

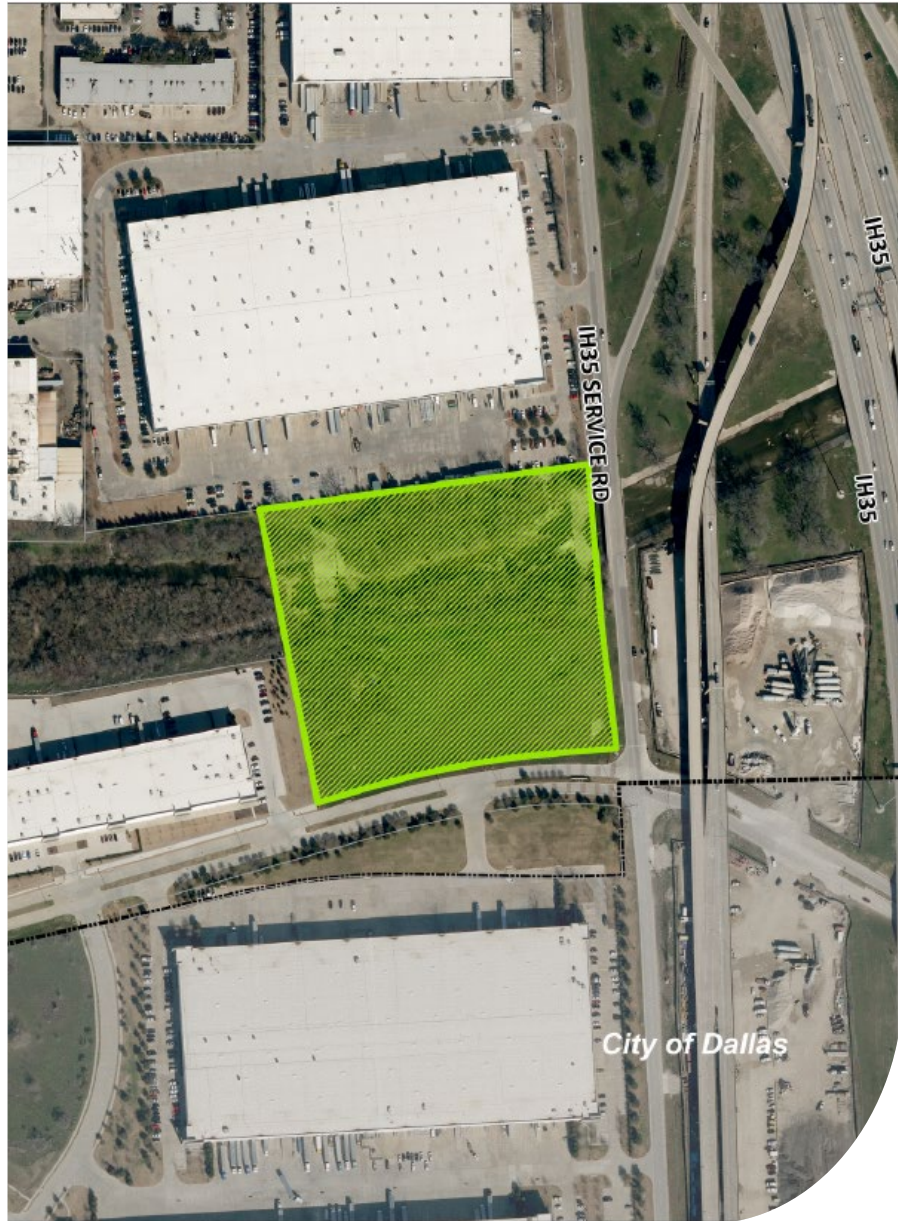


FARMERS BRANCH
TEXAS

Detailed Site Plan **2271 Morgan Parkway**

City Council Meeting | August 19, 2025

Requested by: Planning Department



Background



2271 Morgan Parkway



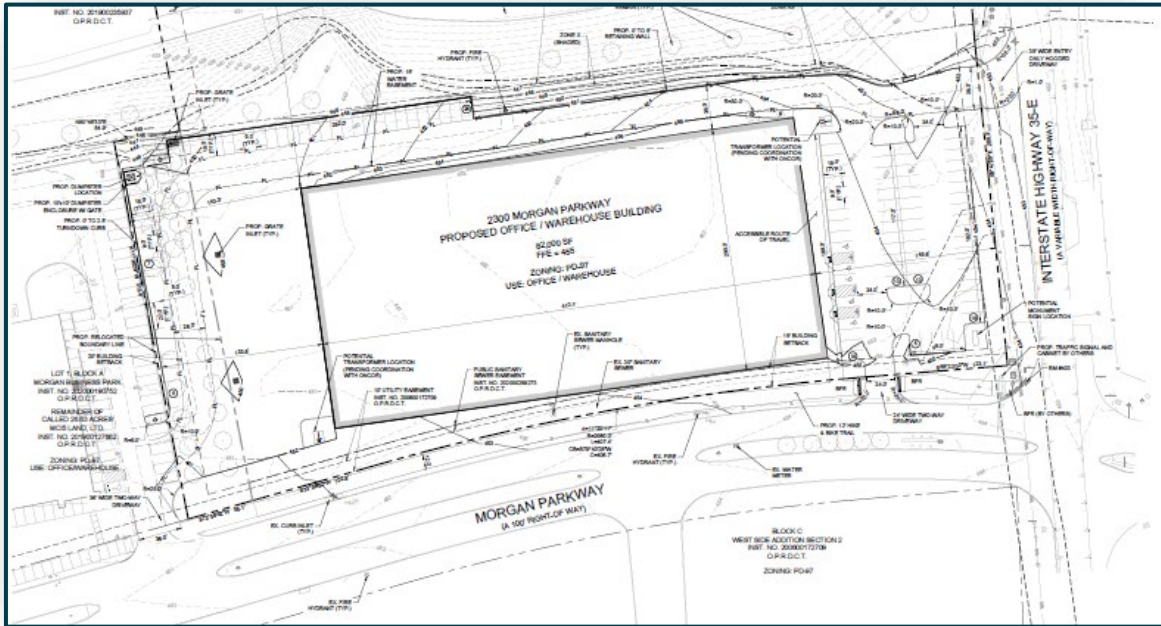
Zoning: PD-97



Detailed Site Plan with special exceptions for office/warehouse development

25-SP-03: 2271 Morgan Parkway

Proposed Development



