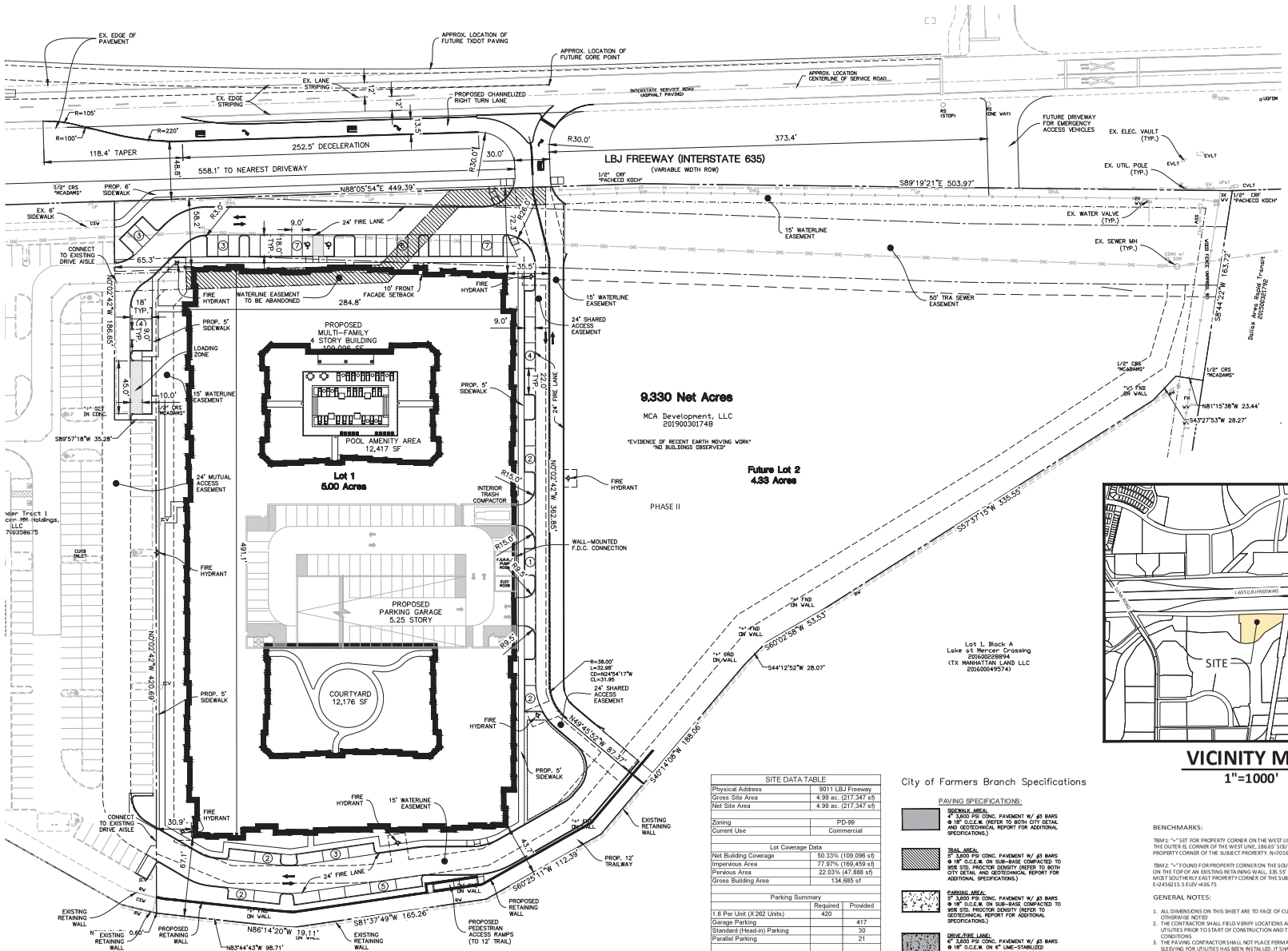

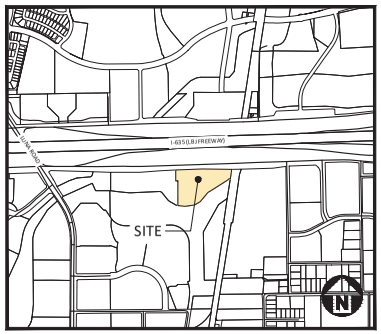

VICINITY MAP
1"=1000'

