



FARMERS BRANCH
TEXAS

25-SP-10: 4707 Alpha Road

Planning & Zoning Commission | June 22, 2026

25-SP-10: 4707 Alpha Road

Background



Subject property: Approximately 5 acres.



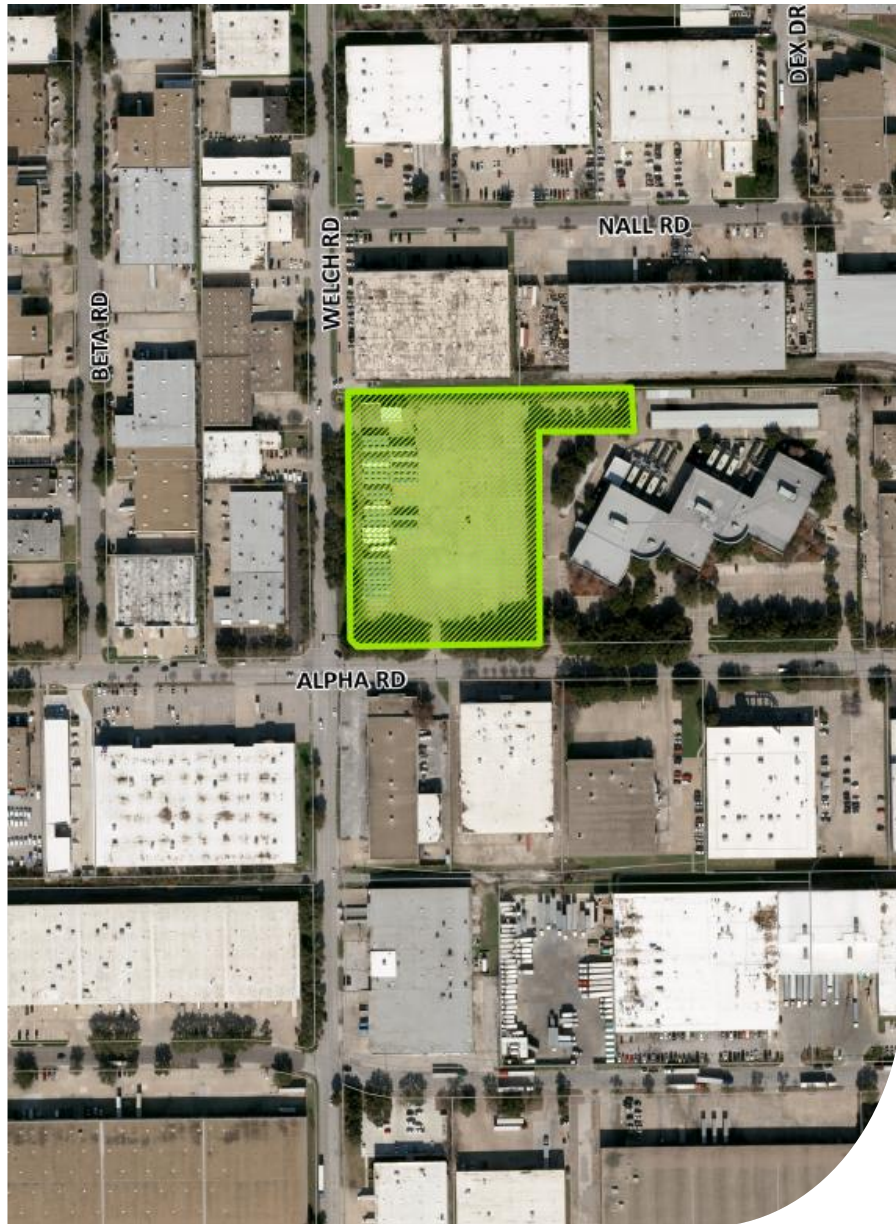
Zoning: PD-107



Detailed Site Plan for multifamily development

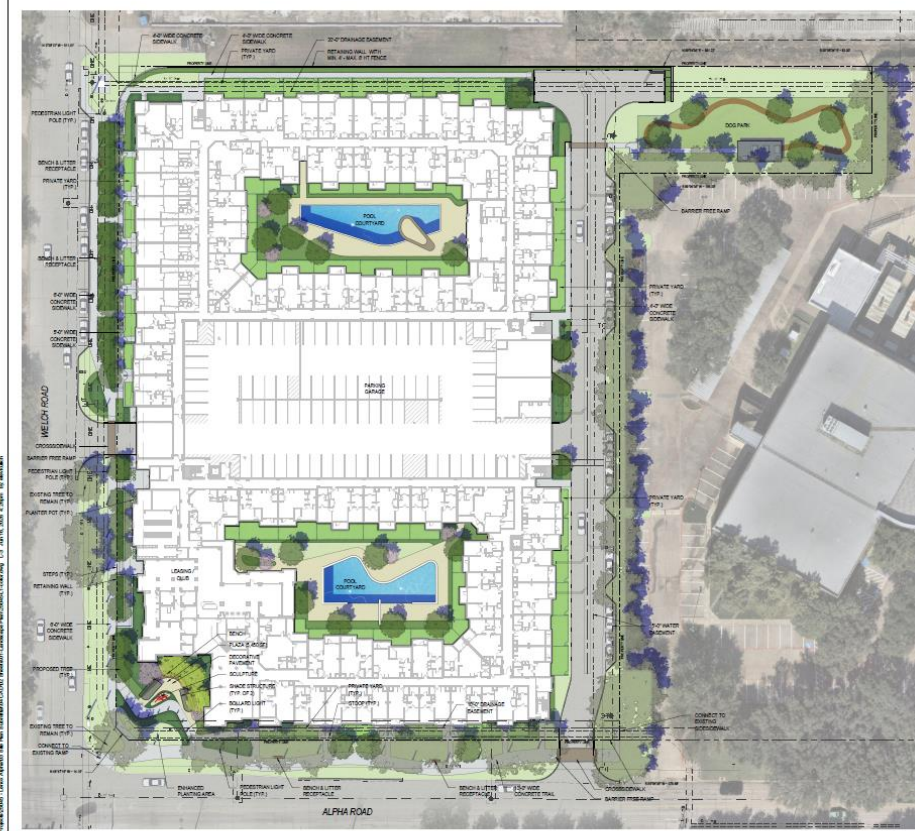


Being brought back before the Commission with updated multifamily residential unit and parking counts



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Proposed Development (cont.): Landscaping



GENERAL NOTES:

- APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE SUBMISSION OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PROVIDED AND SIGNED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
- ALL LANDSCAPED AND TREE AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER USE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
- ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM DRIVEWAYS BY STEEL EDGING.

| LANDSCAPE REQUIREMENTS | | |
|---|-----------------|-----------------|
| Per Ordinance No. 2510 | | |
| LANDSCAPED AREA | REQUIRED | PROVIDED |
| Tax 556 Area: 217,000 | | |
| Landscaped Area | 45,358 SF (21%) | 51,482 SF (24%) |
| STREET TREES | REQUIRED | PROVIDED |
| 1. No fewer than 20 canopy trees, including both existing and newly planted trees, shall be planted along Welch Road. | | |
| 2. No fewer than 10 canopy trees, including both existing and newly planted trees, shall be planted along Alpha Road. | | |
| Welch Road Canopy Trees | 20 | 22 |
| Alpha Road Canopy Trees | 10 | 15 |

bvd CREATIVE
 801 Dallas, LLC
 8010 Walnut Hill Rd
 Dallas, Texas 75230
 P: 214.441.4800

OWNER:
 BUDY
 2510 Walnut Hill Rd
 Suite 100
 Dallas, TX 75230

ARCHITECT:
 HEDR ARCHITECT
 408 East Ross
 ARLING, TX 75001

DATE:
 04/08/2024
 Scale Engineering & Surveying
 201 W. President George Bush Hwy
 Suite 200
 Richardson, TX 75080

LENOX ALPHA
 FRANKS BRANCH, TX
 LOT 1, BLOCK 1

| Rev. | Date | Description |
|------|------|-------------|
| | | |

Project Number: 2506
 Date: June 16, 2024
 Issue: LANDSCAPE PLAN

Drawn By:
LANDSCAPE PLAN

Sheet Number:
L-3

SCALE: 1"=30'

- ✓ 28% of property will be landscaped.
- ✓ 24 of 36 existing trees will be preserved.
- ✓ 5,540 square foot plaza at southeast 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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Proposed Development (cont.): Building Design and Articulation

✔ Combination of materials on each elevation to enhance architectural aesthetics.

✔ Buildings oriented close to the street along both Welch Road and Alpha Road to encourage walkability.

✔ No signage proposed right now: Will be required to meet PD-107 standards and receive approved permits.

The architectural drawing for Building A includes a material palette at the top left with 11 items: S1-BRICK, S2-BRICK, S3-STONE, F1-PAINT, F2-PAINT, F3-PAINT, F4-PAINT, W1-WINDOW, S1-DOWNSPOUT, and S1-METAL LINING. Each item has a color swatch and a description. To the right is a 'KEY PLAN BUILDING A' showing the building's footprint and orientation. Below the material palette is a 'REVISIONS' table. The main drawing shows two elevation views of Building A: a top view and a bottom view. The top view is labeled 'BUILDING A - ELEVATION TOP' and the bottom view is labeled 'BUILDING A - ELEVATION BOTTOM'. The bottom view includes a grid of levels from 1 to 10. A table at the bottom left provides building area and occupancy classification data.

