



FARMERS BRANCH
TEXAS

Zoning Amendment 12197 Denton Drive

City Council Meeting | November 18, 2025

Requested By: Planning Department



Background



3.5 acres between Stemmons Freeway frontage road (I-35E) & Denton Drive



Zoning: Planned Development No. 32 (PD-32)



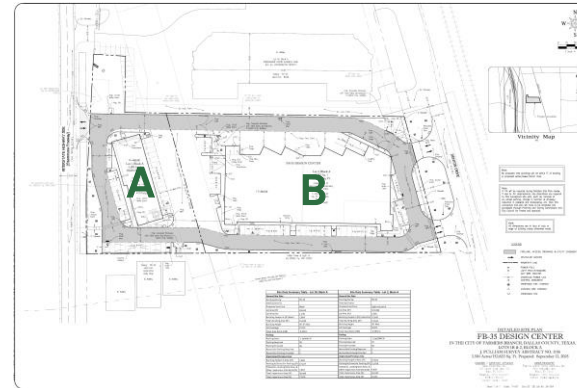
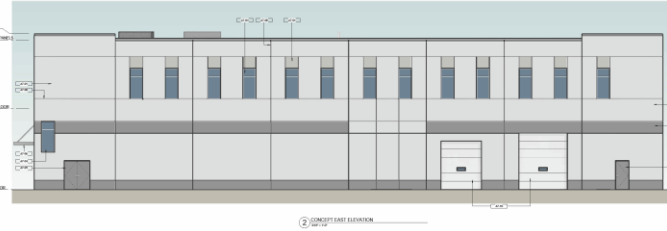
Zoning Amendment with Detailed Site Plan, Landscape Plan, and Building Elevations

25-ZA-09: 12197 Denton Drive

Proposed Development



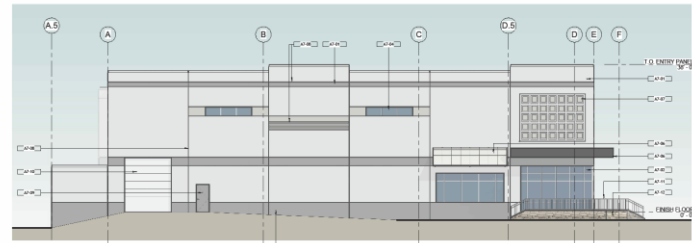
BLDG. A



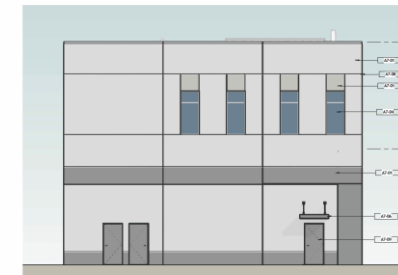
- ✓ Office building (A) adjacent to I-35E
- ✓ Warehouse building (B) adjacent to Denton Dr.
- ✓ Main change: Relocation of truck dock doors from the south side to the north side of the warehouse building (B)
- ✓ No changes to allowable uses, no outdoor storage



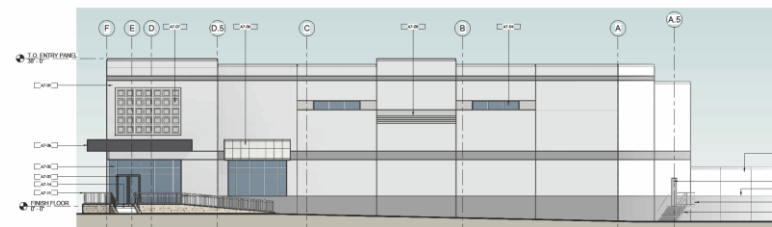
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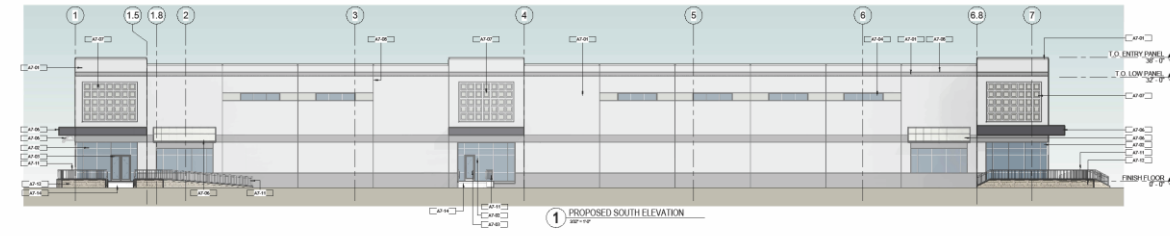
BLDG. B



