

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.
TBE Firm Registration No.: F-13709

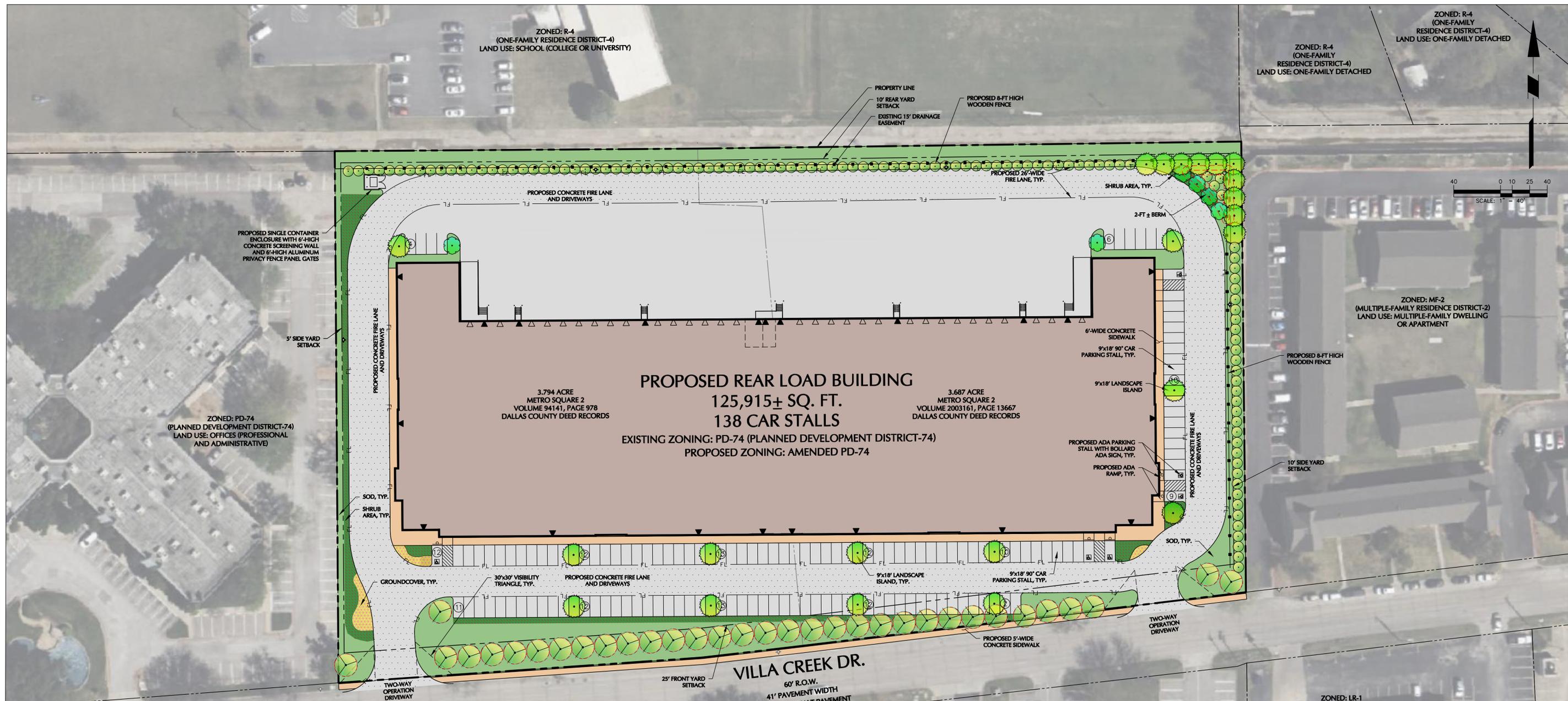
LANGAN

Langan Engineering and
Environmental Services, LLC
2999 Olympus Blvd., 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	Drawing No.	CP-01	
Date	03/11/2025	Sheet		1 of 1
Drawn By	NN			
Checked By	JCYD			



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"	

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.

