



CITY OF
FARMERS BRANCH
TEXAS

Ordinance 3857: Mercer Boardwalk

CITY COUNCIL | MAY 7, 2024



Subject Property



10.18 acres located at 1960 LBJ Freeway



Zoned Planned Development District PD-99



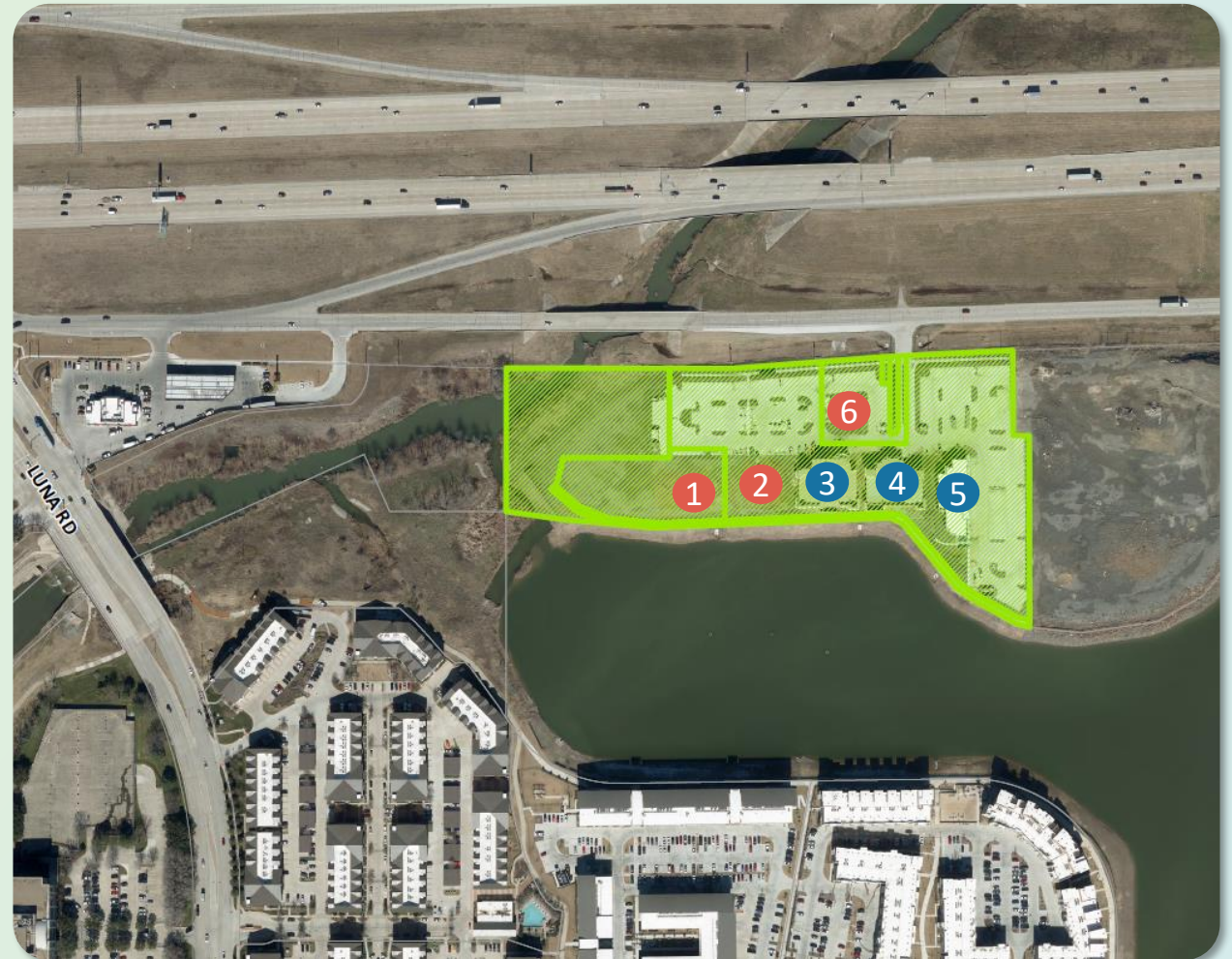
Phase One: Buildings 3, 4, 5 (constructed)