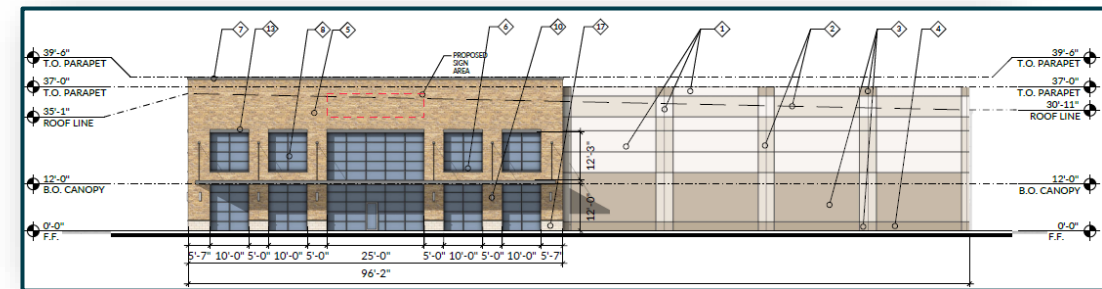
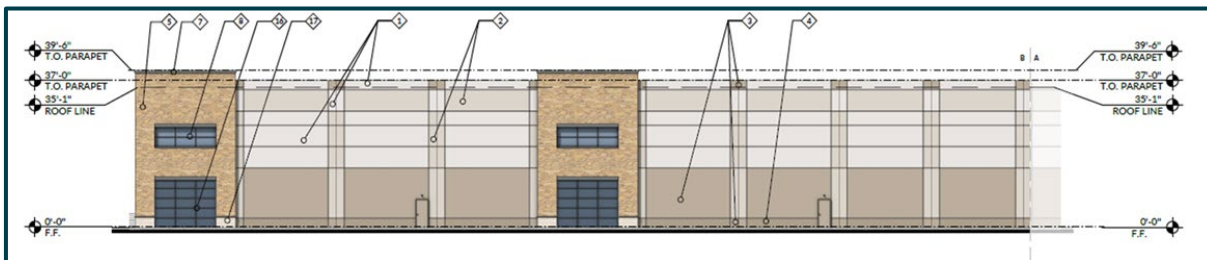
**Single story office/warehouse building:
82,000 square feet.**



Onsite parking provided: 107 spaces.



**Elevations consist mostly of masonry with
enhanced glazing and articulation.**



25-SP-03: 2271 Morgan Parkway

Proposed Development (cont.)/ Special Exceptions



✓ Landscaping provided throughout site: 42.7%.

✓ 12-foot hike/bike trail along Morgan Parkway.