<p>LANGAN Langan Engineering and Environmental Services, LLC 2999 Olympus Blvs., Ste 165 Dallas, TX 75019 T: 817.318.3200 www.langan.com</p>	<p>Project VILLA CREEK REDEVELOPMENT 2665-2775 VILLA CREEK DRIVE CITY OF FARMERS BRANCH DALLAS COUNTY TEXAS</p>	<p>Drawing Title CONCEPTUAL LANDSCAPE PLAN</p>	<p>Project No. 520113701</p>	<p>Drawing No. LP-01</p>
	<p>Date 03/20/2025</p> <p>Drawn By NN</p> <p>Checked By JCYD</p>	<p>Sheet 1 of 1</p>		

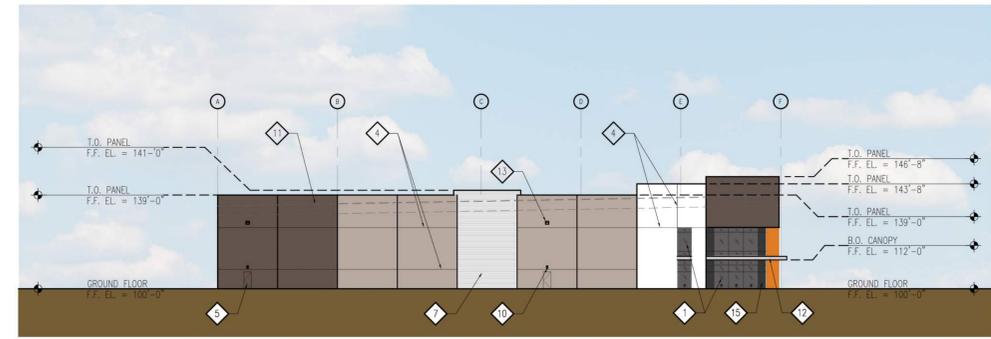
ELEVATION NOTES:

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.

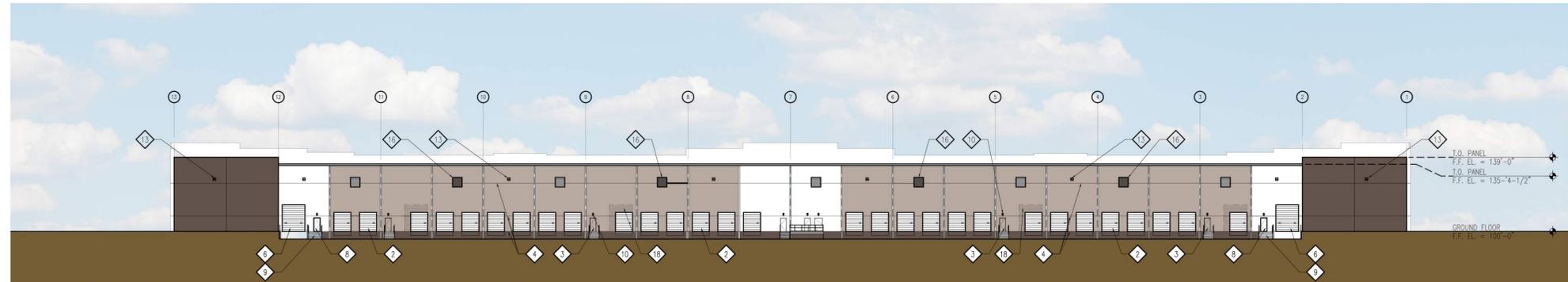
ELEVATION FINISHES:

- 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

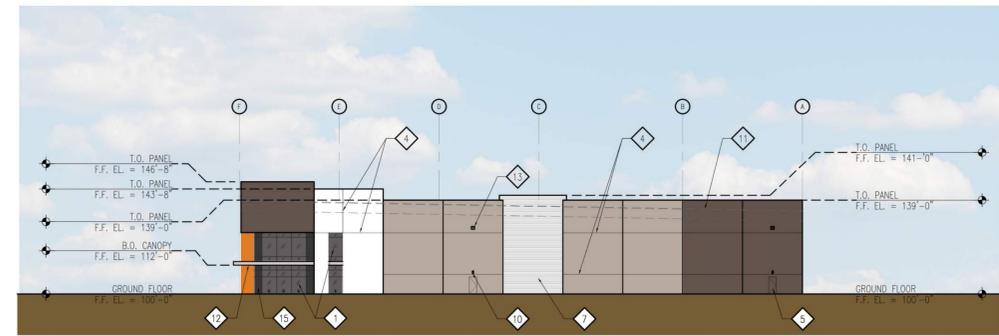
- KEYNOTES:**
- 1" THICK TINTED INSULATED LOW 'E' GLASS W/GREY TINT ON ALUMINUM STOREFRONT SYSTEM (MIN. SHGC=0.25)
 - 9'X10' O.H. SECTIONAL DOOR TYP.
 - PAINTED HM DOOR AND FRAME W/METAL STAIRS W/GALVANIZED POST AND RAILINGS, TYP.
 - HORIZONTAL AND VERTICAL REVEALS
 - HM DOOR AND FRAME, PAINT, TYP.
 - 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.
 - REGRESS LIGHTING, REF. ELECT.
 - DASHED LINE INDICATES ROOF LINE
 - METAL CANOPY
 - LED WALL PACK
 - PRE-FINISHED METAL 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/GREY TINT ON ALUMINUM STOREFRONT SYSTEM (MIN. SHGC=0.25)
 - KNOCKOUT PANEL



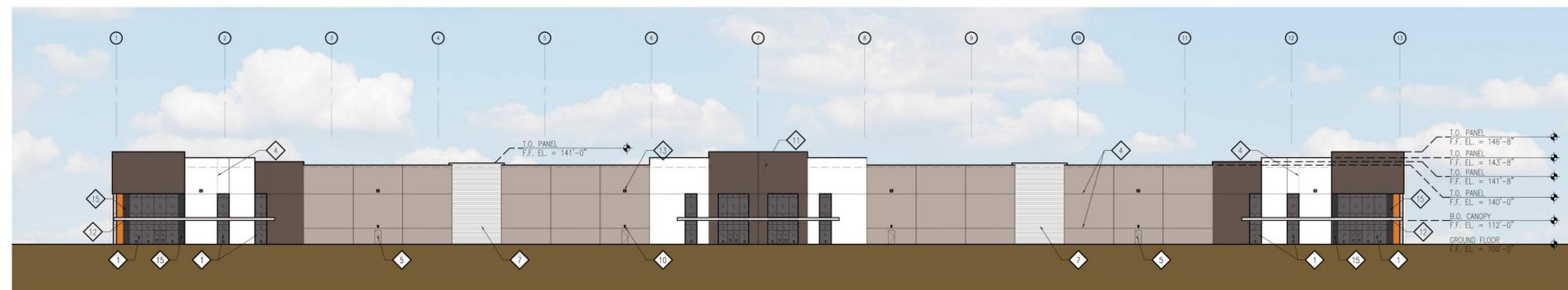
04 Exterior Elevation - West
SCALE: 1" = 30'



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



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

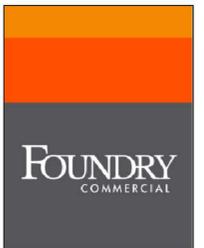


01 Exterior Elevation - South
SCALE: 1" = 30'

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

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



FOUNDRY COMMERCIAL
2665 VILLA CREEK DRIVE

FARMERS BRANCH, TEXAS

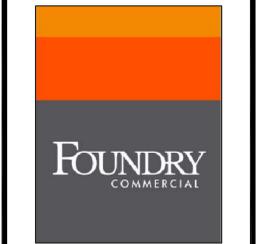
PROJECT NO.: _____
 DATE: MARCH 14, 2025
 REVISIONS:

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

A4.00
BUILDING ELEVATIONS



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



FOUNDRY COMMERCIAL
2665 VILLA CREEK DRIVE

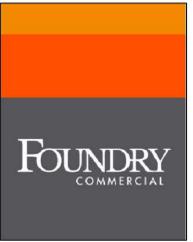
FARMERS BRANCH, TEXAS

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GSR Andrade Architects
Architect
Langan
Civil Engineer
-
Structural Engineer
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FOUNDRY COMMERCIAL
2665 VILLA CREEK DRIVE

FARMERS BRANCH, TEXAS

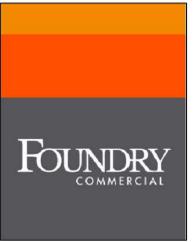
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GSR Andrade Architects

Architect	Langon
Civil Engineer	-
Structural Engineer	-
Landscape Architect	-
Mechanical	-
Plumbing	-
Electrical	-

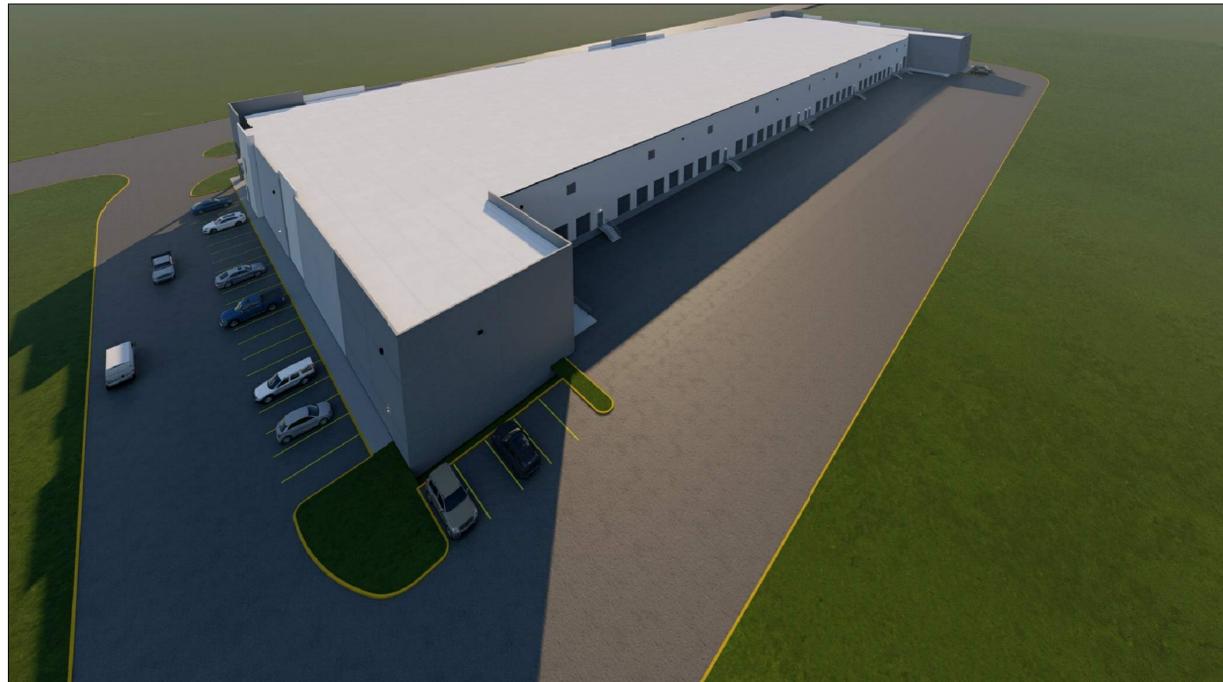


FOUNDRY COMMERCIAL
2665 VILLA CREEK DRIVE

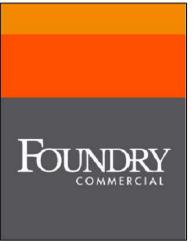
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GSR Andrade Architects
Architect
Langan
Civil Engineer
-
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Plumbing
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FOUNDRY COMMERCIAL
2665 VILLA CREEK DRIVE