SITE DATA TABLE	
Physical Address	9011 LBJ Freeway
Gross Site Area	4.99 ac. (217,347 sf)
Net Site Area	4.99 ac. (217,347 sf)
Zoning	PD-99
Current Use	Commercial
Lot Coverage Data	
Net Building Coverage	50.33% (109,096 sf)
Impervious Area	77.97% (169,459 sf)
Pervious Area	22.03% (47,888 sf)
Gross Building Area	134,685 sf
Parking Summary	
	Required / Provided
1.6 Per Unit (X.262 Units)	420 / 417
Garage Parking	30
Standard (Head-in) Parking	21
Parallel Parking	
Total Parking	420 / 468
Accessible Parking	9 / 15
Building Data	
Building	4 Story
Parking Garage	5.25 Story
Peak Height	71.5'
Mean Height	55.2'
Total Square Footage	109,096 sf

City of Farmers Branch Specifications

PAVING SPECIFICATIONS:

SIDEWALK AREA:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. (REFER TO BOTH CITY DETAIL AND GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.)

TRAIL AREA:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY (REFER TO BOTH CITY DETAIL AND GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.)

PARKING AREA:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.)

DRIVE/FIRE LANE:
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 6" LIME-STABILIZED SUBGRADE OR APPROVED EQUAL. (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.)

DUMPSTER/TURN LANE:
7" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 6" LIME-STABILIZED SUBGRADE OR APPROVED EQUAL. (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.)

BENCHMARKS:

TBM1: "+" SET FOR PROPERTY CORNER ON THE WEST LINE OF SUBJECT PROPERTY BEING THE OUTER EL CORNER OF THE WEST LINE, 186.65' SOUTH FROM THE NORTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY. N=7016167.4 E=2435613.2 ELEV.=440.78

TBM2: "+" FOUND FOR PROPERTY CORNER ON THE SOUTH LINE OF SUBJECT PROPERTY ON THE TOP OF AN EXISTING RETAINING WALL, 3.35.55' SOUTH WESTERLY FROM THE MOST SOUTHERLY EAST PROPERTY CORNER OF THE SUBJECT PROPERTY. N=7016004.5 E=2456215.5 ELEV.=436.75

GENERAL NOTES:

1. ALL DIMENSIONS ON THIS SHEET ARE TO FACE OF CURB AND TO PC OF RADII UNLESS OTHERWISE NOTED
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND TAKES RISK OF UNKNOWN CONDITIONS
3. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL SLEEVING FOR UTILITIES HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO INSURE ALL SLEEVING IS IN PLACE PRIOR TO PLACING PERMANENT PAVING, PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED.
4. SIDEWALK RAMPS AND DRIVEWAY CROSSING ARE TO BE DESIGNED AND INSTALLED SO THEY ARE IN COMPLIANCE WITH THE TEXAS ACCESIBILITY STANDARDS AND ADA.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
6. MAXIMUM RUNNING SLOPE SHALL BE NO GREATER THAN 5% ON PATHS OF TRAVEL. (ACROSS DRIVEWAYS AND FROM ACCESSIBLE PARKING SPACES TO BUILDING).

