


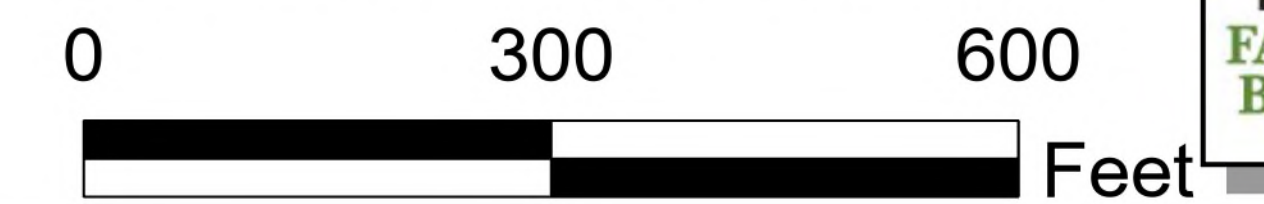


-  Subject Property
-  Tax Parcels
-  City Limit

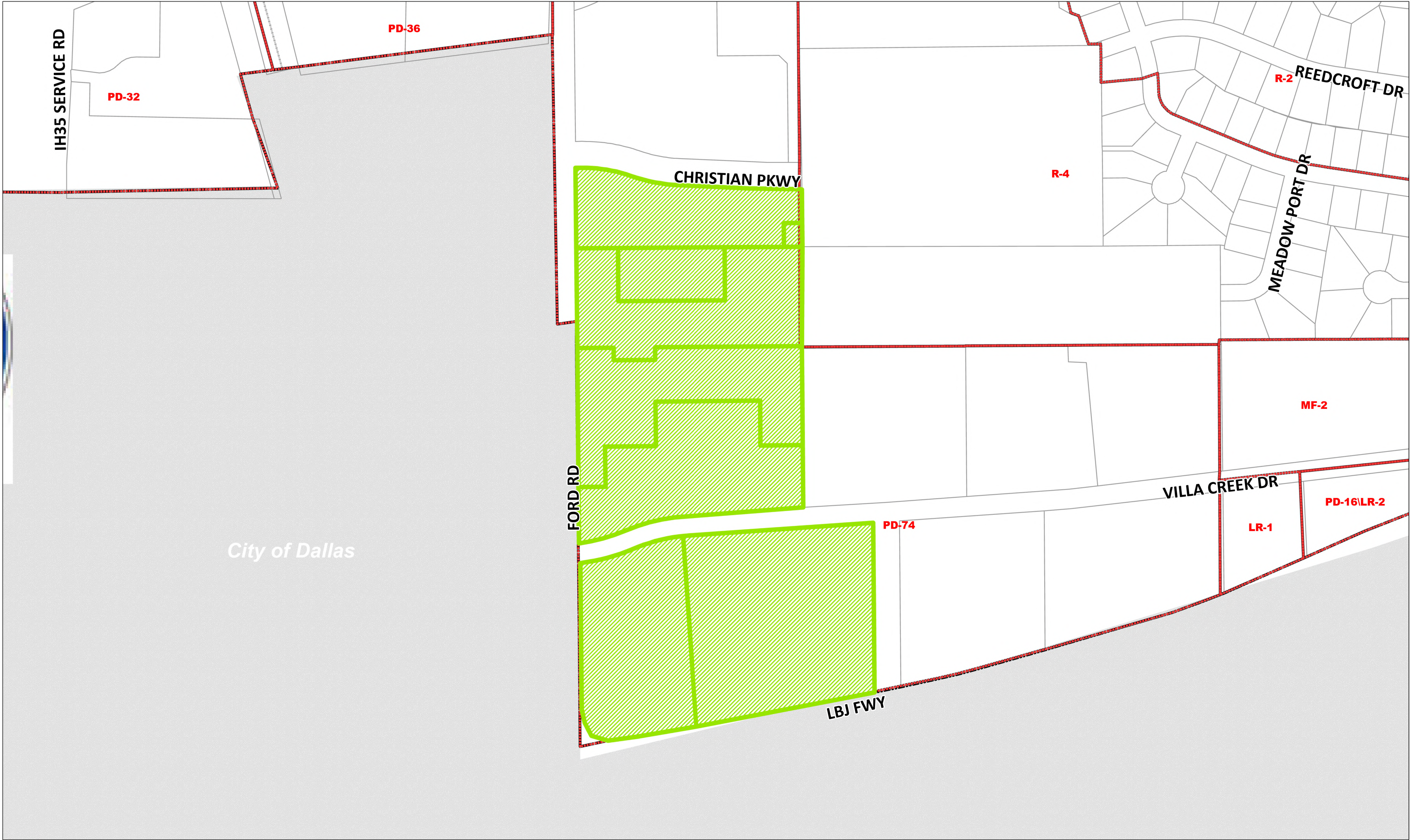
25-ZA-06 Aerial Map





11800 Ford Road and 2645 LBJ Freeway



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011

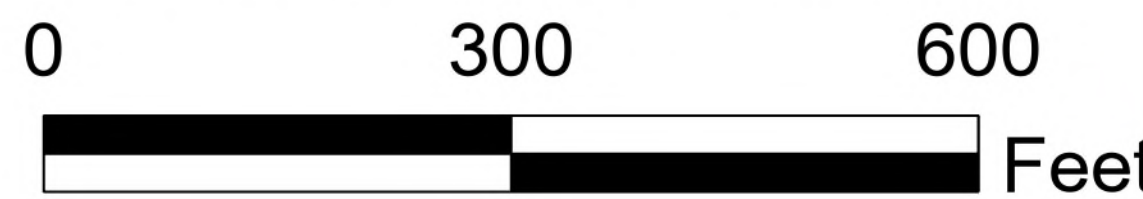




-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

25-ZA-06 Location Map

11800 Ford Road and 2645 LBJ Freeway



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----- 200FT Notification

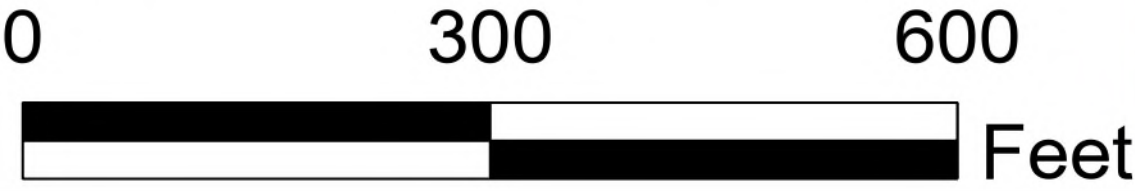
 Subject Property

 Tax Parcels

 City Limit

25-ZA-06 Notification Map

11800 Ford Road and 2645 LBJ Freeway



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**Summary of Mailed Notices
Property Owner List
25-ZA-06
2546 LBJ Freeway**

Map	First Name	Address	City	State	Zip	Written Response
1.	PMC2201 LLC	1558 HIDALGO LN	FRISCO	TX	75034	None.
2.	DALLAS CHRISTIAN COLLEGE	FORD RD	FARMERS BRANCH	TX	75234	None.
3.	METRO GLEN LP C/O BOXER PROPERTY	7324 SOUTHWEST FWY STE 1900	HOUSTON	TX	77074	None.
4.	BOXER F2 LP C/O BOXER PPTY	720 N POST OAK RD STE 500	HOUSTON	TX	77024	None.
5.	HUSON INTERNATIONAL GROUP INC ATTN: JIMMY HSUEH	12005 FORD RD STE 520	DALLAS	TX	75234	None.
6.	METRO GLEN LP C/O BOXER PROPERTY	7324 SOUTHWEST FWY STE 1900	HOUSTON	TX	77074	None.
7.	METRO GLEN LP C/O BOXER PROPERTY	7324 SOUTHWEST FWY STE 1900	HOUSTON	TX	77074	None.
8.	METRO GLEN LP C/O BOXER PROPERTY	7324 SOUTHWEST FWY STE 1900	HOUSTON	TX	77074	None.
9.	ALPARC V GDIFORD PROPERTY	1600 MARKET ST STE 2600	PHILADELPHIA	PA	19103	None.
10.	BOXER F2 LP C/O BOXER PPTY	720 N POST OAK RD STE 500	HOUSTON	TX	77024	None.
11.	DALLAS CHRISTIAN COLLEGE	2700 CHRISTIAN PKWY	DALLAS	TX	75234	None.
12.	DEEP 6 PROPERTIES INC	800 FABRIC XPRESS WAY	DALLAS	TX	75234	None.
13.	MANSA DALLAS HOTEL LLC	2645 LYNDON B JOHNSON FWY	FARMERS BRANCH	TX	75234	None.
14.	BALDWIN HARRIS CO	9400 N CENTRAL EXPY STE 320	DALLAS	TX	75231	None.
15.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None.
16.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None.



City of Farmers Branch

Action Meeting Minutes (EXCERPT)

Planning and Zoning Commission

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Monday, June 9, 2025

7:00 PM

City Hall

The full video of this meeting is available on the City website here: <https://farmersbranch.legistar.com/Calendar.aspx>

Commissioners Present (8): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Harold Froehlich, Alternate Commissioner Scott Noris, and Alternate Commissioner Breeanna Banks

Commissioners Absent (1): Commissioner Dan Heard

City Staff Present: Deputy Director of Planning Sarah Bergman AICP; Lead Planner Brett Mangum AICP; Planner Brian Campbell; Deputy City Manager Jawaria Tareen; City Attorney Nicole Corr; Assistant City Attorney Sarah Walsh

H. PUBLIC HEARING

H.1 [25-ZA-06](#) **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 Planned Development District No. 74 (PD-74); and take appropriate action.**

Mr. Mangum gave a presentation regarding the proposed amendment.

Mr. Mangum answered questions from Commissioners regarding: previous zoning approvals for this site, total square footage for each building, the definitions of warehouse/distribution, light assembly, and light fabrication, traffic impact with the addition of a fourth warehouse building, and the comprehensive plan recommendation for this site.

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing.

Kyle McCullah, 18383 Preston Road, Dallas, TX, and Robert Dye, 13218 Bee Street, Farmers Branch, TX, representatives for the applicant, answered questions from the Commissioners regarding potential future tenants for this development, the type of screening wall proposed between this site and Dallas Christian College, travel routes for large trucks entering and exiting this development, and demolition process for the Wyndham Garden hotel.

A motion was made by Vice-Chair Miller, seconded by Commissioner Kirby, that the public hearing be closed. The motion carried unanimously.

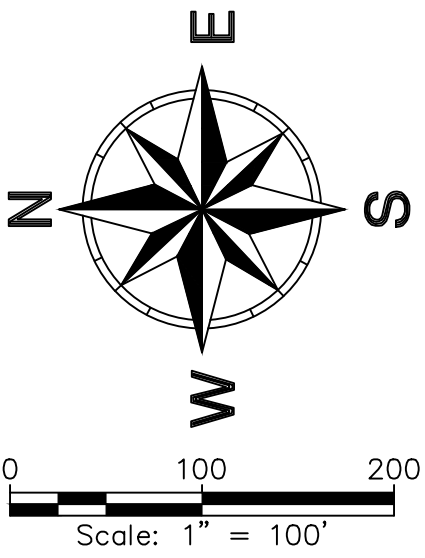
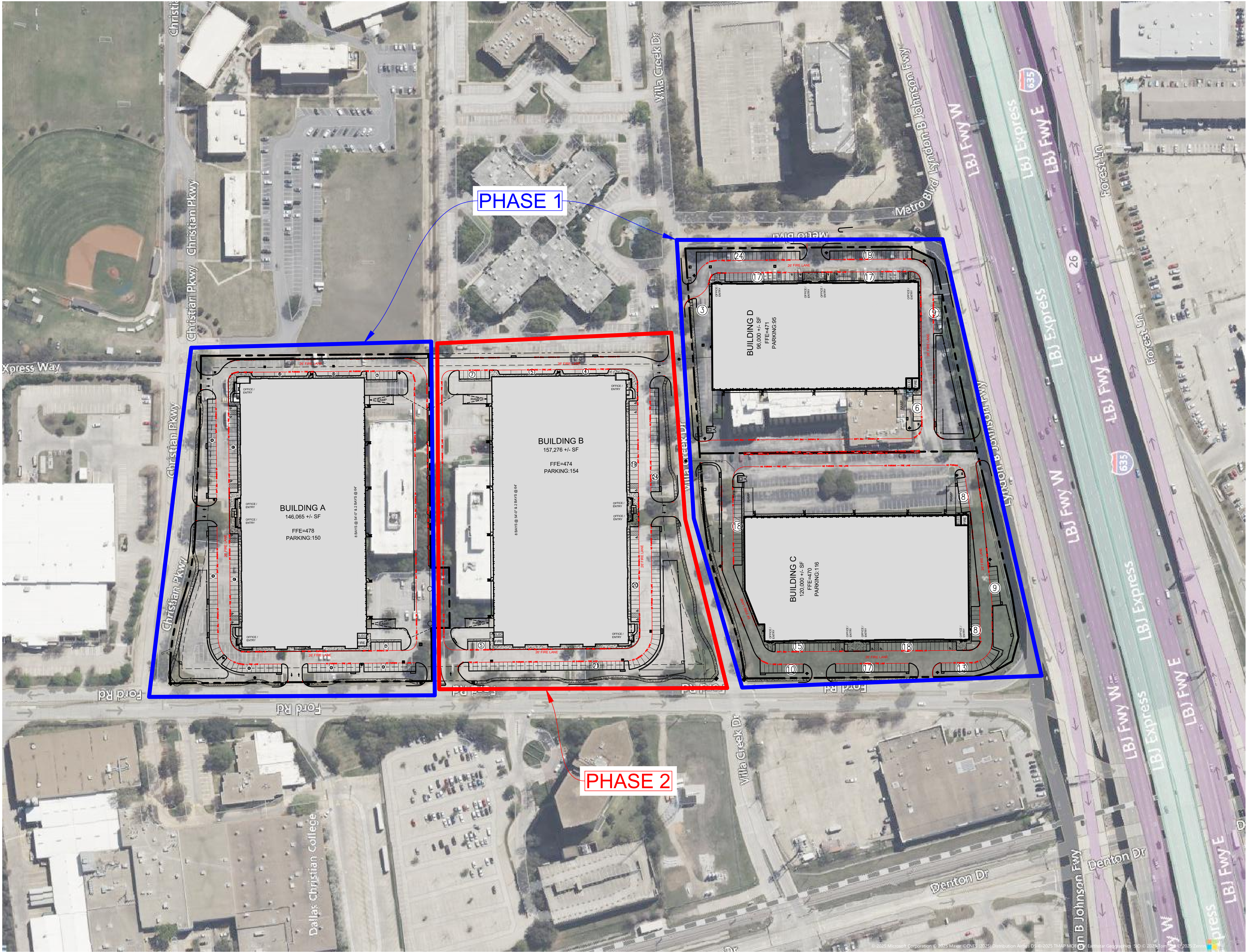
Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, Alternate

