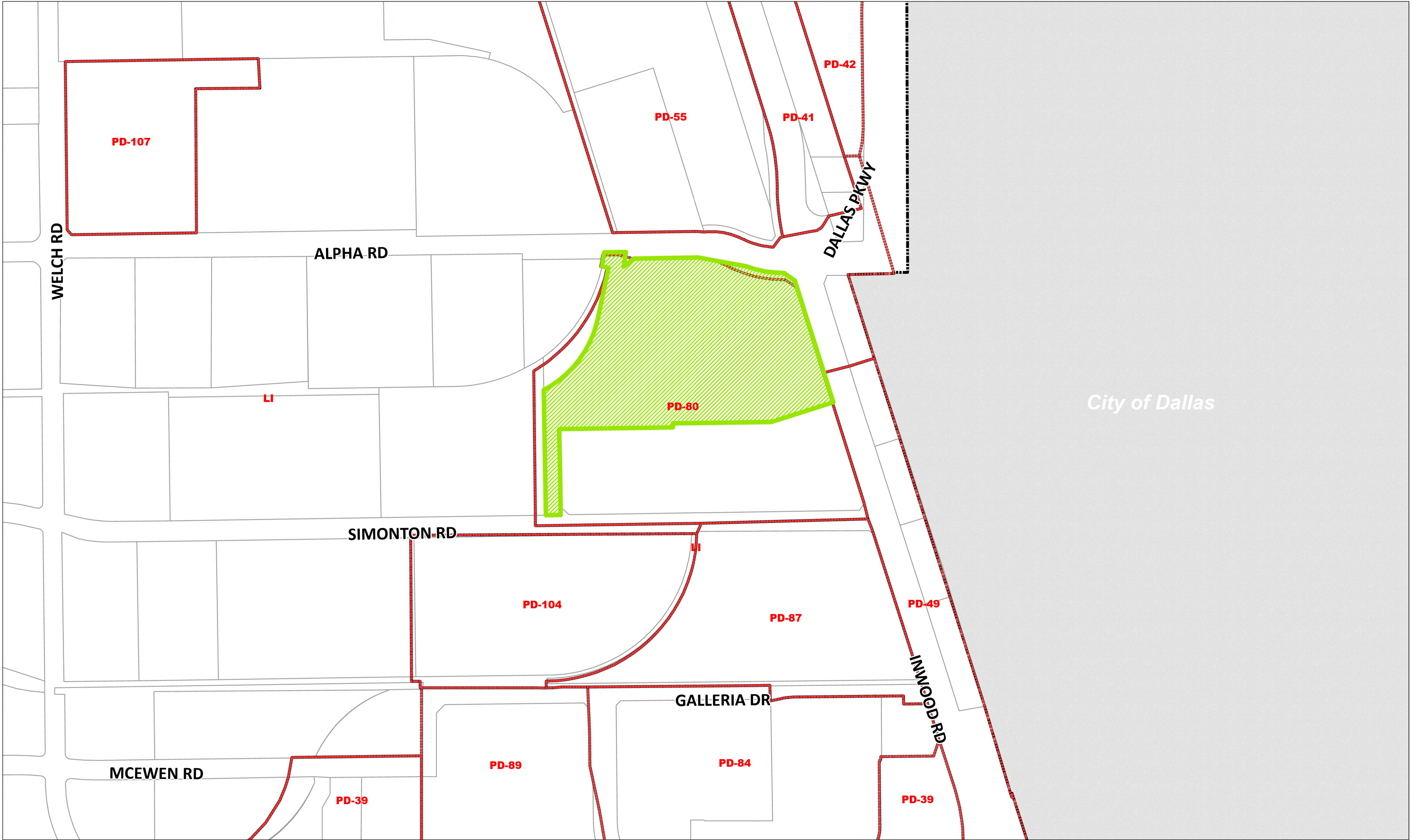




- Subject Property
- Zoning
- Tax Parcels
- City Limit

26-ZA-04 Location Map

5000 Alpha Road



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

0 300 600
Feet





-  Subject Property
-  Tax Parcels
-  City Limit

26-ZA-04 Aerial Map

5000 Alpha Road



0 300 600
Feet

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

26-ZA-04 Notification Map

5000 Alpha Road



0 300 600
Feet

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January 23rd, 2026

Mr. Brian Campbell
Planner
City of Farmers Branch
13000 William Dodson Pkwy.
Farmers Branch, TX 75234

RE: Conceptual Development Plan Submission – Statement of Use

Mr. Campbell,

The following is a statement for how adjacent and neighboring properties shall be affected by the proposed development.