Phase Two: Buildings 1, 2, 6 (future)

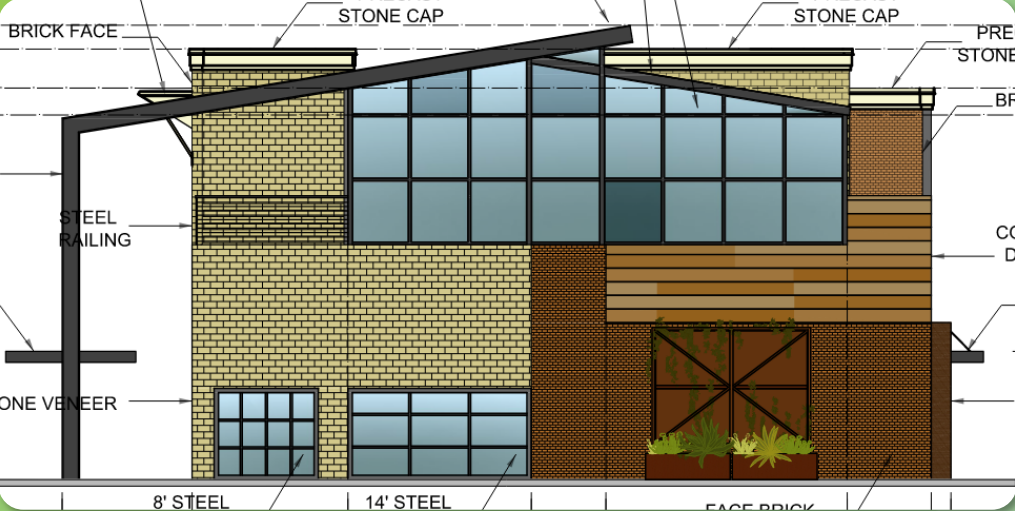


Proposed amendments to PD-99:

- Land Use Changes
 - Building 1: Pickleball Complex
 - Building 2: Events Center
 - Building 6: New Pad Site
(restaurant / retail / office)
- 50-ft tall LED signage
- Parking adjustments for new uses



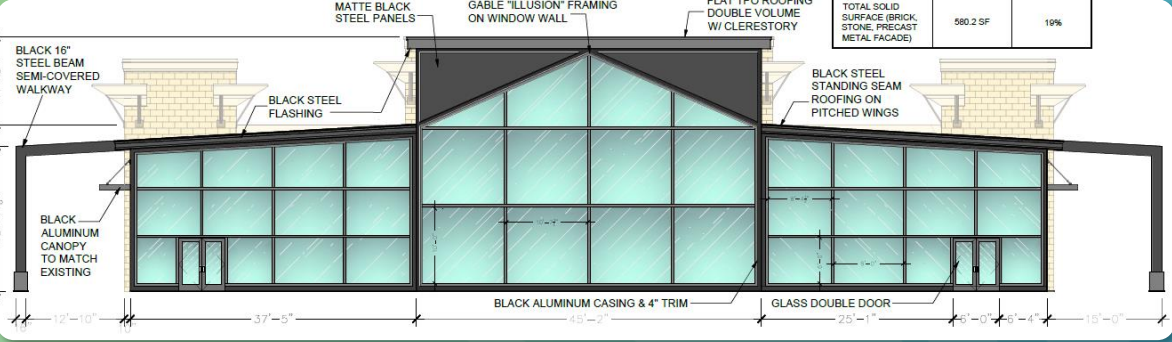
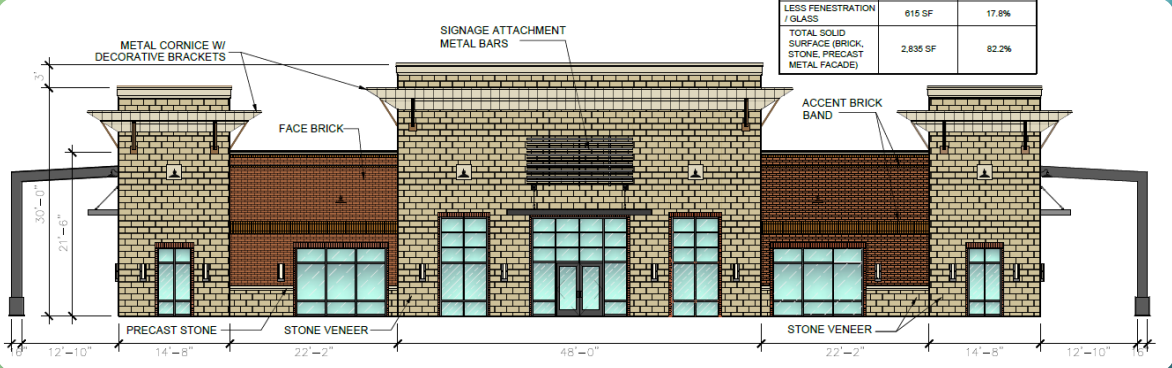
Building Elevations



