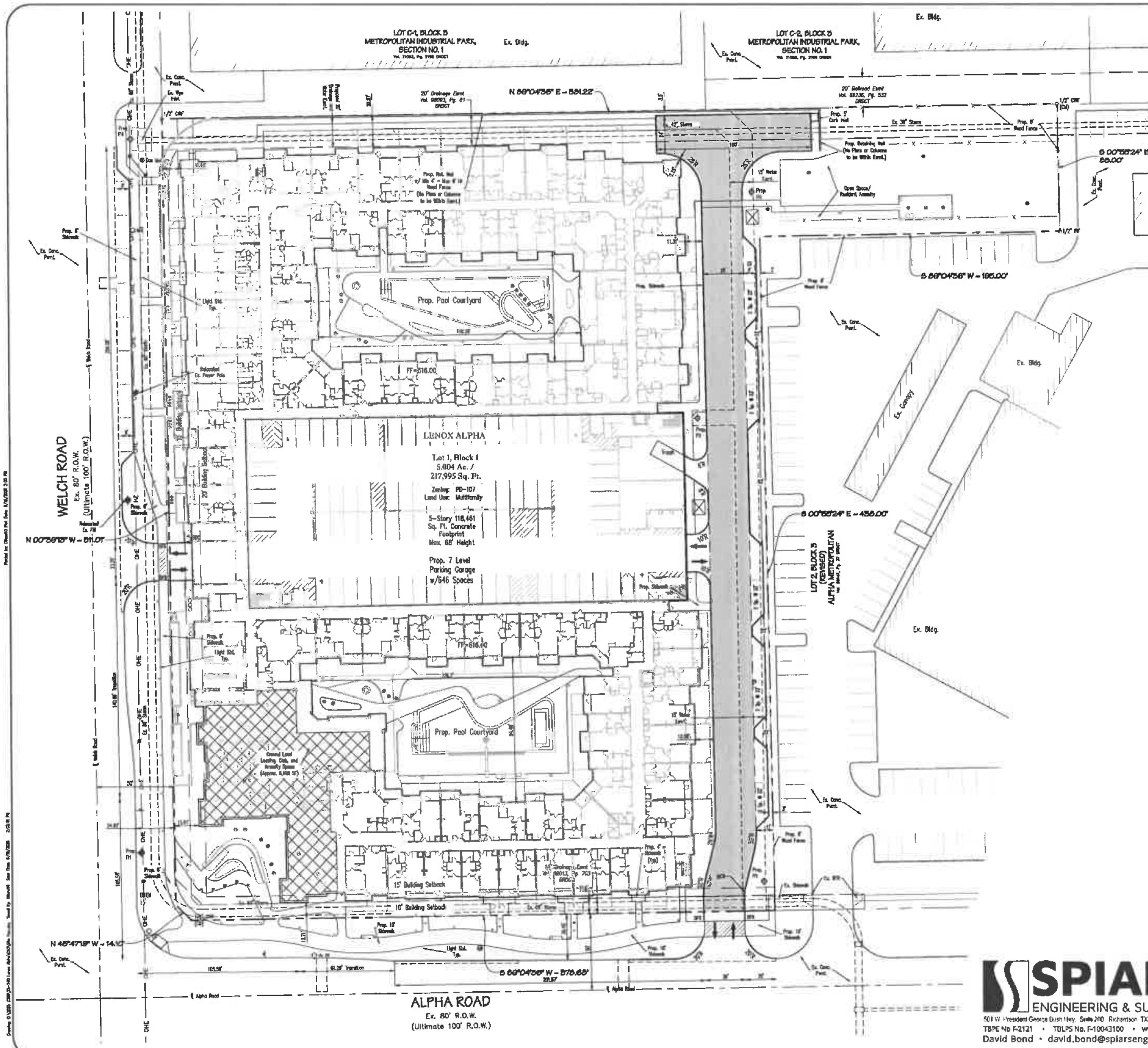
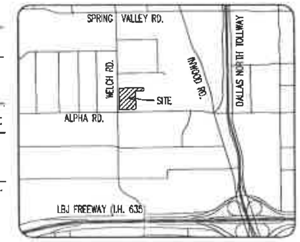




LOCATION MAP
NTS

N
W E
S
0 15 30 60
1 inch = 30 ft.

Site Data Summary Table - Lot 1, Block 1	
General Site Data	
Existing Zoning	PD 107
Proposed Land Use	Multifamily
Lot Area (SF)	217,995
Lot Area (Ac)	5.004
Building Footprint (SF)	118,461
Total Building Area (SF)	[illegible]60,814
Building Height	88' Max.
Lot Coverage	[illegible].0%
Floor Area Ratio (FAR)	3.03:1
Density (DU/AC)	78.14
Parking	
Parking Ratio	1.6 Sp/Unit
1 Bedroom (# Units)	260 Units
2 Bedroom (# Units)	131 Units
Parking Required	626
Parking Provided	656 Total -> 646 Garage 10 Surface (Incl. HC)
Accessible Parking Required	14
Accessible Parking Provided	14
Impervious/Pervious Area	
Building Footprint Area (SF)	118,461
Parking, Sidewalk & Drives for Parking (SF)	24,877
Total Impervious Area (SF)	143,338
Total Impervious Area (%)	[illegible].8%

Note:

1. Loading Space and trash service shall be provided within the parking garage structure. Minimum height of entry and garage shall be maintained in order to meet City and Provider requirements.
2. No proposed tree plantings will be within 5' of existing or proposed water/sewer/storm lines.
3. All dimensions are to face of curb or edge of building unless otherwise noted.

LEGEND

- Ground Level Leasing, Club, and Amenity Space
- Fireline
- Vehicular Access
- Property Line
- Power Pole
- Light Pole/Standard
- Guy Wire Anchor
- Bollard
- Signpost
- Overhead Power Line
- BFR Barrier Free Ramp
- Prop. FH
- Ex. FH
- Proposed 8' Wood Privacy Fence
- Street Bench with Armrest in the Middle
- Recycling Bin
- Trash Bin
- Bollard Light
- Pedestrian Light Pole

SPIARS
ENGINEERING & SURVEYING
501 W. President George Bush Hwy. Suite 200 Richardson TX 75080 972.422.0077
TBPE No F-2121 • TBPLS No. F-10043100 • www.spiarseng.com
David Bond • david.bond@spiarsengineering.com

DETAILED SITE PLAN

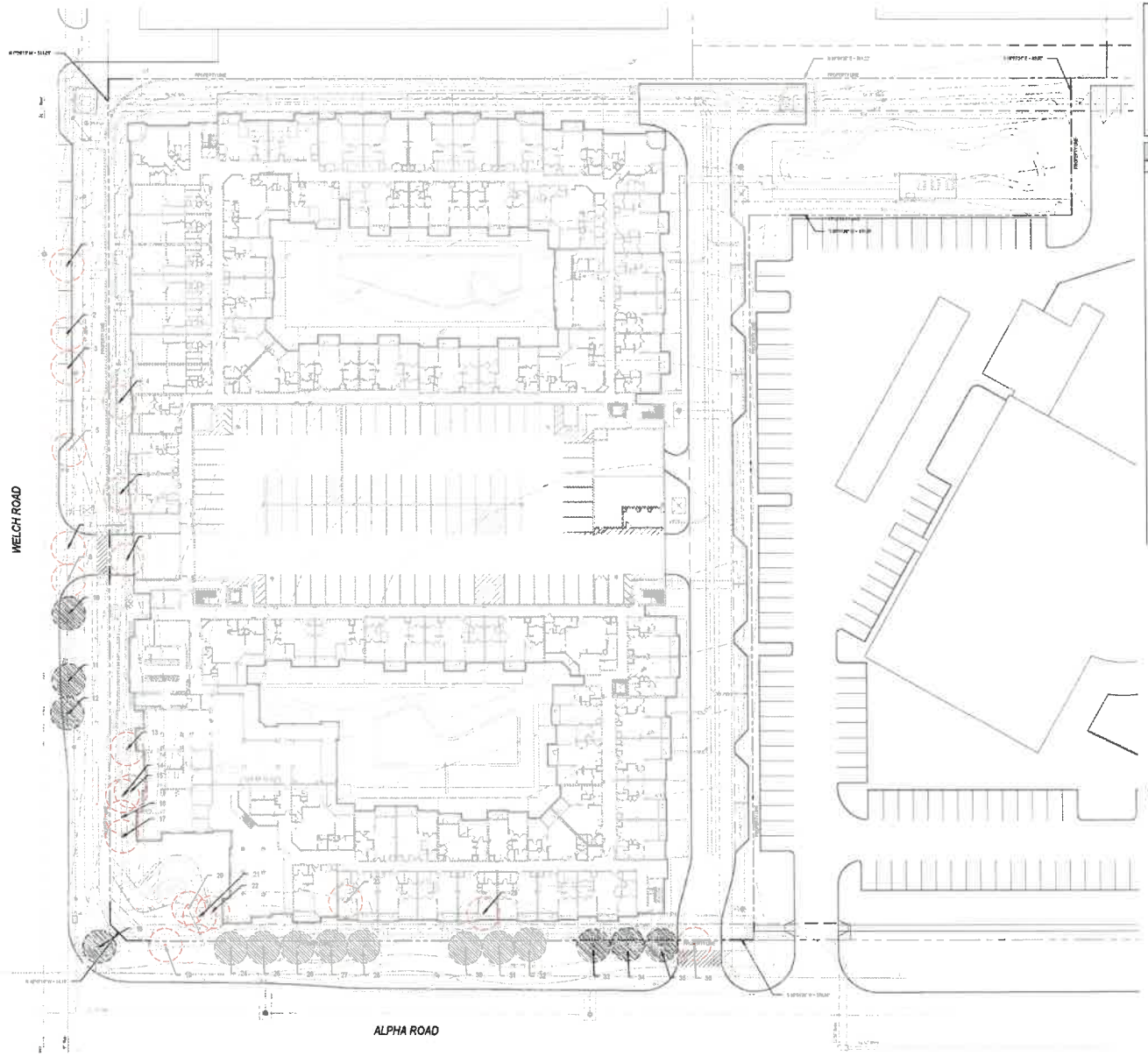
LENOX ALPHA

IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
LOT 1, BLOCK 1, ALPHA METROPOLITAN ADDITION
ELISHA FIKE SURVEY ~ ABSTRACT NO. 478
5.004 Acres/217,995 Sq. Ft. Prepared: December, 2025

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: David Bond

OWNER / APPLICANT
OHT Partners
5310 Harvest Hill Road, Suite 160
Dallas, TX 75230
Telephone: (469) 722-4650
Contact: Max Halsomback

Scale: 1"=30' SEI Job No.: 25-240



1 TREE PRESERVATION PLAN

SCALE: 1"=30' NORTH

LEGEND:

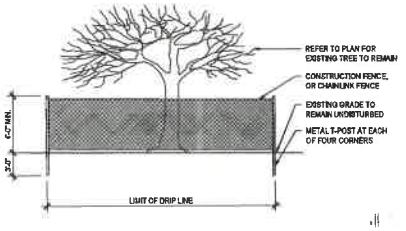
EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE PRESERVED

PROPERTY LINE

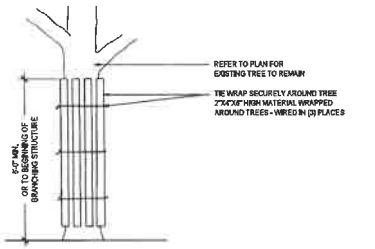
EXISTING TREE LIST

TAG	SPECIES	CAL. INCHES	STATUS
1	Live Oak	24	Removed
2	Live Oak	24	Removed
3	Live Oak	18	Removed
4	Juniper	8	Removed
5	Live Oak	21	Removed
6	Live Oak	12	Removed
7	Live Oak	21	Removed
8	Juniper	9	Removed
9	Live Oak	18	Removed
10	Live Oak	14	
11	Live Oak	20	
12	Live Oak	16	
13	Live Oak	12	Removed
14	Juniper	6	Removed
15	Live Oak	30	Removed
16	Live Oak	10	Removed
17	Crape Myrtle	12	Removed
18	Live Oak	24	
19	Live Oak	18	Removed
20	Juniper	6	Removed
21	Juniper	4	Removed
22	Juniper	4	Removed
23	Live Oak	8	Removed
24	Live Oak	30	
25	Live Oak	18	
26	Live Oak	22	
27	Live Oak	26	
28	Live Oak	18	
29	Juniper	10	Removed
30	Live Oak	22	
31	Live Oak	22	
32	Live Oak	22	
33	Live Oak	14	
34	Live Oak	30	
35	Live Oak	20	
36	Live Oak	30	Removed



2 TYP. TREE PROTECTION FENCING

ELEVATION — NOT TO SCALE



3 TYP. TREE PROTECTION WRAP

ELEVATION — NOT TO SCALE

LANDSCAPE PLAN - NOT FOR CONSTRUCTION

bud CREATIVE
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3600 Main Street, Suite B
Dallas, Texas 75226
P: 570.366.1666

OWNER
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ARCHITECT
HEDK Architects
4595 Excel Pkwy
Addison, TX 752001

CIVIL
Spiars Engineering & Surveying
501 W President George Bush Hwy
Suite 200
Richardson, TX 75080

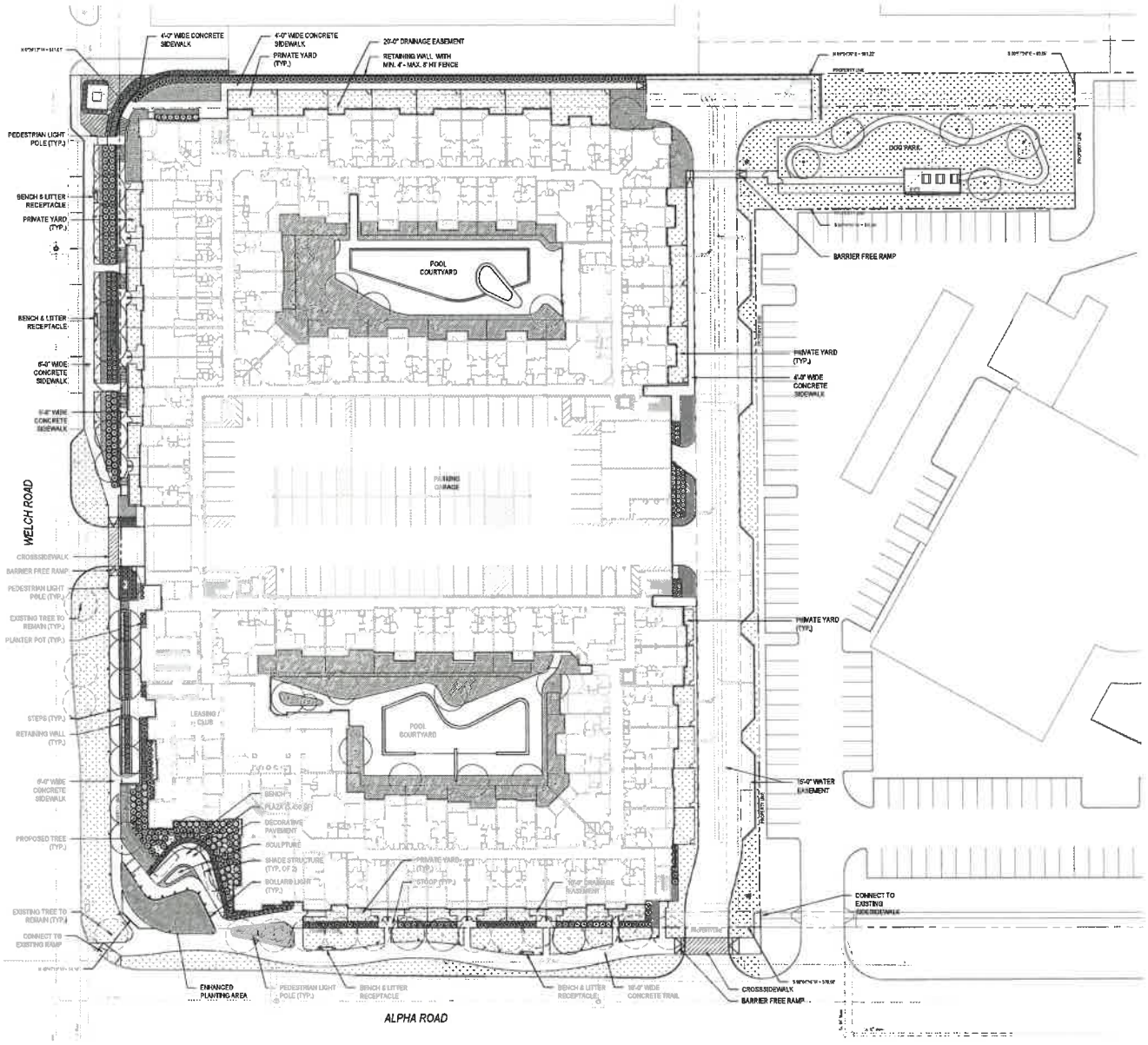
LENOX ALPHA
FARMERS BRANCH, TX
LOT 1, BLOCK 1

Rev:	Date:	Description:

Project Number: 25045
Date: JUNE 16, 2026
Issue: LANDSCAPE PLAN

Sheet Title:
TREE PRESERVATION PLAN

Sheet Number:
L-1



1 LANDSCAPE PLAN

SCALE: 1"=30'

