



Detailed Site Plan: 4707 Alpha Road

City Council Meeting | July 21, 2026

Requested By: Community Services Department



25-SP-10: 4707 Alpha Road

Background



Subject property: Approximately 5 acres.



Zoning: PD-107



Detailed Site Plan for multifamily development

25-SP-10: 4707 Alpha Road

Proposed Development: Proposed Multifamily Community and Site Layout

✓ Applicant: Spiars Engineering and Surveying.

✓ PD-107 created via Ordinance No. 3734: May 3, 2022.

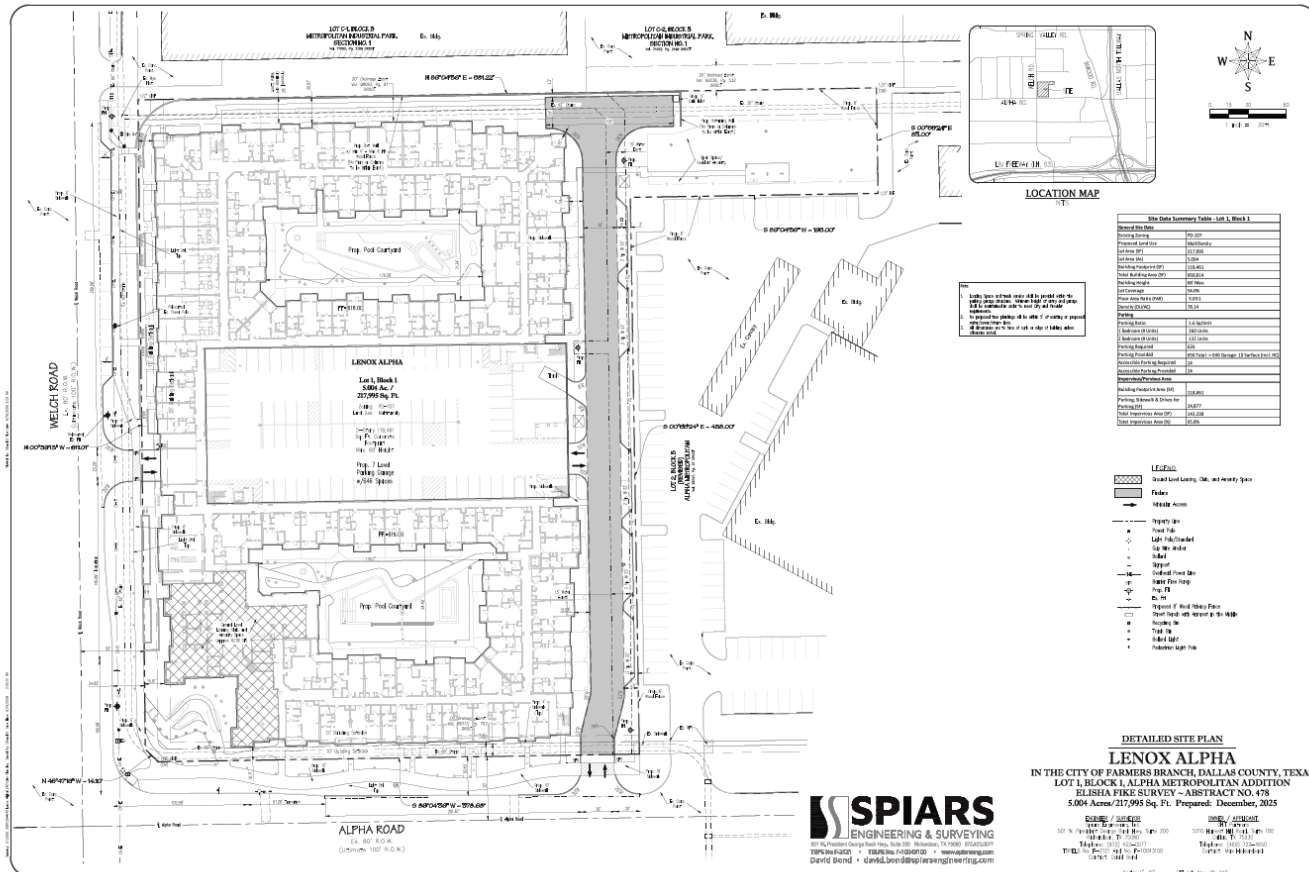
✓ 391-unit multifamily residential development:

❖ 1-bedroom: 260 units

❖ 2-bedroom: 131 units

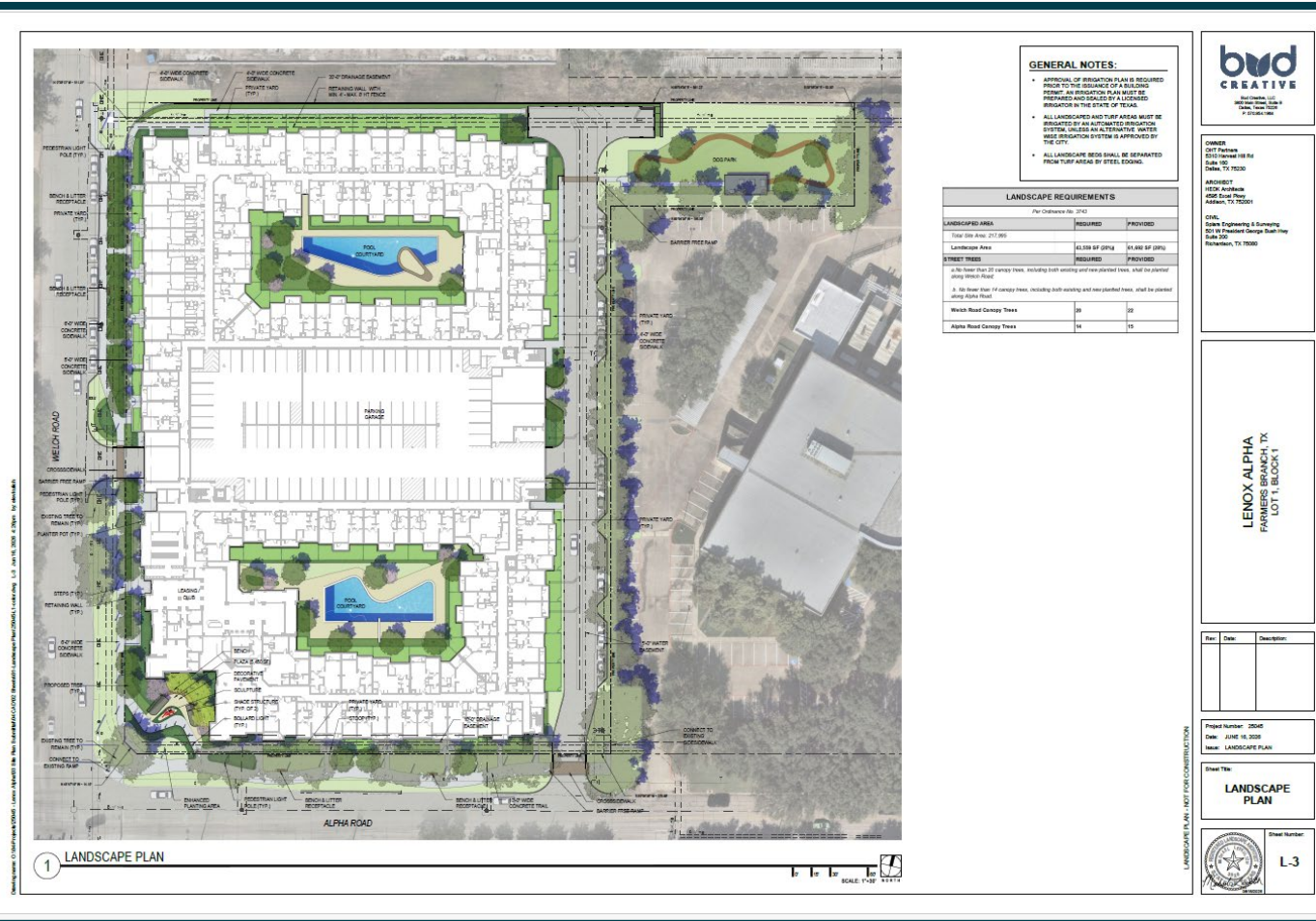
✓ Residential building wrapped around 7-story parking garage featuring 656 total spaces, including 10 on-street spaces.

✓ Amenities: Pools with courtyards; Club/Amenity Space; Outdoor Seating Area with Art Installation; Dog Park



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Proposed Development (cont.): Landscaping



✓ 28% of property will be landscaped.

✓ 24 of 36 existing trees will be preserved.

