25' / 6'-15'	6'-8'
	ID	ILEX CORNUTA 'DWARF BURFORDII NANA' / DWARF BURFORD HOLLY	650	5 GAL.	CONTAINER	4-6' H X 4'-6' W	2-3'
GROUND COVER							
		SOD, TYP.					
		SEASONAL COLOR					
			1" GAL.	CONTAINER		3"-8" H X 3"-8" W	12"-24"

CITY OF FARMERS BRANCH PD-74 ORDINANCE NO. 2248 LANDSCAPE REGULATIONS	
MINIMUM OF 5% OF THE TOTAL LOT SHALL BE LANDSCAPED (SECTION 9.A.)	REQUIRED: 5% x 328,442 SF (7.54 AC) = 16,422 SF PROVIDED: 52,272 SF
MINIMUM OF 5% OF THE VEHICLE SURFACE AREA ACCOMMODATING TWENTY-FIVE (25) OR MORE VEHICLES SHALL BE LANDSCAPED (SECTION 9.A.)	REQUIRED: 5% x 21,755 SF = 1,088 SF PROVIDED: 1,423 SF
ONE TREE REQUIRED FOR EVERY TWENTY-FIVE (25) LINEAR FEET OF STREET FRONTAGE (SECTION 9.B.)	REQUIRED: 780.87 LF/25 = 31.23 TREES PROVIDED: 32 TREES

- NOTES:
1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
 2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
 3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

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VILLA CREEK REDEVELOPMENT
2665-2775 VILLA CREEK DRIVE
CITY OF FARMERS BRANCH
DALLAS COUNTY TEXAS

Project

Drawing Title

Project No.
520113701

Date
03/29/2025

Drawn By
NN

Checked By
KCYD

Drawing No.

Sheet 1 of 1

LP-01

25-ZA-07: 2665-2775 Villa Creek Drive

Proposed Development



✓ **Single story office/warehouse building, approximately 126,000 square feet**

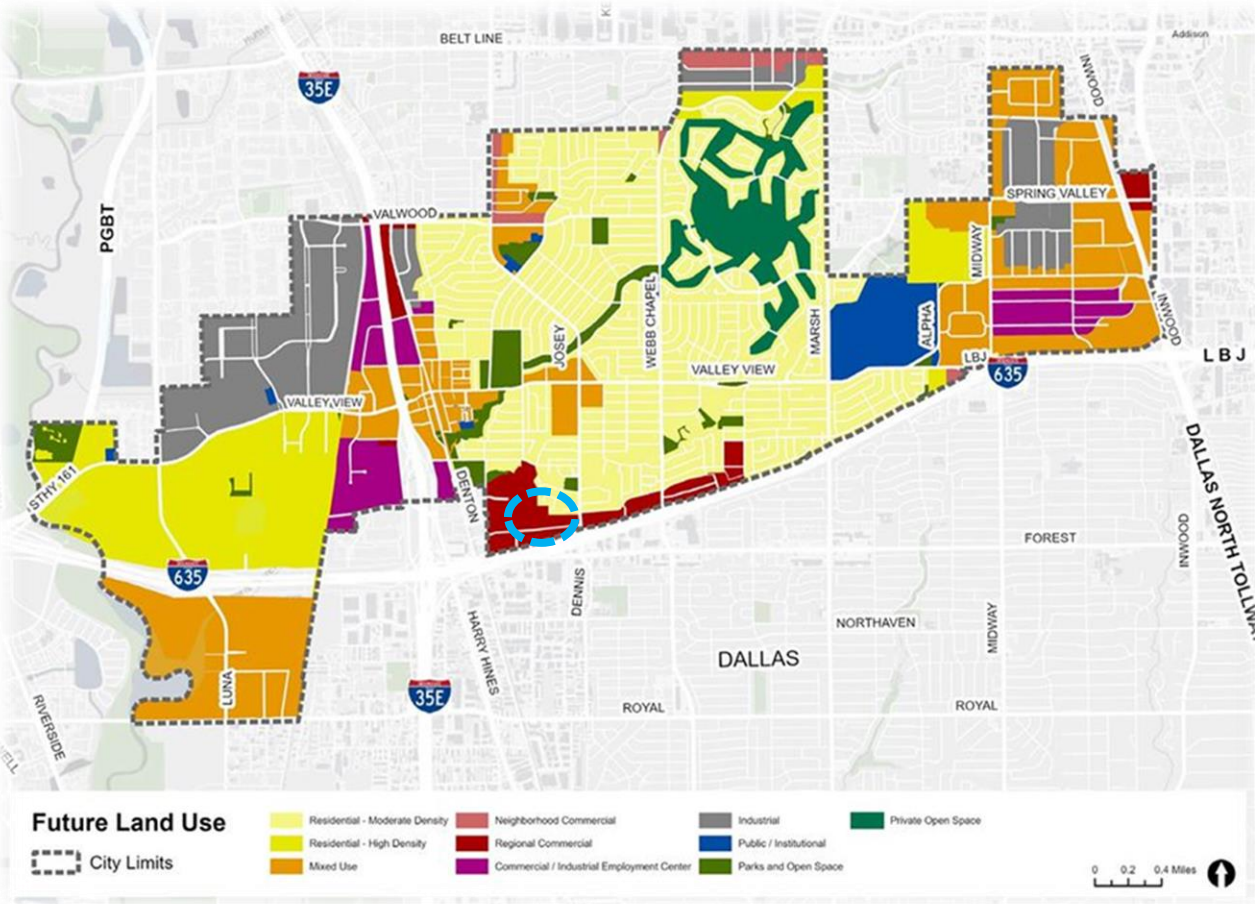
✓ **138 parking spaces provided on-site**

✓ **15.9% of site dedicated to landscape areas**

✓ **This is a Concept Site Plan, with a Detailed Site Plan to come at a later date**

25-ZA-07: 2665-2775 Villa Creek Drive

Recommendation & Response



Farmers Branch 2045 Comprehensive Plan

- Designated as “Regional Commercial”
- Recommended uses: large-footprint commercial developments, shopping centers, and high-intensity office and service-type uses
- The proposal is not consistent with this designation



Public Response

- 22 letters mailed to surrounding owners
- Zoning notification signs posted on site
- Notice published in Dallas Morning News
- 1 response received in support

On July 7, 2025, the Planning & Zoning Commission recommended approval by a vote of 6-1

Questions



FARMERS BRANCH
TEXAS