



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Monday, June 23, 2025

7:00 PM

City Hall

The full video of this meeting is available on the City website here: <https://farmersbranch.legistar.com/Calendar.aspx>

Commissioners Present (8): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Harold Froehlich, Commissioner Dan Heard, Alternate Commissioner Scott Noris, and Alternate Commissioner Breeanna Banks

City Staff Present: Deputy Director of Planning Sarah Bergman AICP; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; Deputy City Manager Jawaria Tareen; and Assistant City Attorney Sarah Walsh

A. STUDY SESSION

A.1 [25-79](#) Discuss Regular Agenda Items.

Chair Raley called the meeting to order at 6:30 PM.

Chair Raley thanked the Commissioners for their service.

Chair Raley asked for any questions or comments regarding the Regular Agenda and Public Hearing items.

Regarding Public Hearing item D.1, Mr. Mangum answered questions and addressed comments from the Commissioners regarding: the purpose of the Specific Use Permit (SUP) request; whether the existing building was being remodeled; what business occupied the building next door; ingress and egress of the subject property; whether the drive-through configuration as proposed was adequate; whether a Traffic Impact Analysis (TIA) had been completed; and how the proposed use might potentially impact traffic within the area.

Regarding Public Hearing item D.2, Mr. Mangum answered questions and addressed comments from the Commissioners regarding: whether staff discussed with the applicant adding a façade treatment to the parking garage; whether the parking garage was to serve both the Farmers Branch and Addison portions of the development; whether Farmers Branch or Addison would be responsible for emergency response to this development; whether there was a separation between zip codes for the two sides of the development; location of the sewer system; whether there was adequate parking to serve the entire development; whether staff has coordinated with Addison on extending Landmark Boulevard; whether the Fire Department has evaluated the proposed development; and a breakdown of total unit counts for both sides of the development.

A.2 [25-483](#) Receive an update on upcoming training opportunities.

Mr. Campbell provided an update regarding upcoming training opportunities.

A.3 [25-80](#) Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

Commissioner Kirby asked how HB24 would impact development within the City.

Vice-Chair Miller requested an update regarding downtown designation and possible grant funding in Farmers Branch.

Hearing no further questions or comments from the Commissioners, Chair Raley adjourned the Study Session at 7:00 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:07 PM.

B. CITIZEN COMMENTS

There was no one wishing to address the Commission, and Chair Raley closed the Citizen Comments portion of the agenda.

C. REGULAR AGENDA ITEMS**C.1 [25-496](#) Nomination and Election of the Chair and Vice-Chair of the Planning and Zoning Commission; and take appropriate action.**

A motion was made by Commissioner Sultzbaugh, seconded by Commissioner Heard, that Amber Raley be reelected Chair and Marcus Miller be reelected Vice-Chair. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, Commissioner Heard

C.2 [25-439](#) Consider approval of the June 9, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

A motion was made by Vice-Chair Miller, seconded by Commissioner Trapp, that the minutes be approved. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, Commissioner Heard

D. PUBLIC HEARING**D.1 [25-SU-04](#) Conduct a public hearing and consider the request for a Specific Use Permit (SUP) for a drive-through restaurant on approximately 0.86 acres located at 4169 LBJ Freeway within Planned Development District No. 68 (PD-68); and take appropriate action.**

Mr. Mangum gave a presentation regarding the proposed development.

Hearing no questions or comments from the Commissioners, Chair Raley opened the public hearing.

Kelly King, 1705 South Walton Boulevard, Bentonville, Arkansas, representing the

applicant, answered a question from Vice-Chair Miller regarding visibility and signage for this location.

Hearing no further questions or comments from the Commissioners, Chair Raley asked for a motion to close the public hearing.

A motion was made by Vice-Chair Miller, seconded by Commissioner Kirby, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, Commissioner Heard

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Kirby, seconded by Commissioner Heard, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, Commissioner Heard

Abstain: 1 - Commissioner Sultzbaugh

D.2 24-ZA-20

Conduct a public hearing and consider the request to rezone approximately 2.12 acres of property located at 14500 Landmark Boulevard, described as Lot 4, Block 1, Wellington Square Addition, from Light Industrial (LI) zoning district to Planned Development District No. 109 (PD-109) zoning district, including creation of PD-109, to allow multi-family residential development and establish related development standards; and take appropriate action.

Mr. Mangum gave a presentation regarding the proposed development.

Mr. Mangum answered a question from Vice-Chair Miller regarding clarification of the property boundary of PD-109.

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing.

Daniel Box, 2728 North Harwood Street, Dallas, representing the applicant, gave a presentation.

Commissioner Trapp thanked Mr. Box for the clarification regarding parking.

Mr. Box addressed a question from Vice-Chair Miller regarding the location of the dog park.

Hearing no further questions or comments from the Commissioners, Chair Raley asked for a motion to close the public hearing.

A motion was made by Vice-Chair Miller, seconded by Commissioner Sultzbaugh, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, Commissioner Heard

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Heard, seconded by Commissioner Kirby, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Froehlich, Commissioner Trapp, Commissioner Heard




E. ADJOURNMENT

Chair Raley adjourned the meeting at 7:40 PM.

