

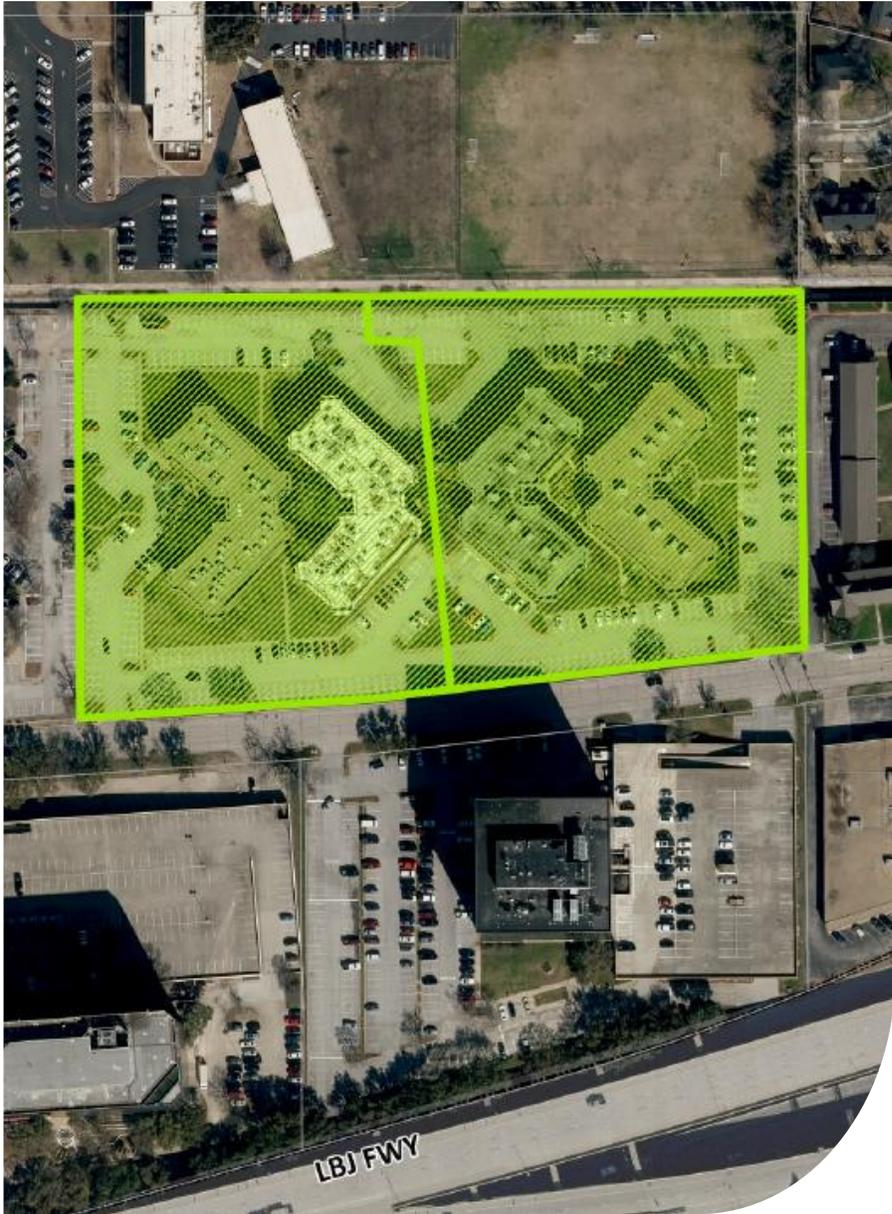


FARMERS BRANCH
TEXAS

Zoning Amendment **2665–2775 Villa Creek Drive**

City Council Meeting | August 19, 2025

Requested By: Planning Department



Background



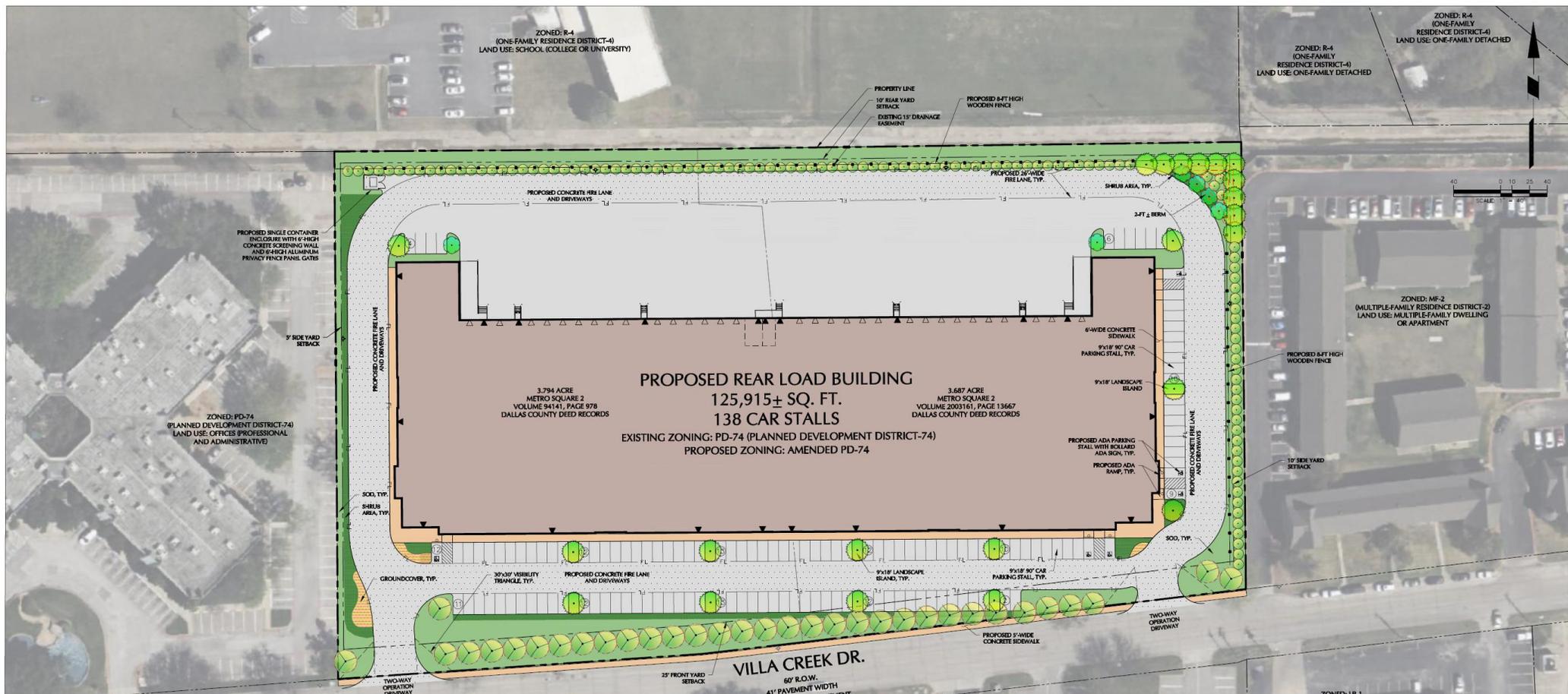
7.48 acres north of Villa Creek Drive
between Metro Blvd. & Josey Lane



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



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



PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL / COMMON NAME	QTY	SIZE	ROOT	HEIGHT / SPREAD	SPACING
TREES							
●	LC	LAGERSTROEMIA INDICA / GRAPE 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"	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:

- 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.
- 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.
- ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

Date	Description	No.
	Revisions	

<p>LANGAN Langan Engineering and Environmental Services, LLC 2999 Olympus Blvd., Ste 105 Dallas, TX 75019 T: 817.318.3200 www.langan.com</p>	Project	VILLA CREEK REDEVELOPMENT	Drawing Title	CONCEPTUAL LANDSCAPE PLAN	Project No.	520113701	Drawing No.	LP-01
		CITY OF FARMERS BRANCH DALLAS COUNTY TEXAS			Drawn By	NN	Sheet 1 of 1	

