



October 14, 2025

City of Farmers Branch **Planning Department**13000 William Dodson Pkwy
Farmers Branch, TX 75234

RE: Development Proposal FB-35 Design Center

To Whom It May Concern,

The FB-35 Design Center is a proposed mixed-use retail and industrial development located at 12197 Denton Drive, Farmers Branch, TX 75234. The subject property is currently platted as one lot and zoned under PD-32.

We are requesting an amendment to the existing PD-32 to incorporate an updated Detailed Site Plan, Landscape Plan, and Building Elevations, as well as allowing for the property to be subdivided into two lots. The proposed amendment reflects the intended development layout and more accurately aligns the zoning with the proposed and future land uses for this site.

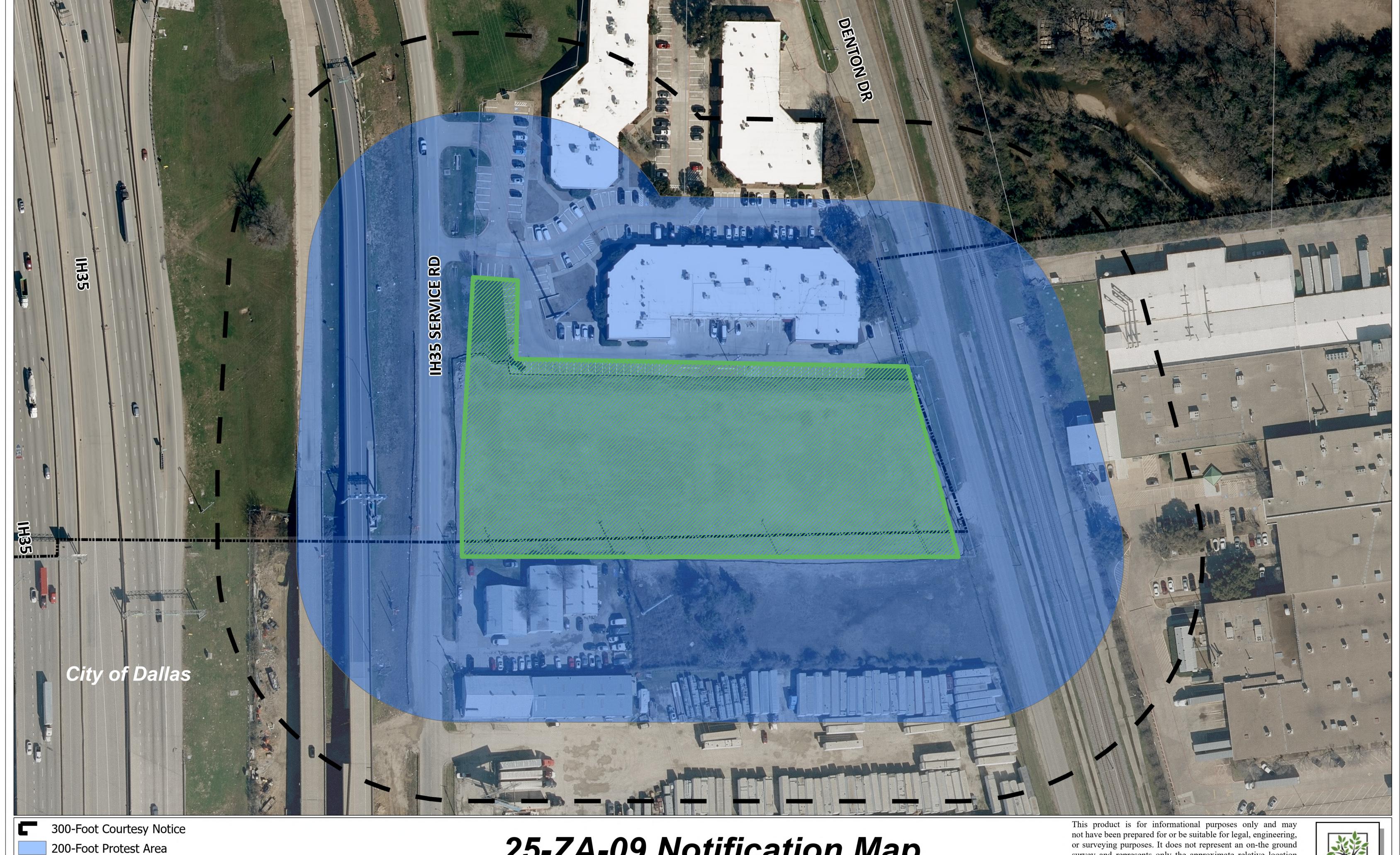
This zoning request is consistent with the City of Farmers Branch 2045 Comprehensive Plan, which designates the subject property as part of the Commercial/Industrial Employment Center category on the Future Land Use Map. The proposed amendment is also compatible with surrounding land uses, as the property to the north carries the same land use designation and the property to the south lies outside of the City's ETJ limits.

The applicant, Spiars Engineering, Inc., is serving as the civil engineer for the development on behalf of the landowner. Please feel free to contact us with any questions.

Sincerely,

SPIARS ENGINEERING, INC.

Delanie Powell, E.I.T.