Kennedy Wilson is developing a 319 unit, 5-story for-rent apartment buildings at 5000 Alpha, at the southwest corner of Alpha and Inwood Roads in East Farmers Branch. The existing property is formerly developed land, but no existing structures remain. A former parking lot exists on the property. The proposed development is due north of an existing 5-story apartment building, Alvista Galleria, and will have similar building scale and increased setbacks from the public roadways, wide sidewalks for pedestrians, and private yards for ground level units. The proposed development is utilizing existing roadway entries from Alpha and Inwood road. There is a Traffic Impact Analysis ("TIA") Determination Form included in this submission that has been confirmed by the City of Farmers Branch to not require a TIA on October 30th, 2025.

Thank you for your consideration in the proposed development.



Jason Hoyt
Associate, Studio Director
GFF Design



[PD-80 3442 SITE REQUIREMENTS]

- **SITE**
4.031 ACRES / 175,576 SF
- **SITE COVERAGE (80% MAX)**
GROSS FLOOR AREA: +/-105,000 SF / 60%
- **FLOOR AREA RATIO (4:1 MAX)**
353,000 GSF / 175,576 SF SITE AREA = 2.0105
2.01 F.A.R. PROVIDED
- **BUILDING HEIGHT**
ALLOWED: 200' - 0"
PROVIDED: 65'-0" TO TOP OF PARAPET
- **SETBACKS**
ALPHA ROAD: 10' REQUIRED
INWOOD ROAD: 10' REQUIRED
WEST PROPERTY LINE: 30' PROPOSED
SOUTH PROPERTY LINE: 20' PROPOSED
- **USE**
5 LEVEL MULTI-FAMILY
+/- 353,000 GROSS SF TOTAL / +/- 282,000 NRSF
5 LEVEL PARKING GARAGE
+/- 144,000 GROSS SF
TOTAL GROSS SF: 497,000 SF
- **DWELLING (MAX. 80 UNITS / ACRE): 322 UNITS MAX**
PROVIDED: 319 UNITS TOTAL AT 883 SF AVG
STUDIO: 38 UNITS AT 11.9%
1 BEDROOM: 208 UNITS AT 65.2%
2 BEDROOM: 73 UNITS AT 22.9%
- **GROUND LEVEL ACCESS**
ALL GROUND LEVEL UNITS TO HAVE SIDEWALK ACCESS (SEE LANDSCAPE CONCEPT PLAN)
- **PARKING**
MULTI-FAMILY DWELLING - 1 SPACE PER BEDROOM
BEDROOM COUNT: 392 BEDS TOTAL
PARKING SPACES PROVIDED: 401 SPACES TOTAL
14 SPACES PROVIDED ON SITE
13 VISITOR SPACES PROVIDED IN GARAGE
374 PRIVATE SPACES PROVIDED IN GARAGE
- **LOADING AREA**
50,000 GSF - 500,000 GSF = 1 LOADING SPACE REQUIRED
LOADING SPACES PROVIDED: 1
SIZE: 10' X 45' (PER ZONING ORDINANCE 4.3(i)(3))
- **EXTERIOR FINISH**
SEE FOLLOWING PAGES FOR ELEVATIONS

