



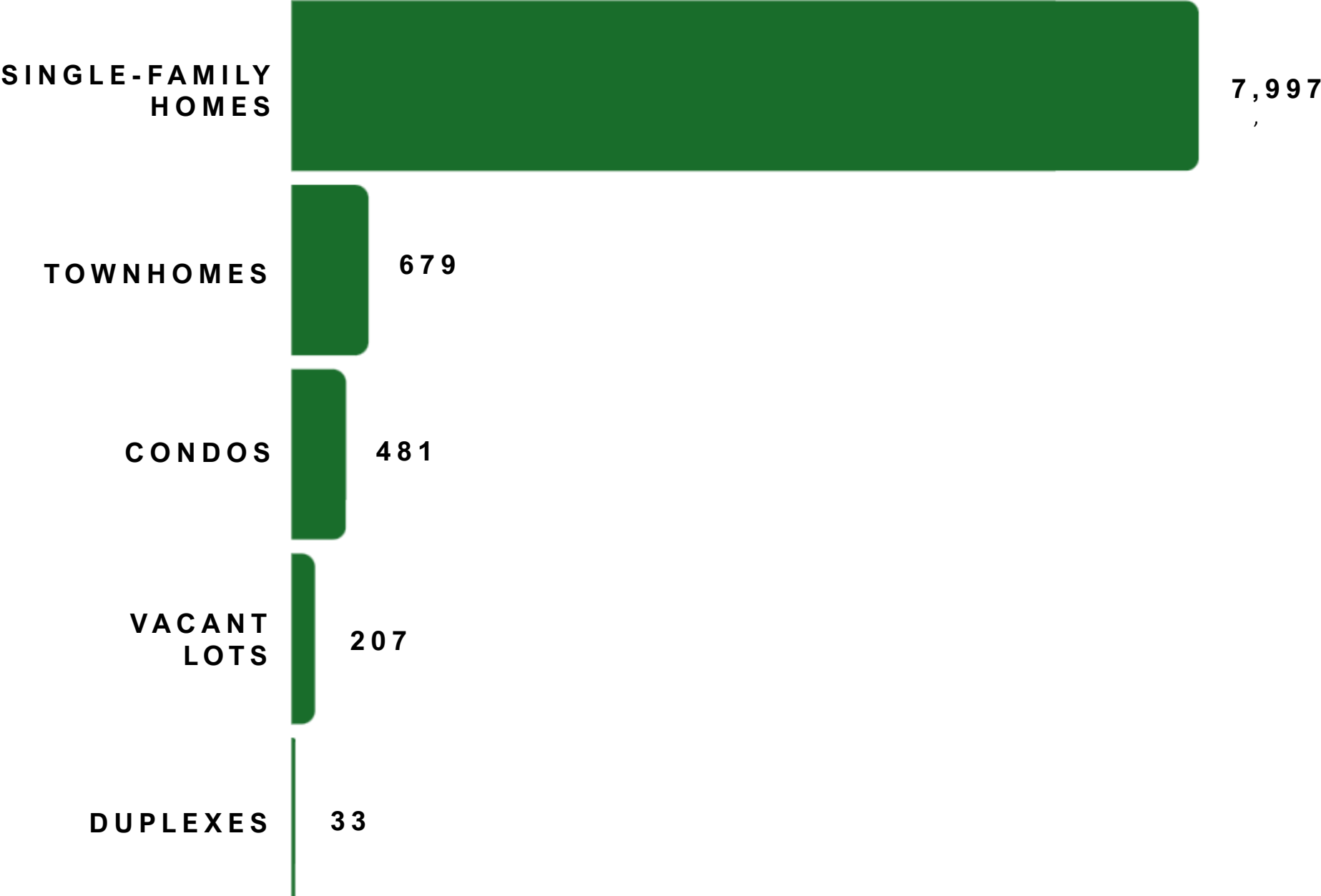
CITY OF  
**FARMERS BRANCH**  
TEXAS

# STATUS OF MULTI AND SINGLE-FAMILY RESIDENCES

CITY COUNCIL STUDY SESSION | MAY 21, 2024

