

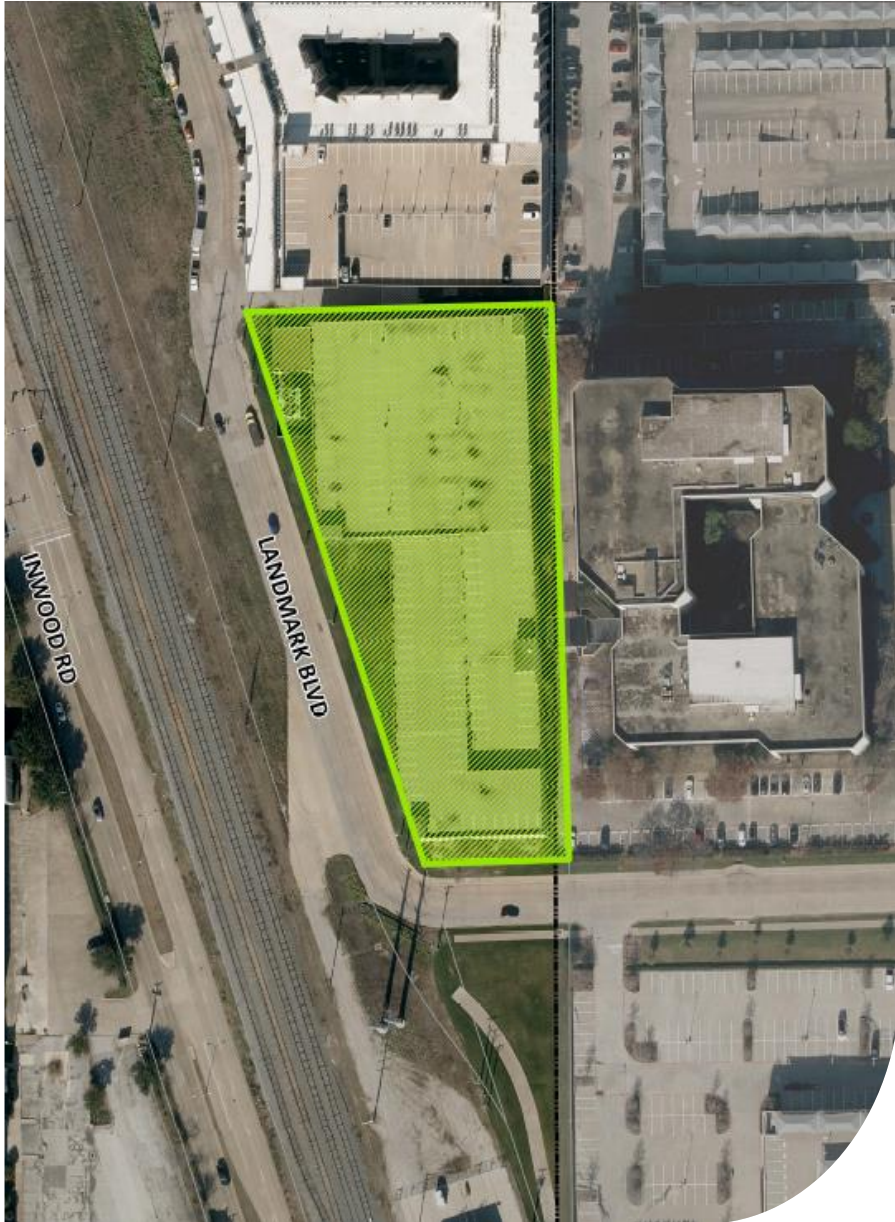


FARMERS BRANCH
TEXAS

Zoning Amendment 14500 Landmark Boulevard

City Council Meeting | August 5, 2025

Requested By: Planning Department



Background



2.12 acres located at 14500 Landmark Boulevard.



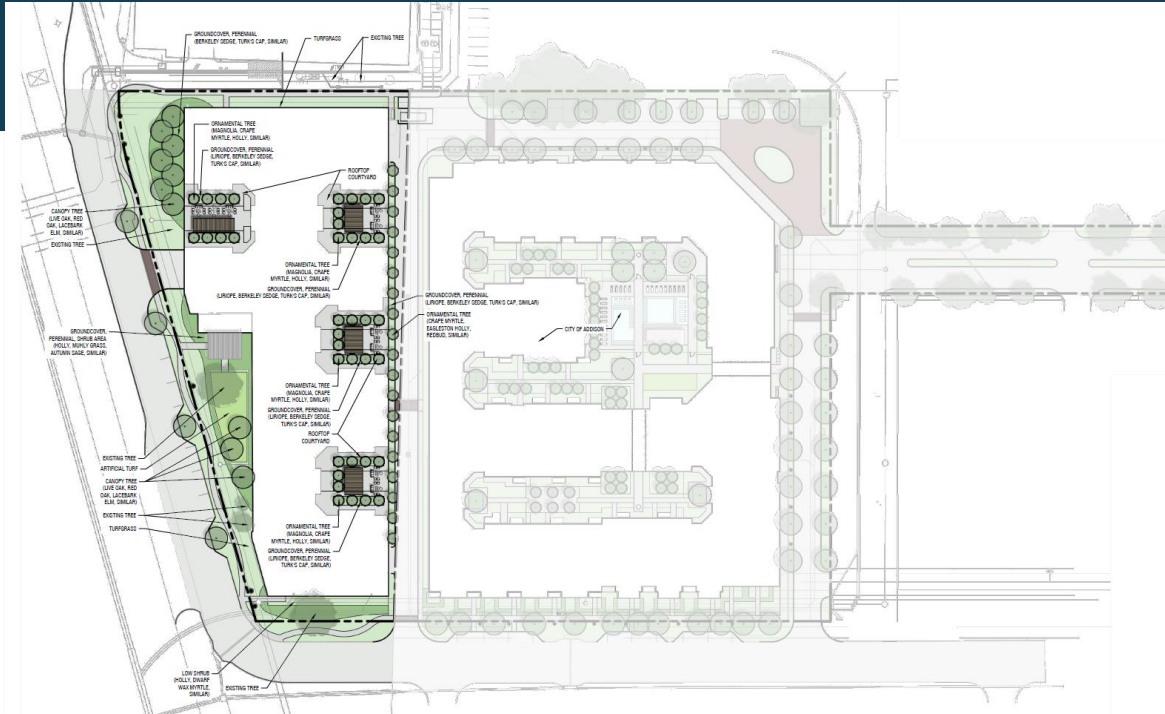
Zoning: Light Industrial (LI)



