

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

ZONED: PD-74
(PLANNED DEVELOPMENT DISTRICT-74)
LAND USE: OFFICES (PROFESSIONAL
AND ADMINISTRATIVE)

VARIANCE REQUESTS:

- SECTION 5.A. - ADD WAREHOUSE USE TO THE "USES PERMITTED BY RIGHT".
- SECTION 7.A.1.a.(3) & 9.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 OR PERMIT
ENGINEER: SONY DAVID
P.E. No. 142436
Date: 7/28/2025
Langan Engineering and
Environmental Services, LLC.
TBP# Firm Registration No. F-13709

LANGAN

Langan Engineering and
Environmental Services, LLC
2999 Olympus Blvs., Ste 165
Dallas, TX 75019

T: 817.318.3200

www.langan.com

Project

**VILLA CREEK
REDEVELOPMENT**

2665-2775 VILLA CREEK DRIVE
CITY OF FARMERS BRANCH

DALLAS COUNTY

TEXAS

Drawing Title

**CONCEPTUAL
SITE PLAN**

Project No.

520113701

Date

03/11/2025

Drawn By

NN

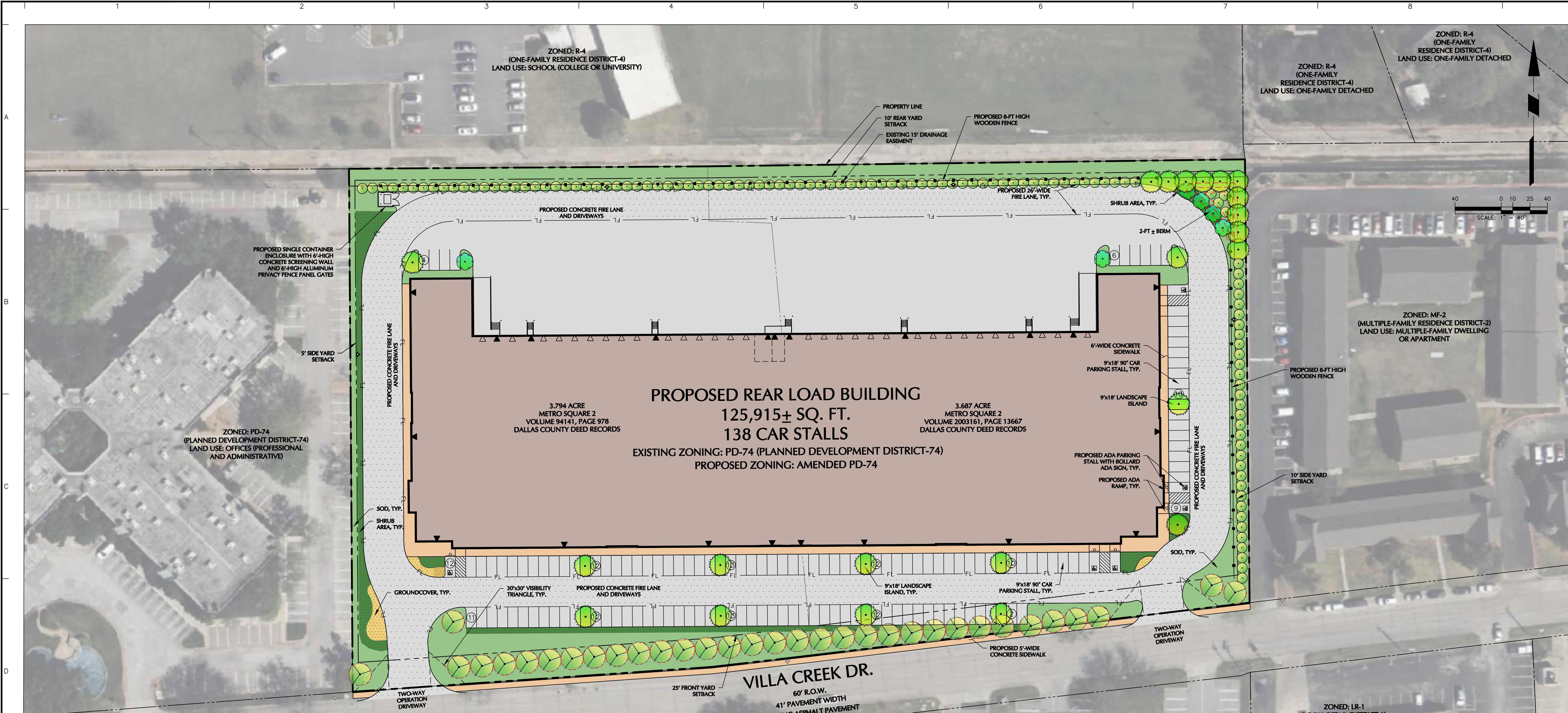
Checked By

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"	

Date	Description	No.
Revisions		

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.