Chair

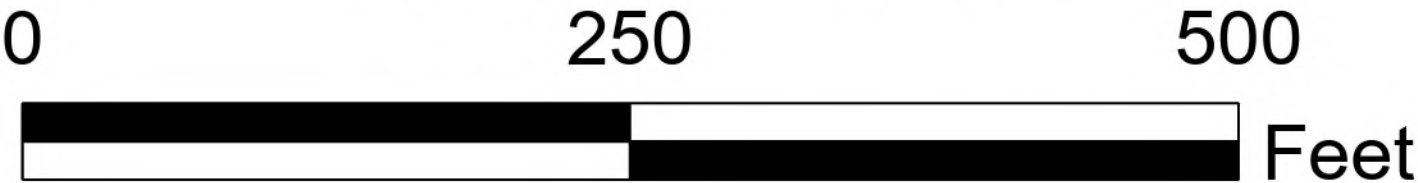
City Administration



-  Subject Property
-  Tax Parcels
-  City Limit

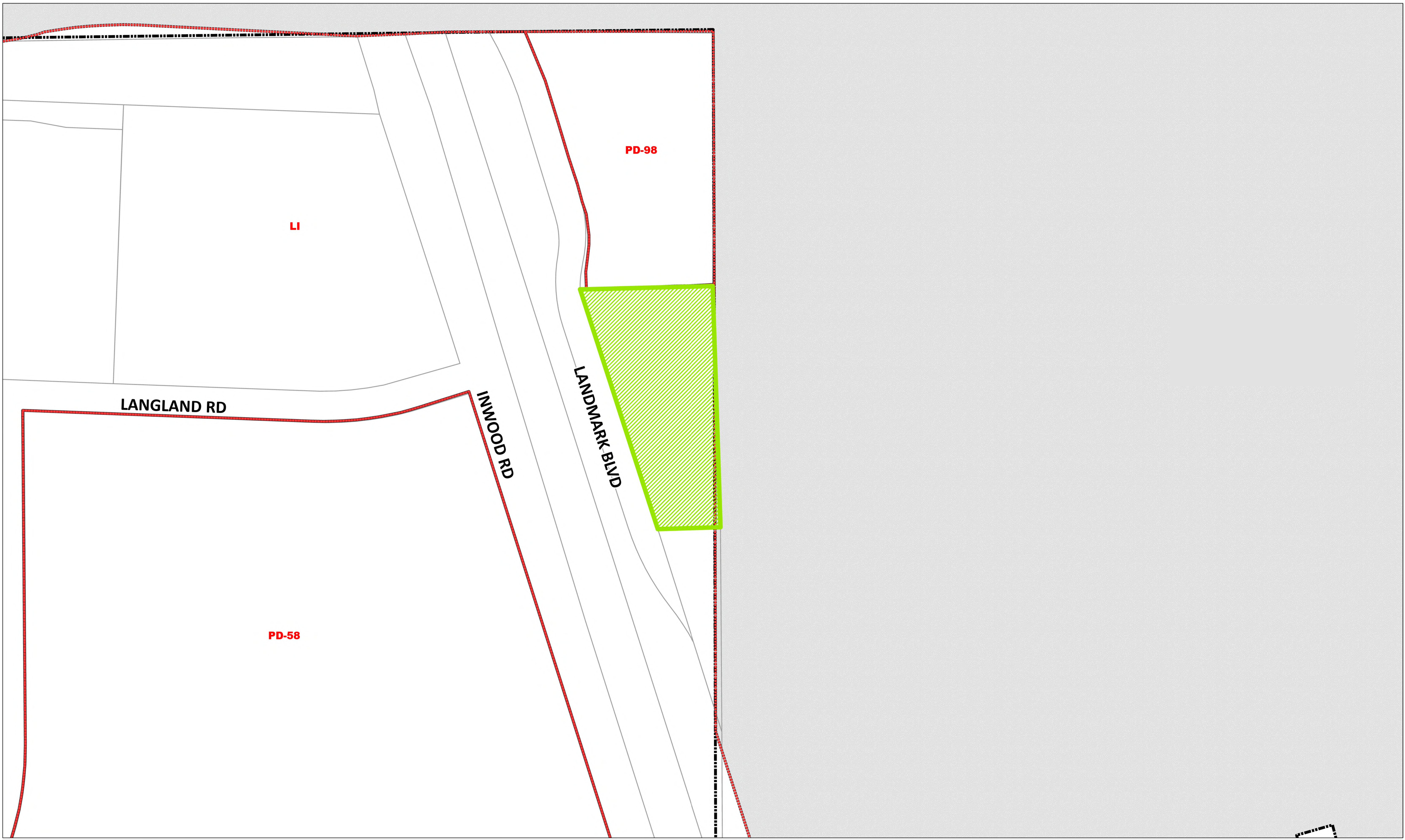
24-ZA-20 Aerial Map

14500 Landmark Boulevard



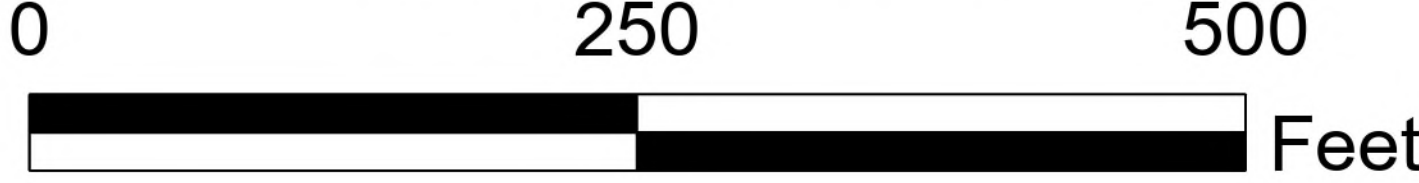
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011





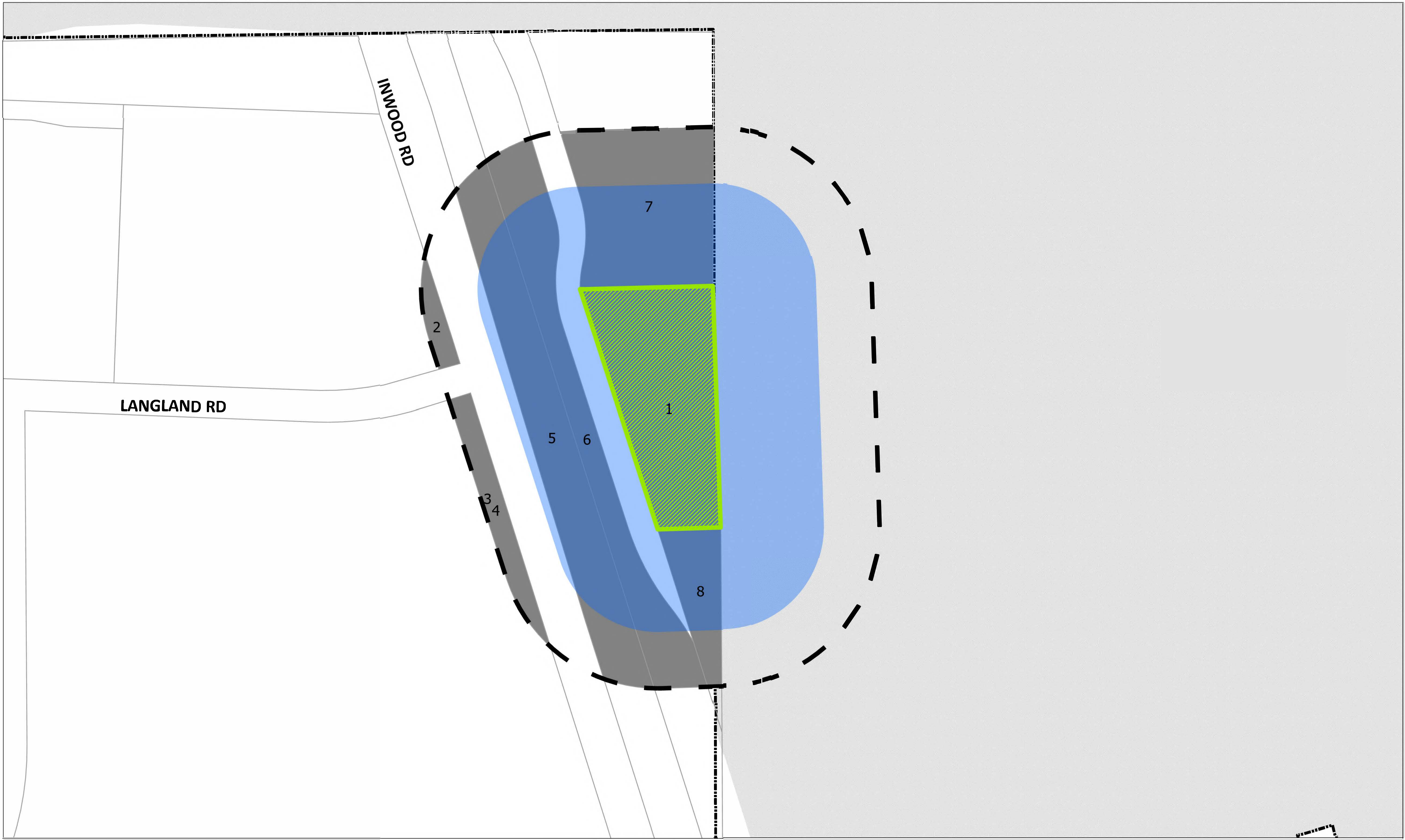
-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit






24-ZA-20 Location Map
14500 Landmark Boulevard



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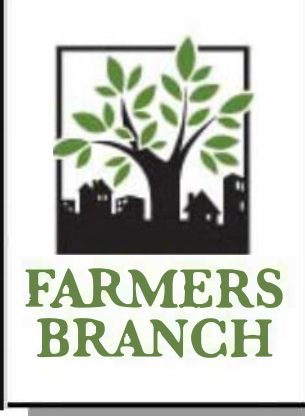
-  300-Foot Courtesy Notice Area
-  Subject Property
-  200-Foot Protest Area
-  Tax Parcels
-  City Limit

24-ZA-20 Notification Map

14500 Landmark Boulevard



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**Summary of Mailed Notices
Property Owner List
24-ZA-20
14500 Landmark Boulevard**

Map	First Name	Address	City	State	Zip	Written Response
1.	JPPRINCETON APARTMENTS LLC	12770 COIT RD STE 200	DALLAS	TX	75251	None.
2.	TCD 231 PRIME LOGISTICS PROPERTY LLC C/O TAURUS INVT HOLDINGS LLC	2 INTERNATIONAL PL STE 2710	BOSTON	MA	02110	None.
3.	ST LOUIS S W RAILWAY CO C/O UNION PACIFIC PPTY TAX	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	None.
4.	14303 INWOOD RD LP	3800 N LAMAR BLVD STE 350	AUSTIN	TX	78756	None.
5.	UNION PACIFIC RR CO C/O TAX DEPT	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179	None.
6.	TEXAS UTILITIES ELEC CO C/O STATE & LOCAL TAX DEPT	PO BOX 139100	DALLAS	TX	75313	None.
7.	BW LANDMARK INVESTORS LLC &	257 PARK AVE S FL 13	NEW YORK	NY	10010	None.
8.	WOODBANCH 14555 LLC	4265 SAN FELIPE ST STE 550	HOUSTON	TX	77027	None.
9.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None.
10.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None.

DEVELOPMENT PROPOSAL

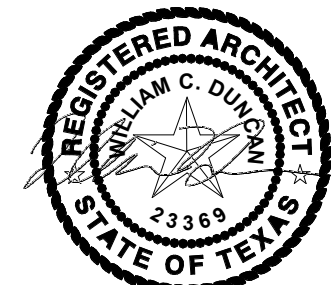
This request is to create a new Planned Development district to allow residential uses at the Property. The Property is currently developed with a five-story parking garage approximately 52 feet in height and containing 1238 parking spaces. The applicant is proposing to preserve the existing parking garage and to construct three stories of residential dwelling units above it (the “Project”). The Applicant proposes 135 multifamily residential units for the Project.

The Project is part of the applicant’s plans to repurpose this Property, as well as the immediately adjacent parcel to the east, which is located in the Town of Addison (the “Addison Parcel”) and is currently improved with a multi-story office building. The applicant is proposing to raze the existing office building on the Addison Parcel and to construct a new five-story multifamily building on that site, which would operate together with the Project proposed for the Property in Farmers Branch. More specifically, the multifamily structures on each site would function as one apartment complex, sharing parking within the Property’s parking garage and connected via pedestrian passageways thereto and therefrom. The Addison Parcel is presently zoned Planned Development (“PD”) district, which was created to allow the existing office uses, structures, and improvements on that site. Thus, the Addison Parcel too must be rezoned to allow multifamily uses, and a zoning application to do so (i.e., to create a new PD for the Addison Parcel) has already been submitted with that city. The applicant recently submitted responsive materials to Addison staff’s comments and is awaiting the next round of comments, if any. Since the initial submittal, the most significant change to the plan previously submitted is that the existing drive aisle separating the parcels is now proposed to remain and to function as a fire lane.

A conceptual site plan and conceptual landscape plan for the Project have been included as part of this rezoning request. A detailed site plan will be submitted for approval prior to permitting and must conform to the conceptual site plan for the Project except as otherwise provided in the PD development standards.

