



## RESOLUTION NO. 2026-059

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF A LANDSCAPE PLAN AND BUILDING ELEVATIONS, FOR THE ± 5-ACRE TRACT DESCRIBED AS LOT 1, BLOCK 1, ALPHA METROPOLITAN ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 4707 ALPHA ROAD, LOCATED WITHIN THE PLANNED DEVELOPMENT DISTRICT NO. 107 (PD-107) ZONING DISTRICT (CASE NO. 25-SP-10); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, an application has been made requesting approval of a detailed site plan for a multifamily residential development within the Planned Development District No. 107 (PD-107) with PD-107 being approved via Ordinance No. 3734 relating to the development of Lot 1, Block 1, Alpha Metropolitan Addition, an addition to the City of Farmers Branch, Texas, situated in the Elisha Fike Survey, Abstract No. 478 in Farmers Branch, Dallas County, Texas, according to the Map thereof recorded in Volume 98093, Page 00081, in the Deed Records of Dallas County, Texas, and commonly known as 4707 Alpha Road, (hereinafter known as the “Property”).

**WHEREAS**, having received the recommendation of the Planning and Zoning Commission that this detailed site plan and associated drawings, including, but not limited to, landscape plan and building elevations, should be approved as requested, the City Council of the City of Farmers Branch, in the exercise of its legislative discretion, has concluded that the requested amended detailed site plan for the Property should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:**

**SECTION 1.** The Property shall be developed according to the development standards prescribed in PD-107 Ordinance No. 3734. The Property shall substantially conform in accordance with the following exhibits, all of which are attached hereto and incorporated herein by reference:

- A. Detailed Site Plan as shown in Exhibit “B”;
- B. Landscape Plan as shown in Exhibit “C”; and
- C. Building Elevations as shown in Exhibit “D”

**SECTION 2.** Per Section 5.3.B.4 “Detailed Site Plan” of the Comprehensive Zoning Ordinance, this Detailed Site Plan and resolution shall expire if the development permit(s) required for completion of construction have not been issued within two years of the effective date of this resolution or if the development permit(s) issued has subsequently expired without completion of construction of buildings and/or improvements. The City Council may authorize one or more

extensions to the deadline for obtaining the development permit(s) with said extensions not exceeding a total of one additional year after the original deadline.

**SECTION 3.** This resolution shall become effective immediately upon its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 16<sup>TH</sup> DAY OF JUNE 2026.**