LANGAN

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Project

VILLA CREEK REDEVELOPMENT

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

Drawing Title

CONCEPTUAL LANDSCAPE PLAN

Project No.

520113701

Date

03/20/2025

Drawn By

NN

Checked By

JCYD

Drawing No.

LP-01

Sheet 1 of 1

- ELEVATION NOTES:
1. PAINT MAN DOORS ON NORTH & SOUTH SIDES PAINT #1 – ALL OTHER MAN DOORS TO BE PAINTED TO MATCH ADJACENT WALL COLOR

2. ALL CONCRETE TILT-WALL PANELS TO BE ACRYLIC TEXTURED & PAINTED, TYP.

- ELEVATION FINISHES:
- PAINT 1 COLOR TO MATCH SW7009: "PEARLY WHITE"

PAINT 2 COLOR TO MATCH SW7017: "DORIAN"

PAINT 3 COLOR TO MATCH SW7019: "GAUNTLET"

AF-1 ARCHITECTURAL FORMLINER

FOUNDRY COMMERCIAL ORANGE
COLOR TO BE DETERMINED BY OWNER

- KEYNOTES:
- 1" THICK TINTED INSULATED LOW "E" GLASS W/GREY TINT ON ALUMINUM STOREFRONT SYSTEM (MIN. SHGC=0.25)

9'X10' O.H. SECTIONAL DOOR TYP.

PAINTED HM DOOR AND FRAME W/METAL STAIRS W/GALVANIZED POST AND RAILINGS, TYP.

HORIZONTAL AND VERTICAL REVEALS

HM DOOR AND FRAME, PAINT, TYP.

12'X14' O.H. SECTIONAL DOOR

ARCHITECTURAL FORM LINER (AF-1)

PAINTED HM DOOR AND FRAME W/CONCRETE STAIRS W/GALVANIZED POST AND RAILINGS, TYP.

CONCRETE RAMP W/POST AND RAILINGS, GALVANIZED, TYP.

EGRESS LIGHTING, REF. ELECT.

DASHED LINE INDICATES ROOF LINE

METAL CANOPY

LED WALL PACK

PREFINISHED MTL. DOWNSPOUTS @ PANEL JOINT

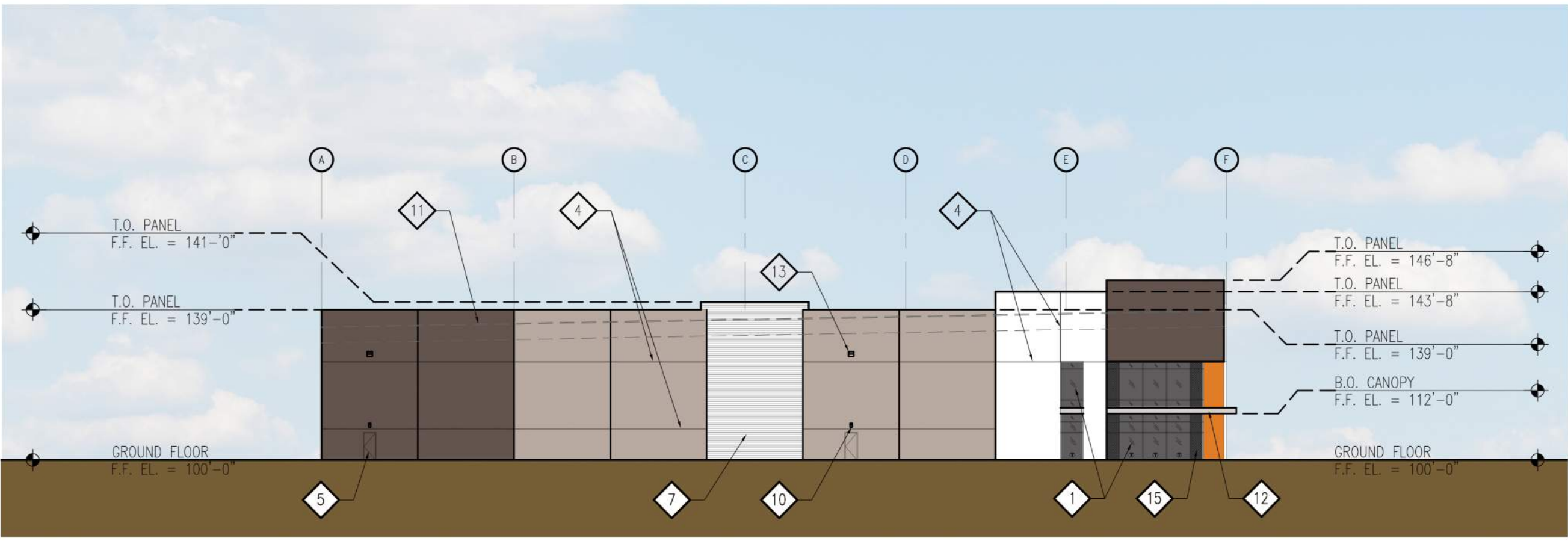
1/4" THICK TINTED SPANDREL LOW "E" GLASS W/GREY TINT (MIN. SHGC=0.25)