The Property consists of approximately 2.12 acres of land and is currently zoned Light Industrial (LI) district. The sites to the immediate northeast, east, and southeast are located outside of the city limits and in the Town of Addison. And public roads (Landmark Boulevard and Inwood Road), as well as railroad tracks, separate the Property from the nearest parcels to west and southwest. Instead, the only immediately adjacent sites that are located within Farmers Branch are zoned Light Industrial (i.e., to the south) and PD 95, which allows multifamily uses (i.e., to the north). That PD-95 site is currently developed with a six-story apartment complex.

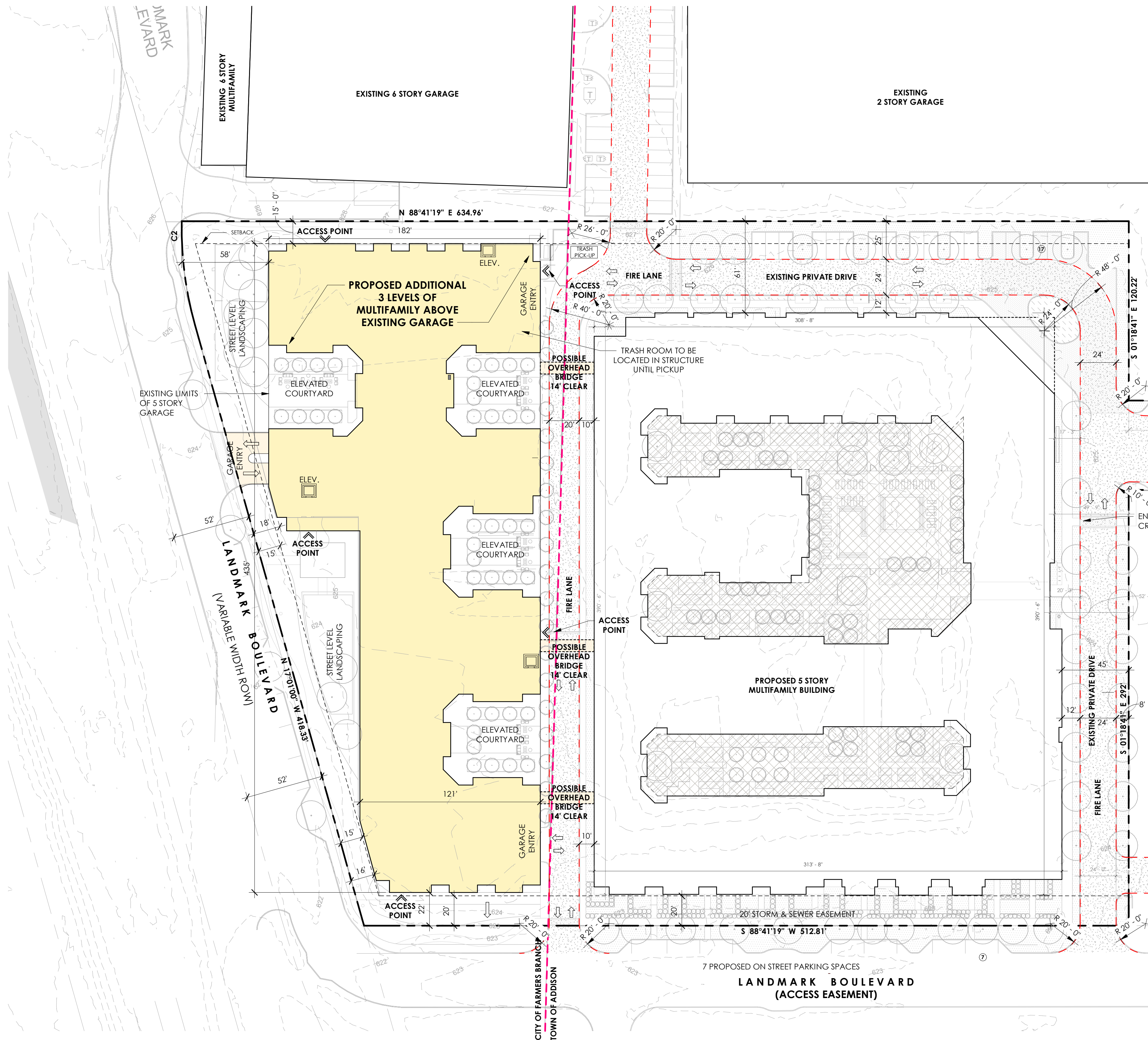
The proposed residential uses are consistent with the area and ongoing pattern of development and would work to activate a site that today is improved solely with a parking garage, which serves a largely obsolete office building.

THE PRINCETON
14651 Dallas Pkwy, Addison, TX, 75254, USAWELLINGTON SQUARE
LOT 1, BLOCK 1
VOL. 79-220, PG 2203
CITY OF FARMERS BRANCH
COUNTY OF DALLAS
STATE OF TEXASPROFESSIONAL SEAL
04/24/2025

© 2024 WDG Project No: DA24001

SITE PLAN

D5.00 FB



SITE AREA INFORMATION	
Existing Zoning	LI
Proposed Zoning	PDMF-4
Land Use	Multifamily
Lot Area (SF/AC)	309,440 SF / 7.10 AC

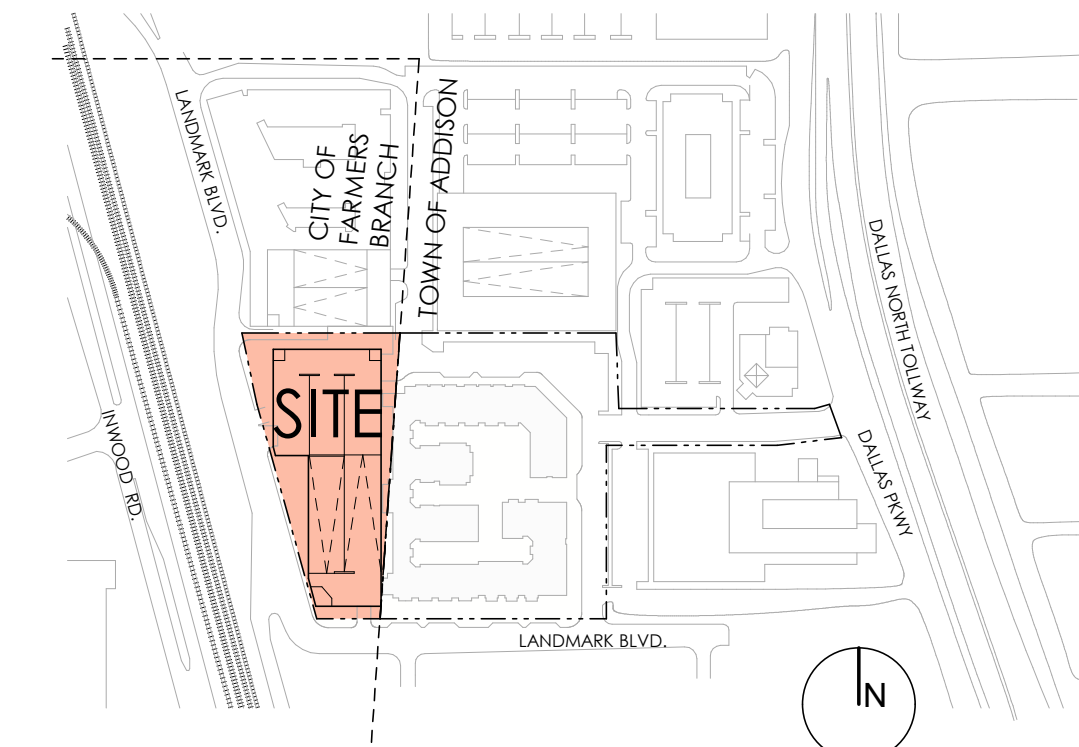
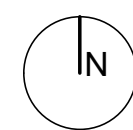
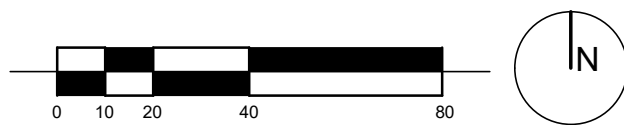
ADDISON LOT AREA:	
Lot Area (SF/AC)	204,603 SF / 4.69 AC
Building Height (Stories / T.O. Max Height)	5 - 6 / 65' 0"
Gross Area	405,000 SF
Multifamily Units	
Total Units / Total Average Size	365 Units / 900 SF

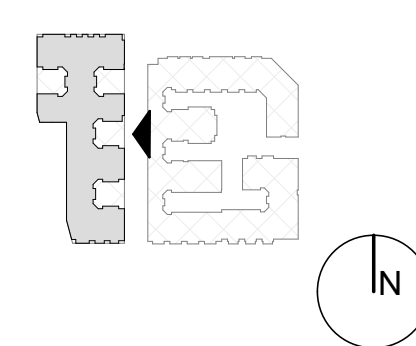
FARMER'S BRANCH LOT AREA:	
Total Impervious Cover (SF)	80%
Lot Area (SF/AC)	92,347 SF / 2.12 AC
Building Coverage (GARAGE FOOTPRINT)	64,850 SF / 70%
Landscape Area (Rooftop Included)	21,350 sf / 0.49 AC
Building Height (Stories / T.O. Max Height)	8 Stories / 85'
Building NIRS	121,111 SF
Building Amenity/Leasing Area	4,700 SF
Gross Area	461,475 SF
Multifamily Units	
Residential Density (Units/Acre)	63.7
Unit Mix - Studio / Average Size 500 SF	7 Units / 5%
Unit Mix - 1 Bed / Average Size 775 SF	81 Units / 60%
Unit Mix - 2 Bed / Average Size 1,150 SF	40 Units / 30%
Unit Mix - 3 Bed / Average Size 1,300 SF	7 Units / 5%
Total Units / Average Units Size	135 Units / 900 SF

