



**FARMERS
BRANCH**

INFORMATION MEMORANDUM

TO: Mayor and City Council

THROUGH: Ben Williamson, City Manager

FROM: Sarah Bergman, Lead Planner

DATE: March 19, 2024

SUBJECT: Conduct a public hearing and consider adopting Ordinance No. 3850 for a zoning amendment for industrial development on approximately 20.8 acres located at 11800 Ford Road within the Planned Development District No. 74 (PD-74) zoning district; and take appropriate action.

Summary:

The applicant, Mike Clark, Winkelmann & Associates, Inc., requests to amend Planned Development District No. 74 (PD-74) for a new warehouse and distribution development. Three new buildings totaling 393,000 square feet (sf) in area are proposed with a mix of office and warehousing space. Parking, streetscape, and landscaping improvements are also proposed.

The subject property includes 20.8 acres of land bounded by Christian Parkway to the north, Ford Road to the west, and LBJ Freeway (IH-635) to the south. Villa Creek Drive divides the property into two tracts. Tract 1, located north of Villa Creek Drive, contains approximately 16.02 acres, and is currently developed with four, four-story office buildings constructed in 1979 and a surface parking lot. Tract 2, south of Villa Creek Drive, is 4.8 acres and is currently vacant.

Currently, industrial uses are only permitted within PD-74 for sites located north of Christian Parkway with the approval of a Specific Use Permit (SUP). As a result, the applicant proposes to amend PD-74 to add Warehouse, Distribution, and Light Assembly uses by right on the subject property and allow Light Fabrication with the approval of an SUP. Additional deviations from PD-74 requirements are requested, as outlined in this report. This proposal does not align with the recommendations of the Farmers Branch 2045 Comprehensive Plan.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 74 (PD-74)	Office / Warehouse
East	Planned Development District No. 74 (PD-74); One-Family Residence District (R-4)	Office / Hotel (Wyndham Garden); Dallas Christian College
South	N/A (City of Dallas)	LBJ Freeway
West	N/A (City of Dallas)	Commercial

Existing Zoning:

The existing PD-74 zoning regulations were adopted in May 1996 with Ordinance No. 2248. This PD was established primarily for office and retail service uses, which benefit from the accessibility and visibility of the LBJ Freeway frontage. The regulations are designed to accommodate high-rise office and hotel development along the freeway frontage, mid-rise office development on interior sites, and low-rise office and commercial development along the northern boundary. The PD also specifies an intent to respect and preserve the stability of the existing single-family neighborhood located north of this district.

Permitted land uses differ within PD-74 depending on whether the site is located north or south of Christian Parkway. The proposed Warehouse and Distribution and Light Fabrication and Assembly uses are not permitted by right anywhere within this district unless the business existed prior to the creation of PD-74. Sites located north of Christian Parkway may request a SUP for these uses. The subject property is located south of Christian Parkway, and permitted uses primarily include office and retail.

Proposed Amendment:

The applicant proposes to amend PD-74 to add Warehouse, Distribution, and Light Assembly as uses permitted by right on the subject property, and add Light Fabrication as a use permitted by SUP, allowing for deviations from specific PD standards. Three new warehouse buildings are proposed: Buildings A and B will be located on Tract 1 (north of Villa Creek Drive), and Building C will be located on Tract 2 (south of Villa Creek Drive). Building A totals 168,000 sf and faces north towards Christian Parkway. Building B is 152,000 sf and faces south towards Villa Creek Drive. A screened interior service court is proposed between the two buildings. Building C is 73,000 sf and is oriented with the service court and loading doors facing the primary street frontage, Ford Road. A 10-foot masonry screening wall is provided along this frontage. In total, 82 overhead loading dock doors are proposed between the three buildings.

Access and Parking:

Multiple driveways are proposed along Christian Parkway, Ford Road, and Villa Creek Drive to provide vehicular access to the site. The applicant also proposes installing new sidewalks along these frontages to provide pedestrian connectivity. The minimum parking requirement for

warehouse and manufacturing uses within PD-74 is one space per 1,000 sf of gross floor area (GFA) or one space per two employees (whichever is greater). The applicant has provided the required number of parking spaces for the combined building area of 393,000 sf:

PD-74 Requirement	Total Required	Total Proposed	Complies?
1 space per 1,000 sf of GFA	393 spaces	393 spaces (surface parking)	Yes

It is also worth noting that since 2015, the City has entered into a shared parking agreement with the property owners of Tract 1 to provide overflow parking for events held at the Farmers Branch Historical Park, which is located less than 700 feet away from this site.

Landscaping:

The landscape plan provided for this development exceeds the minimum requirements of PD-74, as summarized below. A total of 301 new trees are proposed throughout the site, including Chinese Pistache, Shumard Oak, Southern Live Oak, Cedar Elm, and Lacebark Elm varieties. Dwarf Buford Holly shrubs are proposed along the perimeter of the surface parking area to provide screening from the right-of-way.

PD-74 Requirement	Total Required	Total Provided	Complies?
5% of total site area landscaped	Tract 1 – 34,891 sf	Tract 1 – 91,999 sf	Yes
	Tract 2 – 9,997 sf	Tract 2 – 28,439 sf	
5% of parking lot area landscaped	Tract 1 – 6,457 sf	Tract 1 – 8,183 sf	Yes
	Tract 2 – 2,982 sf	Tract 2 – 3,183 sf	
One canopy tree planted for every 25 linear feet of street frontage	Tract 1 – 44 trees	Tract 1 – 50 trees	Yes
	Tract 2 – 93 trees	Tract 2 – 108 trees	

Building Elevations:

Each warehouse building is proposed to be single-story with a maximum building height of 44 feet. The primary building material is form-lined concrete, with alternating colors and building depths providing modulation and roofline articulation. Increased glazing, canopies, and exterior lighting are proposed to enhance the front building facades and primary entrances. Building C has a service court and dock doors facing public right-of-way, and a ten-foot concrete screening wall with form-liner panels and decorative LED lighting is proposed along Ford Road.