FARMERS BRANCH, TEXAS

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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

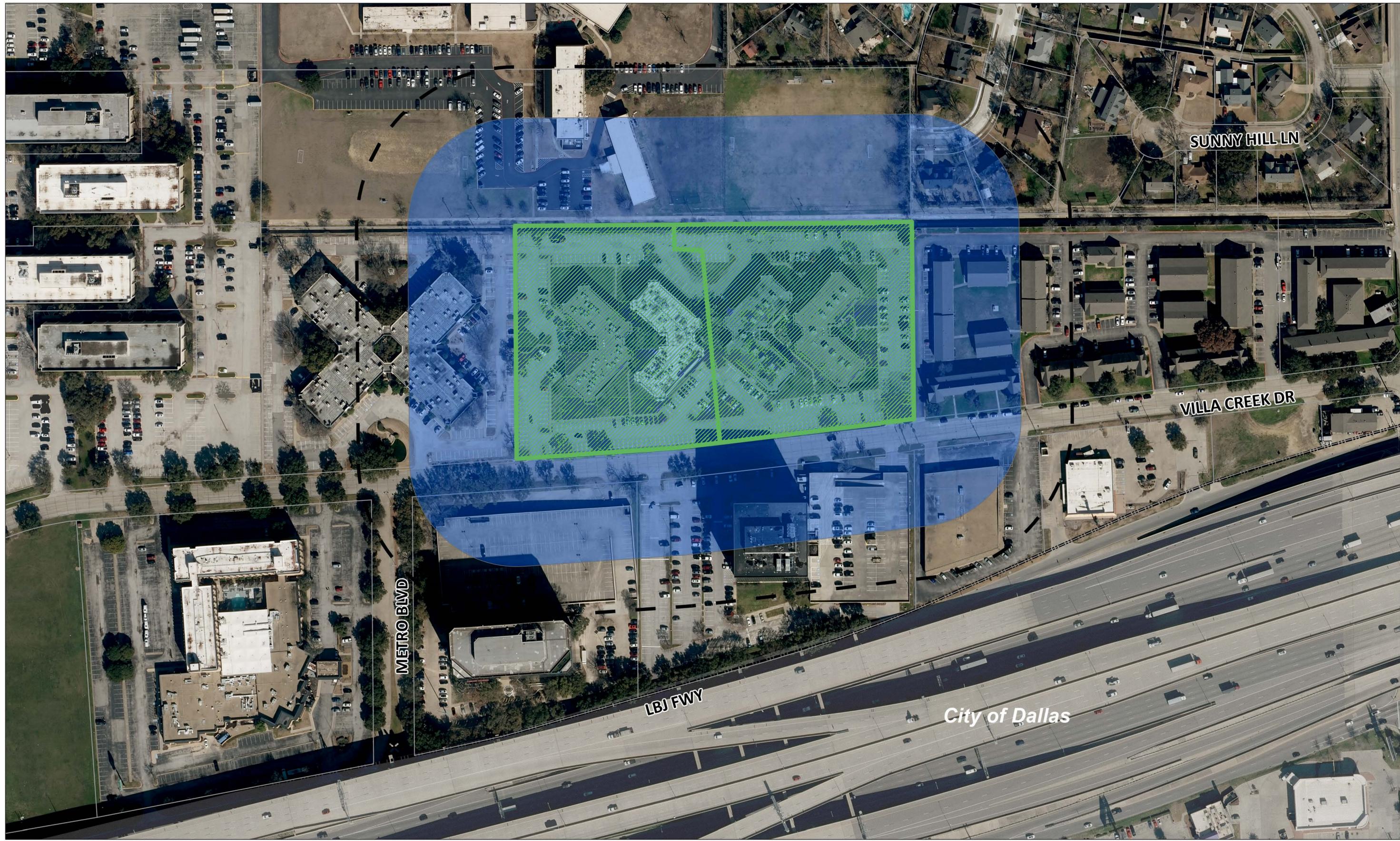
25-ZA-07 Aerial Map

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

City of Dallas



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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	