Subject Property

Tax Parcels City Limit

25-ZA-09 Notification Map 12197 Denton Drive



survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011



Feet



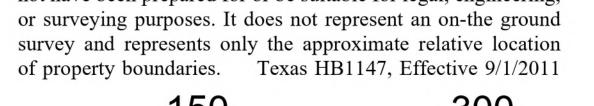
Subject Property

Tax Parcels

City Limit

25-ZA-09 Aerial Map 12197 Denton Drive





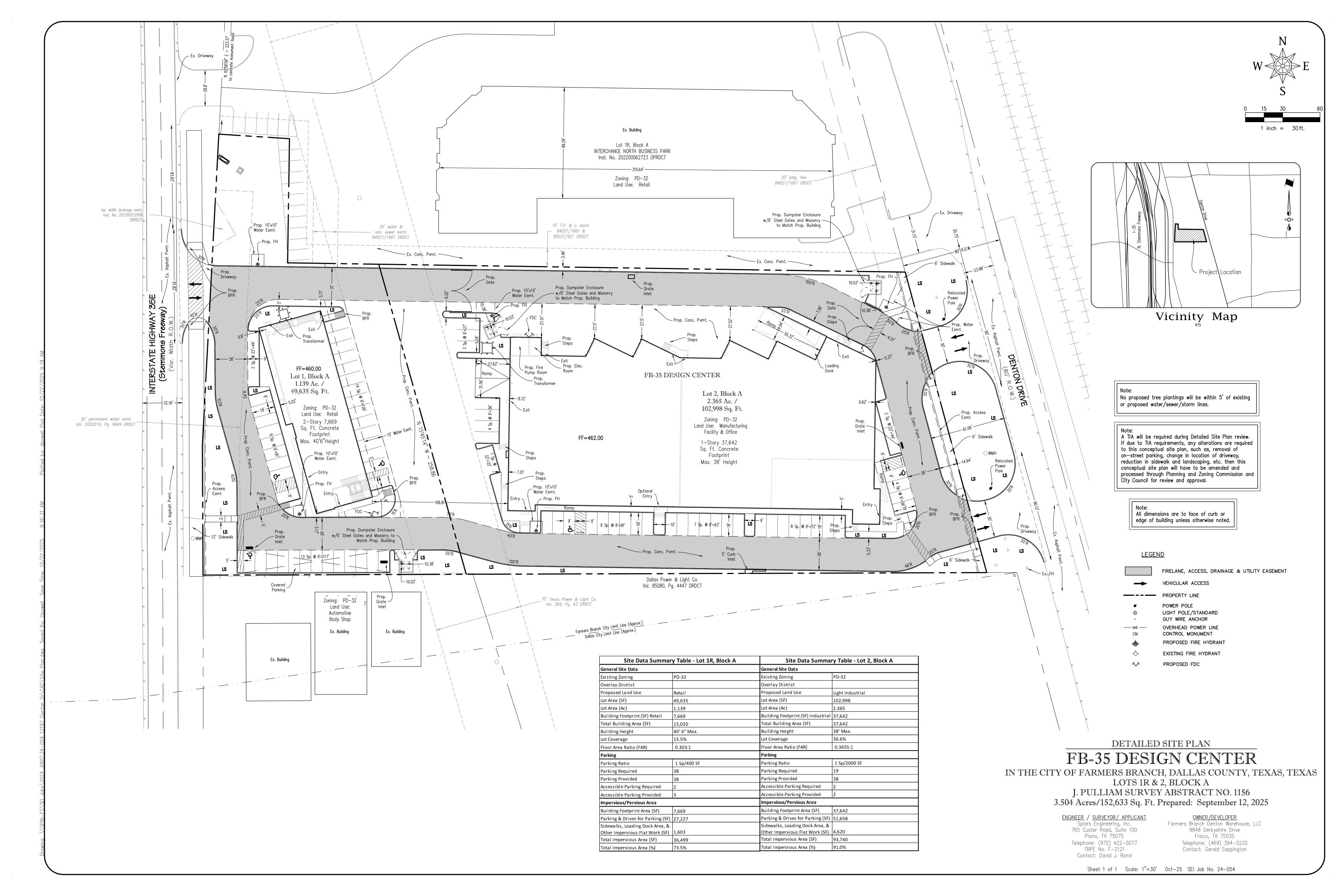


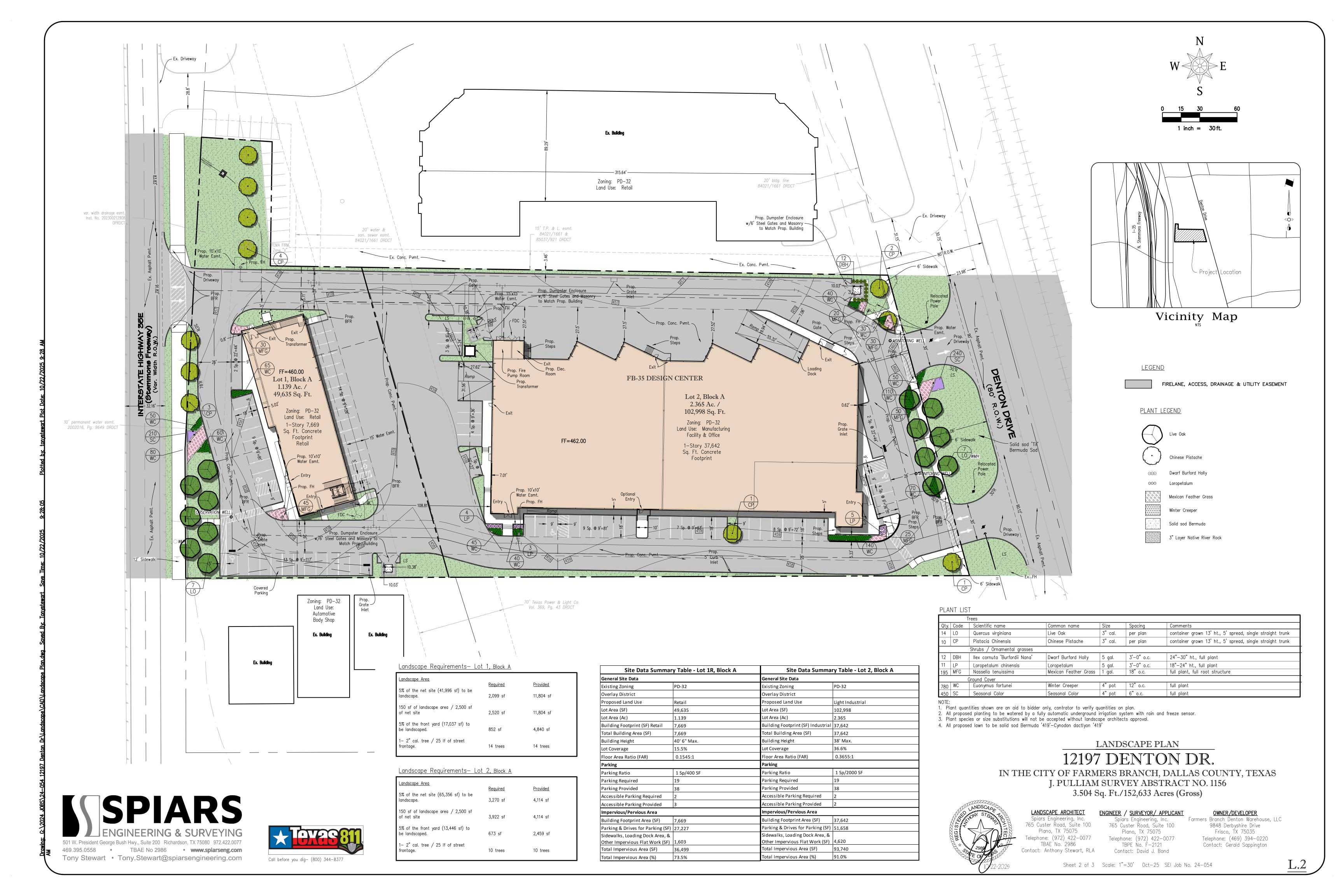
Feet



### Summary of Mailed Notices Property Owner List 25-ZA-09 12197 Denton Drive

Map	First Name	Address	City	State	Zip	Written Response
1.	FARMERS BRANCH CITY OF	PO BOX 819010	DALLAS	TX	75381	
2.	12200 STEMMONS FREEWAY	5956 SHERRY LN # 1450	DALLAS	TX	75225	
3.	STEMMONS PROPERTY LLC	31920 DEL OBISPO ST STE 260	SAN JUAN CAPO	CA	92675	
4.	FARMERS BRANCH CITY OF	13000 WILLIAM DODSON PKWY	FARMERS BRANCH	TX	75234	
5.	DART	PO BOX 660163 MB 7230	DALLAS	TX	75266	
6.	ZHENG YAOTING	7848 DERBYSHIRE	FRISCO	TX	75035	
7.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
8.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	





### GENERAL

#### 1.1 REFERENCED DOCUMENTS

A. Refer to bidding requirements, special provisions, general provisions, and schedules for additional requirements as applicable. This section, 329000, covers Landscape Technical Specifications only.

#### 1.2 DESCRIPTION OF WORK

- A. Work Included: Furnish all supervision, labor, materials, services, equipment, and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscape plans, including:
- 2. Planting (trees, shrubs, and grass)
- 3. Bed preparation and fertilization 4. Notification of sources
- 5. Water and maintenance until final acceptance 6. Guarantee

### 1.3 QUALITY ASSURANCE

- A. Plant quality is to comply with the standards as outlined by the American Standard for Nursery Stock, 2014 edition (ANSI.Z60.1).
- B. Plant names are to comply with the standards of Hortus Third, 1976 Cornell
- C. Landscape Contractor to submit digital photographs of all trees, plants, perennials/grasses, ground cover, and seasonal color to Landscape Architect for
- D. Physical samples of topsoil, bed preparation, and mulch with accompanying lab analysis to be provided to Landscape Architect for approval.

#### 1.4 NOTIFICATION OF SOURCES

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Owner and/or Owner Representative of the sources of plant material and bed preparation required for project.

#### 1.5 JOB CONDITIONS / TREE PROTECTION

- A. Take all measures necessary to protect trees from construction damage and keep them healthy during the construction process. This includes trees inside construction fences and adjacent to any construction activities.
- B. If topsoil is found on site, it cannot be reused unless it is approved by the Owner. Site topsoil, if approved by Owner, can only be utilized in lawn areas. To be approved, site topsoil must comply with Section 2.1.G.
- C. Fill any depression caused by clearing and grubbing operations; removing any improvements, over or underground, as necessary to facilitate new construction.
- D. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor to leave planting bed areas eight inches (8") below finish grade of sidewalks, drives, and curbs as shown on drawings. General Contractor to leave lawn areas six inches (6") below finish grade of sidewalks, drives, and curbs as shown on drawings. All construction debris, including rocks and clods over two inch (2") diameter, shall be removed by General Contractor prior to Landscape Contractor beginning any work. Landscape Contractor cannot commence work until General Contractor has prepared the site as indicated above and the site has been inspected by the Owner.

