



■ Subject Property
□ Tax Parcels
□ City Limit

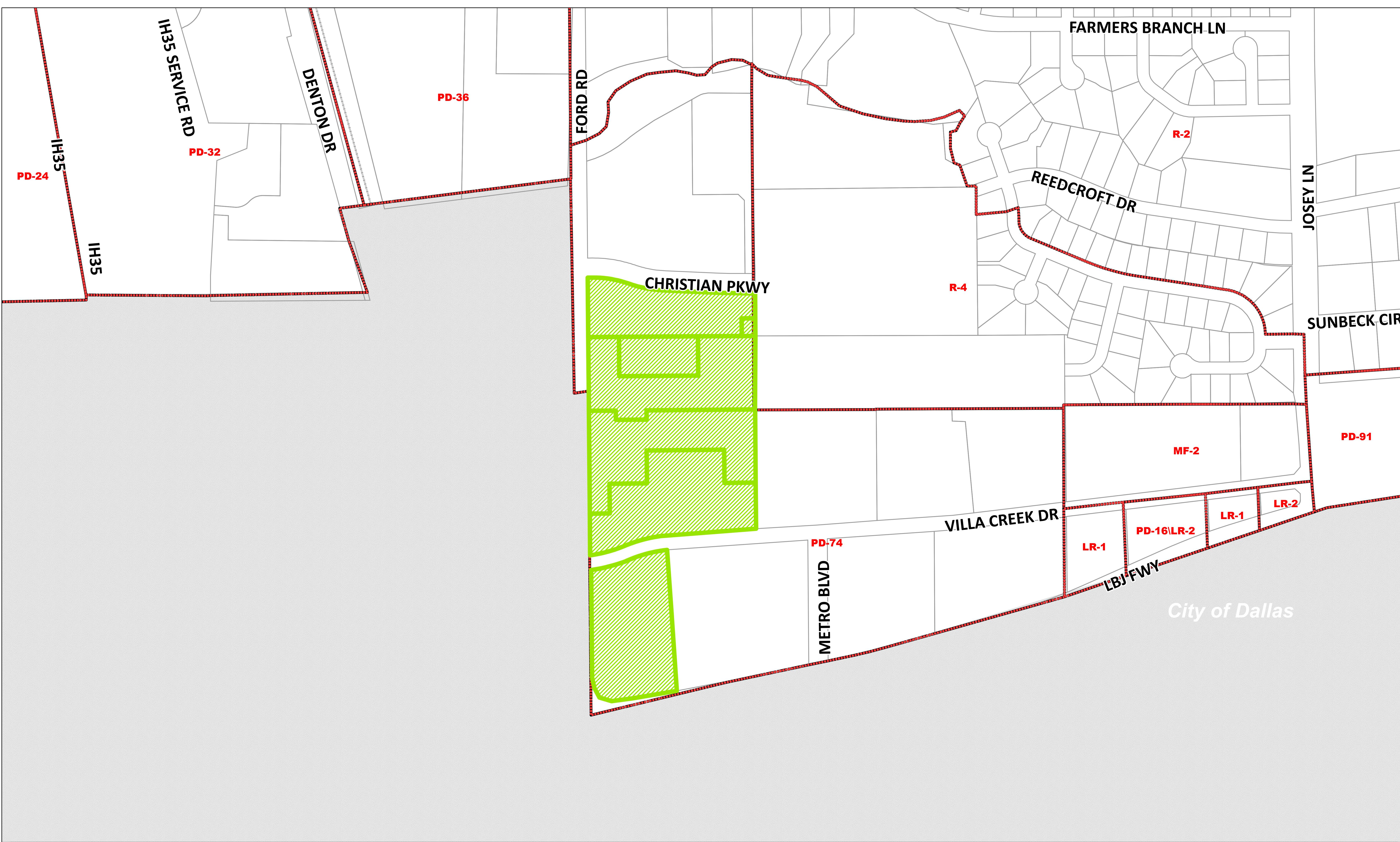
23-ZA-07 Aerial Map 11800 Ford Road

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

0 370 740
Feet



FARMERS
BRANCH



Subject Property
 Zoning
 Tax Parcels
 City Limit

23-ZA-07 Location Map

11800 Ford Road

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0 370 740 Feet





23-ZA-07 Notification Map
11800 Ford Road

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0 370 740 Feet



**Summary of Mailed Notices
Property Owner List
23-ZA-07
11800 Ford Road**

Map	First Name	Address	City	State	Zip	Written Response
1.	DEEP 6 PROPERTIES INC	800 FABRIC XPRESS WAY	DALLAS	TX	75234	
2.	DALLAS CHRISTIAN COLLEGE	2700 CHRISTIAN PKWY	DALLAS	TX	75234	
3.	BOXER F2 LP C/O BOXER PPTY	720 N POST OAK RD # 500	HOUSTON	TX	77024	
4.	DALLAS CHRISTIAN COLLEGE	2700 CHRISTIAN PKWY	FARMERS BRANCH	TX	75234	SUPPORT
5.	METRO GLEN LP C/O BOXER PROPERTY	7324 SOUTHWEST FWY STE 1900	HOUSTON	TX	77074	
6.	BALDWIN HARRIS CO	9400 N CENTRAL EXPY STE 320	DALLAS	TX	75231	
7.	METRO GLEN LP C/O BOXER PROPERTY	7324 SOUTHWEST FWY STE 1900	HOUSTON	TX	77074	
8.	BOXER F2 LP C/O BOXER PPTY	720 N POST OAK RD # 500	HOUSTON	TX	77024	
9.	MANSA DALLAS HOTEL LLC	2645 LYNDON B JOHNSON FWY	FARMERS BRANCH	TX	75234	
10.	METRO GLEN LP C/O BOXER PROPERTY	7324 SOUTHWEST FWY STE 1900	HOUSTON	TX	77074	
11.	GUPTA PPTIES ONE METRO	10700 RICHMOND AVE STE #318	HOUSTON	TX	77042	
12.	ALPARC V GDIFORD PROPERTY	1600 MARKET ST STE 2600	PHILADELPHIA	PA	19103	
13.	METRO GLEN LP C/O BOXER PROPERTY	7324 SOUTHWEST FWY STE 1900	HOUSTON	TX	77074	
14.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
15.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	

Sarah Bergman

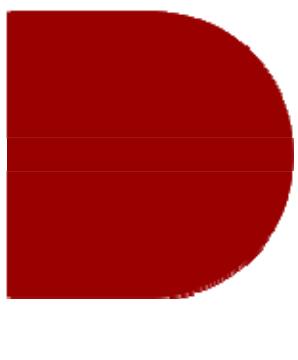
From: Christopher Winslow <cwinslow@dallas.edu>
Sent: Thursday, February 29, 2024 6:33 AM
To: Marcos Narvaez; Sarah Bergman
Cc: Brian Smith
Subject: RE: 23-ZA-07: Ford Road Rezoning

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Marcos,

Given that the masonry wall along with landscaping is now proposed, we would be in favor as long as it doesn't hinder visibility of the college's main entrance digital sign. A wall that steps up incrementally from the corner would be appropriate for approximately 10 to 15 ft before it reaches the 10 foot height. Then the fence could continue the length of the property line at the 10 foot level.