**ATTEST:**

**APPROVED:**

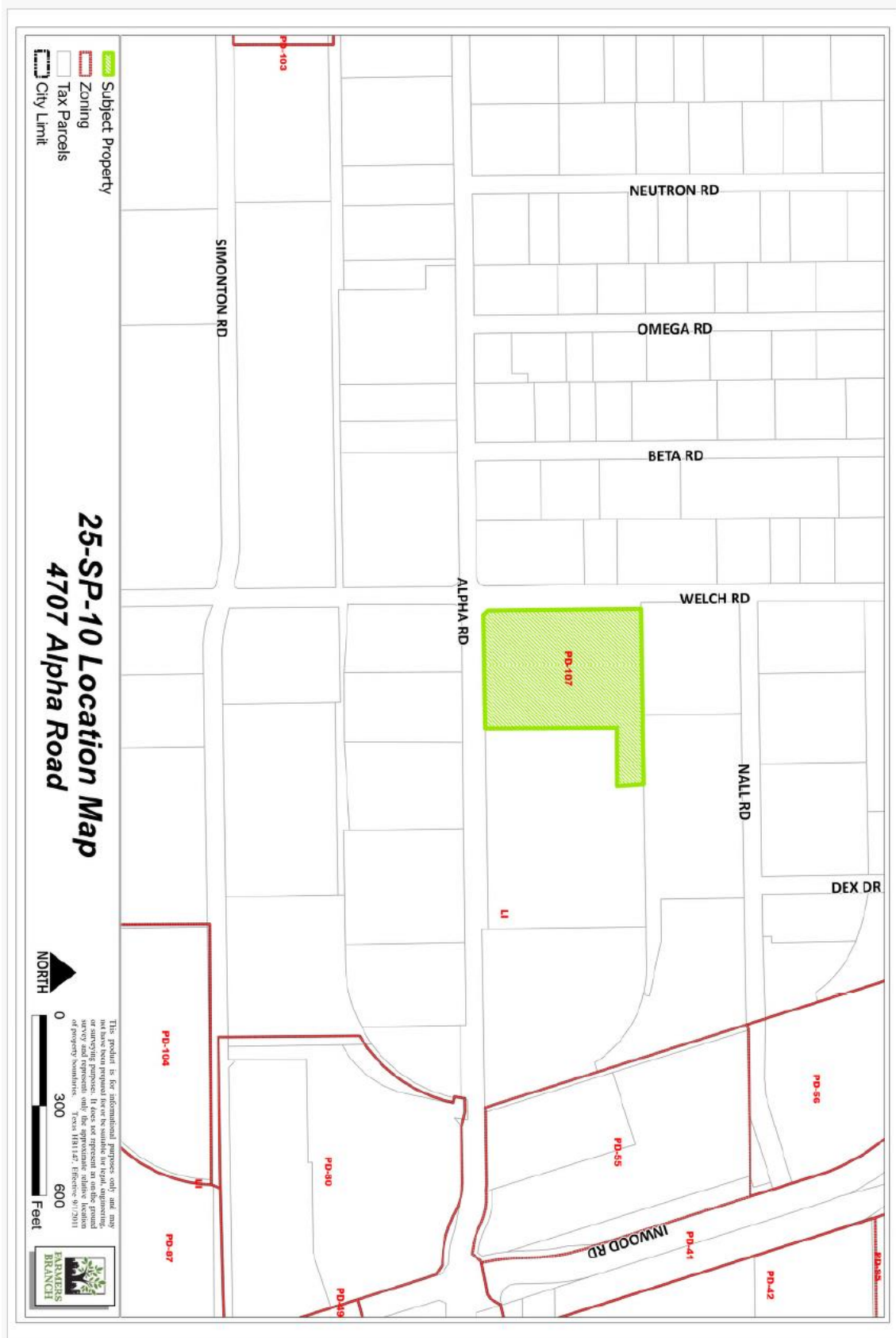
\_\_\_\_\_  
Stacy Henderson, City Secretary