#### 1.6 MAINTENANCE AND GUARANTEE

- 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner and/or Owner Representative. No trees, ground cover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
- 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging and pruning of trees, mowing of grass, cleaning up and all other necessary work of maintenance.
- 3. The Landscape Contractor shall submit a written notice requesting final inspection and acceptance to the Owner at least seven (7) days prior to completion. An onsite inspection by Owner and/or Owner Representative will be completed and written punch list issued.
- 4. When Landscape Contractor has completed all items on written punch list and Owner has given final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work. B. Guarantee:
- 1. Trees shall be guaranteed for a twelve (12) month period after acceptance.

- Shrubs and ground covers shall be guaranteed for ninety (90) days after final acceptance. The Landscape Contractor shall replace all dead materials not in a vigorous, thriving condition, as soon as weather permits and upon notification by the Owner and/or Owner Representative. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner and/or Owner Representative shall be final.
- a. Plants used for replacement shall be of the same kind and size as those originally planted, and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall be at no cost to the Owner. Replacement plants shall carry same guarantee as listed in 1.6.B.1. Any damage, including ruts in lawn or bed areas, incurred in making replacements shall be immediately repaired.
- b. At the direction of the Owner and/or Owner Representative, plants may be replaced at the start of the next year planting season but in such cases, dead plants shall be removed from the premises.
- c. When plant replacements are made, plants, plant soil mix, fertilizer and mulch, etc. to be replaced to original specified plans and re-inspected for full compliance with Contract requirements. All replacement to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, they will water plants at least twice a week during dry periods and cultivate beds once a month after
- 3. The above guarantee shall not apply where plants die after acceptance because of injury by storms, drowning, hail, freeze, insects, disease, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner and/or Owner Representative, provided the job is in a completed, undamaged condition, and there is a stand of grass (substantial coverage) in all lawn areas. At this time, the Owner will assume maintenance on the accepted
- 1. Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

#### PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Plants: 1. Quantities: The drawings and specifications are complimentary, anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule, when shown on plans, is an aid to bidders only. Confirm all
- quantities on plan. 2. Quality and Size: Plant materials shall conform to the size given on the plan, and shall be sound, healthy, vigorous, with well-formed tops and good healthy root systems. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches and objectionable disfigurements, and are to be of specimen quality. Landscape Contractor to provide representative digital photographs of all trees, plants, ground cover, and seasonal color prior to ordering material. Approval of digital photographs does not remove the right of
- Owner to reject plant material on job site. 3. Approval: All plant materials shall be subject to the approval of the Owner and/or Owner Representative. All plants which are found unsuitable in growth, or in any unhealthy badly shaped, or undersized condition, will be rejected by the Owner and/or Owner Representative, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with
- acceptable plants as specified. 4. Trees shall be healthy, vigorous, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well burlapped. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten inches (10") in diameter for each one inch (1") of trunk diameter, measured six inches
- (6") above ball. a. Nomenclature conforms to customary nursery usage; for clarification, the term "multi—trunk" defines a plant having three (3) or more trunks of nearly eaual diameter.
- 5. Pruning: All pruning of trees and shrubs, as directed by Owner and/or Owner Representative, shall be executed by Landscape Contractor at no additional cost to the Owner
- B. Planting Bed Soil Preparation Material: Planting bed soil is a "specialty planting mix" consisting of approx. 35% compost, approx. 35% decomposed pine bark, approx. 10% screened fine sand, approx. 10% expanded shale, and approx. 10% glauconite. C. Bioretention Soil Mixture for Bioswales if indicated on plans: Bioretention Soil Mixture (BSM) is a mixture of topsoil, mulch, and sand consisting of 30% topsoil (sandy loam, see Section 2.1.G), 20% double shredded hardwood mulch, and 50% sand. It is

**SPIARS** 

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**ENGINEERING & SURVEYING** 

to be used for bioswales as indicated on plans.

- D. Mulch for planting bed areas shall be double shredded Hardwood Bark mulch, dark brown fine textured appearance. Mulch with large wood pieces shall be rejected.
- E. Commercial Fertilizer: Commercial fertilizer shall be a complete fertilizer with an organic base. It shall be uniform in composition, dry and free—flowing. Fertilizer shall be delivered to the site in the original unopened containers, each bearing the manufacturer's guaranteed statement of analysis. Fertilizer composition shall utilize the percentage of nitrogen, phosphorous, and potash fertilizer determined by soil report. Contractor to provide soil reports indicating soil composition and properties. F. Lawn areas shall be solid sod or Hydromulch Bermuda, as noted on plans. 1. Hydromulch Bermuda Seed: Shall be extra hulled and treated, lawn type seed,
- delivered to the site in its original unopened container, and shall meet North Carolina State Law requirements. a. Fiber: Shall be one hundred percent (100%) Wood Cellulose Fiber, delivered to
- the site in its original unopened container, Conweb or equal. b. Fiber Tack: Shall be delivered to the site in its original unopened container,

and shall be Terr-Tack One, as manufactured by Grass Growers, Inc. or

- 2. Solid Sod: 'Raleigh' St. Augustine or Common Bermuda. G. Topsoil: Fertile sandy loam, uniform in composition, free of stones, lumps, roots and weeds. Minimum five percent (5%) organic matter, 50-70% sand, 15-20% clay.
- stakes 4' on center. I. Soil in raised planters on top of structure — soil in raised planters shall be Hydro—Tech Lite Soil by American Hydrotech, Inc. 800—877—6125 or equal.

H. Steel Curbing: Shall be Pro-Steel "Estate Curbing," 1/8" x 4" painted black, with

## PART 3 - EXECUTION

### 3.1 BED PREPARATION & FERTILIZING

- A. Landscape Contractor is to inspect all existing conditions and report any deficiencies or discrepancies to the Owner and/or Owner Representative.
- B. All planting areas shall be conditioned by Landscape Contractor as follows: 1. They shall receive a four inch (4) layer of sandy loam as referenced in Section 2.1.G and a four inch (4") layer of "Specialty Planting Mix", reference Section 2.1.B. Before placing four inches (4") of sandy loam, contractor will rotatill and fertilize existing subsoil to remain leaving a thoroughly rototilled and friable subsoil. Procedure: General Contractor will have left planting beds eight inches (8") down from adjacent hard surfaces with the exception of soil in root zones of protected trees to remain. Landscape Contractor to fertilize and cultivate existing subsoil, breaking it up an additional four inches (4") down leaving no lumps or clods greater than one inch (1") diameter. Utilize fertilizer customized to soils report at the rate of thirty (30) pounds per one thousand (1,000)

- square feet. This finished subsoil should be totally friable and non- compacted. Then place four inches (4") of sandy loam and a four inch (4") deep layer of "Specialty Planting Mix", crowning the beds. This bed prep to be used for at-grade planting only.
- 2. All planting bed areas shall receive a three inch (3") layer of double shredded Hardwood Bark mulch, dark brown fine textured appearance. Mulch for at-grade 3. Backfill for tree pits shall be as follows: Use topsoil as described in 2.1.G, free
- from debris placed in layers and watered in thoroughly. Backfill for tree pits for at-grade planting only. C. Bioretention Soil Mixture to be utilized in bioswale recharge zones only. Depth of
- Bioretention Soil Mixture as indicated on plans. Mulch same as for planting beds.
- D. Calculation for Hydro-Tech Lite Soil or equal to be given to structural engineer before ordering soil for planters on structural deck.

