



CITY OF
FARMERS BRANCH
TEXAS

Planning and Zoning Commission

24-PL-01: Royal Hospitality Addition

CITY OF FARMERS BRANCH | MAY 13, 2024



Subject Property



6.02 acres located at 12099 Luna Road



Zoned Planned Development PD-88



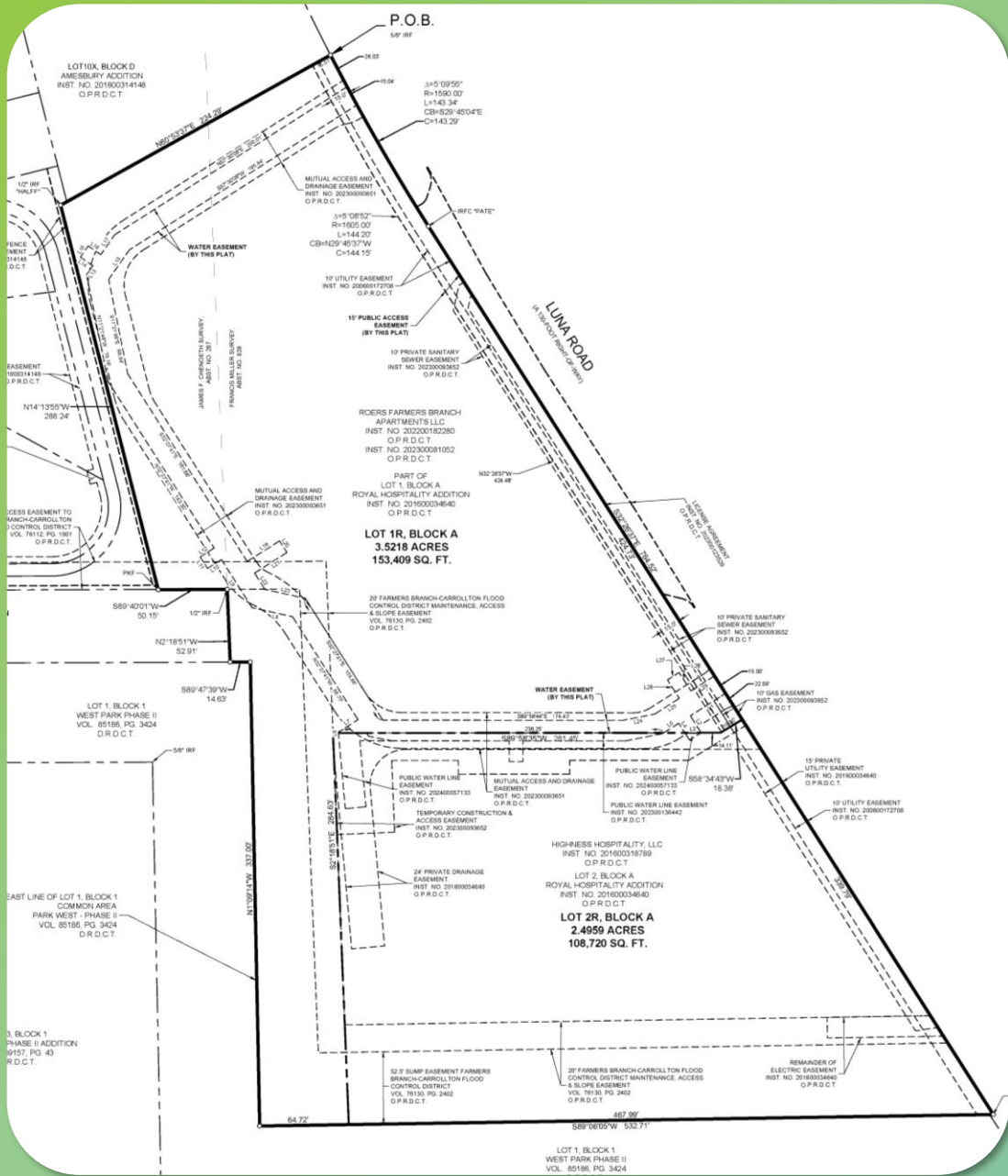
Lot 1: Detailed Site Plan for multifamily development approved January 2023