Chris



Christopher Winslow, MGA

VP of Finance and Operations

Dallas Christian College

p: 214.453.8166 **f:** 972.241.8021

a: 2700 Christian Pkwy Dallas, TX 75234

w: www.dallas.edu **e:** cwinslow@dallas.edu



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From: Marcos Narvaez <Marcos.Narvaez@farmersbranchtx.gov>
Sent: Tuesday, February 27, 2024 12:04 PM
To: Christopher Winslow <cwinslow@dallas.edu>; Sarah Bergman <sarah.bergman@farmersbranchtx.gov>
Cc: Brian Smith <BSmith@dallas.edu>
Subject: RE: 23-ZA-07: Ford Road Rezoning

Hello Christopher:

Just wanted to let you know the applicant is now proposing a 10' tall masonry wall (with landscaping) along the shared property line with the college. Let us know if you have any questions.

This case is scheduled to go to our City Council on March 19th.

Marcos

Sarah Bergman

From: Connor Osburn <[REDACTED]>
Sent: Tuesday, March 12, 2024 9:58 AM
To: Ask Planning
Subject: Citizen comment - 23-ZA-07
Attachments: Sidewalk to be built by developer.pdf

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Hello,

I live at 2527 Farmers Branch Ln and have seen the Zoning case signage.

I want to say overall I am supportive of redeveloping the old office into a more productive use. Old office sitting mostly empty with landlords that are underwater with no money to invest in their property is bad for the City.

However, the CITY SHOULD ASK FOR MORE from this developer in exchange for rezoning 400k sf of industrial.

Some thoughts:

1. I read traffic analysis and makes sense. However heavy semi trucks are much more disruptive than 9am-5pm commuter traffic. Trucks make deliveries in the middle of the night and early in AM and have loud beeping when in reverse. This is a nuisance and will be heard by residents along FB Lane.
2. Traffic going to office buildings regularly travels down FB Lane, a residential street. There are rules against it but it is not enforced, this is the reality.
3. Some heavy trucks and other industrial traffic will also inevitably find their way down FB Lane. If you've ever heard a semi truck drive by, you know that it is extremely loud even in low gear.