\_\_\_\_\_  
Terry Lynne, Mayor

**APPROVED AS TO FORM:**

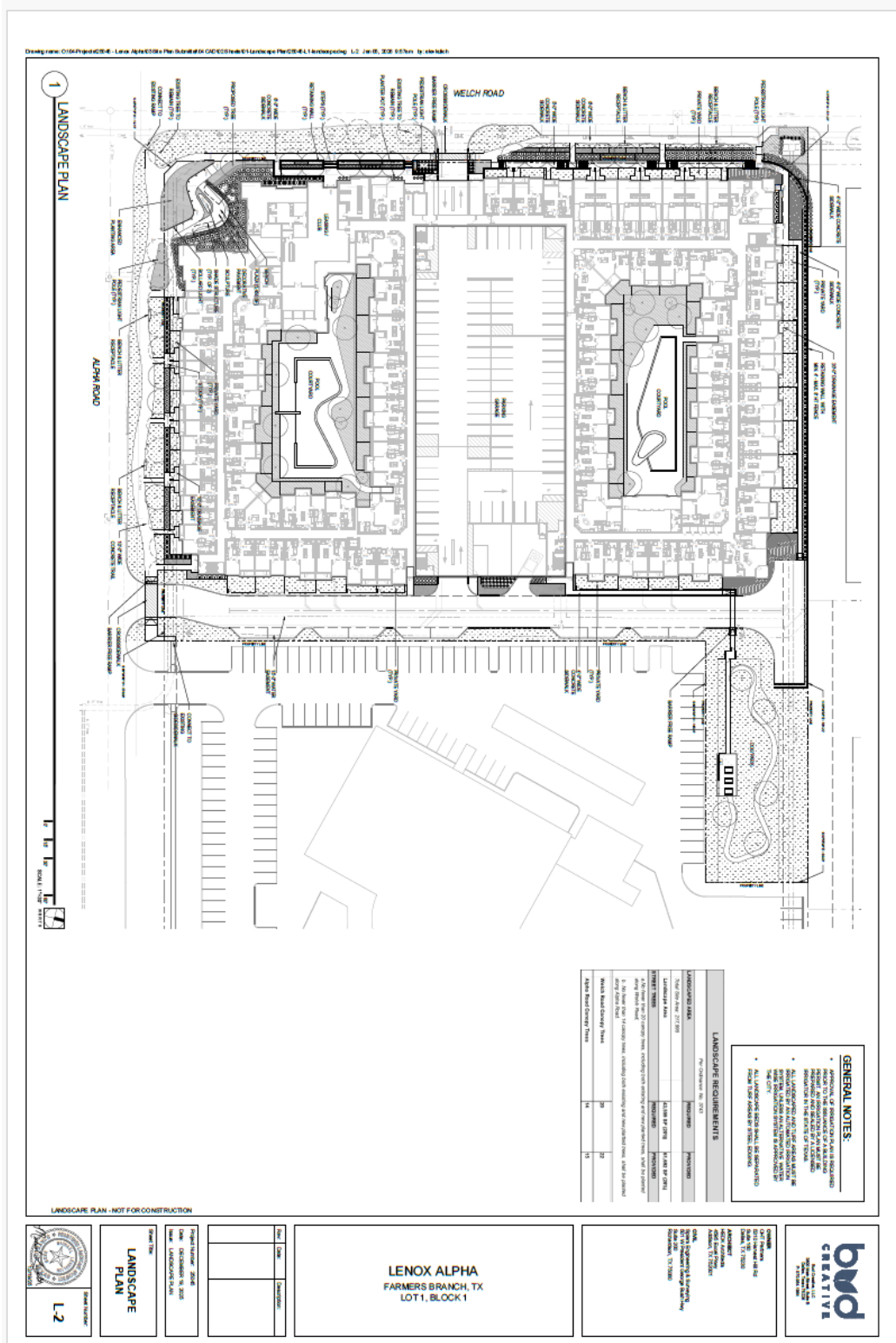
\_\_\_\_\_  
David Berman, City Attorney  
(DB 4.25.26)

**Resolution No. 2026-056  
Exhibit "A" – Location Map**





# Resolution No. 2026-056 Exhibit "C" – Landscape Plan




**GENERAL NOTES:**

- 1. GENERAL NOTES AND SPECIFICATIONS SHALL BE REFERENCED TO THE SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, EDITION 2019, AS AMENDED BY THE CITY OF FARMERS BRANCH, TEXAS.
- 2. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, LANDSCAPING SPECIFICATIONS.
- 3. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, LANDSCAPING SPECIFICATIONS.

**LANDSCAPE REQUIREMENTS**


ITEM	REQUIREMENT	PROVIDED	NOT PROVIDED
1. LANDSCAPE PLAN	LANDSCAPE PLAN	YES	NO
2. LANDSCAPE PLAN	LANDSCAPE PLAN	YES	NO
3. LANDSCAPE PLAN	LANDSCAPE PLAN	YES	NO
4. LANDSCAPE PLAN	LANDSCAPE PLAN	YES	NO
5. LANDSCAPE PLAN	LANDSCAPE PLAN	YES	NO
6. LANDSCAPE PLAN	LANDSCAPE PLAN	YES	NO
7. LANDSCAPE PLAN	LANDSCAPE PLAN	YES	NO
8. LANDSCAPE PLAN	LANDSCAPE PLAN	YES	NO
9. LANDSCAPE PLAN	LANDSCAPE PLAN	YES	NO
10. LANDSCAPE PLAN	LANDSCAPE PLAN	YES	NO