Lot 2: Detailed Site Plan for multifamily development approved January 2024

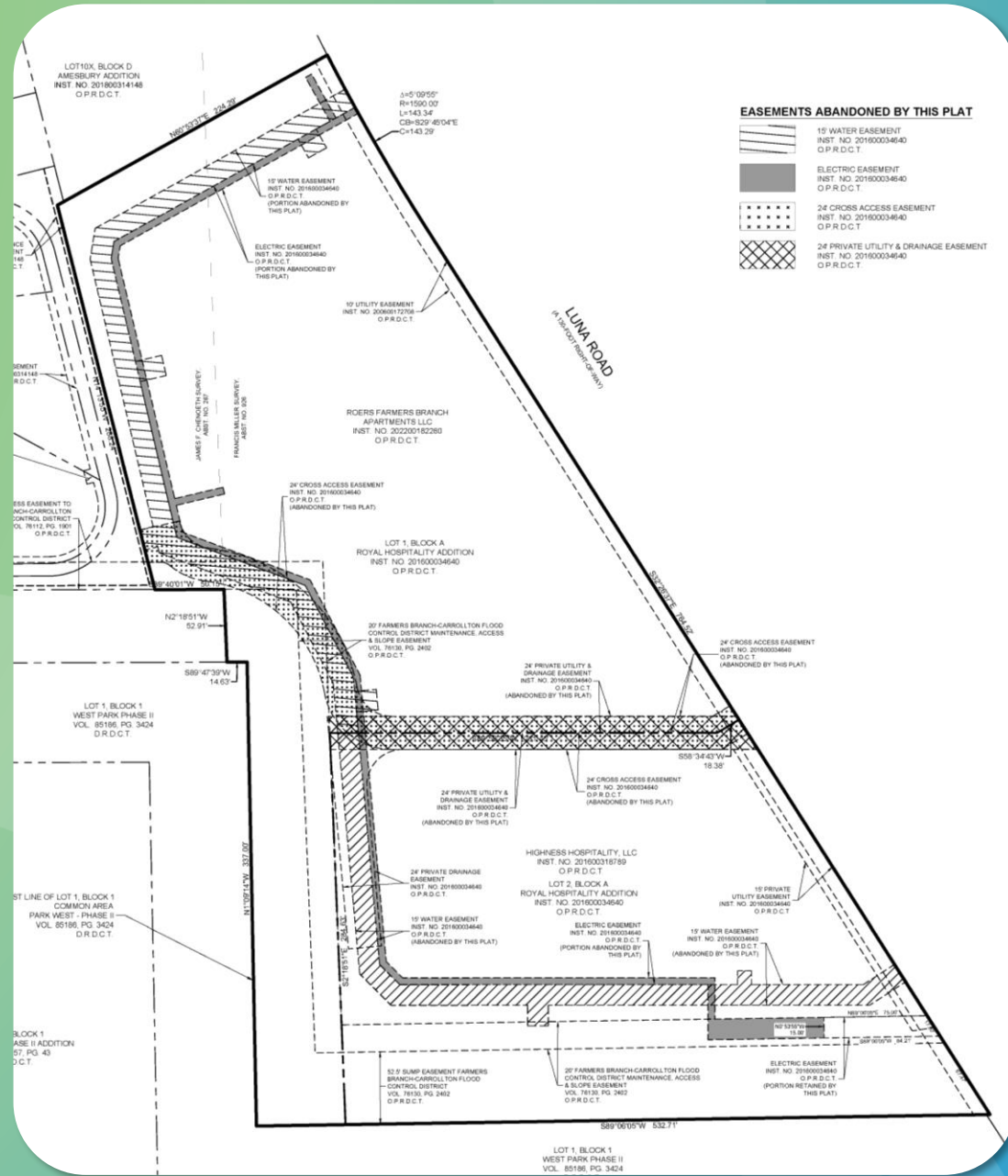


Proposed Final Plat of Royal Hospitality Addition, Block A, Lots 1R & 2R