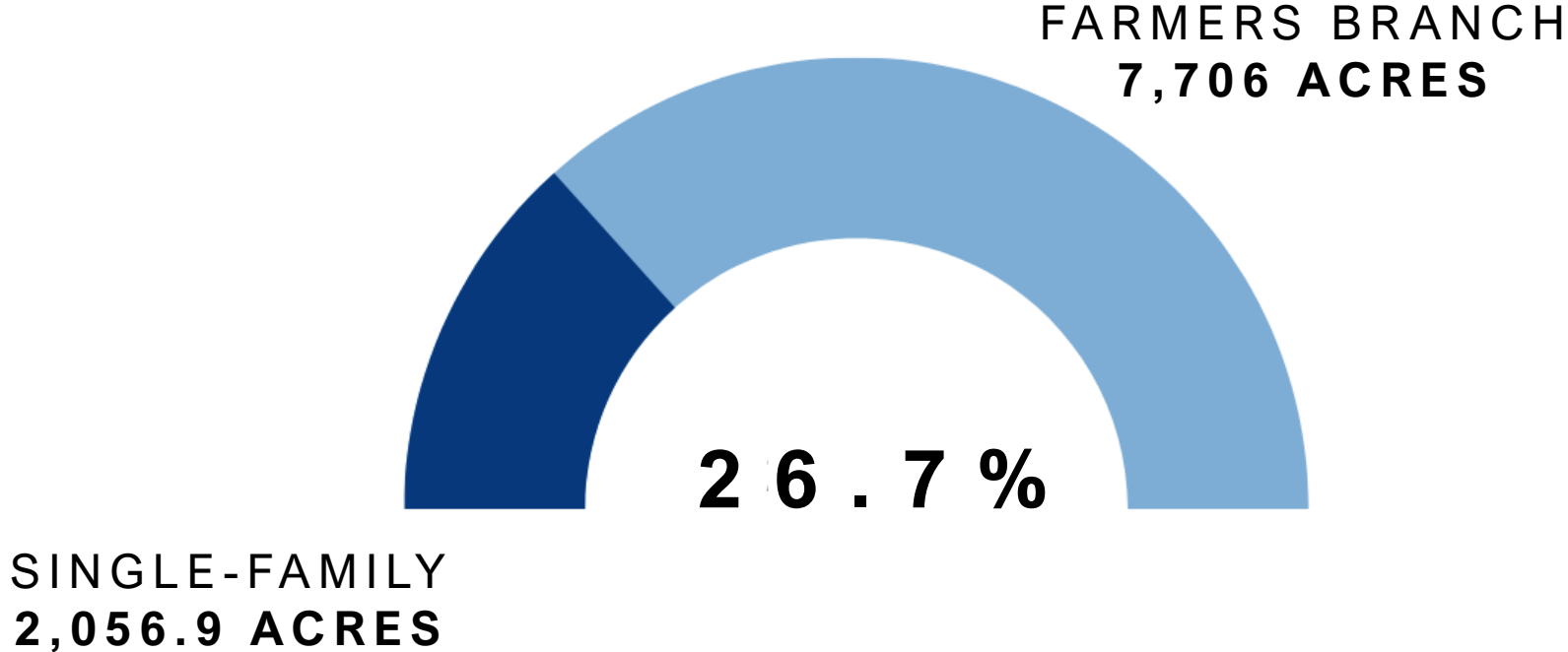
# SINGLE-FAMILY DATA

## NUMBER OF UNITS



TOTAL RESIDENCES: **9,397**

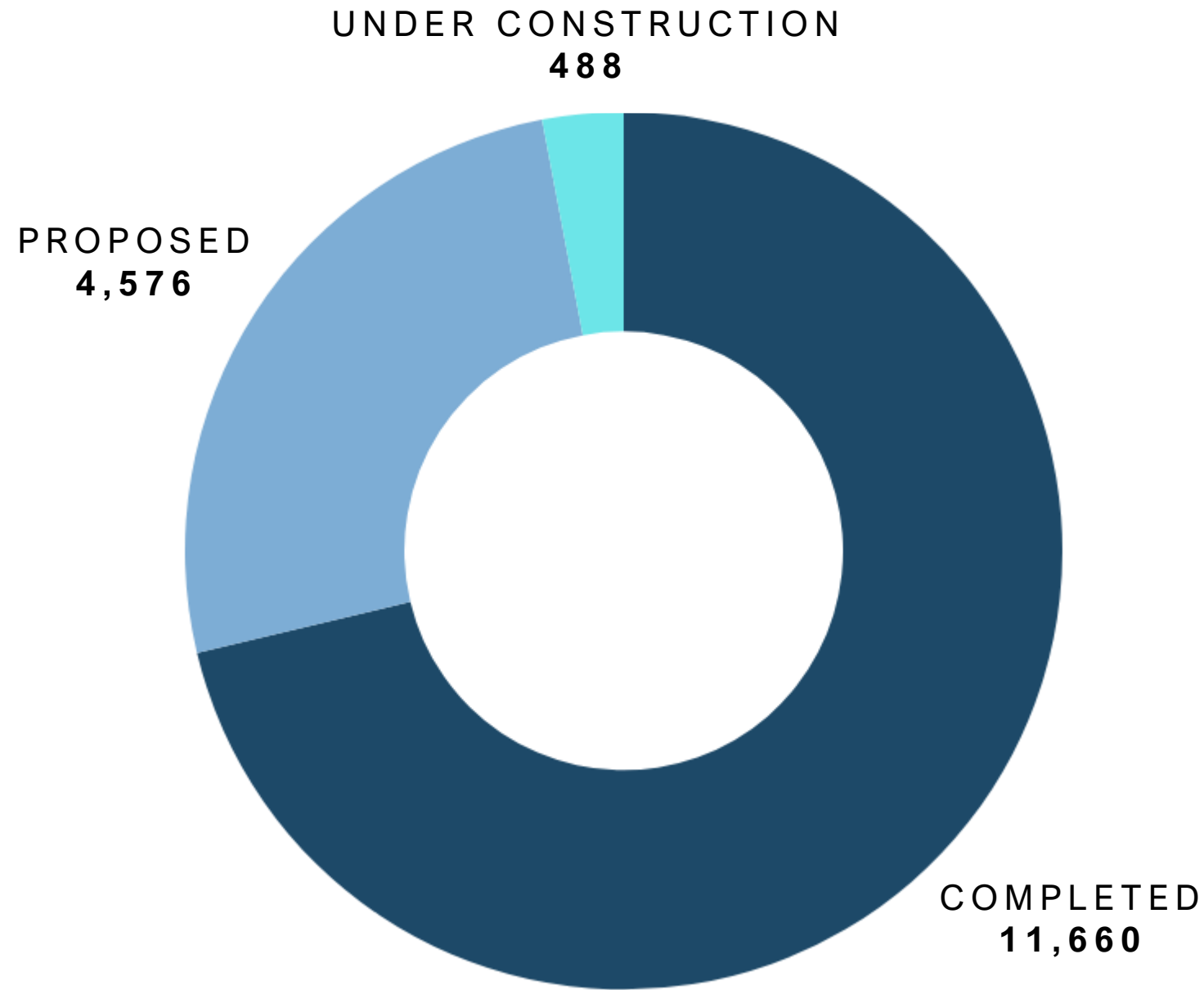
## LAND USE (AREA)



