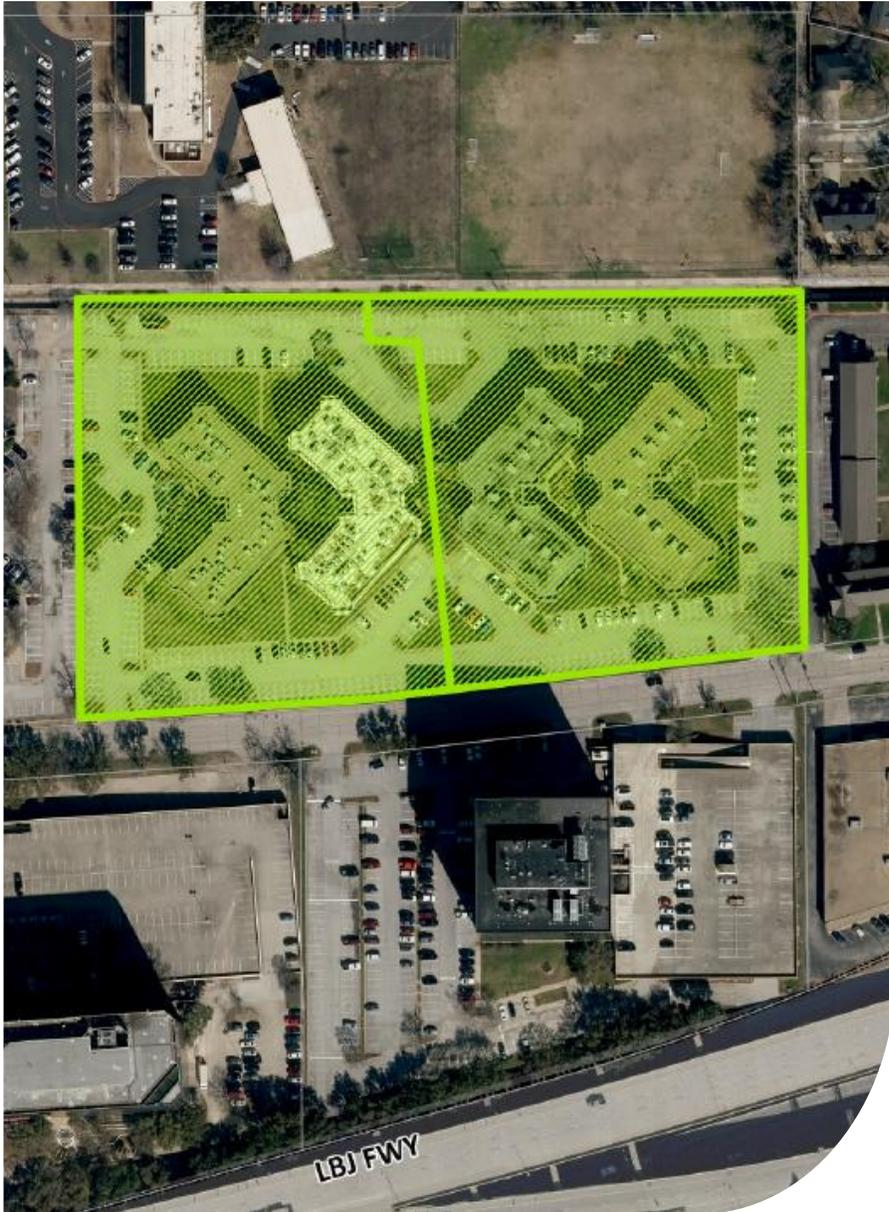




FARMERS BRANCH
TEXAS

25-ZA-07: 2665-2775 Villa Creek

Planning & Zoning Commission Meeting | July 7, 2025



Background



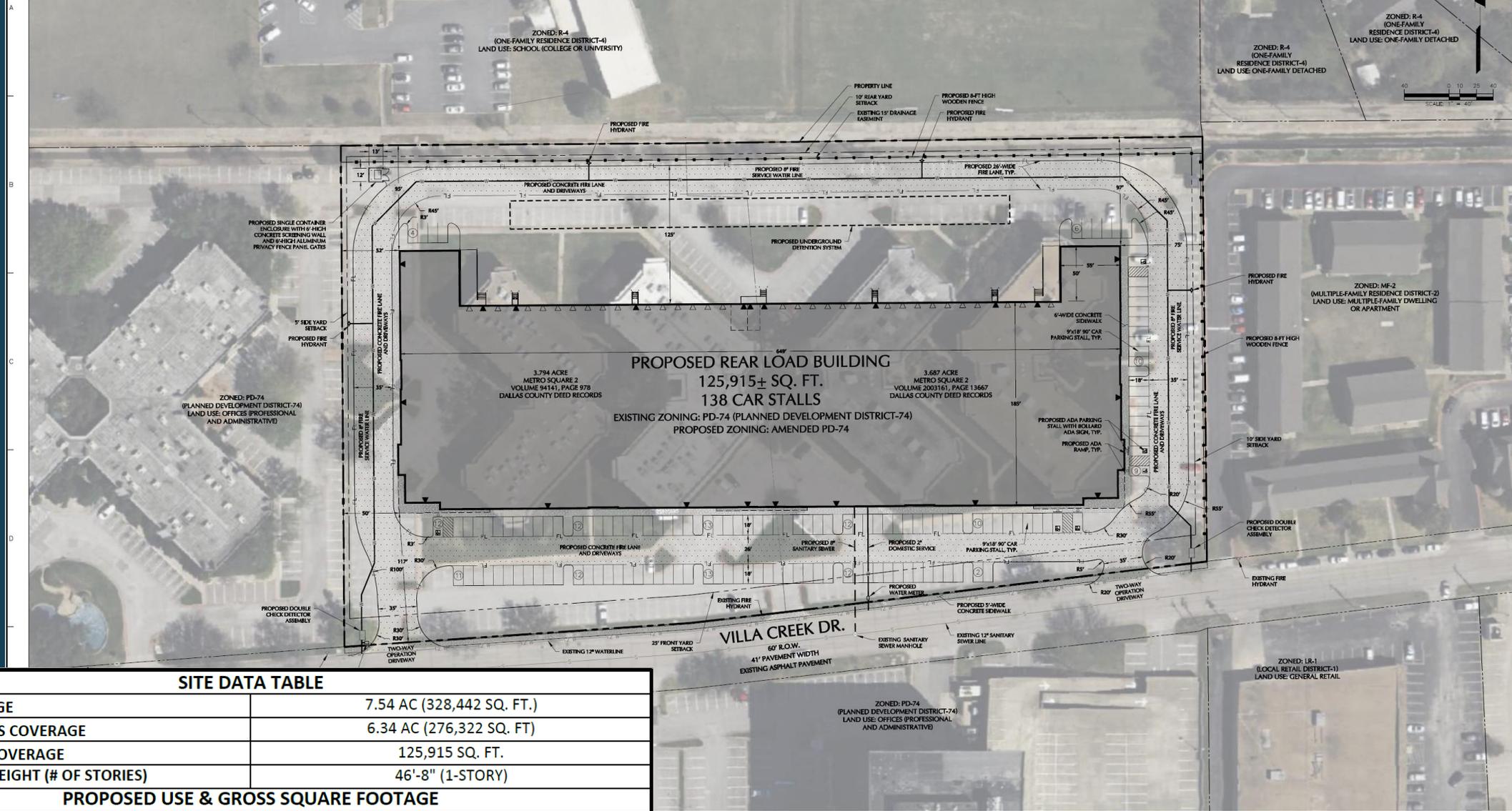
7.48 acres north of Villa Creek Drive between Metro Blvd. & Josey Lane



Zoning: Planned Development No. 74 (PD-74)



Zoning Amendment with conceptual site plan and use standards for warehouse development