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

SWBC LUNA, LLC
5949 SHERRY LANE, SUITE 750
DALLAS, TX 75225
SPENCER BYINGTON
PHONE: (214) 987-6317

ROYALTON AT MERCER CROSSING
SITE PLAN
9011 LBJ FREEWAY
CITY OF FARMERS BRANCH

STATE OF TEXAS
MATTHEW G. ST. MARIE
110326
LICENSED
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

MCADAMS
TBPE: 19762

REVISIONS

NO.	DATE	
1	09/11/2024	CITY SITE PLAN REVIEW
2	10/17/2024	TXDOT REVIEW
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	WBC22006
FILENAME	WBC22006-SP-S1
CHECKED BY	MGSM
DRAWN BY	JCM
SCALE	1" = 40'
DATE	08.01.2024

SHEET

PROPOSED SITE CONDITIONS

SP2.00

LANDSCAPE COMPLIANCE CHART

CITY OF FARMERS BRANCH
FINAL LANDSCAPE PLANS WILL MEET ALL MULTI-FAMILY REQUIREMENTS OF THE CITY OF FARMERS BRANCH CODE OF ORDINANCES AND BE MAINTAINED ACCORDING TO THE DESIGN STANDARDS.

PRESCRIBED AREA - MINIMUM OF (5%) OF THE ENTIRE LOT AREA NOT COVERED BY BUILDINGS AND NOT A PART OF ANY R.O.W. SHALL BE LANDSCAPED PER THE ORDINANCE.

REQUIRED: (14,134) SQUARE FEET OF LANDSCAPED AREA
PROVIDED: (14,980) SQUARE FEET OF LANDSCAPE AREA

STREET TREES SHALL BE AT LEAST (3) CALIPER INCHES IN DIAMETER MEASURED (4) FEET ABOVE GRADE AND NOT LESS THAN (10) FEET IN HEIGHT MEASURED FROM THE BASE OF THE MAIN TRUNK SHOWING AT TIME OF PLANTING.

- MAJOR STREETS SHALL HAVE STREET TREES PLANTED WITHIN THE PARKWAY (25) FEET ON CENTER.
- MULTI-FAMILY – WHERE THE PRIMARY STRUCTURE IS LOCATED GREATER THAN (10) FEET FROM THE FRONT PROPERTY LINE, THE FOLLOWING TREE PLANTING SHALL BE REQUIRED:
- (1) TREE FOR EACH (25) FEET OF LINEAR STREET FRONTAGE PLANTED WITHIN (15) FEET OF THE FRONT PROPERTY LINE. THESE TREES ARE REQUIRED IN ADDITION TO THE REQUIRED STREET TREES.
- (1) STREET TREE SHALL BE PLANTED IN EACH BUMP-OUT FOR ON-STREET PARKING.

LBJ FREEWAY (INTERSTATE 635)
REQUIRED: (325) LINEAR FEET OF FRONTAGE / (25) LINEAR FEET = (13) STREET TREES
PROVIDED: (13) STREET TREES

YARDS - ALL UNPAVED GROUND AREAS SHALL BE PLANTED WITH TURF GRASS, VEGETATIVE GROUNDCOVER, OR FLOWERING VEGETATION.

- ALL TURF GRASS MUST BE SOLIDLY SODDED AT INSTALLATION. SEEDING, SPRIGGING, OR PLUGGIN OF TURF GRASS AT TIME OF INITIAL INSTALLATION IS PROHIBITED.
- DECORATIVE ROCKS SHALL BE PERMITTED IN LIMITED AMOUNTS AND WITHIN AREAS BETWEEN STRUCTURES WHERE PLANT MATERIAL IS DIFFICULT TO MAINTAIN.