Project No. 520113701

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

Proposed Development



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

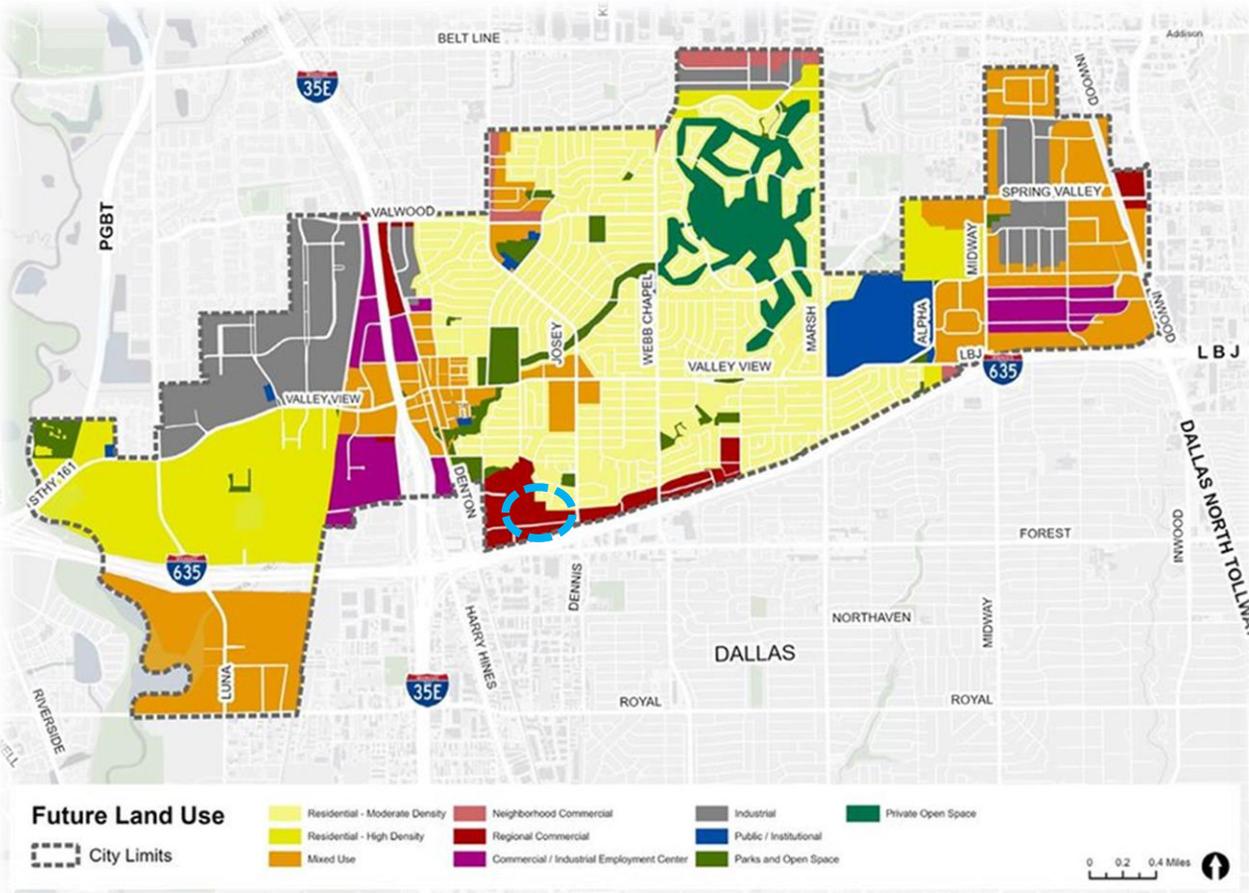
✓ **138 parking spaces provided on-site**

✓ **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