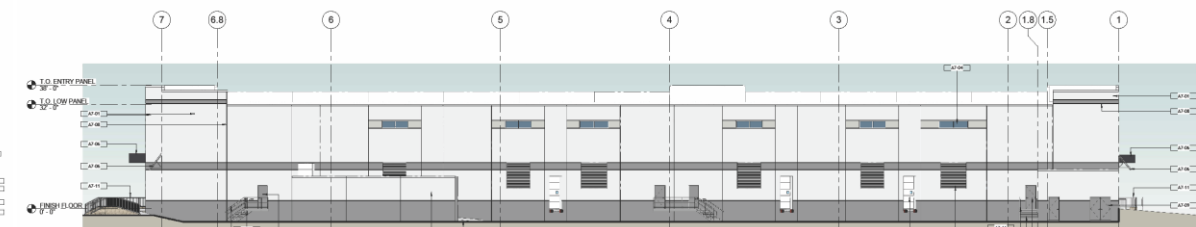
CONCEPT NORTH ELEVATION



PROPOSED EAST ELEVATION



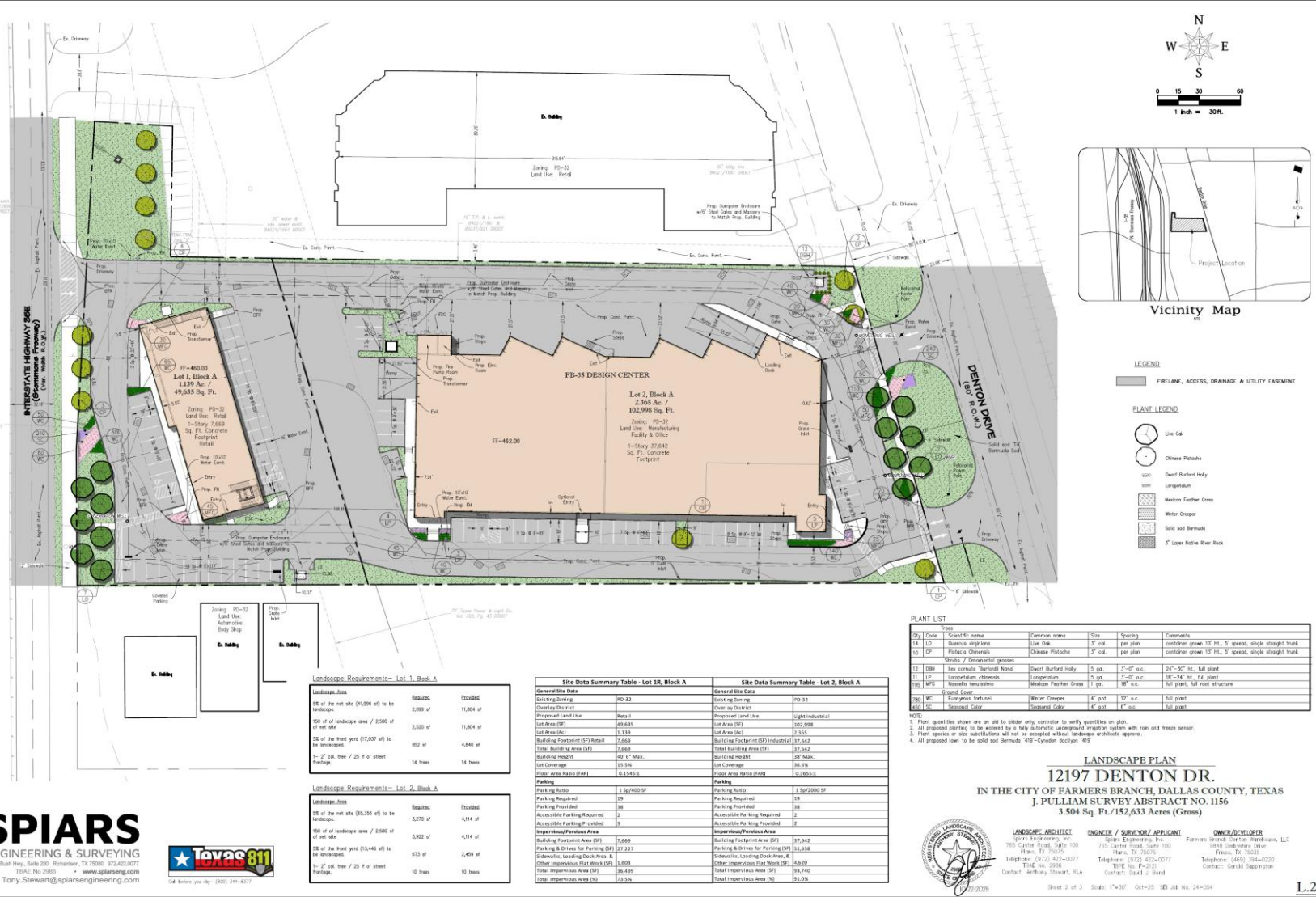
BLDG. B



PROPOSED NORTH ELEVATION

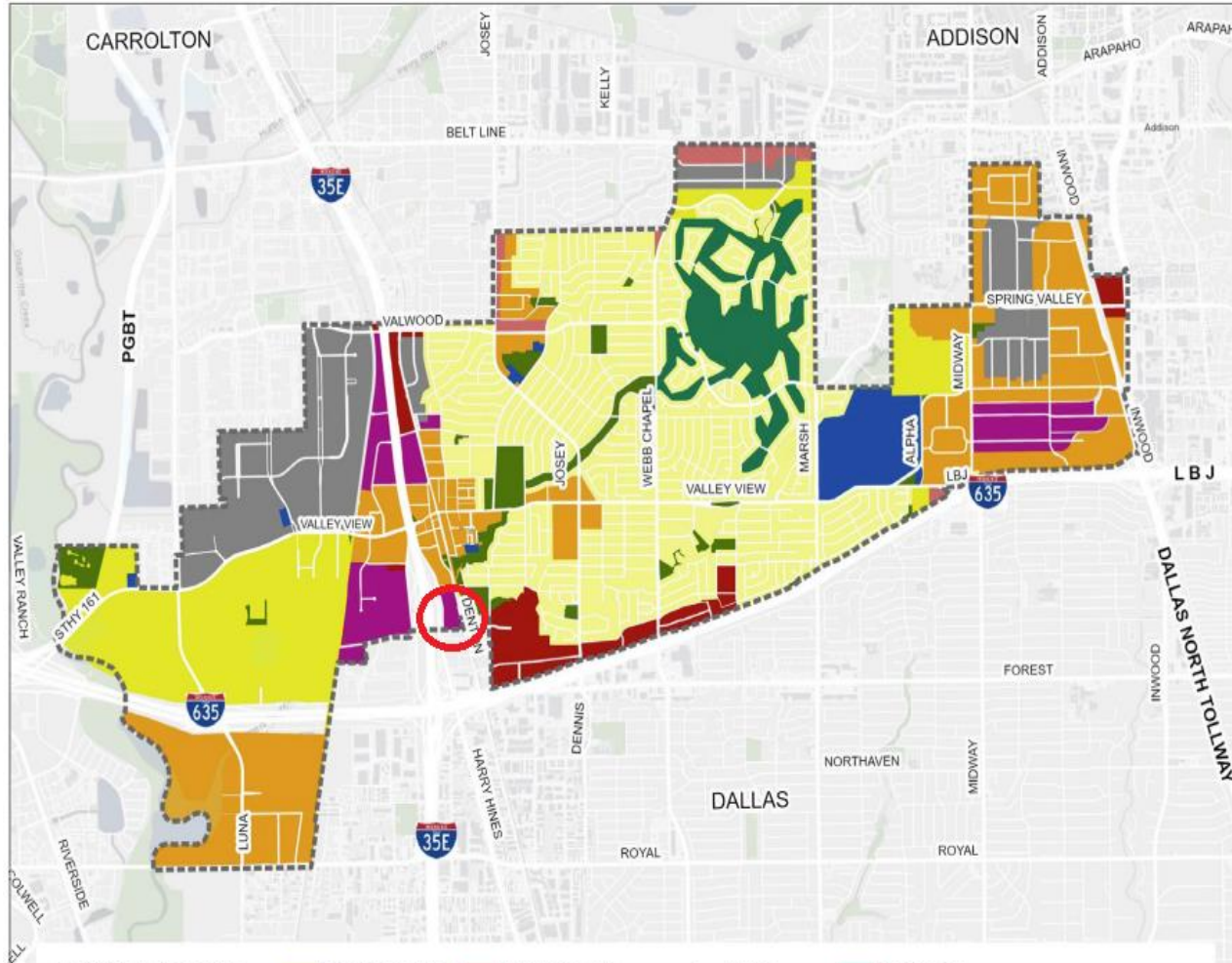
25-ZA-09: 12197 Denton Drive

Proposed Development



- ✓ **Parking required: 57**
- ✓ **Parking provided: 76 (compliant)**
- ✓ **Landscaping required: 5% of lot
24 street trees**
- ✓ **Landscaping provided: 10% of lot
24 street trees (compliant)**

Recommendation & Response



Farmers Branch 2045 Comprehensive Plan

- Designated as “Commercial/Industrial Employment Center”
- Recommended uses: Office, research and development, light industrial/manufacturing, warehousing/logistics
- The proposal is consistent with this designation

Public Response

- 8 letters mailed to owners within 300 feet
- Zoning notification sign posted on site
- No responses as of this meeting

On October 27, 2025, the Planning & Zoning Commission unanimously recommended approval.

Questions



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