

## STAFF REPORT

**Case Number:** 25-ZA-06

**Request:** Conduct a public hearing and consider the request for a zoning amendment for industrial development on approximately 28 acres located at 2645 LBJ Freeway within the Planned Development District No. 74 (PD-74) zoning district; and take appropriate action.

**Applicant:** Winkelmann & Associates, Inc.

**Planning & Zoning Commission Meeting:** June 9, 2025

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### Summary:

The applicant, Mike Clark, Winkelmann & Associates, Inc., requests to amend Planned Development District No. 74 (PD-74) for a new warehouse/distribution development totaling 28 acres. The subject property is bounded by Christian Parkway to the north, Ford Road to the west, LBJ Freeway (IH-635) to the south, and Metro Boulevard to the east.

The subject property consists of four tracts. Tracts 1 and 2 (12000-12300 Ford Road) are developed with a total of four office buildings. Tract 3 (11800 Ford Road) is vacant, and Tract 4 (2645 LBJ Freeway) is the site of the existing Wyndham Garden hotel.

Warehouse and distribution uses are already permitted on the majority of this site. On March 19, 2024, the City Council approved a zoning amendment for Tracts 1, 2, and 3, allowing the construction of three new warehouse buildings (Buildings A, B, and C), establishing use restrictions, hours of operation, screening requirements, and granting certain deviations from PD-74 standards. A conceptual site plan, landscape plan, and building elevations were also adopted as part of that ordinance (Ordinance No. 3850).

The current proposal expands on this approval by incorporating Tract 4 into the development. If approved, the Wyndham Garden hotel would be demolished to allow construction of a fourth office and warehouse building (Building D). Slight modifications to the approved site plan and standards for Tracts 1-3 are also requested, as described in this report. Associated parking, streetscape, and landscaping improvements are proposed for all four tracts.

### Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District 74 (PD-74)	Office / Warehouse
East	Planned Development District 74 (PD-74); One-Family Residence District (R-4)	Office / Hotel (Wyndham Garden); Dallas Christian College

<b>South</b>	N/A (City of Dallas)	LBJ Freeway
<b>West</b>	N/A (City of Dallas)	Commercial/Warehouse

### **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.

PD-74 permits warehouse development only on sites north of Christian Parkway, subject to approval of a Specific Use Permit (SUP). However, the zoning amendment approved in March 2024 allows warehouse/distribution, and light assembly uses by right for Tracts 1, 2, and 3. A SUP is required for light fabrication use. The following standards were also approved with the prior zoning amendment:

- Allowance for surface parking to be located between the warehouse buildings and adjacent street frontages.
- Decreased setback requirement from residentially-zoned property (Dallas Christian College), allowing Building A to be constructed 50 feet from the eastern property line. Enhanced landscape screening and a masonry wall are required instead, providing a buffer between the warehouse and college uses.
- Allowance for existing trees more than eight inches in caliper to be removed in areas that conflict with the proposed building footprint, as shown on the attached landscape plan. The majority of existing mature trees along the property frontages are being preserved.

### **Proposed Zoning Amendment:**

The applicant proposes to amend PD-74 to expand the boundary of the warehouse development, adding a fourth building. A list of all proposed changes is provided below:

- **Site Expansion and New Building:** Demolition of the Wyndham Garden Hotel and construction of a fourth office and warehouse building on Tract 4 (Building D), totaling approximately 96,000 square feet (sf). The primary façade of the building will face Metro Boulevard, with the loading doors facing west towards Building C. The building façade will align with approved elevations for Buildings A, B, and C, including glazing and enhanced corner treatments.
- **Reorientation of Building C:** Building C will be reoriented with the primary façade facing west towards Ford Road, and loading doors facing east, creating an internal truck court between Buildings C and D. As a result, the 10-foot screening wall previously proposed along Ford Road in front of Building C has been removed. Screen walls will still be

provided at the edges of each internal truck court. The proposed building elevations are consistent with prior approvals.

- **Use Restrictions:** The original zoning approval granted warehouse/distribution and light assembly as permitted uses for Buildings A, B, and C, with light fabrication requiring SUP approval. Hours of operation were also established, limiting industrial operations to the hours of 6:00am to 10:00pm for all three buildings.

The applicant proposes to maintain these use restrictions and hours of operation for Buildings A and B, which are located north of Christian Parkway, in closer proximity to Dallas Christian College, the City's Historical Park, and residential properties to the north.

