



CITY OF
FARMERS BRANCH
TEXAS

Ord 3850: 11800 Ford Road

CITY COUNCIL | MARCH 19, 2024



Subject Property



20.8 acres located at 11800 Ford Road



Zoned Planned Development District PD-74

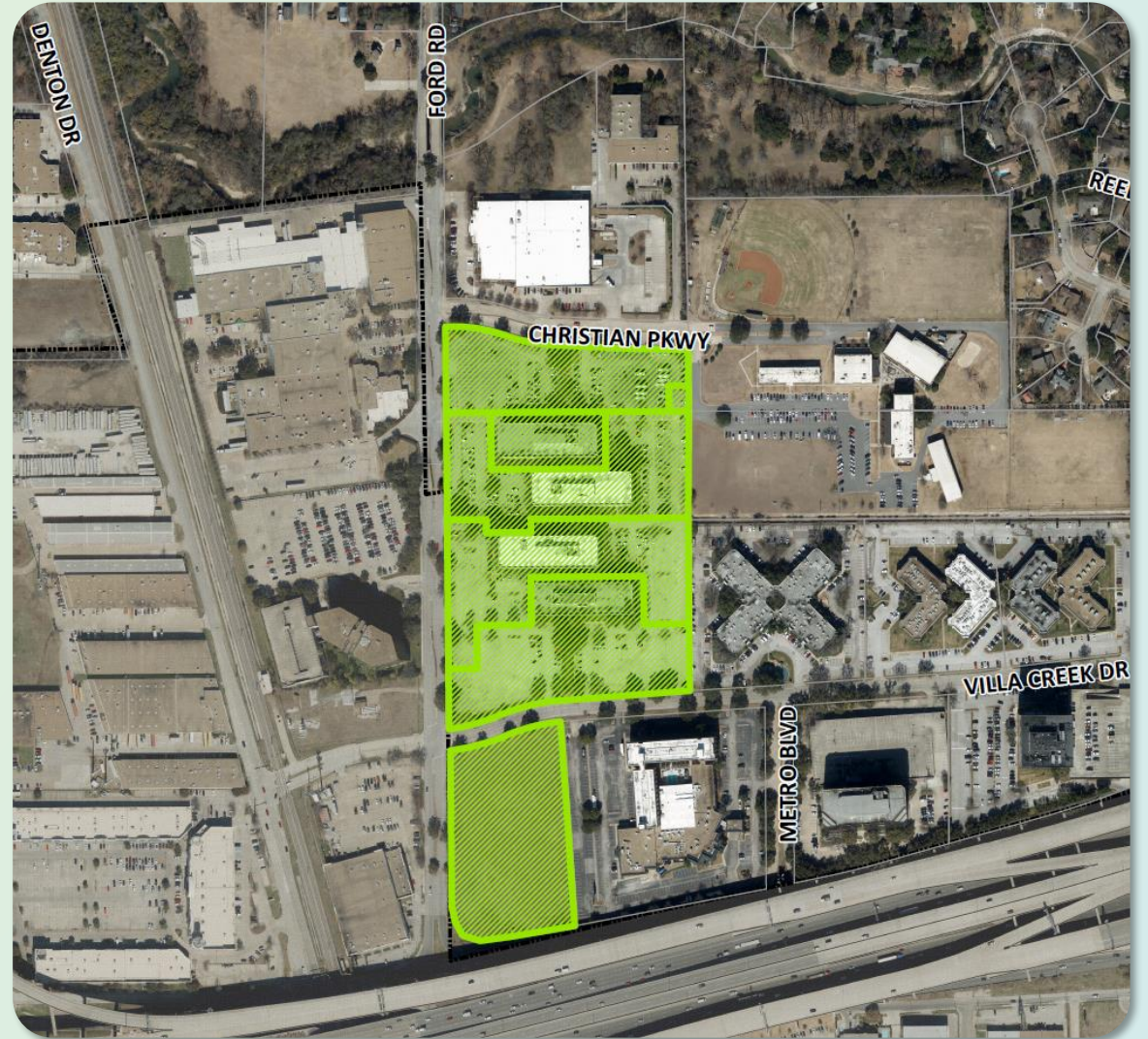


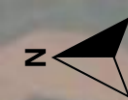
Tract 1 is developed with four office buildings and surface parking. Tract 2 is vacant.



Requested zoning amendment to PD-74:

- Proposed land uses:
 - Warehouse and Distribution (*by right*)
 - Light Assembly (*by right*)
 - Light Fabrication (*by SUP*)
- Three warehouse buildings (393,000 sf total)
- Associated parking, landscaping, and streetscape improvements