Commissioner Noris

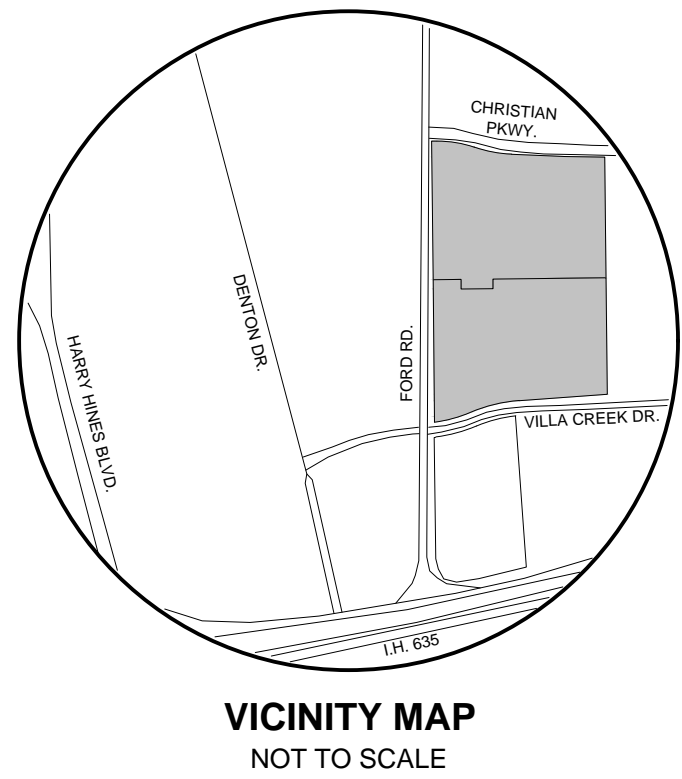
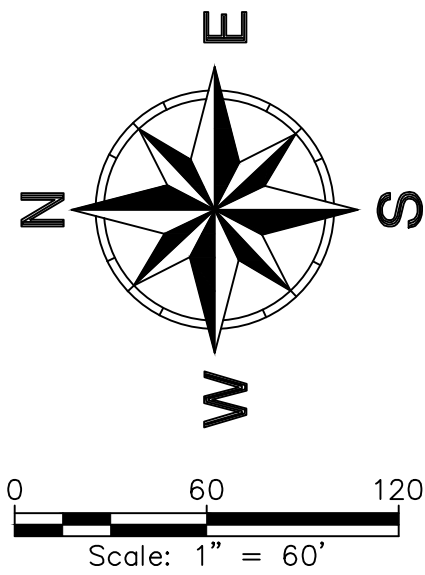
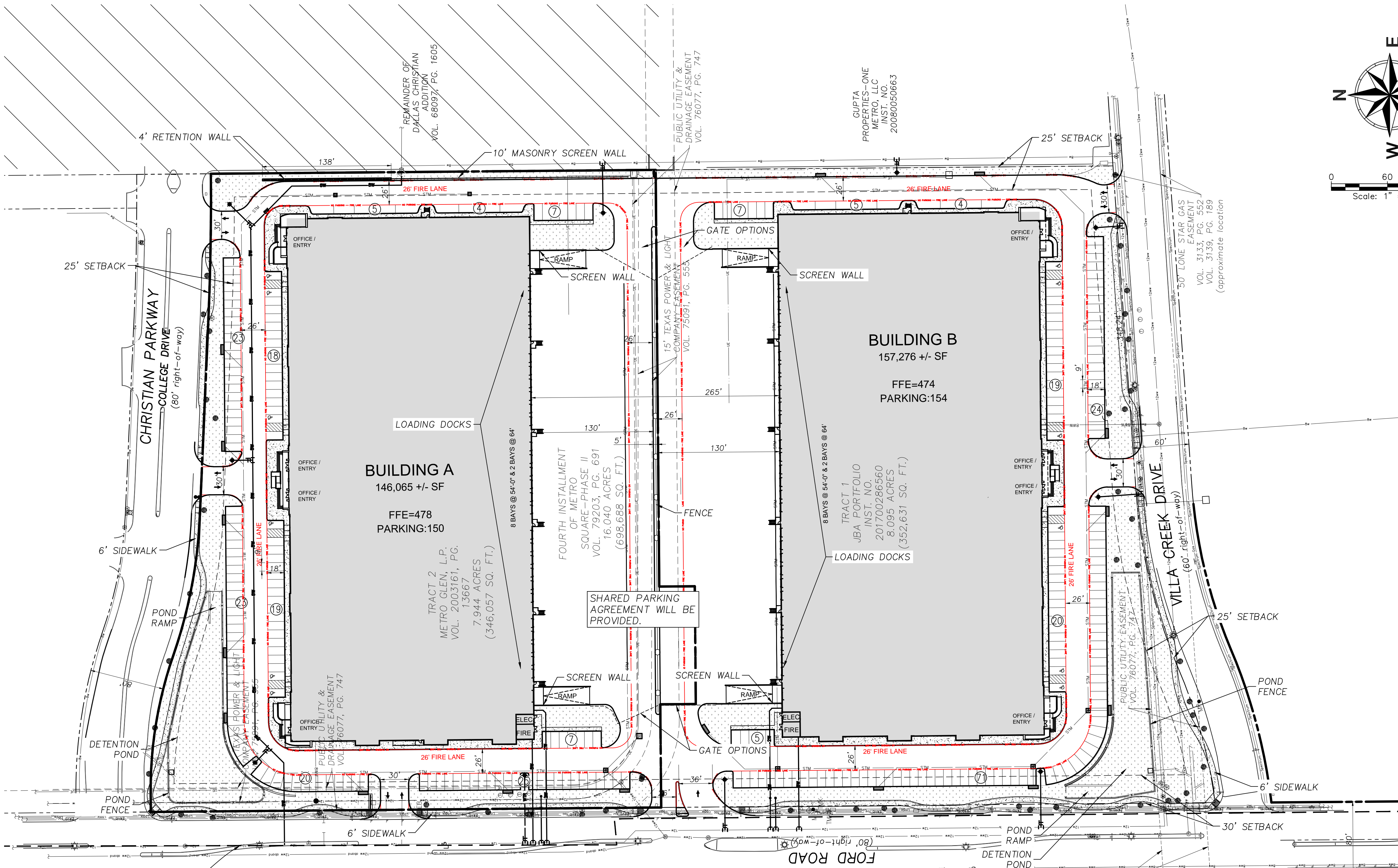
A motion was made by Commissioner Kirby, seconded by Commissioner Trapp, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, Alternate Commissioner Noris

Chair Raley asked when this case would be considered by City Council. Ms. Bergman stated at their June 17, 2025 meeting.



01	PHASE EXHIBIT	FORD ROAD FARMERS BRANCH TEXAS, 75234	6-6-2025	<div><div><div><div></div><div>Winkelmann & Associates, Inc.</div></div><div><div>CONSULTING CIVIL ENGINEERS</div><div>SURVEYORS</div></div><div><div>6750 HILBREST PLAZA DRIVE, SUITE 215</div><div>DALLAS, TEXAS 75234</div><div>TEL: (972) 440-7999 FAX: (972) 440-7090</div><div>TXS: 000666-00</div><div>COMPANY: WINKELMANN & ASSOCIATES, INC.</div></div></div></div>	No.	DATE	REVISION	APPROV.
LAST SAVED BY: MMORALES June 6, 2025								



- BOUNDARY
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE (LAN)

SITE DATA TABLE	
EXISTING ZONING	PD-74
TRACT 2 AREA	7.944 ACRES
	346,057 SF
TRACT 1 AREA	8.095 ACRES
	352,631 SF
TOTAL AREA	16.039 ACRES
	698,688 SF
BUILDING A AREA	146,065 SF
BUILDING A HEIGHT	44 FT
BUILDING A F.F.E.	478 FT
IMPERVIOUS AREA	298,080 SF
	86.1 %
BUILDING B AREA	157,276 SF
BUILDING B HEIGHT	44 FT
BUILDING B F.F.E.	474 FT
IMPERVIOUS AREA	297,047 SF
	84.2 %
BUILDING A PARKING	
PARKING REQUIRED	146 SPACES
PROVIDED	150 SPACES
BUILDING B PARKING	
PARKING REQUIRED	157 SPACES
PROVIDED	154 SPACES

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0170K, dated July 7, 2014, this property is within Flood Zones X and X(Shaded).

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

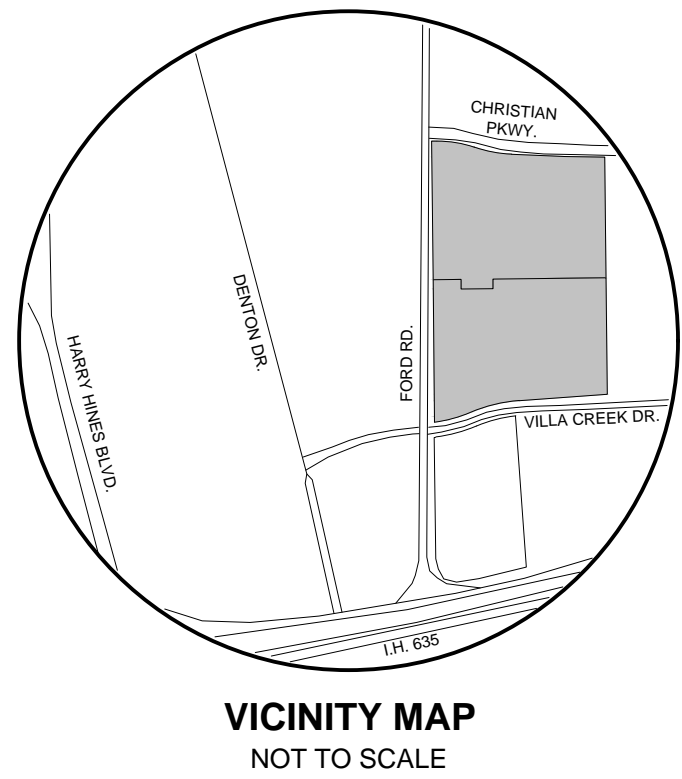
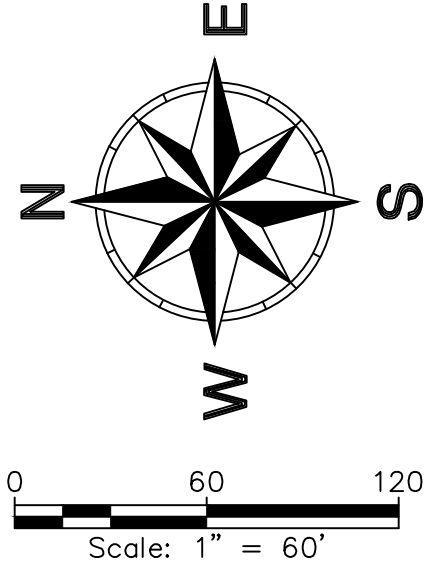
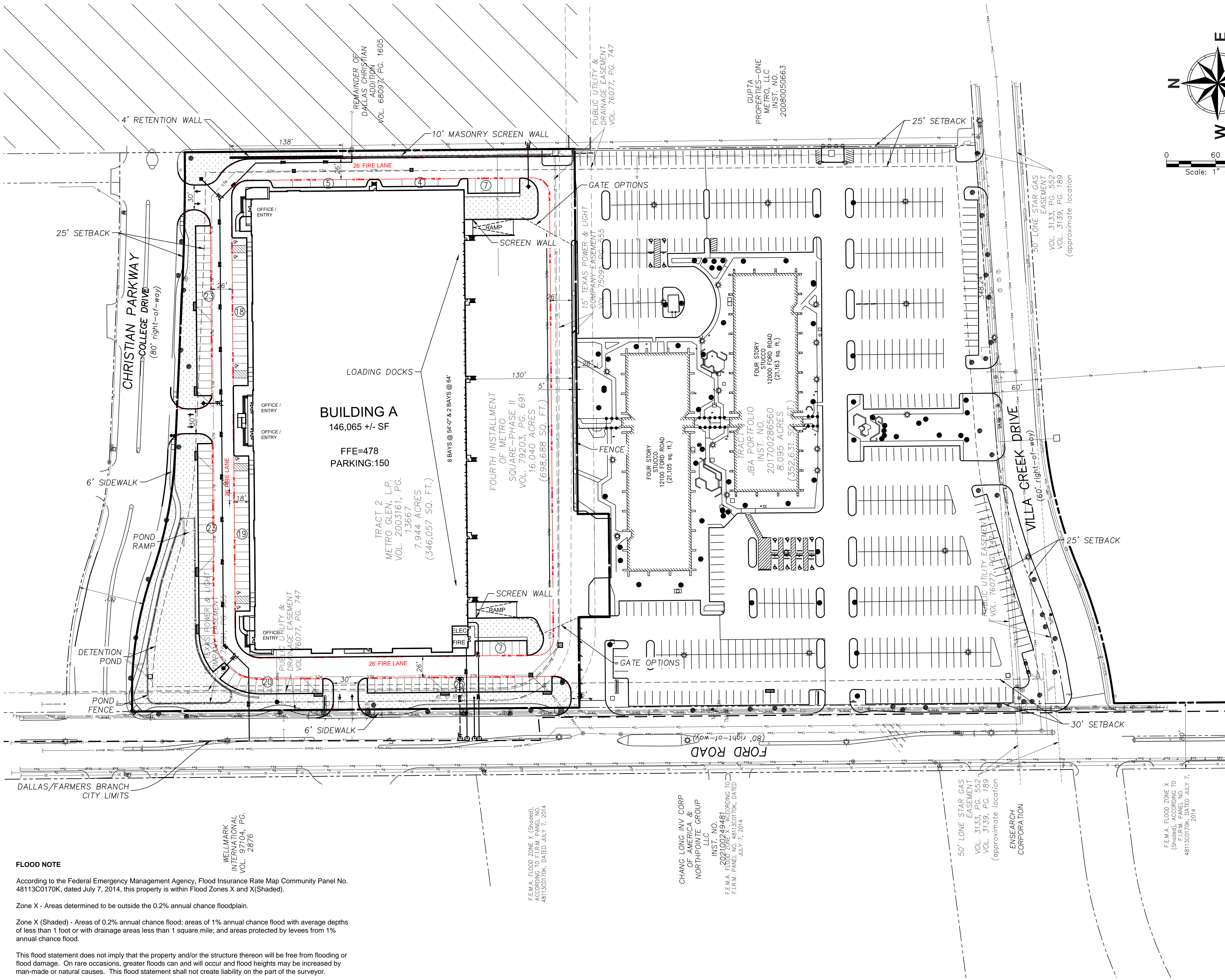
6720 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75234
(972) 480-7990
FAX (972) 480-7999

Professional Engineer Registration No. 100866-00
Professional Surveyor Registration No. 100866-00

5-28-2025

OVERALL DETAILED SITE PLAN

FORD ROAD FARMERS BRANCH TEXAS, 75234



--- BOUNDARY

PROPOSED SIDEWALK

PROPOSED LANDSCAPE (LAN)

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PHASE ONE DETAILED SITE PLAN

FORD ROAD FARMERS BRANCH TEXAS,
75234

02

Winkelmann & Associates, Inc.

