



**FARMERS BRANCH**  
TEXAS

# **Zoning Amendment: 11775 Mira Lago Boulevard**

City Council Meeting | October 8, 2025

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Requested By: Planning Department





# Background



5.213 acres located at 11775 Mira Lago Blvd.



Zoning: Planned Development (PD-81)



Zoning Amendment with concept plan, landscape plan, and elevations for multifamily development, plus off-site pocket park



Increase in unit count to 265 from previously approved 224, removing 3 of 4 previous conditions



25-ZA-05: 11775 Mira Lago Boulevard

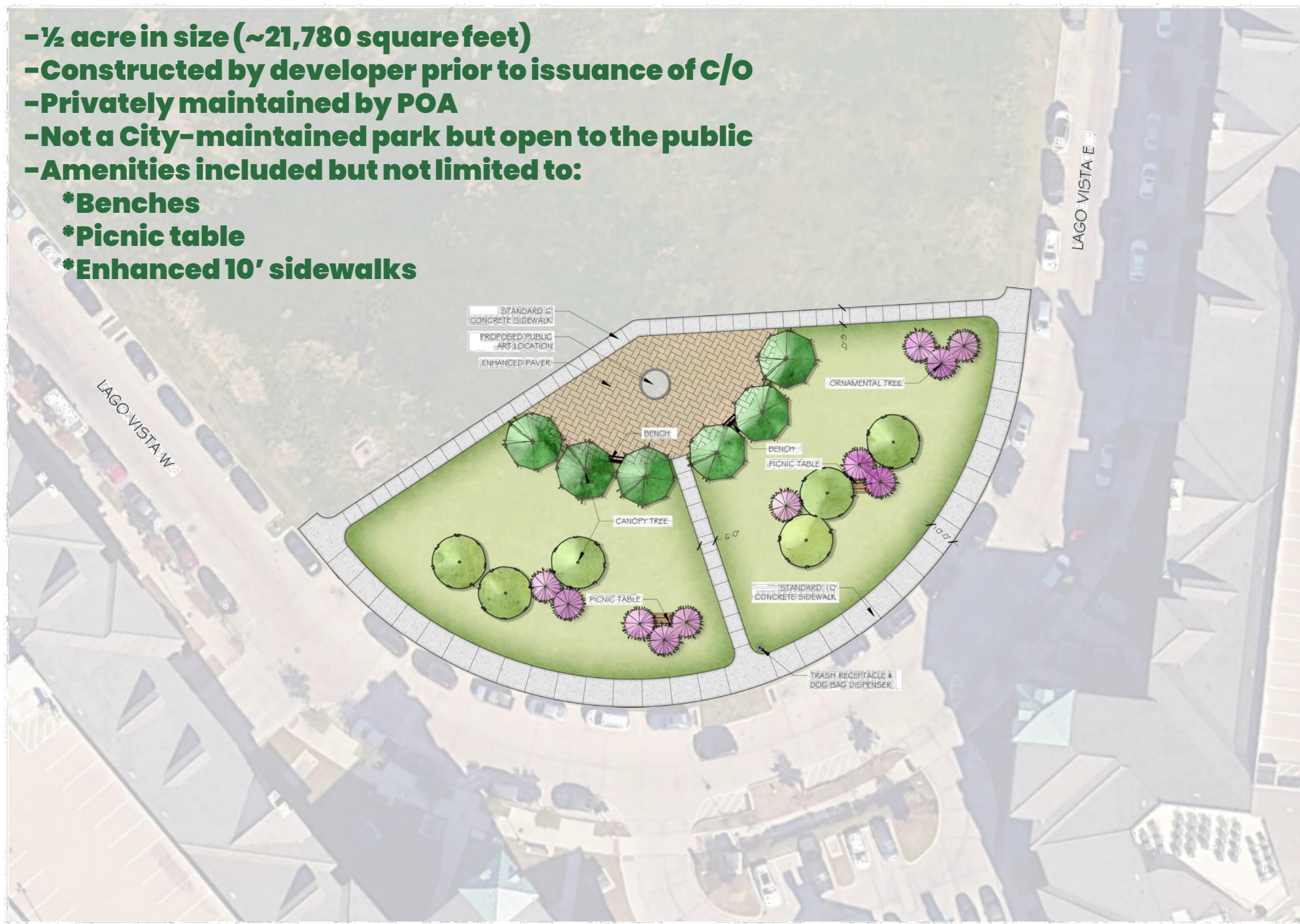
## Proposed Development



- ✓ **4-story, 265-unit multifamily community with a 5-level parking garage**
- ✓ **Total of 265 units (28 studio units, 143 one-bedroom units, and 94 two-bedroom units)**
- ✓ **Removes 3 requirements from previous PD:**
  - **That a hotel be developed to the east**
  - **That an additional connector street be built**
  - **That a walking path be built along the perimeter of the interior block of Lago Vista**