LEVEL	GARAGE GSF	AMENITY	MULTI-FAMILY
1	69,508 SF		
2	63,508 SF		
3	63,508 SF		
4	63,508 SF		
5	51,022 SF		
6		4,700 SF	46,707 SF
7			51,407 SF
8			51,407 SF
TOTAL	311,954 SF	4,700 SF	148,521 SF

Parking Combined - Addison + Farmers Branch	
Parking Ratio per PD = (1.2 / bedroom) Visitor parking on Grade	
Required Parking @ 509 Beds (Addison) 1.2 sp/bedroom	611
Required Parking @ 189 Beds (Farmers Branch) 1.2 sp/bedroom	227
Parking Required Total per PD	838
Parking On Site	1238
Parking On Street	8
Total Parking	1246
Handicap Parking Required	23
Handicap Parking Provided	23
Handicap Parking is provided in accordance with ADA standards.	
Parking EV Charging Stations	Per PD
Bicycle Parking Required (1 sp x 10 vehicle spaces)	62

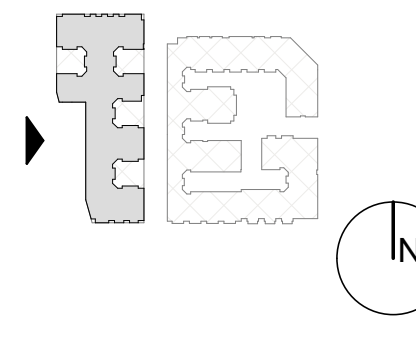
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.03'	200.00'	131°11'07"	S 82°05'34" W 45.92'	
C2	70.33'	240.00'	16°47'20"	N 08°37'18" W 70.07'	
C3	24.14'	140.00'	09°52'42"	N 83°44'58" E 24.11'	
C4	25.49'	1631.97'	00°53'41"	S 20°57'59" E 25.48'	

LOCATION / FARMERS BRANCH
SCALE: NTS1 SITE PLAN
SCALE: 1" = 40'-0"



1	MAS-01-E	FACE BRICK, KING SIZE - RUNNING BOND KANSAS BRICK, MANGANESE 500
2	PT-01	PAINTED EXISTING GARAGE SURFACE
3	FC-01-A	HARDIE LAP SIDING - SMOOTH 8" EQUAL OVERLAP PAINTED - TRICORN BLACK - SW6258
4	FC-02-B	HARDIE TRIM - SMOOTH 1X SOLID TRIM PAINTED - TRICORN BLACK - SW6258 FIBERCEMENT
5	FC-03-D	WOODTONE LAP SIDING - TEXTURED 8" EQUAL OVERLAP PREFINISHED - SUMMER WHEAT FIBERCEMENT
6	MT-01	PREFINISHED METAL SHADE/GRILLE
7	STU-01-A	STUCCO SYSTEM FINE SAND FINISH SHELL WHITE - SH8917
8	STU-01-B	STUCCO SYSTEM FINE SAND FINISH TRICORN BLACK - SW6258

MATERIAL LEGEND FB



P

the princeton





Agenda

Agenda

- Team Introduction
- Existing Conditions
- Proposed Development
- Community Outreach
- Conclusion



Developer Team Overview

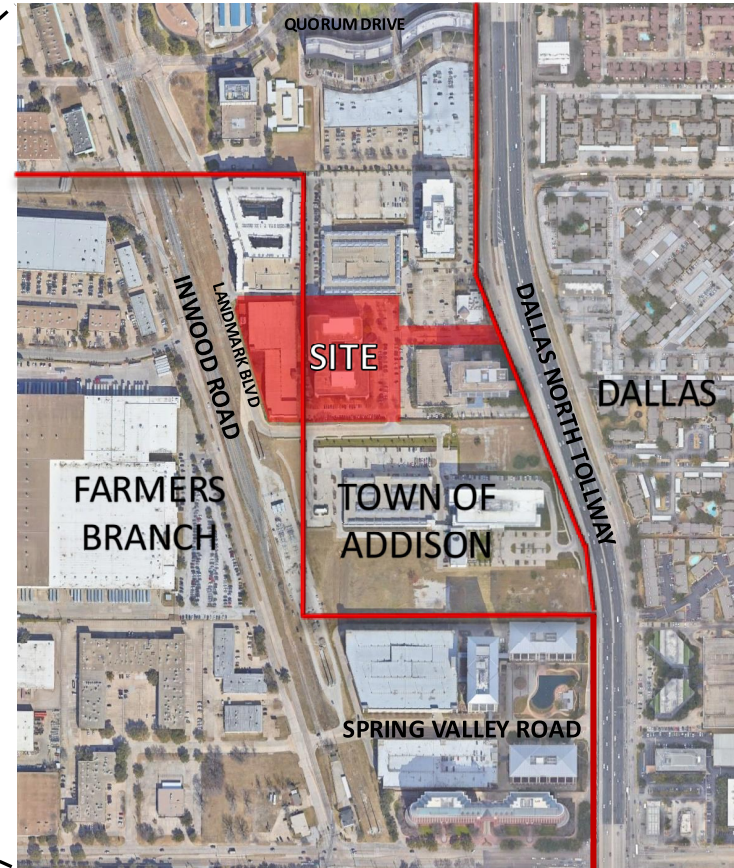
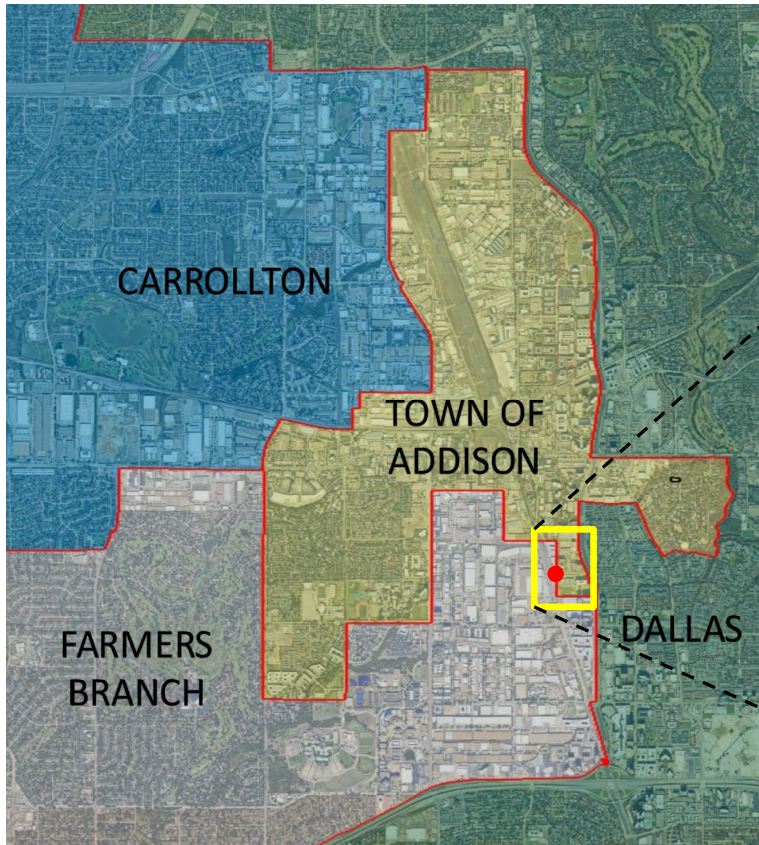


- **Architecture Firm**
 - 85+ years
 - 150M+ GSF Designed
 - 90+ LEED Projects
- **Highly Recognized**
 - ULI Awards of Excellence, Gold
 - D-CEO Best New Multi-Family
 - MHN Excellence Awards: Best Mixed-Use
- **Local Expertise**
 - 25+ Years in Dallas
 - 75+ Multifamily Projects (Dallas Office)





