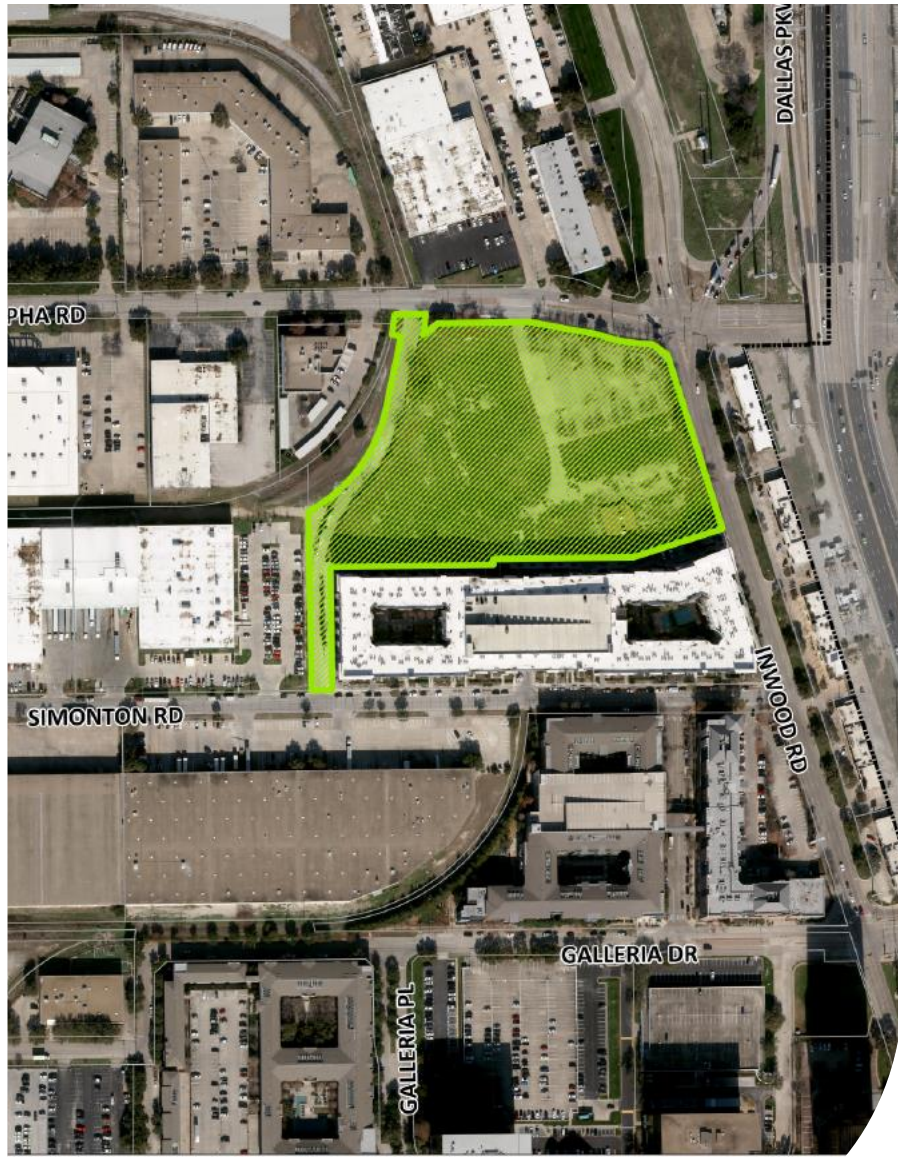




FARMERS BRANCH
TEXAS

26-ZA-04: 5000 Alpha Road

Planning & Zoning Commission | August 24, 2026



26-ZA-04 Aerial Map

Background



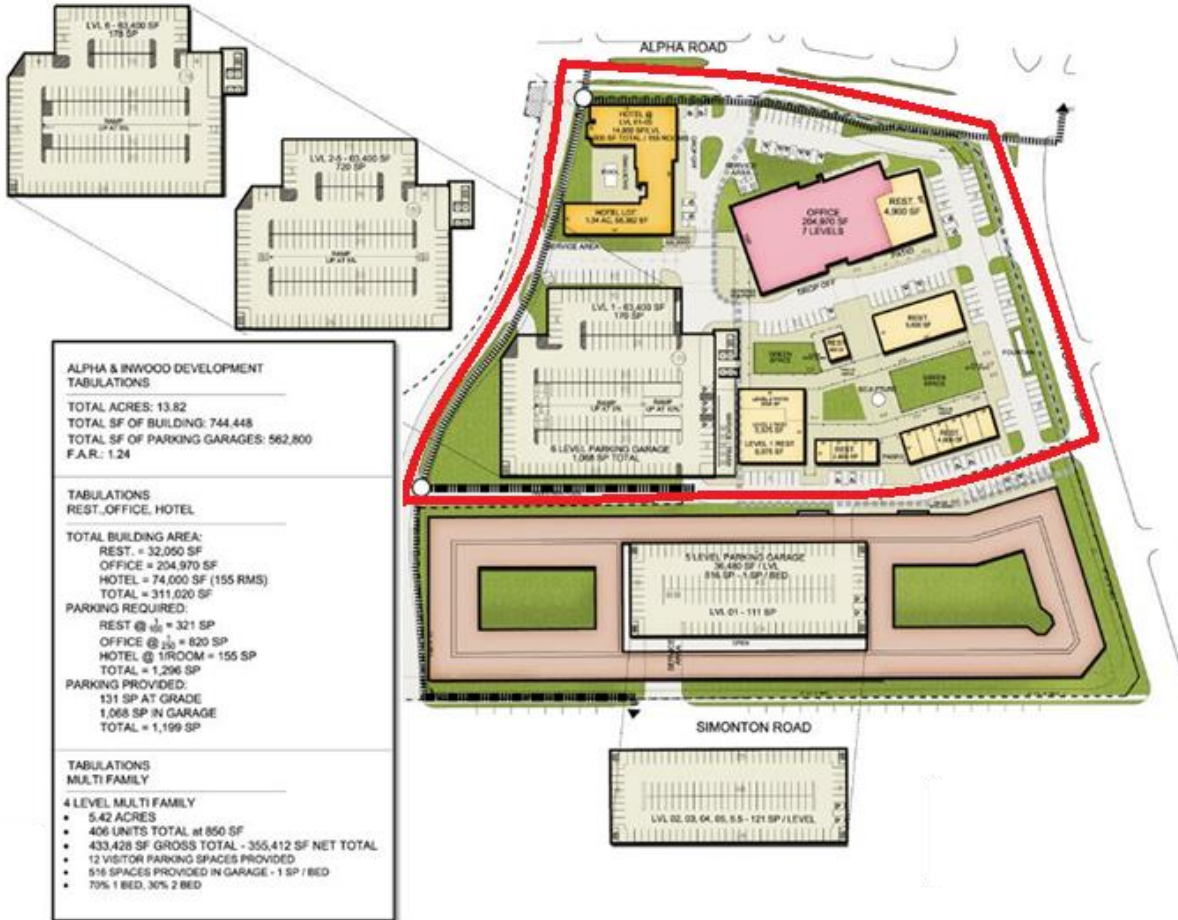
8.703 acres located at the SW corner of Alpha Road & Inwood Road



Zoning: Planned Development (PD-80)



Amends existing PD-80 with an updated conceptual site plan, landscape plan, and elevations for multifamily development



Current PD-80
Ordinance 3442, approved May 2017
Northern tracts show hotel, office, restaurant,
retail, no multifamily component

Proposed PD-80 amendment
Removes commercial uses on northern
tracts and replaces with solely multifamily
components at 80 units per acre



5000 ALPHA ROAD - EAST BLOCK FARMERS BRANCH, TX • CONCEPTUAL LANDSCAPE PLAN
PN 8526147 | 09.04.2028 | KENNEDY WILSON

v Conceptual only ^



EXTERIOR WALL CALCULATIONS				
	WEST	NORTH	EAST	SOUTH
PRIVATE DRIVE	ALPHA ROAD	INWOOD ROAD	PRIVATE DRIVE	
TOTAL SURFACE AREA (SF)	13,336	15,529	21,620	15,864
TOTAL GLAZED SURFACE AREA (SF)	9,566	8,156	8,090	5,730
NET SURFACE AREA (SF)	6,490	9,369	13,540	10,074
MATERIAL PERCENTAGES				
PRIMARY MATERIAL - BRICK (SF)	4,360	4,778	6,771	4,360
%	64.33%	51.00%	50.01%	43.30%
SECONDARY MATERIAL - FIBER CEMENT PANEL (SF)	2,230	4,590	6,769	5,714
%	35.00%	49.00%	49.99%	56.70%

Conceptual Elevations

26-ZA-04: 5000 Alpha Road

Proposed Development



PD-80 zoning amendment

- **Updated Conceptual Site Plan**
- **Adds clause allowing solely multifamily without commercial component**