5'X5' PRE-FINISHED METAL LOUVER

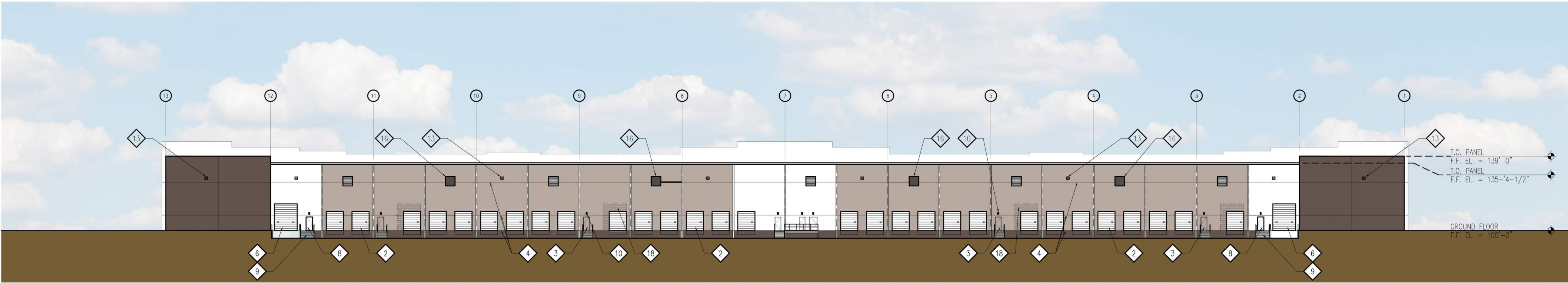
5'X5' 1" THICK TINTED INSULATED LOW "E" CLERESTORY GLASS

W/GRAY TINT ON ALUMINUM STOREFRONT SYSTEM (MIN. SHGC=0.25)