Project Location

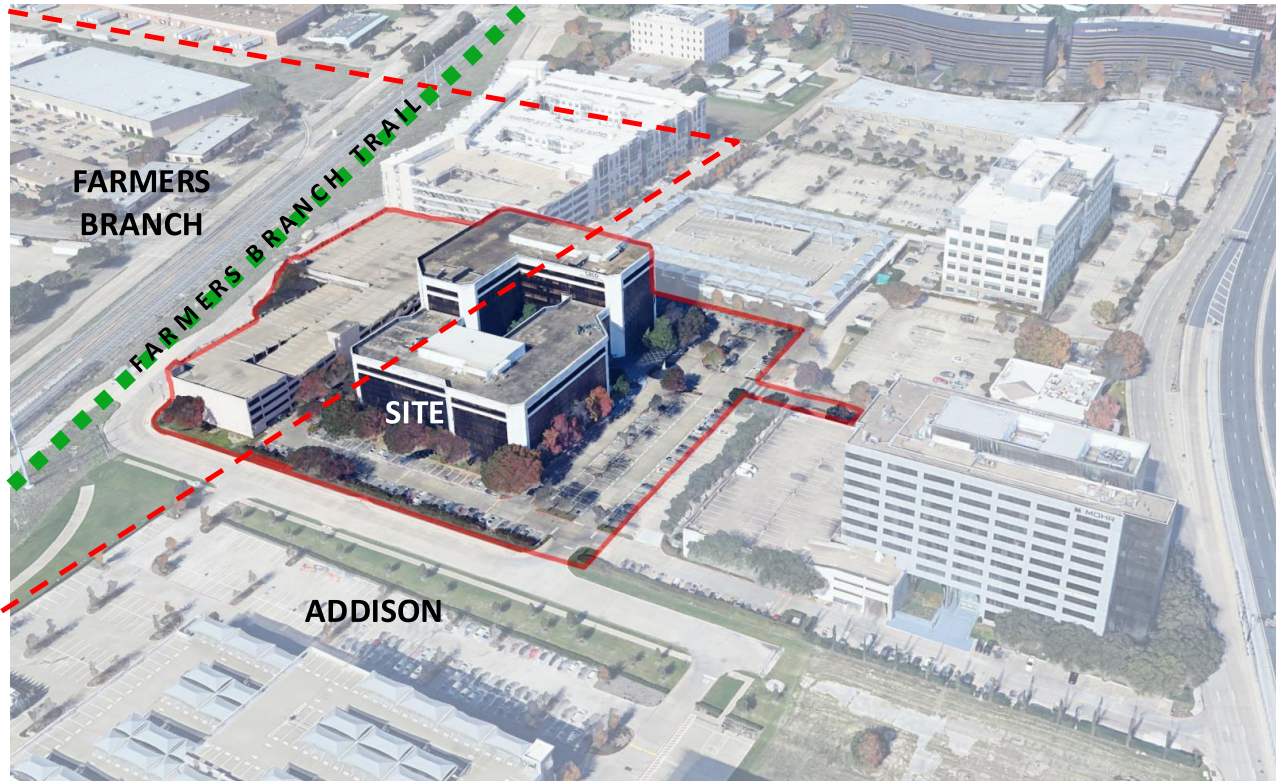


14651 North Dallas Parkway

Located Near Eastern Most Boundary of Farmers Branch



Existing Office Building



Existing Conditions

- Built in 1979 | Zoned PD 517
- 7 & 9 Story Office Building located in Town of Addison
- 5 Story Parking Garage located in Farmers Branch
- 7.1 Acres Total | 4.7 Acres Town of Addison
- Zero Percent Occupied
- Inefficient Large Floor Plates, 55,000 +/- RSF
- Forgettable dated architecture
- Suffered from Significant Deferred Maintenance
 - Concrete Damage throughout Drive lanes and Surface Parking
 - Most Mechanical Systems Original, Past Useful Life
 - Fire Control Insufficient
 - 2 Original Chillers & Cooling Towers are Inoperable

Great Opportunity to Adaptively Re-use an Under-Utilized Property.



Existing Office Building



GARAGE EXPOSURE – LANDMARK BLVD



GARAGE EXPOSURE – LANDMARK BLVD

Existing Conditions

- Exposed Mechanical Equipment
- Site dominated by surface parking
- No connectivity to Public Transit
- No sidewalks to the East
- Outdated unsafe sidewalk connections to the West
- Significant deterioration
- Tired Landscaping



SOUTH-EAST CORNER



ENTRY VIEW



BOULEVARD FROM DALLAS PARKWAY



NORTH-EAST CORNER



Proposed Multi-Family Development



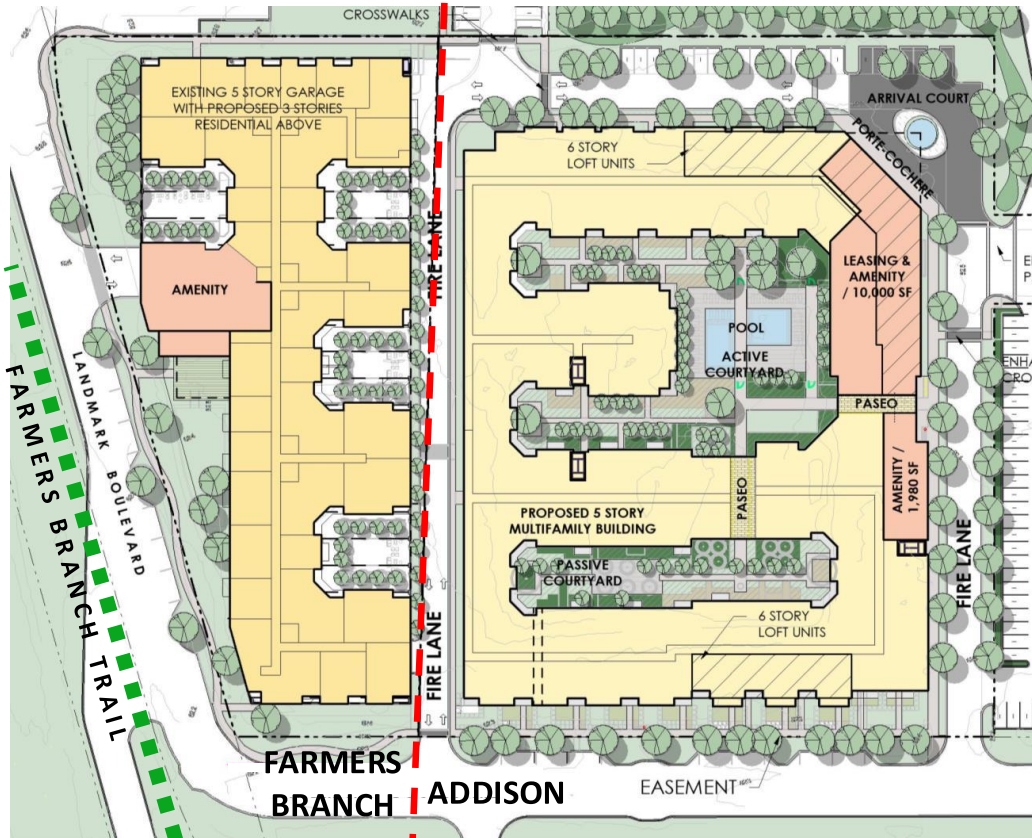
- Repurposing Garage
- Beautifying Garage
- Adding Housing
- Improving Streetscape & Landscape
- **Uniquely Urban:** High quality design and appeal
- **Mixed Use:** Diversifying an existing office district with new housing
- **Walkability:** Additional connection to the Farmers Branch Trail, Inwood Enhancement Zone and Quorum initiative
- **Neighbors:** High level of support by local business community

14651 North Dallas Parkway

Aerial View of Development

P

Proposed Concept Plan



Site Information	Farmers Branch
Lot Area	92,347 2.12 Ac
Building Height	8 Stories 85'-0
Gross Area	461,475 SF
Total Units/ Avg Size	135 Units 900 SF
Unit Mix	Studio 7 5% 1-Bed 81 60% 2-Bed 40 30% 3-Bed 7 5%
Parking	1,246 Existing 227 required

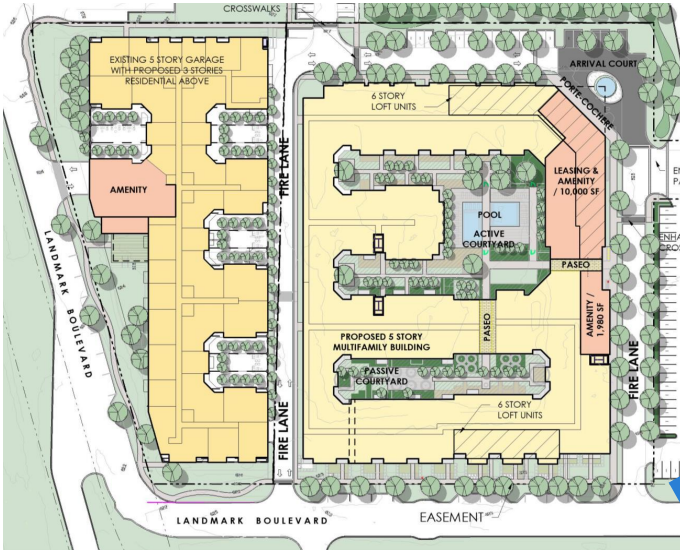


Combined Project

Site Information	Town of Addison	Farmers Branch	Combined
Lot Area	204,603 SF 4.69 Ac	92,347 2.12 Ac	309,440 7.10 Ac
Building Height	5 - 6 Stories 65'-0	8 Stories 85'-0	
Gross Area	405,000 SF	461,475 SF	966,475 SF
Total Units/ Avg Size	365 Units 900 SF	135 Units 900 SF	500 Units 900 SF
Unit Mix	Studio 18 5% 1-Bed 219 60% 2-Bed 110 30% 3-Bed 18 5%	Studio 7 5% 1-Bed 81 60% 2-Bed 40 30% 3-Bed 7 5%	Studio 25 5% 1-Bed 300 60% 2-Bed 150 30% 3-Bed 25 5%
Parking	1,246 Existing 611 required	1,246 Existing 227 required	1,246 Existing 838 required

