



CITY OF
FARMERS BRANCH
TEXAS

24-ZA-03: Mercer Boardwalk

PLANNING & ZONING COMMISSION | APRIL 8, 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)

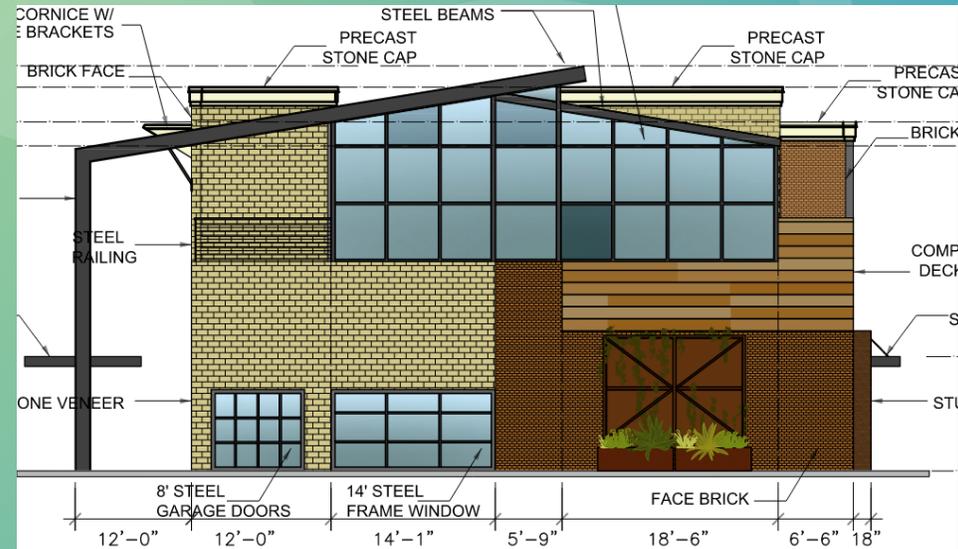
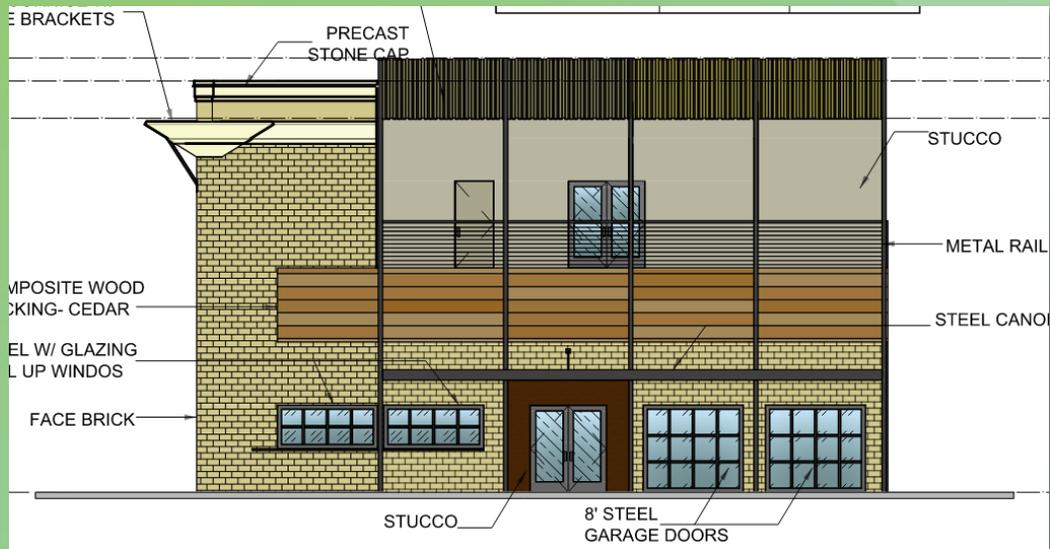
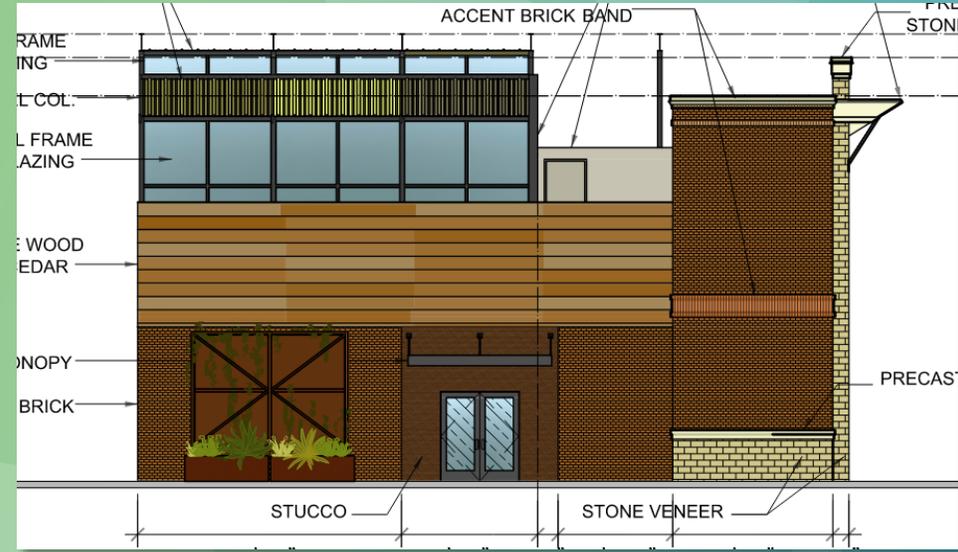
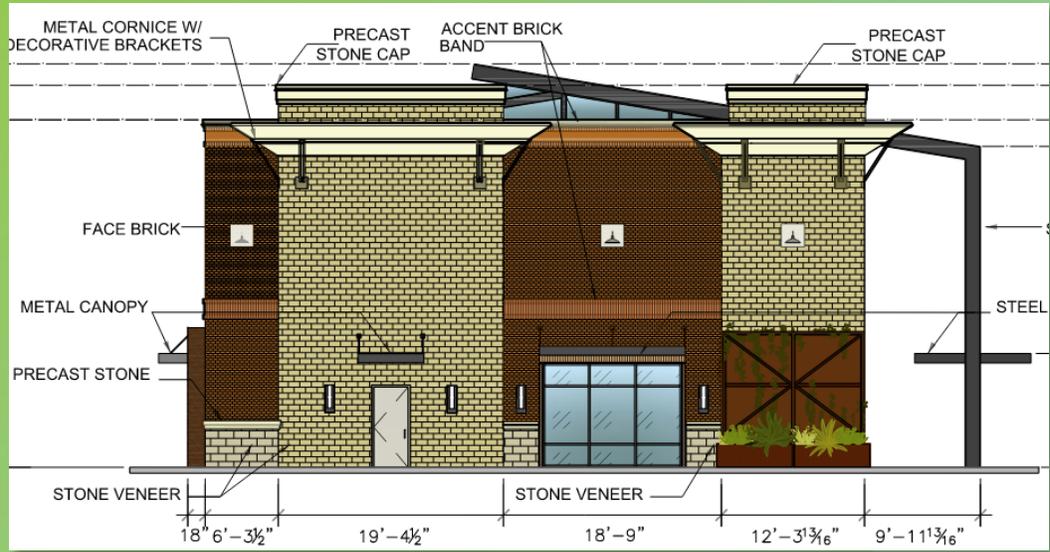


