

STAFF REPORT

Case No.: 25-ZA-05

Request: Conduct a public hearing and consider the request for a zoning amendment for multifamily development on approximately 5.213 acres located at 11775 Mira Lago Boulevard within Planned Development District No. 81 (PD-81); and take appropriate action.

Applicant: Maxwell Fisher, ZoneDev on behalf of Pillar Income Asset Management

Planning & Zoning Commission Meeting: September 8, 2025

Summary:

The subject property includes approximately 5 acres of land located in the Mira Lago development on the west side of Farmers Branch in Council District 3. The site is currently undeveloped and is bordered by LBJ Freeway on the north and by a greenbelt to the west and south that follows the meanders of the Elm Fork Trinity River. The applicant, ZoneDev, requests to amend Planned Development District No. 81 (PD-81) for a new multifamily development known as Dominion Phase Two. If approved, land would be entitled to develop a 4-story, 265-unit multifamily community with a 5-level parking garage. PD-81 is developed with primarily multi-family, retail and hotel uses. PD-81 approved multi-family development on the subject property. This amendment will:

- Revise the building design;
- Increase the number of permitted residential units from 224 to 265 to support structured parking, on-site amenities, and shared open space;
- Fulfill a commitment to a shared off-site open space amenity to enhance Mira Lago; and
- Set forth or amend development standards.

The residential unit composition is 28 studio units, 143 one-bedrooms, and 94 two-bedroom units. With one- and two-bedroom units, this community is intended to house young professional singles, couples or small families. Upper story units will be elevator served. There will be an interior private courtyard with a pool and recreation area. Residents will also enjoy four additional landscaped courtyards with varying amenities with the backdrop of the wooded area adjacent to Elm Fork Trinity River. With exception of guest parking in front of the leasing office and club and parallel spaces along the eastern side of the building, all resident parking will be in the secured parking garage.

Pillar will build a shared open space with amenities on the far southern end of the central undeveloped portion of the Mira Lago. The shared open space amenity will serve all the residents and guests of Mira Lago. The open space will have park like amenities prescribed in the PD.

Multi-family was permitted contingent upon hotel development east of the subject property. Although there is no hotel at the northeast corner of LBJ Freeway and Mira Lago there are four existing hotels in Mira Lago. Hotels do not directly correlate with the multi-family industry, nor do they depend on each other. The subject site was planned for multi-family regardless of the presence or amount of hotel development.

The city’s Multi-Family Development Policy outlines the suitability of multi-family in various sectors of the city. Mira Lago is in the West Side sector where there are several multi-family units. Nonetheless, the subject site is one of those properties that already permits multi-family development. Developing multi-family on the property will be compatible with the adjacent Mira Lago properties, adding to the critical mass of residents, and further supporting Mira Lago retailers. Approving the proposal would carry out the vision for the western parcel and the overall Mira Lago plan based on the following factors:

- The subject site has relatively good visibility from IH-635 but no direct access to the highway service road, requiring cross access through the adjacent Phase One multi-family property to the east. There is an exit ramp that funnels traffic east past the site, requiring a purposeful trip back west through Mira Lago to get to site. As such, multi-family was deemed the most appropriate sustainable use as opposed to a commercial or retail development requiring better direct highway access.
- Density of approximately 50 units per acre aligns with the Multi-Family Policy: the proposal includes higher densities and a structured parking garage indicative of a higher quality and highly amenitized residential community.
- The proposal aligns with the Policy’s vision of an urban design including structured parking and a pedestrian oriented “streetscape” along the shared access drives; the development will have a sidewalk connecting to the existing peripheral trail and internal sidewalks.
- Ample private and public open spaces for residents with four on-site courtyards, a shared off-site open space and a sidewalk that will provide a route to the shared walking trail.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 78 (PD-78)	Office campus (across freeway)
South	n/a (City of Irving)	Elm Fork Trinity River/greenbelt
East	Planned Development District No. 81 (PD-81)	Multifamily (Dominion Phase One)
West	n/a (City of Irving)	Elm Fork Trinity River/greenbelt

Existing Development and Zoning History:

PD-81, also known as the *Mira Lago Ordinance*, was established in 2001 by Ordinance 2578 and was designed to foster a setting for economic growth and diverse urban neighborhoods in a sustainable mixed-use pattern. The idea of this planned development was to foster a blend of residential (Mixed Residential Area) and non-residential (Employment Core Area) development on the peninsula created by the lake on the Elm Fork of the Trinity River in the southwest quadrant

of Farmers Branch, bordering Dallas and Irving. The primary access point to the peninsula is Mira Lago Boulevard, which lends its name to the neighborhood as well as the original ordinance.

Mixed Residential Area

The mixed residential area may include a variety of residential land uses including home-office, multi-family housing, and private and public open space. Retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. A mixed residential area includes open spaces including small pedestrian spaces, courtyards, and common area walkways. A mixed residential area promotes pedestrian activity through well-designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic.

Employment Core Area

The employment core is where the largest number of jobs occurs. Mixed and multiple-use buildings provide job locations. Offices or hotels above retail or in separate buildings are ideal in the core, as are private and public open spaces. Non-industrial jobs such as those that are information and process oriented are compatible within the core.