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Proposed Development



EXISTING VIEW



Ariel View With Garage Units, Looking Northwest

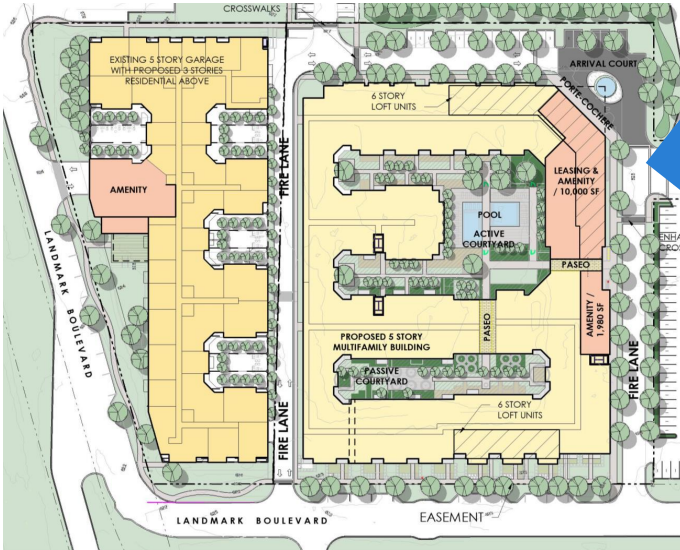
- **Farmers Branch:** Important aspect of design to integrate the two sites together
- **Design:** Uniquely designed garage courtyards
- **Cohesive approach:** Approach helps support walkability and synergies between Farmers Branch and the Town of Addison

14651 North Dallas Parkway

Ariel View



Proposed Development



EXISTING VIEW

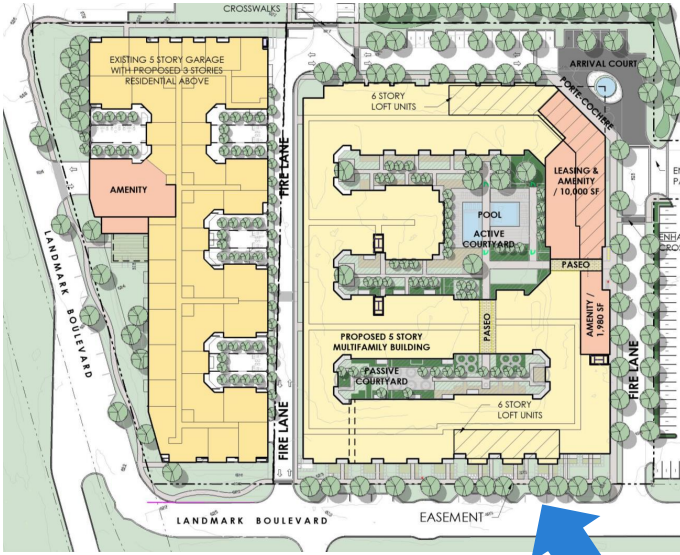


Arrival View Looking East

- **Enhanced Arrival:** Unique feature circle with displayed Art
- **Design:** Stepped building massing with dynamic materials and top floor loft units
- **Amenities:** Located at ground floor arrival to activate the street



Proposed Development



EXISTING VIEW

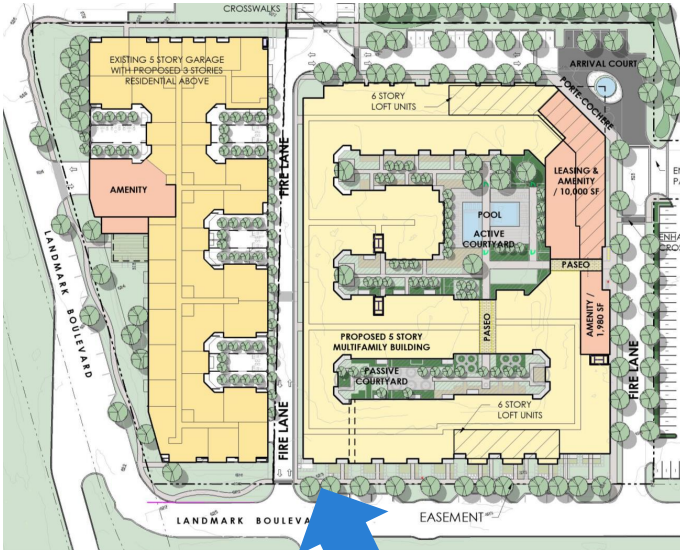


South Facade View Looking North

- **Southern Units:** Stepped Massing & Multiple mix of facade materials & Articulation
- **Design:** Townhome styled two story designed to change the look and feel
- **Parking:** Added parallel on-street parking



Proposed Development



EXISTING VIEW

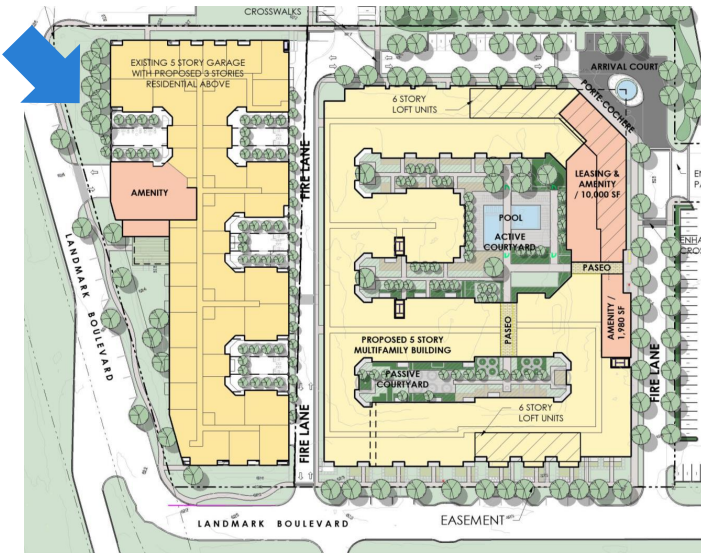


South Façade Viewed from Landmark Blvd.

- **Improved Streetscape and Landscaping**
- **Garage Façade Improvements:** Enhanced materials and updated design scheme
- **Cohesive Design:** Farmers Branch Apartments tie into proposed Addison Improvements.



Proposed Development



EXISTING VIEW



West Façade Viewed from Trail

- **Improved Landscape:** Elimination of Mechanical Yard
- **Garage Façade Improvements:** Enhanced materials and updated design scheme
- **Open Space:** Elevated Courtyards for resident activities