**LANDSCAPE PLAN**

12

**LENOX ALPHA**  
FARMERS BRANCH, TX  
LOT 1, BLOCK 1



**bvd**  
CREATIVE



# Resolution No. 2026-056 Exhibit "C" – Landscape Plan

Drawing Name: CIVIL Project Name: Lenox Alpha Phase 1 Submittal in CAZ023 from 011 Landscape Plan 02-04-13, L.S. Job No. 2026-056, by: [unreadable]



1 LANDSCAPE PLAN



**GENERAL NOTES:**

- 1. ALL PLANTINGS SHALL BE SPECIFIED BY THE ARCHITECT.
- 2. ALL PLANTINGS SHALL BE SPECIFIED BY THE ARCHITECT.
- 3. ALL PLANTINGS SHALL BE SPECIFIED BY THE ARCHITECT.
- 4. ALL PLANTINGS SHALL BE SPECIFIED BY THE ARCHITECT.
- 5. ALL PLANTINGS SHALL BE SPECIFIED BY THE ARCHITECT.

**LANDSCAPE REQUIREMENTS**

LANDSCAPE ITEM	REQUIREMENT	PROVIDED
1. PLANTING	100% AS SHOWN	100% AS SHOWN
2. PLANTING	100% AS SHOWN	100% AS SHOWN
3. PLANTING	100% AS SHOWN	100% AS SHOWN
4. PLANTING	100% AS SHOWN	100% AS SHOWN
5. PLANTING	100% AS SHOWN	100% AS SHOWN
6. PLANTING	100% AS SHOWN	100% AS SHOWN
7. PLANTING	100% AS SHOWN	100% AS SHOWN
8. PLANTING	100% AS SHOWN	100% AS SHOWN
9. PLANTING	100% AS SHOWN	100% AS SHOWN
10. PLANTING	100% AS SHOWN	100% AS SHOWN

LANDSCAPE PLAN - NOT FOR CONSTRUCTION



**LANDSCAPE PLAN**

DATE: 02/04/13  
 DRAWN BY: [unreadable]  
 CHECKED BY: [unreadable]

