



INFORMATION MEMORANDUM

TO: Mayor and City Council

THROUGH: Ben Williamson, City Manager

FROM: Perla Tavera, Director of Economic Development, Tourism, & Planning

DATE: December 10, 2024

SUBJECT: Consider approving Resolution No. 2024-226 for a Detailed Site Plan for multifamily development on approximately five acres located at 2000 LBJ Freeway; and take appropriate action

Background:

The applicant is seeking approval of a detailed site plan for a four-story, 262-unit multifamily development known as the Royalton at Mercer Crossing. The subject property is a 5-acre portion of a larger 9.33-acre vacant tract located south of LBJ Freeway (IH-635) and east of Luna Road. The proposal represents the initial phase of a two-part multifamily development plan for this site. No special exceptions or deviations from PD-99 requirements are requested.

This property is located within the “Urban Commerce” subdistrict of Planned Development No. 99 (PD-99), which allows for multifamily development by right subject to the approval of a detailed site plan from the City Council. PD-99 limits the total number of units for this overall site to 500, split between two phases of development. An additional detailed site plan will be required for the second phase at the time of future development.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 88 (PD-88)	Multifamily (across LBJ Fwy)
South	Planned Development District No. 88 (PD-88)	Multifamily (across lake)
East	Planned Development District No. 99 (PD-99)	Vacant (future multifamily)
West	Planned Development District No. 99 (PD-99)	Restaurants (Mercer Boardwalk)

Proposed Development:

The proposed development consists of a four-story multifamily apartment building with 262 residential units wrapped around a five-level structured parking garage. The overall site density is proposed at approximately 52 units per acre. The leasing office for this development will be located on the ground floor, facing north towards LBJ Freeway. Several amenity spaces are proposed for residents, including two outdoor courtyards with enhanced landscaping, a swimming pool, and seating areas. A 5-foot wide sidewalk is proposed along the perimeter of the building to provide for pedestrian access throughout the site.

In addition, the applicant proposes to extend a 12-foot wide shared use trail along the southern boundary of Lot 1, abutting the large pond to the south. This section will connect to the existing trail along the southern boundary of the Mercer Boardwalk restaurant and retail development to the west, providing resident connection to these amenities. Bollard lighting will be provided along the trail to be consistent with existing sections. The trail will be continued with Phase Two in the future to provide full connection to the LBJ Freeway frontage.

Access and Parking:

Primary vehicular access to this site will be provided via a new driveway along the LBJ Freeway frontage road. A deceleration lane is proposed to accommodate traffic turning into this development, subject to review and access standards from TxDOT. A 24-foot wide fire lane will surround the building, trying into existing drives from the Mercer Boardwalk development to the west and allowing for cross-access between the two sites.

Access to the parking garage will be provided from a single entry and exit point at the eastern side of the building. PD-99 requires a minimum parking count of 1.6 spaces per residential unit, of which a minimum of 80% must be within the parking structure. The majority of required spaces are located within the parking garage, and 51 surface parking spaces are proposed throughout the site as shared parking.

Required Parking Ratio per PD-99	Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
1.6 spaces/unit	420	468	417 spaces – garage parking 51 spaces – surface parking	Yes

Site Landscaping:

The site will be landscaped with a combination of street trees, ornamental trees, shrubs, ground cover, and sod. A 50-foot-wide Trinity River Authority (TRA) sewer easement runs across the northern portion of the property, limiting available space for tree plantings. However, the applicant has provided 13 required trees along the building's front façade and property frontage. Thirty additional trees are proposed throughout the remainder of the site for a total of 43 trees, including Cedar Elm, Shumard Oak, Southern Oak, Eastern Redbud, and Chaste Tree varieties. Foundation plantings with various shrubs are proposed along the perimeter of the building and parking areas.

Additional landscaping is proposed within the internal pool and courtyard areas as well as along the site's perimeter, exceeding the minimum PD-99 landscaping requirements.

Required Landscaping	Provided Landscaping	Required Trees	Total Trees Provided	Complies
35,934 SF	39,573 SF	13	43	Yes

Building Elevations:

The proposed building elevations feature a mixture of exterior materials, including brick veneer, stucco, and fenestration. Material heights vary across the building façades, and a variety of roofline elements are provided to enhance articulation. Covered, recessed balconies are proposed for the majority of residential units. The tallest accessible building level will be approximately 43 feet above grade, with certain roofline elements and parapets extending above this height, especially along the northern building façade.

Increased glazing has been added to the first two levels of the northern building façade to define the leasing office, as well as a metal canopy with signage. Decorative metal screening is proposed along the exposed section of the parking garage along the eastern side of the building.

Comprehensive Plan Recommendation:

The Farmers Branch 2045 Comprehensive Plan, adopted in August 2023, designates the subject property as Mixed Use on the Future Land Use Map. Multifamily residential, retail, office, and entertainment land uses are recommended within this area.

The Farmers Branch 2045 Plan also designates this site as “enhance” on the STEP Analysis and recommends new connections to nearby walkable, mixed-use centers as well as improved bicycle and pedestrian infrastructure. The proposed multifamily development is consistent with the recommendations of the Comprehensive Plan for this site.

Recommendation:

On October 28, 2024, the Planning and Zoning Commission considered this request and unanimously recommended approval.