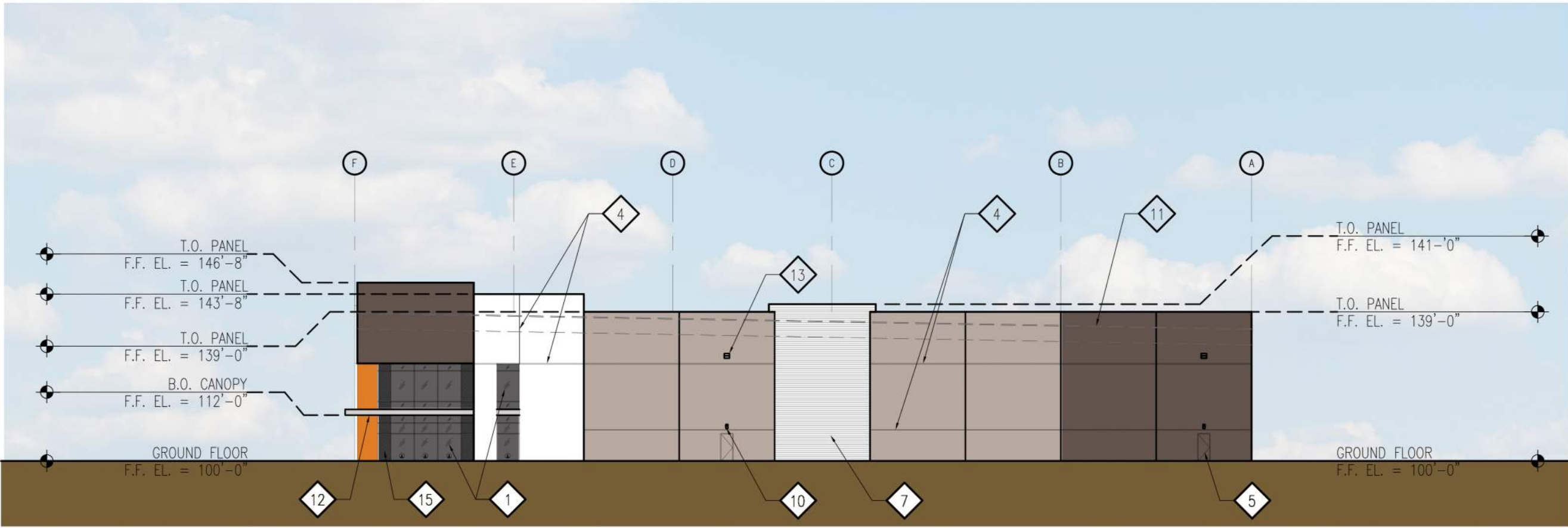
KNOCKOUT PANEL



04 Exterior Elevation - West
SCALE: 1" = 30'



03 Exterior Elevation - North
SCALE: 1" = 30'



02 Exterior Elevation - East
SCALE: 1" = 30'

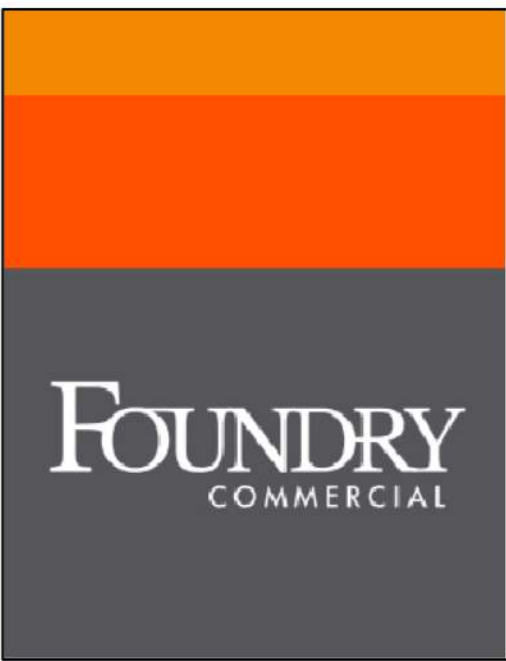


01 Exterior Elevation - South
SCALE: 1" = 30'

INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868, 03-15-25 Not for
Regulatory Approval,
Permit, or Construction.

gsr | andrade
ARCHITECTS
2001 North Lamar St, Ste 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

GSR Andrade Architects
Architect
Langan
Civil Engineer
-