**LENOX ALPHA**  
 FARMERS BRANCH, TX  
 LOT 1, BLOCK 1

**OWNER:** [unreadable]  
**ARCHITECT:** [unreadable]  
**DATE:** 02/04/13

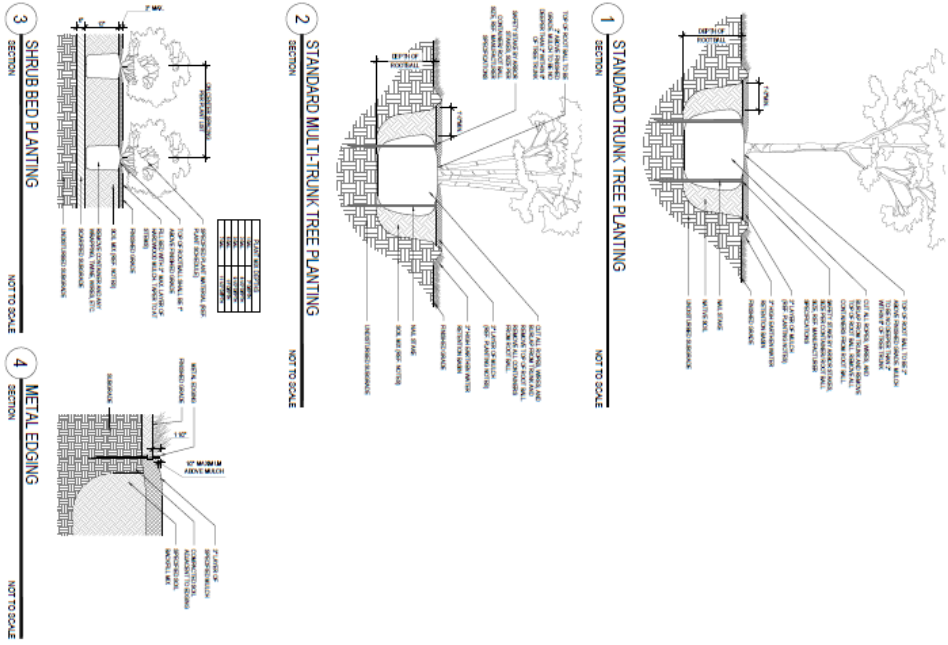


1-3

# Resolution No. 2026-056 Exhibit "C" – Landscape Plan

Drawing name: CIVIL-PROVIDENCE-4 - Low Alpha for the District of GADSDEN County Landscape Plan for GLE-41 (Landscape) L4, Job No. 2026-056, by: ssm/mbh

PLANT SCHEDULE			
SYMBOL	LANDSCAPE ITEM	COMMON NAME	HT. / DBH / CONTAINER COMMENTS
1	Large tree	Live Oak	7' Hgt., 3" DBH, 10" Container
2	Medium tree	Live Oak	7' Hgt., 3" DBH, 10" Container
3	Small tree	Live Oak	7' Hgt., 3" DBH, 10" Container
4	Shrub	Yucca	2' Hgt., 1" DBH, 10" Container
5	Shrub	Yucca	2' Hgt., 1" DBH, 10" Container
6	Shrub	Yucca	2' Hgt., 1" DBH, 10" Container
7	Shrub	Yucca	2' Hgt., 1" DBH, 10" Container
8	Shrub	Yucca	2' Hgt., 1" DBH, 10" Container
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100	Shrub	Yucca	2' Hgt., 1" DBH, 10" Container



**LANDSCAPE PLAN DETAILS**

**L4**

**LENOX ALPHA**  
FARMERS BRANCH, TX  
LOT 1, BLOCK 1

**bvd**  
CREATIVE  
ARCHITECTURE & LANDSCAPE  
1111 W. 11TH ST., SUITE 100  
DALLAS, TX 75208  
PH: 214.782.1111  
WWW.BVDCREATIVE.COM



# Resolution No. 2026-056 Exhibit "D" – Building Elevations



<p>DATE 03/18/2026</p> <p>PROJECT 21212</p> <p>PROJECT NAME A4-01</p> <p>ARCHITECT HOK ARCHITECTS</p>	<p><b>HOK</b> ARCHITECTS</p> <p>4595 PACELANE WY ADDISON, TX 75001 214.550.8878 hok.com</p>	<p>LENOX ALPHA</p> <p>FARMERS BRANCH, TEXAS</p>	
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# Resolution No. 2026-056 Exhibit "D" – Building Elevations

### 2a BUILDING A - ELEVATION

2a BUILDING A - ELEVATION

### 2 BUILDING A - ELEVATION

2 BUILDING A - ELEVATION

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	120.00	12000.00
2	BRICK	500	SQ	15.00	7500.00
3	GLASS	200	SQ	25.00	5000.00
4	WOOD	100	LF	10.00	1000.00
5	ROOFING	100	SQ	10.00	1000.00
6	PAINT	100	SQ	10.00	1000.00
7	MECHANICAL	100	HR	10.00	1000.00
8	ELECTRICAL	100	HR	10.00	1000.00
9	PLUMBING	100	HR	10.00	1000.00
10	LANDSCAPE	100	HR	10.00	1000.00
11	CONCRETE	100	YD	120.00	12000.00
12	BRICK	500	SQ	15.00	7500.00
13	GLASS	200	SQ	25.00	5000.00
14	WOOD	100	LF	10.00	1000.00
15	ROOFING	100	SQ	10.00	1000.00
16	PAINT	100	SQ	10.00	1000.00
17	MECHANICAL	100	HR	10.00	1000.00
18	ELECTRICAL	100	HR	10.00	1000.00
19	PLUMBING	100	HR	10.00	1000.00
20	LANDSCAPE	100	HR	10.00	1000.00