Because of this HIGHER IMPACT TRUCK TRAFFIC, the City should ask developer to build a proper sidewalk along their entire frontage and extend it all the way up Ford Road and then head west along the south side of FB lane and connect to Denton Drive. This will replace the very sad "trail" that is in front of the historical park and give pedestrians an actual foot path to walk on to avoid the big trucks that will now find their way down FB Lane.

Don't be scared to ask the developers for stuff! They can work it into their budgets, especially early on during zoning.

Connor Osburn
817-522-2259
[REDACTED]





**FARMERS
BRANCH**

City of Farmers Branch

Meeting Minutes

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

Planning and Zoning Commission

Monday, February 26, 2024

7:00 PM

City Hall

D. PUBLIC HEARING

D.1 [23-ZA-07](#) **Conduct a public hearing and consider the request for a zoning amendment for industrial development on approximately 20.8 acres located at 11800 Ford Road within the Planned Development District No. 74 (PD-74) zoning district; and take appropriate action.**

Mr. Narvaez gave a presentation regarding the proposed amendment.

Mr. Kyle McCullah with 5G Studios Collaborative, the applicant, 1217 Main Street, Dallas, gave a presentation and was available to answer questions.

Commissioner Froelich asked whether there was a moratorium on the property located east of the subject property. Mr. Narvaez stated that staff would research this.

Commissioner Trapp asked about the types of trucks to be used by potential tenants of this development. Mr. Narvaez stated it would likely be a combination of box trucks and 18-wheeler trucks, and that the applicant was best suited to address this question. Mr. Narvaez stated it was unknown which businesses would occupy this development. Mr. McCullah confirmed that both box and 18-wheeler trucks would likely be used by potential tenants.

Commissioner Trapp asked about the material for the ten-foot wall proposed to be adjacent to Ford Road. Mr. Narvaez stated it would be a masonry wall with LED lighting.

Commissioner Porter asked whether trucks were prohibited from driving on the portion of Ford Road adjacent to the Historical Park and nearby neighborhoods. Mr. Narvaez said yes and confirmed signs to this effect were posted at both Villa Creek Drive and Christian Parkway.

Regarding Building C, Commissioner Miller asked what type of business would be the ideal occupant for this area per the recommendations of the Farmers Branch 2045 Comprehensive Plan. Mr. Narvaez stated PD-74 permitted both office and retail uses by right and that the comprehensive plan recommended shopping centers and retail uses in addition to office. Commissioner Miller then asked, as a point of clarification, if the comprehensive plan was recommending a transition of this area from office and retail to mixed-use development. Mr. Narvaez said yes.

Commissioner Porter asked about the building setback requirements related to the proposed development. Mr. Narvaez stated PD-74 called for a 30-foot front yard setback and that the proposed parking will encroach into this setback.

Commissioner Froelich asked whether the existing buildings on the subject property were vacant. Mr. Lance Boseman stated that the buildings were currently 54 percent occupied.

Regarding the four-acre tract on the southern end of the subject property, Commissioner Froelich asked what the applicant proposed here. Mr. Boseman confirmed this was the location of Building C, and that this building was oriented in a manner to provide a favorable view from the highway.

Commissioner Porter asked whether any guarantees could be made that employees of the potential businesses of this development would not have employees working late hours, expressing concerns related to the effects this could have on the adjacent residential neighborhoods. Mr. Boseman said no guarantees could be made, but that such businesses accounted for only ten percent of the company's portfolio. Mr. Narvaez stated that such a provision would need to be written into the ordinance in order for it to be enforceable.

Commissioner Miller asked the applicant whether their proposed development was similar to the types of businesses featured on the opposite side of Interstate 35 (IH-35E). Mr. McCullah said yes. Commissioner Miller then asked the applicant whether he believed the proposed development was compatible with the existing businesses in the area. Mr. McCullah said yes.

Commissioner Miller asked how the applicant accounts for the proposed development deviating from the recommendations of the comprehensive plan. Mr. McCullah stated that he believed the proposed site improvements and business operations as well as the overall proposed development would bring value to this area of the City.

Commissioner Miller asked Mr. Narvaez how much the proposed development deviated from the recommendations of the comprehensive plan. Mr. Narvaez stated the proposed development was a complete deviation from this recommendation.

Commissioner Froelich asked what the comprehensive plan recommended for the subject property. Mr. Narvaez stated that the plan recommended high-intensity commercial and retail development for this area. Commissioner Froelich then asked Mr. Narvaez about the industrial building located across the street, within the City of Dallas. Mr. Narvaez stated that the Commission could recommend this type of industrial development on the subject property if desired. Mr. Narvaez clarified that the majority of Ford Road adjacent to this property is maintained by the City of Dallas, not Farmers Branch.

Commissioner Miller asked whether the proposed development could potentially be a good use of the subject property. Mr. Narvaez stated that based on the use, staff could not support the requested amendment.

