



**FARMERS
BRANCH**

City Council

September 3, 2019

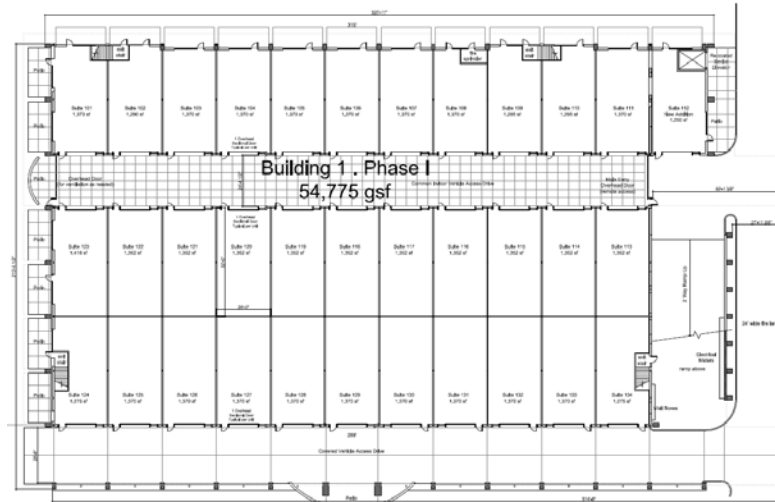
Specific Use Permit



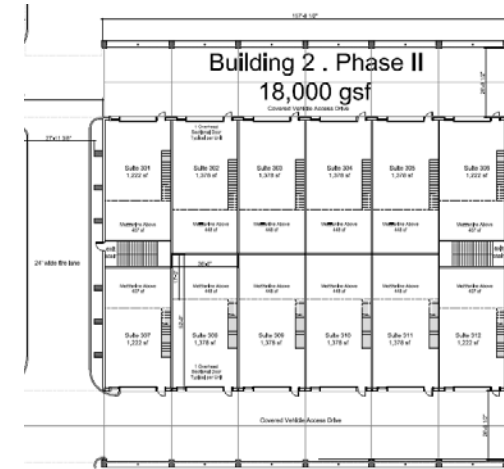
The site plan illustrates the proposed development at 3000 McEwen Road. It features two main buildings: Building 1 Phase I, an existing 2-level structure with 105,000 gsf and a 2-level addition of 4,550 gsf, totaling 109,550 gsf; and Building 2 Phase II, a new 2-level structure with 36,000 gsf. The plan also shows a 30' building setback, a 30' fire lane easement, and a 24' fire lane easement. Parking areas are located around the buildings, with 14 parking spaces for Building 1 and 18 parking spaces for Building 2. The plan includes various easements, including a 24' fire lane easement, a 30' building setback, and a 30' fire lane easement. The site is bounded by McEwen Road to the north, Midway Road to the west, and an existing fire lane to the east. The plan also shows the location of the existing industrial development to the north and the existing retail development to the south.