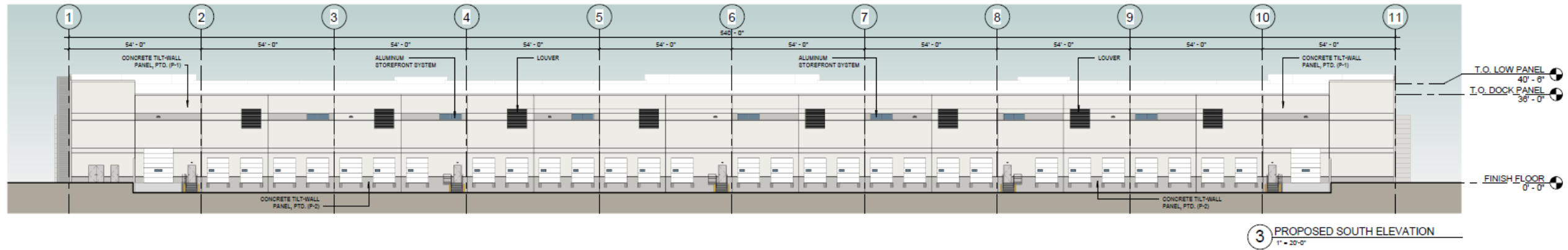
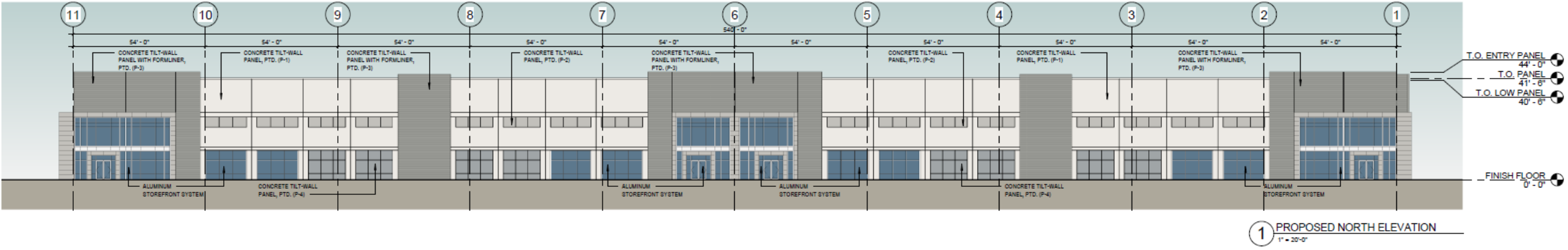
BUILDING DATA	
BUILDING A	168,000 SF +/-
BUILDING B	152,000 SF +/-
BUILDING C	73,000 SF +/-
TOTAL BUILDING SF	393,000 SF +/-
SITE DATA	
TRACT 1	16.02 AC +/-
TRACT 2	4.59 AC +/-
TOTAL AREA	20.79 AC +/-
TRACT 1 COVERAGE	45%
TRACT 2 COVERAGE	36%
PARKING DATA	
PARKING PROVIDED BLDG A&B	311 SPACES
PARKING PROVIDED BLDG C	82 SPACES

CITY OF FARMERS BRANCH

CITY OF DALLAS

LYNDON B JOHNSON FWY





Recommendation

Farmers Branch 2045 Comprehensive Plan

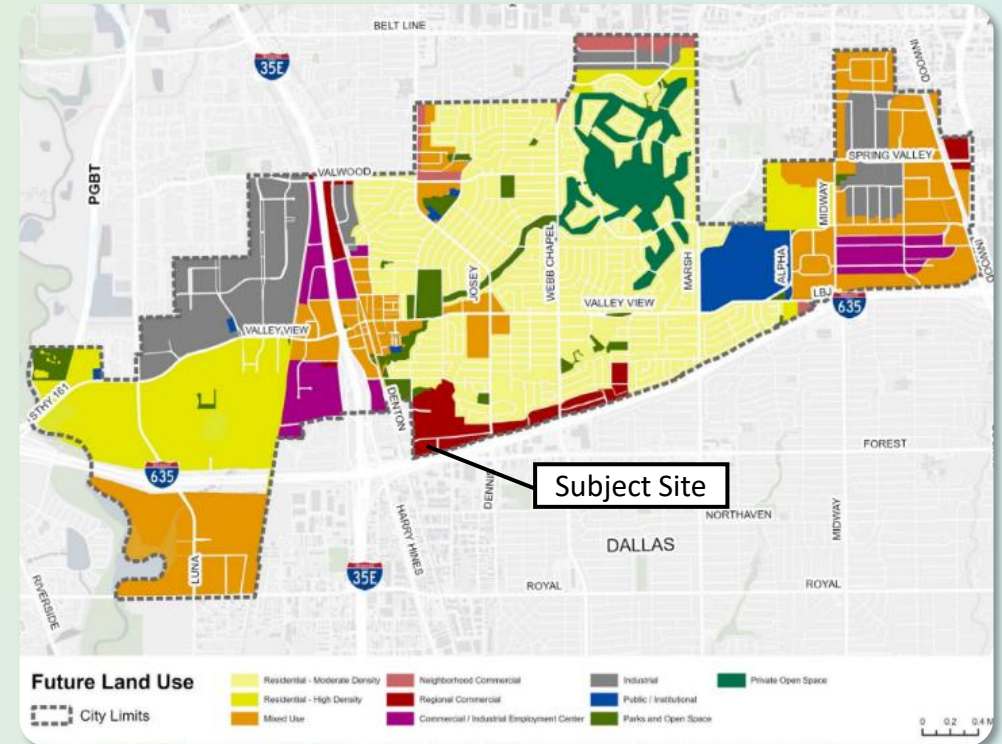
- Designated as Regional Commercial on the Future Land Use Map.
- Recommends commercial areas at a scale compatible with and visible from regional thoroughfares and highways
- Large-footprint commercial developments, shopping centers, and high-intensity retail office, and service uses.
- Proposal is **not consistent** with the Comprehensive Plan.

Public Response

- On February 15, 2024, 15 notification letters were mailed to surrounding property owners and 3 notification signs were posted.
- Two correspondence letters received.

On February 26, 2024 P&Z recommended **approval** of the request with modifications:

- Hours of operation limited to 6:00 AM - 10:00 PM daily;
- SUP required for Light Fabrication uses;
- 10-ft masonry screening wall with landscaping along DCC boundary



Questions?