**36% OF ALL HOUSING UNITS**  
(CURRENT & PROPOSED)

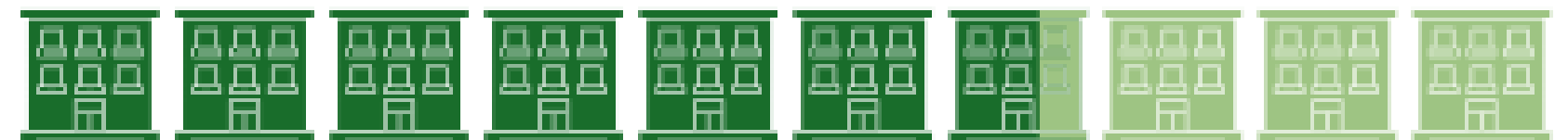
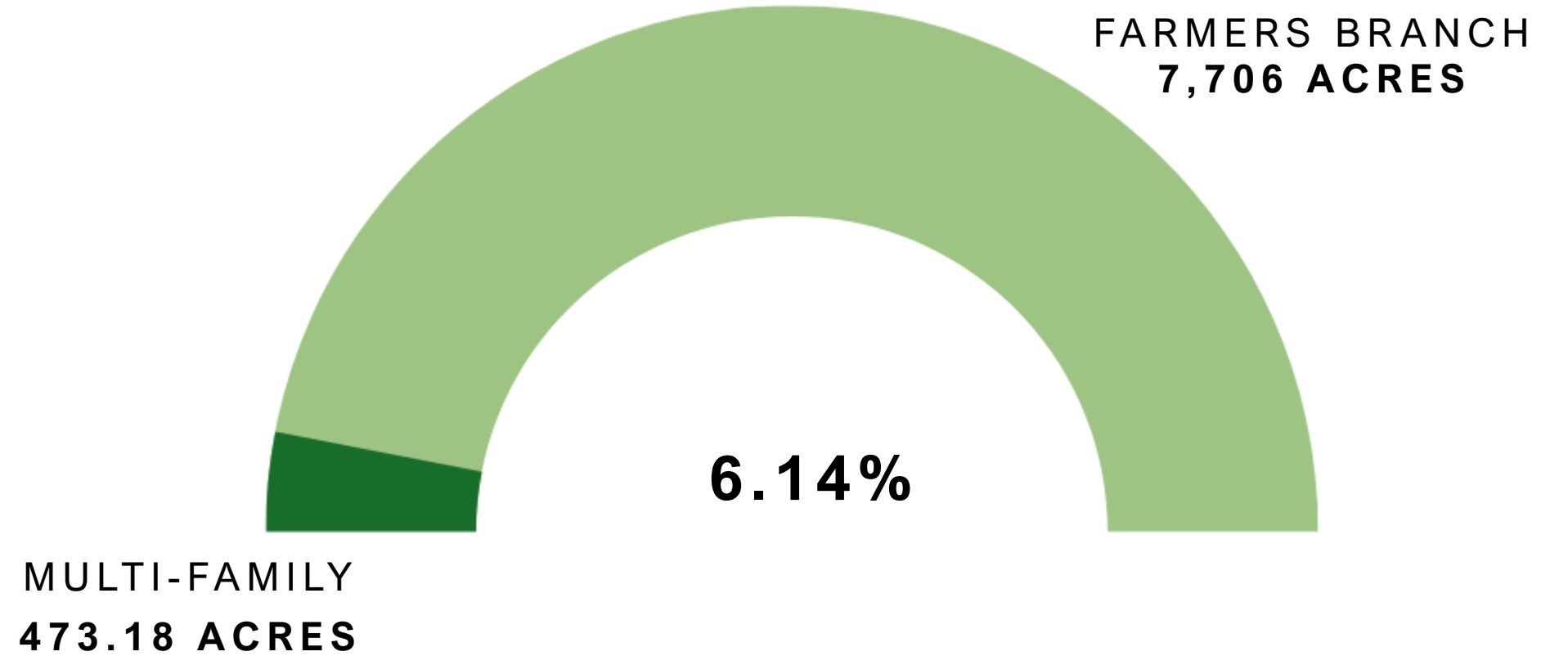
# MULTI-FAMILY DATA