GENERAL NOTES:

- APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
- ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
- ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

LANDSCAPE REQUIREMENTS

Per Ordinance No. 3743

LANDSCAPED AREA	REQUIRED	PROVIDED
Total Site Area: 217,895		
Landscape Area	43,589 SF (20%)	61,892 SF (28%)
STREET TREES	**REQUIRED**	**PROVIDED**
a. No fewer than 20 canopy trees, including both existing and new planted trees, shall be planted along Welch Road,		
b. No fewer than 14 canopy trees, including both existing and new planted trees, shall be planted along Alpha Road		
Welch Road Canopy Trees	20	22
Alpha Road Canopy Trees	14	13

bud CREATIVE
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Addison, TX 752001

CIVIL
Spiars Engineering & Surveying
501 W President George Bush Hwy
Suite 200
Richardson, TX 75080

LENOX ALPHA
FARMERS BRANCH, TX
LOT 1, BLOCK 1

Rev:	Date:	Description:

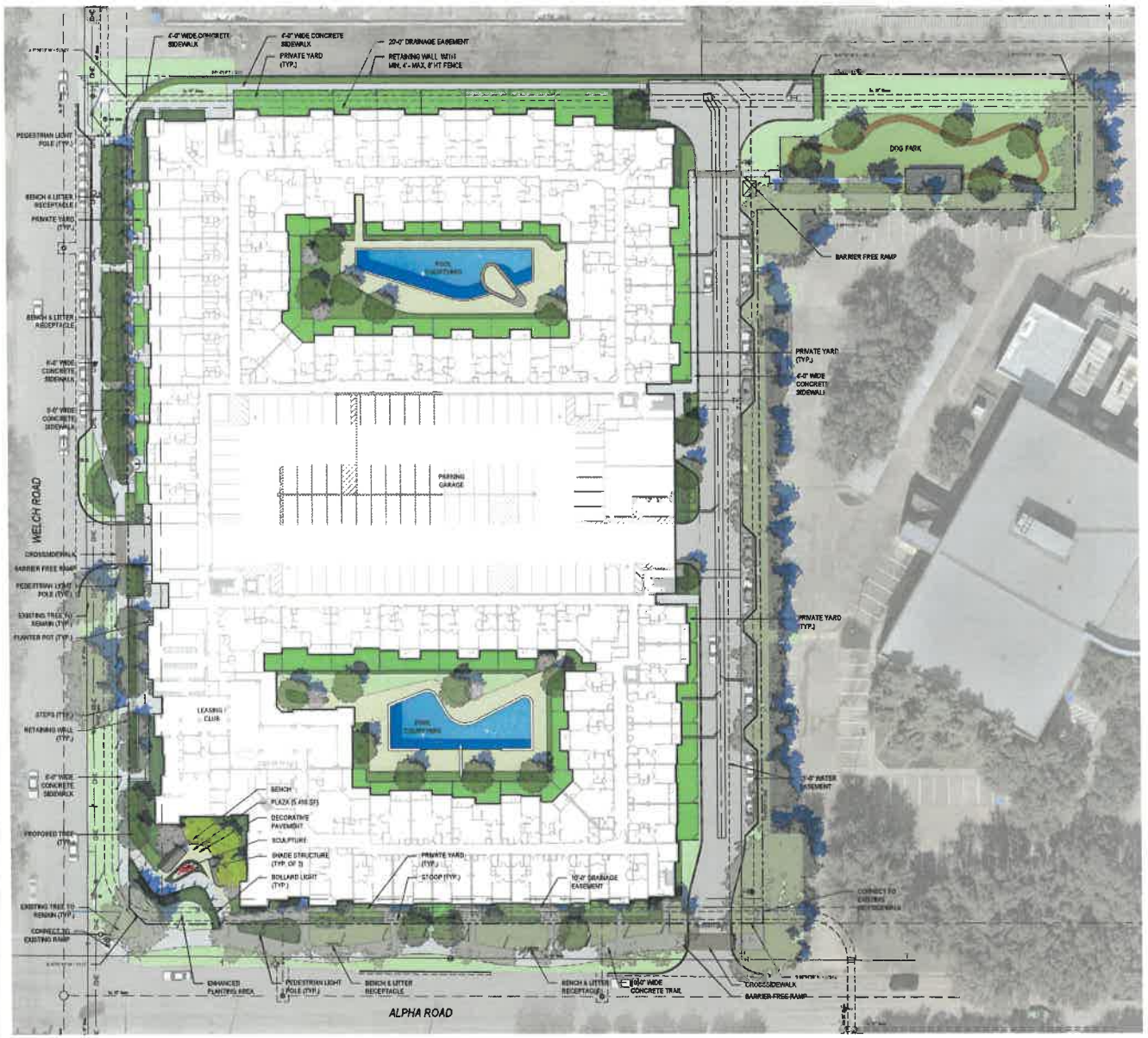
Project Number: 25045
Date: JUNE 18, 2026
Issue: LANDSCAPE PLAN

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-2

LANDSCAPE PLAN - NOT FOR CONSTRUCTION

Drawing name: G:\04-Projects\25045 - Lenox Alpha\03 Site Plan Submittal\01 CHOICE Sheets\07-Landscape Plan\25045-L1 Hardscape.dwg L-2 Jun 18, 2026 4:21pm by: dennis8an



1 LANDSCAPE PLAN

SCALE: 1"=30' NORTH

GENERAL NOTES:

- APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
- ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
- ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

LANDSCAPE REQUIREMENTS

Per Ordinance No. 3743

LANDSCAPED AREA	REQUIRED	PROVIDED
Total Site Area: 217,985		
Landscape Area	43,596 SF (20%)	61,682 SF (28%)
STREET TREES	**REQUIRED**	**PROVIDED**
a. No fewer than 20 canopy trees, including both existing and new planted trees, shall be planted along Welch Road.		
b. No fewer than 14 canopy trees, including both existing and new planted trees, shall be planted along Alpha Road.		
Welch Road Canopy Trees	20	22
Alpha Road Canopy Trees	14	15

bud CREATIVE

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Richardson, TX 75080

LENOX ALPHA
FARMERS BRANCH, TX
LOT 1, BLOCK 1

Rev.	Date:	Description:

Project Number: 25045
Date: JUNE 16, 2025
Issue: LANDSCAPE PLAN

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-3

LANDSCAPE PLAN - NOT FOR CONSTRUCTION

Drawing name: O:\04-Projects\25045 - Lenox Alpha\03 Site Plan Submittal\01 CAD\02 Sheets\01-Landscape Plan\25045-L1-color.dwg L-3 Jun 16, 2025 4:26pm by: elevitch

PLANT SCHEDULE

LARGE CANOPY TREES

KEY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	CONTAINER	COMMENTS
GB	Ginglo biloba	Ginglo	3" Min	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
QB	Quercus buckleyi 'Monmarch'	Red Oak	4" Min	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
QM3	Quercus muehlenbergii	Chinkapin Oak	3" Min	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
QV	Quercus virginiana	Live Oak	3" Min	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
TD	Taxodium distichum	Bald Cypress	3" Min	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
UP	Ulmus parvifolia	Lacebark Elm	3" Min.	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader

ORNAMENTAL TREES

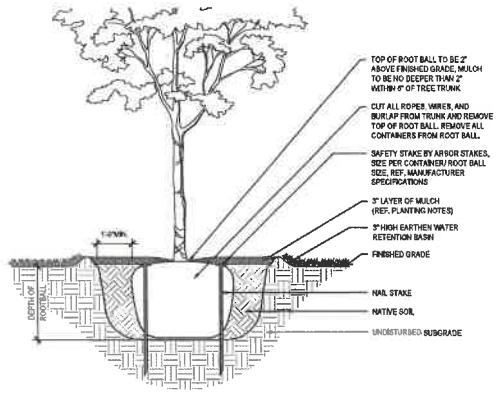
KEY	BOTANICAL NAME	COMMON NAME	HT.	SPRD.	CONTAINER	COMMENTS
CC	Cercis canadensis var. texensis	Texas Redbud	2" Min.	10'-12'	B&B	Full Specimen, Multi-Trunk
IV	Ilex vomitoria	Yaupon Holly	2" Min.	10'-12'	B&B	Full Specimen, Multi-Trunk
SA	Sophora affinis	Eve's Necklace	2" Min	10'-12'	B&B	Full Specimen, Multi-Trunk

SHRUBS

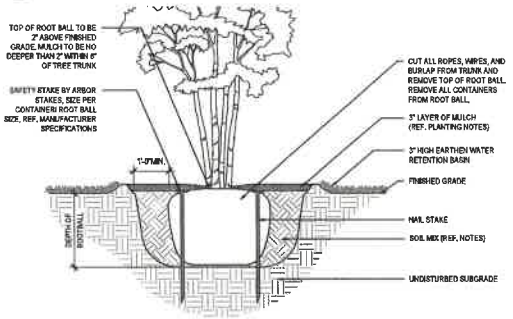
KEY	BOTANICAL NAME	COMMON NAME	HT.	SPRD.	CONTAINER	COMMENTS
AB	Abelia x 'Rose Creek'	Rose Creek Abelia	24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
AQ	Anisacanthus quadrifidus var. wrightii	Flame Acanthus	24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
CA	Callicarpa americana	American Beautyberry	24"	24"	3 Gal.	Full Plants, Plant 48" O.C.
HP	Hesperaloe parviflora	Red Yucca	24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
HQ	Hydrangea quercifolia	Oakleaf Hydrangea	36"	30"	3 Gal.	Full Plants, Plant 48" O.C.
IC	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	36"	30"	3 Gal.	Full Plants, Plant 36" O.C.
LF	Leucophyllum frutescens	Texas Sage	36"	30"	5 Gal.	Full Plants, Plant 48" O.C.
MCD	Myrica cerifera 'Don's Dwarf	Dwarf Wax Myrtle	24"	24"	3 Gal	Full Plants. Plant 36" O.C.
MD	Malvaviscus arboreus var. Drummondii	Turks Cap	24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
SM	Sabal minor	Dwarf Palmetto	36"	30"	5 Gal.	Full Plants, Plant 48" O.C.
YR	Yucca recurvifolia	Soft Leaf Yucca	24"	30"	3 Gal	Full Plants. Plant 36" O.C.

PERENNIALS, GROUNDCOVERS & ORNAMENTAL GRASSES

KEY	BOTANICAL NAME	COMMON NAME	HT.	SPRD.	CONTAINER	COMMENTS
AH	Agastache hanenoana	White Mistflower	24"	36"	1 Gal.	Full Plants, Plant 36" O.C.
AO	Aster oblongifolius	Fall Aster	24"	36"	1 Gal.	Full Plants, Plant 24" O.C.
BG	Bouteloua Gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	24"	12"	1 Gal.	Full Plants, Plant 24" O.C.
CT	Carex texensis	Texas Sedge	12"	12"	1 Gal.	Full Plants, Plant 12" O.C.
EF	Euonymus fortunei 'Coloratus'	Purple Wintercreeper	6"	8"	4" Pot	Full Plants, Plant 18" O.C.
LM	Liriope muscari	Lirope	12"	12"	1 Gal	Full Plants, Plant 12" O.C.
LU	Lantana Urticoides	Texas Lantana	18"	24"	3 Gal.	Full Plants, Plant 36" O.C.
MC	Muhlenbergia capillaris	Gulf Muhly	24"	18"	3 Gal	Full Plants, Plant 36" O.C.
ML	Muhlenbergia lindheimeri	Lindheimer Muhly	24"	18"	3 Gal.	Full Plants, Plant 36" O.C.
NT	Nassella tenuissima	Mexican Feather Grass	12"	6"	1 Gal.	Full Plants, Plant 18" O.C.
SC		Seasonal Color				By Owner
SF	Salvia farinacea	Henry Duelberg Sage	12"	8"	1 Gal	Full Plants, Plant 24" O.C.
SW	Scutellaria wrightii	Shrubby Skullcap	12"	12"	1 Gal.	Full Plants, Plant 12" O.C.
TURF	Cynodon dactylon	Bermuda Grass				Sod

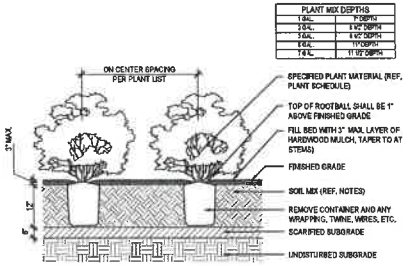


1 STANDARD TRUNK TREE PLANTING
SECTION — NOT TO SCALE

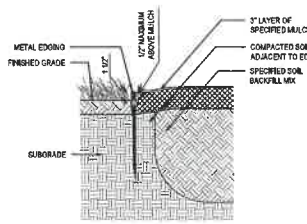


2 STANDARD MULTI-TRUNK TREE PLANTING
SECTION — NOT TO SCALE

PLANT MIX DEPTHS	
1 GAL.	7" DEPTH
3 GAL.	9 1/2" DEPTH
7 GAL.	9 1/2" DEPTH
15 GAL.	11"DEPTH
7 GAL.	11 1/2" DEPTH



3 SHRUB BED PLANTING
SECTION — NOT TO SCALE



4 METAL EDGING
SECTION — NOT TO SCALE

LANDSCAPE PLAN - NOT FOR CONSTRUCTION

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ARCHITECT
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501 W President George Bush Hwy
Suite 200
Richardson, TX 75080

LENOX ALPHA
FARMERS BRANCH, TX
LOT 1, BLOCK 1

Rev.	Date:	Description:

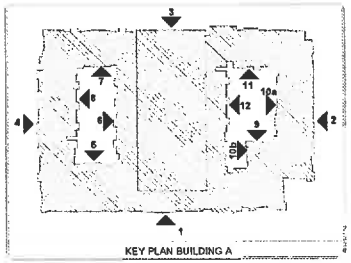
Project Number: 25045
Date: JUNE 16, 2026
Issue: LANDSCAPE PLAN

Sheet Title:
LANDSCAPE PLAN DETAILS

Sheet Number:
L-4

BUILDING AREA			
	OCCUPANCY CLASSIFICATION		
BUILDING	R2	A3	B-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,905 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A 1-H
OCCUPANCY TYPES:	R-2, A3, B-2
SPRINKLER SYSTEM:	13



MATERIALS KEY

FACADE TREATMENT MATERIALS

BP	BOARD & BATTEN	
LAP	FIBER CEMENT LAP SIDING 6" EXPOSURE	
FCP	FIBER CEMENT PANEL	
BR	MASONRY BRICK	
SF	BRICK FEATHER JOINT	
ROOF	SHINGLES 30 YR COMP (BP LB)	

NOTES

- MATERIALS SHALL BE CONTINUOUS AS EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- ROOF MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND OR A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVES TO PAINT.
- PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ADDUNIT LOCATIONS

MATERIAL CALCULATIONS ELEVATION #1		
MASONRY	8,340 S.F.	56%
F.C. LAP SIDING	5,202 S.F.	34%
BOARD & BATTEN	1,590 S.F.	11%
TOTAL:	15,132 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #1		
MASONRY	8,340 S.F.	37%
F.C. LAP SIDING	5,202 S.F.	23%
BOARD & BATTEN	1,590 S.F.	7%
FENESTRATION	7,482 S.F.	33%
TOTAL:	22,614 S.F.	100%

2 BUILDING A - ELEVATION
1/16" = 1'-0"

1 BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA

FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED:
03/18/2026

HDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.6878
hdk.com

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-00

BLDG 'A' - ELEVATIONS

MATERIAL CALCULATIONS ELEVATION #1		
MASONRY	6,340 S.F.	65%
F.C. LAP SIDING	3,202 S.F.	34%
BOARD & BATTEN	1,590 S.F.	11%
TOTAL:	15,132 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #1		
MASONRY	6,340 S.F.	37%
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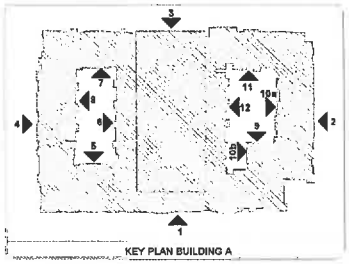
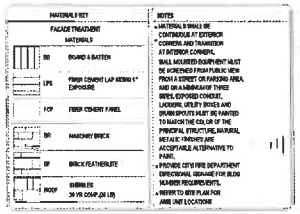
BOARD & BATTEN	1,590 S.F.	7%
FENESTRATION	7,482 S.F.	33%
TOTAL:	22,614 S.F.	100%



KEY PLAN BUILDING A



BUILDING AREA			
	OCCUPANCY CLASSIFICATION		
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	29,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,016 SF		34,729 SF
LVL - 4	91,016 SF		34,729 SF
LVL - 5	91,016 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,906 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A-3, S-2
SPRINKLER SYSTEM:	13

1c BUILDING A - ELEVATION
1/8" = 1'-0"

1b BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
03/18/2026

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8979
hedk.com

DATE
03/18/2026

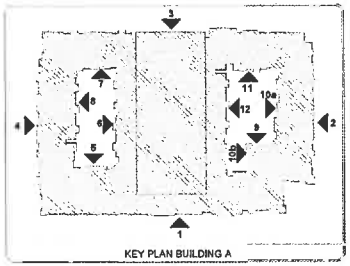
PROJECT
21212

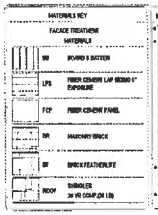
SHEET NUMBER
A4-01

BLDG 'A' - ELEVATIONS

BUILDING AREA			
OCCUPANCY CLASSIFICATION			
BUILDING	R2	A3	B-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,055 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, B-2
SPRINKLER SYSTEM:	13





NOTES
- MATERIAL'S SHALL BE CONSISTENT AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVES TO PAINT.
- PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG MAINER REQUIREMENTS.
- REFER TO SITE PLAN FOR ARE UNIT LOCATIONS.