### 3.2 GRASS INSTALLATION

- A. All lawn areas, whether hydromulch or solid sod, to have minimum of five inches (5") of sandy loam, as defined in Section 2.1.G, placed by Landscape Contractor prior to laying sod.
- B. If lawn areas are to be hydromulched, use a 4' x 8' batter board against bed
- C. All seed beds for hydromulch to be rototilled and raked smooth, removing any lumps or rocks over one inch (1") diameter that re-appear in seed bed.
- D. All solid sod lawn areas are to be rototilled and raked smooth, removing any lumps or rocks over one inch (1") diameter that re-appear in lawn area. NOTE: Do not disturb grade around existing trees to remain. Handpick any lumps or clods greater than one inch (1") diameter.
- E. All solid sod lawns are to be laid with tight joints and rolled to achieve a smooth

### 3.3 INSTALLATION OF PLANT MATERIAL

A. Maintenance of plant materials shall begin immediately after each plant is delivered to site and shall continue until all construction has been satisfactorily accomplished.

- B. Plant materials shall be delivered to the site only after the beds are prepared and area is ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B&B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Landscape
- C. Position the trees and shrubs or stake their intended locations as per the plans.
- D. Notify the Owner and/or Owner Representative for their option to inspect and approve all positioning of plant materials. E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large
- enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relation to finish grade that it did to soil surface in place of growth. F. Shrub and tree pits shall be no less than twelve Inches (12") wider than lateral

dimension of earthball. Remove and haul from site all rocks or stones over one inch

G. Plants are to be set vertically and soil backfill placed to half the depth of pit, then tamped and thoroughly watered. Remaining burlap around plant balls to be loosened and spread out away from plants or, if too bulky, cut away and removed same day of planting. Watering means thorough saturation of all backfill in pits, applied only by open hose at very low pressure. On all slopes, soil to be formed into an adequate compacted shoulder on downhill side, with slope on uphill side re-graded

to form water retaining saucer. Blend saucer into surrounding grade.

- H. All plant beds and trees to be mulched with double shredded Hardwood Bark mulch, dark brown fine textured appearance, spread to minimum settled thickness of three inches (3") over entire area of bed or pit, then to be raked to even surface.
- I. All trees shall be staked according to detail on plan.

Contractor until final acceptance.

(1") in diameter.

J. Obstruction below ground: In the event rock or underground obstructions are encountered in any shrub or tree pit excavation, alternative locations may be selected by the Owner and/or Owner Representative. Where locations cannot be changed, the obstructions shall be removed to a depth to allow planting that is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered.

- Landscape Contractor will submit an additional service proposal to Owner and/or Owner Representative before commencing with removal of rock or underground
- K. Pruning and Mulching: If necessary, trees to be pruned after inspection and approval by Owner and/or Owner Representative in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design.
- 1. Dead wood or suckers and broken or badly bruised branches shall be removed with appropriate pruning tools. General tipping of all branches is not permitted. 2. Immediately after planting operations are completed, all tree pits shall be covered with a layer of double shredded Hardwood Bark mulch, dark brown fine textured appearance, three inches (3") in depth. The limit of the organic material for trees shall be the diameter of the plant pit.
- L. Steel Curbing Installation:
- Curbing shall be aligned as indicated on the plans. 2. All curbing shall be free of kinks or abrupt bends.
- 3. Top of curbing shall be 3/4" higher than existing grade when installed. 4. Stakes are to be installed on the planting bed side of the curbing as opposed to the grass side.

### 3.4 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Any pavement areas soiled by landscaping construction work shall be pressure washed as soon as work is completed.

### <u>General Lawn Notes</u>

- 1. Lawn areas to be fine graded to remove all rocks or clods greater than 3/4, acheive a smooth transition at the top and bottom of slopes, and fill in any low points where water may stand.
- 2. Lawn areas to receive sod to be left down from adjacent hardscape 1".
- 3. Hardpan or compacted soil shall be rototilled to a depth of 6" before grading.
- 4. All lawn areas to receive 1" of lawn prep. per planting specifications.

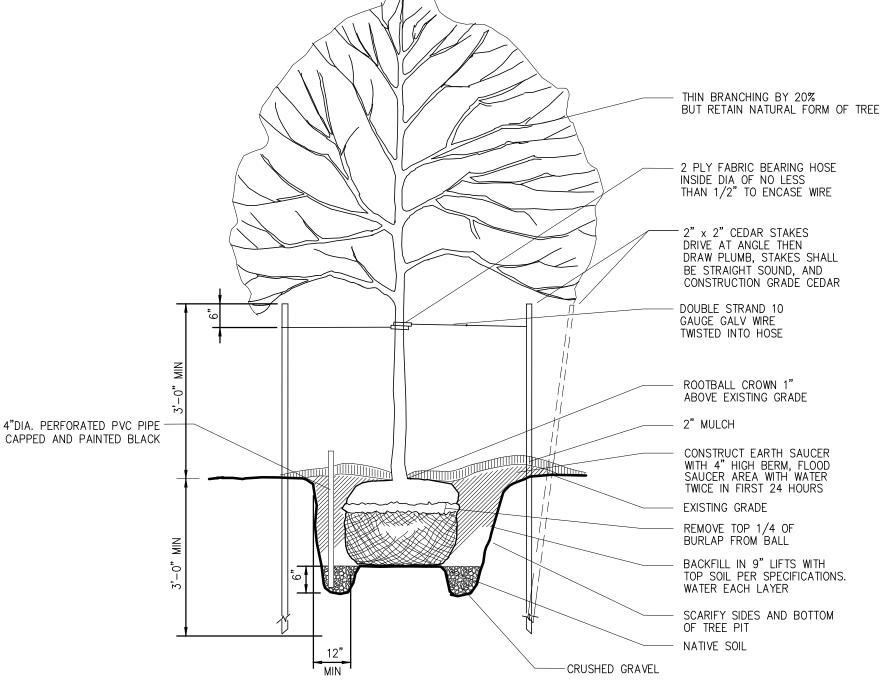
### Solid Sod Notes

- 1. Sod to be placed by hand insuring edges are touching and joints to be top dressed with lawn prep to fill the
- Sod to completely cover area specified on plans. 3. Sod to be continuously water during installation. 4. It is the contractors responsibility to maintain, including
- final acceptance.
- 5. Lawn areas will need to be lush, thriving, and free of
- mowing, watering, weeding, and replacing dead sod, until
- weeds and debris before final acceptance.

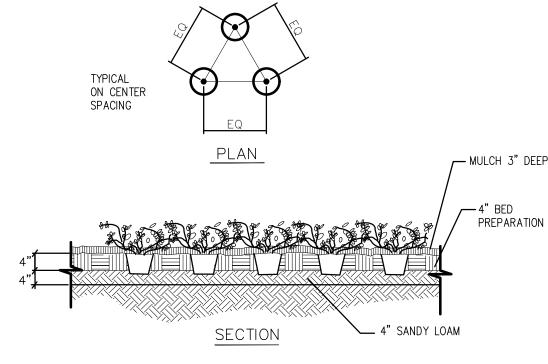
- General Notes
- Contractor to locate all utilities. Contractor to notify owner of any conflicts. Contractor responsible for obtaining all permits. Contractor responsible for setting grade in planting areas outside of building a min. of 4"— 6" below finish floor and providing a min. 2% slope away from structure for a
- distance of 10'-0''. any hardscape adjacent to building must slope a min. of 1.5%—2% away from building. 5. Landscape contractor to insure trees planted adjacent to accessible routes and accessible areas do not have limbs
- below 80" aff. 6. Reference specifications for all product / installation
- No plant substitutions, size or species, shall be permitted
- without written permission of the landscape architect. Contractor responsible for contacting landscape architect prior to planting for bed layout approval.
- All plant material to be watered by a fully automatic underground irrigation system with rain and freeze sensors. system to be installed by a licensed irrigator. no drip irrigation is allowed.
- 10. Contractor responsible for supplying digital photographs of all trees and plant material for landscape architect's approval
- 11. It is the contractor's responsibility for obtaining written verification from the landscape architect that they are proceeding with the most current construction documents prior to starting any work or purchasing any material for the project.
- 12. General contractor to leave all planting areas 8" down from adjacent hardscape. landscape contractor will place 4" sandy loam & 4" bed preparation.