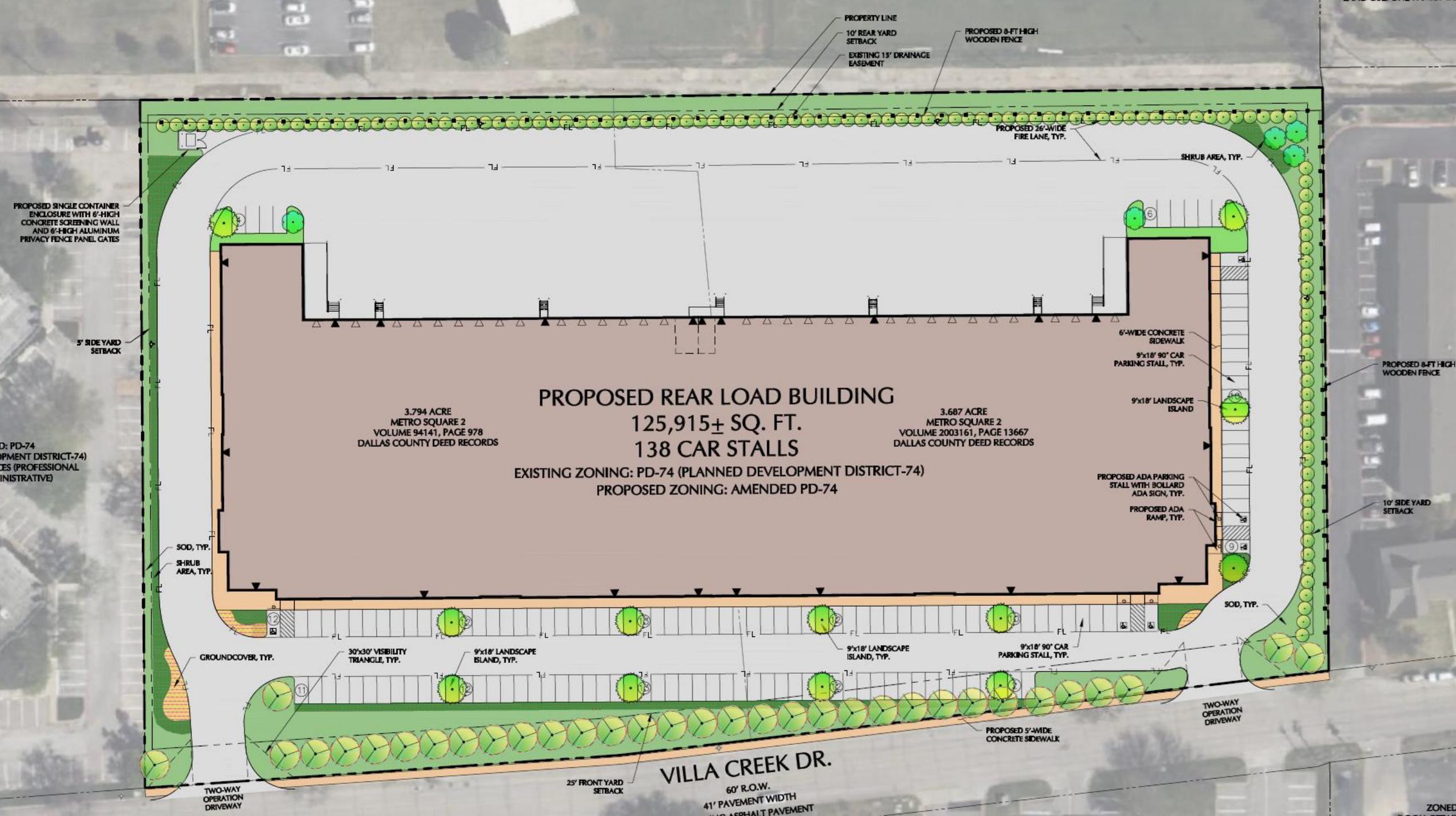
SITE DATA TABLE

TOTAL SITE ACREAGE	7.54 AC (328,442 SQ. FT.)
TOTAL IMPERVIOUS COVERAGE	6.34 AC (276,322 SQ. FT.)
TOTAL BUILDING COVERAGE	125,915 SQ. FT.
TOTAL BUILDING HEIGHT (# OF STORIES)	46'-8" (1-STORY)
PROPOSED USE & GROSS SQUARE FOOTAGE	
OFFICE	5,981 SQ. FT.
WAREHOUSE	119,934 SQ. FT.