Proposed amendments to PD-99:

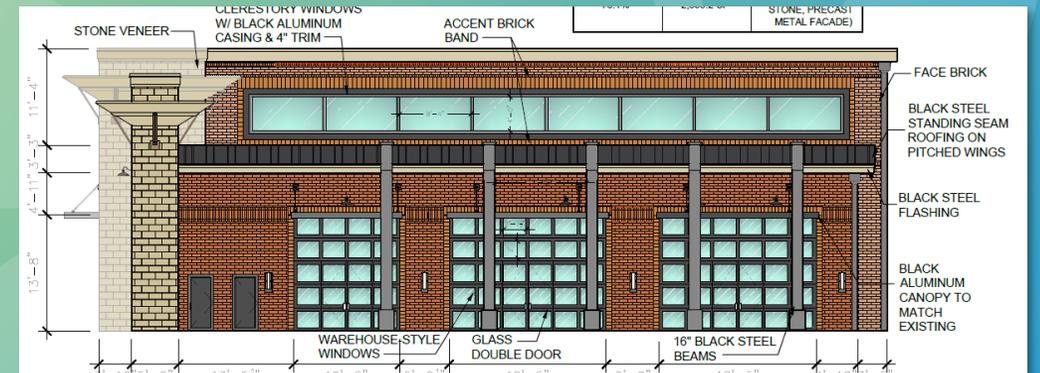
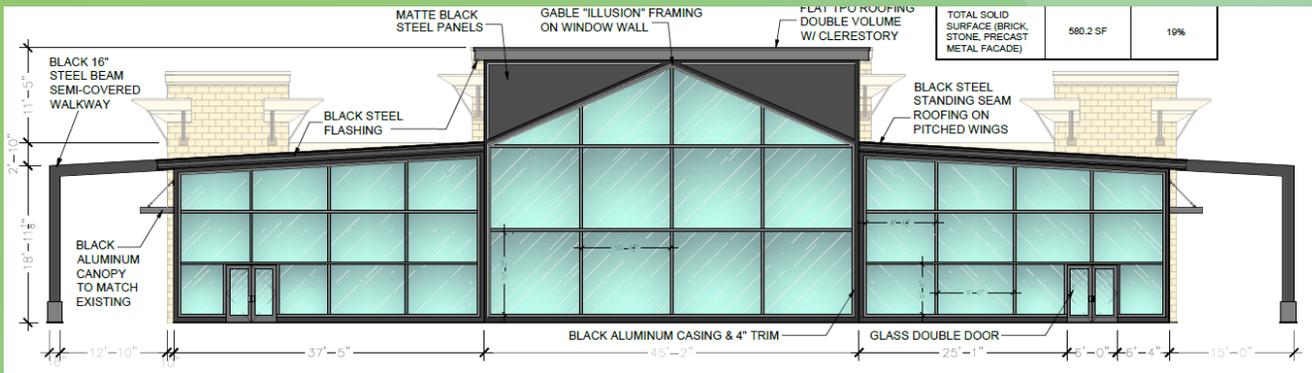
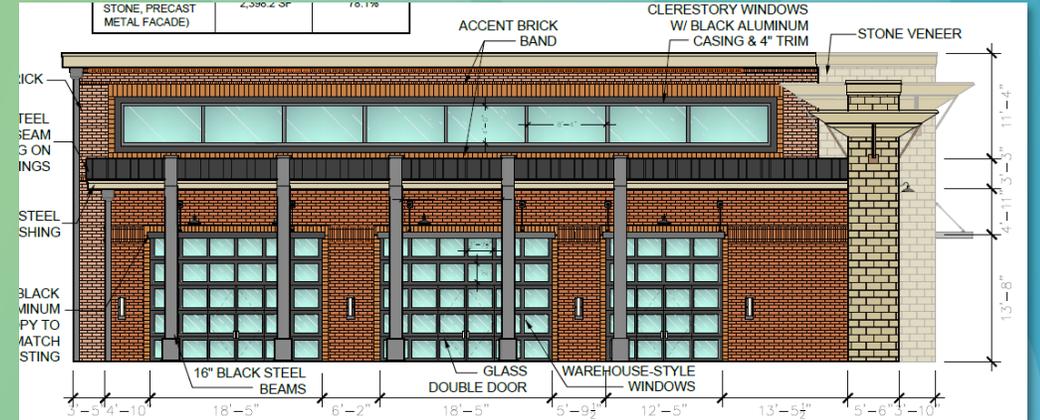
- Land Use Changes
 - Building 1: Pickleball Complex
 - Building 2: Events Center
 - Building 6: New Pad Site
(*restaurant / retail / office*)
- 50-ft tall LED signage
- Parking adjustments for new uses