PARKS/OPEN SPACE - PD-99 REQUIRES MULTIFAMILY RESIDENTIAL TO ALLOCATED AT LEAST 10% OF SITE AREA AS PARK/OPEN SPACE
REQUIRED: 10% OF 218,000 SF = 21,800 SF (0.50 AC.)
PROVIDED: 11.3% OF 218,000 SF = 24,593 SF (0.56 AC.) AMENITY COURTYARDS

CITY OF FARMERS BRANCH LANDSCAPE NOTES

1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

PLANT

QTY	SYM	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	CONT
TREES						
8	RO	Shumard Red Oak	Quercus shumardii	3"	10'-12'	PER PLAN
12	LO	Southern Live Oak	Quercus virginiana	3"	10'-12'	PER PLAN
6	CE	Cedar Elm	Ulmus crassifolia	3"	10'-12'	PER PLAN
ORNAMENTAL TREES						
9	RB	Eastern Redbud	Cercis canadensis	20 GAL	7'-8'	PER PLAN
8	CT	Chaste Tree	Vitex agnus-castus	20 GAL	7'-8'	MULTI TRUNK

QTY	SYM	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD
SHRUBS						
118	DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal	36"	3'-0"
305	LC	Loropetalum	Loropetalum chinense	3 gal	36"	PER PLAN
198	PM	Pink Muhly	Muhlenbergia capillaris	3 gal	18"	3'-0"
GROUND COVERS						
17,335 SF	PB	Prairie Buffalo Grass	Buchloe dactyloides 'Prairie'	Sod		
6,715	LG	Giant Liriope	Liriope gigantea	1 gal	6"	8" min

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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SPENCER BYINGTON

ROYALTON AT MERCER CROSSING
SITE PLAN
9011 LBJ FREEWAY
CITY OF FARMERS BRANCH, TEXAS, 75234

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
AUSTIN SPARKS LANDSCAPE ARCHITECT
DATED 07/31/2024
REGISTERED LANDSCAPE ARCHITECT 2968 AUSTIN W. SPARKS STATE OF TEXAS

REVISIONS

NO.	DATE	DESCRIPTION
	09/18/2024	CITY SITE PLAN REVIEW

PLAN INFORMATION

PROJECT NO.	WBC22006
FILENAME	WBC22006-LS.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	40 SCALE
DATE	07-30-2024

SHEET

LANDSCAPE PLAN

L5.00

Z:\Zdrive\Projects\WBC\WBC22006\04-Production\Planning and LA\Exhibits\Landscape Architecture\Site Plan Rendering\WBC22006-LS.dwg, 9/18/2024 9:00:17 PM, Austin Sparks

COLOR LEGEND

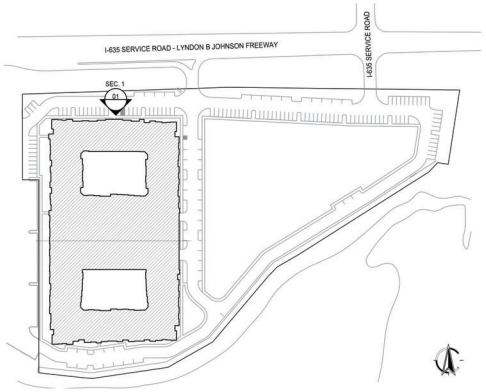
- P1- SW 6147- PANDA WHITE- STUCCO VENEER
- P2- SW 7096- IRON ORE- METAL AWNINGS
- P3- SW 7016- MINDFUL GRAY- WINDOW TRIM, STUCCO BANDING, BRACKETS
- M1- BRICK VENEER, BRICK ROWLOCK, BRICK SILLS
- ARCHITECTURAL ROOFING SHINGLES: ONYX- ROOF

MULTIFAMILY - CODE DATA	
CONSTRUCTION TYPE:	V-A
OCCUPANCY TYPE:	R-2, A-3
FIRE SPRINKLER:	YES (NFPA 13)
FIRE ALARMS:	YES
EMERGENCY LIGHTING:	YES
2-HR FIRE WALL:	YES
AGE OF BUILDING:	NEW

ARCHITECTURAL FEATURES:
OUTDOOR PATIOS
DECORATIVE AND REPETITIVE ELEMENTS
ACCENT WINDOWS AND FRAMED WITH MASONRY OR STUCCO TRIM
VERTICAL ELEMENTS: TOWERS ON STAIRWELLS AND PATIOS

OVERALL BUILDING MATERIAL PERCENTAGE:	
BRICK:	4408 SQ.FT (34%)
STUCCO:	3620 SQ.FT (28%)
GND. FLOOR FENESTRATION:	1361 SQ.FT (50%)
FENESTRATION:	3597 SQ.FT (35%)
TOTAL:	12906 SQ.FT (100%)

MATERIAL NOTE:
ALL MATERIALS TO DIE AT INSIDE CORNER.