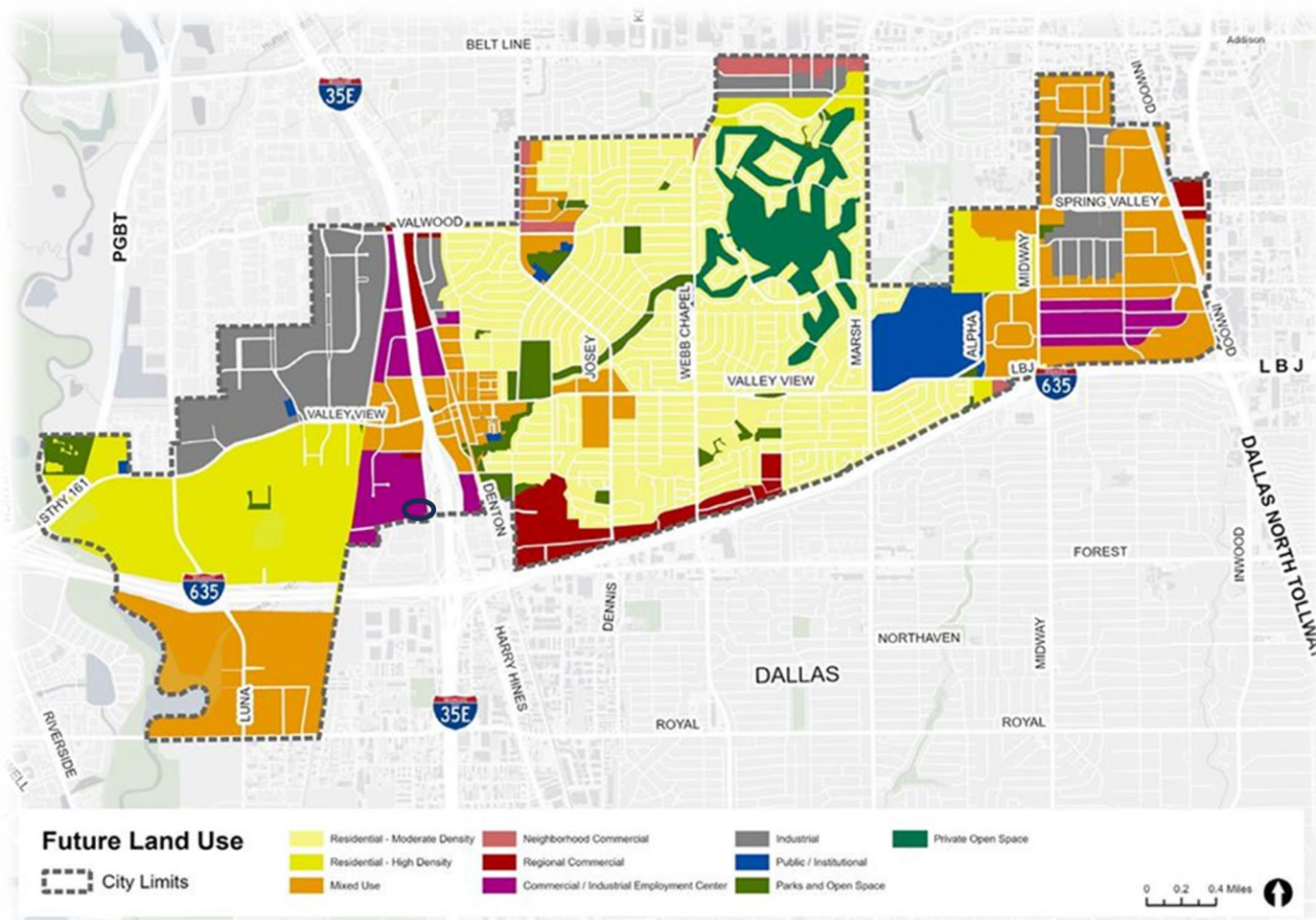
Special Exceptions:

✓ Off-street Parking Location: 67% of parking in front of building.

✓ Landscape Berm: Will not be installed along Morgan Parkway.

25-SP-03: 2271 Morgan Parkway

Farmers Branch 2045 Plan Recommendation, Public Response and Planning & Zoning Commission Action



- ✓ **Recommended uses: office; research and development; light industrial/manufacturing; and warehousing/logistics.**
- ✓ **Proposal consistent with Farmers Branch 2045 Plan**
- ✓ **On June 27, 2025: 7 letters sent to surrounding property owners.**
- ✓ **No correspondence received by staff.**
- ✓ **July 7, 2025: Planning & Zoning Commission unanimously recommended approval with condition for additional landscaping along hike/bike trail.**
- ✓ **Revised landscape plan eliminates previously requested special exception regarding tree planting.**

Questions



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