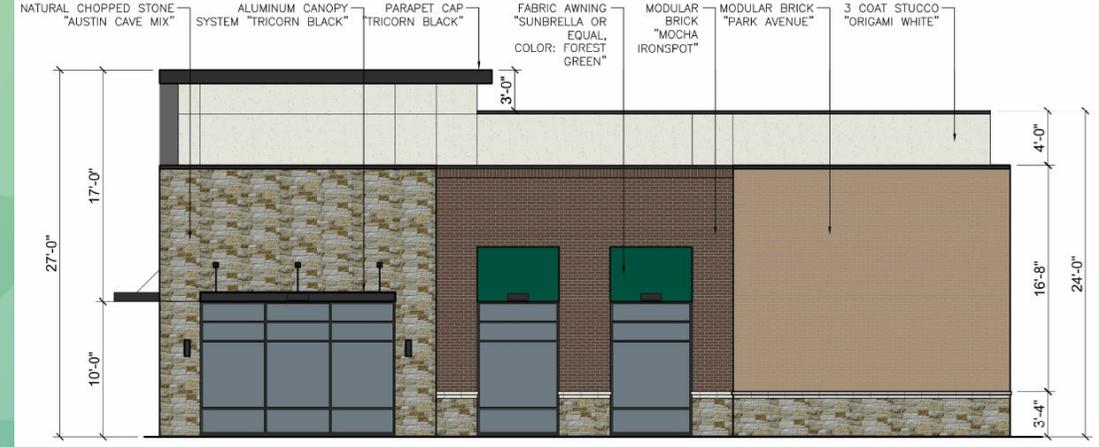
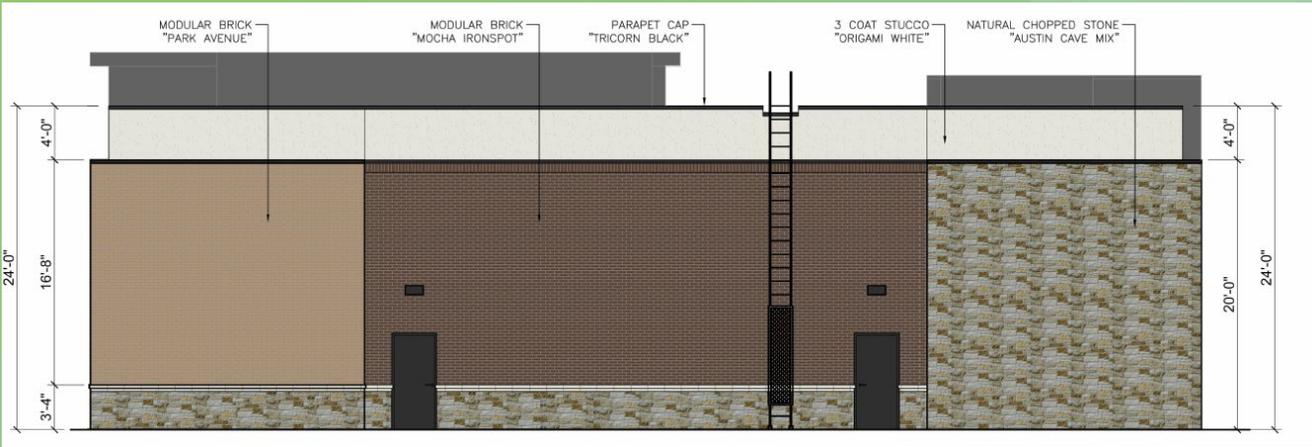
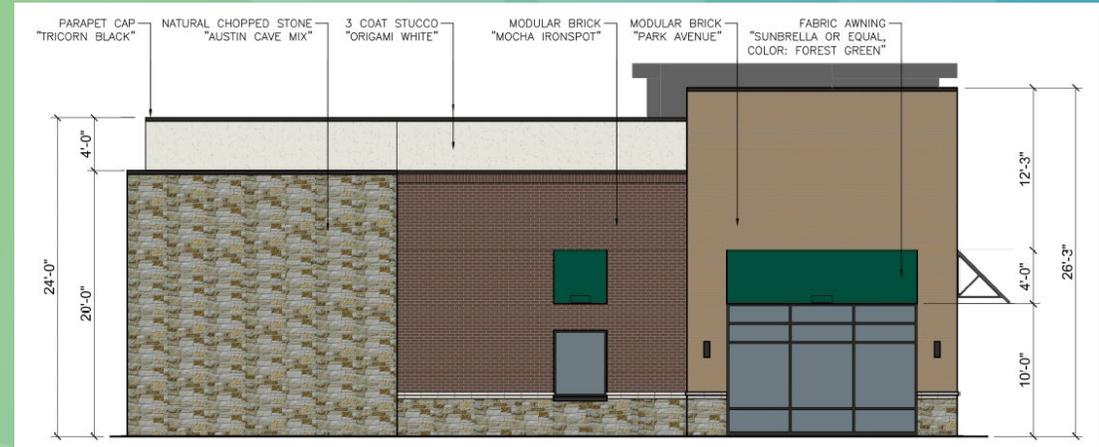
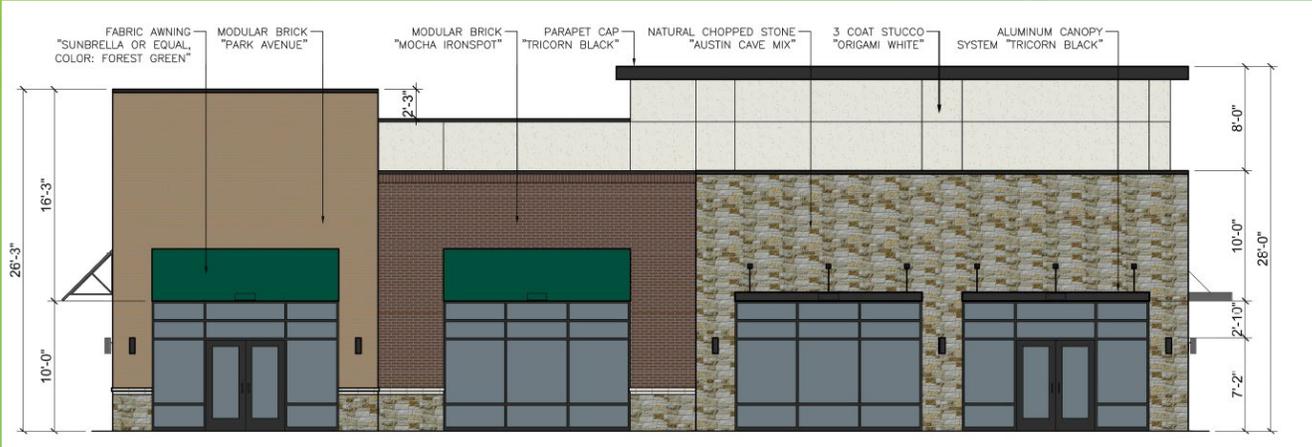
Building One – Pickleball