**GENERAL NOTES:**

- SEE ARCHITECT'S GENERAL NOTES FOR ALL MATERIALS AND FINISHES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL ELECTRICAL CODE (NEC).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	03/18/2026	ISSUED FOR PERMIT
2	03/18/2026	ISSUED FOR PERMIT
3	03/18/2026	ISSUED FOR PERMIT
4	03/18/2026	ISSUED FOR PERMIT
5	03/18/2026	ISSUED FOR PERMIT
6	03/18/2026	ISSUED FOR PERMIT
7	03/18/2026	ISSUED FOR PERMIT
8	03/18/2026	ISSUED FOR PERMIT
9	03/18/2026	ISSUED FOR PERMIT
10	03/18/2026	ISSUED FOR PERMIT

**DATE:** 03/18/2026  
**PROJECT:** 21212  
**ARCHITECT:** HOK ARCHITECTS  
 4505 GINZEL PKWY ADDISON, TX 75001  
 214.592.8878 hok.com

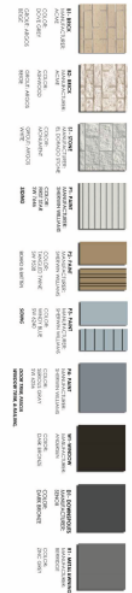
**LENOX ALPHA**  
 FARMERS BRANCH, TEXAS

**PERMIT NO.:** 21212  
**ISSUED:** 03/18/2026

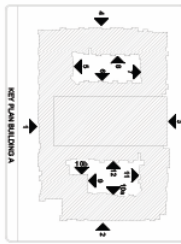
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# Resolution No. 2026-056 Exhibit "D" – Building Elevations

**2b BUILDING A - ELEVATION**



GRID LINE	COORDINATE
A	1000.00
B	1000.00
C	1000.00
D	1000.00
E	1000.00
F	1000.00
G	1000.00
H	1000.00
I	1000.00
J	1000.00
K	1000.00
L	1000.00



GRID LINE	COORDINATE
A	1000.00
B	1000.00
C	1000.00
D	1000.00
E	1000.00
F	1000.00
G	1000.00
H	1000.00
I	1000.00
J	1000.00
K	1000.00
L	1000.00