Floor Plan – Building 1 & Building 2

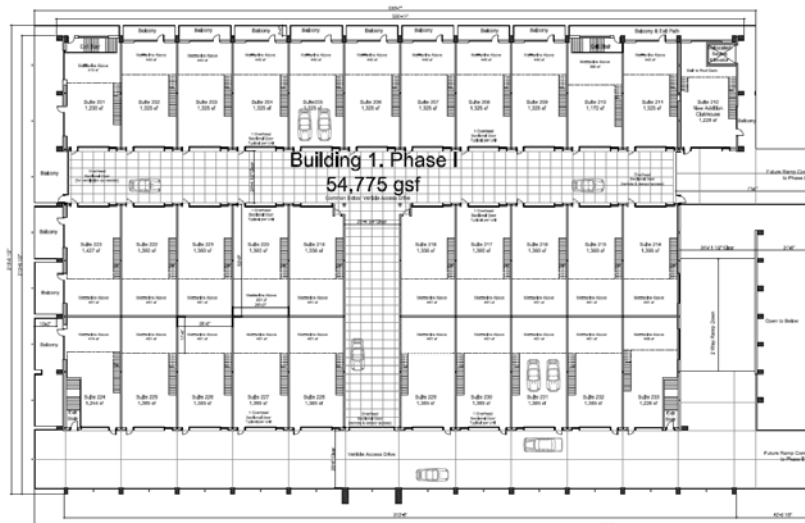
**Building 1
Level 1**



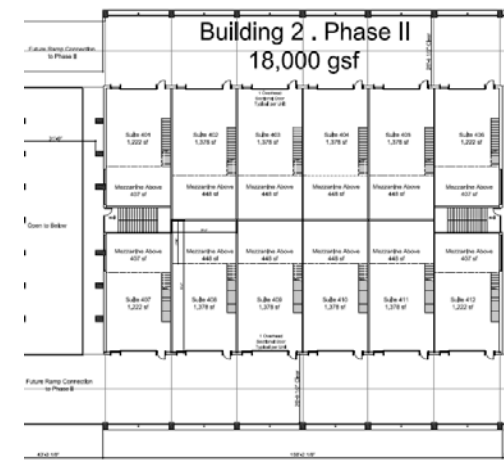
**Building 2
Level 1**



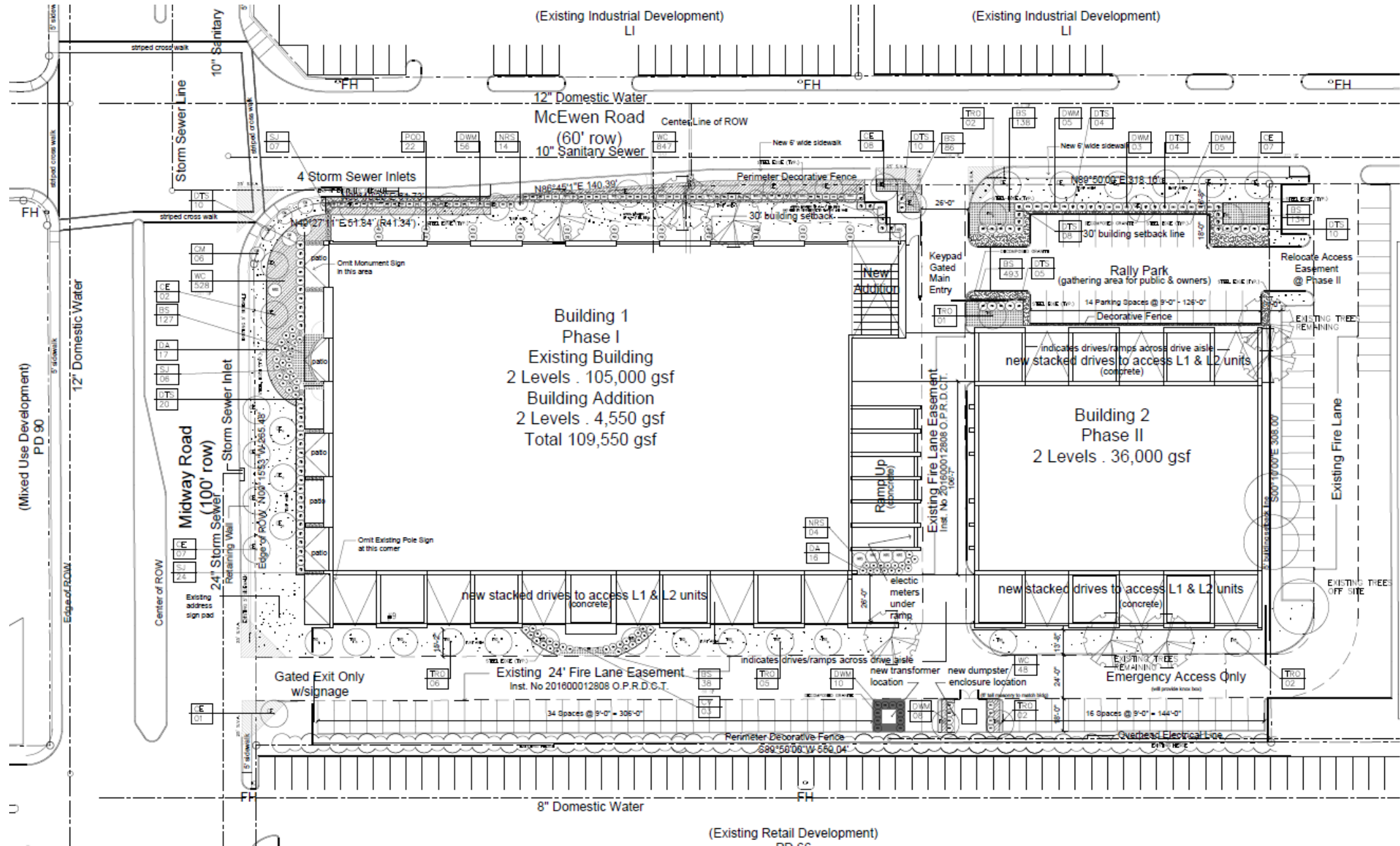
**Building 1
Level 2**



**Building 2
Level 2**



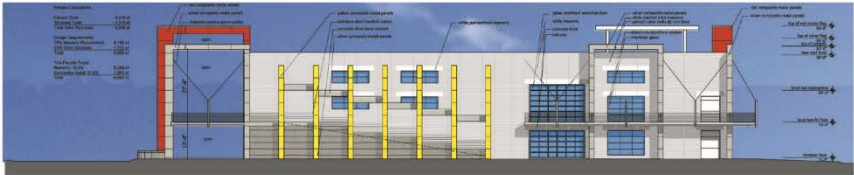
Landscape Plan – Phase 1 & Phase 2



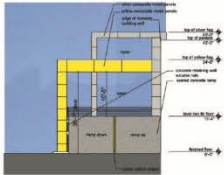
Building Elevations – Building 1 (Phase 1) & Building 2 (Phase 2)



4 north elevation (visible to McEwen Road)



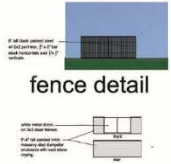