Building Two – Event Center



Building Six – Pad Site



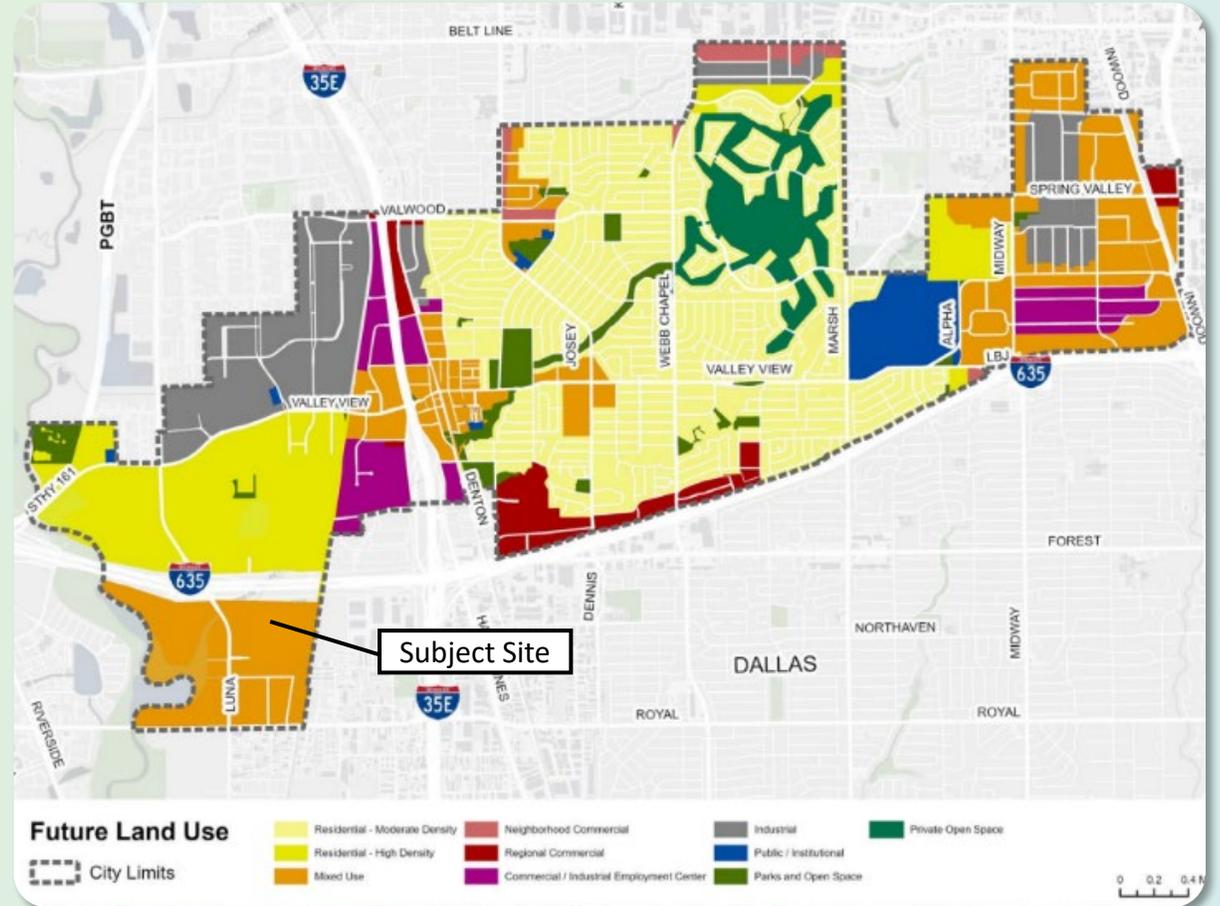
Recommendation

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.



Questions?