Building One – Pickleball

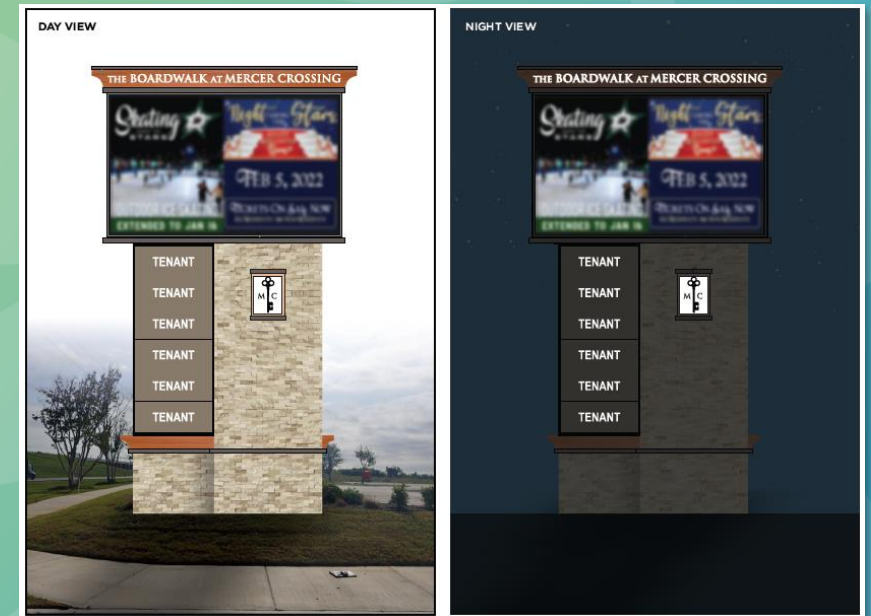
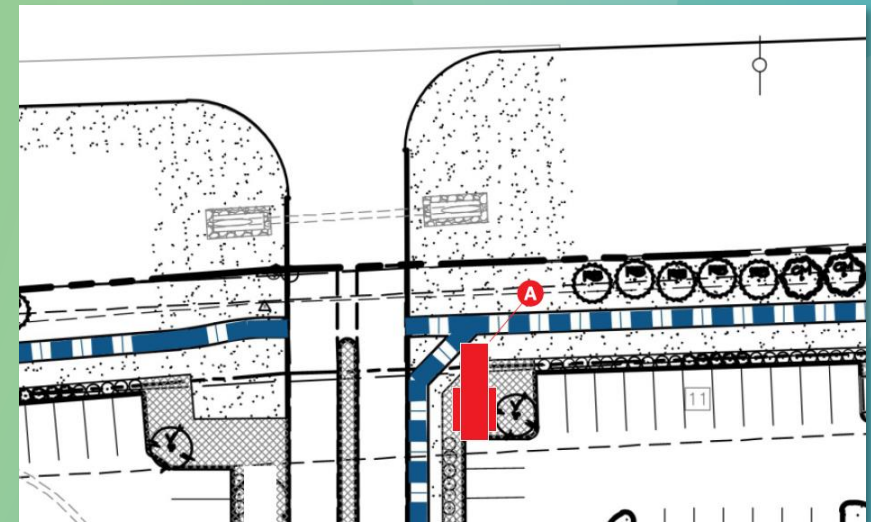
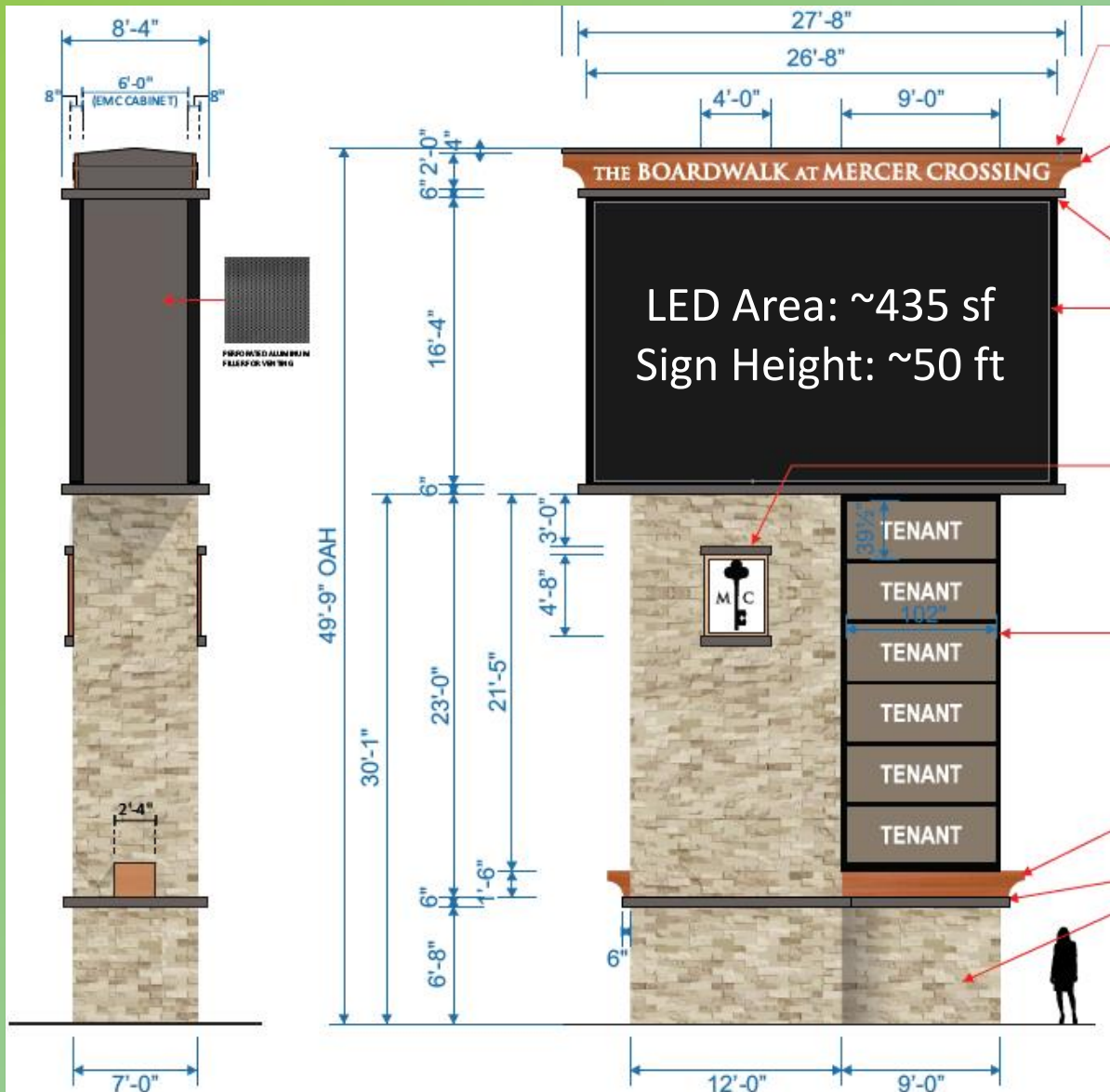


Building Six – Pad Site



Building Two – Event Center

Proposed LED Pylon Sign



*Typical CZO standards for pylon signs along LBJ Freeway: 40-ft max. height; 150-sf max. sign area