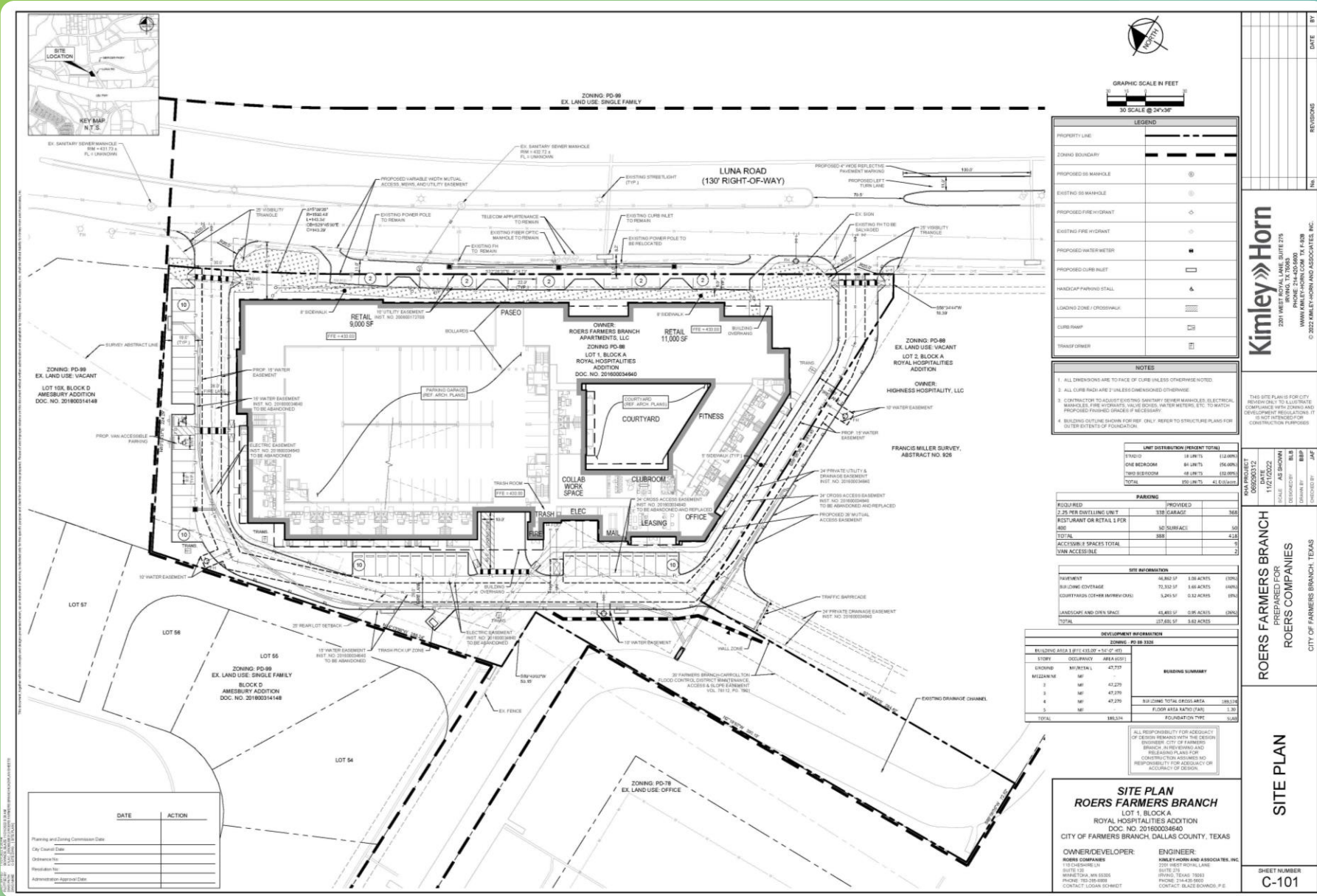


Easement Dedications



Easement Abandonments

Approved Detailed Site Plan – Lot 1



GRAPHIC SCALE IN FEET
30 SCALE @ 24"x36"