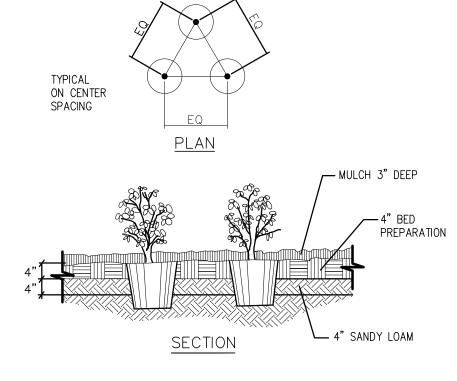
### Maintenance Notes

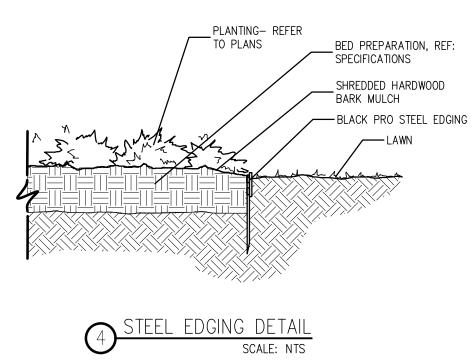
- 1. All plant material shall be maintained in a healthy and growing condition, as is appropriate for the season, and must be replaced with plant material of similar variety and size, if damaged, destroyed or removed.
- 2. Landscape areas shall be kept free of trash, litter, weeds, and other plants and materials that are not listed on this plan. All landscape areas shall be maintained in a orderly manner at all times. This shall include watering of trees and plants, cultivation, weeding, spraying, edging and pruning of trees, mowing of grass, cleaning up and all other necessary work of











# LANDSCAPE PLAN

# 12197 DENTON DR.

IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS J. PULLIAM SURVEY ABSTRACT NO. 1156 3.504 Sq. Ft./152,633 Acres (Gross)





ENGINEER / SURVEYOR/ APPLICANT Spiars Engineering, Inc.

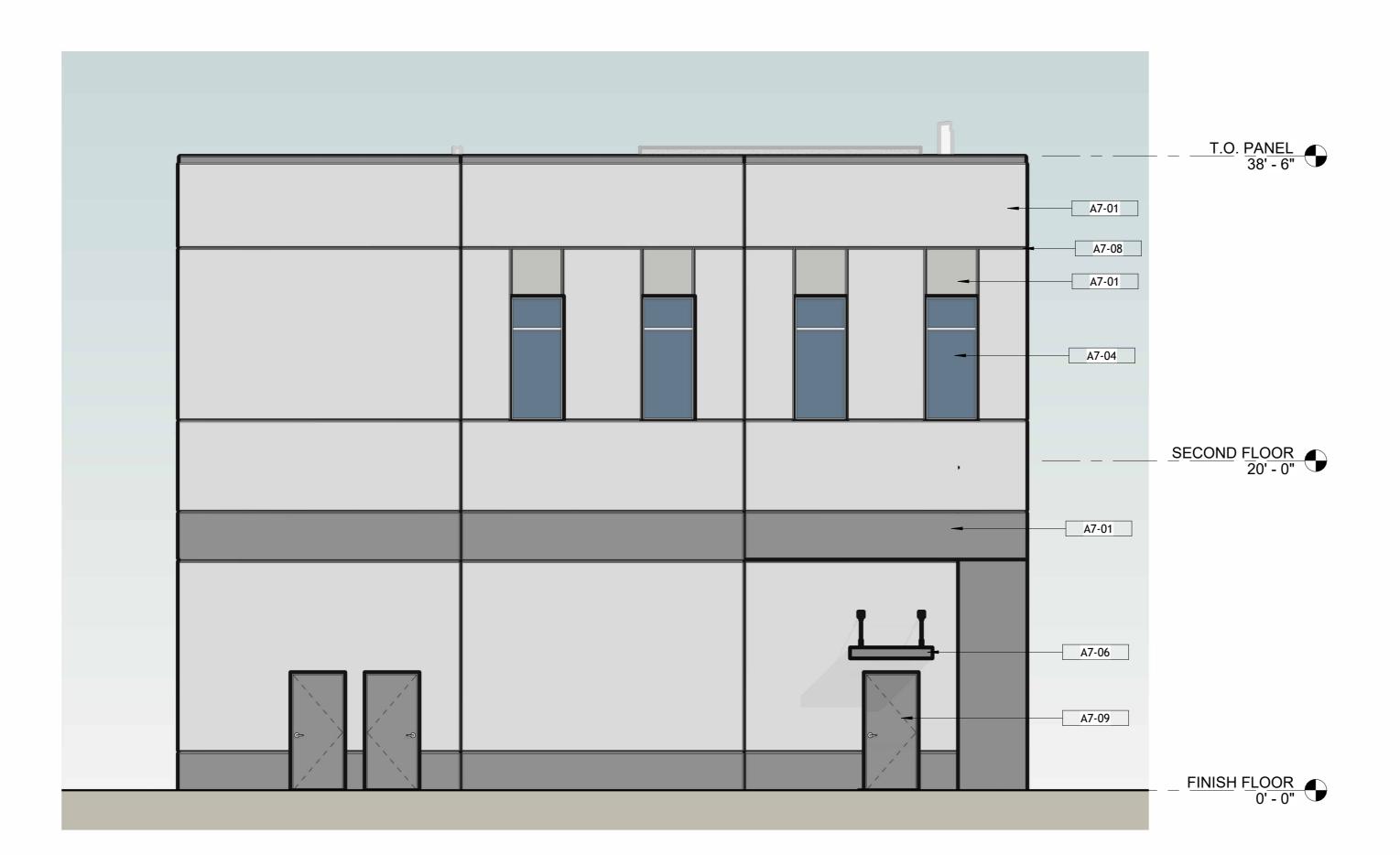
765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David J. Bond

OWNER/DEVELOPER Farmers Branch Denton Warehouse, LLC 9848 Derbyshire Drive Frisco, TX 75035 Telephone: (469) 394-0220 Contact: Gerald Sappington

Sheet 3 of 3 Scale: NTS Oct-25 SEI Job No. 24-054



1 CONCEPT SOUTH ELEVATION
3/16" = 1'-0"



2 CONCEPT NORTH ELEVATION
3/16" = 1'-0"

	ELEVATION - KEYNOTES	
	Keynote Text	
A7-01	TILT PANEL, PAINTED	
A7-02	STOREFRONT GLAZING	
A7-03	STOREFRONT DOOR	
A7-04	WINDOW GLAZING	
A7-06	PREFABRICATED METAL AWNING	
A7-08	REVEAL	
A7-09	HOLLOW METAL DOOR	



ARCHITECT
PARK McCULLAH, LLC.
18383 Preston Rd, Ste 235
Dallas, TX 75252
Contact: Michael Allegretta
617.777.6078
michaelallegretta@parkmccullah.com