00 BUILDING KEY PLAN
NOT TO SCALE

01 BUILDING TYPE 'A' NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ROYALTON AT MERCER CROSSING

ELEVATIONS

FARMERS BRANCH, TEXAS

SEPTEMBER 2024

0 30' 60'
(IN FEET)
1 inch = 30'ft.

Cross architects

COLOR LEGEND

- P1- SW 6147- PANDA WHITE- STUCCO VENEER
- P2- SW 7096- IRON ORE- METAL AWNINGS
- P3- SW 7016- MINDFUL GRAY- WINDOW TRIM, STUCCO BANDING, BRACKETS
- M1- BRICK VENEER, BRICK ROWLOCK, BRICK SILLS
- ARCHITECTURAL ROOFING SHINGLES: ONYX- ROOF

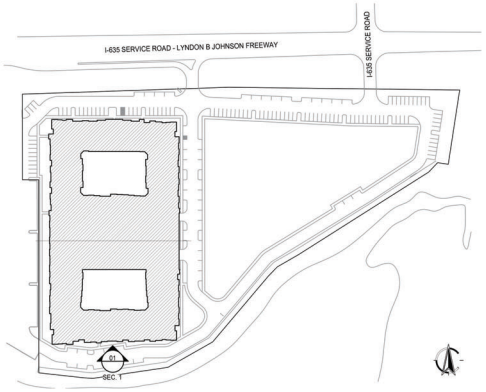
MULTIFAMILY - CODE DATA	
CONSTRUCTION TYPE:	V-A
OCCUPANCY TYPE:	R-2, A-3
FIRE SPRINKLER:	YES (NFPA 13)
FIRE ALARMS:	YES
EMERGENCY LIGHTING:	YES
2-HR FIRE WALL:	YES
AGE OF BUILDING:	NEW

ARCHITECTURAL FEATURES:
OUTDOOR PATIOS
DECORATIVE AND REPETITIVE ELEMENTS
ACCENT WINDOWS AND FRAMED WITH MASONRY OR STUCCO TRIM
VERTICAL ELEMENTS: TOWERS ON STAIRWELLS AND PATIOS

OVERALL BUILDING MATERIAL PERCENTAGE:

BRICK:	3609 SQ.FT (31%)
STUCCO:	3304 SQ.FT (28%)
FENESTRATION:	4758 SQ.FT (41%)
TOTAL:	11670 SQ.FT (100%)

MATERIAL NOTE:
ALL MATERIALS TO DIE AT INSIDE CORNER.



00 BUILDING KEY PLAN
NOT TO SCALE

01 BUILDING TYPE 'A' SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ROYALTON AT MERCER CROSSING

ELEVATIONS

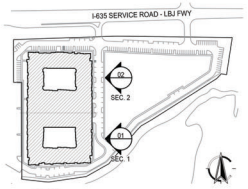
FARMERS BRANCH, TEXAS

SEPTEMBER 2024

0 50' 100'
(IN FEET)
1 inch = 30 ft.