MATERIAL CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	56%
F.C. LAP SIDING	3,594 S.F.	35%
BOARD & BATTEN	878 S.F.	9%
TOTAL:	10,248 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	28%
F.C. LAP SIDING	3,594 S.F.	24%
BOARD & BATTEN	878 S.F.	6%
FENESTRATION	4,923 S.F.	32%
TOTAL:	15,171 S.F.	100%

2 BUILDING A - ELEVATION
1/16" = 1'-0"

2a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION ISSUED 03/18/2026

HDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hdk.com

DATE
03/18/2026

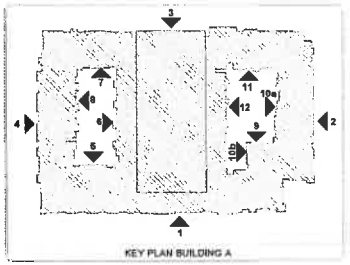
PROJECT
21212

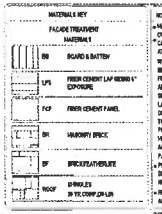
SHEET NUMBER
A4-02

BLDG 'A' - ELEVATIONS

BUILDING AREA			
OCCUPANCY CLASSIFICATION			
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,966 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,606 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13





NOTES
- MATERIALS SHALL BE CONSISTENT AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OBTAINING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWNSPOUTS MUST BE PAINTED TO MAXIMUM THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY'S FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO ID2 PLAN FOR AMENITY LOCATION

MATERIAL CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	56%
F.C. LAP SIDING	3,594 S.F.	35%
BOARD & BATTEN	878 S.F.	9%
TOTAL:	10,248 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	35%
F.C. LAP SIDING	3,594 S.F.	24%
BOARD & BATTEN	878 S.F.	6%
FENESTRATION	4,923 S.F.	32%
TOTAL:	15,171 S.F.	100%

2b BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION ISSUED 03/18/2026

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.6878
hedk.com

DATE 03/18/2026

PROJECT 21212

SHEET NUMBER A4-03

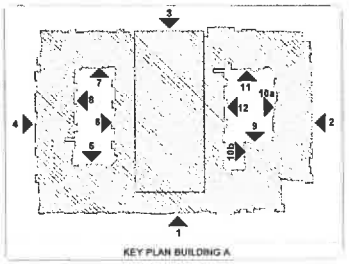
BLDG 'A' - ELEVATIONS

BUILDING AREA			
	OCCUPANCY CLASSIFICATION		
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,965 SF	28,147 SF
LVL - 2	84,067 SF	1,055 SF	34,726 SF
LVL - 3	91,016 SF		34,729 SF
LVL - 4	91,016 SF		34,729 SF
LVL - 5	91,016 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,367 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

MATERIAL CALCULATIONS ELEVATION #3		
MASONRY	6,065 S.F.	52%
F.C. LAP SIDING	4,650 S.F.	40%
BOARD & BATTEN	943 S.F.	8%
TOTAL:	11,658 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #3		
MASONRY	6,065 S.F.	33%
F.C. LAP SIDING	4,650 S.F.	25%
BOARD & BATTEN	943 S.F.	5%
FENESTRATION	6,712 S.F.	37%
TOTAL:	18,380 S.F.	100%



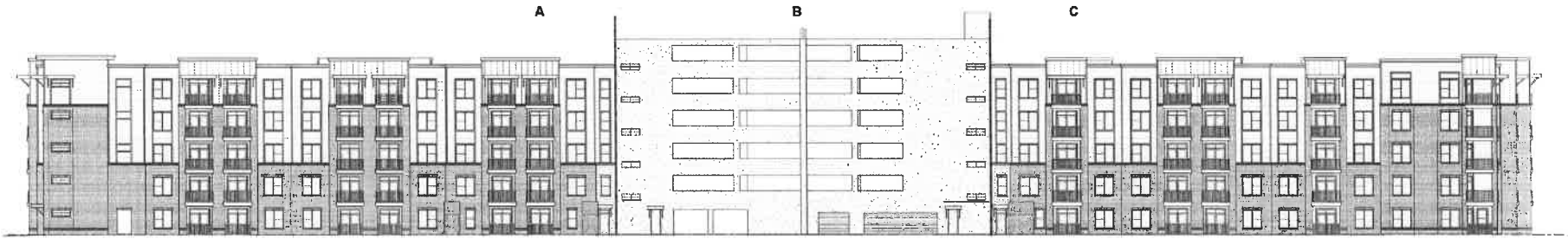
MATERIAL KEY

FACADE TREATMENT MATERIALS

BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK/FEATHERLITE
ROOF	STANDING SEAM CONCEALED FASTENER

NOTES

- WATERPROOFING SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR AMENITY AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWNSPOUTS MUST BE PAINTED TO MAINTAIN THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CET-9 TYPE EQUIPMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR AREA AND LOCATIONS.



3 BUILDING A - ELEVATION
1/16" = 1'-0"

3a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA

FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED
03/18/2026

HDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8979
hedk.com

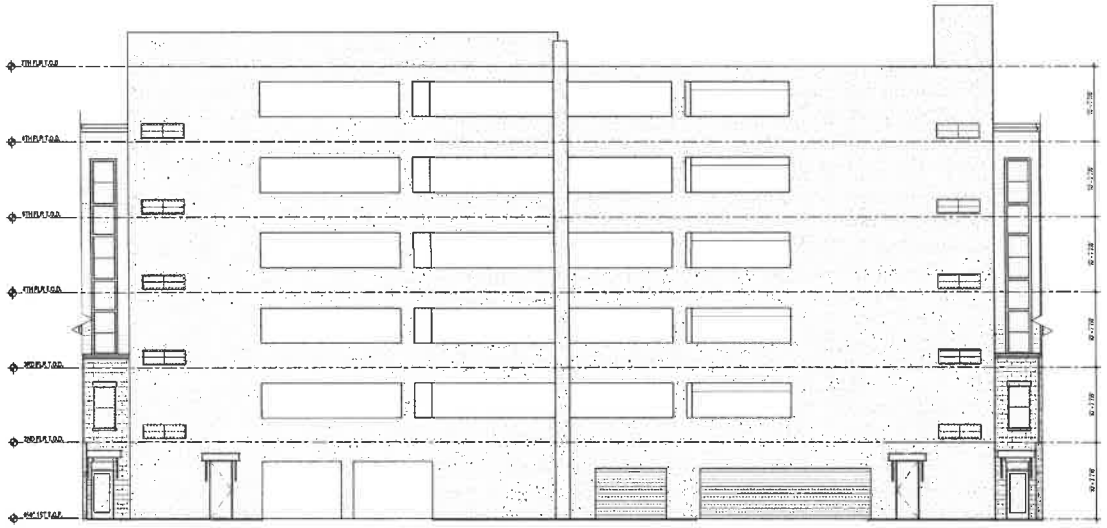
DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-04

BLDG 'A' - ELEVATIONS

3c BUILDING A - ELEVATION
1/8" = 1'-0"



3b BUILDING A - ELEVATION
1/8" = 1'-0"

MATERIALS KEY

FACADE TREATMENT MATERIALS

BB	BOARD & BATTEN	
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE	
FCP	FIBER CEMENT PANEL	
BR	MASONRY BRICK	
BF	BIRCH FEATHERLITE	
ROOF	TPO/MOLED 60 YR COMP.(50 LB)	

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALS, BRONZE AND ANODIZED ALUMINUM ARE ACCEPTABLE ALTERNATIVES TO PAINT.
- PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ADDRESS LOCATIONS

MATERIAL CALCULATIONS
ELEVATION #3

MASONRY	6,065 S.F.	52%
F.C. LAP SIDING	4,650 S.F.	40%
BOARD & BATTEN	943 S.F.	8%
TOTAL:	11,658 S.F.	100%

FENESTRATION CALCULATIONS
ELEVATION #3

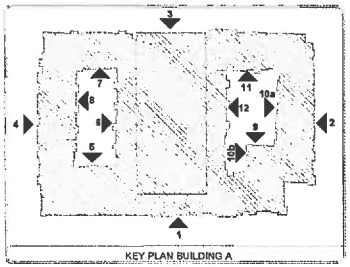
MASONRY	6,065 S.F.	33%
F.C. LAP SIDING	4,650 S.F.	25%
BOARD & BATTEN	943 S.F.	5%
FENESTRATION	6,722 S.F.	37%
TOTAL:	18,380 S.F.	100%

BUILDING AREA
OCCUPANCY CLASSIFICATION

BUILDING	R2	A3	B-2
LVL - 1	77,233 SF	12,985 SF	26,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,016 SF		34,729 SF
LVL - 4	91,016 SF		34,729 SF
LVL - 5	91,016 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO

TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A-3, B-2
SPRINKLER SYSTEM:	13



KEY PLAN BUILDING A

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION ISSUED 03/18/26

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
03/18/2026

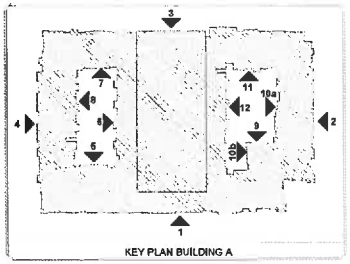
PROJECT
21212

SHEET NUMBER
A4-05

BLDG 'A' - ELEVATIONS

BUILDING AREA			
	OCCUPANCY CLASSIFICATION		
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,906 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



KEY PLAN BUILDING A

MATERIALS KEY

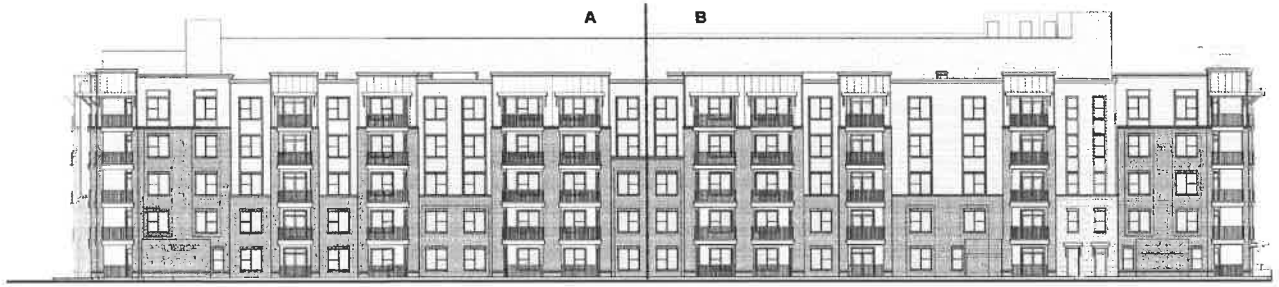
FACADE TREATMENT MATERIALS

BB	BOARD & BATTEN	
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE	
FCP	FIBER CEMENT PANEL	
BR	MASONRY BRICK	
BF	BRICK/FEATHERLITE	
ROOF	SHINGLES 30 YR COMP.DIM LIB	

NOTES
- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TERMINATION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWNSPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ADDRESS LOCATIONS

MATERIAL CALCULATIONS ELEVATION #4		
MASONRY	5,676 S.F.	50%
F.C. LAP SIDING	4,750 S.F.	41%
BOARD & BATTEN	1,012 S.F.	9%
TOTAL:	11,438 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #4		
MASONRY	5,676 S.F.	37%
F.C. LAP SIDING	4,750 S.F.	30%
BOARD & BATTEN	1,012 S.F.	7%
FENESTRATION	4,061 S.F.	26%
TOTAL	15,499 S.F.	100%



4 BUILDING A - ELEVATION
1/16" = 1'-0"

4a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
03/18/2026

HDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-06

BLDG 'A' - ELEVATIONS

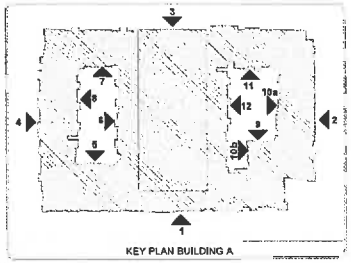
5 BUILDING A - ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS ELEVATION #4		
MASONRY	5,676 S.F.	50%
F.C. LAP SIDING	4,750 S.F.	41%
BOARD & BATTEN	1,012 S.F.	9%
TOTAL:	11,438 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #4		
MASONRY	5,676 S.F.	37%
F.C. LAP SIDING	4,750 S.F.	30%
BOARD & BATTEN	1,012 S.F.	7%
FENESTRATION	4,061 S.F.	26%
TOTAL:	15,499 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #5		
MASONRY	440 S.F.	19%
F.C. LAP SIDING	1,511 S.F.	65%
BOARD & BATTEN	384 S.F.	16%
TOTAL:	2,335 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #5		
MASONRY	440 S.F.	13%
F.C. LAP SIDING	1,511 S.F.	44%
BOARD & BATTEN	384 S.F.	11%
FENESTRATION	1,120 S.F.	32%
TOTAL:	3,456 S.F.	100%



BUILDING AREA			
	OCCUPANCY CLASSIFICATION		
BUILDING	R2	A3	B-2
LVL - 1	77,233 SF	12,965 SF	26,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A.1-A
OCCUPANCY TYPES:	R-2, A-3, B-2
SPRINKLER SYSTEM:	13

4b BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
NO. 1
03/18/2026

HDK ARCHITECTS
4535 EXCEL PKWY ADDISON, TX 75001
214.320.8978
hedk.com

DATE
03/18/2026

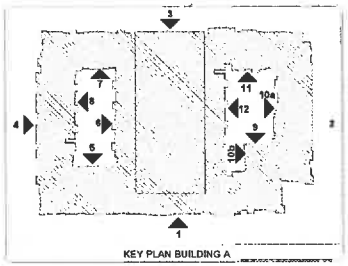
PROJECT
21212

SHEET NUMBER
A4-07

BLDG 'A' - ELEVATIONS

7 BUILDING A - ELEVATION
1/8" = 1'-0"

6 BUILDING A - ELEVATION
1/8" = 1'-0"



MATERIALS KEY

FACADE TREATMENT MATERIALS

BB	BOARD & BATTEN
LAP	FIBER CEMENT LAP SIDING 7" EXPOSURE
FCP	FIBER CEMENT PANEL
BA	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP (SA.3)

NOTES
- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALS, FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ADDRESS LOCATION

MATERIAL CALCULATIONS ELEVATION #6

MASONRY	1,143 S.F.	21%
F.C. LAP SIDING	3,693 S.F.	66%
BOARD & BATTEN	719 S.F.	13%
TOTAL:	5,555 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #6

MASONRY	1,143 S.F.	15%
F.C. LAP SIDING	3,693 S.F.	48%
BOARD & BATTEN	719 S.F.	9%
FENESTRATION	2,110 S.F.	28%
TOTAL:	7,665 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #7

MASONRY	319 S.F.	16%
F.C. LAP SIDING	1,291 S.F.	65%
BOARD & BATTEN	380 S.F.	19%
TOTAL:	1,990 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #7

MASONRY	319 S.F.	9%
F.C. LAP SIDING	1,291 S.F.	34%
BOARD & BATTEN	380 S.F.	10%
FENESTRATION	1,763 S.F.	47%
TOTAL:	3,753 S.F.	100%

BUILDING AREA

BUILDING	OCCUPANCY CLASSIFICATION R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,067 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,505 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO

TYPE OF CONSTRUCTION:	V-A,NA
OCCUPANCY TYPES:	R-2, A-3, S-2
SPRINKLER SYSTEM:	13

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION ISSUED 03/18/2026

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE 03/18/2026

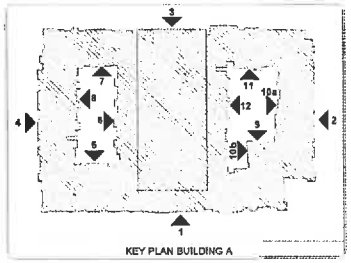
PROJECT 21212

SHEET NUMBER A4-08

BLDG 'A' - ELEVATIONS

9 BUILDING A - ELEVATION
1/8" = 1'-0"

8 BUILDING A - ELEVATION
1/8" = 1'-0"



MATERIALS KEY

FACADE TREATMENT MATERIAL		
BB	BOARD & BATTEN	
LP1	FIBER CEMENT LAP SIDING 7" EXPOSURE	
FCP	FIBER CEMENT PANEL	
BR	MASONRY BRICK	
BF	BRICK FEATHERLIDGE	
ROOF	SHINGLES 30 YR COMP (CH LB)	

NOTES
- MATERIALS SHALL BE CONSECUTIVE AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND OR A MINIMUM OF THREE SIDED, EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALS/FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR AMENITY LOCATIONS