14651 North Dallas Parkway

Northwest Corner Elevation



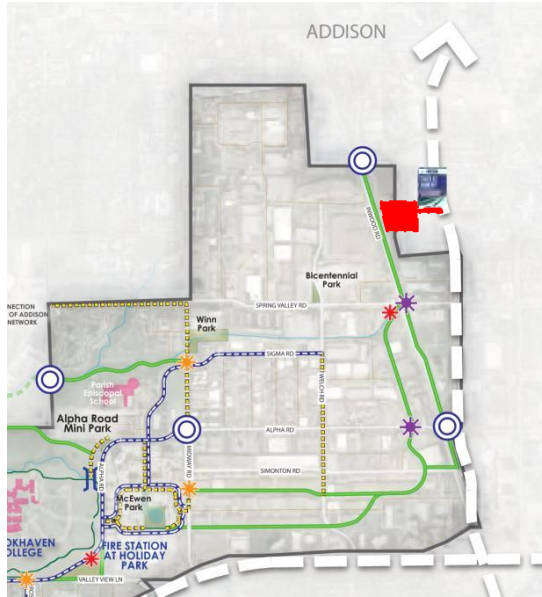
Best in Class Amenities



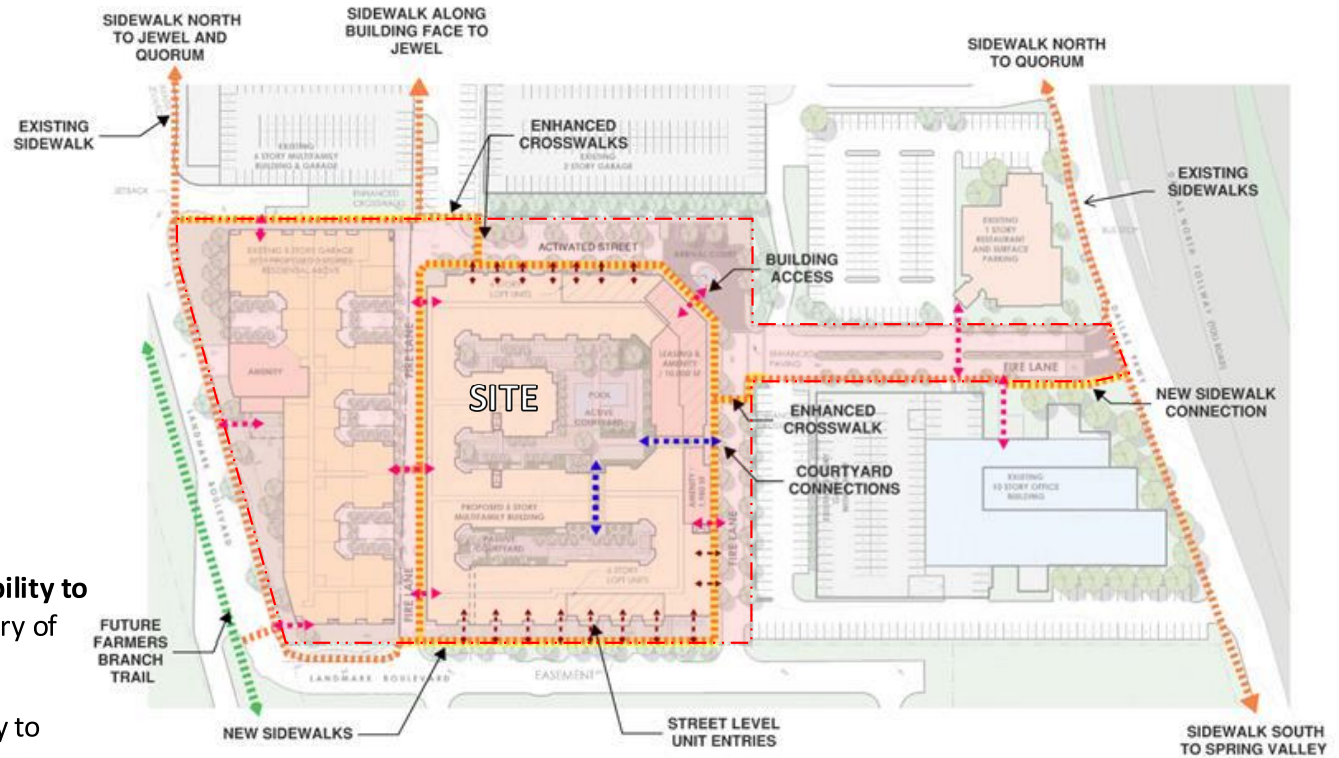
- **Resort Style Pool Area**, Large pool with seating and lounge chairs, outdoor grilling
- **Fitness Center**, 2,500 RSF includes, Yoga Room, Weights, and Cardio Equipment
- **Business Center**, Appeals to **the Live | Work | Play**; Post Covid Hybrid Workforce
- **Lounge and Club Room**, Common Community Spaces, for Tenants and Guests
- **Pet Area & Washing Station**, Encouraging outdoor lifestyle and community



Site Connectivity



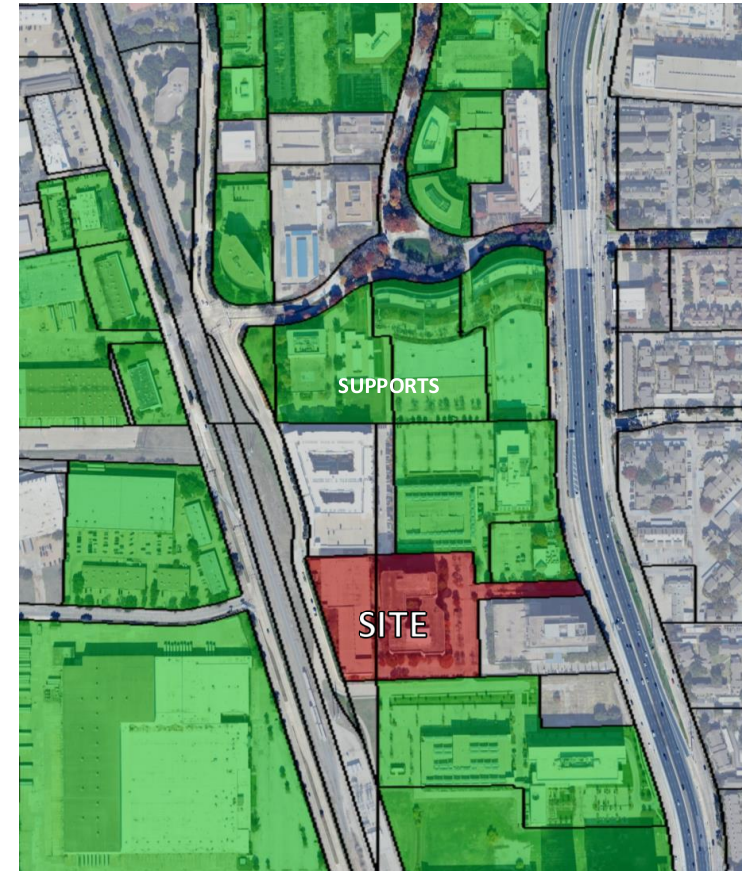
- **Improve Pedestrian Linkages, sidewalks, and Walkability to the Gateway and Inwood Districts**, Southern boundary of Addison/Farmers Branch city limits
- **Further Eastern connection and Synergy**, opportunity to provide additional access to Farmers Branch, encourage additional development





Community Support

- **CAMCO:** Mark Campbell, President
 - 5000 Quorum Dr
 - 5050 Quorum Dr
 - 14901 Quorum Dr
 - **North Ridge Capital:** David Etemadi, Managing Director
 - 14555 Dallas Parkway
 - **Pratt Street Capital, LLC:** David Braunstein, Managing Partner
 - 14643 N Dallas Parkway - Wellington Square
 - **Henry S Miller Companies:** Greg Miller, CEO & President
 - 4970 Landmark
 - 14990 Landmark Blvd
- **Werbo Burke, LLC:**
 - 14850 Quorum Dr
 - **Lithia Real Estate, LLC:**
 - 14900 Landmark Blvd
 - **Landmark Quorum Holdings:**
 - 14850 Quorum Dr
 - **JBA Portfolio:** John Rentz, VP
 - 14800 Quorum Dr
 - **Marriott Quorum:** Scott Letier
 - 14901 Dallas Parkway
 - **DFW Tollway LP:** Lindsay Eissler, VP
 - 14675 Dallas Parkway

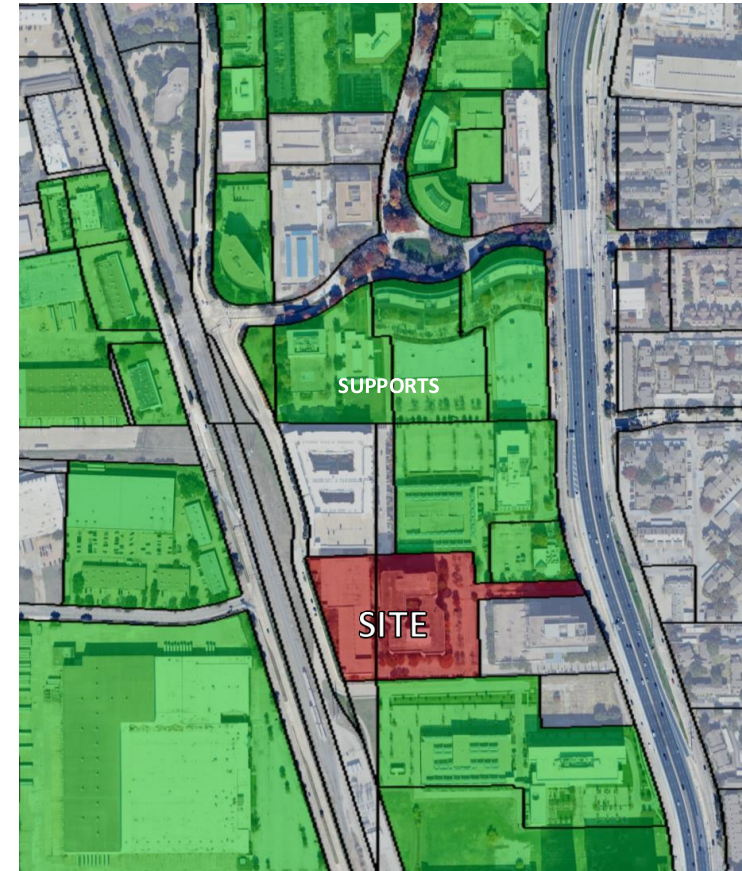




Community Support

- **WareSpace:** Jeff Jenkins, Vice President
 - 14621 Inwood Rd
 - 14601 Inwood Rd
 - 14639-14645 Inwood Rd
- **PennyBacker Capital LLC:** Jason Dean, Managing Partner
 - 14303 Inwood Rd

- **Cawley Partners:** Real Estate Firm
- **Former Lawry's:** Restaurant
- **McGuire's:** Restaurant
- **NAI Robert Lynn:** Real Estate Firm
- **Newmark:** Gary Carr, Vice Chairman
- **Henry S Miller:** Greg Miller
- **SunWest:** Marc Grossfeld
- **Lithia Motors:** Eric Monroe





Conclusion

Conclusions

- High Quality Design
- Unique Adaptative use of Garage
- Additional Housing Activates the Site
- Supports Farmers Branch Goals
 - Transformative
 - Renewed Walkability
 - Strengthens
 - Support Neighborhood & Capacity
 - Enhances
 - Improved pedestrian connectivity

Benefits

- Removes a 377K RSF of 80's Vintage Office Stock
- Modernized Urban Infill Location
- No effect on single family neighborhoods
- Community Mix - Good Blend of Live/Work/Play
- Density Supports Future Trail Use.
- Attract Top Talent | Local Business Recruiting
- Beautification of Western boundry
 - Improved Landscaping
 - Enhanced Garage Aesthetics

