

STAFF REPORT

Case No.: 25-PL-07

Request: Consider the request for final plat approval of FB 35 Design Center Subdivision, Lots 1 & 2, Block A located at 12197 Denton Drive; and take appropriate action.

Applicant: Farmers Branch Denton Warehouse LLC, Gerald Sappington – Property owner
Delanie Powell & David Bond, Spiars Engineering & Surveying – Representatives

Planning & Zoning Commission Meeting: February 23, 2026

Background:

Farmers Branch Denton Warehouse LLC is the owner of an approximately 3.504-acre tract of land located between the northbound I-35E Stemmons frontage road and Denton Drive, north of I-635 LBJ Freeway. The applicant proposes to create two (2) new lots of record, and to dedicate easements necessary for a planned office/warehouse development.

The subject site is zoned Planned Development District No. 32 (PD-32). The land is currently undeveloped. On November 18, 2025, the City Council approved a zoning amendment for PD-32 establishing Detailed Site Plan for two warehouse office buildings (Case 25-ZA-09, Ordinance No. 3968). Building A is a two-story building on the western portion (Lot 1) will be approximately 7,669 square feet of warehouse/office. Building B is a single-story building on the easter portion (Lot 2) and will be approximately 37,642 square feet of warehouse/office. A truck court is centered between the two buildings.

Proposed Plat:

The subject site is currently unplatted, with the total acreage in abstract. The applicant proposes to subdivide this property into two (2) new lots of record, with Lot 1 at 1.139 acres or 49,365 square feet, and Lot 2 at 2.365 acres or 102,998 square feet.

The final plat of FB 35 Design Center Subdivision, Lots 1 & 2, Block A is consistent with the Texas Local Government Code, the City's platting requirements, and the approved Detailed Site Plan for this property.