Zoning Amendment for the creation of Planned Development District No. 109 (PD-109) for multifamily development

24-ZA-20: 14500 Landmark Boulevard

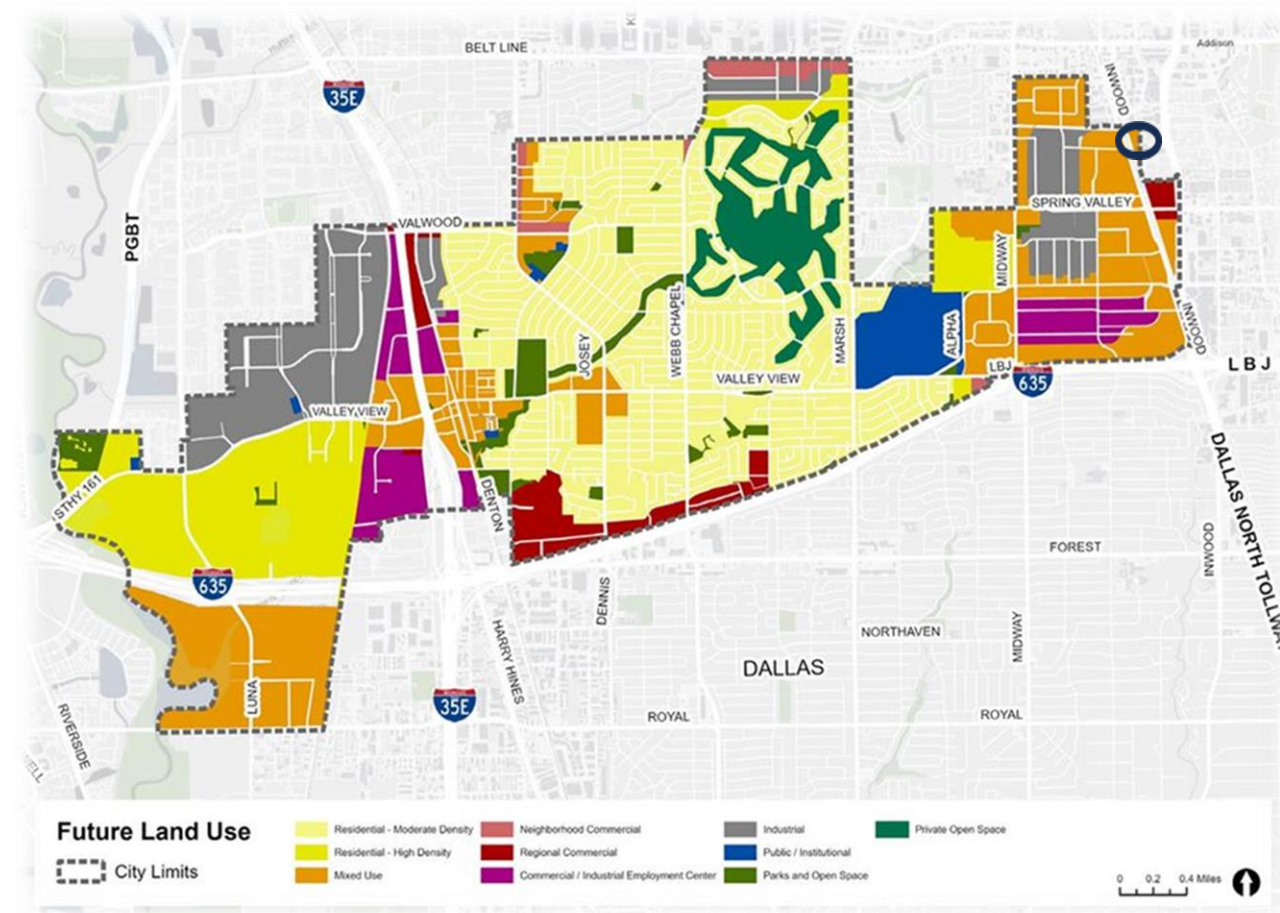
Proposed Development



- ✓ **Proposed multifamily complex to be built on top of existing parking garage structure**
- ✓ **Total of 135 units (mix of studio, 1,2,3-bed)**
- ✓ **Landscape and streetscape improvements**
- ✓ **1.2 parking spaces per bedroom (minimum)**
- ✓ **Proposed in tandem with new multifamily development on adjacent parcel in Addison**

24-ZA-20: 14500 Landmark Boulevard

Recommendation & Response



Farmers Branch 2045 Comprehensive Plan

- Designates as “Mixed-Use.”
- Recommended uses: Medium to high density residential; office; commercial; light industry and small manufacturing; civic; parks; open space
- The proposal is consistent with the Comprehensive Plan.



Public Response

- Notice published in Dallas Morning News.
- 10 letters mailed to surrounding owners.
- Zoning notification sign posted on site.
- No written response has been received.

On June 23, 2025, the Planning & Zoning Commission unanimously recommended approval.

Questions



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