

## STAFF REPORT

**Case No.:** 25-SP-03

**Request:** Conduct a public hearing and consider the request for a Detailed Site Plan, including Special Exceptions, for an office/warehouse development on approximately 9.44 acres located at 2271 Morgan Parkway; and take appropriate action.

**Applicant:** Sean Alexander, Kimley-Horn & Associates

**Planning & Zoning Commission Meeting:** July 7, 2025

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### Background:

The applicant, Sean Alexander of Kimley-Horn & Associates, is requesting approval of a Detailed Site Plan for a one-story office/warehouse building located at 2271 Morgan Parkway, at the northwest corner of Morgan Parkway and North Stemmons Freeway (IH-35E). The subject site is approximately 9.44 acres and is located in Planned Development District No. 97 (PD-97), which permits the proposed use. The request also includes three Special Exceptions to the development standards in PD-97.

### Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 97 (PD-97)	Light industrial/warehouse
South	Planned Development District No. 97 (PD-97)	Vacant (warehouse located further south in City of Dallas)
East	Planned Development District No. 24 (PD-24)	Interstate 35 (IH-35E)
West	Planned Development District No. 97 (PD-97)	Office/warehouse

### Proposed Development:

The applicant proposes to construct a single-story office/warehouse building totaling 82,000 square feet (sf). Of this, approximately 8,200 sf will be dedicated to office use and approximately 73,800 sf will be used for warehousing. A truck court is proposed on the west side of the building, with the primary building entrance located at the eastern corner. The building is designed to accommodate a single future tenant.

The site will be accessed via two proposed driveways, one along Morgan Parkway and one along the IH-35E frontage road, requiring separate permitting from the Texas Department of Transportation (TxDOT). A 12-foot wide hike and bike trail will also be extended along Morgan Parkway as part of the West Side Art Trail.

Surface parking will be provided on the site. The majority of the parking will be located on the eastern portion of the site, between the building and the IH-35E frontage road. Additional parking is being provided along the northern and western property lines. The minimum parking and landscaping requirements of PD-97 are met or exceeded with this proposal, as detailed below.

#### **Parking:**

Required Parking Ratio	Total Required	Total Provided	Type of Parking	Complies?
<ul style="list-style-type: none"> <li>Office: 1 space/300 SF</li> <li>Warehouse: 1 space/1,000 SF</li> </ul>	102	107	Surface spaces	Yes

#### **Site Landscaping:**

Percentage Required	Percentage Provided	Type Provided	Complies?
10%	42.7%	Street trees (Bald Cypress, Live Oak, and Shumard Oak), shrubs (Dwarf Holly and Texas Sage), and ground cover (Bermuda Sod, Hydroseed, and Mexican Feather Grass)	Yes

#### **Building Elevations and Signage:**

The architectural design proposed for the building is comparable to the existing development located at 2261 Morgan Parkway and other nearby warehouses. The proposed building facades will consist primarily of masonry. Corner treatments and architectural enhancements are provided through increased glazing and roofline articulation. The applicant also proposes a single wall sign for the future tenant on the eastern façade of the building, and a potential monument sign is shown at the southeast corner of the site.

#### **Special Exceptions:**

The applicant is requesting special exceptions from PD-97 standards as described below:

##### ***Special Exception #1 – Section 2.D.1 Location of Off-Street Parking***

PD-97 requires that the majority of off-street parking be located behind or along the sides of the primary building or otherwise out of view from a public street.

The applicant is seeking approval of a special exception to allow for 67 parking spaces (approximately 63%) to be located in front of the building for the convenience of employees, customers, and other users of the building. Landscaping shrubs provided throughout the site will screen the parking from public view.

***Special Exception #2 – Section 2.C.b Landscape Berm Adjacent to Public Street***

PD-97 requires that all landscaped open areas adjacent to public streets shall include the use of a landscaped berm with an average height of three feet above the height of the adjacent curb to screen parking and loading areas.

The applicant is requesting a special exception to not plant the required landscape berm along Morgan Parkway. The landscaping proposed by the applicant will adequately screen parking and loading areas from public view in addition to the other landscaping being provided through the site, the totality of which exceeds the minimum percentage of landscaping required per PD-97.

***Special Exception #3 – Section 2.C.(2)(e) Tree Plantings***

PD-97 requires the planting of trees along the perimeter of the PD and along all internal streets or travel ways (whether public or private) at a distance not greater than 30 feet on center, except where proper sight distance or access is compromised or as otherwise authorized by the Planning Director.

The applicant is seeking approval of a special exception to not plant all 14 trees required along Morgan Parkway (based on frontage of approximately 407.40 feet) due to the proposed site design. Instead, eight tree plantings are proposed along the Morgan Parkway frontage, with an additional 11 located elsewhere within the site. The total landscaping provided throughout the site exceeds the minimum percentage required per PD-97.

**Farmers Branch 2045 Plan Recommendation:**

The Farmers Branch 2045 Plan designates the subject property and the surrounding area as Commercial/Industrial Employment Center, which recommends a mix of commercial and light industrial businesses that act as employment centers for the city. Recommended land uses include: office, research and development, light industrial/manufacturing, and warehousing/logistics. The proposed development is consistent with the recommendations of the Farmers Branch 2045 Plan.

**Public Response:**

On June 27, 2025, seven zoning notification letters were mailed to the affected property owners within 300 feet of the site, as well as the Carrollton-Farmers Branch and Dallas school districts. A zoning notification sign was also placed on the site on the same day. As of the writing of this staff report, no correspondence regarding this case has been received by staff.