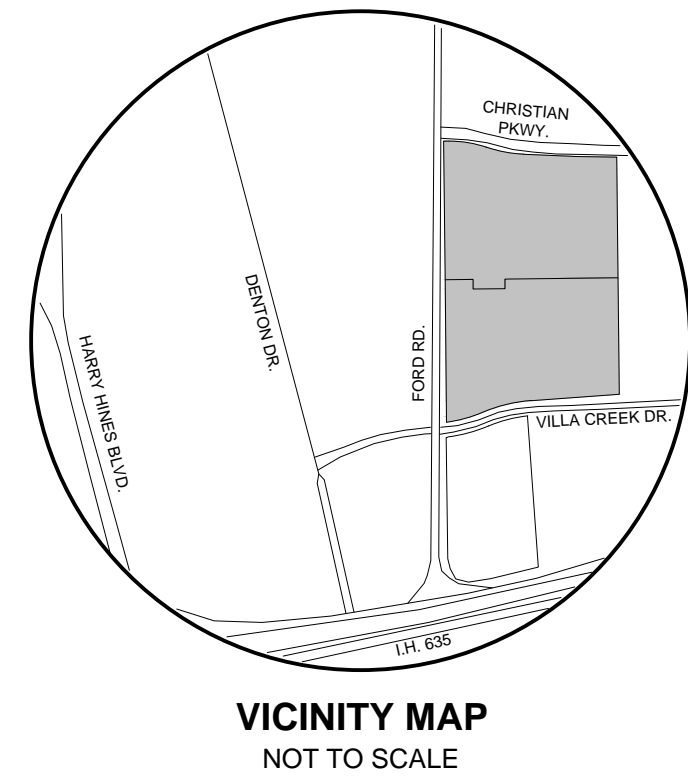
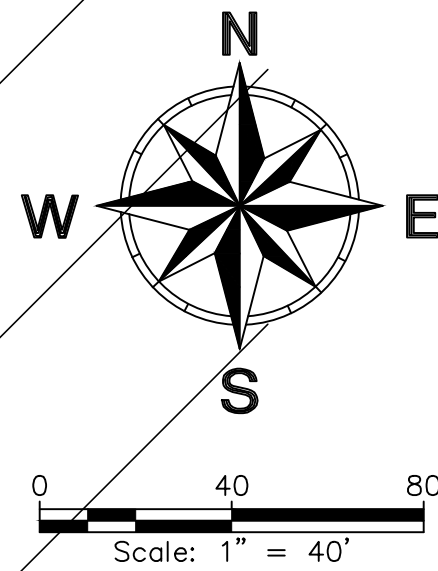
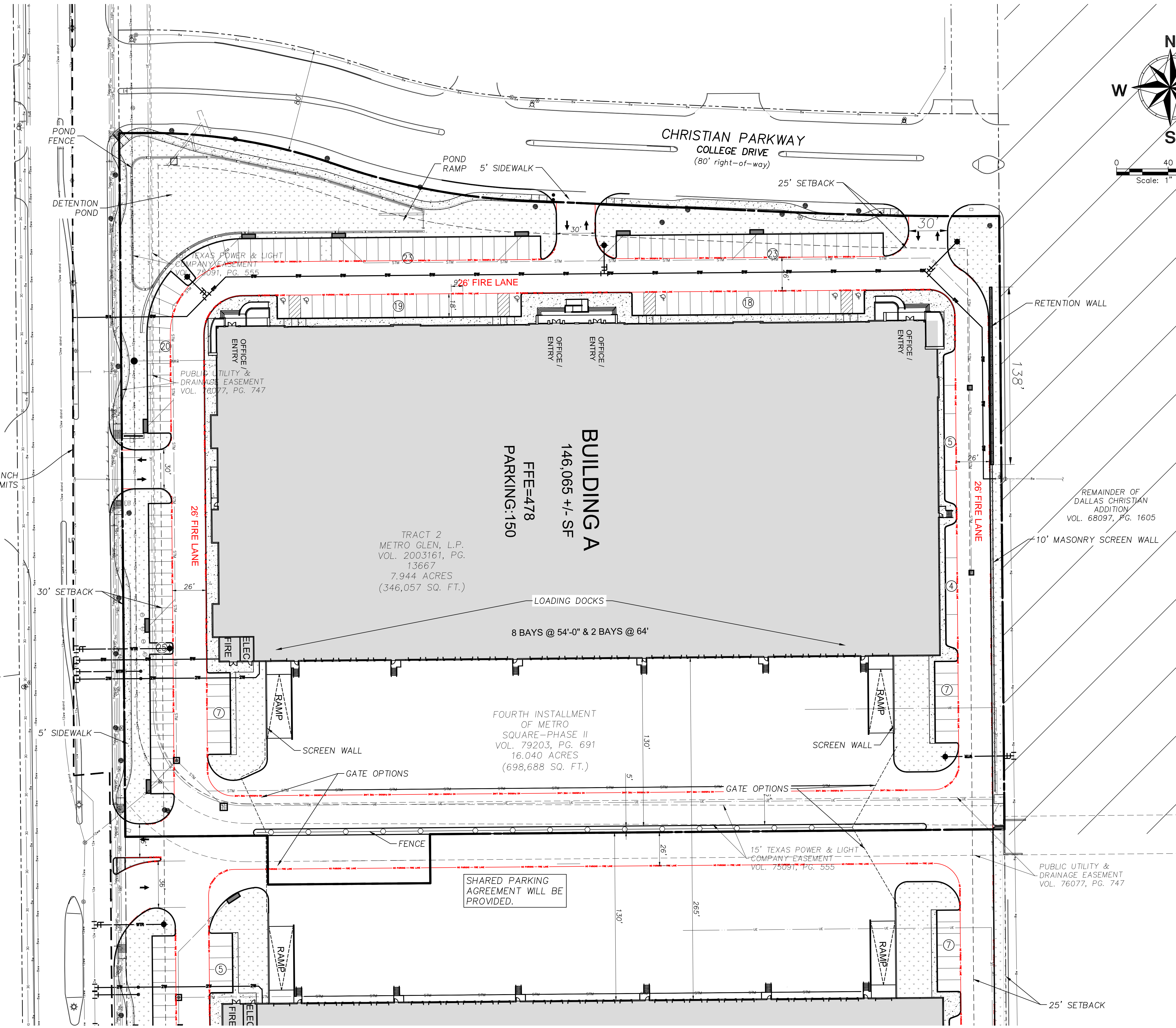
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6720 HILLCREST PLAZA DRIVE, SUITE 215
FARMERS BRANCH, TEXAS 75234
(972) 480-7890
(972) 480-7891 FAX
Texas Engineers Registration No. 100866-00
Texas Surveyors Registration No. 100866-00
CIVIL ENGINEER: G. J. WINKELMANN, INC.

ELLMARK
INTERNATIONAL
97104, PG.
2876

DALLAS/FARMERS BRANCH
CITY LIMITS

ONE X (Shaded),
J.R.M. PANEL NO.
ED JULY 7, 2014

LONG INV CORP
AMERICA &
UPONITE GROUP



--- BOUNDARY

PROPOSED SIDEWALK

PROPOSED LANDSCAPE (LAN)

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Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6720 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75234
(972) 480-7990
(972) 480-7999 FAX
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100866-00
CIVIL ENGINEER 07-2224 WINKELMANN & ASSOCIATES, INC.

5-28-2025

DETAILED SITE PLAN

**FORD ROAD FARMERS BRANCH TEXAS,
75234**

NE X (Shaded),
3.M. PANEL NO.
D JULY 7, 2014

LONG INV CORP
AMERICA &
I POINTE GROUP
LLC
INST. NO.
2100249481

D ZONE X, ACCORDING TO
L NO. 48113C0170K, DATED
JULY 7, 2014

50' LONE STAR GAS
EASEMENT
VOL. 3133, PG. 552
VOL. 3139, PG. 189
(approximate location)

ENSEARCH
CORPORATION

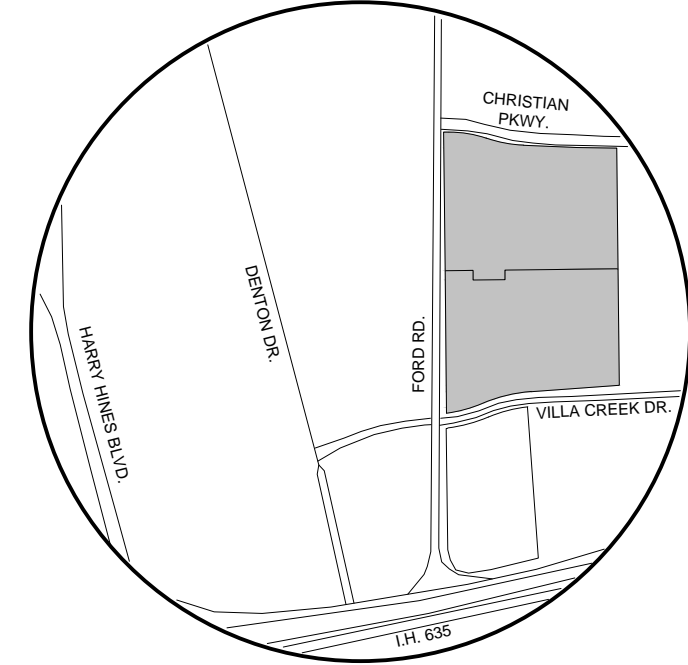
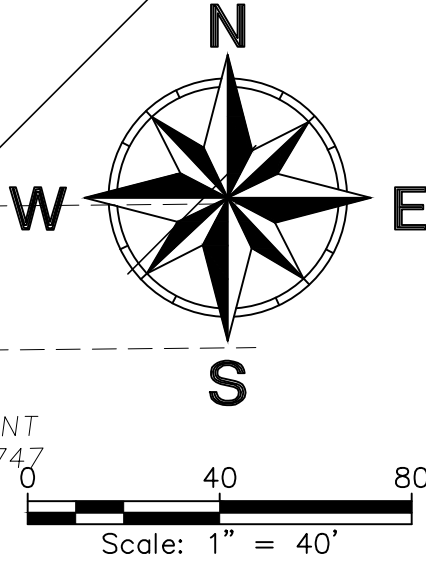
DALLAS/FARMERS BRANCH
CITY LIMITS

SQUARE-PHASE II
VOL. 79203, PG. 691
16.040 ACRES
(698,688 SQ. FT.)

SHARED PARKING
AGREEMENT WILL BE
PROVIDED.

15' TEXAS POWER & LIGHT
COMPANY EASEMENT
VOL. 75091, PG. 555

PUBLIC UTILITY &
DRAINAGE EASEMENT
VOL. 76077, PG. 747



VICINITY MAP
NOT TO SCALE

--- BOUNDARY

PROPOSED SIDEWALK

PROPOSED LANDSCAPE
(LAN)

SITE DATA TABLE

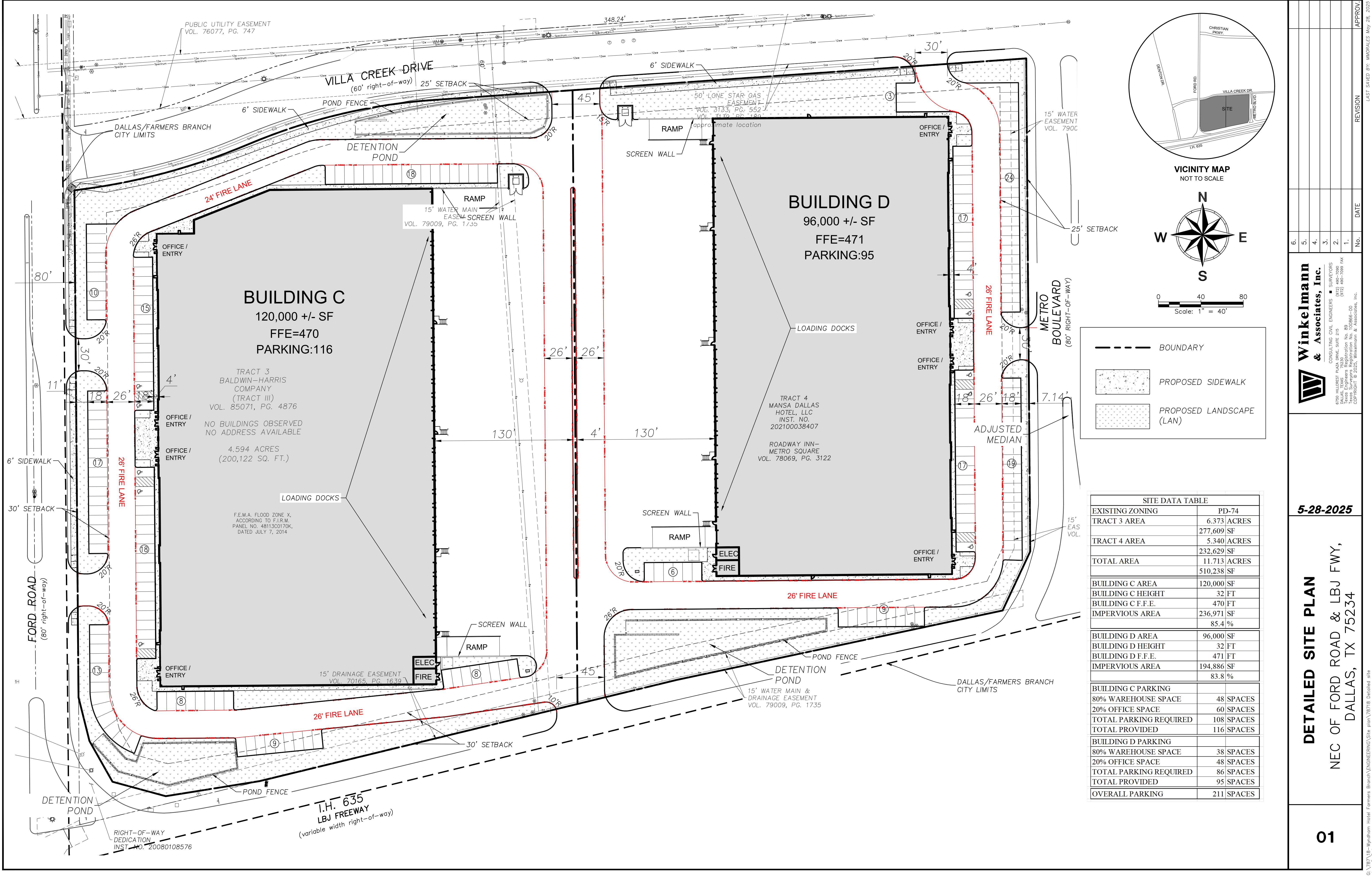
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**Winkelmann
& Associates, Inc.**
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6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75234
TELEPHONE: (972) 480-7990
FAX: (972) 480-7999
www.winkelmann-associates.com

5-28-2025

DETAILED SITE PLAN
FORD ROAD FARMERS BRANCH TEXAS,
75234

03



6.

5.

4.

3.

2.

1.

No.

DATE

REVISION

APPROV.

Winkelmänn & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75231
Texas Engineers Registration No. 100866-00
Surveyors Registration No. 100866-00
CORPORATE: 214.425.1111 WINKELMANN & ASSOCIATES, INC.

