


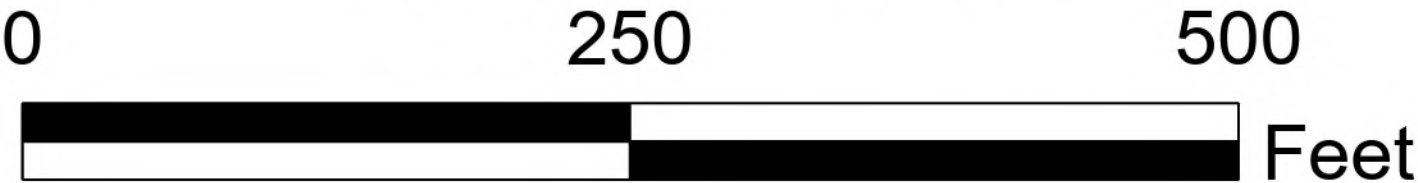




-  Subject Property
-  Tax Parcels
-  City Limit

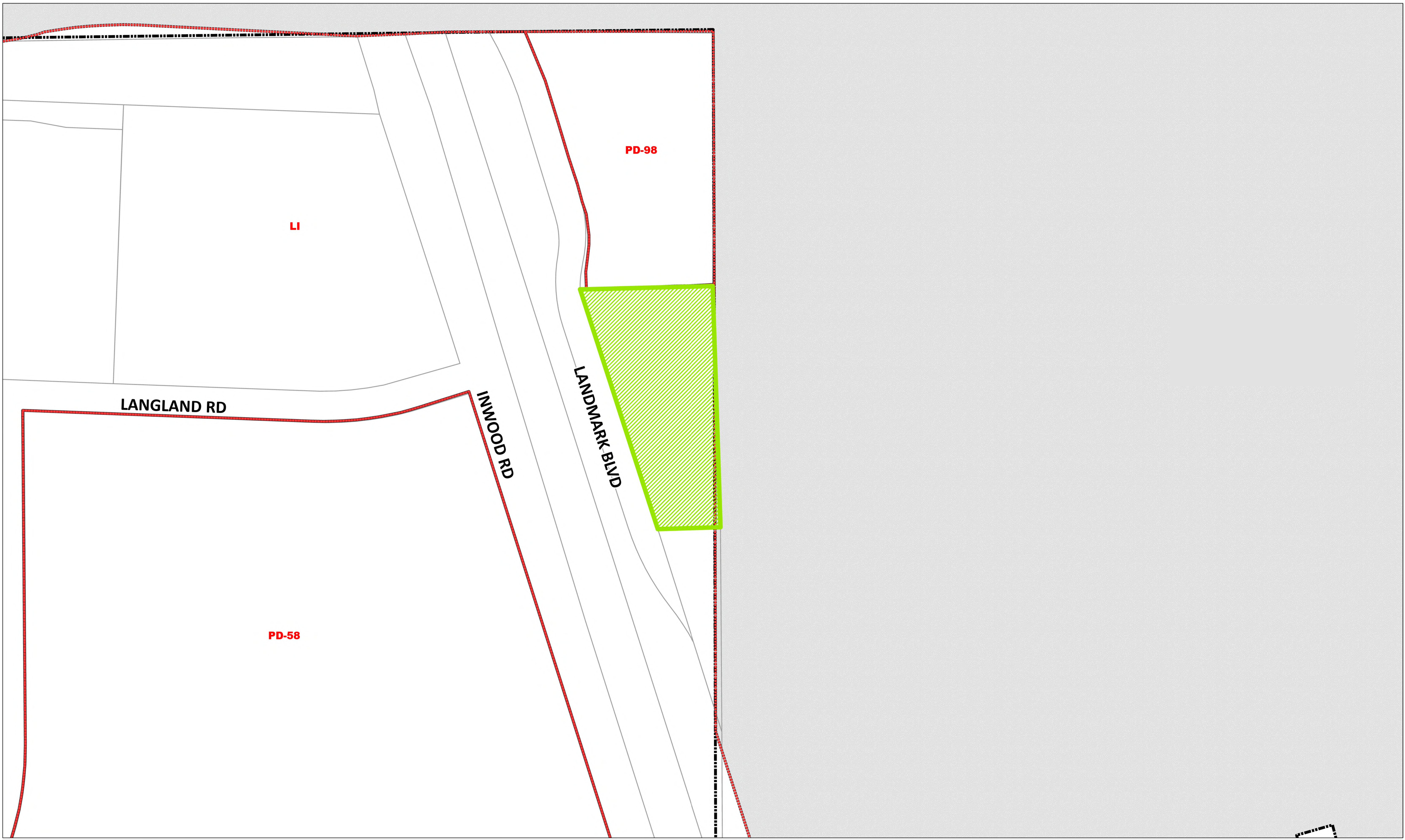
24-ZA-20 Aerial Map

14500 Landmark Boulevard



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

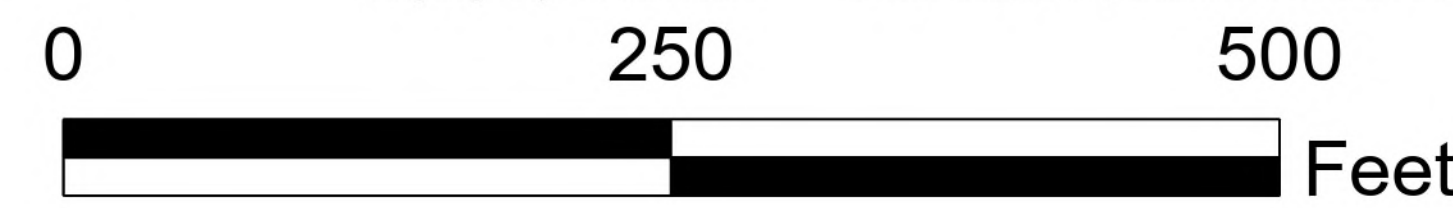




-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

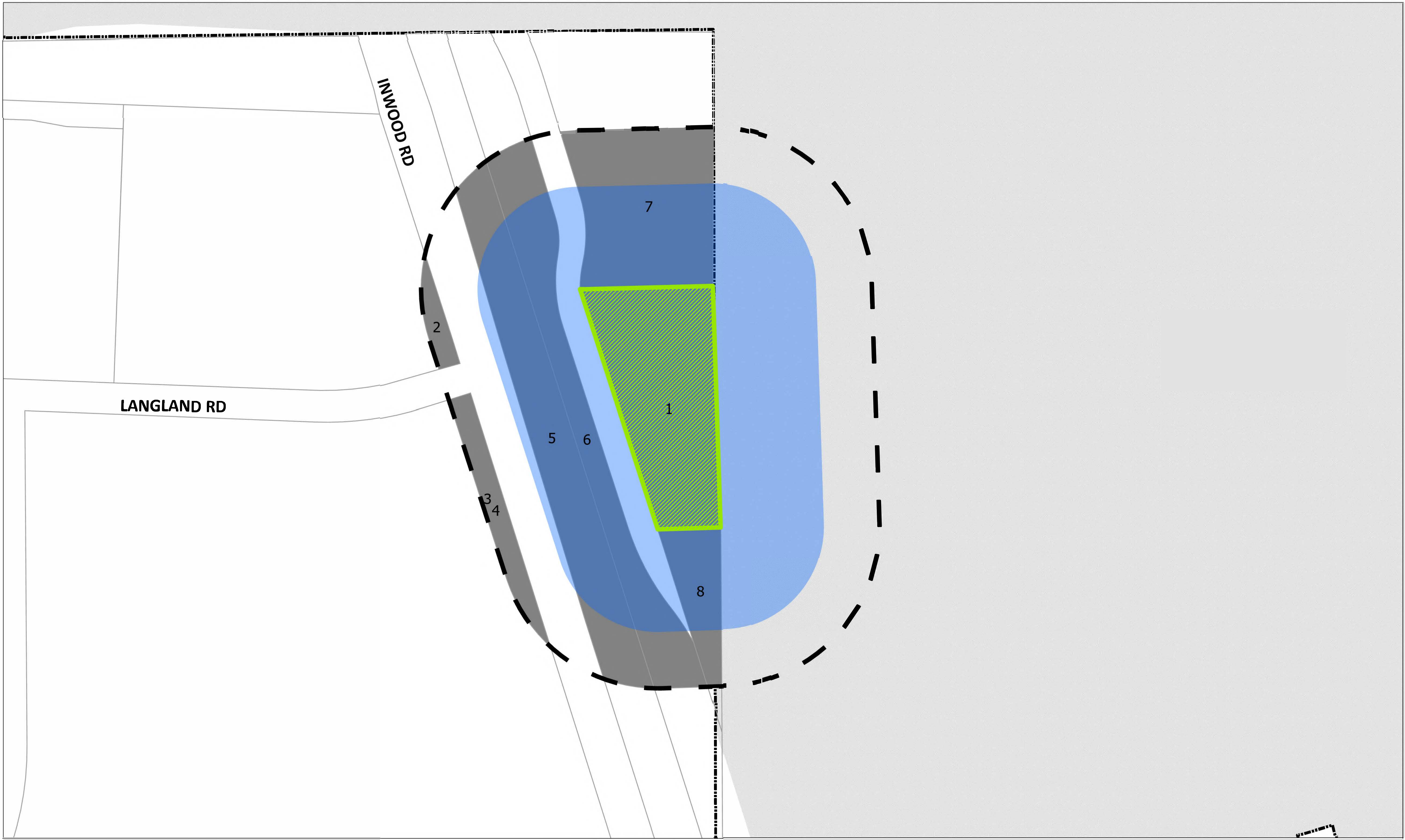
24-ZA-20 Location Map






14500 Landmark Boulevard



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-  300-Foot Courtesy Notice Area
-  Subject Property
-  200-Foot Protest Area
-  Tax Parcels