Structural Engineer
-
Landscape Architect
-
Mechanical
-
Plumbing
-
Electrical



FOUNDRY COMMERCIAL
2665 VILLA CREEK DRIVE

FARMERS BRANCH, TEXAS

PROJECT NO.: _____

DATE: MARCH 14, 2025 _____

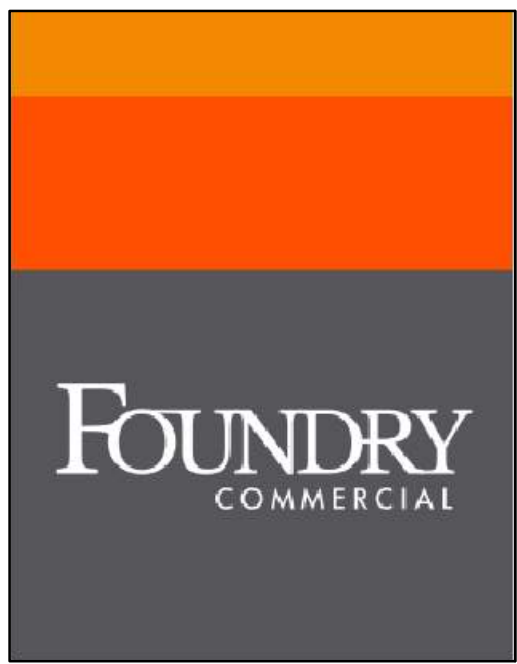
REVISIONS:

NO.	DATE	DISCR.
	03/15/25	Issue For Permit

A4.00
BUILDING ELEVATIONS



GSR Andrade Architects	
Architect	Langan
Civil Engineer	-
Structural Engineer	-
Landscape Architect	-
Mechanical	-
Plumbing	-
Electrical	-



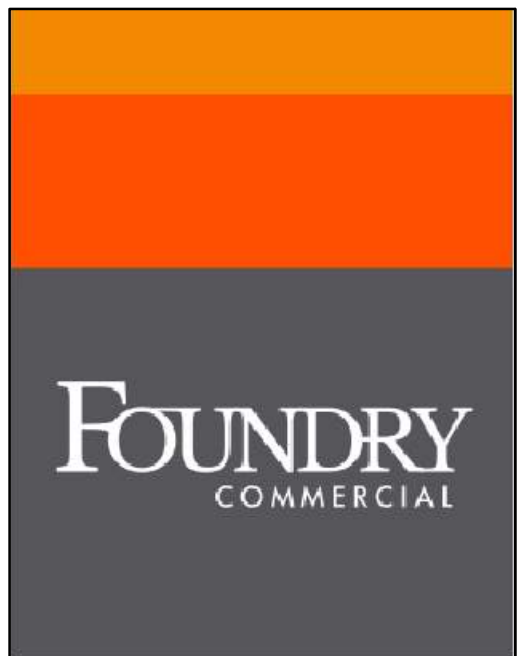
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2665 VILLA CREEK DRIVE