5-28-2025

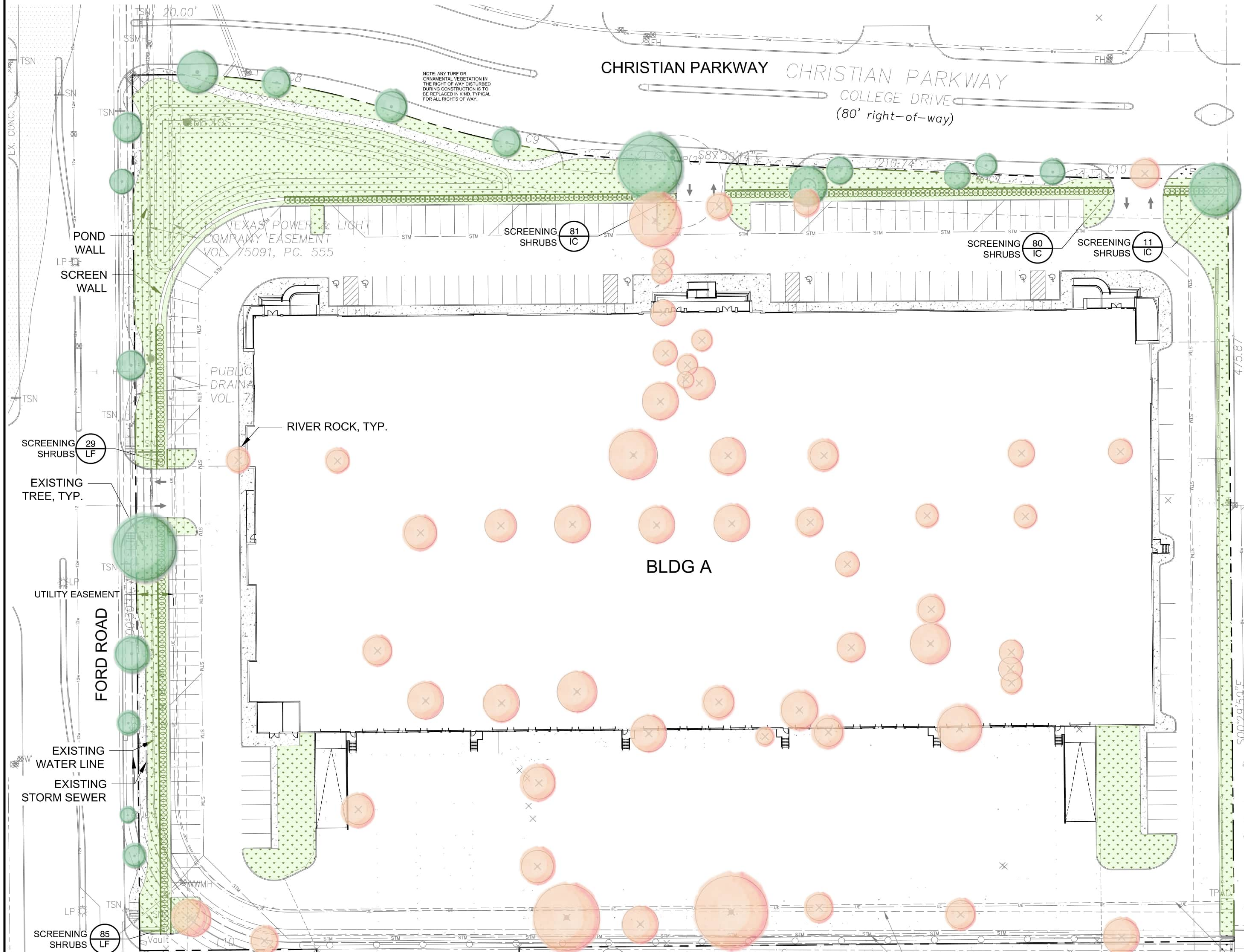
DETAILED SITE PLAN

NEC OF FORD ROAD & LBJ FWY,
DALLAS, TX 75234

01

LAST SAVED BY: MORALES May 28, 2025

plan-C-dwg



LANDSCAPE CALCULATIONS, PARCEL 1

PERMITTING AUTHORITY:	FARMERS BRANCH, TX
ZONING:	PD-74
ADJACENT ZONING:	PD-74
TOTAL SITE AREA:	346,030 SF
LANDSCAPE AREA REQUIRED:	17,302 SF (5% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	42,226 SF
TREE CREDITS	
TOTAL TREE CREDITS AVAILABLE:	57 TREE CREDITS
SEE SHEET TD-1 FOR CALCULATIONS	
STREET TREES ALONG CHRISTIAN PARKWAY	
FRONTAGE LENGTH:	583 LF (NOT INCL WIDTH OF DRIVEWAYS)
STREET TREES REQUIRED:	23 TREES (1 PER 25 LF OF FRONTAGE)
STREET TREES PROVIDED:	23 TREES (17 PROPOSED & 6 EXISTING TREES (CREDITS))
STREET TREES ALONG FORD ROAD	
FRONTAGE LENGTH:	497 LF (NOT INCL WIDTH OF DRIVEWAYS)
STREET TREES REQUIRED:	20 TREES (1 PER 25 LF OF FRONTAGE)
STREET TREES PROVIDED:	20 TREES (1 PROPOSED & 7 EXG TREES + 12 CREDITS)
NOTE: THE UTILITIES IN THIS AREA MAKE IT DIFFICULT TO PLANT TREES. THE EXISTING TREE CREDITS HAVE BEEN APPLIED TO THIS FRONTAGE TO MITIGATE THOSE DIFFICULTIES.	
PARKING LOT	
QUANTITY OF PARKING SPACES:	151 PARKING SPACES
VEHICULAR SURFACE AREA:	134,860 SF
LANDSCAPE AREA REQUIRED:	6,743 SF (5% OF VEHICULAR SURFACE AREA)
LANDSCAPE AREA PROVIDED:	6,562 SF (IN MEDIANS, ISLANDS OR PENINSULAS)
PARKING LOT SCREENING	
SCREENING REQUIRED:	CONTINUOUS HEDGE, MAX 3' O.C.
SCREENING PROVIDED:	CONTINUOUS HEDGE AT 3' O.C.
DUMPSTER SCREENING	
SCREENING REQUIREMENT TBD PER PD-74 2248	
MECHANICAL EQUIPMENT SCREENING	
GROUND MOUNTED EQUIPMENT:	TBD WHEN EQUIPMENT IS LOCATED
LOADING ZONE SCREENING	
SCREENING REQUIRED:	SCREENING WALL PROVIDED

PLANT SCHEDULE - PARCEL 1

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS						
	IC	294	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	MIN. 3' HT. AND 5 GAL.	3' O.C.
	LF	109	LUECOPHYLLUM FRUTESCENS 'COMPACTUM'	DWARF TEXAS SAGE	MIN. 3' HT. AND 5 GAL.	3' O.C.
	RI	26	RHAPHIOLEPS INDICA 'SNOW WHITE'	SNOW WHITE INDIAN HAWTHORN	3 GAL.	4' O.C.
	RM	66	ROSA X 'MEIGGELI'	PEACH DRIFT ROSE	3 GAL.	3' O.C.
GROUND COVER						
		27 SF	RIVER ROCK OVER WEED FABRIC	1"-3" GRAVEL; PROVIDE SAMPLE TO OWNER FOR APPROVAL		
		33,264 SF	SOD: TIFWAY 419	BERMUDA GRASS	SOD	

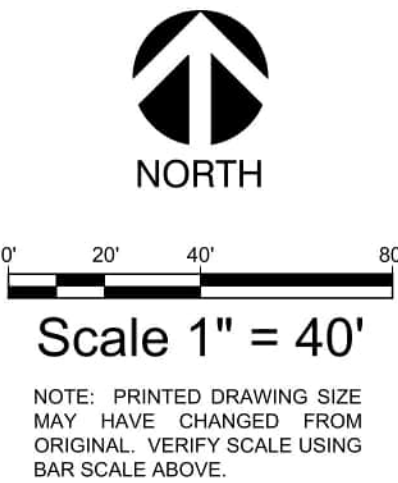
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED: SEE TD-1 FOR INVENTORY



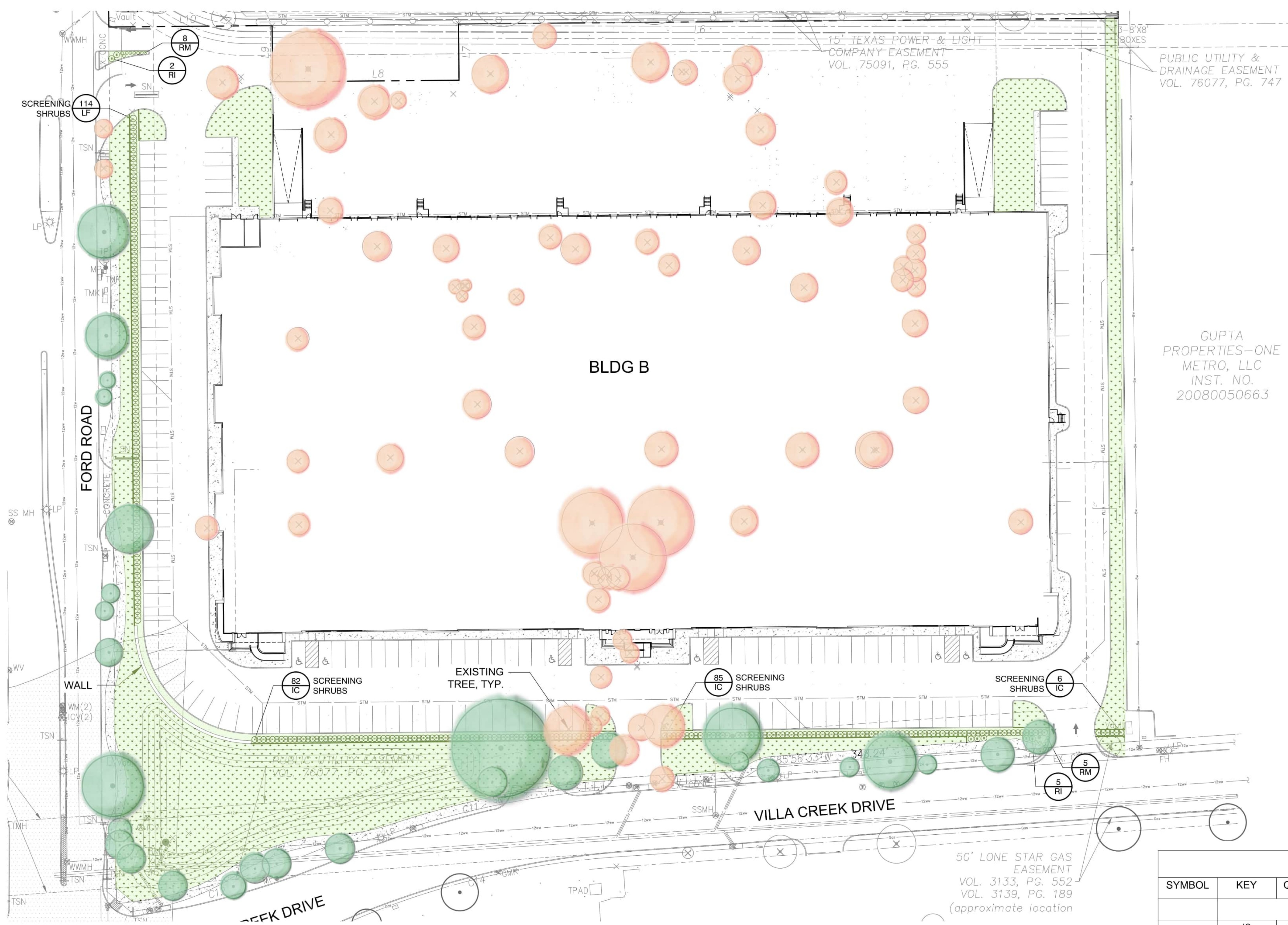
LANDSCAPE PLANTING PLAN - PARCEL 1

FORD ROAD FARMERS BRANCH TEXAS, 75234

LP-1



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LANDSCAPE CALCULATIONS, PARCEL 2

PERMITTING AUTHORITY:	FARMERS BRANCH, TX
ZONING:	PD-74
ADJACENT ZONING:	PD-74
TOTAL SITE AREA:	353,957 SF
LANDSCAPE AREA REQUIRED:	17,698 SF (5% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	45,588 SF
TREE CREDITS	
TOTAL TREE CREDITS AVAILABLE:	87 TREE CREDITS
SEE SHEET TD-2 FOR CALCULATIONS	
STREET TREES ALONG FORD ROAD	
FRONTAGE LENGTH:	518 LF (NOT INCL WIDTH OF DRIVEWAYS)
STREET TREES REQUIRED:	21 TREES (1 PER 25 LF OF FRONTAGE)
STREET TREES PROVIDED:	21 TREES (13 EXISTING TREES & 8 ADDL CREDITS)
STREET TREES ALONG VILLA CREEK DRIVE	
FRONTAGE LENGTH:	618 LF (NOT INCL WIDTH OF DRIVEWAYS)
STREET TREES REQUIRED:	25 TREES (1 PER 25 LF OF FRONTAGE)
STREET TREES PROVIDED:	25 TREES (15 EXISTING TREES & 10 ADDL CREDITS)
PARKING LOT	
QUANTITY OF PARKING SPACES:	155 PARKING SPACES
VEHICULAR SURFACE AREA:	130,161 SF
LANDSCAPE AREA REQUIRED:	6,508 SF (5% OF VEHICULAR SURFACE AREA)
LANDSCAPE AREA PROVIDED:	6,459 SF (IN MEDIANS, ISLANDS OR PENINSULAS)
PARKING LOT SCREENING	
SCREENING REQUIRED:	CONTINUOUS HEDGE, MAX 3' O.C.
SCREENING PROVIDED:	CONTINUOUS HEDGE AT 3' O.C.
DUMPSTER SCREENING	
SCREENING REQUIREMENT TBD PER PD-74 2248	
MECHANICAL EQUIPMENT SCREENING	
GROUND MOUNTED EQUIPMENT:	TBD WHEN EQUIPMENT IS LOCATED
LOADING ZONE SCREENING	
SCREENING REQUIRED:	SCREENING WALL PROVIDED

PLANT SCHEDULE - PARCEL 2						
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS						
	IC	193	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	MIN. 3' HT. AND 5 GAL.	3' O.C.
	LF	114	LEUCOPHYLLUM FRUTESCENS 'COMPACTUM'	DWARF TEXAS SAGE	MIN. 3' HT. AND 5 GAL.	3' O.C.
	RI	7	RHAPHIOLEPIS INDICA 'SNOW WHITE'	SNOW WHITE INDIAN HAWTHORN	3 GAL.	4' O.C.
	RM	13	ROSA X 'MEIGGELI'	PEACH DRIFT ROSE	3 GAL.	3' O.C.
GROUND COVER						
		39,595 SF	SOD: TIFWAY 419	BERMUDA GRASS	SOD	

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED: SEE TD-1 FOR INVENTORY

Scale 1" = 40'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LANDSCAPE PLANTING PLAN - PARCEL 2

FORD ROAD FARMERS BRANCH TEXAS, 75234

LP-2

Winkelmänn & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILDCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Texas Surveyors Registration No. 100866-00
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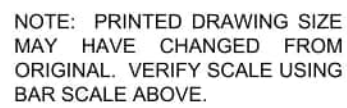
REGISTERED LANDSCAPE ARCHITECT
LISA CUTSHAW
STATE OF TEXAS
3770
Lisa J. Cutshaw
5-12-2025

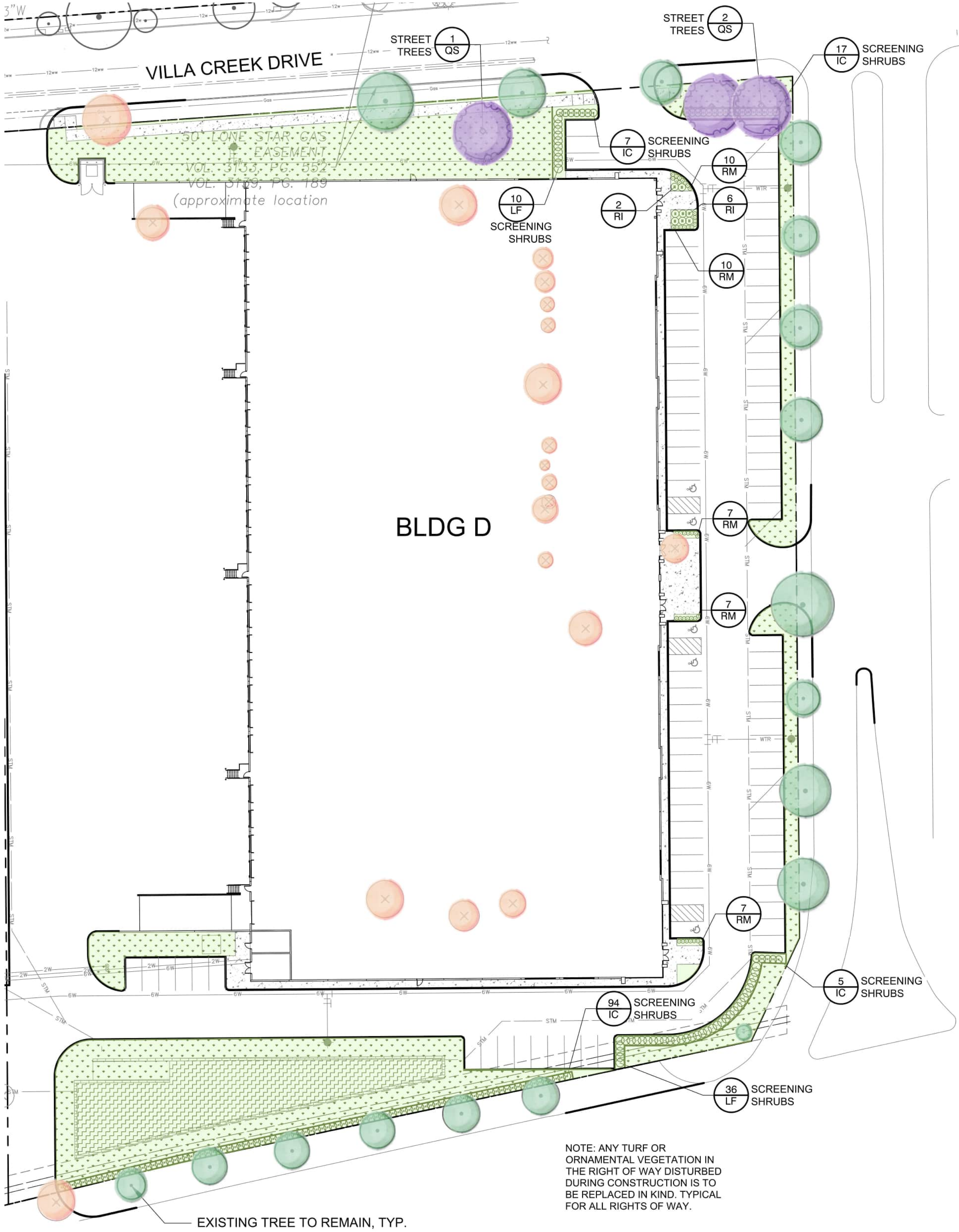
REVISION

DATE

APPROV.

