

# 25-ZA-09: 12197 Denton Drive

Planning & Zoning Commission Meeting | October 27, 2025



# Background



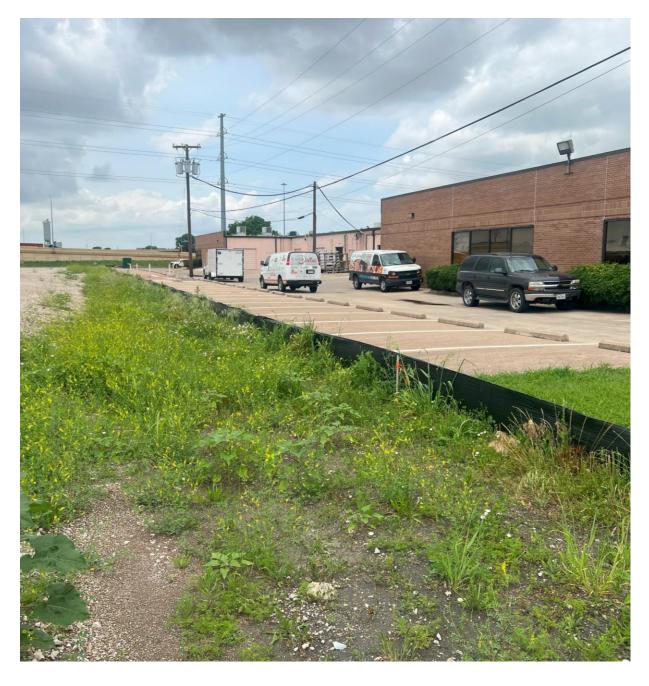
3.5 acres between Stemmons Freeway frontage road (I-35E) & Denton Drive



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



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



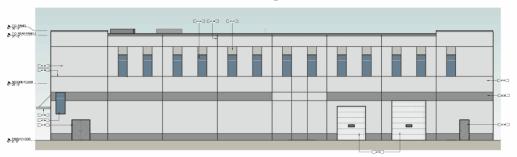






ELEVATION - KEYNOTES	
	Keynote Text
A7-01	TILT PANEL, PAINTED
A7-02	STOREFRONT GLAZING
A7-03	STOREFRONT DOOR
A7-04	WINDOW GLAZING
A7-06	PREFABRICATED METAL AWNING
A7-08	REVEAL
A7-09	HOLLOW METAL DOOR





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### **Proposed Development**

- Office building adjacent to I-35E,
  Warehouse building adjacent to Denton Dr.
- No changes in land use allowances from previous approval
- Main change is switching location of truck dock doors from the south side to the north side of the warehouse building
- No outdoor storage component

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## **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)

# CARROLTON DALLAS **Future Land Use** City Limits

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### 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 <u>consistent</u> 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

# Questions