MATERIAL CALCULATIONS ELEVATION #8

MASONRY	1,093 S.F.	21%
F.C. LAP SIDING	3,318 S.F.	64%
BOARD & BATTEN	751 S.F.	15%
TOTAL:	5,162 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #8

MASONRY	1,093 S.F.	14%
F.C. LAP SIDING	3,318 S.F.	42%
BOARD & BATTEN	751 S.F.	10%
FENESTRATION	2,697 S.F.	34%
TOTAL:	7,859 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #9

MASONRY	1,142 S.F.	38%
F.C. LAP SIDING	1,785 S.F.	59%
BOARD & BATTEN	111 S.F.	3%
TOTAL:	3,038 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #9

MASONRY	1,142 S.F.	28%
F.C. LAP SIDING	1,785 S.F.	44%
BOARD & BATTEN	111 S.F.	4%
FENESTRATION	980 S.F.	24%
TOTAL:	4,018 S.F.	100%

BUILDING AREA

OCCUPANCY CLASSIFICATION			
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,056 SF	34,729 SF
LVL - 3	91,918 SF		34,729 SF
LVL - 4	91,918 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			19,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO

TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION ISSUED 03/18/2026

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.6978
hedk.com

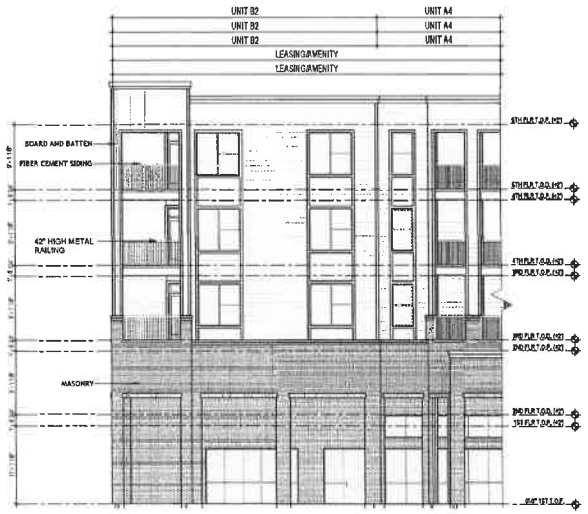
DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-09

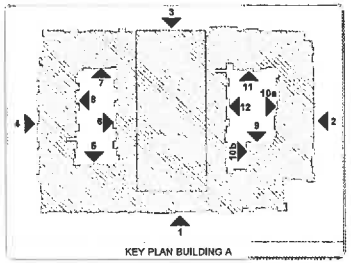
BLDG 'A' - ELEVATIONS

11 BUILDING A - ELEVATION
1/8" = 1'-0"



10b BUILDING A - ELEVATION
1/8" = 1'-0"

10a BUILDING A - ELEVATION
1/8" = 1'-0"



BUILDING AREA

OCCUPANCY CLASSIFICATION

BUILDING	R2	A3	B-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO

TYPE OF CONSTRUCTION:	V-A,A
OCCUPANCY TYPES:	R-2, A3, B-2
SPRINKLER SYSTEM:	13

MATERIALS KEY

FACADE TREATMENT MATERIALS

BB	BOARD & BATTEN
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHEREDGE
ROOF	SHINGLES 30 YR COMP. OR LIK

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. DOWNSPOUTS, CONDUIT, LADDERS, UTILITY BOXES, AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE, NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ADDRESS LOCATIONS

MATERIAL CALCULATIONS ELEVATION #10a

MASONRY	983 S.F.	21%
F.C. LAP SIDING	2,469 S.F.	59%
BOARD & BATTEN	822 S.F.	20%
TOTAL:	4,145 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #11

MASONRY	567 S.F.	20%
F.C. LAP SIDING	1,955 S.F.	68%
BOARD & BATTEN	374 S.F.	12%
TOTAL:	2,896 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #10a

MASONRY	853 S.F.	14%
F.C. LAP SIDING	2,469 S.F.	40%
BOARD & BATTEN	822 S.F.	14%
FENESTRATION	1,979 S.F.	32%
TOTAL:	6,115 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #11

MASONRY	567 S.F.	14%
F.C. LAP SIDING	1,955 S.F.	48%
BOARD & BATTEN	374 S.F.	9%
FENESTRATION	1,192 S.F.	29%
TOTAL:	4,088 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #10b

MASONRY	954 S.F.	43%
F.C. LAP SIDING	1,160 S.F.	52%
BOARD & BATTEN	102 S.F.	5%
TOTAL:	2,216 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #10b

MASONRY	954 S.F.	35%
F.C. LAP SIDING	1,160 S.F.	42%
BOARD & BATTEN	102 S.F.	3%
FENESTRATION	537 S.F.	20%
TOTAL:	2,753 S.F.	100%

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED
03/18/2026

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.5878
hedk.com

DATE
03/18/2026

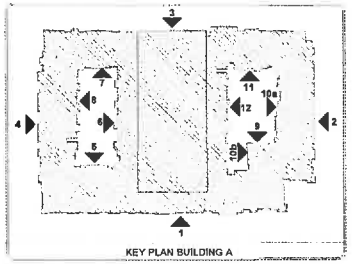
PROJECT
21212

SHEET NUMBER
A4-10

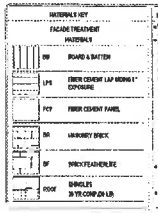
BLDG 'A' - ELEVATIONS

BUILDING AREA			
	OCCUPANCY CLASSIFICATION		
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	64,087 SF	1,055 SF	34,729 SF
LVL - 3	91,016 SF		34,729 SF
LVL - 4	91,016 SF		34,729 SF
LVL - 5	91,016 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,1-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



KEY PLAN BUILDING A



NOTES
- MATERIALS SHALL BE CONSISTENT AT EXTERIOR CORNERS AND TRANSITION AT BRIDGE CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE, NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CERTIFIED ARCHITECTURAL DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR APARTMENT LOCATIONS

MATERIAL CALCULATIONS ELEVATION #12		
MASONRY	1,384 S.F.	20%
F.C. LAP SIDING	3,975 S.F.	64%
BOARD & BATTEN	866 S.F.	16%
TOTAL:	6,225 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #12		
MASONRY	1,384 S.F.	14%
F.C. LAP SIDING	3,975 S.F.	43%
BOARD & BATTEN	866 S.F.	10%
FENESTRATION	3,025 S.F.	33%
TOTAL:	9,250 S.F.	100%

12 BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION ISSUED 03/18/2026

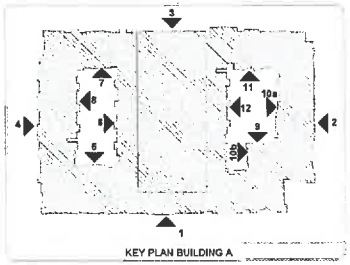
HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE 03/18/2026

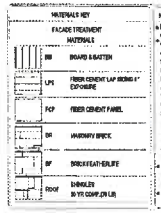
PROJECT 21212

SHEET NUMBER A4-11

BLDG 'A' - ELEVATIONS



KEY PLAN BUILDING A



NOTE
- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- ROOF MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWNSPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVES TO PAINT.
- PROVIDE CITY TYPE DES MITHONE DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ADDITIONAL LOCATIONS

MATERIAL CALCULATIONS ELEVATION #1

MASONRY	8,340 S.F.	55%
F.C. LAP SIDING	5,202 S.F.	34%
BOARD & BATTEN	1,590 S.F.	11%
TOTAL:	15,132 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #1

MASONRY	8,340 S.F.	37%
F.C. LAP SIDING	5,202 S.F.	23%
BOARD & BATTEN	1,590 S.F.	7%
FENESTRATION	7,482 S.F.	33%
TOTAL:	22,614 S.F.	100%

2 BUILDING A - ELEVATION
1/16" = 1'-0"

1 BUILDING A - ELEVATION
1/8" = 1'-0"

BUILDING AREA

BUILDING	OCCUPANCY CLASSIFICATION R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	25,147 SF
LVL - 2	84,067 SF	1,958 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,606 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS			660,814 SF

BUILDING INFO

TYPE OF CONSTRUCTION:	VA,IIIA
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION ISSUED 03/18/2026

HDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.6878
hedk.com

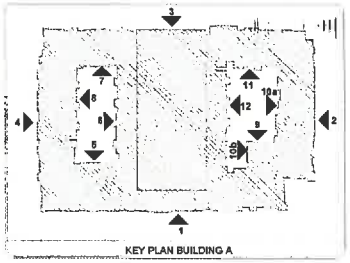
DATE 03/18/2026
PROJECT 21212
SHEET NUMBER A4-00
BLDG 'A' - ELEVATIONS

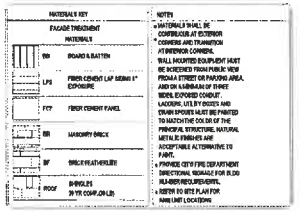
1c BUILDING A - ELEVATION
1/8" = 1'-0"

1b BUILDING A - ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS ELEVATION #1		
MASONRY	8,340 S.F.	55%
F.C. LAP SIDING	5,202 S.F.	34%
BOARD & BATTEN	1,590 S.F.	11%
TOTAL:	15,132 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #1		
MASONRY	8,340 S.F.	37%
F.C. LAP SIDING	5,202 S.F.	23%
BOARD & BATTEN	1,590 S.F.	7%
FENESTRATION	7,482 S.F.	33%
TOTAL:	22,614 S.F.	100%





BUILDING AREA	OCCUPANCY CLASSIFICATION		
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,685 SF	28,147 SF
LVL - 2	84,987 SF	1,058 SF	34,729 SF
LVL - 3	91,016 SF		34,729 SF
LVL - 4	91,016 SF		34,729 SF
LVL - 5	91,016 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			19,905 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			658,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION ISSUED 03/18/2026

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8978
hedk.com

DATE 03/18/2026

PROJECT 21212

SHEET NUMBER A4-01

BLDG 'A' - ELEVATIONS

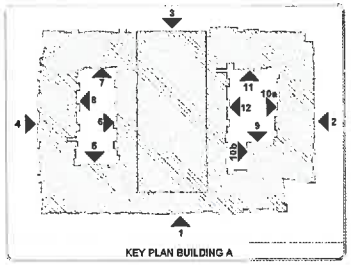
BUILDING AREA

OCCUPANCY CLASSIFICATION

BUILDING	R2	A3	B-2	
LVL - 1	77,233 SF	12,968 SF	28,147 SF	
LVL - 2	84,067 SF	1,058 SF	34,729 SF	
LVL - 3	91,018 SF		34,729 SF	
LVL - 4	91,018 SF		34,729 SF	
LVL - 5	91,018 SF		34,729 SF	
LVL - 6			34,729 SF	
LVL - 7			10,605 SF	
TOTAL:	432,374 SF	14,043 SF	212,397 SF	
TOTAL GROSS:			660,814 SF	

BUILDING INFO

TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, B-2
SPRINKLER SYSTEM:	13



MATERIALS KEY

FACADE TREATMENT MATERIALS

BW	BOARD & BATTEN	
LAP	FIBER CEMENT LAP SIDING 6" EXPOSURE	
FCP	FIBER CEMENT PANEL	
BR	MASONRY BRICK	
SF	BRICK FEATHERLITE	
ROOF	SHINGLES 30 YR. COMP./DIM LUR	

NOTES

- MATERIALS SHALL BE CONSISTENCIOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE, NATURAL METALIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER RECOGNITION.
- REFER TO SITE PLAN FOR AMENITIES LOCATIONS

MATERIAL CALCULATIONS ELEVATION #2

MASONRY	5,776 S.F.	56%
F.C. LAP SIDING	3,594 S.F.	35%
BOARD & BATTEN	678 S.F.	9%
TOTAL:	10,248 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #2

MASONRY	5,776 S.F.	36%
F.C. LAP SIDING	3,594 S.F.	24%
BOARD & BATTEN	678 S.F.	9%
FENESTRATION	4,923 S.F.	32%
TOTAL:	15,171 S.F.	100%

2 BUILDING A - ELEVATION
1/16" = 1'-0"

2a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA

FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION ISSUED 03/18/2026

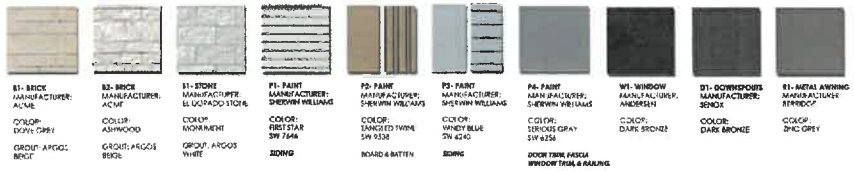
HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
03/18/2026

PROJECT
21212

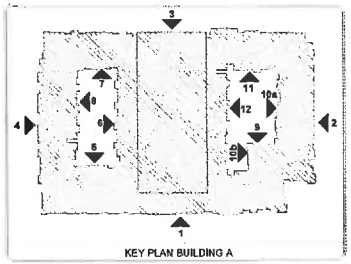
SHEET NUMBER
A4-02

BLDG 'A' - ELEVATIONS



BUILDING AREA			
OCCUPANCY CLASSIFICATION			
BUILDING	R2	A3	B-2
LVL - 1	77,233 SF	12,948 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,016 SF		34,729 SF
LVL - 4	91,016 SF		34,729 SF
LVL - 5	91,016 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, B-2
SPRINKLER SYSTEM:	13



MATERIALS KEY

FACADE TREATMENT MATERIALS

BB	BOARD & BATTEN	
CPS	FIBER CEMENT LAP SIDING 5" EXPOSURE	
FCP	FIBER CEMENT PANEL	
BR	MASONRY BRICK	
BF	BRICK FEATHERLITE	
ROOF	SHINGLES 30 YR COMP DIM LTE	

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR ADJOINING AREA AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE, NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CERTIFIED SEPARATE DIRECTIONAL SIGNAGE FOR BLDG NUMBER RECOGNITION.
- REFER TO SITE PLAN FOR ADDRESS LOCATIONS

MATERIAL CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	56%
F.C. LAP SIDING	3,594 S.F.	35%
BOARD & BATTEN	878 S.F.	9%
TOTAL:	10,248 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #2		
MASONRY	6,776 S.F.	38%
F.C. LAP SIDING	3,594 S.F.	24%
BOARD & BATTEN	878 S.F.	6%
FENESTRATION	4,923 S.F.	32%
TOTAL:	15,171 S.F.	100%

2b BUILDING A - ELEVATION

1/8" = 1'-0"

REVISIONS

LENOX ALPHA

FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
03/18/2026

HDK ARCHITECTS
4535 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-03

BLDG 'A' - ELEVATIONS

BUILDING AREA

OCCUPANCY CLASSIFICATION			
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,986 SF	28,147 SF
LVL - 2	84,067 SF	1,058 SF	34,729 SF
LVL - 3	91,016 SF		34,729 SF
LVL - 4	91,016 SF		34,729 SF
LVL - 5	91,016 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO

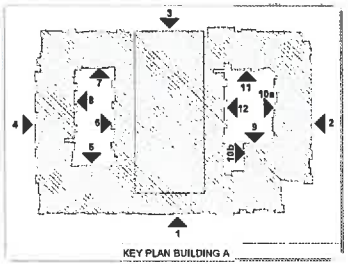
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

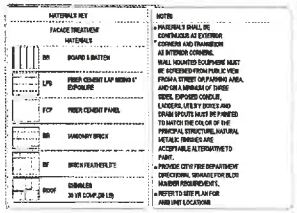
MATERIAL CALCULATIONS ELEVATION #3

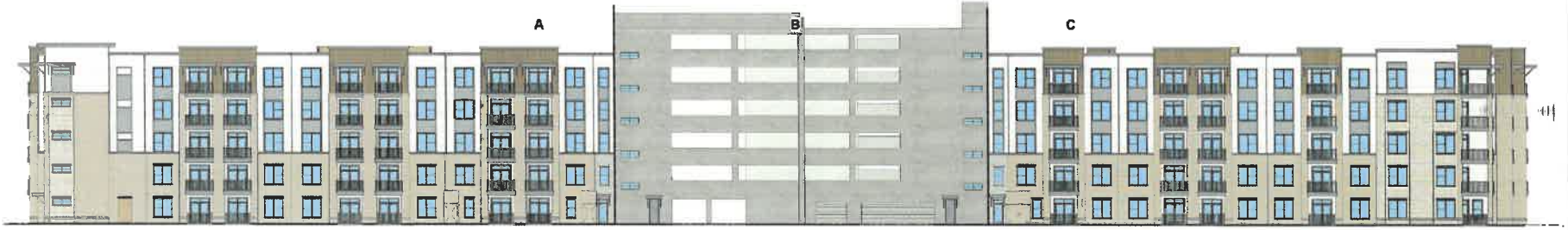
MASONRY	6,065 S.F.	52%
F.C. LAP SIDING	4,650 S.F.	40%
BOARD & BATTEN	943 S.F.	8%
TOTAL:	11,658 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #3

MASONRY	6,065 S.F.	53%
F.C. LAP SIDING	4,650 S.F.	25%
BOARD & BATTEN	943 S.F.	5%
FENESTRATION	6,722 S.F.	37%
TOTAL:	18,380 S.F.	100%







