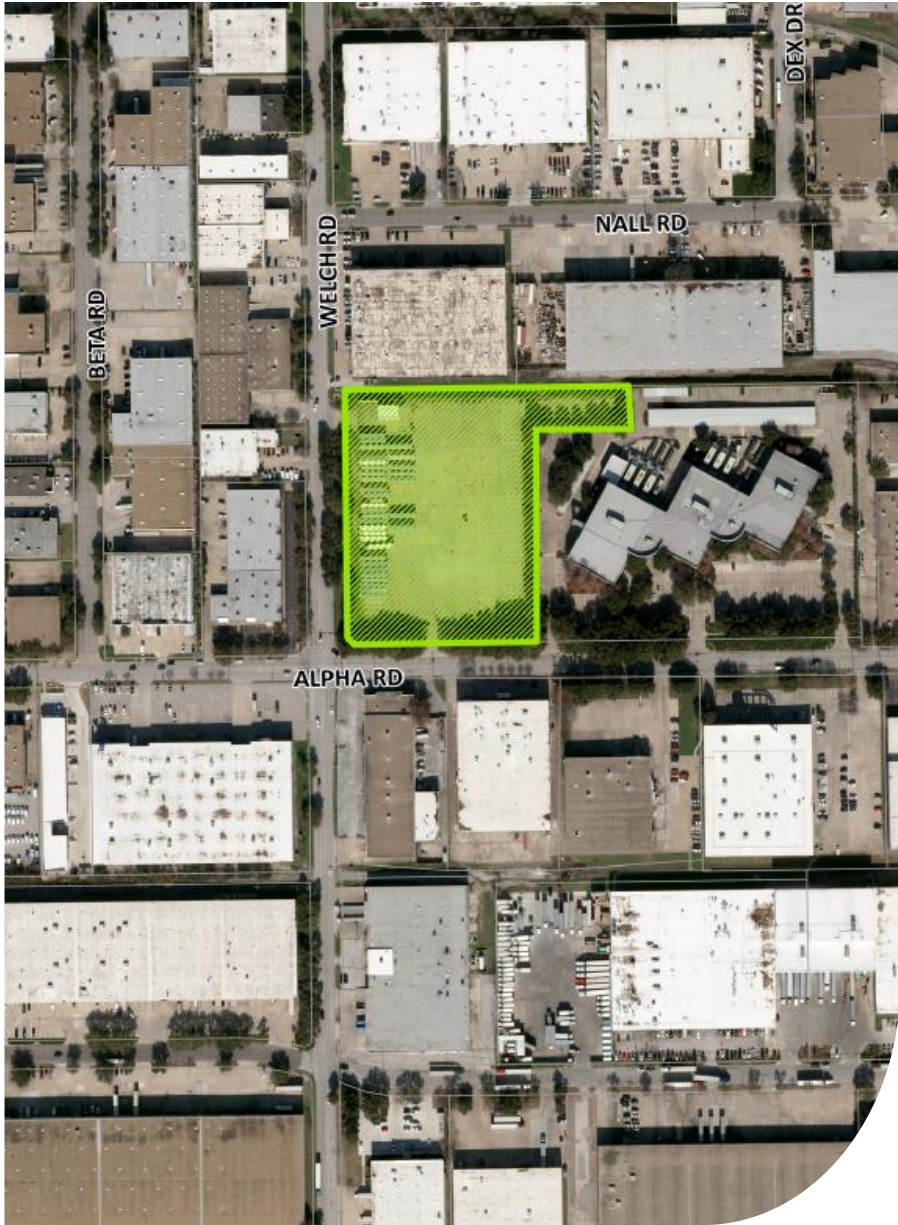




FARMERS BRANCH
TEXAS

25-SP-10: 4707 Alpha Road

Planning & Zoning Commission | May 11, 2026



25-SP-10: 4707 Alpha Road

Background



Subject property: Approximately 5 acres.



Zoning: PD-107



Detailed Site Plan for multifamily development

25-SP-10: 4707 Alpha Road

Proposed Development (cont.): Landscaping



GENERAL NOTES:

- APPROVAL OF DRAINAGE PLAN IS REQUIRED PRIOR TO THE SUBMISSION OF A BUILDING PERMIT. AN INSURANCE BOND IS REQUIRED. APPROVAL IS REQUIRED BY THE CITY ENGINEER IN THE STATE OF TEXAS.
- ALL LANDSCAPING AND TREE AREAS MUST BE BOUND BY AN ALL-PURPOSE FENCE WITH A SELF-CLOSING SYSTEM & APPROVED BY THE CITY.
- ALL LANDSCAPE AREAS SHALL BE SEPARATED FROM TURF AREAS BY STONE BORDERS.

LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	PER (October 10, 2011)	REQUIRED	PROCESSED
Total Site Area: 217,893			
Landscaped Area		5,540 SF OF CURB	5,540 SF OF CURB
STREET TREES		REQUIRED	PROCESSED
1. No more than 22 canopy trees, including both existing and installed trees, shall be planted along Alpha Road.			
2. No more than 14 canopy trees, including both existing and installed trees, shall be planted along Welch Road.			
Welch Road Canopy Trees		00	00
Alpha Road Canopy Trees		04	05



OWNER
GHT Partners
801 Commerce Hill
Suite 100
Dallas, TX 75201

ARCHITECT
HKS Architects
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Austin, TX 78701

ENGINEER
SPEL Engineering & Surveying
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Suite 100
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LENOX ALPHA
PROJECT, TX
LOT 1, BLOCK 1

REV	DATE	DESCRIPTION

Project Number: 2016
Date: December 10, 2016
Name: LANDSCAPE PLAN

Sheet Title:
LANDSCAPE PLAN



- ✓ 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.

25-SP-10: 4707 Alpha Road

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	24,759 SF
UNL-2	84,087 SF	1,588 SF	24,759 SF
UNL-3	84,087 SF	1,588 SF	24,759 SF
UNL-4	84,087 SF	1,588 SF	24,759 SF
UNL-5	84,087 SF	1,588 SF	24,759 SF
UNL-6	84,087 SF	1,588 SF	24,759 SF
UNL-7	84,087 SF	1,588 SF	24,759 SF
TOTAL	452,278 SF	10,340 SF	173,886 SF

TYPE OF CONSTRUCTION	AREA
OCCUPANCY TYPES	R-3, M, S-2
BREAKDOWN SYSTEM	18

25-SP-10: 4707 Alpha Road

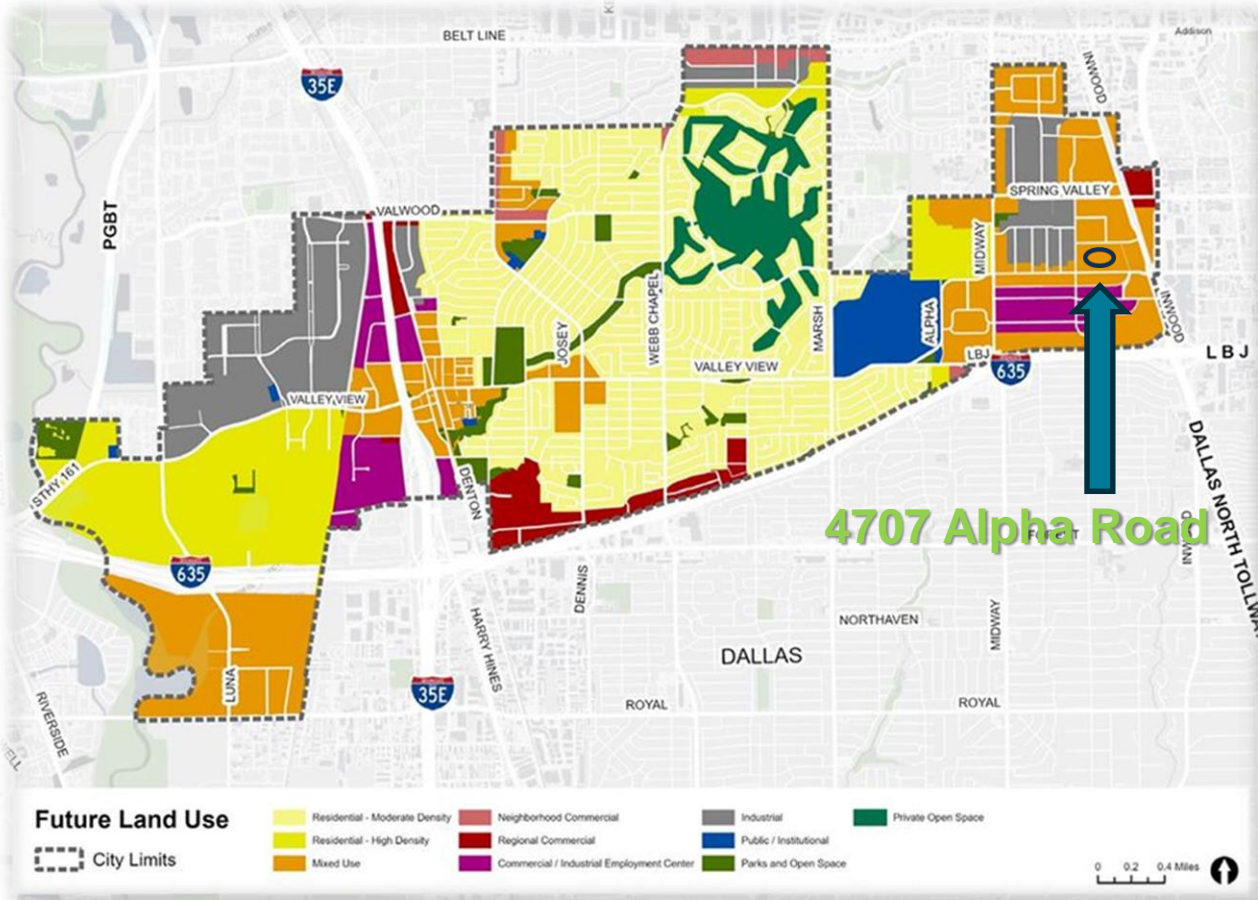
Multi-Family Development Policy



- ✓ 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

25-SP-10: 4707 Alpha Road

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



FARMERS BRANCH
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