



# **INFORMATION MEMORANDUM**

TO: Mayor and City Council

THROUGH: Ben Williamson, City Manager

FROM: Sam Chavez, Interim Community Services Director

CC: Jawaria Tareen, Deputy City Manager

DATE: August 19, 2024

SUBJECT: Conduct a public hearing and consider the request for a zoning amendment for industrial development on approximately 7.48 acres located at 2665-2775 Villa Creek Drive within the Planned Development District No. 74 (PD-74) zoning district; and take appropriate action.

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## **Summary:**

The applicant, Yemi Durosawo & Sony David, representing Langan, requests to amend Planned Development District No. 74 (PD-74) for a new warehouse/distribution development totaling 7.48 acres. The subject property is located on the north side of Villa Creek Drive between Metro Boulevard and Josey Lane.

The subject property consists of two tracts. The two tracts are developed with a total of four office buildings, addressed as 2665, 2695, 2735, and 2775 Villa Creek Drive. The following was provided by the applicant as part of their submittal package:

### Existing Zoning

The project site is currently located within Planned Development-74 (PD-74) zone, which allows the following uses by right: administrative and professional offices, business services, personal services, retail services, retail specialty shops, social service and studios. The following uses are also permitted with a specific use permit: any commercial amusement use (indoor), any permitted use serving alcoholic beverages, any permitted use having drive-in or drive-through service, hotels and motels, institutional, and utility.

### Existing and Proposed Conditions

The existing +/- 7.5-acre site is bordered by Villa Creek Drive to the south, residential buildings to the east, an office building to the west and an existing school to the north. The existing conditions on this site currently include existing office buildings, at-grade parking spaces, and surrounding landscape areas.

The applicant, who is the developer, has entered into contractual agreement with the existing property owner to pursue the permitting and construction of the proposed development, which includes a new warehouse building (+/- 126,000 square feet), at-grade parking spaces, a truck court, and surrounding landscape areas. The development also proposes an 8-ft high wooden fence along the northern and eastern property boundaries to screen the site from the adjacent residential and school uses. There are also new planting and trees that are proposed on both sides of the northern fence to provide a layered approach to further screen the site.

The site is conveniently located directly off of Villa Creek Drive with close proximity (less than a mile) to Lyndon B Johnson Freeway (I-635) and Stemmons Freeway (I-35E).

### Comprehensive Plan Relevance

The proposed development provides opportunity for economic benefit as outlined in the Top 5 strategy to advance the City's economic and redevelopment goals and invests in an area identified as needing strengthening in the Farmers Branch Comprehensive Plan.

### Construction Cost and Schedule

The construction at the is tentatively scheduled to begin in May 2026 with a completion date scheduled for June 2027. The proposed investment to complete the construction work for the proposed development is approximately \$29,000,000.

### Permanent Jobs and Hours of Operation

The proposed development is a speculative warehouse and as such, the number of permanent jobs created, and operation hours will be tenant dependent and is anticipated to be in compliance with the City's ordinance. Based on the current proposed site layout, outdoor storage is not anticipated.

A conceptual site plan, landscape plan, and building elevations are included as exhibits within the draft ordinance. The second step in the land use entitlements will be a Detailed Site Plan, which will be eligible for staff review and approval so long as it is in alignment with the concept site plan presented herein. Any major changes in site design would trigger a second round of public hearings with Planning & Zoning Commission and City Council.

**Adjacent Zoning Districts and Land Uses:**

Direction	Zoning District	Land Use
North	R-4 Single Family Residential	Dallas Christian College
East	MF-2 Multifamily Residential	Villa Creek Apartments
South	Planned Development District 74 (PD-74)	Mid-rise Office
West	Planned Development District 74 (PD-74)	Low-rise Office

**Prior Zoning Approval:**

The original PD-74 zoning regulations were adopted in 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 PD also specifies an intent to respect the stability of the single-family neighborhood located north of this district. The PD is structured to accommodate high-rise office and hotel development along the highway, mid-rise office development on interior sites, and low-rise office and commercial development to the north.

**Proposed Zoning Amendment:**

The applicant proposes to amend PD-74. Proposed modifications are listed below:

- **Use Restrictions:** The original zoning approval did not permit the “Warehouse and Distribution” use south of Christian Parkway. This amendment would allow that land use by right on the subject site. Warehouse and Distribution is defined in Ordinance 2248 as “An establishment primarily engaged in the receipt, storage, and distribution of goods, products, or materials. Specifically excluded area self-storage or “mini-warehouses”, retail sales, manufacturing, assembly, or product processing”.
- **Height:** The original zoning requires a heightened setback where there is adjacency to single-family zoning. This would require a minimum setback of 140’ off the northern property line abutting Dallas Christian College. The amendment would permit a setback of 95’, based on the reasoning that the property, while zoned single-family, is not currently used in that capacity.
- **Landscaping:** Ordinance 2248 requires that all front yards shall be used exclusively as landscaped open space, except for specific driveways and parking as determined at the time of Site Plan approval as provided herein. This amendment would allow paving and parking to be placed in the front yard, between the front of the building and the street right of way.
- **Screening:** The proposed amendments would allow wooden fencing instead of the required masonry fencing along the northern boundary, as well as allowing the loading doors to face a single-family zoned property.

- **Site Plan Approval:** This amendment would delegate approval of the Detailed Site Plan to the Development Review Committee (DRC). If a submitted site plan does not align with the Conceptual Site Plan included with this request, a zoning amendment and City Council approval will be required.

### **Proposed Development:**

- **Landscaping:** The landscape plan provided for this development exceeds the minimum requirements of PD-74. New tree plantings are proposed throughout the site, including, Southern Live Oak, Cedar Elm, and Crape Myrtle varieties. Dwarf Buford Holly shrubs are proposed along the northern and eastern perimeters of the site to provide additional screening.
- **Building Elevations:** The warehouse building is proposed to be single-story with a maximum building height of 46'8" feet. The primary building material is form-lined concrete, with alternating colors and building depths providing modulation and roofline articulation.
- **Access and Parking:** There are two driveways that will provide vehicular access to the site from Villa Creek Drive, and pedestrian access will be enhanced with new five-foot wide sidewalks along the street frontage. A total of 138 parking spaces are provided on-site.

### **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. Although the proposed development includes office and lighter intensity uses than a traditional industrial area, the proposal is not fully consistent with the Comprehensive Plan recommendation.

### **Public Response:**

On June 27, 2025, 22 zoning notification letters were mailed to the surrounding property owners within 300 feet of this site, including Carrollton-Farmers Branch and Dallas Independent School Districts. A zoning notification sign was placed on the site the same day. As of the writing of this report, we have received one letter of support (Dallas Christian College) and one letter of opposition (adjacent property owner).

### **Recommendation:**

On July 7, 2025, the Planning & Zoning Commission considered this request and voted to recommend approval, by a vote of six (6) to one (1), with Commissioner Trapp voting in opposition, with the following conditions:

- Additional screening be provided related to light and noise abatement; and
- Additional information be provided on the types of vehicles that will occupy the site and traffic ingress and egress of the subject property; and
- The applicant reach out to neighboring residents to address concerns related to the proposed development; and
- That hours of operation be defined.

The applicant has revised their proposal to add the additional landscaping buffer/screening in the northeast corner of the subject site. A traffic diagram was also provided showing that trucks will be routed along Ford Road in order to avoid the Villa Creek/Josey/LBJ interchange.

For the third condition, the applicant has stated that they reached out on July 25<sup>th</sup> to the five neighbors who spoke at P&Z in opposition to the request. The final condition regarding hours of operation restriction was not addressed in the revision package, and has not been met.