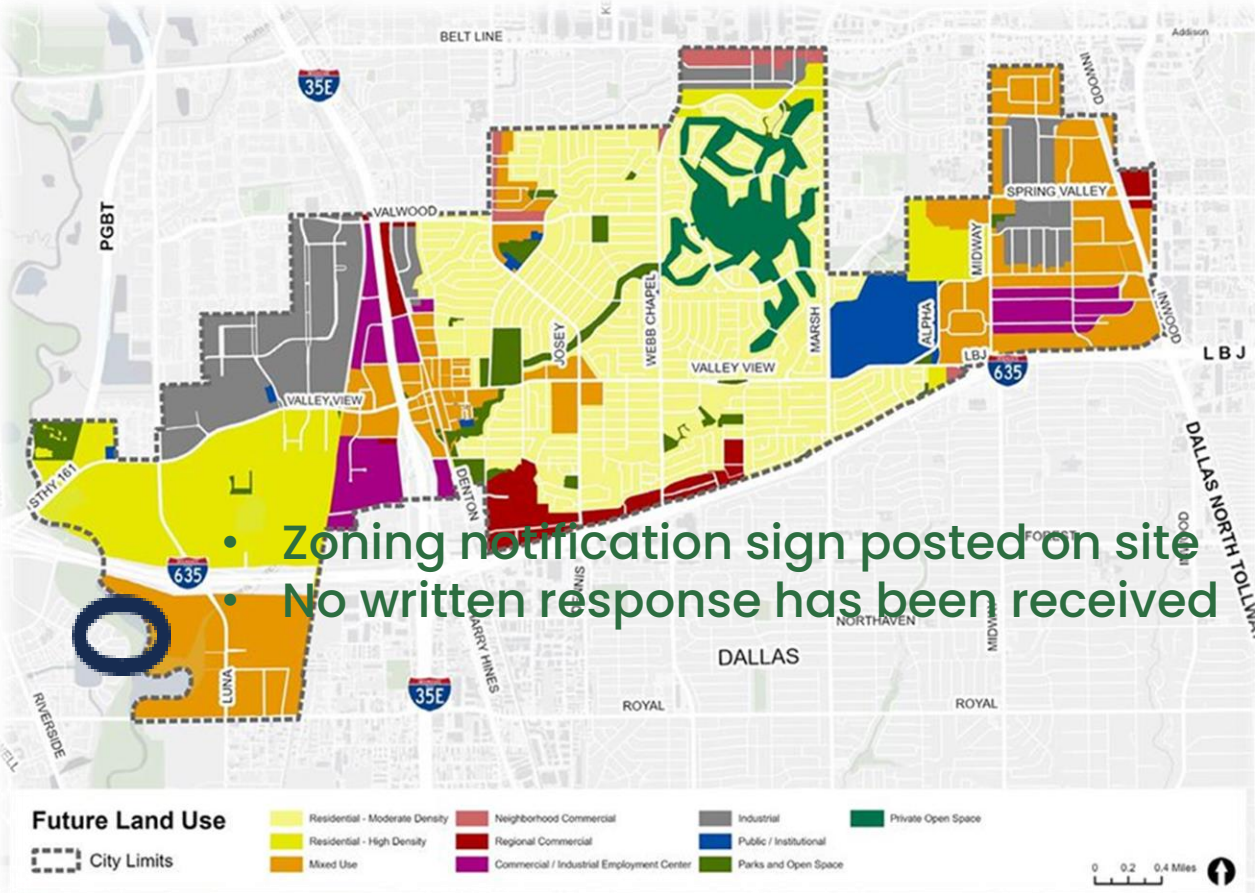
- ½ acre in size (~21,780 square feet)
- Constructed by developer prior to issuance of C/O
- Privately maintained by POA
- Not a City-maintained park but open to the public
- Amenities included but not limited to:
  - \*Benches
  - \*Picnic table
  - \*Enhanced 10' sidewalks





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## Recommendation & Response



### ✓ Farmers Branch 2045 Comprehensive Plan

- Designated as future “Mixed-Use”
- Recommended uses – Medium to high density residential; office; commercial; light industry and small manufacturing; civic; parks; open space
- Proposal is consistent with the Comprehensive Plan

### ✓ Public Response

- 5 letters mailed to surrounding owners including Carrollton–Farmers Branch and Dallas ISDs, and sign posted on site
- No written response has been received

On September 8, 2025, the Planning & Zoning Commission unanimously recommended approval.



# Questions

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