Traffic Impact:

The applicant has provided a Trip Generation Analysis comparing existing traffic volumes for the office development with those anticipated for the warehouse development. A copy of the analysis is attached to this report, and the overall finding is that the number of vehicle trips per day will decrease with the proposed warehouse development (1,112 trips per weekday for the warehouses compared to 3,658 trips per weekday for the office development at full capacity).

However, the type of larger vehicle and truck traffic expected with a warehouse development differs significantly from typical passenger vehicle traffic generated by office use. Per the analysis, approximately 106 trucks are expected to visit the warehouse development each weekday, totaling 212 trips per day. Thru traffic of vehicles larger than two axles or trailers over 18-feet is prohibited north of Villa Creek Drive, meaning that larger truck traffic should not continue north towards Farmers Branch Lane after accessing the warehouse site.

Additional Considerations related to PD-74 Standards:

The following modifications from the provisions of PD-74 are requested by the applicant:

- *Section 7.A.1: Front yard areas shall be used exclusively as landscaped open space, except as otherwise determined at the time of site plan approval.*

This proposal locates surface parking between the warehouse buildings and public right-of-way, within the front yard setback area.

- *Section 7.A.3: Residential Proximity - Any commercial structure which exceeds a height of two stories (28 feet) shall maintain a setback from the nearest Single Family Zoning District boundary of no less than three feet horizontal distance for each foot vertical height of the structure (e.g., a building 50 feet tall must be setback no less than 150 feet).*

A 475-foot portion of this site is adjacent to property zoned One-Family Residence District (R-4), the location of Dallas Christian College. Given the proposed warehouse building height of 44 feet, a minimum setback of 132 feet is required per PD-74. As proposed, Building A will be setback approximately 50 feet from the shared property line. A landscape buffer with canopy trees is proposed along the property line for screening, as well as a 10-foot masonry wall.

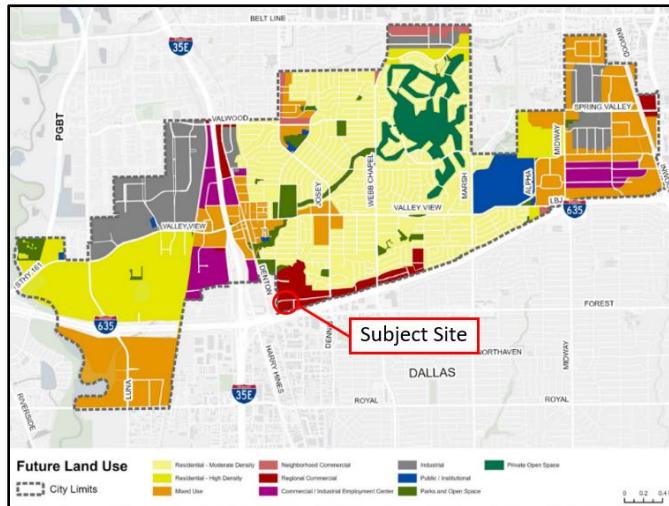
- *Section 9.C.6: Existing trees eight inches or more in diameter measured at one foot above ground level shall not be removed or relocated except at the time of development and with the express acknowledgement and approval of the City Council as part of the site plan approval process.*

Approximately 32 existing trees larger than eight inches in diameter are proposed to be removed with this development.

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Comprehensive Plan Recommendation:

The Farmers Branch 2045 Plan designates the subject site as Regional Commercial on the Future Land Use Map. This designation includes single-use (commercial-only) areas at a scale compatible with and visible from regional thoroughfares and highways. This may include large-footprint commercial developments, shopping centers, and high-intensity office and service type uses. The Comprehensive Plan does designate specific areas of the City where new industrial development is encouraged, but the subject property does not fall within these areas. The proposed industrial development is not consistent with the Comprehensive Plan.



Public Response:

On February 15, 2024, 15 zoning notification letters were mailed to the surrounding property owners, including Carrollton-Farmers Branch and Dallas Independent School Districts. Three zoning notification signs were placed on the site the same day. In addition, the required public hearing notice was published in the Dallas Morning News on March 2, 2024. As of the writing of this report, two correspondence letters have been received by the city. Copies of each letter are attached to this report.

Recommendation:

On February 26, 2024, the Planning and Zoning Commission considered this request and unanimously recommended approval with the following modifications:

- Hours of operation be limited to 6:00 AM to 10:00 PM;
- Specific Use Permit (SUP) required for Light Fabrication uses.
- A ten-foot masonry screening wall with a variety of landscaping to be installed along the shared property boundary with Dallas Christian College.

The applicant has revised their proposal to incorporate these changes.

Applicable Zoning and Development Case History:

Date Approved	Case No.	Description
11/03/1997 Ordinance No. 2360	97-48	Amendment to PD-74 to legalize nonconforming structures that existed at the time PD-74 was adopted.
05/20/1996 Ordinance No. 2248	96-19	Rezoned property from PD-2 to PD-74 and established related use and development standards.