LAST SAVED BY: LISA CUTSHAW May 11, 2025





LANDSCAPE CALCULATIONS, PARCEL D

PERMITTING AUTHORITY:	FARMERS BRANCH, TX
ZONING:	PD-74
ADJACENT ZONING:	PD-74
TOTAL SITE AREA:	233,055 SF
LANDSCAPE AREA REQUIRED:	11,653 SF (5% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	29,935 SF
TREE CREDITS	
TOTAL TREE CREDITS AVAILABLE:	27 TREE CREDITS
SEE SHEET TD-2 FOR CALCULATIONS	
STREET TREES ALONG VILLA CREEK DRIVE	
FRONTAGE LENGTH:	369 LF (NOT INCL WIDTH OF DRIVEWAYS)
STREET TREES REQUIRED:	15 TREES (1 PER 25 LF OF FRONTAGE)
STREET TREES PROVIDED:	15 TREES (3 PROPOSED TREES & 15 CREDITS)
STREET TREES ALONG LYNDON B JOHNSON FREEWAY	
FRONTAGE LENGTH:	382 LF (NOT INCL WIDTH OF DRIVEWAYS)
STREET TREES REQUIRED:	15 TREES (1 PER 25 LF OF FRONTAGE)
STREET TREES PROVIDED:	15 TREES (15 CREDITS)
PARKING LOT	
QUANTITY OF PARKING SPACES:	95 PARKING SPACES
VEHICULAR SURFACE AREA:	96,067 SF
LANDSCAPE AREA REQUIRED:	4,803 SF (5% OF VEHICULAR SURFACE AREA)
LANDSCAPE AREA PROVIDED:	1,603 SF (IN MEDIANS, ISLANDS OR PENINSULAS)
PARKING LOT SCREENING	
SCREENING REQUIRED:	CONTINUOUS HEDGE, MAX 3' O.C.
SCREENING PROVIDED:	CONTINUOUS HEDGE AT 3' O.C.
DUMPSTER SCREENING	
SCREENING REQUIREMENT TBD PER PD-74 2248	
MECHANICAL EQUIPMENT SCREENING	
GROUND MOUNTED EQUIPMENT:	TBD WHEN EQUIPMENT IS LOCATED
LOADING ZONE SCREENING	
SCREENING REQUIRED:	SCREENING WALL PROVIDED

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANT SCHEDULE - PARCEL 2						
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES						
	QS	3	QUERCUS SHUMARDII	SHUMARD OAK	MIN. 2" CAL.	PER PLAN
SHRUBS						
	IC	123	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	MIN. 3' HT. AND 5 GAL.	3' O.C.
	LF	46	LEUCOPHYLLUM FRUTESCENS 'COMPACTUM'	DWARF TEXAS SAGE	MIN. 3' HT. AND 5 GAL.	3' O.C.
	RI	8	RHAPHIOLEPIS INDICA 'SNOW WHITE'	SNOW WHITE INDIAN HAWTHORN	3 GAL.	4' O.C.
	RM	41	ROSA X 'MEIGGELI'	PEACH DRIFT ROSE	3 GAL.	3' O.C.
GROUND COVER						
		21,134 SF	SOD: TIFWAY 419	BERMUDA GRASS	SOD	
		5,239 SF	HYDROMULCH TURF	SEE SPECS FOR SEED MIX AND SEEDING RATE		

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED: SEE TD-1 FOR INVENTORY



6.
5.
4.
3.
2.
1.
No.

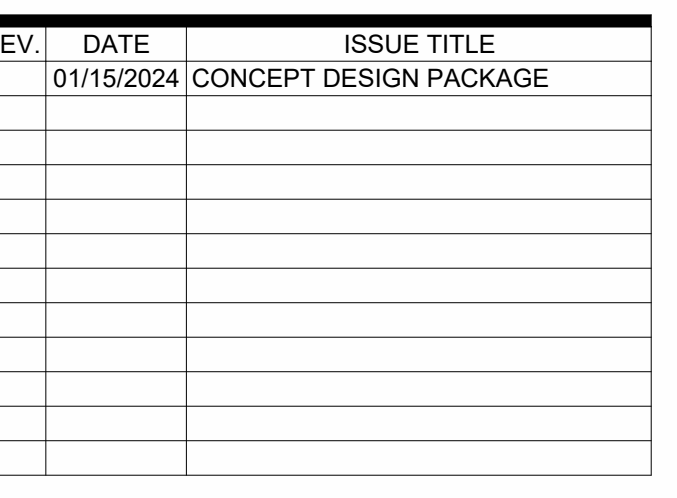
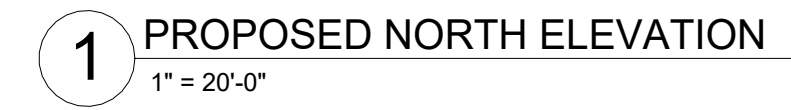
Winkelmänn & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Toll Free: 1-800-452-7999
Texas Surveyors Registration No. 100866-00
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5-28-2025

PRELIMINARY PLANTING PLAN - PARCEL D
FORD ROAD – BLDG C & D
FARMERS BRANCH TEXAS, 75234

LP-2

APPROV.
REVISION
DATE
LAST SAVED BY: LISA CUTSHAW May 11, 2025



FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED ELEVATIONS
BUILDING A

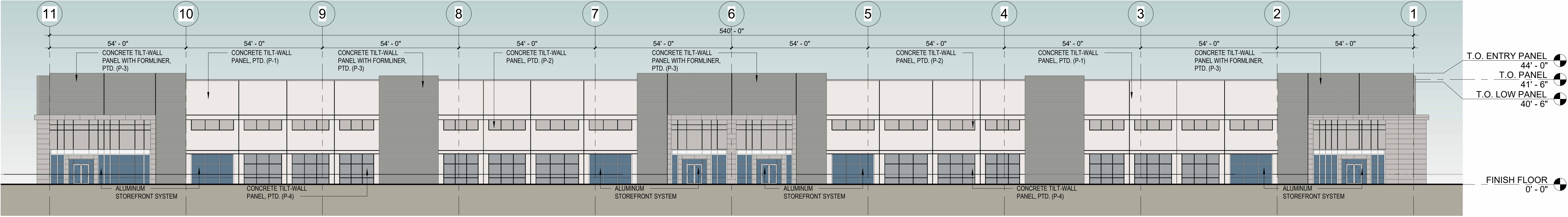
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PROJECT NUMBER

SP-2.0
SHEET NUMBER

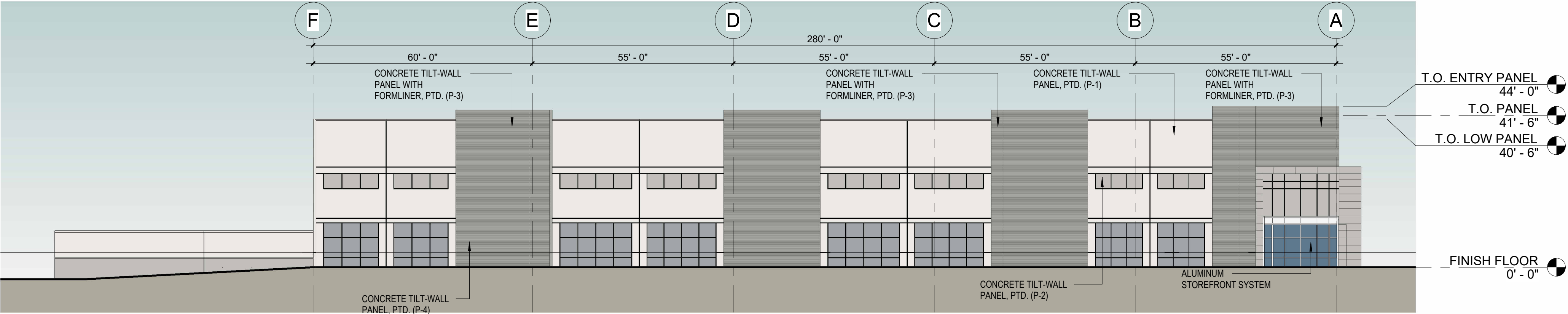
CONCEPT DESIGN PACKAGE - JANUARY 15, 2024



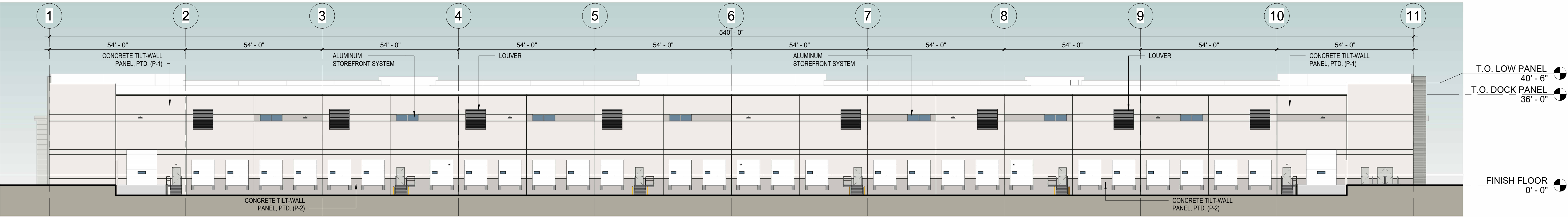
ARCHITECT
Park McCullah, LLC
5002 Village Place
Dallas, TX 75248



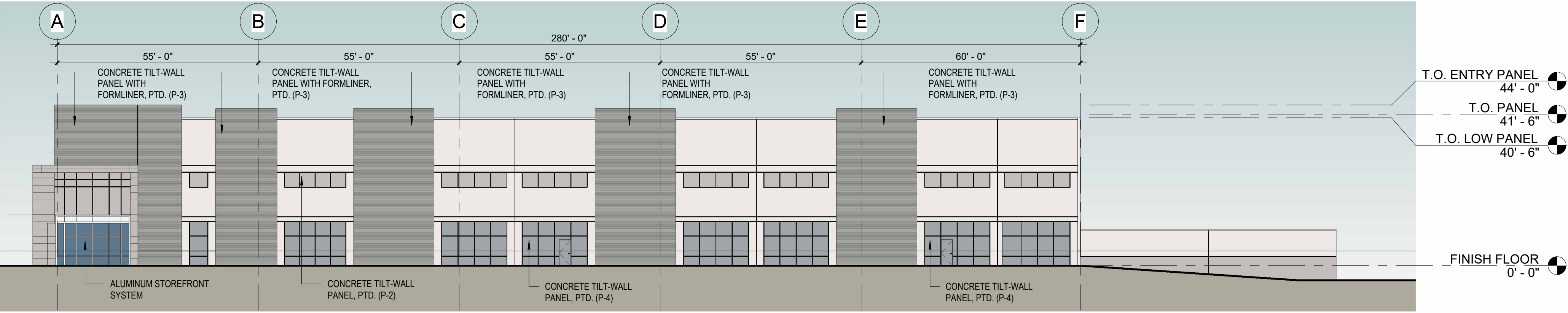
1 PROPOSED SOUTH ELEVATION
1" = 20'-0"



2 PROPOSED WEST ELEVATION
1" = 20'-0"



3 PROPOSED NORTH ELEVATION
1" = 20'-0"

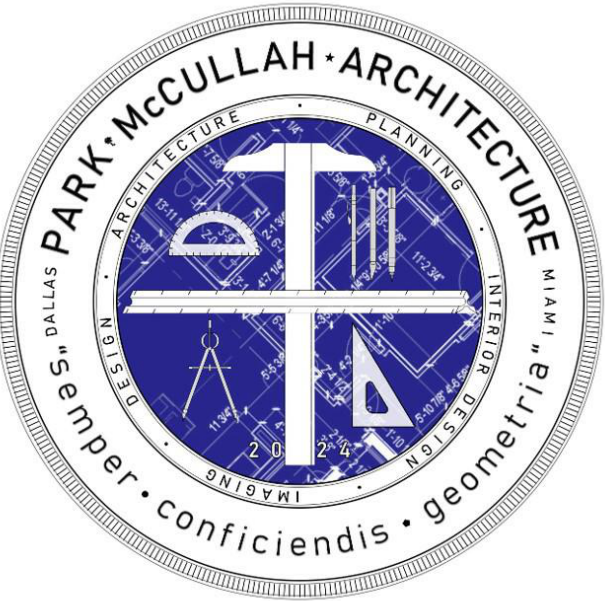


4 PROPOSED EAST ELEVATION
1" = 20'-0"

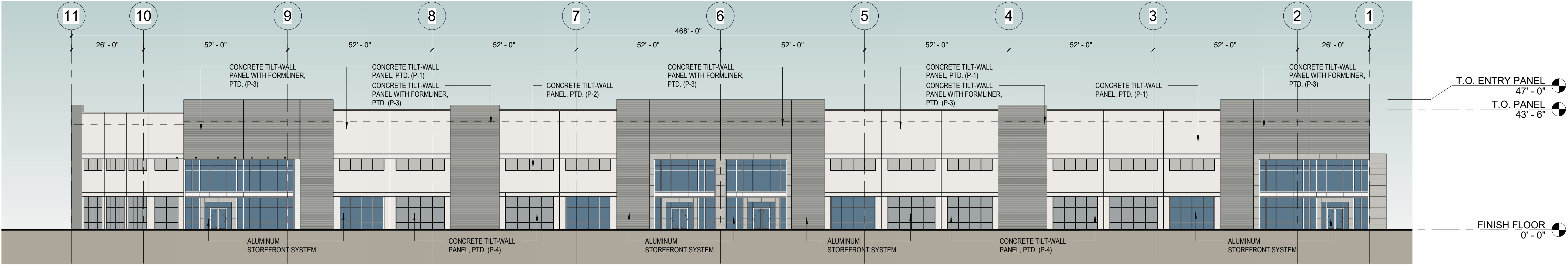
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	01/15/2024	CONCEPT DESIGN PACKAGE

FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED ELEVATIONS
BUILDING B

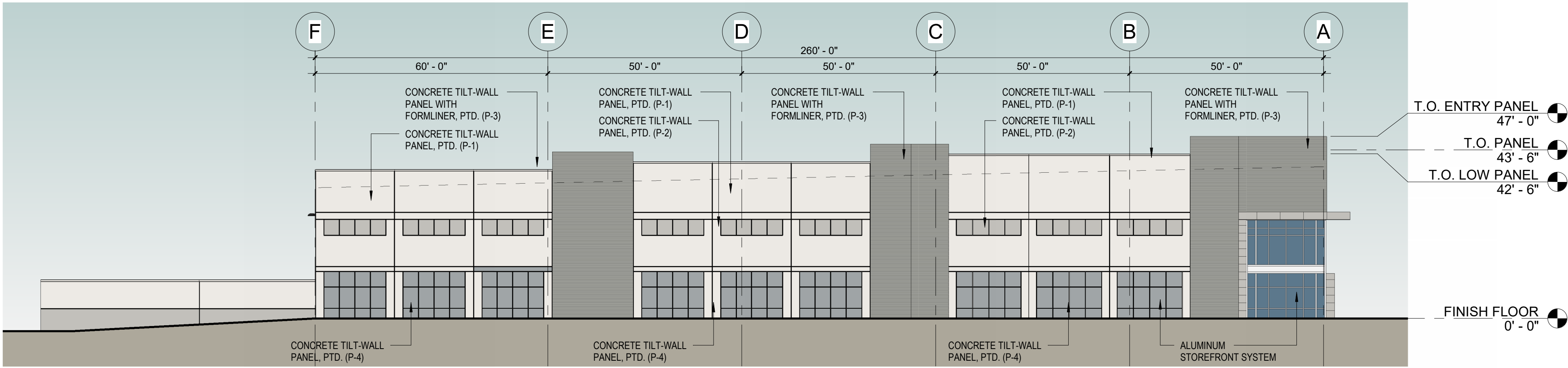
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SP-2.1 SHEET NUMBER



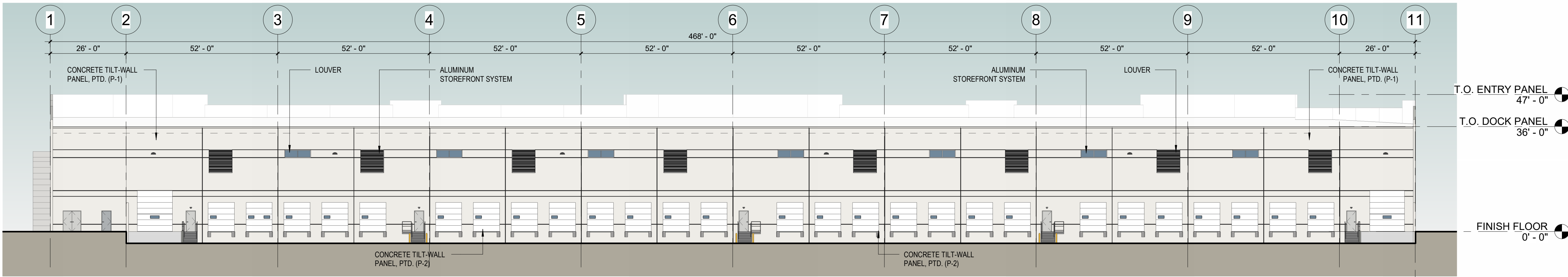
ARCHITECT
PARK MCCULLAH, LLC.
5002 Village Place
Dallas, TX 75248
Contact: Kyle McCullah
214.557.7327
kylemccullah@parkmccullah.com



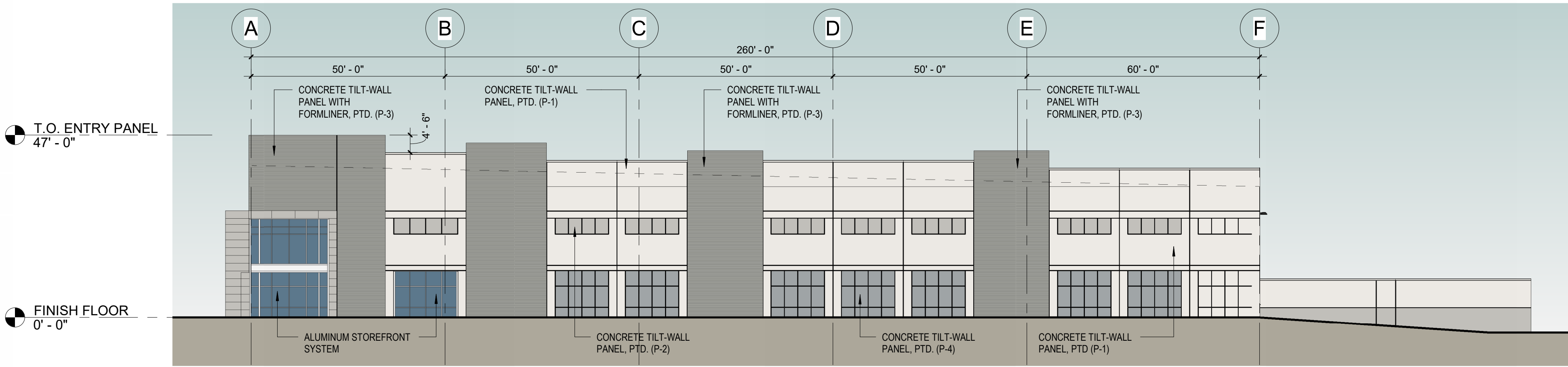
1 PROPOSED WEST ELEVATION
1" = 20'-0"



2 PROPOSED NORTH ELEVATION
1" = 20'-0"



3 PROPOSED EAST ELEVATION
1" = 20'-0"



4 PROPOSED SOUTH ELEVATION
1" = 20'-0"

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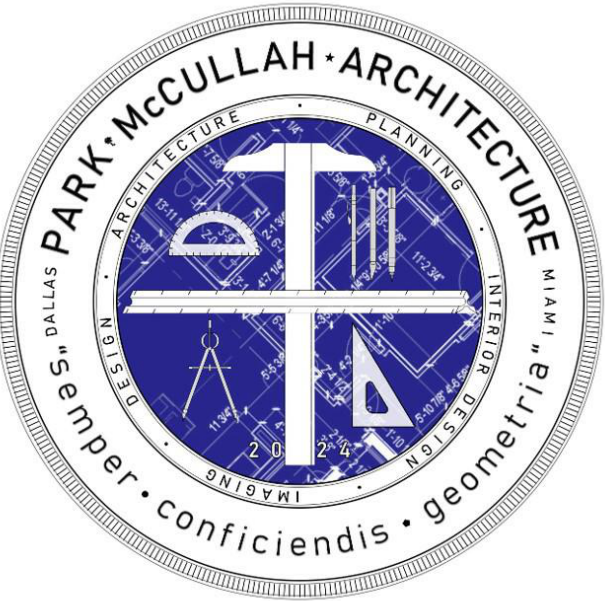
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FORD ROAD
FARMERS BRANCH, TEXAS 75234

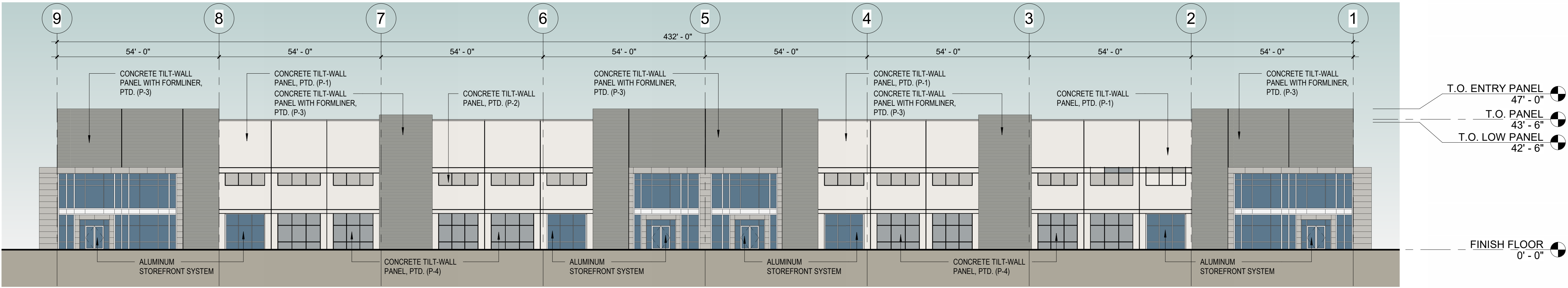
PROPOSED ELEVATIONS
BUILDING C

DIM2314
PROJECT NUMBER

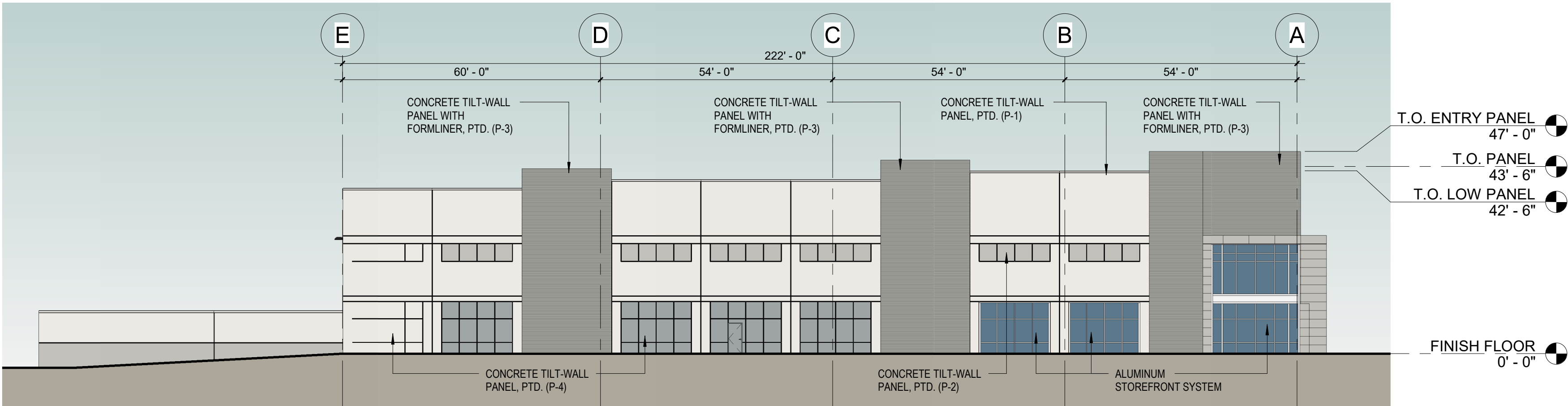
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SHEET NUMBER



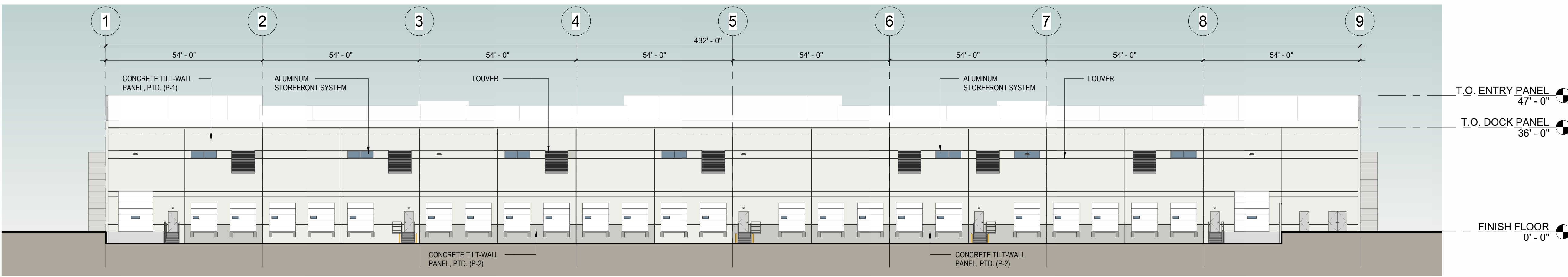
ARCHITECT
PARK McCULLAH, LLC.
5002 Village Place
Dallas, TX 75248
Contact: Kyle McCullah
214.957.7327
kylemccullah@parkmccullah.com



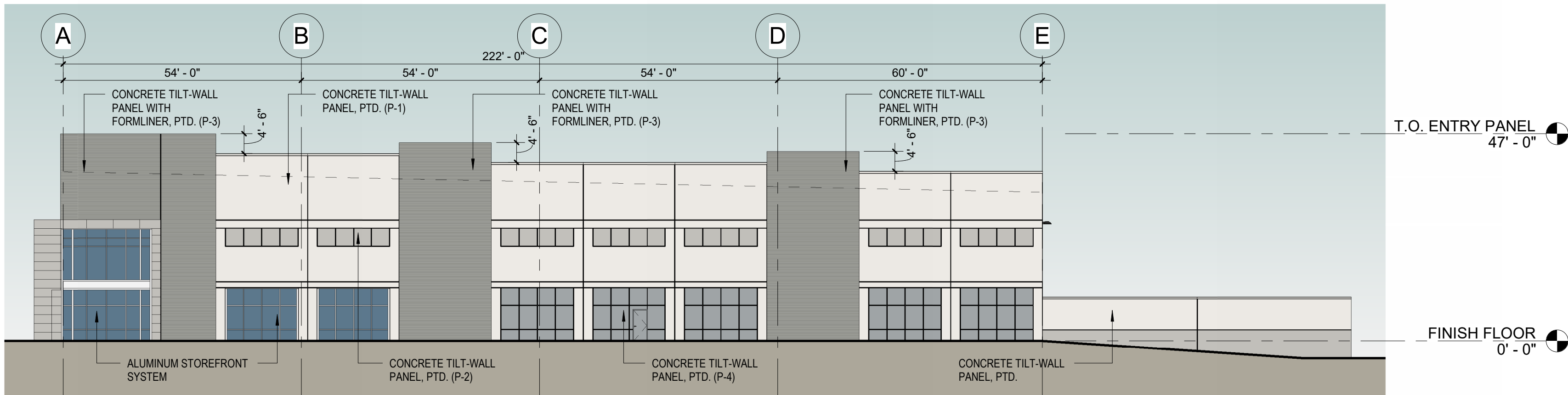
1 PROPOSED EAST ELEVATION
1" = 20'-0"



2 PROPOSED SOUTH ELEVATION
1" = 20'-0"



3 PROPOSED WEST ELEVATION
1" = 20'-0"



4 PROPOSED NORTH ELEVATION
1" = 20'-0"

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	03/20/2025	CONCEPT DESIGN PACKAGE

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FORD ROAD
FARMERS BRANCH, TEXAS 75234

PROPOSED ELEVATIONS
BUILDING D

DIM2314
PROJECT NUMBER

SP-4.1
SHEET NUMBER



January 12, 2024

Mr. Mike Clark, P.E.
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr., Suite 215
Dallas, TX 75230

Re: Trip Generation Comparison for the Proposed Office-Warehouse Development at 1200 Ford Road in Farmers Branch, TX

Dear Mr. Clark,

Below is a comparison of the projected traffic volumes for the site at 1200 Ford Road, located northeast of the Ford Road/Lydon B Johnson Freeway in Farmers Branch, Texas. The site currently contains four (4) office buildings with a total of 374,188 SF. The proposed office/warehouse development is planned to have three (3) buildings with a total of 393,000 SF. For the trip generation purposes, it is assumed that 10% of the proposed buildings will be office and 90% warehouse.

Traffic generated by a development, known as trip generation, is calculated based upon methods and rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual*, 11th Edition. Trips are projected for weekday and for the AM and PM peak hours of adjacent street traffic. It should be noted that there will be additional trips in the AM and PM periods; the trips summarized herein are the peak trips in an hour time period.

Existing Office Trip Generation

Trip generation for the existing office development is summarized in **Table 1**.