PARKING TABLE

REQUIRED OFFICE PARKING	5,981 SQ. FT. (1 SPACE/333 SQ. FT.) = 18 SPACES
REQUIRED WAREHOUSE PARKING	119,934 SQ. FT. (1 SPACE/1,000 SQ. FT.) = 120 SPACES
TOTAL CAR PARKING (REQUIRED)	138 SPACES
TOTAL CAR PARKING (PROPOSED)	138 SPACES

<p>INTERIM REVIEW ONLY</p> <p>LANGAN Langan Engineering and Environmental Services, LLC 2999 Olympus Blvd., Ste 165 Dallas, TX 75019 T: 817.318.3200 www.langan.com</p> <p><small>DOCUMENT IS NOT FINAL NOT INTENDED FOR CONSTRUCTION OF PERMIT Engineer: Jon Hibb E.C. No. 142436 Date: 6/20/2025 Langan Engineering and Environmental Services, LLC TPE Firm Registration No. P-13709</small></p>	<p>Project</p> <p>VILLA CREEK REDEVELOPMENT 2665-2775 VILLA CREEK DRIVE CITY OF FARMERS BRANCH DALLAS COUNTY TEXAS</p>	<p>Drawing Title</p> <p>CONCEPTUAL SITE PLAN</p>	<p>Project No.</p> <p>520113701</p> <p>Date</p> <p>06/20/2025</p> <p>Drawn By</p> <p>NN</p> <p>Checked By</p> <p>KJYD</p>	<p>Drawing No.</p> <p>CP-01</p> <p>Sheet 1 of 1</p>
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PROPERTY LINE
10' REAR YARD SETBACK
EXISTING 15' DRAINAGE EASEMENT
PROPOSED 8-FT HIGH WOODEN FENCE

PROPOSED 26'-WIDE FIRE LANE, TYP.

SHRUB AREA, TYP.

PROPOSED SINGLE CONTAINER ENCLOSURE WITH 6'-HIGH CONCRETE SCREENING WALL AND 6'-HIGH ALUMINUM PRIVACY FENCE PANEL GATES

5' SIDE YARD SETBACK

3.794 ACRE
METRO SQUARE 2
VOLUME 94141, PAGE 978
DALLAS COUNTY DEED RECORDS

PROPOSED REAR LOAD BUILDING
125,915± SQ. FT.
138 CAR STALLS

3.687 ACRE
METRO SQUARE 2
VOLUME 2003161, PAGE 13667
DALLAS COUNTY DEED RECORDS

EXISTING ZONING: PD-74 (PLANNED DEVELOPMENT DISTRICT-74)
PROPOSED ZONING: AMENDED PD-74

6'-WIDE CONCRETE SIDEWALK
9'x18' 90° CAR PARKING STALL, TYP.

9'x18' LANDSCAPE ISLAND

PROPOSED ADA PARKING STALL WITH BOLLARD ADA SIGN, TYP.
PROPOSED ADA RAMP, TYP.

PROPOSED 8-FT HIGH WOODEN FENCE

10' SIDE YARD SETBACK

D: PD-74
PLANNED DEVELOPMENT DISTRICT-74)
PROFESSIONAL
ADMINISTRATIVE

SOD, TYP.
SHRUB AREA, TYP.

SOD, TYP.

GROUNDCOVER, TYP.

30'x30' VISIBILITY TRIANGLE, TYP.

9'x18' LANDSCAPE ISLAND, TYP.

9'x18' LANDSCAPE ISLAND, TYP.

9'x18' 90° CAR PARKING STALL, TYP.

VILLA CREEK DR.
60' R.O.W.
41' PAVEMENT WIDTH
ASPHALT PAVEMENT

25' FRONT YARD SETBACK

PROPOSED 5'-WIDE CONCRETE SIDEWALK

TWO-WAY OPERATION DRIVEWAY

TWO-WAY OPERATION DRIVEWAY

ZONED

25-ZA-07: 2665-2775 Villa Creek

Proposed Development



- ✓ **Single story office/warehouse building, approximately 126,000 square feet**
- ✓ **138 parking spaces provided on-site**
- ✓ **15.9% of site dedicated to landscape areas**
- ✓ **This is a Concept Site Plan, with a Detailed Site Plan to come at a later date**

