



FARMERS BRANCH
TEXAS

25-ZA-05: 11775 Mira Lago Blvd.

Planning & Zoning Commission | September 8, 2025



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

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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)



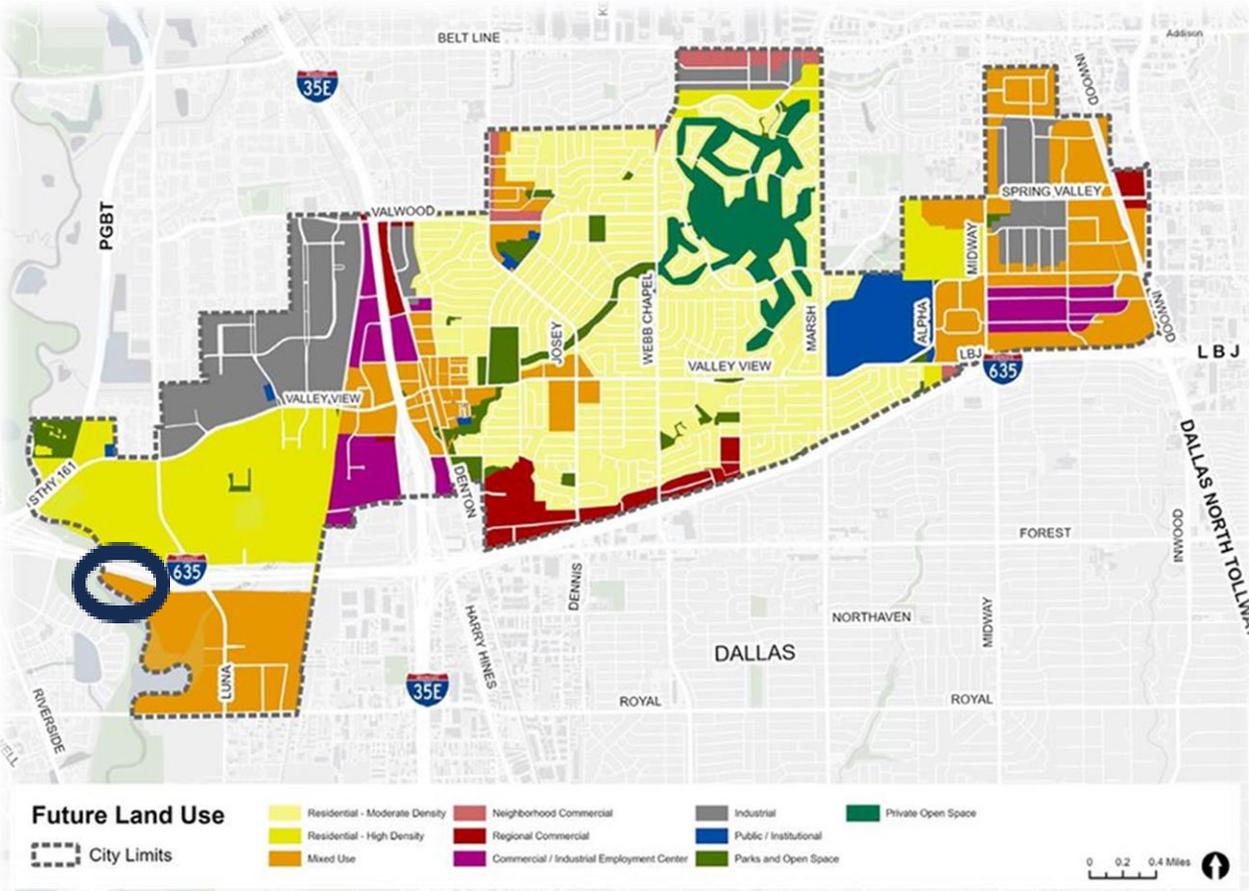
Removes requirement in previous PD that a hotel be developed to the east



Meets MFD goals/policies

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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
- The proposal is consistent with the Comprehensive Plan



Public Response

- 5 letters mailed to surrounding owners
- Zoning notification sign posted on site
- No written response has been received

Questions



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