Cross architects

02 BUILDING TYPE 'A' EAST ELEVATION
SCALE: 1/8" = 1'-0"
SECTION 2



00 BUILDING KEY PLAN
NOT TO SCALE

COLOR LEGEND

- P1- SW 6147- PANDA WHITE- STUCCO VENEER
- P2- SW 7096- IRON ORE- METAL AWNINGS
- P3- SW 7016- MINDFUL GRAY- WINDOW TRIM, STUCCO BANDING, BRACKETS
- M1- BRICK VENEER, BRICK ROWLOCK, BRICK SILLS
- ARCHITECTURAL ROOFING SHINGLES: ONYX- ROOF

ARCHITECTURAL FEATURES:
OUTDOOR PATIOS
DECORATIVE AND REPETITIVE ELEMENTS
ACCENT WINDOWS AND FRAMED WITH MASONRY OR STUCCO TRIM
VERTICAL ELEMENTS: TOWERS ON STAIRWELLS AND PATIOS

OVERALL BUILDING MATERIAL PERCENTAGE:

BRICK:	5997 SQ.FT (29%)
STUCCO:	4102 SQ.FT (20%)
CONCRETE:	1489 SQ.FT (7%)
FENESTRATION:	8920 SQ.FT (44%)
GARAGE:	20490 SQ.FT (100%)

MULTIFAMILY - CODE DATA	
CONSTRUCTION TYPE:	V-A
OCCUPANCY TYPE:	R-2, A-3
FIRE SPRINKLER:	YES (NFPA 13)
FIRE ALARMS:	YES
EMERGENCY LIGHTING:	YES
2-HR FIRE WALL:	YES
AGE OF BUILDING:	NEW

PARKING GARAGE - CODE DATA	
CONSTRUCTION TYPE:	II-A
OCCUPANCY TYPE:	S-2
FIRE SPRINKLER:	YES (NFPA 13)
FIRE ALARMS:	YES
EMERGENCY LIGHTING:	YES
2-HR FIRE WALL:	YES
AGE OF BUILDING:	NEW

MATERIAL NOTE:
ALL MATERIALS TO DIE AT INSIDE CORNER.

01 BUILDING TYPE 'A' EAST ELEVATION
SCALE: 1/8" = 1'-0"
SECTION 1

ROYALTON AT MERCER CROSSING

ELEVATIONS

FARMERS BRANCH, TEXAS

SEPTEMBER 2024

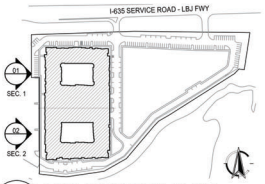
0 30' 60'
(IN FEET)
1 inch = 30ft.

Cross architects

02 BUILDING TYPE 'A' WEST ELEVATION

SCALE: 1/8" = 1'-0"

SECTION 2



00 BUILDING KEY PLAN

NOT TO SCALE

COLOR LEGEND

- P1- SW 6147- PANDA WHITE- STUCCO VENEER
- P2- SW 7096- IRON ORE- METAL AWNINGS
- P3- SW 7016- MINDFUL GRAY- WINDOW TRIM, STUCCO BANDING, BRACKETS
- M1- BRICK VENEER, BRICK ROWLOCK, BRICK SILLS
- ARCHITECTURAL ROOFING SHINGLES: ONYX- ROOF

ARCHITECTURAL FEATURES:
OUTDOOR PATIOS
DECORATIVE AND REPETITIVE ELEMENTS
ACCENT WINDOWS AND FRAMED WITH MASONRY OR STUCCO TRIM
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FENESTRATION:	8920 SQ.FT (44%)
GARAGE:	20490 SQ.FT (100%)

MULTIFAMILY - CODE DATA

CONSTRUCTION TYPE:	V-A
OCCUPANCY TYPE:	R-2, A-3
FIRE SPRINKLER:	YES (NFPA 13)
FIRE ALARMS:	YES
EMERGENCY LIGHTING:	YES
2-HR FIRE WALL:	YES
AGE OF BUILDING:	NEW

MATERIAL NOTE:
ALL MATERIALS TO DIE AT INSIDE CORNER.