OWNER XXX XXX XXX

REV.	DATE	ISSUE TITLE
		ISSUED FOR REVIEW

INCOMPLETE DOCUMENTS ARE FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

PROPOSED OFFICE/SHOWROOM

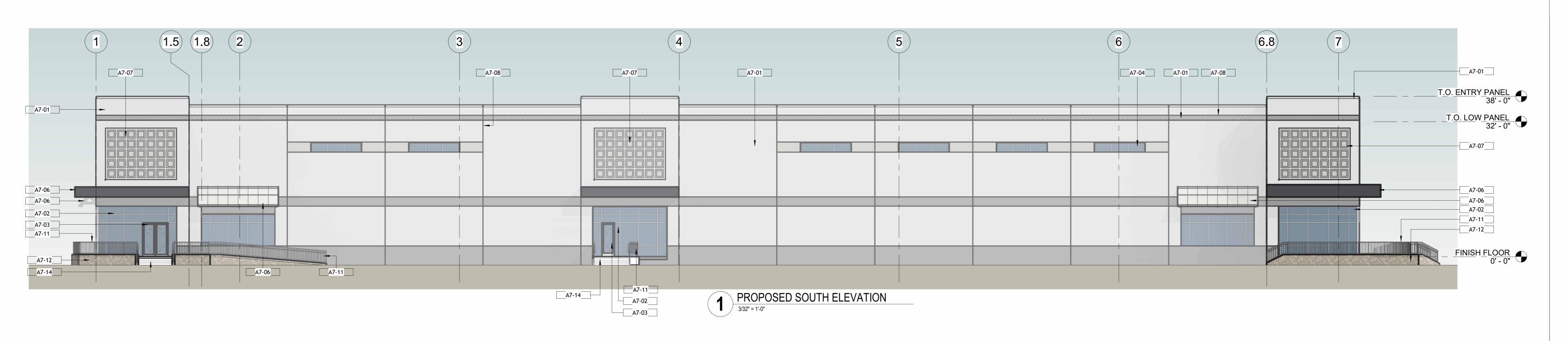
12197 DENTON DRIVE
FARMERS BRANCH, TEXAS 75234

PROPOSED NORTH & SOUTH ELEVATIONS

D32 JECT NUMBER SHI



ARCHITECT
PARK McCULLAH, LLC.
18383 Preston Rd, Ste 235
Dallas, TX 75252
Contact: Michael Allegretta
617.777.6078
michaelallegretta@parkmccullah.com



	7	6.8	6		5	4	3	3	2 (1.8) (1.5)	
T.O. ENTRY PANEL								A7-04		A7-01
T.O. LOW PANEL 32' - 0"  A7-01  A7-08										A7-08
										A7-06  A7-11
FINISH FLOOR 0' - 0"		A7-13							A7-11	A7-09
		A7-13A7-09		A7-01A7-16	PROPO 3/32" = 1'-0"	SED NORTH ELEVATION		A7-10A7-15	A7-13 A7-09	

KEYNOTES	Keynote Text			
A7-01	TILT PANEL, PAINTED			
A7-02	STOREFRONT GLAZING			
A7-03	STOREFRONT DOOR			
A7-04	WINDOW GLAZING			
A7-06	PREFABRICATED METAL AWNING / CANOPY			
A7-07	STAMPED PATTERN			
A7-08	REVEAL			
A7-09	HOLLOW METAL DOOR			
A7-10	METAL ROLL UP DOOR			
A7-11	GUARDRAIL / HANDRAIL			
A7-12	STONEWALL			
A7-13	METAL STAIRS			
A7-14	CONCRETE STAIRS			
A7-15	METAL LOUVER			
A7-16	CONCRETE RAMP			