-  City Limit

24-ZA-20 Notification Map

14500 Landmark Boulevard



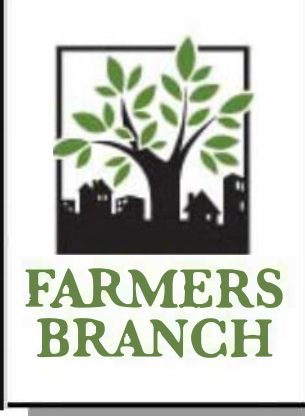
NORTH

0 250 500



Feet

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**Summary of Mailed Notices
Property Owner List
24-ZA-20
14500 Landmark Boulevard**

Map	First Name	Address	City	State	Zip	Written Response
1.	JPPRINCETON APARTMENTS LLC	12770 COIT RD STE 200	DALLAS	TX	75251	None.
2.	TCD 231 PRIME LOGISTICS PROPERTY LLC C/O TAURUS INVT HOLDINGS LLC	2 INTERNATIONAL PL STE 2710	BOSTON	MA	02110	None.
3.	ST LOUIS S W RAILWAY CO C/O UNION PACIFIC PPTY TAX	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	None.
4.	14303 INWOOD RD LP	3800 N LAMAR BLVD STE 350	AUSTIN	TX	78756	None.
5.	UNION PACIFIC RR CO C/O TAX DEPT	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	None.
6.	TEXAS UTILITIES ELEC CO C/O STATE & LOCAL TAX DEPT	PO BOX 139100	DALLAS	TX	75313	None.
7.	BW LANDMARK INVESTORS LLC &	257 PARK AVE S FL 13	NEW YORK	NY	10010	None.
8.	WOODBANCH 14555 LLC	4265 SAN FELIPE ST STE 550	HOUSTON	TX	77027	None.
9.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None.
10.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None.