3 BUILDING A - ELEVATION
1/16" = 1'-0"

3a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
03/18/2026

HDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8879
hedk.com

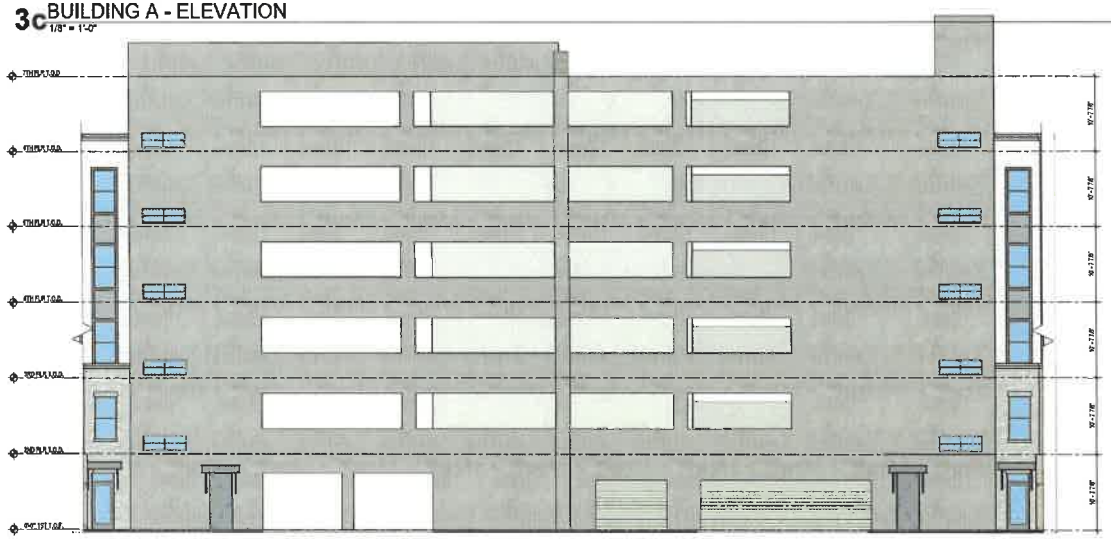
DATE
03/18/2026

PROJECT
21212

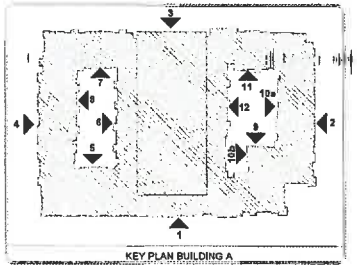
SHEET NUMBER
A4-04

BLDG 'A' - ELEVATIONS

3c BUILDING A - ELEVATION
1/8" = 1'-0"



3b BUILDING A - ELEVATION
1/8" = 1'-0"



MATERIAL CALCULATIONS ELEVATION #3

MASONRY	8,065 S.F.	62%
F.C. LAP SIDING	4,650 S.F.	40%
BOARD & BATTEN	943 S.F.	8%
TOTAL:	11,658 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #3

MASONRY	8,065 S.F.	33%
F.C. LAP SIDING	4,650 S.F.	25%
BOARD & BATTEN	943 S.F.	5%
FENESTRATION	6,722 S.F.	37%
TOTAL:	18,380 S.F.	100%

BUILDING AREA

	OCCUPANCY CLASSIFICATION		
BUILDING	R2	A3	B-2
LVL - 1	77,233 SF	12,965 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,805 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO

TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A-3, B-2
SPRINKLER SYSTEM:	13

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
03/18/2026

HDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-05

BLDG 'A' - ELEVATIONS

B1- BRICK
MANUFACTURER: ACME
COLOR: DOVE GREY
GROUT: ARGOS BEIGE

B2- BRICK
MANUFACTURER: ACME
COLOR: ASHWOOD
GROUT: ARGOS BEIGE

S1- STONE
MANUFACTURER: EL DORADO STONE
COLOR: MONUMENT
GROUT: ARGOS WHITE

P1- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: FROST STAR SW 7646
SIDING

P2- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: TANGLED TWINE SW 9338
BOARD & BATTEN

P3- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: WINDY BLUE SW 6240
SIDING

P4- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SABOUT GRAY SW 6254
DOOR TRIM, FASCIA WINDOW TRIM, & RAILING

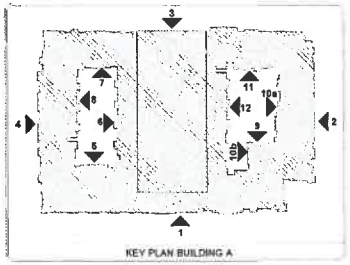
W1- WINDOW
MANUFACTURER: ANDERSEN
COLOR: DARK BRONZE

D1- DOWNSPOUTS
MANUFACTURER: SENOX
COLOR: DARK BRONZE

R1- METAL AWNING
MANUFACTURER: BERRIDGE
COLOR: 3NC. GREY

BUILDING AREA			
	OCCUPANCY CLASSIFICATION		
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	17,985 SF	28,147 SF
LVL - 2	84,087 SF	1,055 SF	34,729 SF
LVL - 3	91,016 SF		34,729 SF
LVL - 4	91,016 SF		34,729 SF
LVL - 5	91,016 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	19,040 SF	212,397 SF
TOTAL GROSS:			680,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



KEY PLAN BUILDING A

MATERIALS KEY

FACADE TREATMENT MATERIALS		
BB	BOARD & BATTEN	
FCS	FIBER CEMENT LAP SIDING 6" EXPOSURE	
FCP	FIBER CEMENT PANEL	
BR	MASONRY BRICK	
BF	BRICK FEATHERLITE	
ROOF	SHINGLES 30 YR COMP. (50 LB)	

NOTES
- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TERMINATED AT INTERIOR CORNERS.
- SMALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE, NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVES TO PAINT.
- PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SHEET A0.10 FOR UNIT LOCATIONS

MATERIAL CALCULATIONS ELEVATION #4		
MASONRY	5,678 S.F.	50%
F.C. LAP SIDING	4,750 S.F.	41%
BOARD & BATTEN	1,012 S.F.	9%
TOTAL:	11,438 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #4		
MASONRY	5,676 S.F.	37%
F.C. LAP SIDING	4,750 S.F.	30%
BOARD & BATTEN	1,012 S.F.	7%
FENESTRATION	4,061 S.F.	26%
TOTAL:	15,499 S.F.	100%

4 BUILDING A - ELEVATION
1/16" = 1'-0"

4a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
NOT FOR CONSTRUCTION
03/18/2026

HDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hdk.com

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-06

BLDG 'A' - ELEVATIONS

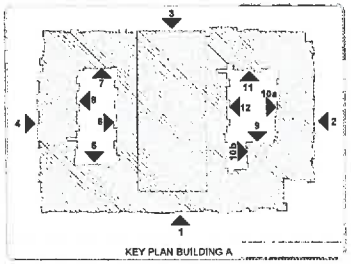
5 BUILDING A - ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS ELEVATION #4		
MASONRY	5,676 S.F.	50%
F.C. LAP SIDING	4,750 S.F.	41%
BOARD & BATTEN	1,012 S.F.	9%
TOTAL:	11,438 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #4		
MASONRY	5,676 S.F.	37%
F.C. LAP SIDING	4,750 S.F.	30%
BOARD & BATTEN	1,012 S.F.	7%
FENESTRATION	4,061 S.F.	26%
TOTAL:	15,499 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #5		
MASONRY	449 S.F.	19%
F.C. LAP SIDING	1,511 S.F.	65%
BOARD & BATTEN	364 S.F.	16%
TOTAL:	2,324 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #5		
MASONRY	449 S.F.	13%
F.C. LAP SIDING	1,511 S.F.	44%
BOARD & BATTEN	364 S.F.	11%
FENESTRATION	1,120 S.F.	32%
TOTAL:	3,455 S.F.	100%



KEY PLAN BUILDING A

MATERIALS KEY

FACADE TREATMENT MATERIALS

BB BOARD & BATTEN

LAP FIBER CEMENT LAP SIDING 6" EXPOSURE

FCP FIBER CEMENT PANEL

BR MODERN BRICK

BF BRICK FEATHERLITE

ROOF SHINGLES 30 YR COMP (BK LIB)

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE, NATURAL METALS, FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE OFF-SITE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- KEEPS TO BE IN PATIOS AWNING LOCATIONS

BUILDING AREA			
	OCCUPANCY CLASSIFICATION		
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	26,147 SF
LVL - 2	84,087 SF	1,958 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	81,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			19,605 SF
TOTAL:	432,374 SF	14,943 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

B1- BRICK MANUFACTURER: ACME COLOR: DOVE GREY GROUT: ARGOS BEIGE

B2- BRICK MANUFACTURER: ACME COLOR: ASHWOOD GROUT: ARGOS WHITE

S1- STONE MANUFACTURER: EL DORADO STONE COLOR: MONUMENT GROUT: ARGOS WHITE

P1 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: PRISTAR SW 7849 SIDING

P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TANGLED TWINE SW 9538 BOARD & BATTEN

P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: WINDY BLUE SW 6240 SIDING

P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: SERIOUS GRAY SW 6254 DOOR TRIM, FASCIA WINDOW TRIM, & RAILING

W1- WINDOW MANUFACTURER: ANDERSEN COLOR: DARK BRONZE

D1- DOWNSPOUTS MANUFACTURER: BERGS COLOR: DARK BRONZE

B1- METAL AWNING MANUFACTURER: RUNTOGO COLOR: GRAY

4b BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA

FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED
03/18/2026

HDK ARCHITECTS
4535 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-07

BLDG 'A' - ELEVATIONS

B1 - BRICK
MANUFACTURER: ACME
COLOR: DOVE GREY
GROUT: ARGOS BEIGE

B2- BRICK
MANUFACTURER: ACME
COLOR: ASHWOOD
GROUT: ARGOS BEIGE

S1- STONE
MANUFACTURER: EL DORADO STONE
COLOR: MONTMENT
GROUT: ARGOS WHITE

P1- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: FIRST STAR SW 7646
SIDING

P2- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: TANGLED TWINE SW 9538
BOARD & BATTEN

P3- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: WINDY BLUE SW 6240
SIDING

P4- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SERIOUS GRAY SW 6256
DOOR TRIM, FASCIA WINDOW TRIM, & RAILINGS

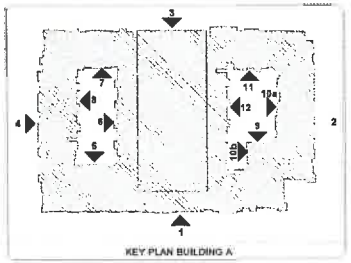
W1- WINDOW
MANUFACTURER: ANDERSEN
COLOR: DARK BRONZE

D1- DOWNSPOUTS
MANUFACTURER: SENOX
COLOR: DARK BRONZE

R1- METAL AWNING
MANUFACTURER: BERRIDGE
COLOR: DMG GREY

7 BUILDING A - ELEVATION
1/8" = 1'-0"

6 BUILDING A - ELEVATION
1/8" = 1'-0"



KEY PLAN BUILDING A

MATERIAL KEY
FACADE TREATMENT MATERIALS
BB BOARD & BATTEN
FCS FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP FIBER CEMENT PANEL
BK MASONRY BRICK
BF BRICK FEATHERSTATE
ROOF SHINGLES 30 YR COMP (30 LB)

NOTES
- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWNSPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY OF FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING ADDRESS REQUIREMENTS.
- REFER TO SITE PLAN FOR ADDRESS LOCATIONS

MATERIAL CALCULATIONS ELEVATION #6

MASONRY	1,143 S.F.	21%
F.C. LAP SIDING	3,693 S.F.	66%
BOARD & BATTEN	718 S.F.	13%
TOTAL:	5,555 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #7

MASONRY	319 S.F.	16%
F.C. LAP SIDING	1,291 S.F.	69%
BOARD & BATTEN	380 S.F.	19%
TOTAL:	1,990 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #6

MASONRY	1,143 S.F.	15%
F.C. LAP SIDING	3,693 S.F.	48%
BOARD & BATTEN	718 S.F.	9%
FENESTRATION	2,110 S.F.	28%
TOTAL	7,665 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #7

MASONRY	319 S.F.	9%
F.C. LAP SIDING	1,291 S.F.	34%
BOARD & BATTEN	380 S.F.	10%
FENESTRATION	1,793 S.F.	47%
TOTAL:	3,783 S.F.	100%

BUILDING AREA
OCCUPANCY CLASSIFICATION

BUILDING	R-2	A-3	B-2
LVL - 1	77,233 SF	12,965 SF	28,147 SF
LVL - 2	64,087 SF	1,088 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,367 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO

TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A-3, B-2
SPRINKLER SYSTEM:	13

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
SUBMITTED
03/18/2026

HDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hadk.com

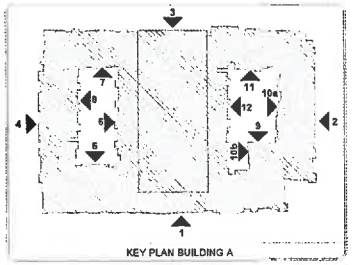
DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-08

BLDG 'A' - ELEVATIONS

9 BUILDING A - ELEVATION
1/8" = 1'-0"



BUILDING AREA			
OCCUPANCY CLASSIFICATION			
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,055 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A-3, S-2
SPRINKLER SYSTEM:	13

MATERIALS KEY

FACADE TREATMENT MATERIALS

- BD BOARD & BATTEN
- LPS FIBER CEMENT LAP SIDING 7" EXPOSURE
- FCP FIBER CEMENT PANEL
- BR MASONRY BRICK
- BF BRICK FEATHERLITE
- ROOF SHINGLES 30 YR COMP.(IN LB)

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY'S FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG MARKER REQUIREMENTS.
- REFER TO SITE PLAN FOR ADDITIONAL LOCATIONS

MATERIAL CALCULATIONS ELEVATION #8		
MASONRY	1,093 S.F.	21%
F.C. LAP SIDING	3,318 S.F.	64%
BOARD & BATTEN	751 S.F.	15%
TOTAL:	5,162 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #8		
MASONRY	1,093 S.F.	14%
F.C. LAP SIDING	3,318 S.F.	42%
BOARD & BATTEN	751 S.F.	10%
FENESTRATION	2,697 S.F.	34%
TOTAL:	7,859 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #9		
MASONRY	1,142 S.F.	38%
F.C. LAP SIDING	1,785 S.F.	59%
BOARD & BATTEN	111 S.F.	3%
TOTAL	3,038 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #9		
MASONRY	1,142 S.F.	28%
F.C. LAP SIDING	1,786 S.F.	44%
BOARD & BATTEN	111 S.F.	4%
FENESTRATION	980 S.F.	24%
TOTAL:	4,018 S.F.	100%

8 BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION ISSUED 03/18/2026

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878 hedk.com

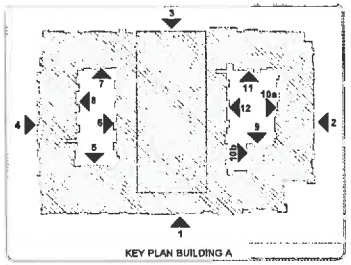
DATE 03/18/2026

PROJECT 21212

SHEET NUMBER A4-09

BLDG 'A' - ELEVATIONS

11 BUILDING A - ELEVATION
1/8" = 1'-0"



BUILDING AREA OCCUPANCY CLASSIFICATION			
BUILDING	R2	A3	B-2
LVL - 1	77,233 SF	12,985 SF	26,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			658,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,A-A
OCCUPANCY TYPES:	R-2, A-3, B-2
SPRINKLER SYSTEM:	13

MATERIAL KEY
FACADE TREATMENT MATERIALS
BB BOARD & BATTEN
LAP FIBER CEMENT LAP SIDING* EXPOSURE
FCP FIBER CEMENT PANEL
BR MASONRY BRICK
BF BRICK FEATHER JET
ROOF SHINGLES 30 YR COMP DR LIB

NOTES
- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE, NATURAL METALS, FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CFD FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ADDRESS LOCATIONS

MATERIAL CALCULATIONS ELEVATION #10a		
MASONRY	883 S.F.	21%
F.C. LAP SIDING	2,460 S.F.	59%
BOARD & BATTEN	822 S.F.	20%
TOTAL:	4,165 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #11		
MASONRY	567 S.F.	29%
F.C. LAP SIDING	1,955 S.F.	68%
BOARD & BATTEN	374 S.F.	12%
TOTAL:	2,896 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #10a		
MASONRY	883 S.F.	14%
F.C. LAP SIDING	2,460 S.F.	40%
BOARD & BATTEN	822 S.F.	14%
FENESTRATION	1,979 S.F.	32%
TOTAL:	6,115 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #11		
MASONRY	567 S.F.	14%
F.C. LAP SIDING	1,955 S.F.	48%
BOARD & BATTEN	374 S.F.	9%
FENESTRATION	1,192 S.F.	29%
TOTAL:	4,088 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #10b		
MASONRY	954 S.F.	43%
F.C. LAP SIDING	1,180 S.F.	52%
BOARD & BATTEN	102 S.F.	5%
TOTAL:	2,236 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #10b		
MASONRY	954 S.F.	35%
F.C. LAP SIDING	1,180 S.F.	42%
BOARD & BATTEN	102 S.F.	3%
FENESTRATION	537 S.F.	20%
TOTAL:	2,753 S.F.	100%

10b BUILDING A - ELEVATION
1/8" = 1'-0"

10a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION ISSUED 03/18/2026

HDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.320.8878
hedk.com

DATE 03/18/2026

PROJECT 21212

SHEET NUMBER A4-10

BLDG 'A' - ELEVATIONS

B1- BRICK
MANUFACTURER: ACME
COLOR: DOVE GREY
GROUT: ARGOS BEIGE

B2- BRICK
MANUFACTURER: ACME
COLOR: ASHWOOD
GROUT: ARGOS BEIGE

S1- STONE
MANUFACTURER: EL DORADO STONE
COLOR: MONUMENT
GROUT: ARGOS WHITE

P1- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: FIRST STAR SW 7644
SIDING

P2- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: TANGLED TWINE SW 9536
BOARD & BATTEN

P3- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: WINDY BLUE SW 6240
SIDING

P4- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SERIOUS GRAY SW 6554
DOOR TRIM, FASCIA
WINDOW TRIM, & RAILING.