## NUMBER OF UNITS



**TOTAL MULTI-FAMILY UNITS: 16,686**

## LAND USE (AREA)

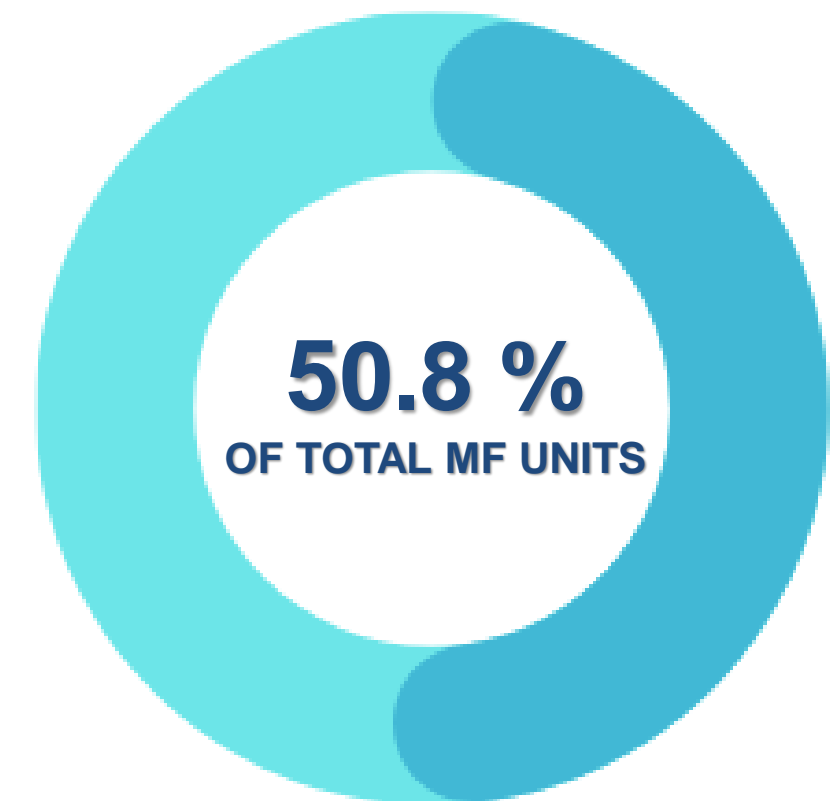


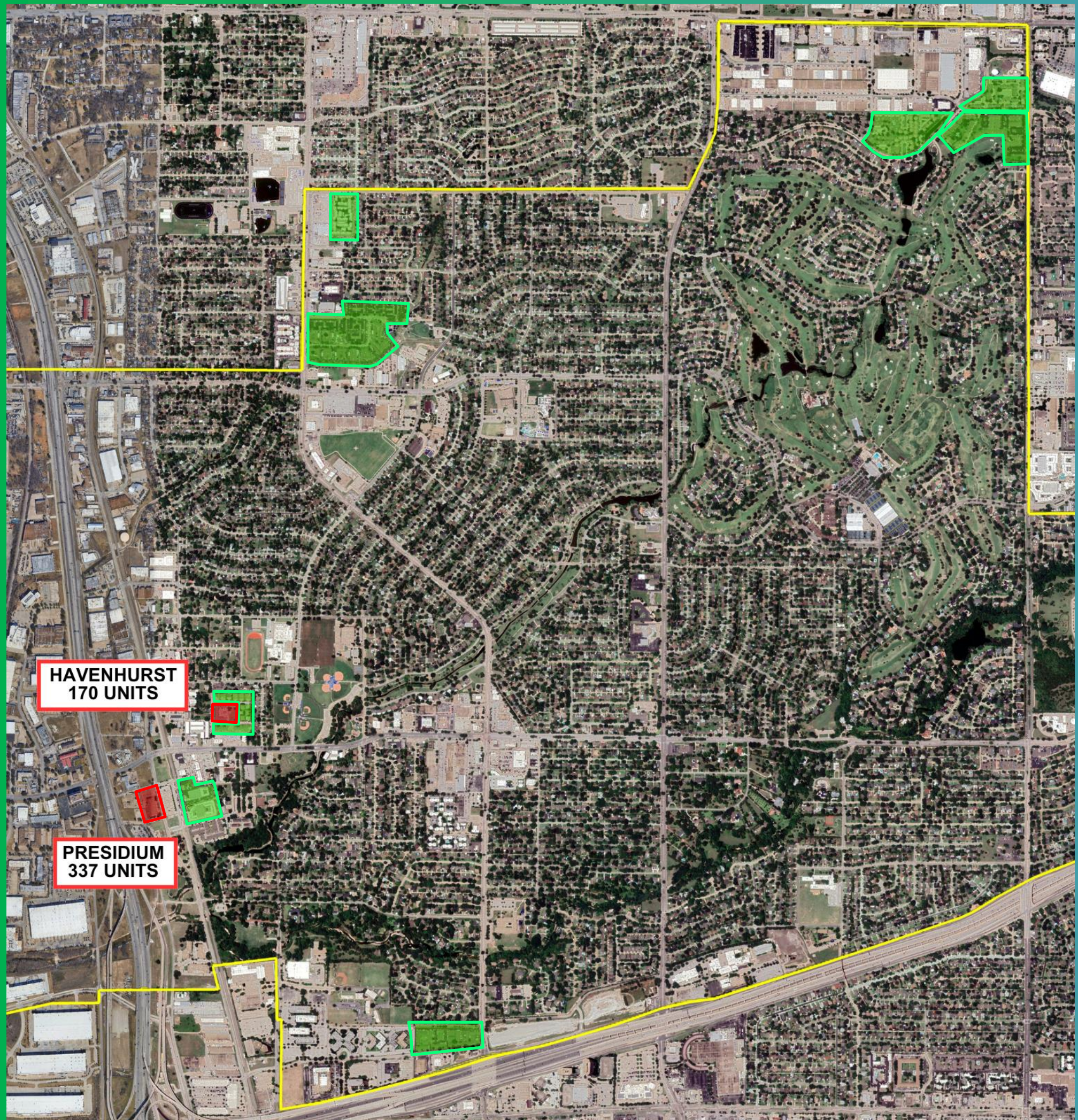
**64% OF ALL HOUSING UNITS (CURRENT & PROPOSED)**

# WEST SIDE MULTIFAMILY

-  ENTITLED, NOT CONSTRUCTED (2,261 UNITS)
-  CONSTRUCTED (6,068 UNITS)
-  UNDER CONSTRUCTION (150 UNITS)

