



FARMERS BRANCH
TEXAS

Zoning Overlay Options

Study Session Meeting | August 19, 2025

Requested By: Councilmember Omar Roman

Background

What is an Overlay District?

- Additional regulations layered over base zoning to address neighborhood-specific concerns.

Purpose

- Can be used to help preserve neighborhood character through design standards and building restrictions.
- Prevention of resident displacement amid new development.

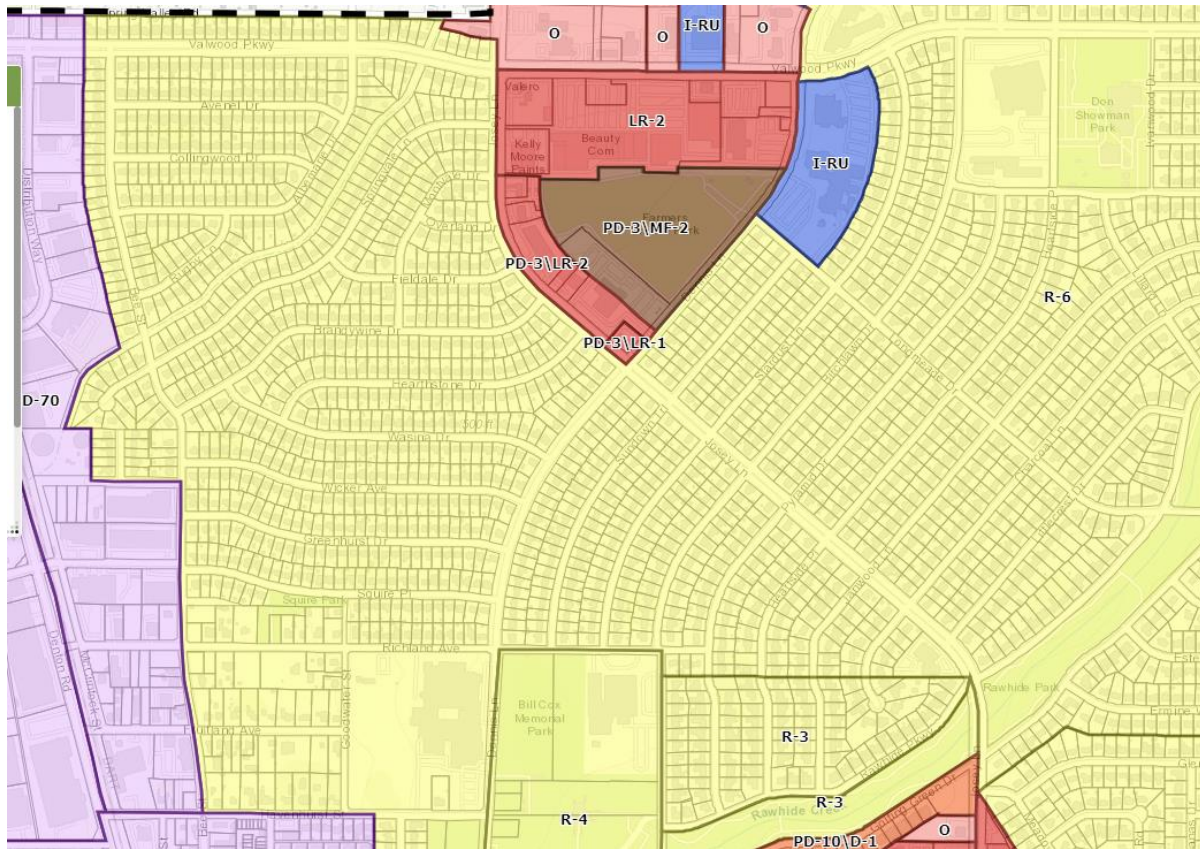
Neighborhood Stabilization Overlay (NSO) – Dallas Example

- Focus: setbacks, height, garage location.
- Community-driven process with minimum thresholds for participation.
- Emphasizes compatibility with existing home scale and layout.

Builders of Hope Toolkit Recommendation

- Proposes stronger “Displacement Mitigation Overlay” for Dallas.
- Stricter design limits such as roof type, porches, garage placement, home size, etc.

Current Zoning: "R-6" One Family Residence District – 6



- ✓ 1,300 square foot minimum home size
- ✓ No maximum square footage (50% maximum lot coverage)
- ✓ Two-story maximum height (35 feet)
- ✓ No architectural design standards.
- ✓ Two-car enclosed garage required for new homes.

Zoning Overlay Options

Existing Zoning Snapshot

Zoning Overlay Options

Potential Next Steps



Define Project Scope

- Establish goals for overlay district
- Define project scope and geographic boundary
- Desired regulations (building size, height, architectural standards, etc.)



Assess Existing Conditions

- Analyze current parcels for buildable area, ownership, zoning impact.
- Establish project timeline.



Community Engagement

- Involve residents and stakeholders through public outreach.
- Consultant assistance to provide translation and engagement services.



Ordinance Consideration

- Draft ordinance establishing overlay district and standards.
- Notification of all impacted property owners.
- Public hearings with P&Z and City Council.



Discussion



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