W1- WINDOW
MANUFACTURER: ANDERSEN
COLOR: DARK BRONZE

D1- DOWNSPOUTS
MANUFACTURER: SENOX
COLOR: DARK BRONZE

M1- METAL AWNING
MANUFACTURER: ENTRIDGE
COLOR: ZINC GREY

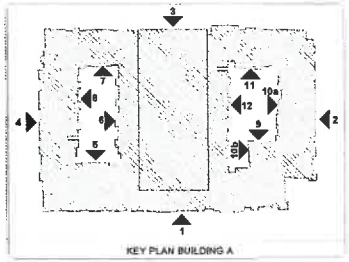
BUILDING AREA

OCCUPANCY CLASSIFICATION

BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,988 SF	26,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,016 SF		34,729 SF
LVL - 4	91,016 SF		34,729 SF
LVL - 5	91,016 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO

TYPE OF CONSTRUCTION:	V-A, I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



KEY PLAN BUILDING A

MATERIALS KEY

FACADE TREATMENT MATERIALS

BW	BOARD & BATTEN
LAP3	FIBER CEMENT LAP SIDING 5" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLIKE
ROOF	SHINGLES 30 YR COMP.DH LED

NOTES
- MATERIALS SHALL BE CONSTRUCTED AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR ADJOINING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWNSPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CERTIFIED DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ADDELINE LOCATIONS

MATERIAL CALCULATIONS ELEVATION #12

MASONRY	1,284 S.F.	20%
F.C. LAP SIDING	3,975 S.F.	64%
BOARD & BATTEN	986 S.F.	16%
TOTAL:	6,225 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #12

MASONRY	1,284 S.F.	14%
F.C. LAP SIDING	3,978 S.F.	43%
BOARD & BATTEN	986 S.F.	10%
FENESTRATION	3,025 S.F.	33%
TOTAL:	9,250 S.F.	100%

12 BUILDING A - ELEVATION
1/8" = 1'-0"

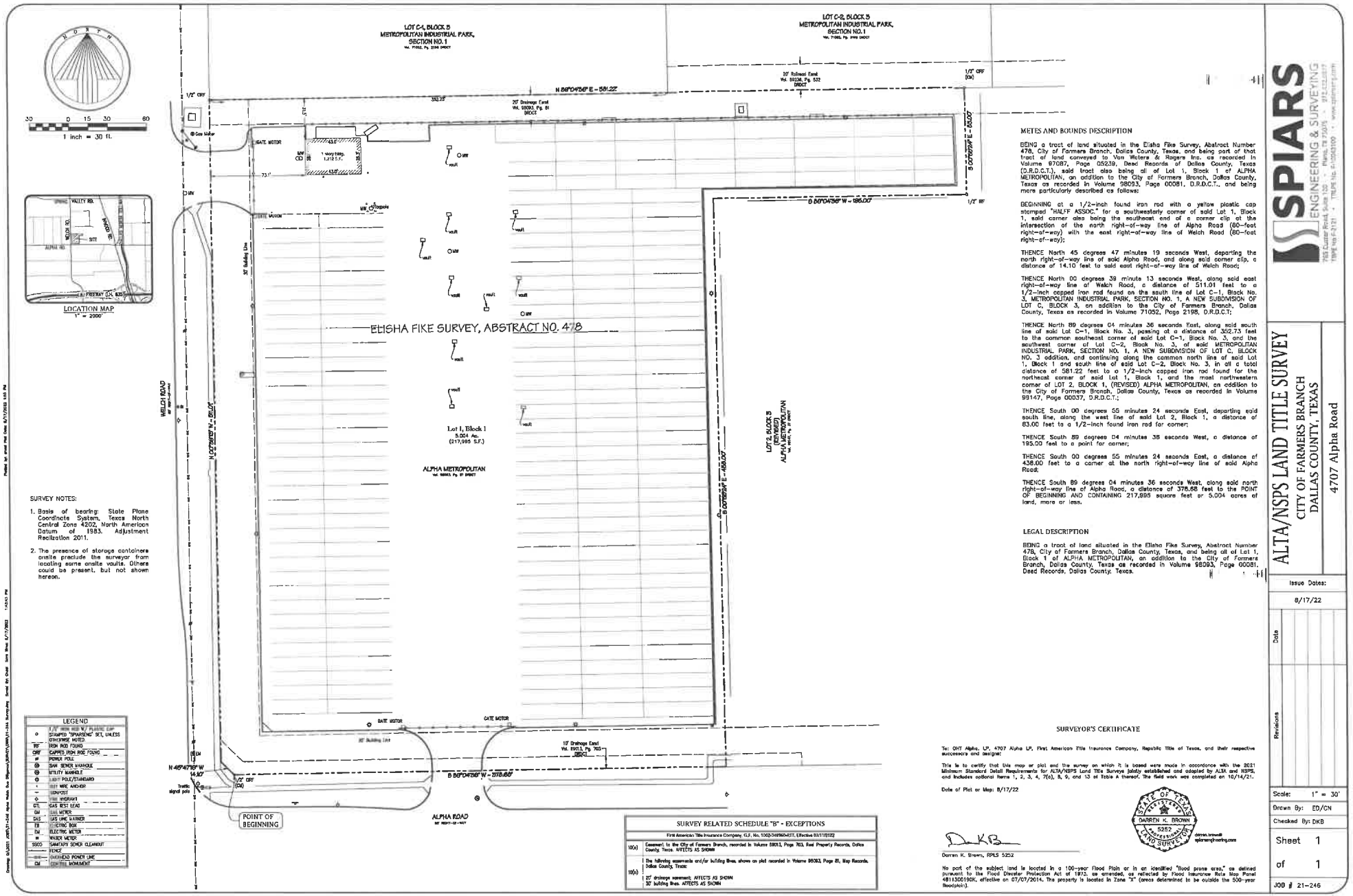
REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION ISSUED 03/18/2026

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE 03/18/2026
PROJECT 21212
SHEET NUMBER A4-11
BLDG 'A' - ELEVATIONS



SURVEY NOTES:

1. Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. The presence of storage containers onsite preclude the surveyor from locating some onsite vaults. Others could be present, but not shown hereon.

LEGEND

○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARS ENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
⊕	POWER POLE
SMH	SANITARY SEWER MANHOLE
UM	UTILITY MANHOLE
☼	LIGHT POLE/STANDARD
▪	GUY WIRE ANCHOR
—	SIGNPOST
◇	FIRE HYDRANT
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
■	WATER METER
SSCO	SANITARY SEWER CLEANOUT
— OHW —	OVERHEAD POWER LINE
CM	CONCRETE MONUMENT

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS

First American Title Insurance Company, G.F. No. 1002-3469604-ETT, Effective 03/11/2022

10(e)	Easement to the City of Farmers Branch, recorded in Volume 89013, Page 703, Real Property Records, Dallas County, Texas. AFFECTS AS SHOWN
10(h)	The following easements and/or building lines, shown on plat recorded in Volume 98093, Page 81, Map Records, Dallas County, Texas: 20' drainage easement; AFFECTS AS SHOWN 30' building lines. AFFECTS AS SHOWN

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Elisha Fike Survey, Abstract Number 478, City of Farmers Branch, Dallas County, Texas, and being part of that tract of land conveyed to Van Waters & Rogers Inc. as recorded in Volume 97087, Page 05259, Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being all of Lot 1, Block 1 of ALPHA METROPOLITAN, an addition to the City of Farmers Branch, Dallas County, Texas as recorded in Volume 98093, Page 00081, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF ASSOC." for a southwesterly corner of said Lot 1, Block 1, said corner also being the southeast end of a corner clip at the intersection of the north right-of-way line of Alpha Road (80-foot right-of-way) with the east right-of-way line of Welch Road (80-foot right-of-way);

THENCE North 45 degrees 47 minutes 19 seconds West, departing the north right-of-way line of said Alpha Road, and along said corner clip, a distance of 14.10 feet to said east right-of-way line of Welch Road;

THENCE North 00 degrees 39 minute 13 seconds West, along said east right-of-way line of Welch Road, a distance of 511.01 feet to a 1/2-inch capped iron rod found on the south line of Lot C-1, Block No. 3, METROPOLITAN INDUSTRIAL PARK, SECTION NO. 1, A NEW SUBDIVISION OF LOT C, BLOCK 3, an addition to the City of Farmers Branch, Dallas County, Texas as recorded in Volume 71032, Page 2198, D.R.D.C.T;

THENCE North 89 degrees 04 minutes 36 seconds East, along said south line of said Lot C-1, Block No. 3, passing at a distance of 352.73 feet to the common southeast corner of said Lot C-1, Block No. 3, and the southwest corner of Lot C-2, Block No. 3, of said METROPOLITAN INDUSTRIAL PARK, SECTION NO. 1, A NEW SUBDIVISION OF LOT C, BLOCK NO. 3 addition, and continuing along the common north line of said Lot 1, Block 1 and south line of said Lot C-2, Block No. 3, in all a total distance of 581.22 feet to a 1/2-inch capped iron rod found for the northeast corner of said Lot 1, Block 1, and the most northwestern corner of LOT 2, BLOCK 1, (REVISED) ALPHA METROPOLITAN, an addition to the City of Farmers Branch, Dallas County, Texas as recorded in Volume 99147, Page 00037, D.R.D.C.T.;

THENCE South 00 degrees 55 minutes 24 seconds East, departing said south line, along the west line of said Lot 2, Block 1, a distance of 83.00 feet to a 1/2-inch found iron rod for corner;

THENCE South 89 degrees 04 minutes 36 seconds West, a distance of 195.00 feet to a point for corner;

THENCE South 00 degrees 55 minutes 24 seconds East, a distance of 438.00 feet to a corner at the north right-of-way line of said Alpha Road;

THENCE South 89 degrees 04 minutes 36 seconds West, along said north right-of-way line of Alpha Road, a distance of 378.68 feet to the POINT OF BEGINNING AND CONTAINING 217,995 square feet or 5.004 acres of land, more or less.

LEGAL DESCRIPTION

BEING a tract of land situated in the Elisha Fike Survey, Abstract Number 478, City of Farmers Branch, Dallas County, Texas, and being all of Lot 1, Block 1 of ALPHA METROPOLITAN, an addition to the City of Farmers Branch, Dallas County, Texas as recorded in Volume 98093, Page 00081, Deed Records, Dallas County, Texas.

SURVEYOR'S CERTIFICATE

To: OHT Alpha, LP, 4707 Alpha LP, First American Title Insurance Company, Republic Title of Texas, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 10/14/21.

Date of Plat or Map: 8/17/22

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

darren.brownll
spiarsengineering.com

Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48113C0190K, effective on 07/07/2014. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

SPIARS ENGINEERING & SURVEYING
1750 Garner Road, Suite 120 - Plano, TX 75075 - 972.422.0077
TBPE Reg. # 21121 - TBPLS No. 10106100 - www.spiarseng.com

ALTA/NSPS LAND TITLE SURVEY

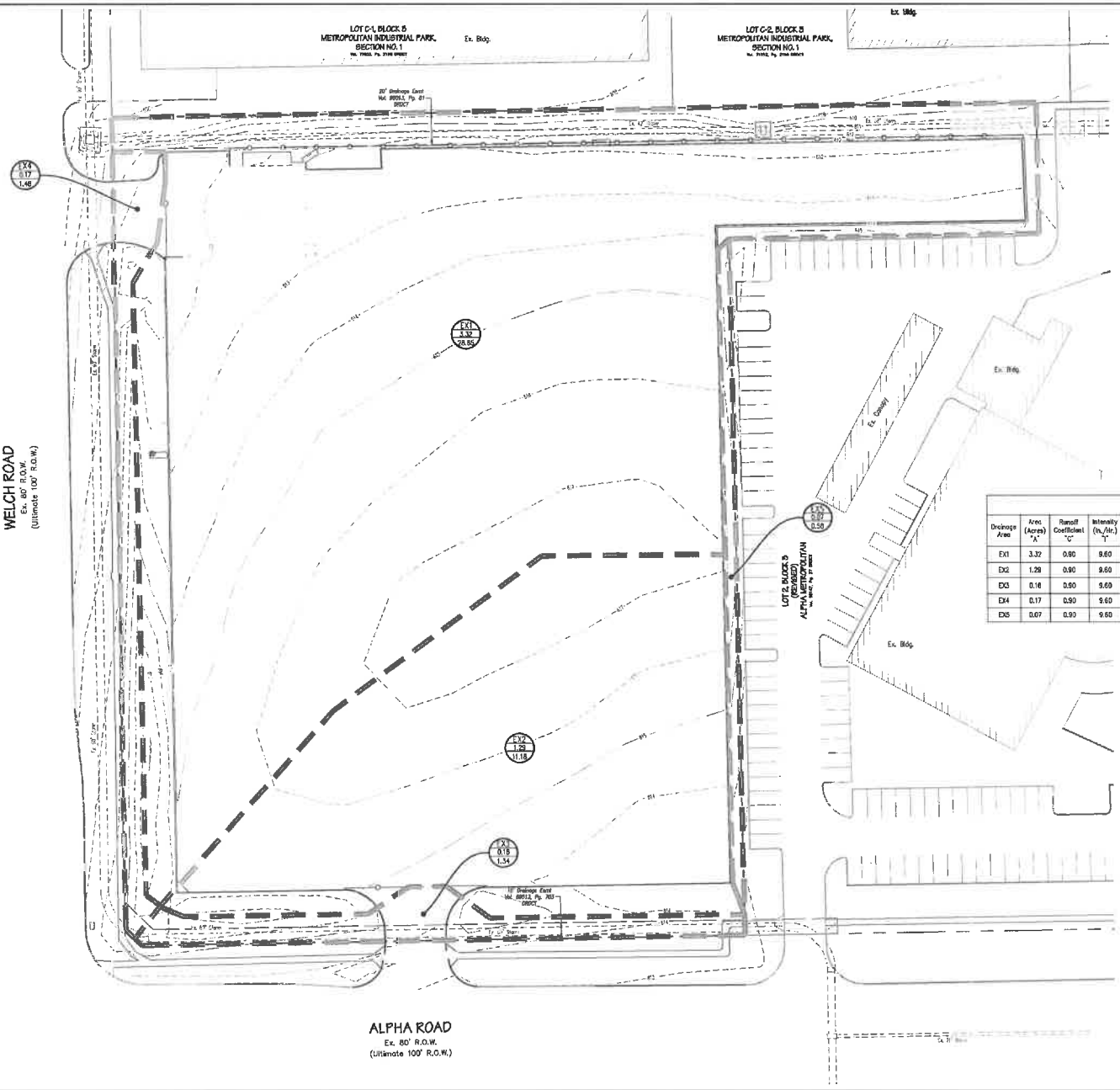
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

4707 Alpha Road

Revisions	Date

Issue Dates:
8/17/22

Scale: 1" = 30'
Drawn By: ED/CN
Checked By: DKB
Sheet 1 of 1
JOB # 21-246



N
W E
S

0 15 30 60
1 inch = 30ft.

LEGEND

Q = C I A
C = 0.90
I_{100} = 9.80 in/hr
tc = 10 Min.

A1 / 1.1 / 23 = Drainage Area / = Acreage / = Q_{100} cfs

- Drainage Area Divide
- Existing Contours
- Direction Of Flow
- Existing Storm Sewer

Drainage Area Table

Drainage Area	Area (Acres) "A"	Runoff Coefficient "C"	Intensity (In./Hr.) "I"	Storm Design Frequency (Yr)	Time of Concentration (Min.) "tc"	Discharge (C.F.S.) "Q"	Comments
EX1	3.32	0.90	9.60	100	10	28.65	To Wye Inlet
EX2	1.28	0.90	9.60	100	10	11.18	To 60" RCP
EX3	0.16	0.90	9.60	100	10	1.34	To Alpha Road
EX4	0.17	0.90	9.60	100	10	1.48	To Welch Road
EX5	0.07	0.90	9.60	100	10	0.58	Sheet Flow to East

Note:
The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, liming, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

CAUTION !!!
EXISTING UTILITIES

Existing utilities and underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take necessary precautions in order to protect all facilities encountered, the contractor shall preserve and protect all existing utilities from damage during construction.