01 BUILDING TYPE 'A' WEST ELEVATION

SCALE: 1/8" = 1'-0"

SECTION 1

ROYALTON AT MERCER CROSSING

ELEVATIONS

FARMERS BRANCH, TEXAS

SEPTEMBER 2024

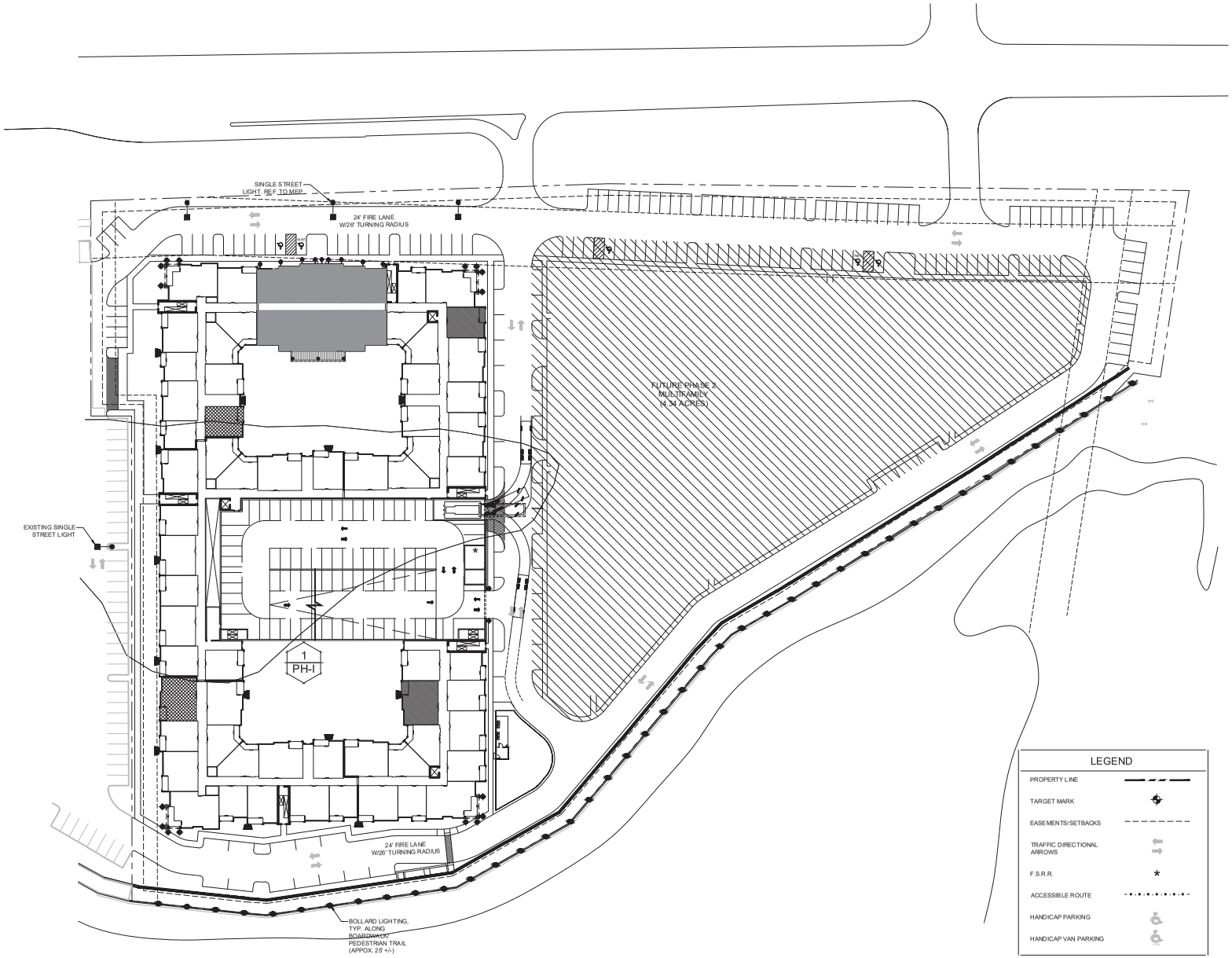
0 30' 60'

(IN FEET)
1 inch = 30ft.

