



CITY OF  
**FARMERS BRANCH**  
TEXAS

**24-SP-06**

# **2000 LBJ Freeway**

CITY COUNCIL MEETING | DECEMBER 10, 2024



# Subject Property



**9.33 acres located at 2000 LBJ Freeway.**



**Zoned Planned Development PD-99.**



**Currently a vacant lot.**



**Applicant is requesting the following:**

- Approval of a detailed site plan, landscape plan, and building elevations for phase one of a multifamily development.





# Proposed Development

- ❖ 4 story multifamily development (109,096 SF).
- ❖ 262 residential units.
- ❖ 2 internal landscaped courtyards.
- ❖ 12-ft shared use trail along the southern property line
- ❖ 468 parking spaces:
  - ❖ 417 structured parking garage
  - ❖ 51 surface spaces
- ❖ Landscaping:

Requirement	Required	Provided	Complies
Required Landscaping (5%)	14,134 SF	14,980 SF	YES
Required Open Space (10%)	21,800 SF	24,593 SF	YES
Required Trees	13	43	YES



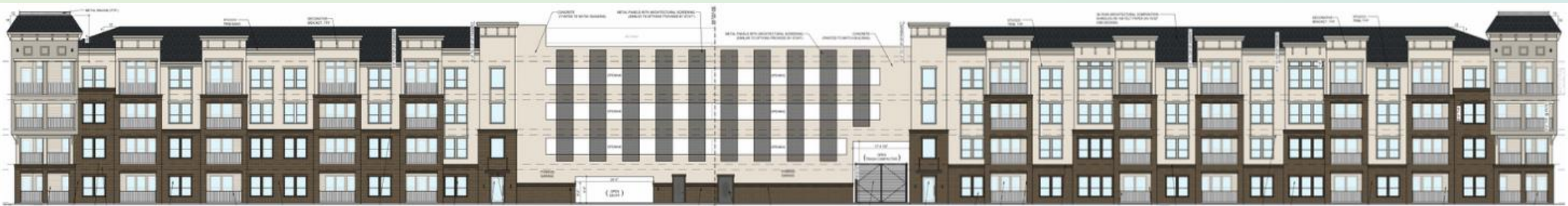
# Proposed Elevations



North



South



East



West



# Rendering



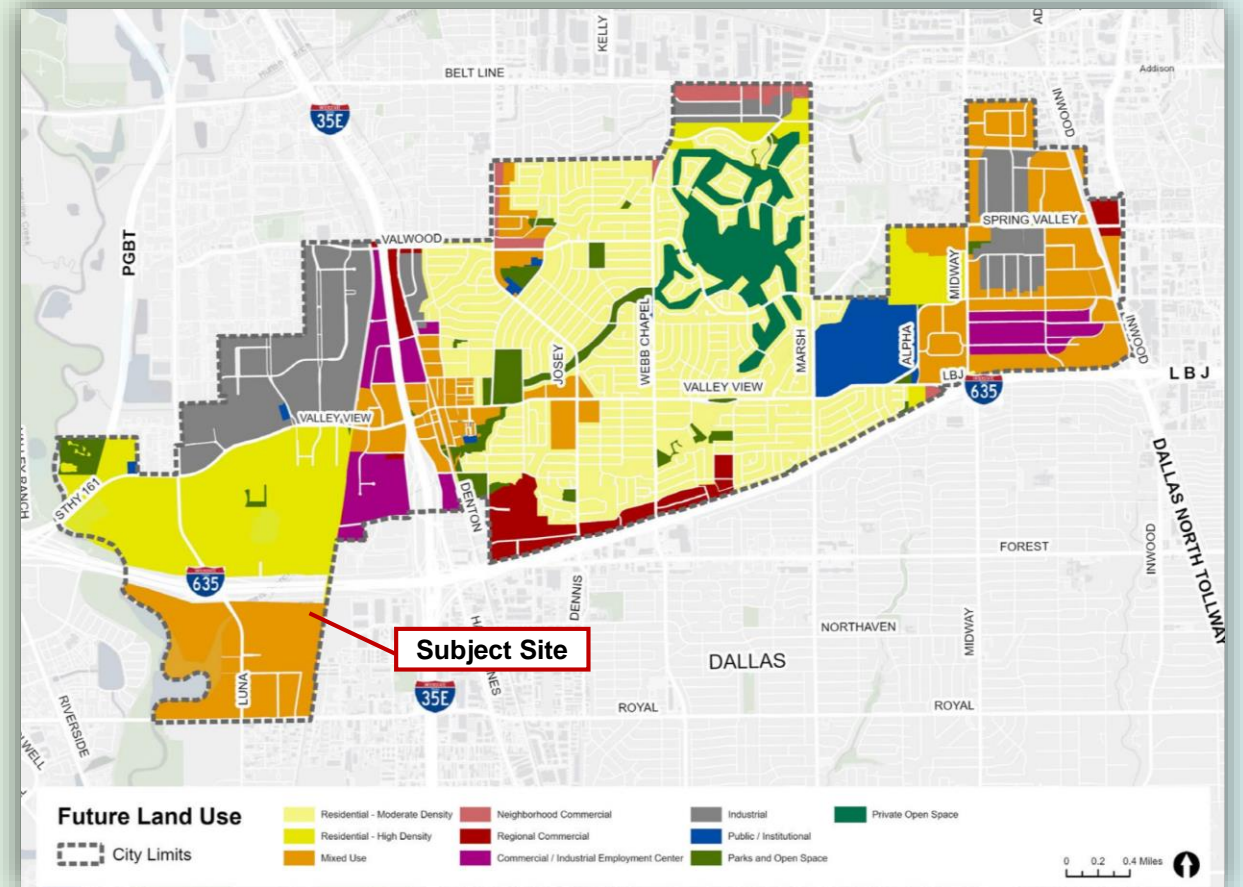
# Recommendation

## Farmers Branch 2045 Comprehensive Plan

- Designates the property as “Mixed Use” on the Future Land Use Map
- Recommends medium-to-high-density residential uses, office, commercial, light industry and small manufacturing, civic, parks and open space.
- The use and site modifications are consistent with the Comprehensive Plan.

## P&Z Recommendation

- On October 28, 2024, the Planning and Zoning Commission considered this request and unanimously recommended approval.





CITY OF  
**FARMERS BRANCH**  
TEXAS

# QUESTIONS?

CITY COUNCIL MEETING | DECEMBER 10, 2024