Call Texas one-call (811) or other utility location services 48 hours prior to construction activity. Spiars Engineering, Inc. is not responsible for knowing all existing utilities or depicting exact locations of utilities on drawings.

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TBPE No. F-21121 • TBPLS No. F-10043120 • www.spiarseng.com

STATE OF TEXAS
DAVID J. BOHO
122081
LICENSED PROFESSIONAL ENGINEER
3/30/26

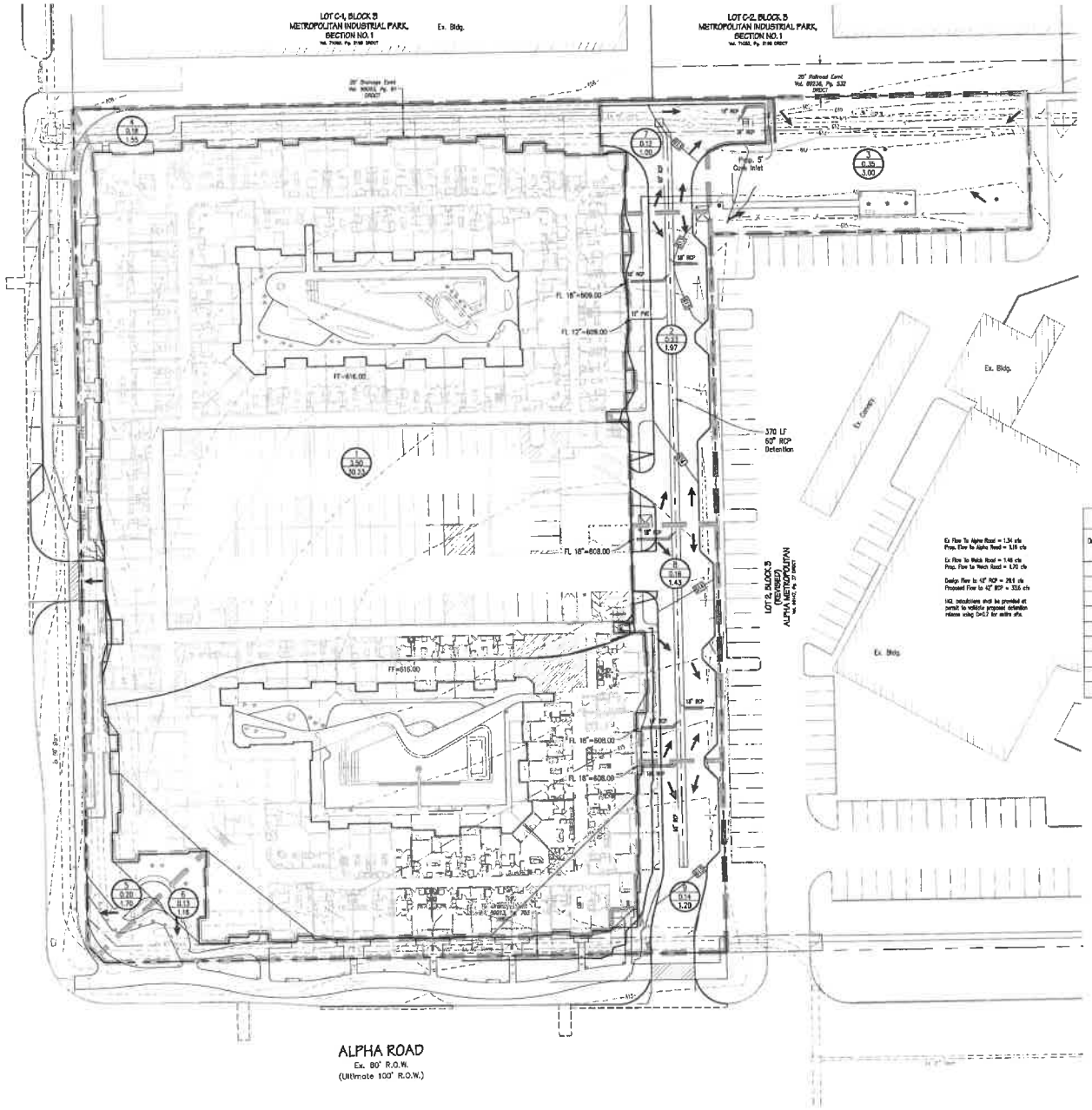
LENOX ALPHA

LOT 1, BLOCK 1
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

Date
Revisions

Scale: As Shown
Drawn By: BLM
Checked By: DJB
Sheet C4
SEI No. 25-240



N
W E
S

0 15 30 60

1 inch = 30 ft.

LEGEND

C = C I A
C = 0.90
I_{100} = 9.60 in/hr
tc = 10 Min.

1 / 1.1 / 2.2 = Drainage Area = Acreage = Q_{100} cfs

Drainage Area Divide
Existing Contours
Proposed Contours
Direction Of Flow

Drainage Area Table

Drainage Area	Area (Acres) "A"	Runoff Coefficient "C"	Intensity (In./Hr.) "I"	Storm Design Frequency (Yr)	Time of Concentration (Min.) "Tc"	Discharge (C.F.S.) "Q"	Comments
1	3.50	0.90	9.60	100	10	30.23	TO BLDG. DOWNSPOUTS
2	0.23	0.90	9.60	100	10	1.97	TO PROP. 2-GRATE INLET
3	0.35	0.90	9.60	100	10	3.00	TO LS DRAIN
4	0.18	0.90	9.60	100	10	1.55	LS To Ex. 42" RCP
5	0.20	0.90	9.60	100	10	1.70	SHEET FLOW TO WELCH ROAD
6	0.13	0.90	9.60	100	10	1.16	SHEET FLOW TO ALPHA ROAD
7	0.12	0.90	9.60	100	10	1.00	TO PROP. 5' C.I.
8	0.18	0.90	9.60	100	10	1.43	TO PROP. 2-GRATE INLET
9	0.14	0.90	9.60	100	10	1.20	To Prop CI

Total Site Area=	5 ac
Detained Area=	5 ac
Undetained Area=	0 ac
Proposed C=	0.9
I100 (in/hr)=	9.6 in/hr
Undetained Flow =	0.00 cfs
Existing Tc =	10 mins
Existing I100=	9.6 in/hr
Existing C=	0.7
Allowable Release=	33.60 cfs
Net Allowable Release =	33.60 cfs

Runoff Coefficient C =	0.90	
Drainage Area - A =	5.00	acres
Time of Concentration - tc =	10	minutes
Maximum Outflow Rate - Q =	33.60	cfs

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge QxCxA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
5	11.96	1.00	53.8	16146	15	15120	1026
10	9.60	1.60	43.2	25920	20	20160	5760
15	8.00	2.00	36.0	32400	25	25200	7200
30	5.52	2.76	24.8	44712	40	40320	4392
40	4.93	3.29	22.2	53244	50	50400	2844
50	4.37	3.64	19.7	58995	60	60480	-1485
60	3.63	3.63	16.3	58306	70	70560	-11794
70	3.50	4.09	15.8	66191	80	80640	-14449
120	2.38	4.72	10.6	76464	130	131040	-54576
180	1.81	5.43	8.1	87966	190	191520	-103554
360	1.12	6.72	5.0	108364	370	372960	-264596

Required Storage Volume = 7200 cubic feet = 0.17 acre-feet

SPIARS ENGINEERING & SURVEYING
501 W. Prosper Center Park Prosper, Texas 75078 • 214.440.3377
TBPE No. F-2121 • TBELS No. F-10043100 • www.spiarseng.com

STATE OF TEXAS
DAVID J. BOND
122081
LICENSED PROFESSIONAL ENGINEER
3/30/26

LENOX ALPHA

LOT 1, BLOCK 1
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

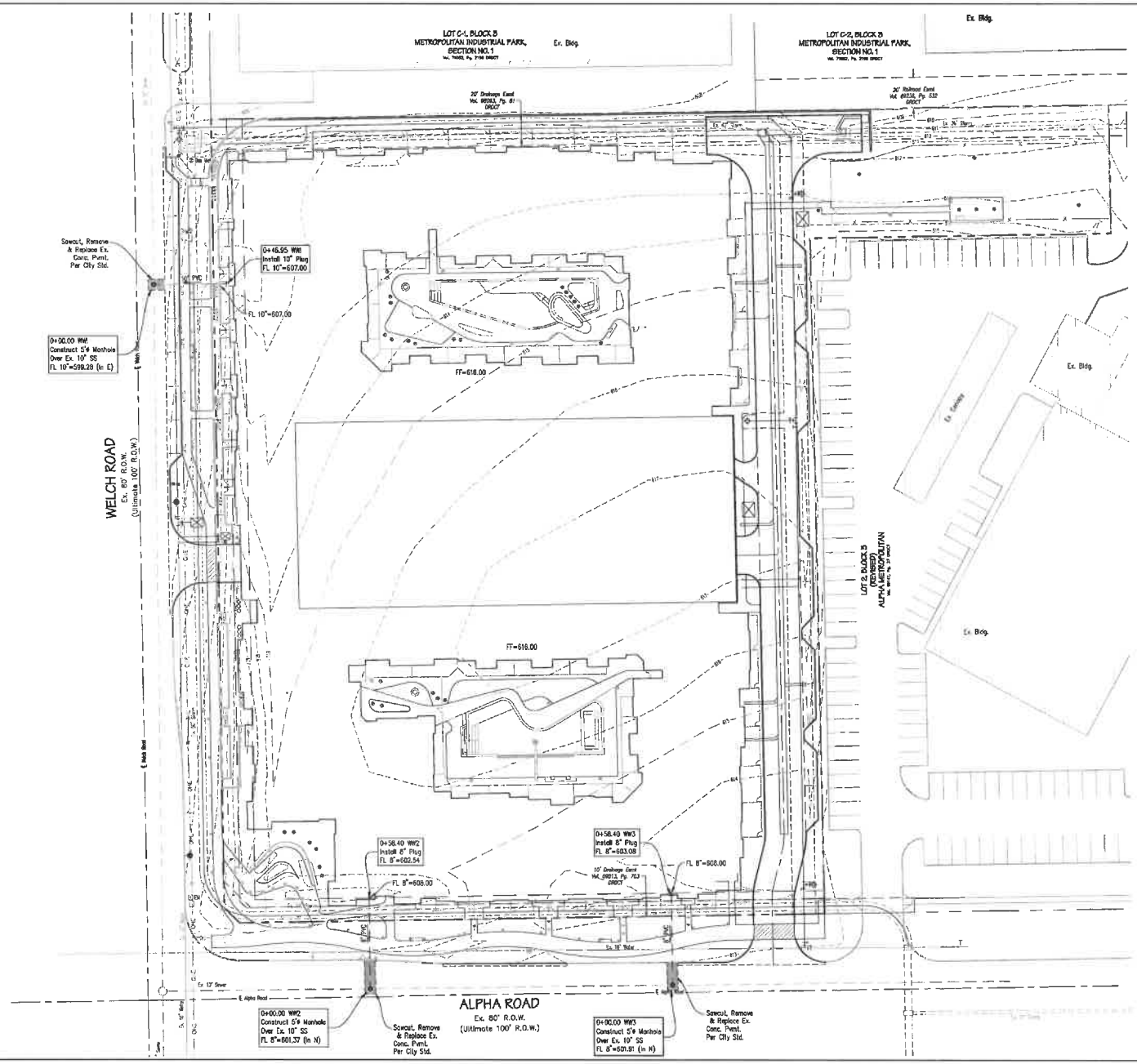
PRELIMINARY DRAINAGE PLAN

Date
Revisions

Scale: As Shown
Drawn By: BLM
Checked By: DJB

Sheet 1

SEI No. 25-240



N
W E
S

0 15 30 60
1 Inch = 30ft.

WASTEWATER GENERAL NOTES

1. All materials and construction shall conform to the City of Farmers Branch Standard Construction Details and Specifications, except as noted herein and approved by the City.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project.
5. Any utility installed outside of an easement shall be installed by a plumber and inspected by Code Enforcement.
6. Backfill for utility lines should be carefully placed so that the utility will be stable. Where utility lines cross the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
7. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
8. Sanitary sewer manholes shall be constructed of cast-in-place concrete or precast concrete with cast iron frames and cover per City of Farmers Branch details.
9. Refer to Plumbing Plans for exact water and sewer service locations.
10. Sanitary sewer lines shall be PVC per ASTM 3034, SDR-35.

LEGEND

- Existing Storm Sewer
- Proposed Storm Sewer
- Existing Water & Fittings
- Existing Fire Hydrants
- Proposed Water
- Proposed Fire Hydrants
- Existing Waste Water
- Proposed Waste Water & Manhole

Note:
The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, lining, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

CAUTION !!!
EXISTING UTILITIES

Existing utilities and underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take necessary precautions in order to protect all facilities encountered, the contractor shall preserve and protect all existing utilities from damage during construction.

Call Texas one-call (811) or other utility location services 48 hours prior to construction activity. Spiars Engineering, Inc. is not responsible for knowing all existing utilities or depicting exact locations of utilities on drawings.

SPIARS
ENGINEERING & SURVEYING
501 W. Parkerville Road Suite 250 Riverview, TX 75080 • 972-422-0077
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STATE OF TEXAS
DAVID J. BOND
122081
LICENSED PROFESSIONAL ENGINEER
3/31/25

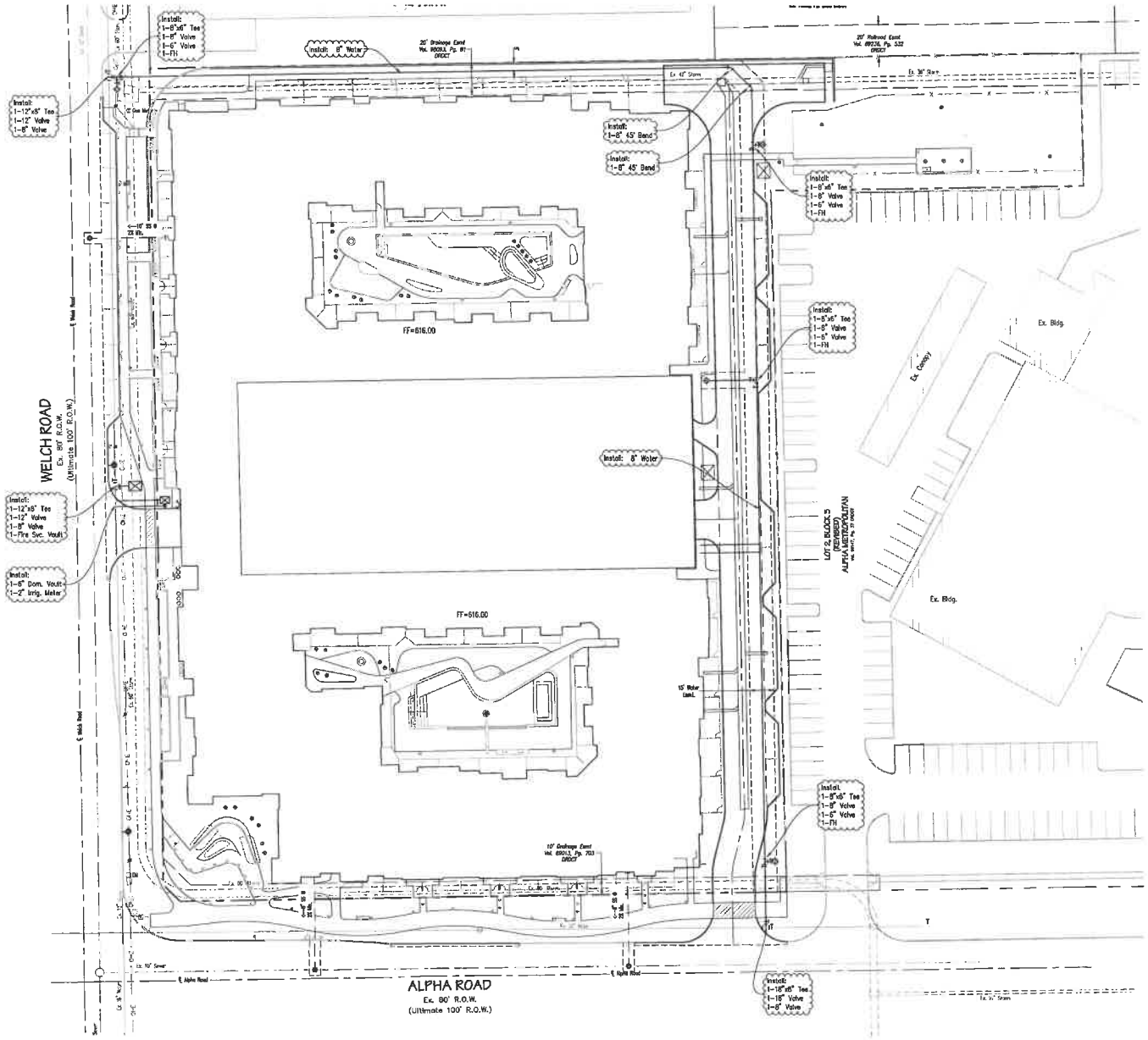
LENOX ALPHA

LOT 1, BLOCK 1
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

WASTEWATER PLAN

No.	Revisions	Date

Scale: As Shown
Drawn By: DLM
Checked By: DJB
Sheet C9
SEI No. 25-240



WATER GENERAL NOTES

1. All materials and construction shall conform to the City of Farmers Branch Standard Construction Details and Specifications, except as noted herein and approved by the City.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project.
5. Any utility installed outside of an easement shall be installed by a plumber and inspected by Code Enforcement.
6. Backfill for utility lines should be carefully placed so that the utility will be stable. Where utility lines cross the parking lot, the top 5' should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
7. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
8. All water mains shall be C-900 PVC SDR 18. Domestic and fire water service lines shall be per City of Farmers Branch Building Code requirements.
9. All ductile iron fittings shall be of the mechanical joint type or slip joint and shall be Class D, or Class 250 on sizes 12" and smaller in accordance with A.W.W.A. Specification C-110-64 and C-111-64.
10. All 6" and smaller water mains shall have a minimum cover of 42"; all 8" and larger water mains shall have a minimum cover of 48" or sufficient cover to clear other utilities as measured from top of pipe to existing ground level or finished grade, whichever is greater.
11. Fire hydrants shall be placed 4' to 7' from back of curb located as shown on the plans.
12. Fire hydrants shall be City approved and color coded.
13. All gate valves shall be City approved.
14. All water and sanitary mains and services shall have a 10' min. lateral separation.

