



CITY OF
FARMERS BRANCH
TEXAS

24-ZA-09

12197 DENTON DR.

PLANNING & ZONING COMMISSION MEETING | MAY 13, 2024

CURRENT SITES

- Property is located within PD-32.
- Vacant lot
- A previous amendment request for an athletic field was withdrawn.
- PD-32 allows for office uses.

REQUEST

- Applicant is seeking:
 - Warehouse Use (by right)
 - Light Fabrication by Specific Use Permit (SUP).



PROPOSED IMPROVEMENTS

PARKING REQUIREMENTS

	REQUIRED	PROPOSED	COMPLIES
OFFICE 1:333 SF WAREHOUSE 1:2000 SF	64	68	YES



LANDSCAPING REQUIREMENTS

	REQUIRED	PROPOSED	COMPLIES
LANDSCAPING	7,706 SF (5%)	31,844 SF	YES
TREES	24	26	YES
SHRUBS	PARKING SCREENING	113	YES



RECOMMENDATION

COMPREHENSIVE PLAN

The properties are designated as Commercial/Industrial Employment Centers, according to the Future Land Use map. This designation encourages a blend of commercial and light industrial uses with significant employment areas. Given that the use will persist as warehousing/ distribution, this is ***consistent with the Comprehensive Plan.***



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QUESTIONS?

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