Table 1. Existing Office Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
710	General Office, Existing (100% Occupied)	374,188 SF	3,658	521	458	63	496	84	412

Proposed Office/Warehouse Trip Generation

The proposed office-warehouse development is projected to generate 1,112 trips per weekday, 141 trips in the AM peak hour, and 145 trips in the PM peak hour, as summarized in **Table 2**.

Table 2. Proposed Office-Warehouse Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
150	Warehouse, Future (90% of Future Buildings)	353,700 SF	597	66	51	15	69	19	50
710	General Office, Future (10% of Future Buildings)	39,300 SF	515	75	66	9	76	13	63
Total:		393,000 SF	1,112	141	117	24	145	32	113

The number of trucks projected to the site, per the on ITE *Trip Generation Manual*, are summarized below in **Table 3**. As shown, the site is projected to generate 212 truck trips per weekday, 7 trips in the AM peak hour, and 11 trips in the PM peak hour.

Table 3. Proposed Office-Warehouse Truck Trip Generation - Trucks

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
150	Warehouse, Future (90% of Future Buildings)	353,700 SF	212	7	4	3	11	6	5

Trip Generation Comparison

Traffic for the proposed site was compared to the existing office development considering the existing development occupied at 100%, 50%, and 25%. The resulting comparisons are summarized on the attached sheet.

The office-warehouse site is projected to generate fewer trips than the exiting office development. When the office fully occupied, the proposed site is projected to generate 2,546 fewer trips on a weekday, 380 fewer trips in the AM peak hour, and 351 fewer trips in the PM peak hour.

Even when considering the existing office development only 25% occupied, the proposed site is projected to generate 17 fewer trips in the AM peak hour, and 12 fewer trips in the PM peak hour.

Please let me know if you have any questions.

Thank you,

Lambeth Engineering Associates, PLLC



Christy Lambeth, P.E., PTOE
 President

Trip Generation Comparison Tables

Table 4. Existing Office Park 100% Occupied Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing - 100% Occupied									
710	General Office, Existing (100% Occupied)	374,188 SF	3,658	521	458	63	496	84	412
Proposed									
150	Warehouse, Future (90% of Future Buildings)	353,700 SF	597	66	51	15	69	19	50
710	General Office, Future (10% of Future Buildings)	39,300 SF	515	75	66	9	76	13	63
	Proposed Total:	393,000 SF	1,112	141	117	24	145	32	113
Difference (Proposed less 100% Existing):			-2,546	-380	-341	-39	-351	-52	-299

Table 5. Existing Office Park 50% Occupied Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing - 50% Occupied									
710	General Office, Existing (50% Occupied)	187,094 SF	2,002	287	253	34	279	47	232
Proposed									
150	Warehouse, Future (90% of Future Buildings)	353,700 SF	597	66	51	15	69	19	50
710	General Office, Future (10% of Future Buildings)	39,300 SF	515	75	66	9	76	13	63
	Proposed Total:	393,000 SF	1,112	141	117	24	145	32	113
Difference (Proposed less 50% Existing):			-890	-146	-136	-10	-134	-15	-119

Table 6. Existing Office Park 25% Occupied Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing - 25% Occupied									
710	General Office, Existing (25% Occupied)	93,547 SF	1,095	158	139	19	157	27	130
Proposed									
150	Warehouse, Future (90% of Future Buildings)	353,700 SF	597	66	51	15	69	19	50
710	General Office, Future (10% of Future Buildings)	39,300 SF	515	75	66	9	76	13	63
	Proposed Total:	393,000 SF	1,112	141	117	24	145	32	113
Difference (Proposed less 25% Existing):			17	-17	-22	5	-12	5	-17



May 12, 2025

Mr. Mike Clark, P.E.
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr., Suite 215
Dallas, TX 75230

Re: Trip Generation Comparison for the Proposed Office-Warehouse Development at 2645 Lyndon B Johnson Freeway in Farmers Branch, TX

Dear Mr. Clark,

Below is a comparison of the projected traffic volumes for the site at 2645 Lyndon B Johnson Freeway, located northeast of the Ford Road/Lyndon B Johnson Freeway in Farmers Branch, Texas. The site currently contains a hotel building with a total of 350 rooms. The proposed office/warehouse development is planned to have one (1) building with a total of 96,000 SF. For the trip generation purposes, it is assumed that 10% of the proposed building will be office and 90% warehouse.

Traffic generated by a development, known as trip generation, is calculated based upon methods and rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual*, 11th Edition. Trips are projected for weekday and for the AM and PM peak hours of adjacent street traffic. It should be noted that there will be additional trips in the AM and PM periods; the trips summarized herein are the peak trips in an hour time period.

Existing Office Trip Generation

Trip generation for the existing hotel building is summarized in **Table 1**.

Table 1. Existing Hotel Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
310	Hotel	350 Rooms	3,370	168	94	74	231	118	113

Proposed Office/Warehouse Trip Generation

The proposed office-warehouse development is projected to generate 327 trips per weekday, 56 trips in the AM peak hour, and 61 trips in the PM peak hour, as summarized in **Table 2**.

Table 2. Proposed Office-Warehouse Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
150	Warehouse, Future (90% of Future Buildings)	86,400 SF	175	34	26	8	37	10	27
710	General Office, Future (10% of Future Buildings)	9,600 SF	152	22	19	3	24	4	20
Total:		96,000 SF	327	56	45	11	61	14	47

The number of trucks projected to the site, per the on ITE *Trip Generation Manual*, are summarized below in **Table 3**. As shown, the site is projected to generate 52 truck trips per weekday, 2 trips in the AM peak hour, and 3 trips in the PM peak hour.

Table 3. Proposed Office-Warehouse Truck Trip Generation - Trucks

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
150	Warehouse, Future (90% of Future Buildings)	86,400 SF	52	2	1	1	3	2	1

Trip Generation Comparison

Traffic for the proposed site was compared to the existing hotel building, considering the existing development occupied at 100%, 50%, and 25%. The resulting comparisons are summarized on the attached sheet.

The office-warehouse site is projected to generate fewer trips than the existing hotel building. When the hotel is fully occupied, the proposed site is projected to generate 3,043 fewer trips on a weekday, 112 fewer trips in the AM peak hour, and 170 fewer trips in the PM peak hour.

Even when considering the existing office development only 25% occupied, the proposed site is projected to generate 198 fewer trips on the weekday.

Please let me know if you have any questions.

Thank you,

Lambeth Engineering Associates, PLLC



Christy Lambeth, P.E., PTOE
President

Trip Generation Comparison Tables

Table 4. Existing Hotel Building 100% Occupied Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing - 100% Occupied									
310	Hotel, Existing (100% Occupied)	350 Rooms	3,370	168	94	74	231	118	113
Proposed									
150	Warehouse, Future (90% of Future Buildings)	86,400 SF	175	34	26	8	37	10	27
710	General Office, Future (10% of Future Buildings)	9,600 SF	152	22	19	3	24	4	20
	Proposed Total:	96,000 SF	327	56	45	11	61	14	47
Difference (Proposed less 100% Existing):			-3,043	-112	-49	-63	-170	-104	-66

Table 5. Existing Hotel Building 50% Occupied Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing - 50% Occupied									
310	Hotel, Existing (50% Occupied)	175 Rooms	1,473	80	45	35	102	52	50
Proposed									
150	Warehouse, Future (90% of Future Buildings)	86,400 SF	175	34	26	8	37	10	27
710	General Office, Future (10% of Future Buildings)	9,600 SF	152	22	19	3	24	4	20
	Proposed Total:	96,000 SF	327	56	45	11	61	14	47
Difference (Proposed less 50% Existing):			-1,146	-24	0	-24	-41	-38	-3

Table 6. Existing Hotel Building 25% Occupied Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing - 25% Occupied									
310	Hotel, Existing (25% Occupied)	88 Rooms	525	36	20	16	37	19	18
Proposed									
150	Warehouse, Future (90% of Future Buildings)	86,400 SF	175	34	26	8	37	10	27
710	General Office, Future (10% of Future Buildings)	9,600 SF	152	22	19	3	24	4	20
	Proposed Total:	96,000 SF	327	56	45	11	61	14	47
Difference (Proposed less 25% Existing):			-198	20	25	-5	24	-5	29



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BUILDING A - NORTHWEST ENTRY

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024



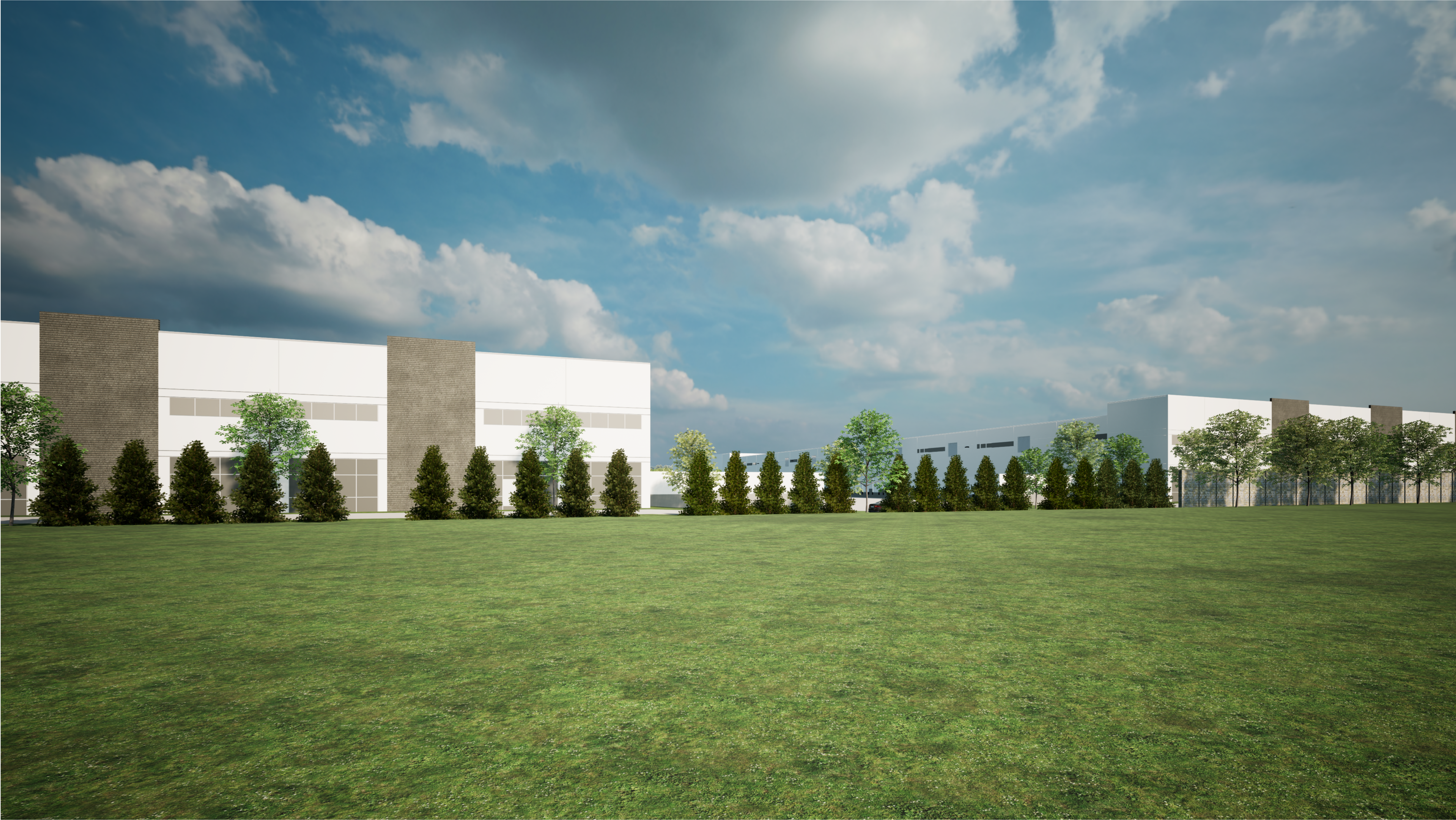
BUILDING A - VIEW CHRISTIAN PKWY

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

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	01/15/2024	CONCEPT DESIGN PACKAGE

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING



BUILDING A & B - EAST ELEVATIONS

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

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	01/15/2024	CONCEPT DESIGN PACKAGE

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING



ORDINANCE NO. 3850

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE DEVELOPMENT AND USE OF 20.8± ACRES OF LAND OUT OF THE ISAAC WEBB SURVEY ABSTRACT NO. 1574, DESCRIBED IN EXHIBIT “A,” HERETO, WITHIN PLANNED DEVELOPMENT DISTRICT NUMBER 74 (PD-74); ADOPTING A CONCEPTUAL SITE PLAN; PROVIDING FOR ADDITIONAL DEVELOPMENT REGULATIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and Zoning Map of the City of Farmers Branch, Texas, is hereby amended by amending as follows the regulations of Planned Development No. 74 (PD-74), as previously amended, with respect to the use and development of the property described in “Exhibit A” attached hereto and incorporated herein by reference (said tracts collectively referred to herein as “the Property”):

- A.** The Property shall be developed and used in accordance with the use and development regulations of Planned Development No. 74 (PD 74), as previously amended except as set forth in Section 1, Paragraphs B and C, below.
- B.** The Property shall be used and developed in accordance with the Conceptual Site Plan, Landscape Plan, and Building Elevations attached hereto as Exhibits “B,” “C,” and “D,” respectively and incorporated herein by reference.
- C.** Notwithstanding the provisions of PD-74, the Property may be developed in accordance with the following development regulations:

- (1) In addition to uses listed in Section 5 of the PD-74 Development Requirements, the following uses shall be permitted by right on the Property:
 - a. Warehouse and Distribution; and
 - b. Light Assembly;
- (2) In addition to uses listed in Section 5 of the PD-74 Development Requirements, the Property may be developed and used for Light Fabrication Use following approval of a Specific Use Permit relating to such use;
- (3) Active operations on the Property for Warehouse and Distribution and/or Light Assembly purposes shall not commence earlier than 6:00 a.m. Central Time or be conducted later than 10:00 p.m., Central Time, each day of the week; provided, however, it shall not be a violation of this Section 1.C.(3) for people to be present on the Property outside of the foregoing hours for purposes of performing administrative and/or management tasks in association with a Warehouse and Distribution and/or Light Assembly which tasks do not involve the operation of vehicles, equipment, and/or machinery on the Property; and
- (4) Buildings constructed on the Property shall not be required to comply with the residential proximity setback requirements set forth in Section 7.A.3 of the PD-74 Development Requirements, provided the buildings are located no closer to the eastern property line of the Property as shown on the Conceptual Site Plan; and
- (5) The location of required screening walls shall be as shown on the Conceptual Site Plan. Landscape screening with a variety of tree species shall be installed between the masonry screening wall and adjacent property zoned “R-4” One-Family District as shown on the Conceptual Landscape Plan. Construction of all screening walls, including a masonry wall not less than ten (10) feet in height constructed along the eastern property line adjacent to property zoned “R-4” One-Family District, and installation of the required landscape screening must be completed prior to issuance of a certificate of occupancy for any use on the Property.