## UNIT DENSITY ON WEST SIDE

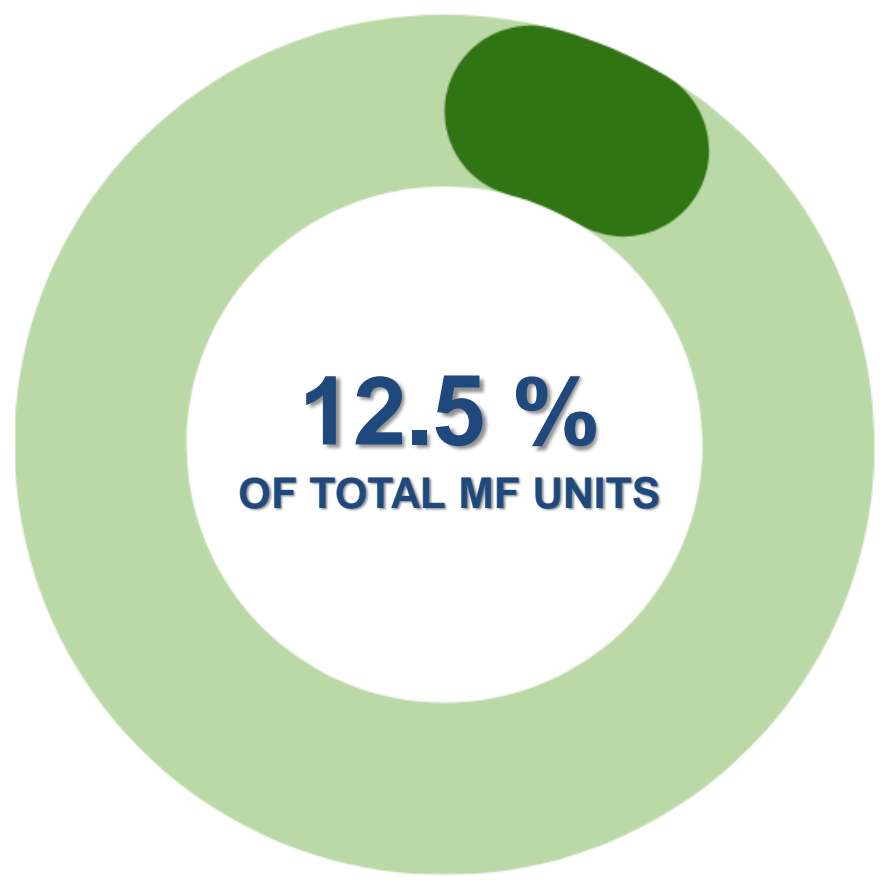




# CENTRAL MULTIFAMILY

- ENTITLED, NOT CONSTRUCTED (507 UNITS)
- CONSTRUCTED (1,583 UNITS)
- UNDER CONSTRUCTION (0 UNITS)