CONCEPT PLAN REVISION - ADDENDUM A - 06/26/2026

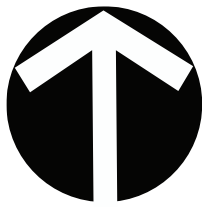


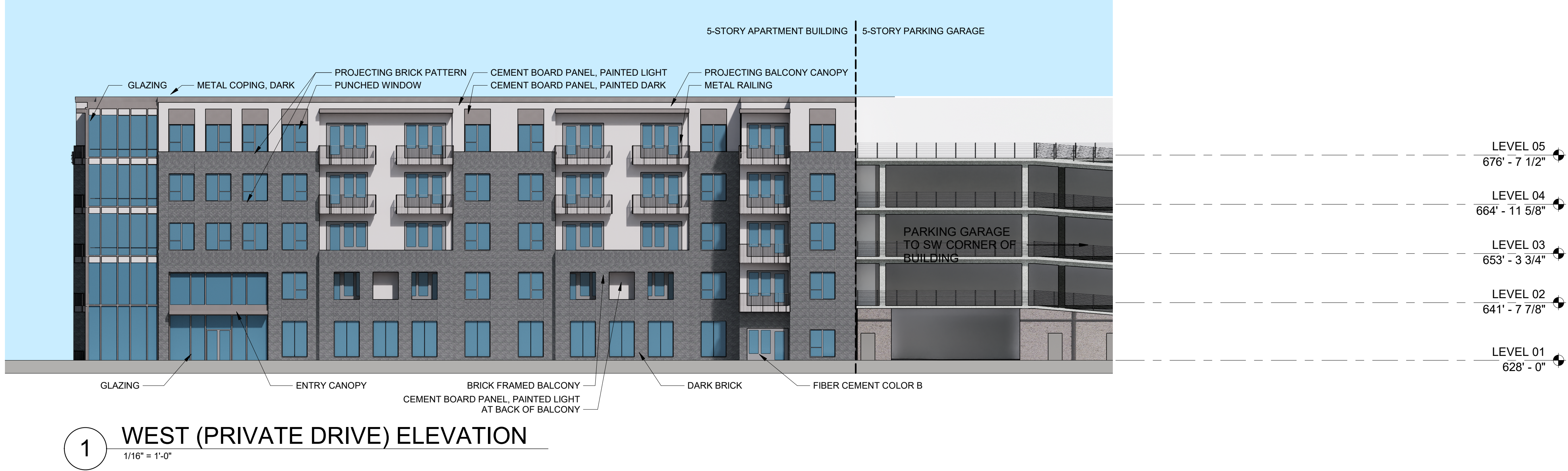
- [KEY]
- 1 | MULTI-FAMILY BUILDING
 - 2 | GROUND LEVEL MULTI-FAMILY AMENITY
 - 3 | PARKING GARAGE
 - 4 | LEASING ENTRY PLAZA
 - 5 | LANDSCAPE COURTYARD
 - 6 | POOL COURTYARD
 - 7 | FUTURE DOG PARK
 - 8 | EXISTING BUS STOP TO REMAIN

- [PD-80 3442
LANDSCAPE REQUIREMENTS]
- **OPEN SPACE**
SITE AREA: 175,576 SF
10% MIN OF GROSS SITE AREA (18,000 SF)
 - **STREET TREES**
ONE (1) TREE / 25 LINEAR FEET OF STREET FRONTAGE
- ALPHA ROAD (265 LF) - 11 TREES
- INWOOD ROAD (386 LF) - 14 TREES
(ONE TREE LESS DUE TO EXISTING BUS STOP LOCATION CONFLICT)
 - **PARKING LOT AREA**
10% MIN. OF PARKING LOT AREA LANDSCAPED.
 - **SIDEWALKS**
SIX (6) FT WIDE SIDEWALKS
- ALPHA ROAD
- INWOOD ROAD
- NOTE:
- STREET TREES CAN BE REDUCED TO ALLOW FOR EXISTING AND PROPOSED UTILITY CONFLICTS.
 - EXISTING SITE TREES ON-SITE TO BE REMOVED AND MITIGATED FOR AS REQUIRED. EXISTING STREET TREES TO BE REMOVED AS REPLANTED AS INDICATED ABOVE.
 - EXISTING OVERHEAD UTILITIES ALONG ALPHA AND INWOOD TO BE RELOCATED UNDERGROUND.

5000 ALPHA ROAD - EAST BLOCK FARMERS BRANCH, TX • CONCEPTUAL LANDSCAPE PLAN

PN 8525147 | 08.04.2026 | KENNEDY WILSON





EXTERIOR WALL CALCULATIONS

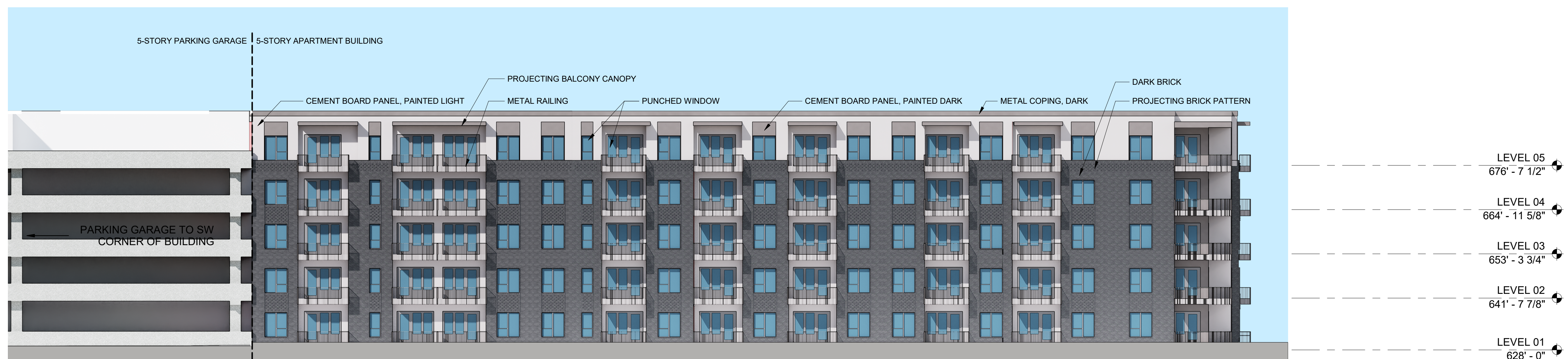
		WEST PRIVATE DRIVE	NORTH ALPHA ROAD	EAST INWOOD ROAD	SOUTH PRIVATE DRIVE
TOTAL SURFACE AREA	(Ft ²)	11,556	15,525	21,620	15,864
TOTAL GLAZING SURFACE AREA	(Ft ²)	5,066	6,156	8,080	5,790
NET SURFACE AREA	(Ft ²)	6,490	9,369	13,540	10,074