Cross architects

LIGHTING SCHEDULE		
TYPE	SYMBOL	DESCRIPTION
A		SINGLE STREET LIGHT
B		EXTERIOR SCONCE
C		WALL-PACK
D		BOLLARD LIGHT FIXTURE

LIGHTING EXAMPLES



LEGEND	
PROPERTY LINE	
TARGET MARK	
EASEMENTS/SETBACKS	
TRAFFIC DIRECTIONAL ARROWS	
F.S.R.R.	*
ACCESSIBLE ROUTE	
HANDICAP PARKING	
HANDICAP VAN PARKING	

0 40 80
GRAPHIC SCALE
1 INCH = 40 FEET

01 EXT. LIGHTING PLAN
SCALE: 1" = 40'- 0"

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

THE ROYALTON AT MERCER CROSSING
FARMERS BRANCH, TEXAS

DATE:
09.18.2024

PROJECT NUMBER:
23037

REVISIONS

NO.	DATE

ISSUED FOR:
PRELIMINARY

SHEET NUMBER
A1.2
EXTERIOR LIGHTING PLAN

COPYRIGHT © 2023

Subject Property
Zoning
Tax Parcels
City Limit

24-SP-06 Location Map
2000 LBJ Freeway

NORTH

0 250 500 Feet

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011

FARMERS BRANCH

Subject Property
Tax Parcels
City Limit

24-SP-06 Aerial Map
2000 LBJ Freeway

NORTH

0 250 500 Feet

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011

FARMERS BRANCH

Mr. Alex Pharmakis, Sustainability Manager, gave a presentation regarding the SolSmart Program and answered questions from the Commissioners.

Hearing no further questions or comments from the Commissioners, Chair Raley closed the discussion on this agenda item.

A.4 24-842 Discussion regarding the American Planning Association Texas 2024 State Planning Conference (APATX*24).

Chair Raley and Vice-Chair Miller discussed the conference, including sessions attended and key takeaways.

Hearing no further questions or comments from the Commissioners, Chair Raley closed the discussion on this agenda item.

A.5 24-179 Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

Vice-Chair Miller requested information regarding drone delivery and associated regulations.

Chair Raley thanked staff for providing training opportunities to the Commission.

Ms. Bergman noted upcoming training opportunities, including World Town Planning Day hosted by the American Planning Association (APA).

No other items were requested by the Commissioners.

Hearing no further questions or comments from the Commissioners, Chair Raley closed the discussion on this agenda item and adjourned the Study Session at 6:27 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:00 PM.

B. CITIZEN COMMENTS

Chair Raley asked if anyone would like to address the Commission on any item not posted on the agenda.

No one came forward to address the Commission, and Chair Raley closed the Citizen Comments portion of the agenda.

C. REGULAR AGENDA ITEMS

C.1 24-752 Consider approval of the September 23, 2024 Planning and Zoning Commission Minutes; and take appropriate action.

A motion was made by Commissioner Miller, seconded by Commissioner Heard, that the Minutes be approved. The motion carried unanimously.

Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Froehlich, Commissioner Kirby and Commissioner Heard

C.2 24-SP-06 Consider the request for a Detailed Site Plan for multifamily development

EXCERPT

on approximately five acres located at 2000 LBJ Freeway; and take appropriate action.

Ms. Bergman gave a presentation regarding the proposed development.

Mr. Brian Rumsey, 879 Junction Drive, Allen, representing the applicant, was available to answer questions.

Ms. Bergman and Mr. Rumsey answered questions from the Commissioners.

Hearing no further questions or comments from the Commissioners, Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Miller, seconded by Commissioner Heard, that this Detailed Site Plan be recommended for approval. The motion carried unanimously.

Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Froehlich, Commissioner Kirby and Commissioner Heard

Chair Raley asked when this case would be heard by City Council. Ms. Bergman said it would be at the December 10, 2024 meeting.

D. ADJOURNMENT

Being no further business, Chair Raley adjourned the meeting at 7:14 PM.

Chair

Brian Campbell

City Administration