DEVELOPMENT PROPOSAL

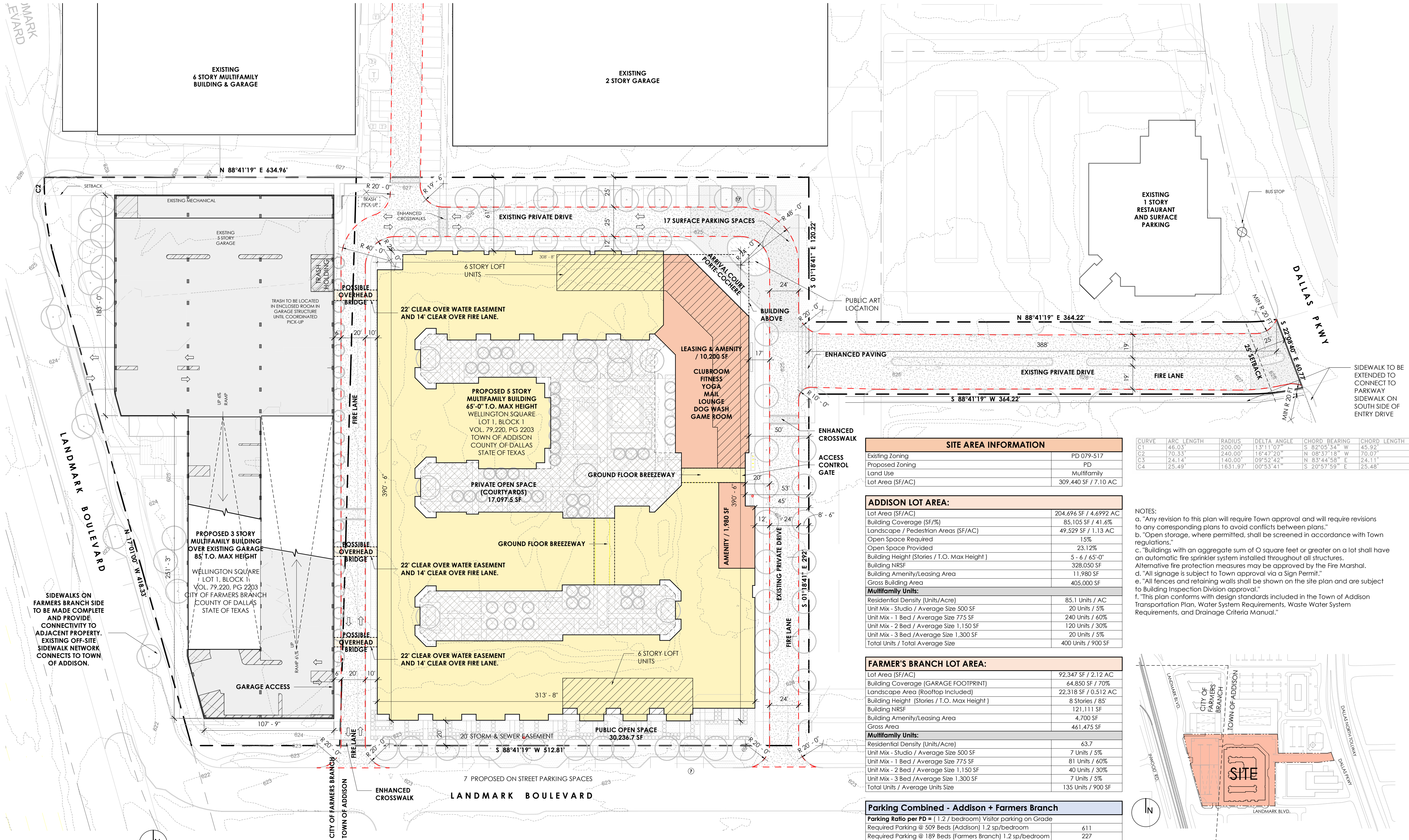
This request is to create a new Planned Development district to allow residential uses at the Property. The Property is currently developed with a five-story parking garage approximately 52 feet in height and containing 1238 parking spaces. The applicant is proposing to preserve the existing parking garage and to construct three stories of residential dwelling units above it (the “Project”). The Applicant proposes 135 multifamily residential units for the Project.