• **Enhanced Tax Revenue** **\$3MM => ~\$35MM Development**

P

The Princeton

Q & A

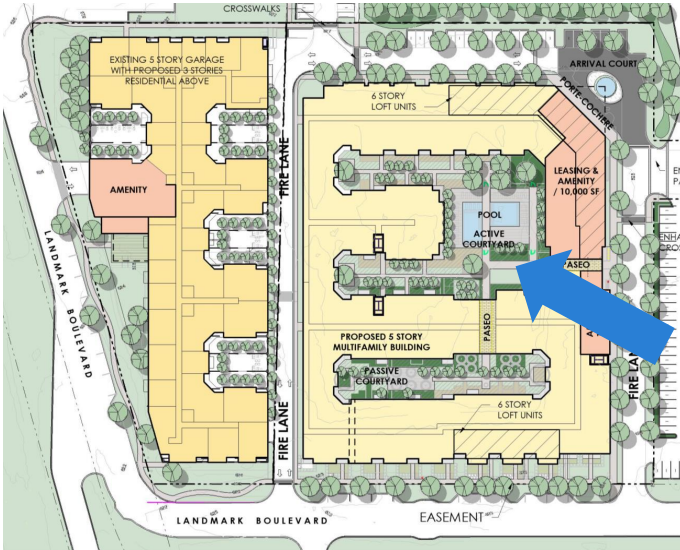


Appendix Pages

- Interior Courtyard
- Traffic / Civil
- Connectivity
- Existing Garage Structural



Proposed Development



Interior Courtyard and Pool

- **Community Space:** Pool and Courtyard creates good community and gather space
- **Design:** Design intended to facilitate local community outdoor lifestyle
- **Balanced:** Great balance of hard surface and turf

14651 North Dallas Parkway

Interior Courtyard and Pool Area



Traffic / Civil

SITE INFORMATION

Address of the subject site: 14651 DALLAS PKWY Site Acreage: 2.1 acres

Name of Owner: JPPriceton Apartments LLC Name of Applicant: Jacob Halter

Existing Land Use(s):

380,000 Office
Trip Gen according to ITE 11th Edition:
Daily: 4,119
AM: 578
PM: 547

Proposed Land Use(s) (e.g. office, retail, industrial, single-family residential, apartment, etc.):

Multifamily residential

Intensity of Use: (e.g. gross square feet, number of dwelling units, etc.)

135 in Farmers Branch, 365 in Addison, 500 total. 6,000 SF of ground floor restaurant included for planning purposes. Trip Gen according to ITE 11th Edition:
Daily: 2,842, 31% reduction from existing
AM: 212, 63% reduction from existing
PM: 242, 56% reduction from existing

Traffic Impact Analysis

- 63% Reduction from Existing Use in the AM
- 56% Reduction from Existing Use in the PM



Farmers Branch Connection

Trails: Off-Street, Existing



Trails: Off-Street, Funded



Trails: Off-Street, Planned



Bikeways: On-Street, Existing



Bikeways: On-Street, Funded



Bikeways: On-Street, Planned



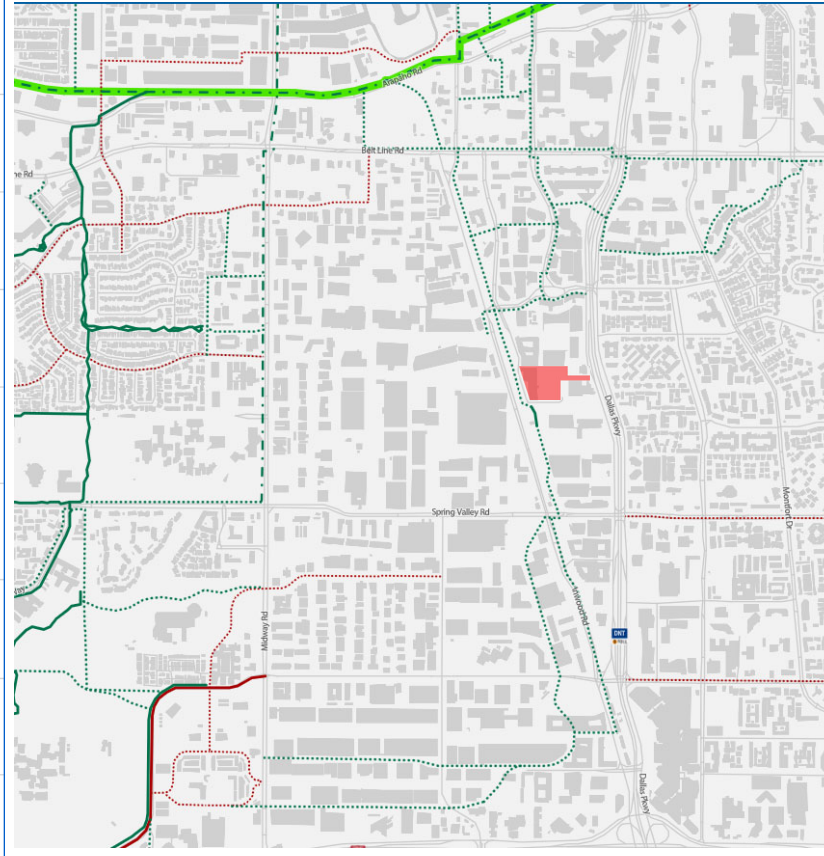
Bikeways: Paved Shoulders, Existing



Bikeways: Paved Shoulders, Planned



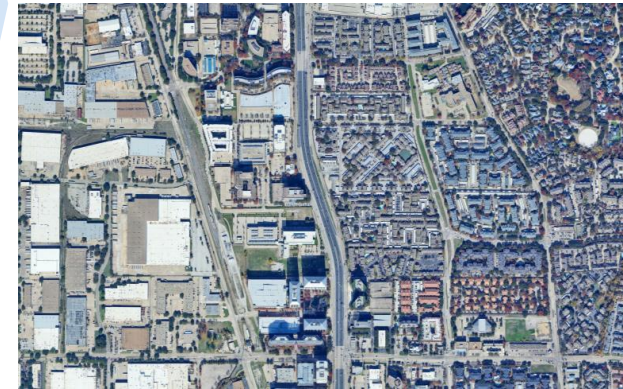
Trails: Regional Veloweb



NTCOG TRAILS AND ON-STREET TRAILS & BIKEWAYS

Walkability connection to Quorum Vision

- **Gateway to Addison**, that include articles, polls and activities
- **Quorum Development Ties**, who discuss exciting topics that help raise business awareness
- **Inwood Development Ties**, activities, hosted at the local market level with virtual option





Existing Garage

GPR SCANNING, CHIPPING, AND CORING SERVICES REPORT



DALLAS PARKWAY PARKING GARAGE

14651 DALLAS PARKWAY
DALLAS, TEXAS 75254

ECS PROJECT NO. 50:1550

FOR

JP-PRINCETON CONDOS, LLC

SEPTEMBER 16, 2024



50:1550 PETROGRAPHIC REPORT FOR DALLAS PARKWAY GARAGE CORES



DALLAS PARKWAY PARKING GARAGE

14651 DALLAS PARKWAY
DALLAS, TEXAS 75254

ECS PROJECT NO. : 50:1550

FOR

ECS SOUTHWEST, LLP

SEPTEMBER 19, 2024



February 25, 2025

Mr. Scott Florsheim
Trinity National Property Management
12770 Coit Road
Dallas, TX 75251

Re: Structural Assessment
Princeton Tower Garage – 14651 Dallas Parkway
Dallas, TX 75254

Dear Mr. Florsheim:

Urban Structure was retained by your office to do a structural investigation of the parking garage structure located at the referenced address. The sole purpose of the investigation was to determine if the existing parking structure meets the requirements for Type 1A construction. No other aspects of the parking garage structure were observed.

Per IBC Building Code, concrete structures meeting the requirements of Type 1A construction must provide a 2-hour fire rating for slabs, and a 3-hour fire rating for columns and beams. The fire rating is dependent on the clear cover to the reinforcing bars. Clear cover is defined as the distance from the face of the concrete member to the nearest rebar surface. Its purpose is to protect the reinforcing from fire and corrosion.

To achieve the desired fire ratings, the following criteria must be met:

- Slabs: minimum thickness of 4.6" with 3/4" clear cover
- Beams: minimum width of 7" with 3/4" clear cover
- Columns: minimum dimension of 11" with 2" clear cover to the vertical reinforcing bars

The slabs, beams, and columns were all found to meet the minimum dimensional requirements listed above. However, the clear cover is not visible for observation, therefore additional testing was done to verify that the above clear cover criteria was satisfied.

ECS was retained to scan the members and locate the reinforcing using a GPR scanner. See ECS report dated September 16, 2024 for additional information. In general, ECS concluded that the structure conforms with the clear cover requirements required for Type 1A construction. However, the report identifies a few anomalies where the column clear cover was less than the code allowed construction tolerance of 1/2". Additional testing was done in November of 2024 to ensure the anomalies were not prevalent. A total of three columns were identified to be non-compliant. To remediate the anomalies, the

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