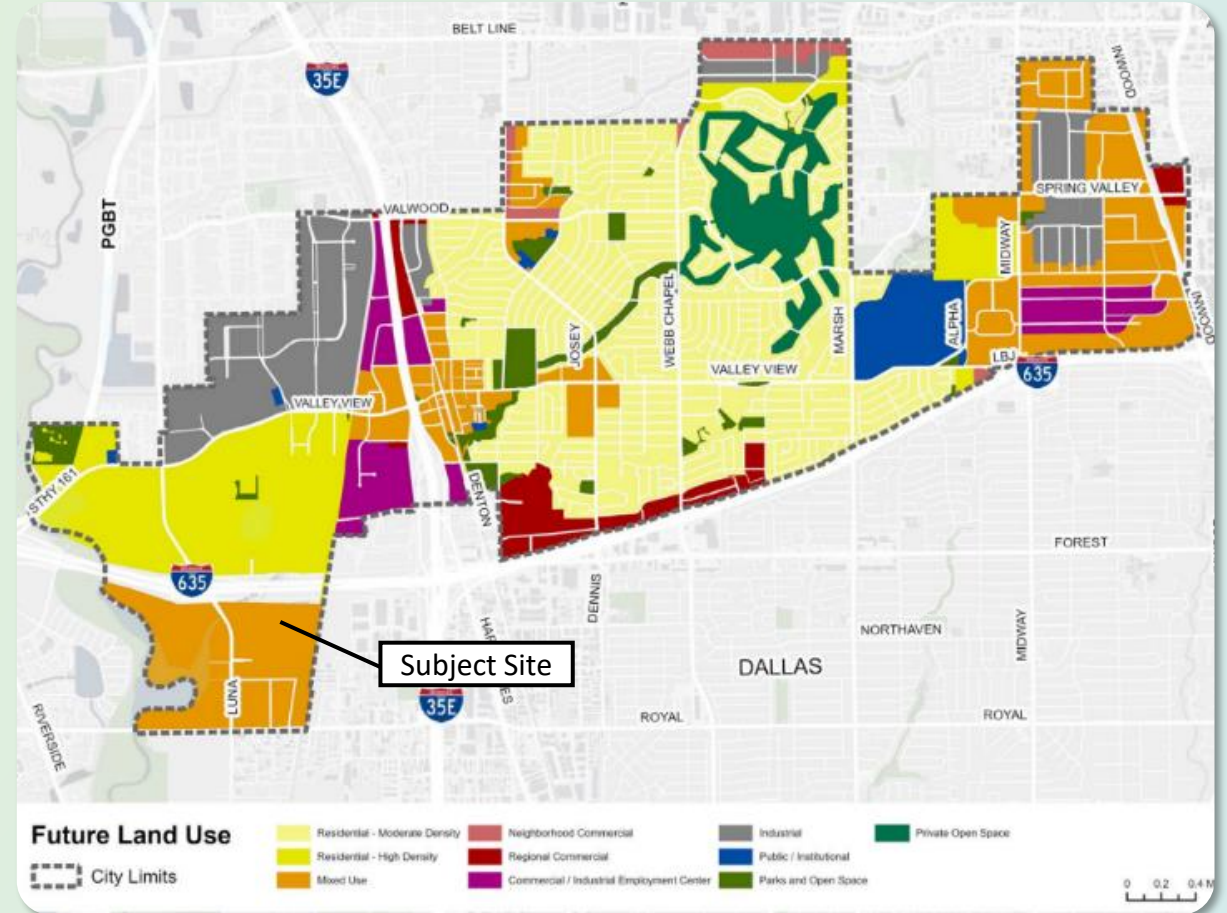
Recommendation

Farmers Branch 2045 Comprehensive Plan

- Designated as “Mixed Use” on the Future Land Use Map.
- Recommends a mix of complementary residential, commercial, office, and recreational uses to create a cohesive district.
- The proposed development is consistent with the Comprehensive Plan.

Public Response

- On March 28, 2024, 13 zoning notification letters were mailed to surrounding property owners.
- One zoning notification sign was posted on the site.
- No written response received.



On April 8, 2024 the Planning & Zoning Commission recommended approval by a vote of 5-1.

Questions?