The Project is part of the applicant’s plans to repurpose this Property, as well as the immediately adjacent parcel to the east, which is located in the Town of Addison (the “Addison Parcel”) and is currently improved with a multi-story office building. The applicant is proposing to raze the existing office building on the Addison Parcel and to construct a new five-story multifamily building on that site, which would operate together with the Project proposed for the Property in Farmers Branch. More specifically, the multifamily structures on each site would function as one apartment complex, sharing parking within the Property’s parking garage and connected via pedestrian passageways thereto and therefrom. The Addison Parcel is presently zoned Planned Development (“PD”) district, which was created to allow the existing office uses, structures, and improvements on that site. Thus, the Addison Parcel too must be rezoned to allow multifamily uses, and a zoning application to do so (i.e., to create a new PD for the Addison Parcel) has already been submitted with that city. The applicant recently submitted responsive materials to Addison staff’s comments and is awaiting the next round of comments, if any. Since the initial submittal, the most significant change to the plan previously submitted is that the existing drive aisle separating the parcels is now proposed to remain and to function as a fire lane.

A conceptual site plan and conceptual landscape plan for the Project have been included as part of this rezoning request. A detailed site plan will be submitted for approval prior to permitting and must conform to the conceptual site plan for the Project except as otherwise provided in the PD development standards.

The Property consists of approximately 2.12 acres of land and is currently zoned Light Industrial (LI) district. The sites to the immediate northeast, east, and southeast are located outside of the city limits and in the Town of Addison. And public roads (Landmark Boulevard and Inwood Road), as well as railroad tracks, separate the Property from the nearest parcels to west and southwest. Instead, the only immediately adjacent sites that are located within Farmers Branch are zoned Light Industrial (i.e., to the south) and PD 95, which allows multifamily uses (i.e., to the north). That PD-95 site is currently developed with a six-story apartment complex.

The proposed residential uses are consistent with the area and ongoing pattern of development and would work to activate a site that today is improved solely with a parking garage, which serves a largely obsolete office building.



1 CONCEPT PLAN
SCALE: 1" = 40'-0"

SITE AREA INFORMATION	
Existing Zoning	PD 079-517
Proposed Zoning	PD
Land Use	Multifamily
Lot Area (SF/AC)	309,440 SF / 7.10 AC

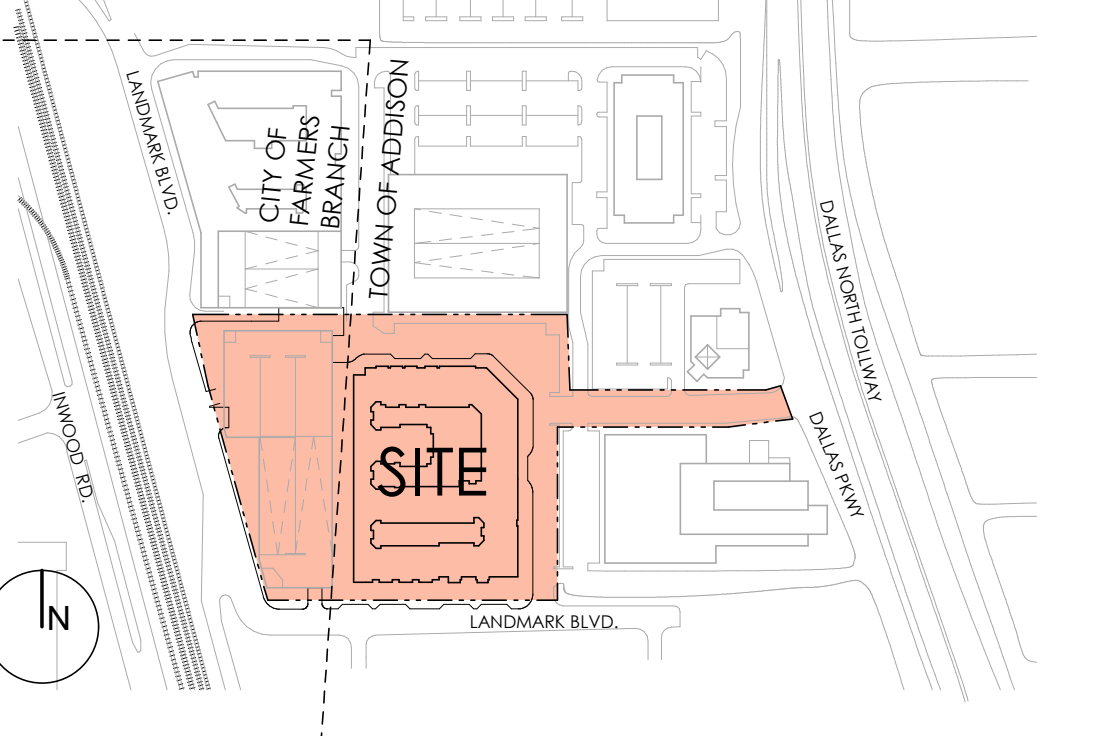
ADDISON LOT AREA:	
Lot Area (SF/AC)	204,696 SF / 4.6992 AC
Building Coverage (SF/%)	85,105 SF / 41.6%
Landscape / Pedestrian Areas (SF/AC)	49,529 SF / 1.13 AC
Open Space Required	15%
Open Space Provided	23.12%
Building Height (Stories / T.O. Max Height)	5 - 6 / 65'-0"
Building NRSF	328,050 SF
Building Amenity/Leasing Area	11,980 SF
Gross Building Area	405,000 SF
Multifamily Units:	
Residential Density (Units/Acre)	85.1 Units / AC
Unit Mix - Studio / Average Size 500 SF	20 Units / 5%
Unit Mix - 1 Bed / Average Size 775 SF	240 Units / 60%
Unit Mix - 2 Bed / Average Size 1,150 SF	120 Units / 30%
Unit Mix - 3 Bed / Average Size 1,300 SF	20 Units / 5%
Total Units / Total Average Size	400 Units / 900 SF

