



FARMERS BRANCH
TEXAS

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



T.O. ENTRY PANEL
40' - 6"

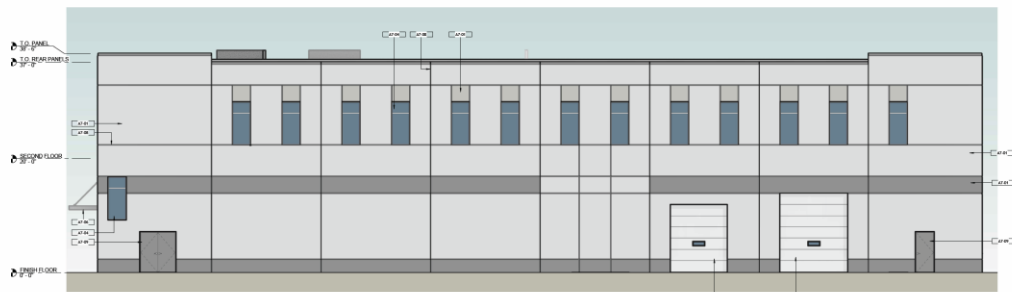
T.O. PANEL
38' - 5"

SECOND FLOOR
20' - 0"

FINISH FLOOR
0' - 0"



ELEVATION - KEYNOTES	
	Keynote Text
A7-01	TLT 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



25-ZA-09: 12197 Denton Drive

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

Proposed Development



 **Parking required: 57**

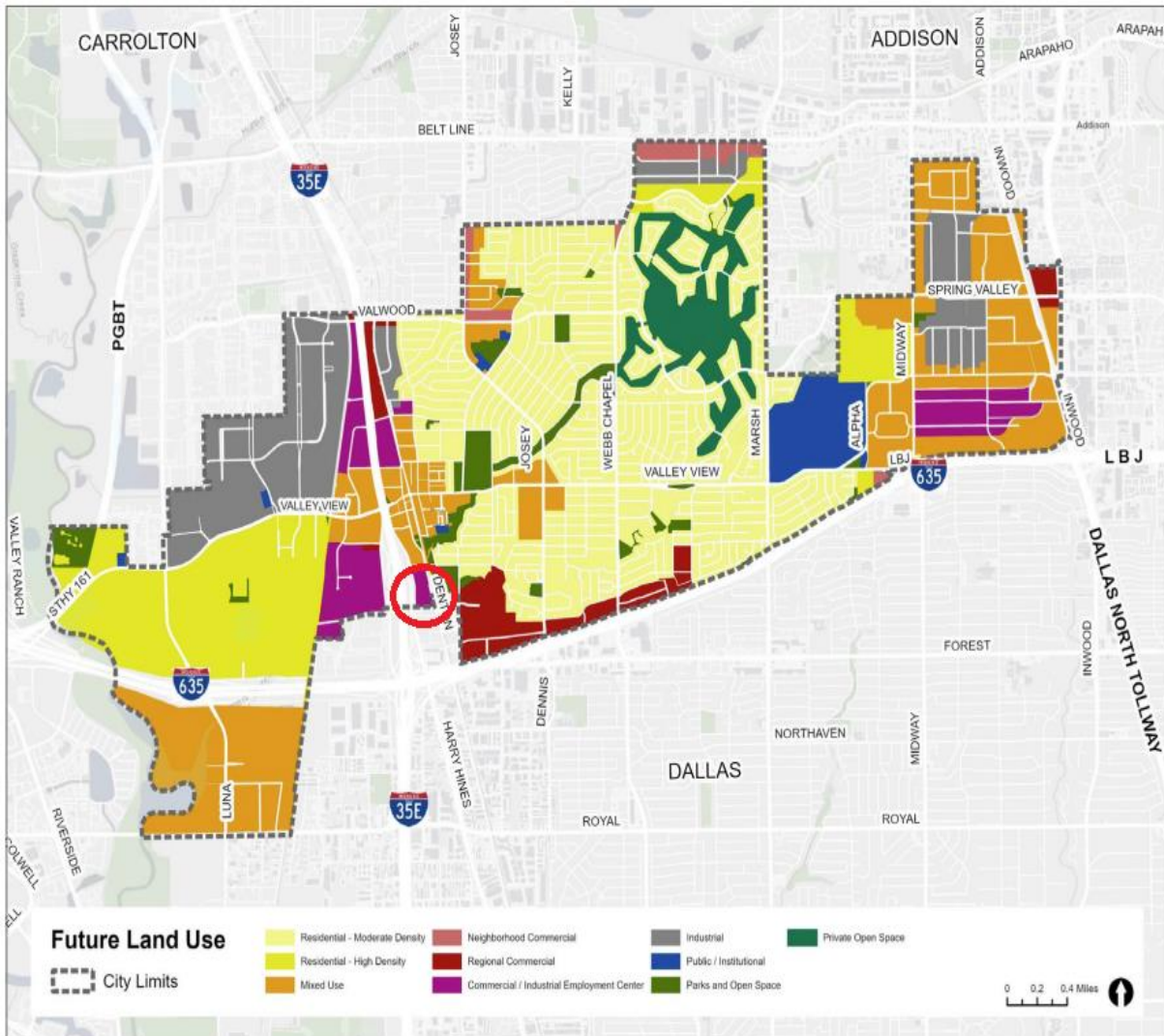
 **Parking provided: 76
(compliant)**

 **Landscaping required:
5% of lot
24 street trees**

 **Landscaping provided:
10% of lot
24 street trees
(compliant)**

25-ZA-09: 12197 Denton Drive

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

Questions



FARMERS BRANCH
TEXAS