| BUILDING AREA | RE | AF | SI |
|---------------|------------|-----------|------------|
| BUILDING | 11,338 SF | 1,588 SF | 36,847 SF |
| UNL-1 | 84,087 SF | 1,588 SF | 24,739 SF |
| UNL-2 | 84,087 SF | 1,588 SF | 24,739 SF |
| UNL-3 | 84,087 SF | 1,588 SF | 24,739 SF |
| UNL-4 | 84,087 SF | 1,588 SF | 24,739 SF |
| UNL-5 | 84,087 SF | 1,588 SF | 24,739 SF |
| UNL-6 | 84,087 SF | 1,588 SF | 24,739 SF |
| UNL-7 | 84,087 SF | 1,588 SF | 24,739 SF |
| TOTAL | 452,278 SF | 10,340 SF | 173,885 SF |

| TYPE OF CONSTRUCTION | AREA |
|----------------------|----------|
| OCCUPANCY TYPES | R-1, R-2 |
| BREAKDOWN SYSTEM | 18 |

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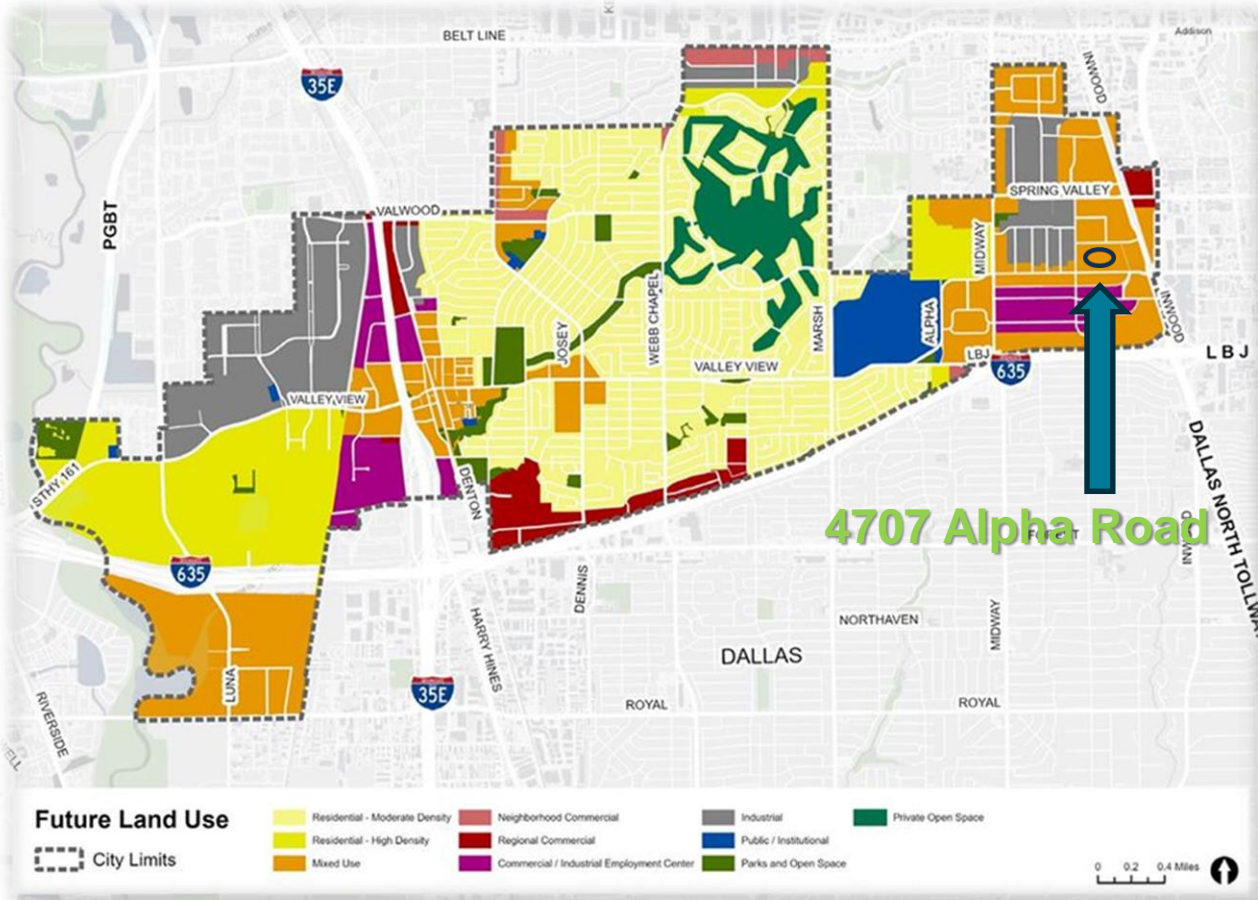
Multi-Family Development Policy



- ✓ Created via Ordinance No. 3715: November 16, 2021.
- ✓ Guide to help ensure quality multifamily development in Farmers Branch.
- ✓ Development evaluated against this policy with zoning case regarding creation of PD-107.
- ✓ This proposed Detailed Site Plan evaluated against policy.
- ✓ Results: Of 15 relevant criteria evaluated:
 - ❖ Exceeding Policy: 1
 - ❖ Meeting Policy: 9
 - ❖ Partially Meeting Policy: 4
 - ❖ Not Meeting Policy: 1

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Farmers Branch 2045 Plan 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.

Questions



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