FARMER'S BRANCH LOT AREA:	
Lot Area (SF/AC)	92,347 SF / 2.12 AC
Building Coverage (GARAGE FOOTPRINT)	64,850 SF / 70%
Landscape Area (Rooftop Included)	22,318 SF / 0.512 AC
Building Height (Stories / T.O. Max Height)	8 Stories / 85'
Building NRSF	121,111 SF
Building Amenity/Leasing Area	4,700 SF
Gross Area	461,475 SF
Multifamily Units:	
Residential Density (Units/Acre)	63.7
Unit Mix - Studio / Average Size 500 SF	7 Units / 5%
Unit Mix - 1 Bed / Average Size 775 SF	81 Units / 60%
Unit Mix - 2 Bed / Average Size 1,150 SF	40 Units / 30%
Unit Mix - 3 Bed / Average Size 1,300 SF	7 Units / 5%
Total Units / Average Units Size	135 Units / 900 SF

Parking Combined - Addison + Farmers Branch	
Parking Ratio per PD = (1.2 / bedroom) Visitor parking on Grade	
Required Parking @ 509 Beds (Addison) 1.2 sp/bedroom	611
Required Parking @ 189 Beds (Farmers Branch) 1.2 sp/bedroom	227
Parking Required Total per PD	838
Parking On Site	1226
Parking On Street	7
Total Parking	1233
Handicap Parking Required	23
Handicap Parking Provided	23
Handicap Parking is provided in accordance with ADA standards.	
Parking EV Charging Stations	Per Building Code
Bicycle Parking Required (1 sp x 10 vehicle spaces)	62

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.03'	200.00'	13°11'07"	S 82°05'34" W	45.92'
C2	70.33'	240.00'	16°47'20"	N 08°37'18" W	70.07'
C3	24.14'	140.00'	09°52'42"	N 83°44'58" E	24.11'
C4	25.49'	1631.97'	00°53'41"	S 20°57'59" E	25.48'

NOTES:
a. "Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans."
b. "Open storage, where permitted, shall be screened in accordance with Town regulations."
c. "Buildings with an aggregate sum of 0 square feet or greater on a lot shall have an automatic fire sprinkler system installed throughout all structures. Alternative fire protection measures may be approved by the Fire Marshal.
d. "All signage is subject to Town approval via a Sign Permit."
e. "All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval."
f. This plan conforms with design standards included in the Town of Addison Transportation Plan, Water System Requirements, Waste Water System Requirements, and Drainage Criteria Manual."