In 2014, approximately 10.58 acres were rezoned from employment core to mixed residential to allow the development of a two-phase multifamily development known as the Dominion. Phase One of the Dominion was built with a total of 224 units, and Phase Two for an additional 224 future units was entitled at the time, pending specific conditions listed below:

- A. Development of a new hotel (containing approximately 90 rooms) immediately east of the site, along either Mira Lago Boulevard or LBJ Freeway.
- B. Development of a new street connecting Mira Lago Boulevard with the LBJ Freeway eastbound frontage road.
- C. Development of a ½ acre pocket park at the southern tip of Lot 1, Block E of the Mira Lago Addition. Once completed this park will be maintained by the Property Owners Association (POA).
- D. Development of a 5' wide hard surface walking trail around the perimeter of the central block bounded by Mira Lago Boulevard, Lago Vista West and Lago Vista East.

The applicant is requesting to modify some of the existing conditions, as well as to increase the number of units from 224 to 265.

Proposed Development:

The applicant proposes rezoning approximately 5.213 acres for a new Phase 2 of the Dominion development. The conceptual site plan provided for this phase includes a total of 265 new multifamily units with associated parking, landscaping, streetscape, and amenity improvements. The primary building is a four-story apartment building with a mix of studio, 1- and 2-bedroom units. A 5-story parking structure is nested into the primary structure, providing 440 parking spaces in addition to 14 ground level parallel parking spaces along the driveway approaches to the site.

The Mixed Residential Area is specifically designed to allow and provide for higher density multi-family residential development within PD-81. The overall site density proposed for Phase 8 is slightly higher than previously approved phases at 50.83 units per acre. No special exceptions from minimum PD-81 requirements are requested with this phase of development. If this zoning request is approved, a future detailed site plan will be required for review and approval prior to any new development on the subject property.

Site Access

Two fire lane/access driveways are proposed connecting to existing mutual access easements to provide vehicular access to the site. The northern entrance runs parallel to the LBJ Freeway and links the parking structure with Mira Lago Boulevard. The secondary entrance to the south provides an additional link. A 24-foot fire lane is proposed to loop around the site providing access to all sides of the building for emergency vehicles and first responders. The plans show two optional gates to prevent pass-through traffic from going around the loop, and if gates are installed then they will be equipped with Knox Box technology which would permit access for any first responders including the Fire Department.

Pedestrian access is provided throughout the site through a series of sidewalk and trail systems. A proposed 6-foot wide sidewalk will link to the north side of the existing Phase One Dominion apartments. A series of new 6-foot sidewalks are proposed internal to the site to provide connection to all building entrances.

Parking

PD-81 requires a total of 1.5 parking spaces per residential unit, which based on the unit count of 265 would require a minimum of 398 parking spaces. A total of 454 parking spaces are proposed within Phase Two, exceeding the minimum standards. This parking count includes a combination of structured parking garage spaces and parallel surface parking spaces as detailed below:

PD-81 Requirement	Minimum Required	Total Provided	Type of Parking Provided	Complies?
1.5 spaces/unit	398 spaces	454 spaces	14 – surface spaces (parallel parking) 440 – 5-story structured garage 1 – loading/unloading zone (40'x10')	Yes

Landscaping

PD-81 requires a minimum of 10% of the total square foot area of the Property to be landscaped open space. The applicant is providing 25.5%, or 57,806 square feet of landscaped area which exceeds the minimum requirement for this site of 22,707 square feet. An additional 10,064 square feet of interior pool courtyards can be counted in addition to the external landscape areas, bringing the total pervious cover of the Property to nearly 30%. The remaining 70% impervious cover is inclusive of the building and parking garage footprint, driveways, surface parking, and sidewalks.

Along the western and southern edges of the site is a wooded floodplain area adjacent to the Elm Fork of the Trinity River. This property is controlled by the Dallas County Utility and Reclamation

District (DCURD). Future development within this area is extremely limited and will most likely remain as a natural open space.

Building Elevations

The building elevations proposed for this development are consistent with the approved building designs for other phases of the Mira Lago development and the PD-81 architectural regulations. The proposed buildings feature a mix of architectural styles and masonry materials including brick, stone, stucco, and cementitious siding. Conceptual elevations have been provided for the primary frontage of each building. Full building elevations for each façade of each building will be required and reviewed at the detailed site plan stage.

PD-81 requires a minimum building height of 40 feet and maximum building height of four stories for all structures within the Mid-Density Residential District, as proposed with this development. In addition, the buildings along the LBJ freeway frontage are oriented in accordance with required building lines per PD-81.

Comprehensive Plan Recommendation:

The Farmers Branch 2045 Comprehensive Plan designates this site as “Mixed Use” on the Future Land Use Map. Mixed use areas are intended to contain a mix of complementary uses that may include housing, office, civic, commercial, limited industrial uses (compatible in size and scale with the other uses in the area), park and open space uses. These areas are designed and oriented as a cohesive district, neighborhood or corridor. Housing can take the form of medium- to high-density residential uses, at a density ranging from 12-50 units per acre. Development should be carefully designed with appropriate transitions to moderate density neighborhoods or non-residential uses. The proposed development is consistent with the future land use designation contained in the Comprehensive Plan.

Public Response:

On August 28, 2025, five notification letters were mailed to the surrounding property owners and Carrollton-Farmers Branch and Dallas Independent School Districts. A zoning notification sign was posted on the site the same day. As of the writing of this report, no written correspondence has been received by the city.