## UNIT DENSITY FOR CENTRAL FB

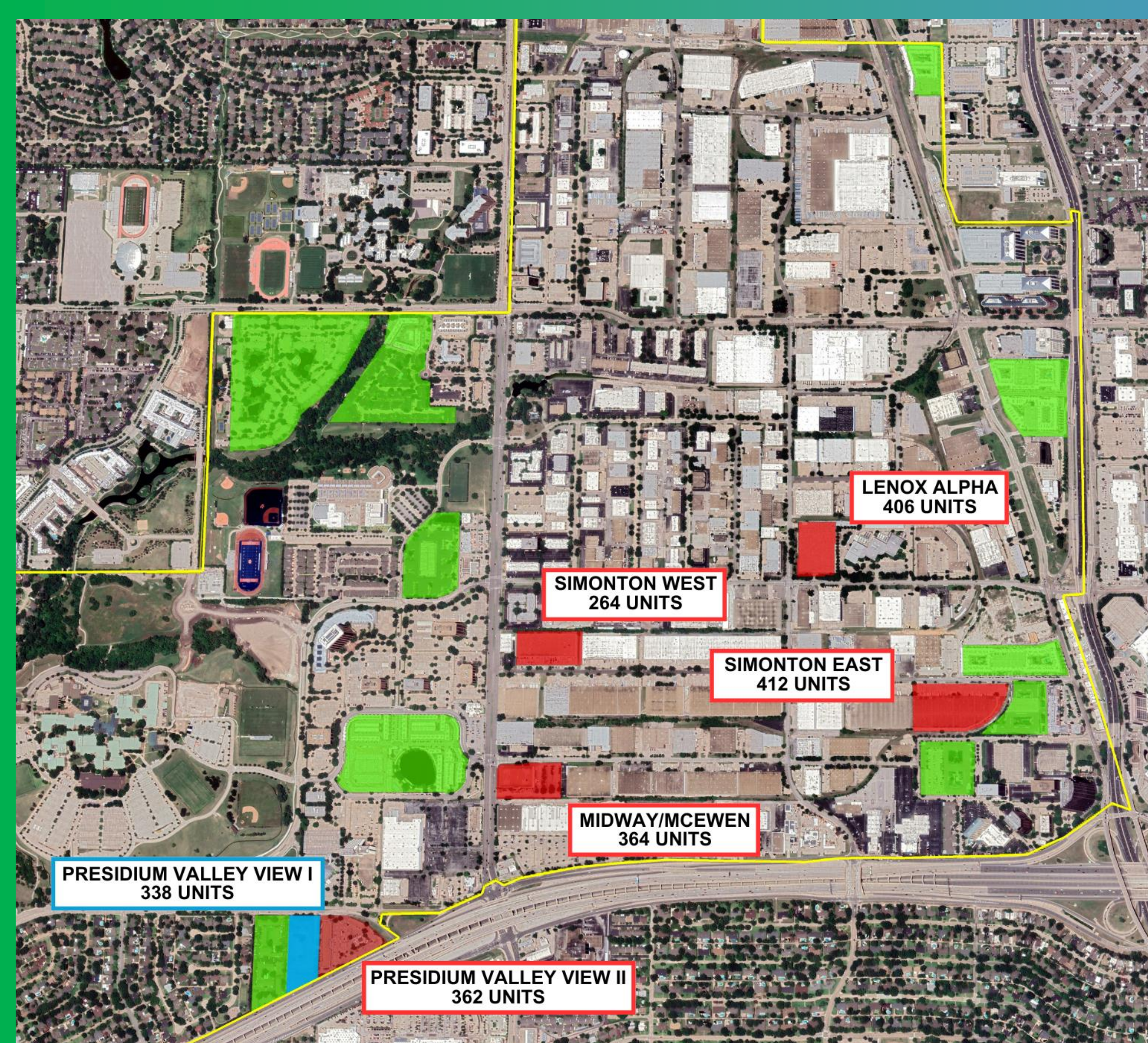


# EAST SIDE MULTIFAMILY

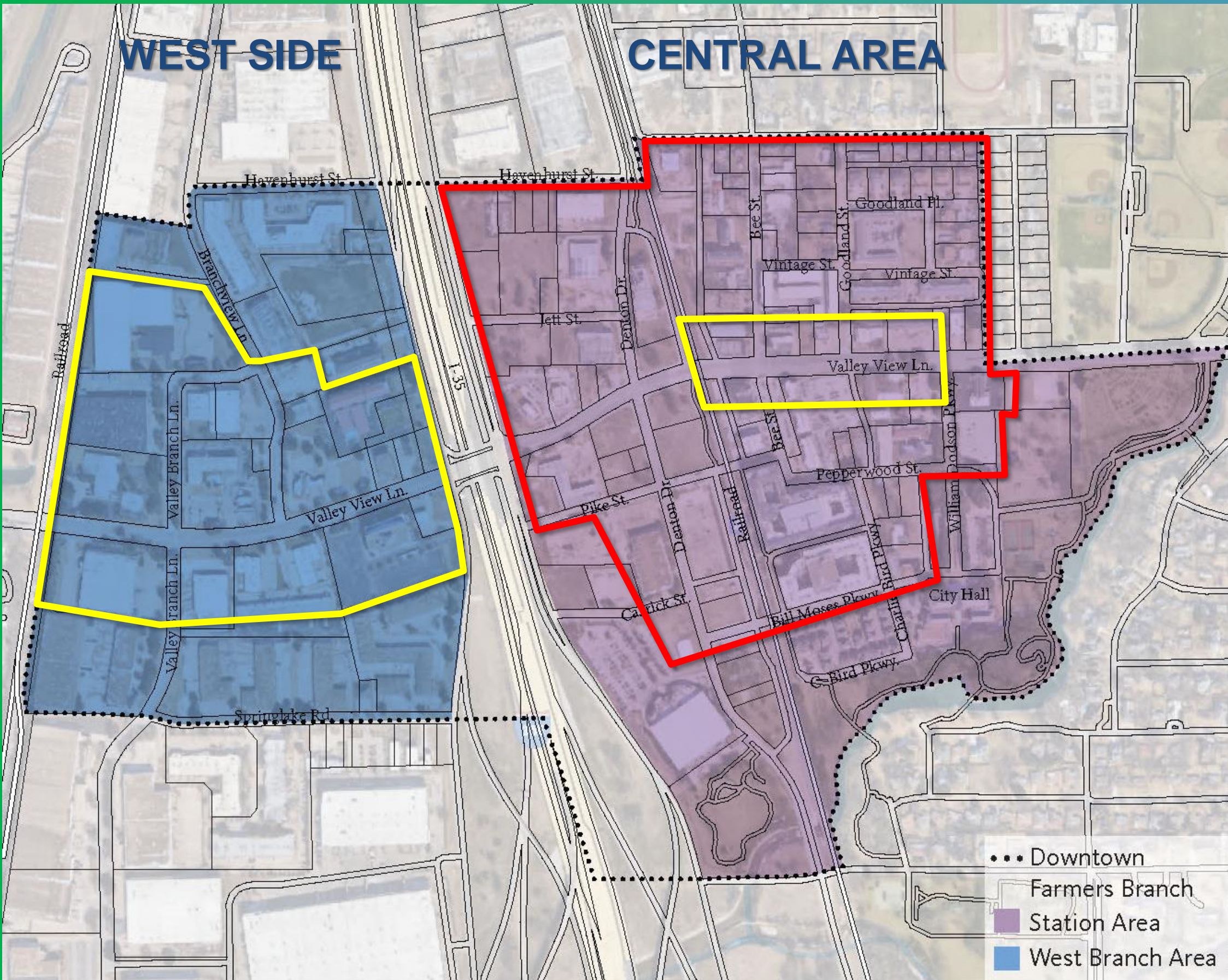
- ENTITLED, NOT CONSTRUCTED (1,808 UNITS)
- CONSTRUCTED (3,971 UNITS)
- UNDER CONSTRUCTION (338 UNITS)