FARMERS BRANCH, TEXAS

PROJECT NO.:		-----
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03/15/25	Issue For Permit	



GSR Andrade Architects	
Architect	Langan
Civil Engineer	-
Structural Engineer	-
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Mechanical	-
Plumbing	-
Electrical	-



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2665 VILLA CREEK DRIVE

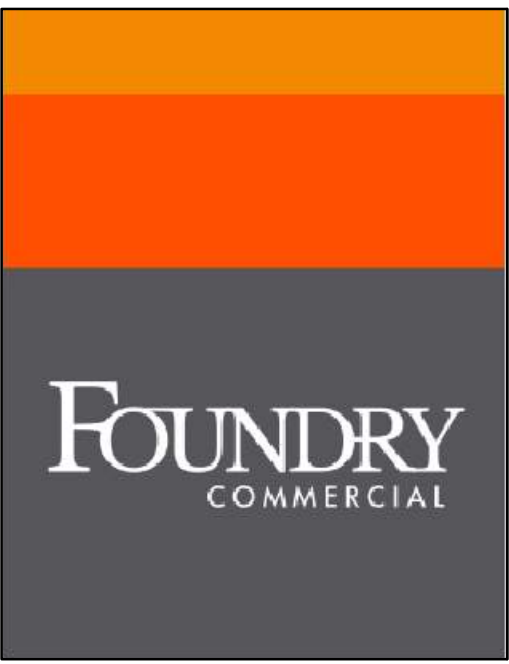
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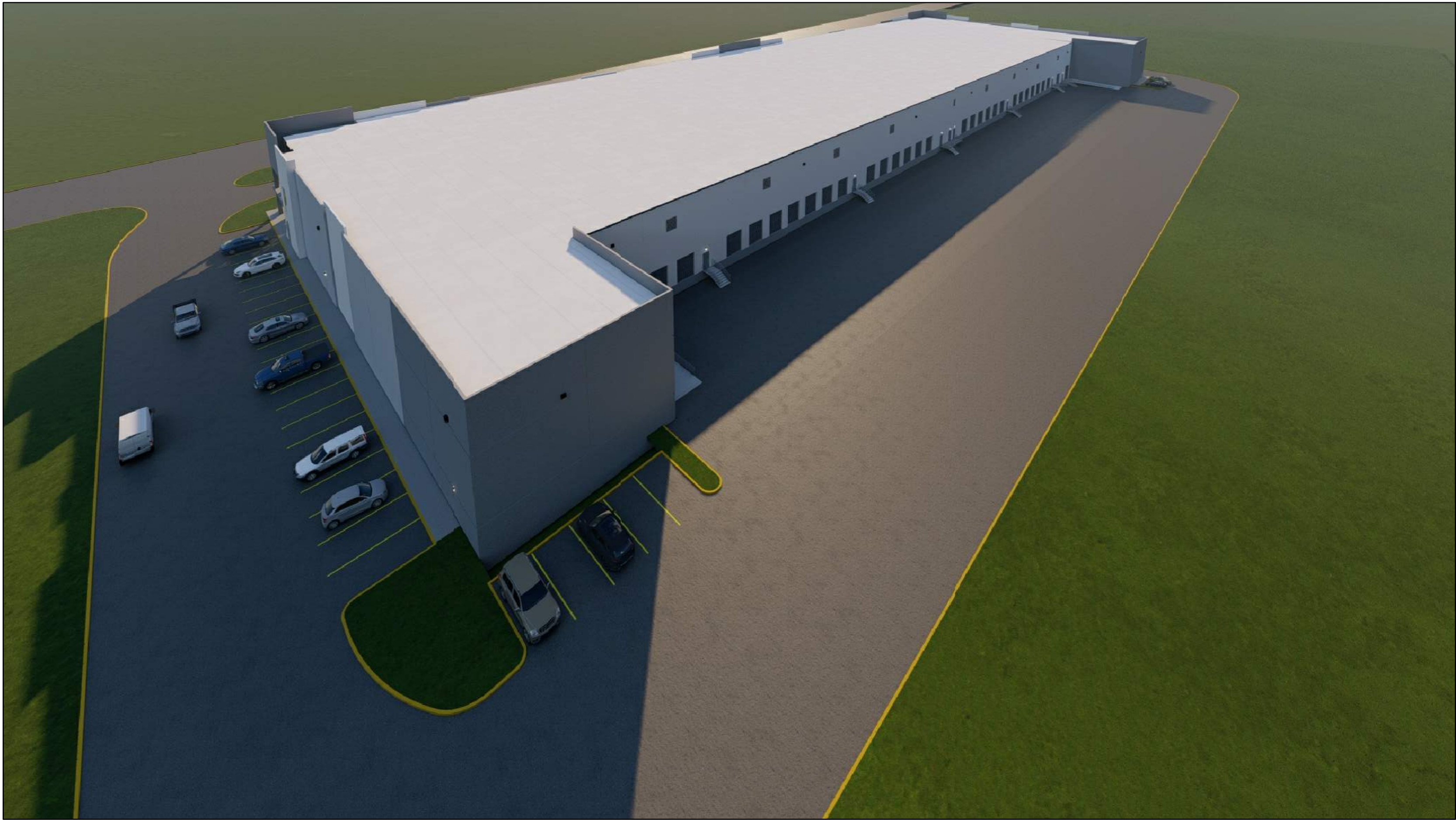