3 east elevation



5 ramp elevation

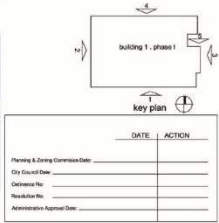


2 west elevation (visible to Midway Road)



fence detail

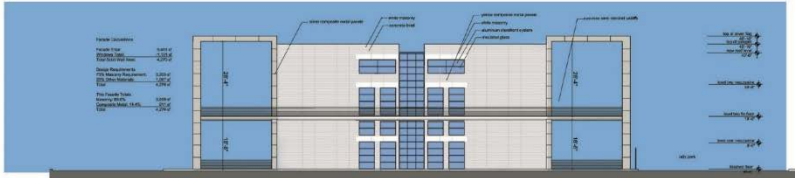
trash enclosure



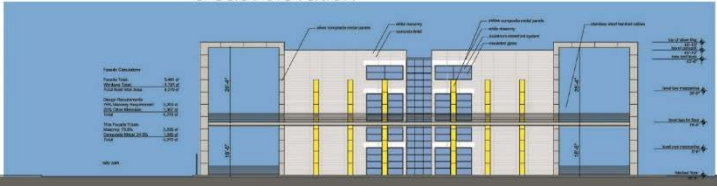
DATE	ACTION



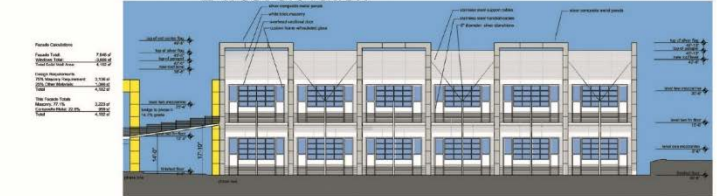
4 north elevation (visible to McEwen Road)



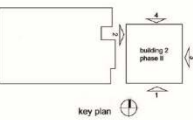
3 east elevation



2 west elevation



1 south elevation



DATE	ACTION

Midway Conversion new exterior elevations . phase one new exterior elevations . phase two