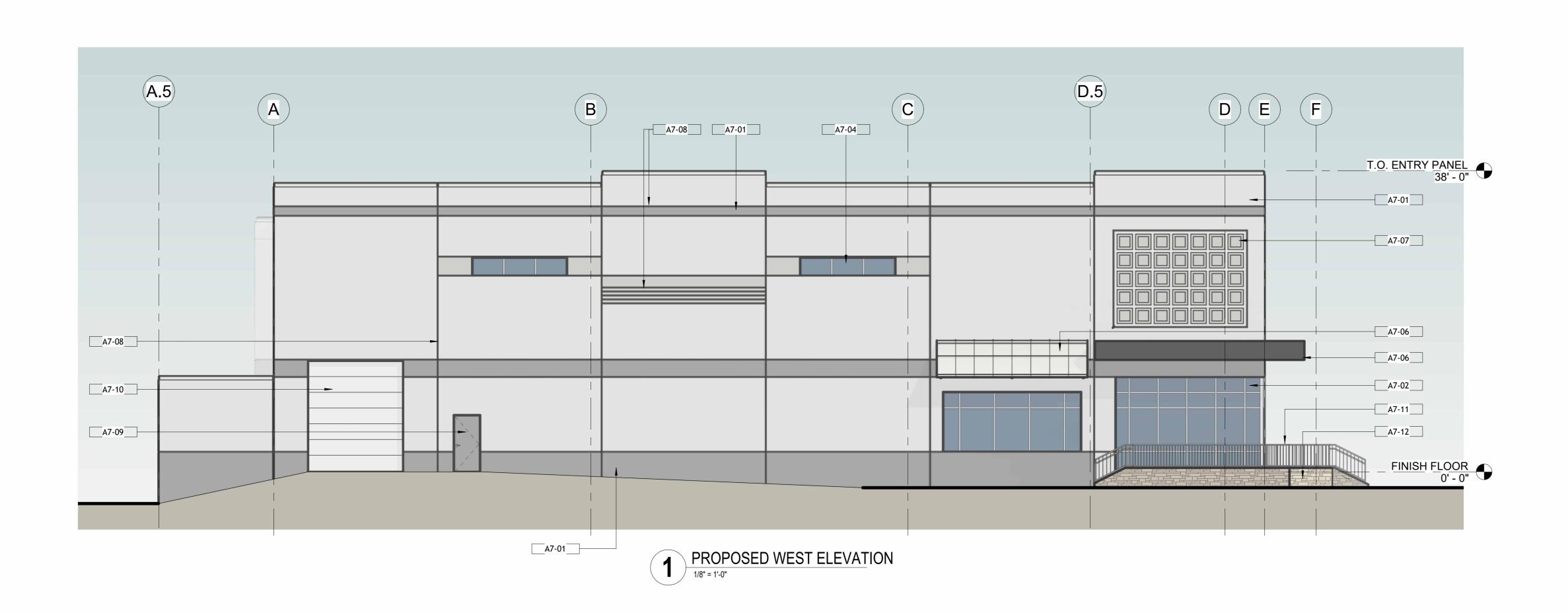
REV.	DATE	ISSUE TITLE

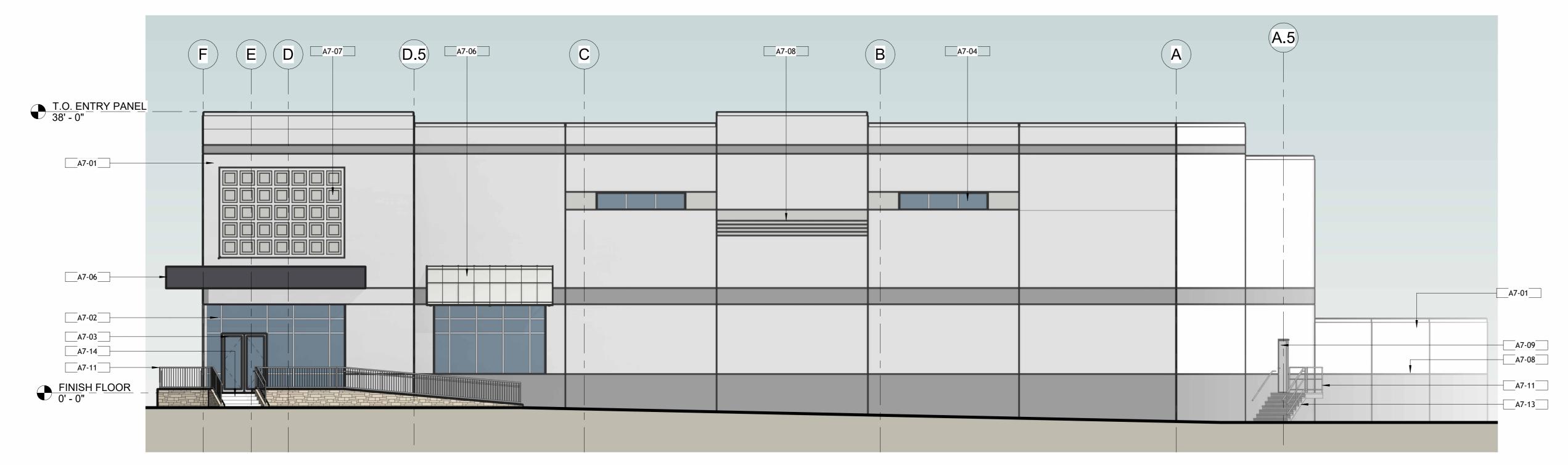
PROPOSED LOGISTIC CENTER

12197 DENTON DRIVE
FARMERS BRANCH, TEXAS 75234

PROPOSED BUILDING B ELEVATIONS

M2107 A102

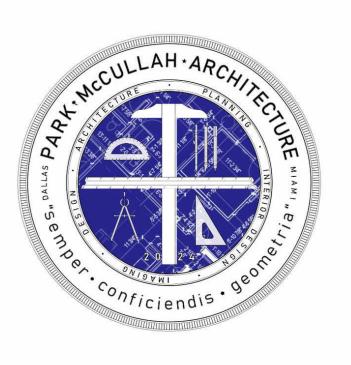




PROPOSED EAST ELEVATION

1/8" = 1'-0"

KEYNOTES	Keynote Text
7-01	TILT PANEL, PAINTED
7-02	STOREFRONT GLAZING
7-03	STOREFRONT DOOR
7-04	WINDOW GLAZING
7-06	PREFABRICATED METAL AWNING / CANOPY
7-07	STAMPED PATTERN
7-08	REVEAL
7-09	HOLLOW METAL DOOR
7-10	METAL ROLL UP DOOR
7-11	GUARDRAIL / HANDRAIL
7-12	STONEWALL
7-13	METAL STAIRS
7-14	CONCRETE STAIRS



ARCHITECT
PARK McCULLAH, LLC.
18383 Preston Rd, Ste 235
Dallas, TX 75252
Contact: Michael Allegretta
617.777.6078
michaelallegretta@parkmccullah.com

REV.	DATE	ISSUE TITLE

PROPOSED LOGISTIC CENTER

12197 DENTON DRIVE
FARMERS BRANCH, TEXAS 75234

PROPOSED BUILDING B ELEVATIONS

M2107
OJECT NUMBER

A1
SHEE





ARCHITECT
PARK McCULLAH, LLC.
18383 Preston Rd, Ste 235
Dallas, TX 75252
Contact: Michael Allegretta
617.777.6078
michaelallegretta@parkmccullah.com

REV.	DATE	ISSUE TITLE
		ISSUED FOR REVIEW

INCOMPLETE DOCUMENTS ARE FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

PROPOSED OFFICE/SHOWROOM 12197 DENTON DRIVE FARMERS BRANCH, TEXAS 75234

PROPOSED EAST & WEST ELEVATIONS



#### **ORDINANCE NO. 3865**

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 3.50± ACRES IN THE JOHN S. PULLIAM SURVEY, ABSTRACT NO. 1156, DESCRIBED IN EXHIBIT "A," HERETO, LOCATED WITHIN PLANNED DEVELOPMENT DISTRICT NUMBER 32 (PD-32); ADOPTING A DETAILED SITE PLAN; **PROVIDING** A CONFLICTS RESOLUTION **CLAUSE: PROVIDING** A **SAVINGS CLAUSE**; **PROVIDING** 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 (collectively, the "CZO"), is hereby amended by amending as set forth in Section 2, below, the regulations of Planned Development No. 32 (PD-32) as set forth in Ordinance No. 1389 (the "PD-32 Regulations"), relating to the use and development of a 3.50± tract in the John S. Pulliam Survey, Abstract No. 1156, City of Farmers Branch, Dallas County, Texas, described in "Exhibit A" attached hereto and incorporated herein by reference:

**SECTION 2**. The Property shall be developed and used in accordance with the CZO and the PD-32 regulations, as amended except as follows:

- **A.** The Property shall be used and developed in accordance with the Detailed Site Plan and Landscape Plan attached hereto as Exhibits "B" and "C" respectively and incorporated herein by reference.
- **B.** The buildings constructed on the Property shall be designed and constructed to appear substantially as depicted on the Building Elevations set forth in Exhibit "D," attached hereto and incorporated herein by reference.

## Ordinance No. 3865 Exhibit "A"- Description of Property

Being a tract of land situated in the John S. Pulliam Survey, Abstract No. 1156, in the City of Farmers Branch, Dallas County, Texas, being described as "Tract E" of that same tract of land conveyed to Thompson Management Co., Inc. by deed recorded in Volume 89129, Page 408, Deed Records, Dallas County, Texas, being now known as "Tract III" of that same tract of land conveyed to Graham Mortgage Corporation by deed recorded in Instrument No. 201100087228, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner in the West right-of-way line of Denton Drive (variable width public right-of-way), said point being the Southeast corner of Lot 1, Block A of Interchange North Business Park, an addition to the City of Farmers Branch, Dallas County, Texas, according to the Plat thereof recorded in Volume 84021, Page 1661, Map Records, Dallas County, Texas, same being the Northeast corner of herein described tract;

Thence South 14 Degrees 57 Minutes 00 Seconds East, along the West right-of-way line of Denton Drive, crossing the North line of a tract of land conveyed to Dallas Power & Light Company by deed recorded in Volume 85080, Page 4447 of the Deed Records of Dallas County, Texas, and continuing for a total distance of 250.15 feet to a 1/2 inch iron rod found for corner, said point being the Southeast corner of herein described tract;

Thence North 89 Degrees 58 Minutes 00 Seconds West, departing the West right-of-way line of said Denton Drive, a distance of 629.69 feet to a 1/2 inch iron rod found for corner in the monumented East right-of-way line of Interstate Highway 35E (variable width public right-of-way), said point being the Northwest corner of a tract of land conveyed to 12130 Harry Hines, LLC by deed recorded in Instrument No. 20070111491 of the Deed Records of Dallas County, Texas, same being the Southwest corner of herein described tract, from which a 1/2 inch iron rod found bears N 89°58'00" W, 4.86 feet and a 5/8 inch iron rod found bears S 20°01'03" W, 0.66 feet and a 1/2 inch iron rod found bears N 89°43'49" E, 217.73 feet;

Thence North 00 Degrees 05 Minutes 08 Seconds West, along the monumented East right-of-way line of said Interstate Highway 35E, a distance of 103.97 feet to a concrete monument found for corner;

Thence North 03 Degrees 14 Minutes 49 Seconds East, continuing along the monumented East right-of-way line of said Interstate Highway 35E, a distance of 250.70 feet to a 1/2 inch iron rod found for corner, said point being the most westerly Southwest corner of the aforementioned Lot 1, Block A, same being the Northwest corner of herein described tract;

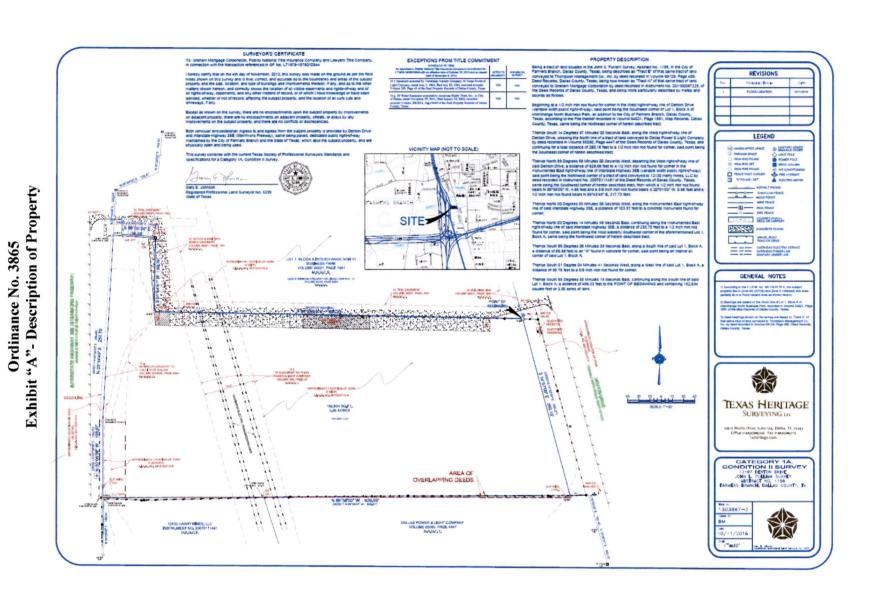
Thence South 86 Degrees 05 Minutes 39 Seconds East, along a South line of said Lot 1, Block A, a distance of 56.88 feet to an "X" found in concrete for corner, said point being an interior ell corner of said Lot 1, Block A;