CLIENT: **FDK ARCHITECTS**

PROJECT: **A4-03**

DATE: **03/18/2026**

21212

STREET: **N. RICHMOND**

840 N. RICHMOND

LENOX ALPHA

FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION

ISSUED

03/18/2026

ARCHITECT: **FDK ARCHITECTS**

4555 DIXIE HWY ADDISON, TX 76001

817.450.8878

fdk.com









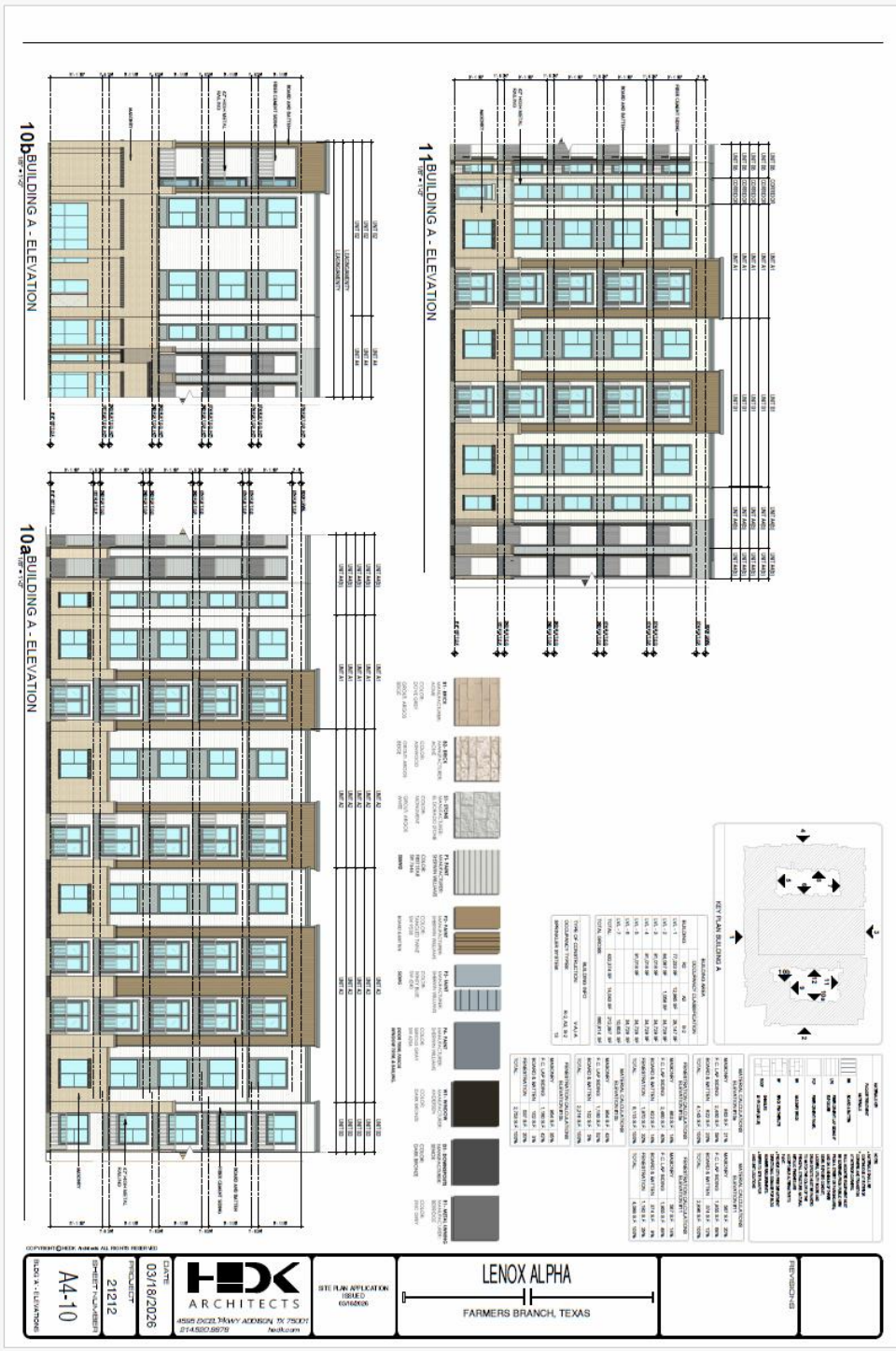


# Resolution No. 2026-056 Exhibit "D" – Building Elevations



<b>21212</b> PROJECT NUMBER	<b>03/18/2026</b> DATE	 <b>HDK ARCHITECTS</b> 1400 W. WYOMING SUITE 100 FARMERS BRANCH, TEXAS 75442	SITE PLAN APPLICATION ISSUED FOR REVIEW	<b>LENOX ALPHA</b> FARMERS BRANCH, TEXAS	
<b>A4-09</b> SHEET NUMBER	21212 PROJECT NUMBER	03/18/2026 DATE	SITE PLAN APPLICATION ISSUED FOR REVIEW	<b>LENOX ALPHA</b> FARMERS BRANCH, TEXAS	REVISIONS

# Resolution No. 2026-056 Exhibit "D" – Building Elevations



 <b>HOK ARCHITECTS</b> <small>4850 DUCK HAVEN ADDRESS IN 75037 214.550.9879 hok.com</small>	SITE PLAN APPLICATION DUBBED CONSIDER	<b>LENOX ALPHA</b> FARMERS BRANCH, TEXAS			
DATE: 03/18/2026 PROJECT: 21212 SHEET: A4-10 TITLE: BUILDING ELEVATIONS					