## UNIT DENSITY ON EAST SIDE

**36.7 %**  
OF TOTAL MF UNITS



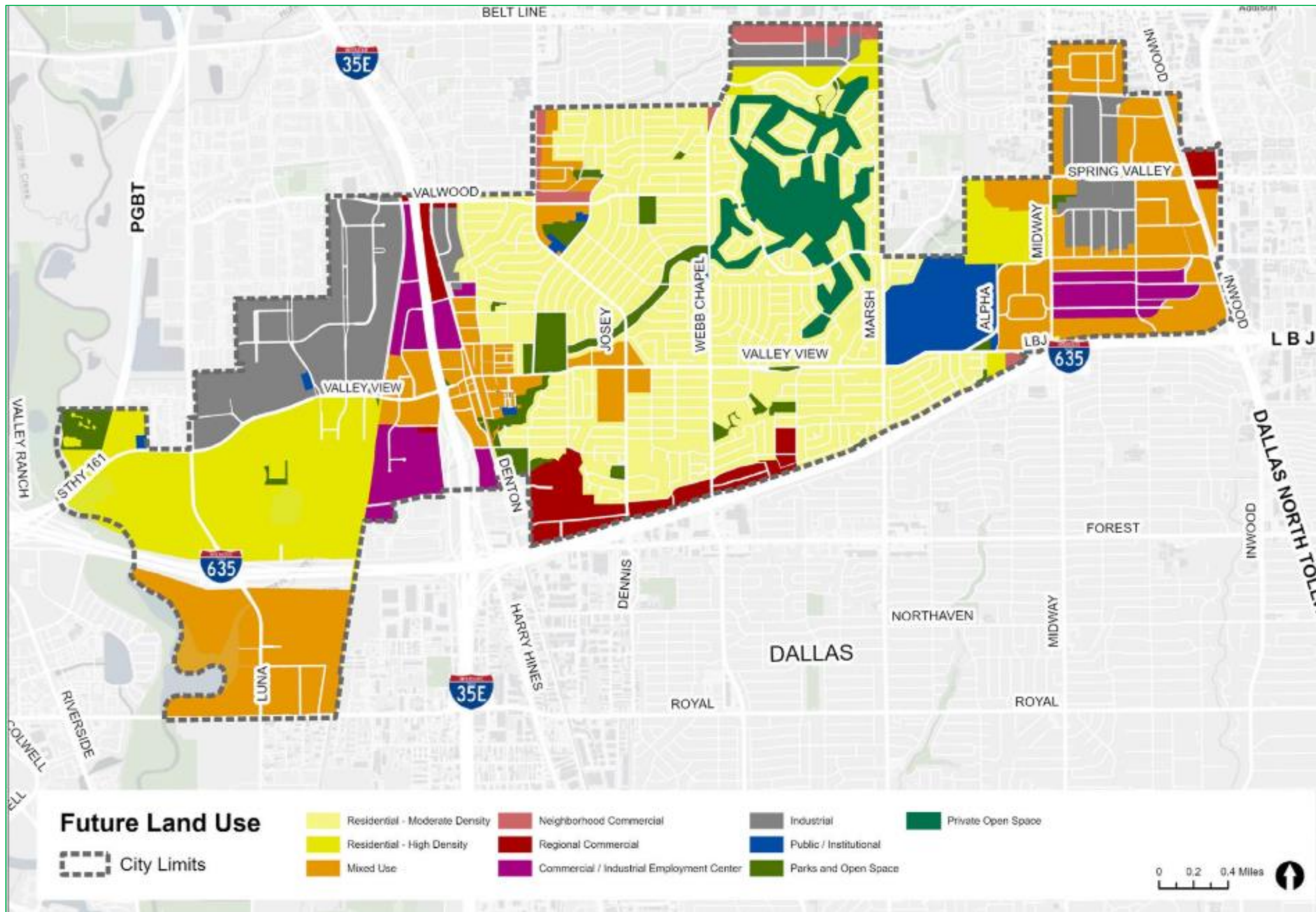
# PD-86 FORM-BASED CODE



-  ALLOWS MULTIFAMILY
-  ALLOWS MULTIFAMILY WITH GROUND-FLOOR RETAIL

- ❖ Original PD-86 zoning code adopted in June 2005.
- ❖ Expanded in April 2023 to include “West Branch” area.
- ❖ In the West Branch Area, multifamily uses may not exceed 50% of the total building square footage (remaining area must be used for commerce or retail).
- ❖ No maximum building height or unit counts, except when adjacent to existing single-family zoning.
- ❖ Each site must meet PD-86 standards for open space, parking, streetscaping, building design, etc.
- ❖ Special Exceptions require approval from P&Z only.
- ❖ SUPs or Zoning Amendments require Council approval.

# FUTURE LAND USE



## High Density Residential

**Description:** This designation is intended for higher (greater than 12 units per acre) density housing types. These could be in a variety of forms, but should be carefully designed with appropriate transitions to moderate density neighborhoods or non-residential uses.

**Uses:** tri- or quad-plexes, townhomes, small-lot detached homes (multiple on the same parcel), apartments

**Density:** 12-65 units per acre

**Scale/Intensity:** medium to high

## Mixed Use

**Description:** Mixed use areas are intended to contain a mix of complementary uses that may include housing, office, civic, commercial, limited industrial uses (compatible in size and scale with the other uses in the area), park and open space uses. These areas are designed and

**Uses:** medium- to high-density residential uses, office, commercial, light industry and small manufacturing, civic, parks and open space

**Density:** 12-50 units per acre

**Scale/Intensity:** medium to high





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# DISCUSSION

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