FOUNDRY COMMERCIAL
2665 VILLA CREEK DRIVE

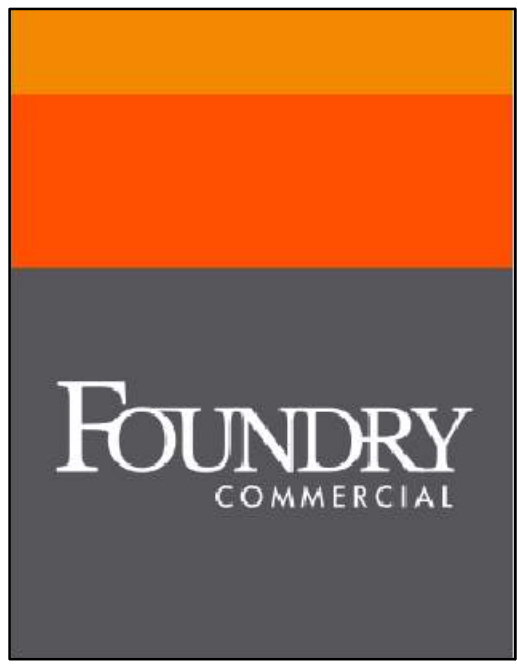
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2665 VILLA CREEK DRIVE

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FORD ROAD

JOSEY LANE

PROPOSED
BUILDING



VILLA CREEK DRIVE


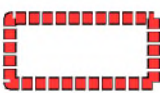


METRO
BLVD

IH-635 WESTBOUND LANES

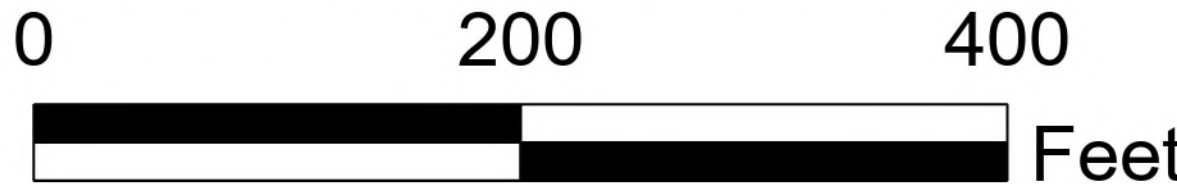
IH-635 EASTBOUND LANES





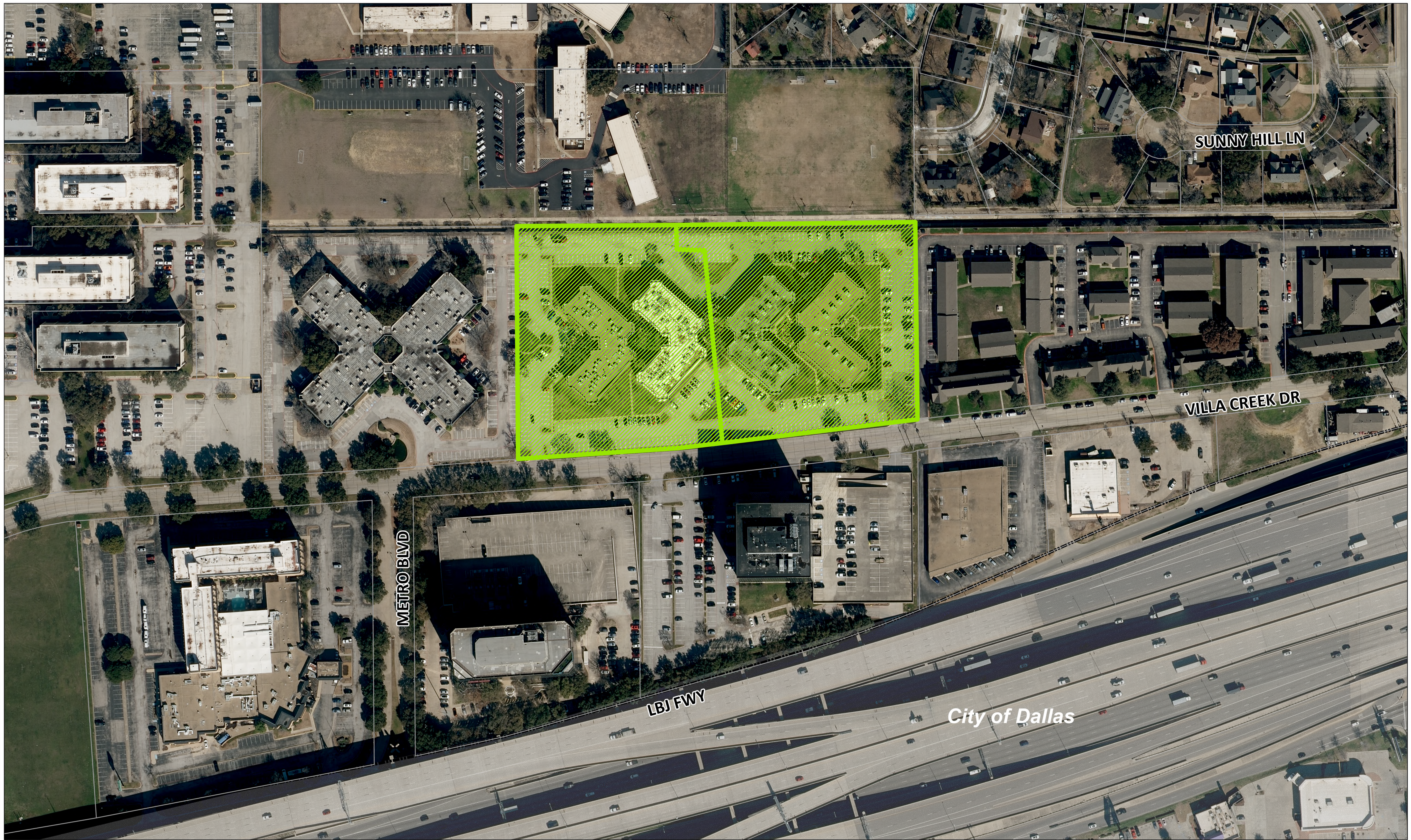
-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit




25-ZA-07 Location Map **2665-2773 Villa Creek Drive**



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011





-  Subject Property
-  Tax Parcels
-  City Limit

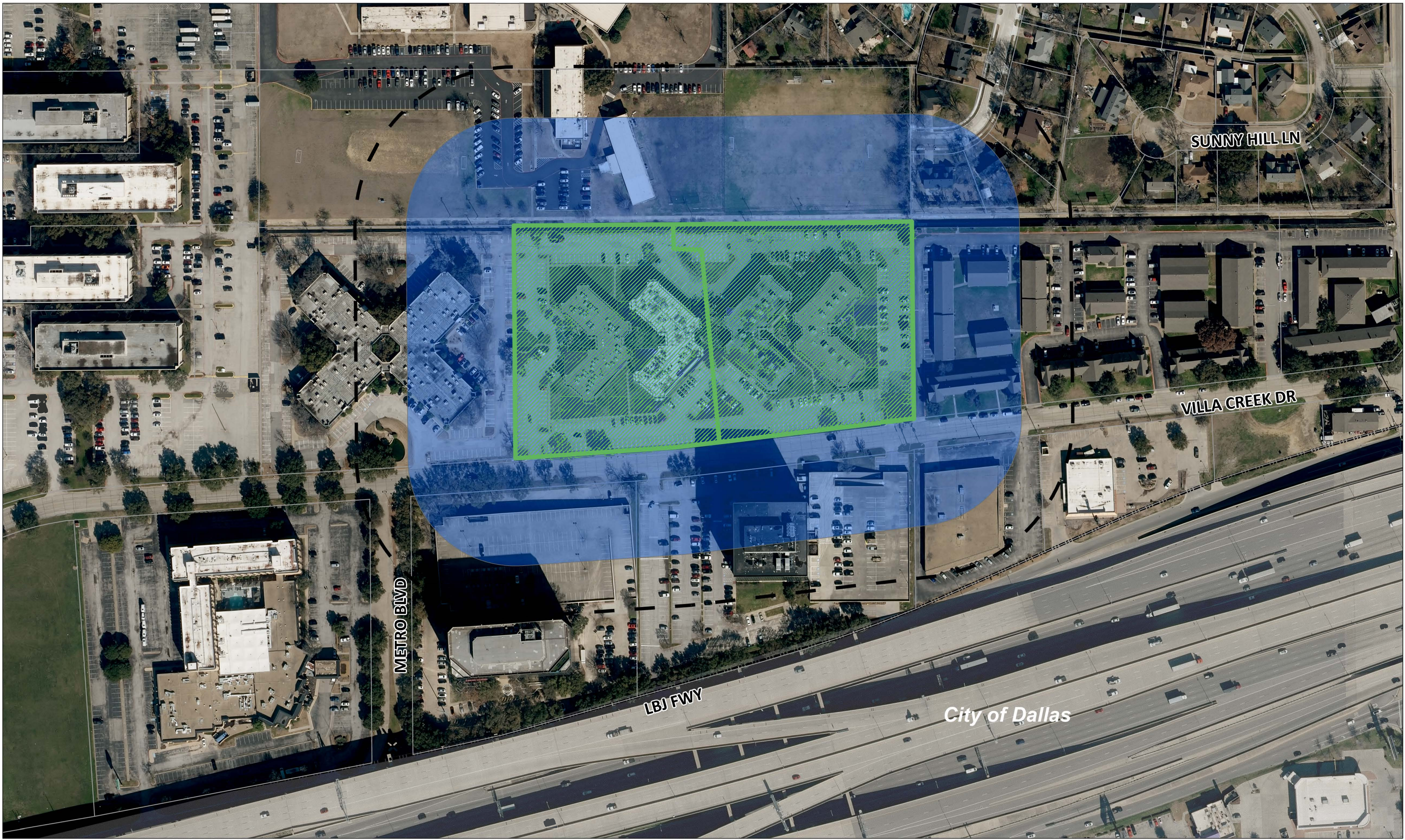
25-ZA-07 Aerial Map

2665-2773 Villa Creek Drive



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- 300-Foot Courtesy Notice Area
- 200-Foot Protest Area
- Subject Property
- Tax Parcels
- City Limit

25-ZA-07 Notification Map

2665-2775 Villa Creek Drive



0 200 400 Feet

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**Summary of Mailed Notices
Property Owner List
25-ZA-07
2665-2773 Villa Creek Drive**

Map	First Name	Address	City	State	Zip	Written Response
1.	HABTEAB DAWIT & HOSANNA IMAM	2870 MEADOW PORT DR	FARMERS BRANCH	TX	75234	
2.	PMC2201 LLC	1558 HIDALGO LN	FRISCO	TX	75034	
3.	DALLAS CHRISTIAN COLLEGE	FORD RD	FARMERS BRANCH	TX	75234	
4.	PARKERGUERRERO CRYSTAL &	2872 MEADOW PORT DR	FARMERS BRANCH	TX	75234	
5.	KUHLMANN ELIZABETH & JOSH	2885 MEADOW PORT DR	FARMERS BRANCH	TX	75234	
6.	HUSON INTERNATIONAL GROUP INC ATTN: JIMMY HSUEH	12005 FORD RD STE 520	DALLAS	TX	75234	
7.	METRO GLEN LP C/O BOXER PROPERTY	7324 SOUTHWEST FWY STE 1900	HOUSTON	TX	77074	
8.	525 ATRIUM LP C/O BOXER PROPERTY	7324 SOUTHWEST FWY STE 1900	HOUSTON	TX	77074	
9.	ESCOBAR JUANCARLOS	2804 SUNNY HILL LN	FARMERS BRANCH	TX	75234	
10.	RODRIGUEZ SOLIDAD I	8332 COUNTY ROAD 392	PRINCETON	TX	75407	
11.	METRO SQUARED LP C/O BOXER PROPERTY	7324 SOUTHWEST FWY STE 1900	HOUSTON	TX	77074	
12.	VILLA CREEK 28 LLC	6191 N STATE HIGHWAY 161 STE 100	IRVING	TX	75038	
13.	2821 LBJ FREEWAY HOLDINGS LLC	10720 COMPOSITE DR	DALLAS	TX	75220	
14.	DALLAS CHRISTIAN COLLEGE	2700 CHRISTIAN PKWY	DALLAS	TX	75234	
15.	NEWBY DAVID & CAROL	2878 MEADOW PORT DR	FARMERS BRANCH	TX	75234	
16.	LANGE KATELYNN C & JEREMY R	2756 BAY MEADOWS CT	FARMERS BRANCH	TX	75234	
17.	BALDWIN PETER INC &	7820 S BROADWAY AVE	TYLER	TX	75703	
18.	HUANG KENNETH &	2884 MEADOW PORT DR	DALLAS	TX	75234	
19.	MANSA DALLAS HOTEL LLC	2645 LYNDON B JOHNSON FWY	FARMERS BRANCH	TX	75234	

20.	STEPANIAK JOHN F	2752 BAY MEADOWS CT	FARMERS BRANCH	TX	75234	
21.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
22.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	