Thence South 01 Degree 04 Minutes 41 Seconds West, along a West line of said Lot 1, Block A,

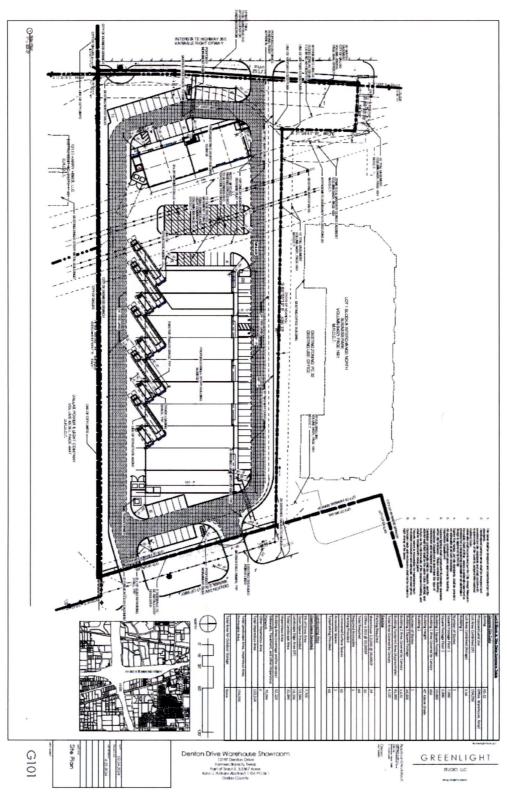
### Currently approved zoning - reference only

a distance of 99.76 feet to a 5/8 inch iron rod found for corner;

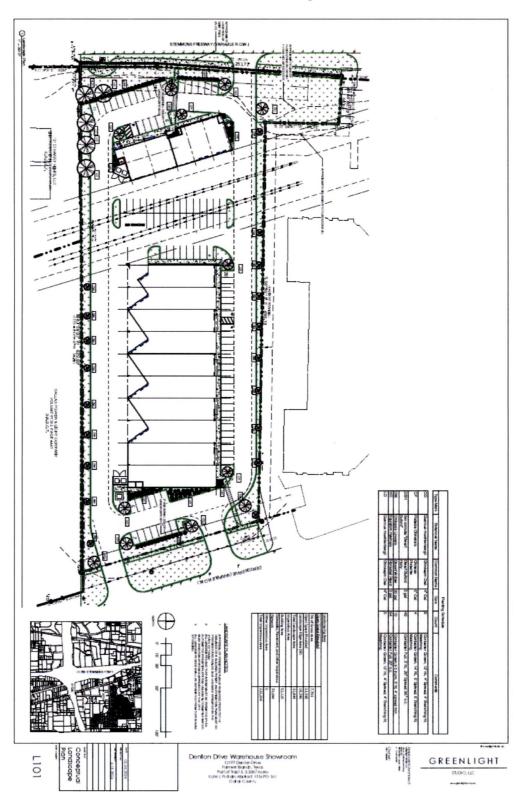
Thence South 88 Degrees 55 Minutes 19 Seconds East, continuing along the South line of said Lot 1, Block A, a distance of 496.33 feet to the POINT OF BEGINNING and containing 152,634 square feet or 3.50 acres of land.



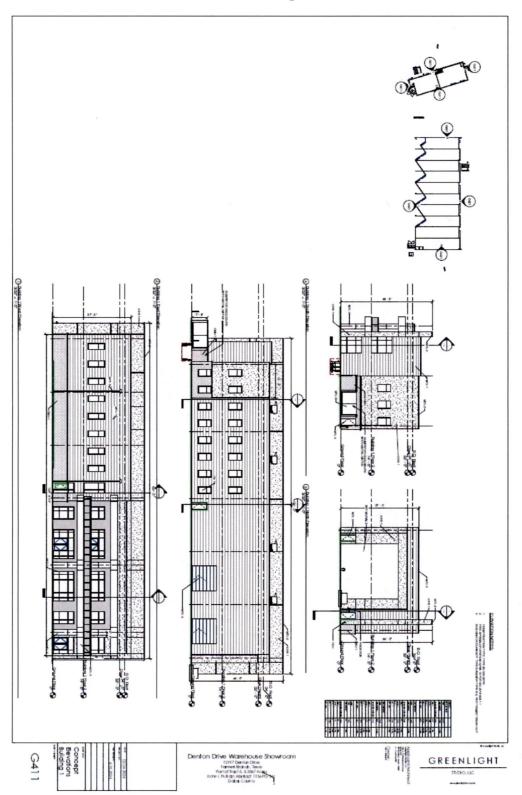
Ordinance No. 3865 Exhibit "B"- Site Plan



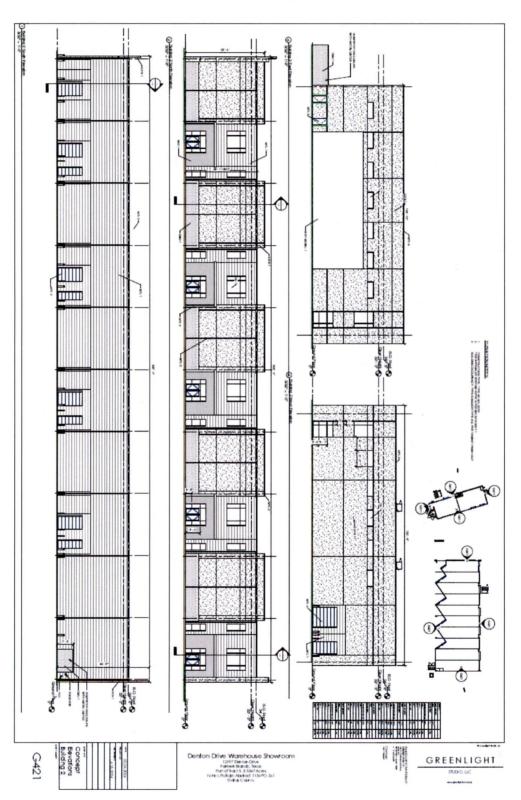
Ordinance No. 3865 Exhibit "C"- Landscape Plan



Ordinance No. 3865 Exhibit "D"- Building Elevations



Ordinance No. 3865 Exhibit "D"- Building Elevations



- C. In addition to the uses for which the Property may be developed and used by right or following approval of a Specific Use Permit in accordance the PD-32 Regulations, the Property may be developed and used as follows:
  - (1) The Property may be developed and used for Warehouse and Distribution purposes; and
  - (2) The Property may be developed and used for Light Fabrication Use following approval of a Specific Use Permit authorizing such use.

**SECTION 3.** 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 4.** 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 5.** 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 6.** 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 7.** 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 18th DAY OF JUNE 2024.

ATTEST:

APPROVED:

Stacy Henderson, TRMC, City Secretary

Terry Lynne, Mayor

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APPROVED AS TO FORM:

David M. Berman, City Attorney (kbl:4/30/2024:4870-9716-5242 v1))