LEGEND	
PROPERTY LINE	---
ZONING BOUNDARY	---
PROPOSED 66 MANHOLE	⊙
EXISTING 66 MANHOLE	⊙
PROPOSED FIRE HYDRANT	⊙
EXISTING FIRE HYDRANT	⊙
PROPOSED WATER METER	⊙
PROPOSED CURB INLET	⊙
HANDICAP PARKING STALL	⊙
LOADING ZONE / CROSSWALK	⊙
CURB RAMP	⊙
TRANSIT OWNER	⊙

- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
 3. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
 4. BUILDING OUTLINE SHOWN FOR REF. ONLY. REFER TO STRUCTURE PLANS FOR EXTERIOR EXTENTS OF FOUNDATION.

UNIT DISTRIBUTION (PERCENT TOTAL)	
1-BEDROOM	18 UNITS (18.00%)
ONE BEDROOM	84 UNITS (84.00%)
2-BEDROOM	48 UNITS (48.00%)
TOTAL	250 UNITS (41.00%)

PARKING	
REQUIRED	PROVIDED
2.25 PER DWELLING UNIT	338 GARAGE
RESTAURANT OR RETAIL 1 PER 400	NO SURFACE
TOTAL	338
ACCESSIBLE SPACES TOTAL	16
VNM ACCESSIBLE	2

SITE INFORMATION	
PARCELS	4,862 SF 1.01 ACRES (100%)
IMPOSED CONSTRAINTS	75,535 SF 1.68 ACRES (100%)
COURTYARDS (OTHER IMPOSEMENTS)	3,245 SF 0.07 ACRES (100%)
LANDSCAPE AND OPEN SPACES	45,483 SF 1.03 ACRES (100%)
TOTAL	129,331 SF 2.99 ACRES

DEVELOPMENT INFORMATION		
ZONING: PD-98-99		
BUILDING AREA (1,000 SQ FT = 1 AC)	STORY	AREA (SQ FT)
MINIMUM	MINIMUM	42,570
2	MF	47,270
3	MF	47,270
4	MF	47,270
5	MF	47,270
TOTAL	TOTAL	186,334

ALL RESPONSIBILITY FOR ACCURACY OF DESIGN REMAINS WITH THE DESIGNER. CITY OF FARMERS BRANCH, AN UNINCORPORATED FUTURE PLANNED COMMUNITY, CONSTRUCTION STANDARDS DO NOT PRESENTLY APPLY TO THIS PROJECT OR ACCURACY OF DESIGN.

SITE PLAN
ROERS FARMERS BRANCH
 LOT 1, BLOCK A
 ROYAL HOSPITALITIES ADDITION
 DOC. NO. 20160034640
 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER: ROERS COMPANIES
 1100 GARDNER ST
 WAXFORD, MN 55355
 PHONE: 763-432-8888
 CONTACT: LOGAN SCHWETZ

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 2201 WEST ROYAL LANE, SUITE 275
 FORT WORTH, TEXAS 76108
 PHONE: 761-44-6660
 CONTACT: BLAKE BOWMAN, P.E.

NO.	REVISIONS	DATE	BY

Kimley & Horn
 2201 WEST ROYAL LANE, SUITE 275
 FORT WORTH, TEXAS 76108
 PHONE: 761-44-6660
 WWW.KIMLEY-HORN.COM TX REG. NO. 0000000000000000
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.

THIS SITE PLAN FILE FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

NO.	DATE	BY	FOR

ROERS FARMERS BRANCH
 ROERS COMPANIES
 CITY OF FARMERS BRANCH, TEXAS

SITE PLAN
ROERS FARMERS BRANCH
 LOT 1, BLOCK A
 ROYAL HOSPITALITIES ADDITION
 DOC. NO. 20160034640
 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

SHEET NUMBER
C-101

DATE	ACTION

Planning and Zoning Commission Date
 City Council Date
 Ordinance No.
 Resolution No.
 Approver/Approval Date

Questions