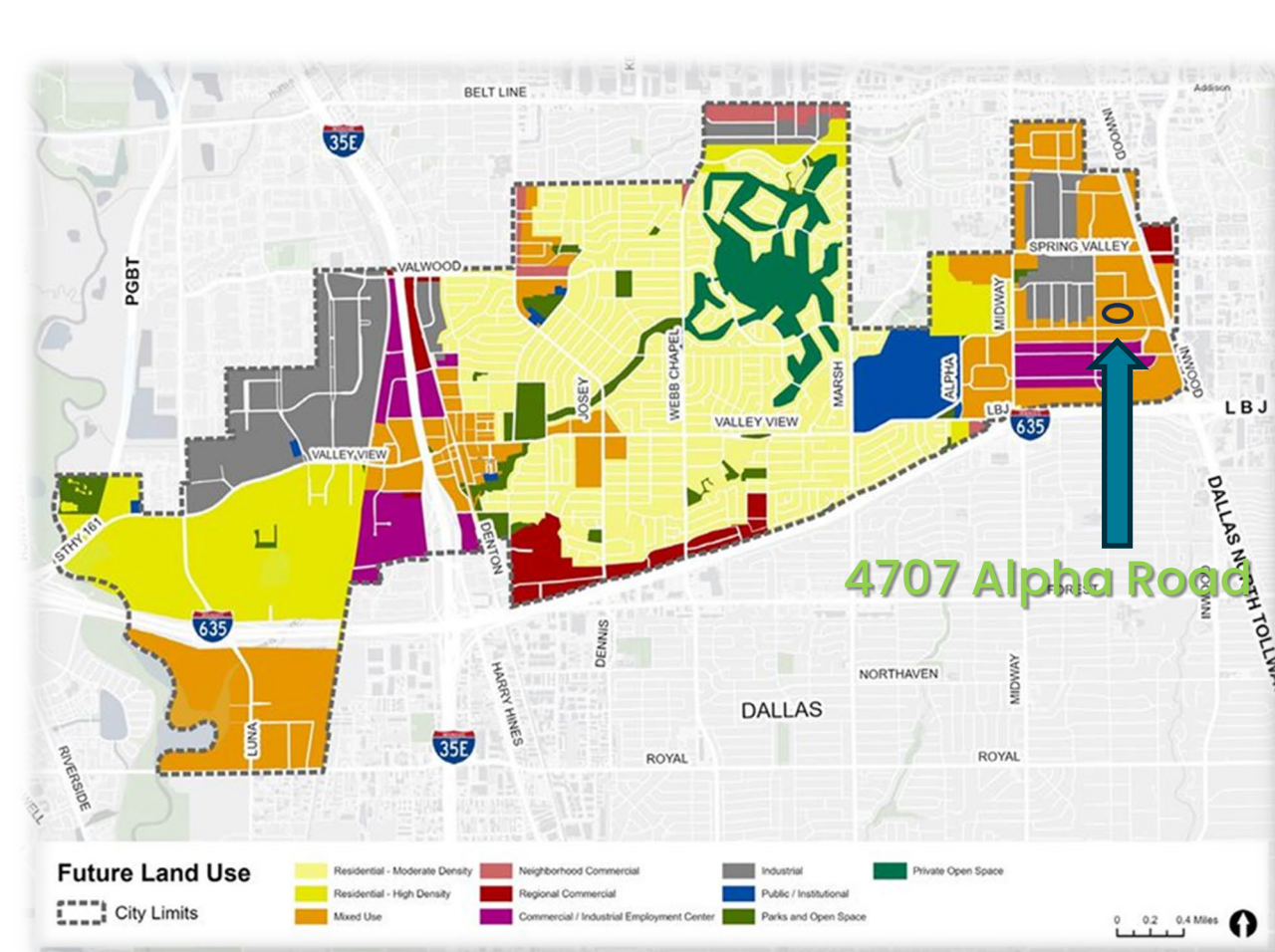
✓ 5,540 square foot plaza at southwest corner of property with enhanced landscaping.

✓ 6-foot trail adjacent to Welch Road and 10-foot trail adjacent to Alpha Road also feature enhanced landscaping.

✓ Dog park at northeast corner with enhanced landscaping.

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Farmers Branch 2045 Plan Recommendation and Planning & Zoning Commission Recommendation



- ✓ **Future Land Use Designation: Mixed-Use.**
- ✓ **Recommended uses: medium to high density residential uses; office; commercial; light industry; small manufacturing; civic parks; and open spaces.**
- ✓ **Proposal consistent with Farmers Branch 2045 Plan.**
- ✓ **Potential for other multifamily developments in this area in the future.**
- ✓ **Also potential for retail and commercial uses: Creation of cohesive district recommended by plan.**
- ✓ **June 22, 2026: Planning & Zoning Commission unanimously recommends approval.**

Questions



FARMERS BRANCH
TEXAS