Commissioner Froelich asked whether the Wyndham Hotel was for sale, discussing the proposed development in relation to the hotel. Mr. Narvaez stated he did not have any details on the hotel, but that the Commission could set conditions such as hours of operation in the ordinance.

Commissioner Froelich asked about light fabrication and assembly related to the proposed development. Mr. McCullah stated these were not the typical leases in the company's portfolio.

Commissioner Froelich asked about average buildout related to the proposed development. Mr. McCullah stated it would range between 20 and 40 percent, and there would be opportunities for both large offices and showrooms to share the same space. Mr. Boseman confirmed that these spaces would be 100 percent air conditioned.

In response to comments made by Commissioner Froelich, Mr. McCullah stated that potential businesses for the development would not have second shifts.

Commissioner Froelich asked the applicant whether they had spoken with Dallas Christian College regarding their objection to the proposed development. Mr. Boseman stated his intent to meet with Dallas Christian College and confirmed the excess parking agreements with Farmers Branch and the college would be maintained.

Commissioner Sultzbaugh asked whether the property located north of the subject property was a manufacturing type business. Commissioner Froelich said yes. Mr. Narvaez clarified that per PD-74 such uses were permitted north of Christian Parkway by SUP, but not south where the subject property was located.

Commissioner Sultzbaugh asked for clarification regarding Dallas Christian College's objection to the proposed development related to truck ingress. Mr. Narvaez stated there might be confusion related to this due to the orientation of Building C. Mr. Narvaez clarified that staff's recommendation was for Building C to be flipped in such a manner that the dock doors were not oriented towards right-of-way. Commissioner Sultzbaugh then asked whether the only true objection the college had was related to traffic. Mr. Narvaez said yes and stated that Ford Road provided the only access to the college.

Commissioner Trapp asked whether items such as noise abatement and hours of operation could be regulated in the ordinance. Mr. Narvaez stated existing code already addressed noise abatement, and that the other items such as hours of operations could be regulated via the ordinance.

Commissioner Sultzbaugh asked whether the proposed ordinance affected the entire City or just PD-74. Chair Raley and Mr. Narvaez stated just PD-74.

Commissioner Porter asked about the location of the proposed ten-foot screening wall. Mr. Narvaez confirmed the location on the site plan which would run alongside the side of the property facing Dallas Christian College. Mr. Narvaez also pointed out the location of a second proposed wall along Ford Road.

Commissioner Porter asked the applicant whether it was possible to install mature landscaping on the opposite side of the screening wall. Mr. McCullah said yes and discussed options.

Commissioner Sultzbaugh asked whether the entrance of the trucks would occur from Ford Road or Christian Parkway. Mr. McCullah stated Ford Road.

Chair Raley asked the applicant to describe what a typical day for a potential business in this development would look like. Mr. McCullah discussed this, using a countertop company as an example.

Commissioner Froelich asked whether there would be any on-site retail. Mr. McCullah stated it was possible, but this would mainly involve pre-ordering products or materials for pickup by contractors.

Commissioner Miller asked whether the ordinance language for the items the Commissioners desired to regulate had to be exact. Mr. Narvaez said no and clarified that staff would work with the City Attorney on drafting the appropriate language to reflect the Commission's recommendations, and that the final ordinance would be presented to City Council.

After some discussion from the Commissioners, Chair Raley opened the public hearing. No one came forward to address this agenda item and Chair Raley asked for a motion to close the public hearing.

A motion was made by Commissioner Miller, seconded by Commissioner Froelich, that the public hearing be closed. The motion carried unanimously.

Aye: 6 – Chair Raley, Vice-Chair Neal, Commissioner Miller, Commissioner Porter, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Froelich

Commissioner Trapp asked the applicant about their thoughts regarding hours of operation. Mr. Boseman requested he be given an opportunity to work with staff regarding hours of operation and present those to the Commission at a later date.

Chair Raley stated that while the Commission had the option to table this agenda item, she believed it would

prove more conducive for the Commission to recommend bounds on said hours now that could be adjusted by the City Council if needed.

Mr. Narvaez advised that tabling the agenda item would delay the City Council public hearing date as well.

After further discussion from the Commission, Chair Raley asked for a motion.

A motion was made by Commissioner Miller, seconded by Commissioner Trapp, that this Zoning Amendment be recommended for approval with the following modifications: The hours of operation be limited to 6:00 AM to 10:00 PM; Light Fabrication requires approval of a Specific Use Permit (SUP); A ten-foot masonry screening wall be installed between the property and Dallas Christian College; A variety of tree species be installed in front of the screening wall; and the parking agreement between Farmers Branch and Dallas Christian College be maintained. The motion carried unanimously.

Aye: 6 – Chair Raley, Vice-Chair Neal, Commissioner Miller, Commissioner Porter, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Froelich

Chair Raley asked when this case would be considered by City Council. Mr. Narvaez stated it would be the March 19, 2024 meeting.