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

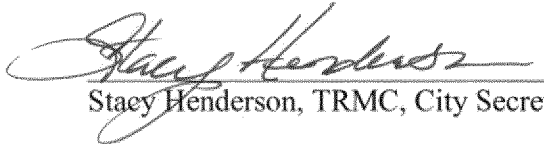
SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

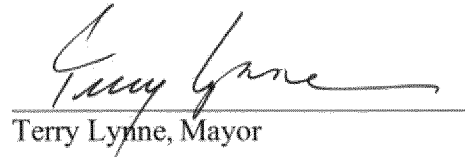
SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THIS THE 19th DAY OF MARCH 2024.**

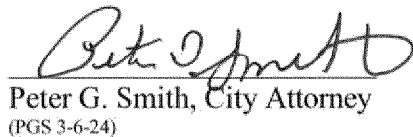
ATTEST:


Stacy Henderson, TRMC, City Secretary

APPROVED:


Terry Lynne, Mayor

APPROVED AS TO FORM:


Peter G. Smith, City Attorney
(PGS 3-6-24)

Ordinance No. 3850
Exhibit "A"- Description of Property

TRACT 1:

BEING a tract of situated in the ISAAC WEBB SURVEY, Abstract No. 1574 and being all of Tract's A-D of the Revised Final Plat of the Fourth Installment of Metro Square - Phase II, an addition to the City of Farmers Branch as recorded in Volume 79203, Page 691 of the Map Records of Dallas County, Texas (M.R.D.C.T) and being more particularly described as follows:

BEGINNING at the intersection of the northerly Right-of-Way line of VILLAGE CREEK DRIVE (60' Right-of-Way and the easterly Right-of-Way line of FORD ROAD (80' Right-of-Way);

THENCE departing the northerly Right-of-Way line of said VILLAGE CREEK DRIVE and along the easterly Right-of-Way line of said FORD ROAD North 00 degrees 07 minutes 31 seconds East a distance of 1138.75 feet to a point for corner at the intersection of the easterly Right-of-Way line said FORD ROAD and the southerly Right-of-Way line of COLLEGE DRIVE (80' Right-of-Way);

THENCE departing the easterly Right-of-Way line of said FORD ROAD and along the southerly Right-of-Way line of said COLLEGE DRIVE as follows:

South 89 degrees 52 minutes 29 second East a distance of 20.00 feet to the beginning of a curve to the right having a radius of 437.47 feet and having a chord bearing of South 80 degrees 01 minutes 47 seconds East and a chord length of 149.60 feet;

Continuing along said curve to the right through a central angle of 19 degrees 41 minutes 23 seconds and an arc length of 150.34 feet to the beginning of a curve to the left having a radius of 517.47 feet and a chord bearing of South 78 degrees 31 minutes 47 seconds East and a chord length of 150.20 feet;

Continuing along said curve to the left through a central angle of 16 degrees 41 minutes 23 second and an arc length of 150.74 feet to the point of tangency;

South 86 degrees 52 minutes 29 seconds East a distance of 210.74 feet to the beginning of a curve to the left having a radius of 3,009.99 feet and having a chord bearing of South 88 degrees 22 minutes 17 seconds East and a chord length of 157.23 feet;

Continuing along said curve to the left through a central angle of 02 degrees 59 minutes 36 seconds and an arc length of 157.25 feet to a point for corner;

THENCE departing the southerly Right-of-Way line of said COLLEGE DRIVE South 00 degrees 07 minutes 55 second West a distance of 965.07 feet to a point for corner in the northerly Right-of-Way line of said VILLAGE CREEK DRIVE;

THENCE along the northerly Right-of-Way line of said VILLAGE CREEK DRIVE as follows;

South 86 degrees 34 minutes 18 seconds West a distance of 348.24 feet to the beginning of a curve to the left having a radius of 602.96 feet and having a chord bearing of South 77 degrees 06 minutes 48 seconds West and a chord length of 198.17 feet;

Continuing along said curve to the left through a central angle of 18 degrees 54 minutes 59 seconds and an arc length of 199.07 feet to the beginning of a curve to the right having a radius of 542.90 feet and having a chord bearing of South 75 degrees 24 minutes 02 seconds West and a chord length of 146.34 feet;

Continuing along said curve to the right through a central angle of 15 degrees 29 minutes 27 seconds and an arc length of 146.78 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 16.039 acres or 698,668 square feet of land more or less.

TRACT 2:

BEING a tract of land situated in the Issac B. Webb Survey, Abstract No. 1574, Dallas County, Texas and being in the City of Farmers Branch, Texas and being a tract of land conveyed to Baldwin-Harris Company recorded in Volume 85071, Page 4876 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows;

BEGINNING at the intersection of the northerly Right-of-Way line of INTERSTATE HIGHWAY 635 (variable width Right-of-Way) and the easterly Right-of-Way line of FORD ROAD (80' Right-of-Way);

THENCE departing the northerly Right-of-Way line of said INTERSTATE HIGHWAY 635 and along the easterly Right-of-Way line of said FORD ROAD North 00 degrees 07 minutes 31 seconds East a distance of 598.08 feet to the intersection of the easterly Right-of-Way of said FORD ROAD and the southerly Right-of-Way line of VILLAGE CREEK DRIVE (60' Right-of-Way);

THENCE departing the easterly Right-of-Way line of said FORD ROAD and along the southerly Right-of-Way line of said VILLAGE CREEK DRIVE as follows;

North 83 degrees 30 minutes 42 seconds East a distance of 3.48 feet to the beginning of a curve to the left having a radius of 602.96 feet and having a chord bearing of North 75 degrees 35 minutes 00 seconds East and having a chord length of 166.34 feet;

Continuing along said curve to the left through a central angle of 15 degrees 51 minutes 24 seconds and an arc length of 166.87 feet to the beginning of a curve to the right having a radius of 542.96 feet and having a chord bearing North 77 degrees 12 minutes 10 seconds East and having a chord length of 180.12 feet;

Continuing along said curve to the right through a central angle of 19 degrees 05 minutes 45 seconds and an arc length of 180.96 feet to a point for corner;

THENCE departing the southerly Right-of-Way line of said VILLAGE CREEK DRIVE South 01 degrees 30 minutes 34 seconds East a distance of 597.12 feet to a point for corner in the northerly Right-of-Way line of said INTERSTATE HIGHWAY 635;

THENCE along the northerly Right-of-Way line of said INTERSTATE HIGHWAY 635 South 76 degrees 56 minutes 27 sec West a distance of 366.73 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.811 acres or 209,568 square feet of land more or less.

LEGEND

--- BOUNDARY LINE

Winkelmann & Associates, Inc.

1/15/2024

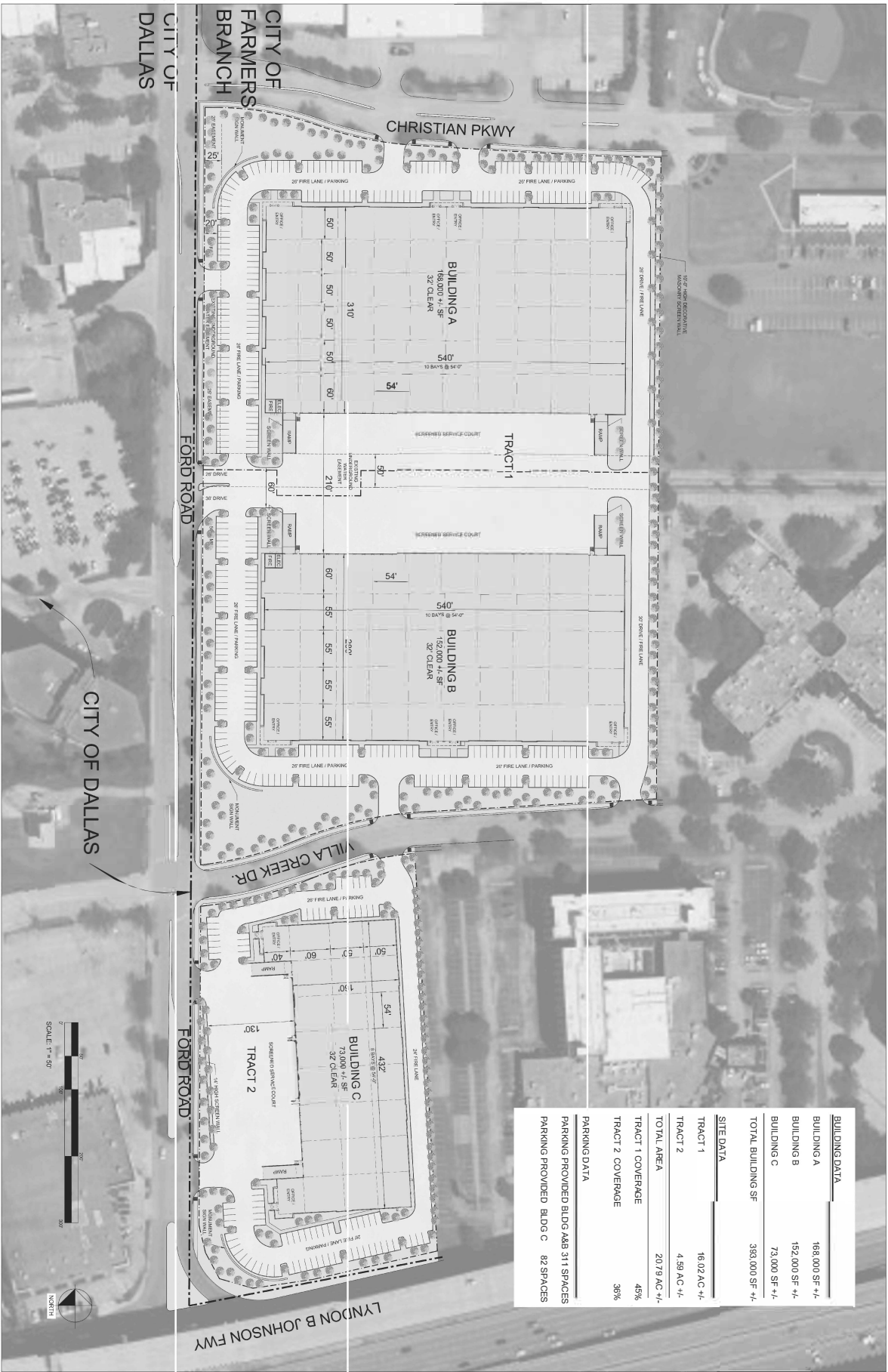
ZONING EXHIBIT

FORD ROAD
FARMERS BRANCH
TEXAS 75234

1/2

TOTAL AREA 393,000 S.F.±

Ordinance No. 3850
Exhibit "B"- Conceptual Site Plan



5G Studio Collaborative
1217 Main Street
Dallas, TX 75202
214-610-7130

Project Number: DM2314
Scale: 1" = 50'

FORD ROAD | FARMERS BRANCH, TEXAS
TOTAL AREA 393,000 SF +/-

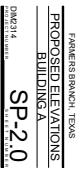
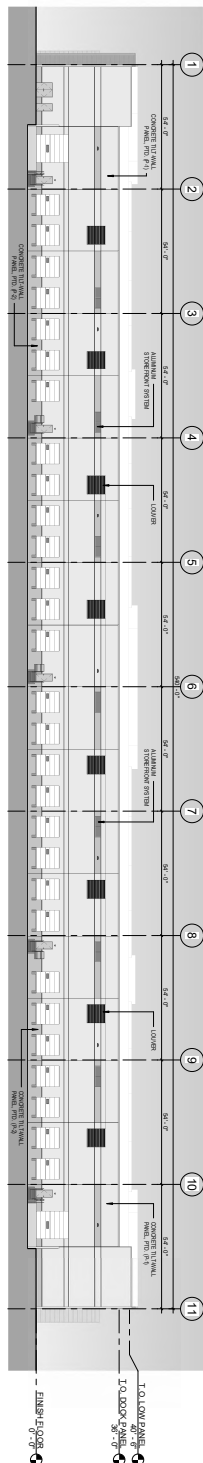
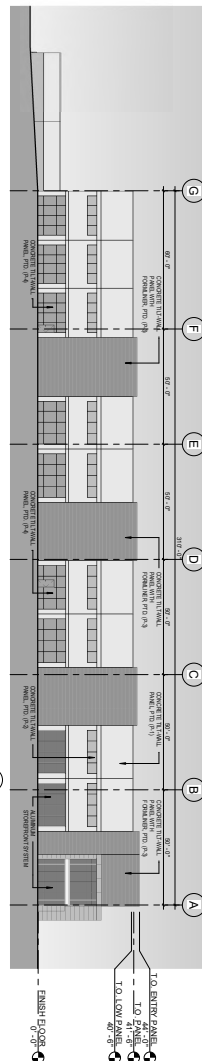
SP-01
CONCEPT MASTER SITE PLAN
08/20/2023

[illegible][illegible]

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56 STUDIO
COLLABORATIVE

ARCHITECT
96 South Colorado Ave., LLC
527 Main St., Suite 210
Dallas, TX 75202
info@56collab.com



Architectural elevation drawing of the exterior of the building. The drawing shows a modern facade with large glass windows and a flat roof. Key features and dimensions include:

- Roof:** Flat roof with a 10.00% pitch.
- Height:** The overall height of the building is 40.00'.
- Width:** The overall width of the building is 100.00'.
- Sections:** The building is divided into sections labeled A, B, C, D, and E, each with a height of 40.00'.
- Materials:** The facade is made of concrete with a finish of 'CONCRETE FIN. P.S.'.
- Other features:** The drawing includes a 'FLAT ROOF' and a 'STANDARD ENTRY'.

Figure 10 is a detailed architectural elevation of the exterior wall of a building. The drawing is oriented vertically and shows a long wall with 11 numbered sections. Key features include:

- Section 1:** Labeled 'CONCRETE TIE WALL (10' x 12' x 12')' at the top left.
- Section 2:** Labeled 'CONCRETE TIE WALL (10' x 12' x 12')' at the top right.
- Section 3:** Labeled 'ALUMINUM WINDOW (10' x 12' x 12')'.
- Section 4:** Labeled 'LOAD (10' x 12' x 12')'.
- Section 5:** Labeled 'ALUMINUM WINDOW (10' x 12' x 12')'.
- Section 6:** Labeled 'LOAD (10' x 12' x 12')'.
- Section 7:** Labeled 'ALUMINUM WINDOW (10' x 12' x 12')'.
- Section 8:** Labeled 'LOAD (10' x 12' x 12')'.
- Section 9:** Labeled 'ALUMINUM WINDOW (10' x 12' x 12')'.
- Section 10:** Labeled 'LOAD (10' x 12' x 12')'.
- Section 11:** Labeled 'CONCRETE TIE WALL (10' x 12' x 12')' at the bottom right.

 The wall is labeled 'EXTERIOR WALL' and '10' x 12' x 12'.'

Figure 1 is an elevation view of the proposed building facade. The facade is divided into six vertical sections labeled A through F. Section A (12'-0") shows a concrete tilt-up wall with a foundation. Section B (12'-0") shows a concrete tilt-up wall with a foundation. Section C (12'-0") shows a concrete tilt-up wall with a foundation. Section D (12'-0") shows a concrete tilt-up wall with a foundation. Section E (12'-0") shows a concrete tilt-up wall with a foundation. Section F (12'-0") shows a concrete tilt-up wall with a foundation. The building is situated on a sloped site with a retaining wall and a parking area. A north arrow is located at the bottom left of the drawing.

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

Ordinance No. 3850
Exhibit "D"- Conceptual Building Elevations



56 STUDIOS
COLLABORATIVE
ARCHITECT
5000 N. GARDEN AVENUE, SUITE 100
DENVER, CO 80202
303.733.8888

NO.	DATE	DESCRIPTION
1	1/15/24	CONCEPT DESIGN PACKAGE

NOTES:
1. THESE ELEVATIONS ARE FOR INFORMATION ONLY.
2. ANY CHANGES TO THE DESIGN SHALL BE APPROVED BY THE ARCHITECT.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN.

FOOTNOTES:
1. THESE ELEVATIONS ARE FOR INFORMATION ONLY.
2. ANY CHANGES TO THE DESIGN SHALL BE APPROVED BY THE ARCHITECT.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN.

PROPOSED ELEVATIONS
BUILDING C
SP-2.2
1/15/24

Ordinance No. 3850

Exhibit “D”- Conceptual Building Elevations