8.703 acres out of 13.995 acres, excludes existing multifamily to the south – separate owners



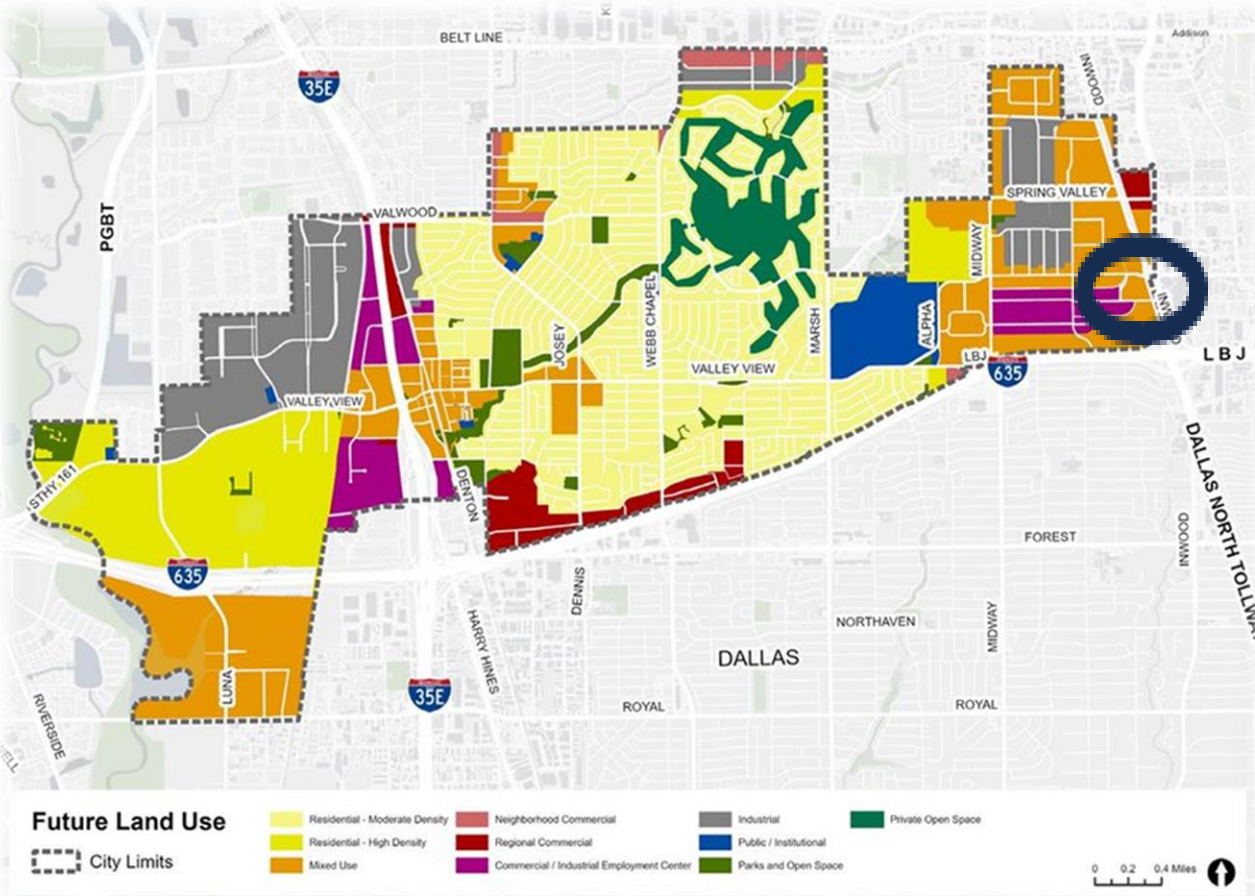
Concept plans only at this stage



Each portion will be required to submit a Detailed Site Plan for review and approval as development occurs

26-ZA-04: 5000 Alpha Road

Recommendation & Response



Farmers Branch 2045 Comprehensive Plan

- Designated as future “Mixed-Use”
- Recommended uses: Medium to high density residential; office; commercial; light industry small manufacturing; civic; parks; open space
- The proposal is not consistent with the Comp Plan



Public Response

- Notice published in Dallas Morning News
- 22 letters mailed to surrounding owners
- Zoning notification sign posted on site
- Protest threshold is 60% within 200 feet for residential upzoning, rather than 20% no supermajority vote requirement even if 60% is met
- Returned correspondence: none

Questions



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