LEGEND

- Existing Storm Sewer
- Proposed Storm Sewer
- Existing Water & Fittings
- Existing Fire Hydrants
- Proposed Water
- Proposed Fire Hydrants
- Existing Waste Water
- Proposed Waste Water & Manhole

Note:
The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, lining, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

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EXISTING UTILITIES

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SPIARS ENGINEERING & SURVEYING
3611 N. President George Bush Hwy • Suite 250 • Garland, TX 75040 • 214-420-0077
TBPE #10-F-9121 • TBPLS No. F-10043700 • www.spiarseng.com

STATE OF TEXAS
DAVID J. BOND
122081
LICENSED PROFESSIONAL ENGINEER
3/30/26

LENOX ALPHA

LOT 1, BLOCK 1
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

WATER PLAN

Revisions | Date

Scale: As Shown
Drawn By: BLM
Checked By: DJB

Sheet C10

SEI No. 25-240

Subject Property
Tax Parcels
City Limit

25-SP-10 Aerial Map
4707 Alpha Road

NORTH

0 300 600 Feet

FARMERS BRANCH


DEX DR
PD-56
PD-42
NALL RD
WELCH RD
NEUTRON RD
OMEGA RD
BETA RD
PD-41
INWOOD RD
PD-55
PD-107
LI
ALPHA RD
PD-80
PD-103
SIMONTON RD
PD-104
PD-87
Subject Property
Zoning
Tax Parcels
City Limit
25-SP-10 Location Map
4707 Alpha Road
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
NORTH
0
300
600
Feet
FARMERS BRANCH

City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

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

Monday, June 22, 2026	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 (6): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Scott Noris, and Alternate Commissioner Breeanna Banks

Commissioners Absent (2): Alternate Commissioner Clint Schumacher

City Staff Present: City Manager Ben Williamson, Police Chief Kevin McCoy, Director of Community Services Derek Hull, Planning Manager Tara Bradley; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; and City Attorney Chris Metcalf

A. STUDY SESSION

A.1 26-405 **Discuss Regular Agenda Items.**

Chair Raley called the Study Session to order at 6:30 PM. Chair Raley thanked the Commissioners for their service.

Chair Raley asked for any questions regarding the Regular Agenda item.

Regarding Regular Agenda item C.2:

- Commissioner Trapp asked about the on-street parking spaces proposed to run alongside Welch Road, including whether the existing trees within this area would be removed and whether cutouts for these spaces happen. *Mr. Campbell confirmed that the applicant was indeed proposing on-street parking for Welch Road. Mr. Campbell also confirmed that the existing trees within the area were being removed and that cutouts for these spaces would occur.*

- Commissioner Kirby asked whether the proposed on-street parking spaces for Welch Road were required by staff. *Mr. Campbell said no and explained that the subject property was overparked, but it was the applicant's preference to keep these spaces as they shown on the conceptual site plan at the time Planned Development District No. 107 (PD-107) was approved.*

Regarding Public Hearing item D.1:

- Vice-Chair Miller asked about the history of this project leading to why the

parking garage remained on the subject property. *Ms. Bradley explained the history of the proposed development and that the project has now switched owners, who are requesting to amend Planned Development District No. 18 (PD-18) to remove the age restriction requirement from the development. Ms. Bradley stated she would defer to the applicant for elaboration on more specific details regarding their proposal.*

- Vice-Chair Miller asked about the current age restriction regarding the development. *Ms. Bradley stated she would follow up with the Commissioners on this information.*
- Commissioner Sultzbaugh asked whether single-family housing was part of the applicant's request. *Ms. Bradley said yes during the original iteration of the project, and that the applicant proposes to keep these homes as part of the development.*
- Commissioner Trapp asked for clarification regarding the request before the Commission. *Ms. Bradley explained that the main request was the removal of the age restriction from the multifamily residential portion of the proposed development.*
- Commissioner Kirby asked whether Medical Parkway North could be used to egress from the subject property. *Ms. Bradley said yes to the best of her knowledge, but that this would be investigated further during review of the Detailed Site Plan.*
- Commissioner Kirby asked whether it was required to have access to the subject property from Amsterdam Road and Morningstar Road. *Ms. Bradley stated that she would defer this question to the review of the Detailed Site Plan and such access would involve an agreement between the property owners.*
- Commissioner Sultzbaugh asked whether the letters of opposition received by staff had been uploaded. *Ms. Bradley said no as staff just received them today, and that these letters had been printed for review by the Commissioners.*
- Vice-Chair Miller asked how the age restriction would be enforced. *Ms. Bradley stated she would follow up with the Commissioners on this.*
- Commissioner Kirby asked whether the city had any other restricted residential properties. *Ms. Bradley said yes there was one such property within the Mercer Crossing area.*
- Commissioner Trapp asked whether there were plans to open up Eunice Street and run through the development related to alleviating traffic within the area of the subject property. *Ms. Bradley stated that she would defer this to review of the Detailed Site Plan.*

Hearing no further questions or comments, Chair Raley closed discussion on this agenda item.

A.2 26-406 Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

No new items were requested by the Commissioners.

Hearing no questions or comments, Chair Raley closed the discussion on this agenda item and adjourned the Study Session at 6:45 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:00 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 26-407 Consider approval of the May 11, 2026 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

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

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp Commissioner Noris and Alternate Commissioner Banks

C.2 25--SP-10 Consider the request for Detailed Site Plan approval for a multifamily residential development on an approximately 5-acre property addressed as 4707 Alpha Road and located within the Planned Development District No. 107 (PD-107) zoning district; and take appropriate action.

Mr. Campbell gave a presentation regarding the proposed development, and explained that this was being brough back before the Commission with the updated multifamily residential unit count and parking space count.

Mr. David Bond with Spiars Engineering and Surveying, the applicant, 765 Custer Road, Plano, was available to answer questions.

Commissioner Trapp asked about the Multi-Family Policy criteria not meant by the proposed development. *Mr. Campbell confirmed that it was the one regarding mixed-use as the proposed development was not a mixed-use development.*

Vice-Chair Miller asked whether it was accurate to state that mixed-use development was not coming into the city due to said developments not being viable. *Mr. Campbell said yes, and that to the best of his knowledge this viability was dictated by market conditions.*

Vice-Chair Miller asked the applicant to summarize the characteristics of the proposed development. *Mr. Bond stated that the proposed development was a Class A multifamily residential community that sought to bring density into the area through the offering of several amenities as well as through the activation of streets and streetscapes.*

Commissioner Sultzbaugh asked whether the design of the parking garage extending two stories above the top plate of the residential buildings was standard practice for multifamily residential developments of this design. *Mr. Bond stated that this design was the result of the additional density with the residential unit count versus the original design, and was also due to existing site conditions not allowing for subsurface parking.*

Hearing no further questions or comments from the Commissioners, Chair Raley asked for a motion regarding this item.

A motion was made by Commissioner Kirby, seconded by Alternate Commissioner Banks, that this Detailed Site Plan be recommended for approval. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp Commissioner Noris and Alternate Commissioner Banks

D. PUBLIC HEARING

Conduct a public hearing and consider the request to amend Planned Development District No. 18 (PD-18) to allow for multi-family and single-family dwelling units on approximately 6.1 acres located at 12150 Medical Parkway; and take appropriate action.

Ms. Bradley gave a presentation regarding the proposed amendment.

Mr. Eli Haj with CIVE, the applicant, 4907 Campbell Drive, Pearland, and Mr. Hashem Damlaj with CIVE, the applicant, 5538 Navarro Street, Houston, gave a presentation and were available to answer questions.

Commissioner Kirby asked the applicant what necessitated their request. *Mr. Haj stated current economic conditions made an age restricted residential development for the subject property not feasible.*

Commissioner Kirby asked whether there was a necessity for the property to connect to Amsterdam Road and Morningstar Road. *Mr. Haj confirmed Amsterdam Road was abandoned, and that primary ingress and egress would occur from LBJ Freeway and Myra Lane.*

Commissioner Trapp asked how the subject property would connect with Myra Lane. *Mr. Haj stated that all existing access points would remain unchanged and pointed out the connection to Myra Lane on the site plan.*

Commissioner Noris asked whether the applicant had any solutions for alleviating traffic on Webb Chapel Road, and for alleviating potential light pollution from the residential buildings. *Mr. Haj stated that the multifamily buildings would act as a buffer against potential noise pollution. Regarding potential light pollution, Mr. Damlaj stated that a photometric study could be provided for review by staff.*

Commissioner Sultzbaugh asked whether the applicant owned and operated any multifamily residential developments or senior living facilities. *Mr. Haj stated that they have partnered with others on these developments as the company is a general contractor.*

Commissioner Sultzbaugh asked whether the applicant had previously developed any multifamily residential developments or senior living facilities. *Mr. Haj said yes.*

Commissioner Sultzbaugh asked whether a traffic study was completed during the original iteration of this project for the senior living community. *Mr. Haj stated that CIVE was not the original designer on the project.*

Commissioner Sultzbaugh asked staff whether a traffic study was completed during the original iteration of the project. *Ms. Bradley stated that she did not see where one was provided, but if deemed necessary, that this would be requested of the applicant during review of the Detailed Site Plan pending approval of this Zoning Amendment.*

Commissioner Sultzbaugh asked whether the data resulting from a traffic study for a senior living community would differ from that for a traditional multifamily residential community for the subject property. *Ms. Bradley stated she would defer this to the Traffic Engineer to determine the necessity of one during review of the Detailed Site Plan.*

Commissioner Sultzbaugh then asked if the Commission would need to make a recommendation on this Zoning Amendment request before reviewing a potential traffic study. *Ms. Bradley stated that the Commission was to make a recommendation regarding the entitlement of the property per the applicant's request.*

Vice-Chair Miller asked the applicant to address the concerns raised by residents regarding potential issues related to traffic. *Mr. Haj and Mr. Damlaj stated that potential traffic congestion would be relieved due to designing Myra Lane to have restricted access in addition to the parking garage being adjacent to Medical Parkway North, which had direct access to LBJ Freeway. They also stated that fire lane access would occur from Myra Lane and the public open space would provide additional connectivity.*

Commissioner Kirby commented that he believed the gated access to Myra Lane was a good idea and suggested that this be done for Morningstar Lane too due to potential heavier traffic on this street.

Vice-Chair Miller asked how Commissioner Kirby's suggestion could be incorporated into a stipulation related to the Commission's motion on this item. *Commissioner Kirby and Mr. Metcalf confirmed that this would be addressed during consultation of the Detailed Site Plan.*

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

Mr. David Koch, 3243 Brincrest Drive, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. Robert Burke, 12250 Brisbane Avenue, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. William Glancy, 3808 Wooded Creek Drive, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Jessica Knowles, 12322 Amsterdam Road, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Claire Connolly, 3612 Courtdale Drive, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. David Rogers, 12239 Brisbane Avenue, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. Price Trosin, 2711 Mount View Drive, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Yadira Cerda, 3205 Damascus Way, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. Fernando Gonzalez, 3205 Damascus Way, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Carolyn Boulet, 3040 Abbey Lane, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Caroline Buenger, 3283 Brincrest Drive, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. Daniel Bernger, 3283 Brincrest Drive, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Ashley Valader, 3250 Myra Lane, Farmers Branch, spoke in opposition to the proposed amendment.

Ms. Lucy Gore, 12254 Brisbane Avenue, Farmers Branch, spoke in opposition to the proposed amendment.

Mr. Carlos Checir, 3405 Rockmartin Drive, Farmers Branch, spoke in opposition to the proposed amendment.

No one else came forward to address this agenda item.

Vice-Chair Miller asked staff to explain required public notification procedures for Zoning Amendment cases. *Ms. Bradley explained that state law required notification letters to be mailed to all property owners within 200 feet of the subject property, and that City Council approved an amendment to the Comprehensive Zoning Ordinance (CZO) to extend this boundary to 300 feet. Ms. Bradley also stated that in addition to the letters, a sign is also placed on the subject property with both required to occur ten days prior to the Planning and Zoning Commission meeting. Ms. Bradley further stated that 15 days prior to the City Council meeting, notice of the case is published in the Classifieds section of the newspaper.*

Commissioner Kirby asked what constituted an independent senior living facility. *Ms. Bardley stated that age was the determining factor per PD-18.*

Commissioner Kirby then asked whether currently assisted living could be a component of the development. *Ms. Bradley said yes and confirmed that it could be either independent senior living, assisted living or a combination of both.*

Vice-Chair Miller asked about the discussion the Commission can have during the public hearing versus when it is closed. *Chair Raley stated that when the public hearing is closed, the Commission could still hold discussion, but this would preclude any further comments from the public.*

Chair Raley asked for a motion to close the public hearing.

A motion was made by Commissioner Kirby, seconded by Commissioner Noris, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp Commissioner Noris and Alternate Commissioner Banks

In response to Vice-Chair Miller's comments regarding the economic viability of a senior living community, Mr. Haj stated that the previous applicant was not able to receive funding during the original iteration of the project. Mr. Haj stated that the proposed development would be a Class A multifamily residential development he believed would not attract potentially troublesome tenants.Mr. Damlaj stated he believed the proposed development to be in alignment with the goals of the Farmers Branch 2045 Comprehensive Plan.

In response to Commissioner Sultzbaugh's comments regarding traffic, Mr. Damlaj stated that both Morningstar Road and Amsterdam Road were abandoned, and that Morningstar Road was being used as a hammerhead for the fire lane. Mr. Damlaj confirmed that there would be no access connection through these roads and there were no plans to have future access. Mr. Damlaj further stated there was a recorded easement with Morningstar Road for the fire lane hammerhead.

In response to Commissioner Kirby's comments regarding describing access to the subject property from Myra Lane via the Amsterdam Road right-of-way being a potential point of confusion regarding overall site access, Mr. Damlaj showed where Amsterdam Road ended on the site plan and reiterated that primary ingress and egress would occur via Medical Parkway North via LBJ Freeway, Interstate 635 (I-635E) and Webb Chapel Road. Mr. Haj stated that there would be no access via Morningstar Road or Amsterdam Road.

In response to comments from the audience, Chair Raley stated that this Zoning Amendment would be presented to City Council.

Alternate Commissioner Banks asked whether a condition for recommendation of approval could be that a citizen committee be formed to help in the design of the Detailed Site Plan. *Chair Raley stated that this was not within the Commission's purview as they were just a recommending body. Chair Raley further stated that anything regarding the site plan would be addressed during the Detailed Site Plan phase, which had not yet occurred. Chair Raley reminded the Commissioners that the case tonight involved removing the age restriction requirement from the proposed development.*

Commissioner Kirby made a motion to recommend approval of this Zoning Amendment. Chair Raley seconded the motion.

Vice-Chair Miller asked if this Zoning Amendment were not approved, could the applicant bring the request back with research that independently verified why a senior living community would not be economically viable per comments made by the applicant. *Chair Raley stated that the Commission had the option of tabling this agenda item and requesting this information of the applicant.*

Following further discussion from the Commission, Chair Raley asked for action on the motion presented.

A motion was made by Commissioner Kirby, seconded by Chair Raley, that this Zoning Amendment be recommended for approval. The motion failed by the following vote:

Aye: 2 – Chair Raley and Commissioner Kirby

Nay: 5 - Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp Commissioner Noris and Alternate Commissioner Banks

Chair Raley asked for another motion.

A motion was made by Vice-Chair Miller, seconded by Commissioner Noris, to table this agenda item and request the applicant provide additional information on the economic viability of a 55 plus aged residential community for the subject property. The motion carried by the following vote:

Aye: 5 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Noris and Alternate Commissioner Banks

Nay: 2 - Commissioner Sultzbaugh and Commissioner Trapp

Chair Raley asked to which Planning and Zoning Commission meeting the applicant would be prepared to return with the requested information. Mr. Haj stated the July 27, 2026 meeting.

The agenda item was tabled to the July 27, 2026 Planning and Zoning Commission meeting.

E. ADJOURNMENT

Chair Amber Raley adjourned the meeting at 8:43 PM.

_____
Chair

_____
City Administration