25-ZA-07: 2665-2775 Villa Creek

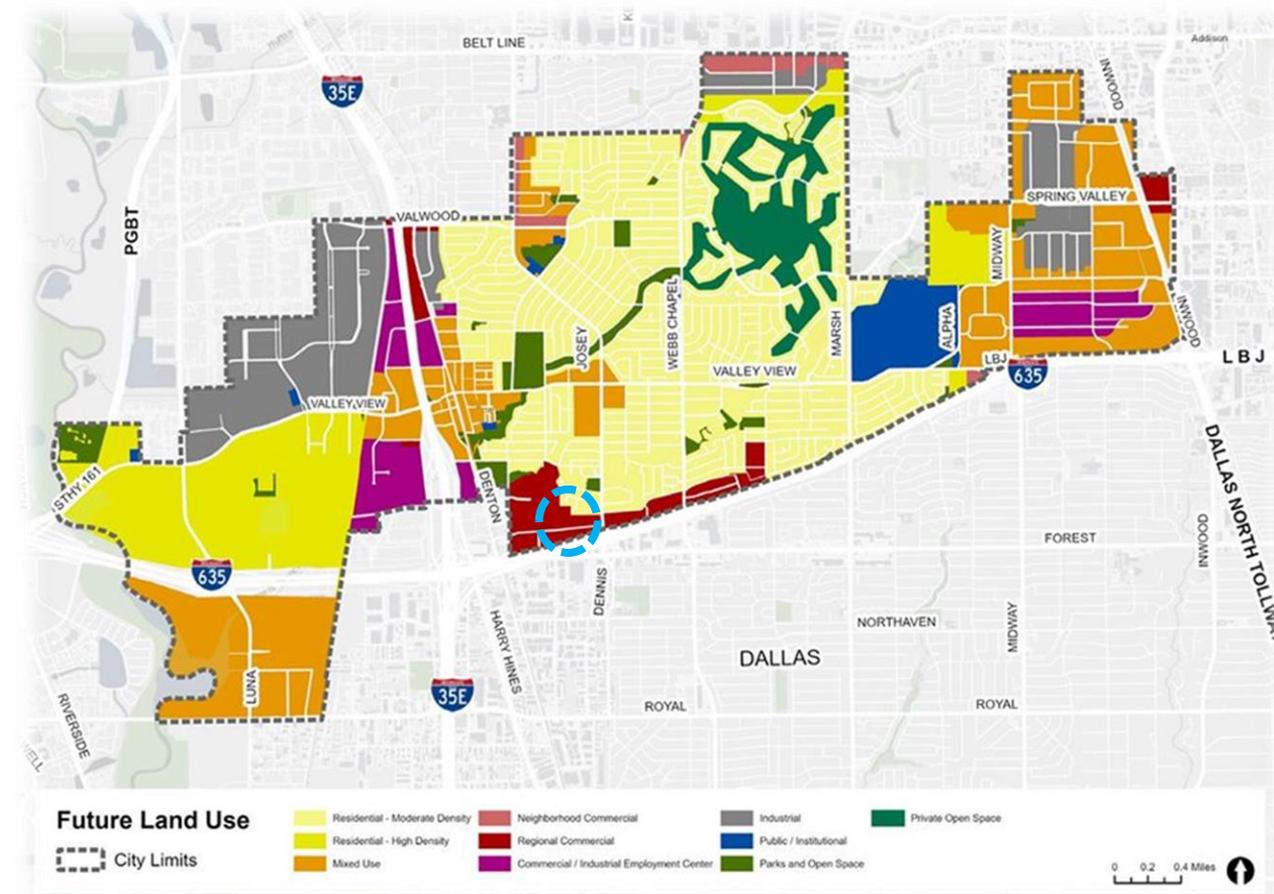
Recommendation & Response

Farmers Branch 2045 Comprehensive Plan

- Designated as “Regional Commercial”
- Recommended uses: large-footprint commercial developments, shopping centers, and high-intensity office and service-type uses
- The proposal is not consistent with this designation

Public Response

- 22 letters mailed to surrounding owners
- Zoning notification signs posted on site
- 1 response received in support



Questions



FARMERS BRANCH
TEXAS