For Buildings C and D, the applicant proposes to remove the restrictions on operating hours, and allow warehouse/distribution, light assembly, and light fabrication by right, as these buildings are located adjacent to LBJ Freeway and further from institutional uses.

- **Total Building Square Footage:** The total area of Buildings A, B, and C have been modified slightly from the original proposal, as summarized below:

Building	Original Area	New Area
A	168,000 SF	146,065 SF
B	152,000 SF	157,276 SF
C	73,000 SF	120,000 SF
D	N/A	96,000 SF
<b>Total</b>	<b>393,000 SF</b>	<b>519,341 SF</b>

- **Parking Calculations:** Buildings A and B comply with minimum parking requirements for PD-74 (minimum of 1 space per 1,000 sf of warehouse space, and 1 space per 333 sf office space). For Buildings C and D, the applicant proposes to align with updated parking ratios outlined in the Comprehensive Zoning Ordinance (minimum of 1 space per 2,000 sf of warehouse space, and 1 space per 400 sf of office).
- **Phasing:** The applicant proposes to complete this development in two phases, with Buildings A, C, and D comprising Phase One, and Building B comprising Phase 2. The developer estimates construction of Phase One to begin as soon as possible after plan approval, and Phase Two to follow approximately 12-18 months later. A phasing plan is included as an attachment to this report.
- **Site Plan Approval:** This amendment would delegate approval of the Detailed Site Plans for each phase of development 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:**

Aside from the considerations listed above, all elements of the warehouse development remain as previously proposed, as detailed below. This includes the 10-foot masonry screening wall and enhanced landscaping along the property frontage shared with Dallas Christian College.

- **Landscaping:** The landscape plan provided for this development exceeds the minimum requirements of PD-74. The majority of mature trees along the property boundaries are being preserved with this development. New tree plantings are proposed throughout the site, including Chinese Pistache, Shumard Oak, Southern Live Oak, Cedar Elm, and Lacebark Elm varieties. Dwarf Buford Holly shrubs are proposed along the perimeter of the surface parking area to provide screening from the right-of-way.
- **Building Elevations:** Each warehouse building is proposed to be single-story with a maximum building height of 44 feet for Buildings A and B, and 47 feet for Buildings C and D. The primary building material is form-lined concrete, with alternating colors and building depths providing modulation and roofline articulation. Increased glazing, canopies, and exterior lighting are proposed to enhance the front building facades and primary entrances.
- **Access and Parking:** Multiple driveways will provide vehicular access to the site from adjacent roadways, and pedestrian access will be enhanced with new sidewalks along all street frontages, except for Metro Boulevard and LBJ Freeway. A total of 304 parking spaces are provided for Buildings A and B, and 211 total spaces for Buildings C and D.
- **Traffic Impact:** With the previous zoning approval, a Trip Generation Analysis was provided comparing existing traffic volumes on Tracts 1, 2, and 3 with those anticipated for the warehouse development. An additional trip generation analysis has been prepared for Tract 4, and both are included as attachments to this report. The applicant has also provided a diagram outlining expected travel routes for trucks entering and exiting the site.

The overall finding is that the number of vehicle trips per day is expected to decrease with the proposed warehouse development. However, an increase in large vehicle and truck traffic is expected, compared to typical passenger vehicle traffic generated by the office and hotel uses. Through traffic of vehicles larger than two axles or trailers over 18 feet is prohibited north of Villa Creek Drive, meaning that larger truck traffic may not continue north towards Farmers Branch Lane after accessing the warehouse 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 May 29, 2025, 16 zoning notification letters were mailed to the surrounding property owners, including Carrollton-Farmers Branch and Dallas Independent School Districts. Two zoning notification signs were placed on the site the same day. As of the writing of this report, no written correspondence has been received by the city.

**Applicable Zoning and Development Case History:** *(most recent to oldest)*

Date Approved	Case No.	Description
3/19/2025 Ordinance No. 3850	23-ZA-07	Amendment to PD-74 to allow warehouse development on Tracts 1, 2, and 3 of the subject site (to be repealed and replaced with this request).
11/03/1997 Ordinance No. 2360	97-48	Amendment to PD-74 to legalize nonconforming structures that existed at the time PD-74 was adopted.
05/20/1996 Ordinance No. 2248	96-19	Rezoned property from PD-2 to PD-74 and established related use and development standards.