MATERIAL PERCENTAGES

PRIMARY MATERIAL - BRICK	(Ft ²)	4,160	4,778	6,771	4,160
	%	64.10%	51.00%	50.01%	41.30%
SECONDARY MATERIAL - FIBER CEMENT PANEL	(Ft ²)	2,330	4,590	6,769	5,914
	%	35.90%	49.00%	49.99%	58.70%



1 EAST (INWOOD ROAD) ELEVATION
1/16" = 1'-0"



2 SOUTH (PRIVATE DRIVE) ELEVATION
1/16" = 1'-0"

EXTERIOR WALL CALCULATIONS

	WEST PRIVATE DRIVE	NORTH ALPHA ROAD	EAST INWOOD ROAD	SOUTH PRIVATE DRIVE
TOTAL SURFACE AREA (Ft ²)	11,556	15,525	21,620	15,864
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MATERIAL PERCENTAGES

	WEST PRIVATE DRIVE	NORTH ALPHA ROAD	EAST INWOOD ROAD	SOUTH PRIVATE DRIVE
PRIMARY MATERIAL - BRICK (Ft ²)	4,160	4,778	6,771	4,160
%	64.10%	51.00%	50.01%	41.30%
SECONDARY MATERIAL - FIBER CEMENT PANEL (Ft ²)	2,330	4,590	6,769	5,914
%	35.90%	49.00%	49.99%	58.70%

**Summary of Mailed Notices
Property Owner List
26-ZA-04
5000 Alpha Road**

Map	First Name	Address	City	State	Zip	Written Response
1.	TRAMMELL CROW CO	2001 ROSS AVE STE 3400	DALLAS	TX	75201	
2.	ST LOUIS S W RAILWAY CO C/O UNION PACIFIC PPTY TAX	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	
3.	TEXAS TURNPIKE AUTHORITY	PO BOX 190369	DALLAS	TX	75219	
4.	LIBERTY BANKERS LIFE INSURANCE CO	1605 LYNDON B JOHNSON FWY STE 700	DALLAS	TX	75234	
5.	BV EAGLE ALPHA LLC	8380 LYNDON B JOHNSON FWY STE 565	DALLAS	TX	75243	
6.	FARMERS BRANCH CITY OF	PO BOX 819010	DALLAS	TX	75381	
7.	MCEWEN GROUP LLC	5604 COGNAC ST	PLANO	TX	75024	
8.	ST LOUIS S W RAILWAY CO C/O UNION PACIFIC PPTY TAX	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	
9.	LINCOLN PROPERTY CO	500 N AKARD ST	DALLAS	TX	75201	
10.	ST LOUIS S W RAILWAY CO C/O UNION PACIFIC PPTY TAX	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	
11.	LINCOLN INWOOD PLAZA LTD	2000 MCKINNEY AVE STE 1000	DALLAS	TX	75201	
12.	KENNINGTON ALPHA PLAZA	PO BOX 192269	DALLAS	TX	75219	
13.	LIBERTY BANKERS LIFE INSURANCE CO	1605 LYNDON B JOHNSON FWY STE 700	DALLAS	TX	75234	
14.	DALLAS 409 OWNER LLC	551 MADISON AVE FL 8	NEW YORK	NY	10022	
15.	BV EAGLE ALPHA LLC	8390 LYNDON B JOHNSON FWY STE 565	DALLAS	TX	75243	
16.	TEXAS TURNPIKE AUTHORITY	PO BOX 190369	DALLAS	TX	75219	
17.	JACKSON SHAW ALPHA RD LTD	4890 ALPHA RD STE 100	DALLAS	TX	75244	
18.	4880 ALPHA LLC	200 BELT LINE RD STE 403	COPPELL	TX	75019	
19.	ERWIN ROBERT S	13530 INWOOD RD	DALLAS	TX	75244	
20.	FRESHPOINT DALLAS INC	1390 ENCLAVE PKWY	HOUSTON	TX	77077	
21.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
22.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	