LOCATION / VICINITY
SCALE: NTS

WDG

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WILL DUNCAN, AIA
e-mail WDUNCAN@WDGARCH.COM

Owner/Applicant

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Dallas TX 75251
Scot Florsheim
sflorsheim@trinitymgt.net
214-546-8727

THE PRINCETON

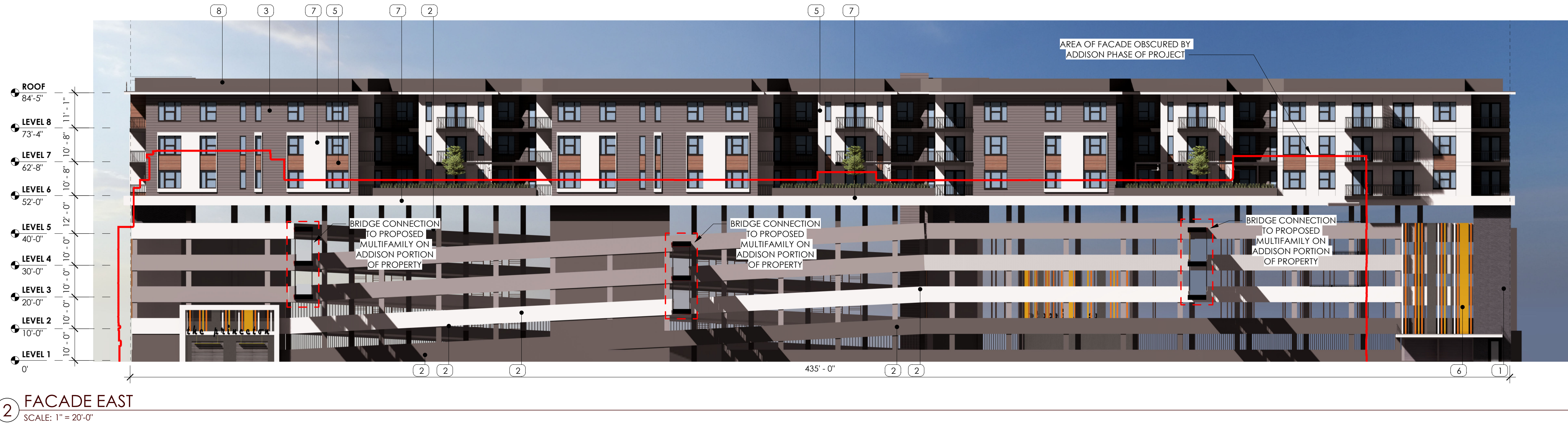
14651 Dallas Pkwy, Addison, TX, 75254, USA

WELLINGTON SQUARE
LOT 1, BLOCK 1
VOL. 79,220, PG. 2203
TOWN OF ADDISON
COUNTY OF DALLAS
STATE OF TEXAS

PROFESSIONAL SEAL
04/24/2025

WDG Project No: DA24001

SITE PLAN



1	MAS-01-E	FACE BRICK, KING SIZE - RUNNING BOND KANSAS BRICK, MANGANESE 500
2	PT-01	PAINTED EXISTING GARAGE SURFACE
3	FC-01-A	HARDIE LAP SIDING - SMOOTH 8" EQUAL OVERLAP PAINTED - TRICORN BLACK - SW6258
4	FC-02-B	HARDIE TRIM - SMOOTH 1X SOLID TRIM PAINTED - TRICORN BLACK - SW6258 FIBERCEMENT
5	FC-03-D	WOODTONE LAP SIDING - TEXTURED 8" EQUAL OVERLAP PREFINISHED - SUMMER WHEAT FIBERCEMENT
6	MT-01	PREFINISHED METAL SHADE/GRILLE
7	STU-01-A	STUCCO SYSTEM FINE SAND FINISH SHELL WHITE - SH8917
8	STU-01-B	STUCCO SYSTEM FINE SAND FINISH TRICORN BLACK - SW6258

MATERIAL LEGEND FB

