



RESOLUTION NO. 2026-059

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF A LANDSCAPE PLAN AND BUILDING ELEVATIONS, FOR THE ± 5-ACRE TRACT DESCRIBED AS LOT 1, BLOCK 1, ALPHA METROPOLITAN ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 4707 ALPHA ROAD, LOCATED WITHIN THE PLANNED DEVELOPMENT DISTRICT NO. 107 (PD-107) ZONING DISTRICT (CASE NO. 25-SP-10); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made requesting approval of a detailed site plan for a multifamily residential development within the Planned Development District No. 107 (PD-107) with PD-107 being approved via Ordinance No. 3734 relating to the development of Lot 1, Block 1, Alpha Metropolitan Addition, an addition to the City of Farmers Branch, Texas, situated in the Elisha Fike Survey, Abstract No. 478 in Farmers Branch, Dallas County, Texas, according to the Map thereof recorded in Volume 98093, Page 00081, in the Deed Records of Dallas County, Texas, and commonly known as 4707 Alpha Road, (hereinafter known as the “Property”).

WHEREAS, having received the recommendation of the Planning and Zoning Commission that this detailed site plan and associated drawings, including, but not limited to, landscape plan and building elevations, should be approved as requested, the City Council of the City of Farmers Branch, in the exercise of its legislative discretion, has concluded that the requested amended detailed site plan for the Property should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Property shall be developed according to the development standards prescribed in PD-107 Ordinance No. 3734. The Property shall substantially conform in accordance with the following exhibits, all of which are attached hereto and incorporated herein by reference:

- A.** Detailed Site Plan as shown in Exhibit “B”;
- B.** Landscape Plan as shown in Exhibit “C”; and
- C.** Building Elevations as shown in Exhibit “D”

SECTION 2. Per Section 5.3.B.4 “Detailed Site Plan” of the Comprehensive Zoning Ordinance, this Detailed Site Plan and resolution shall expire if the development permit(s) required for completion of construction have not been issued within two years of the effective date of this resolution or if the development permit(s) issued has subsequently expired without completion of construction of buildings and/or improvements. The City Council may authorize one or more

extensions to the deadline for obtaining the development permit(s) with said extensions not exceeding a total of one additional year after the original deadline.

SECTION 3. This resolution shall become effective immediately upon its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS
BRANCH, TEXAS, THIS 21st DAY OF JULY 2026.**

ATTEST:

APPROVED:

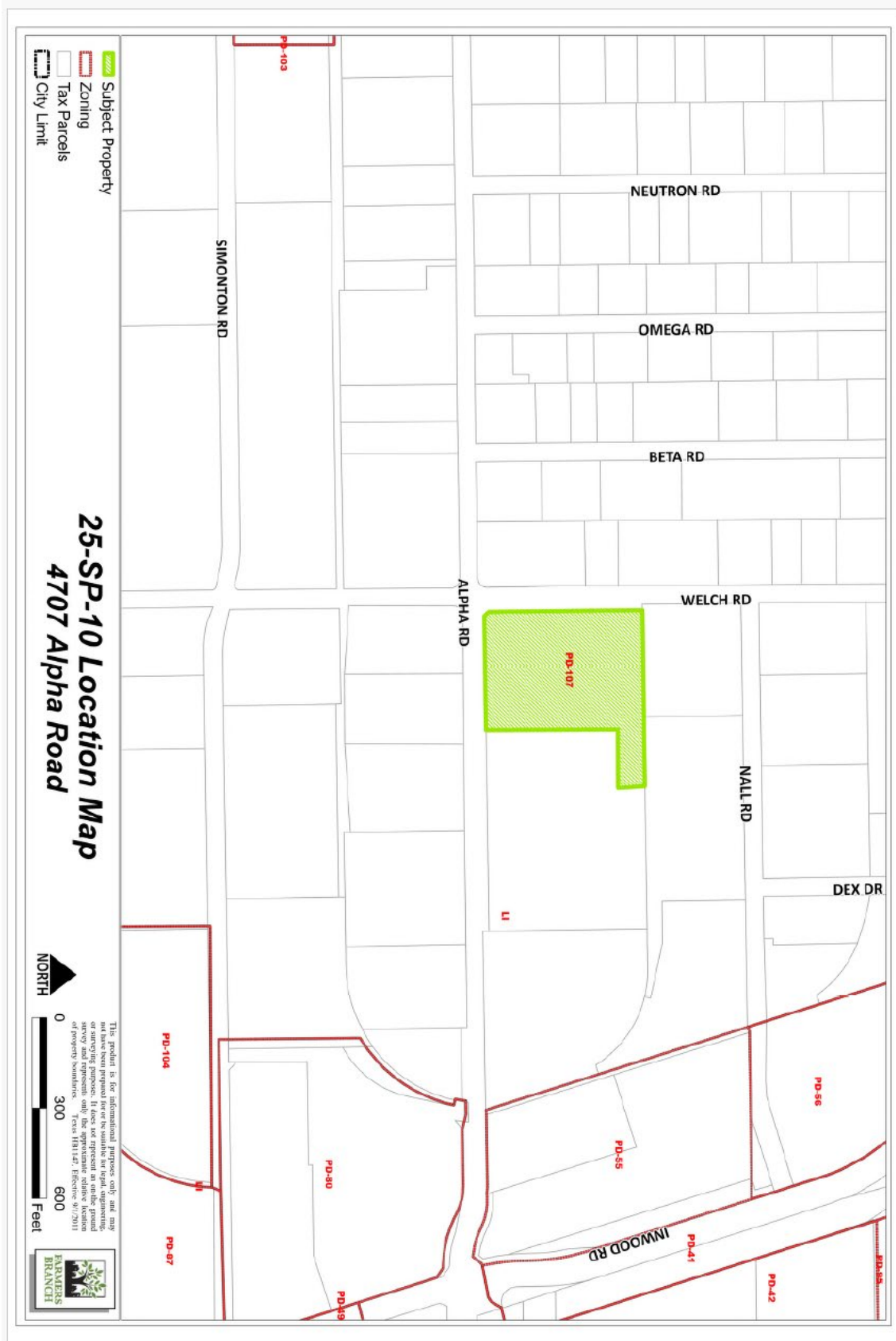
Stacy Henderson, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

David Berman, City Attorney
(DB 4.25.26)

Resolution No. 2026-059
Exhibit "A" – Location Map

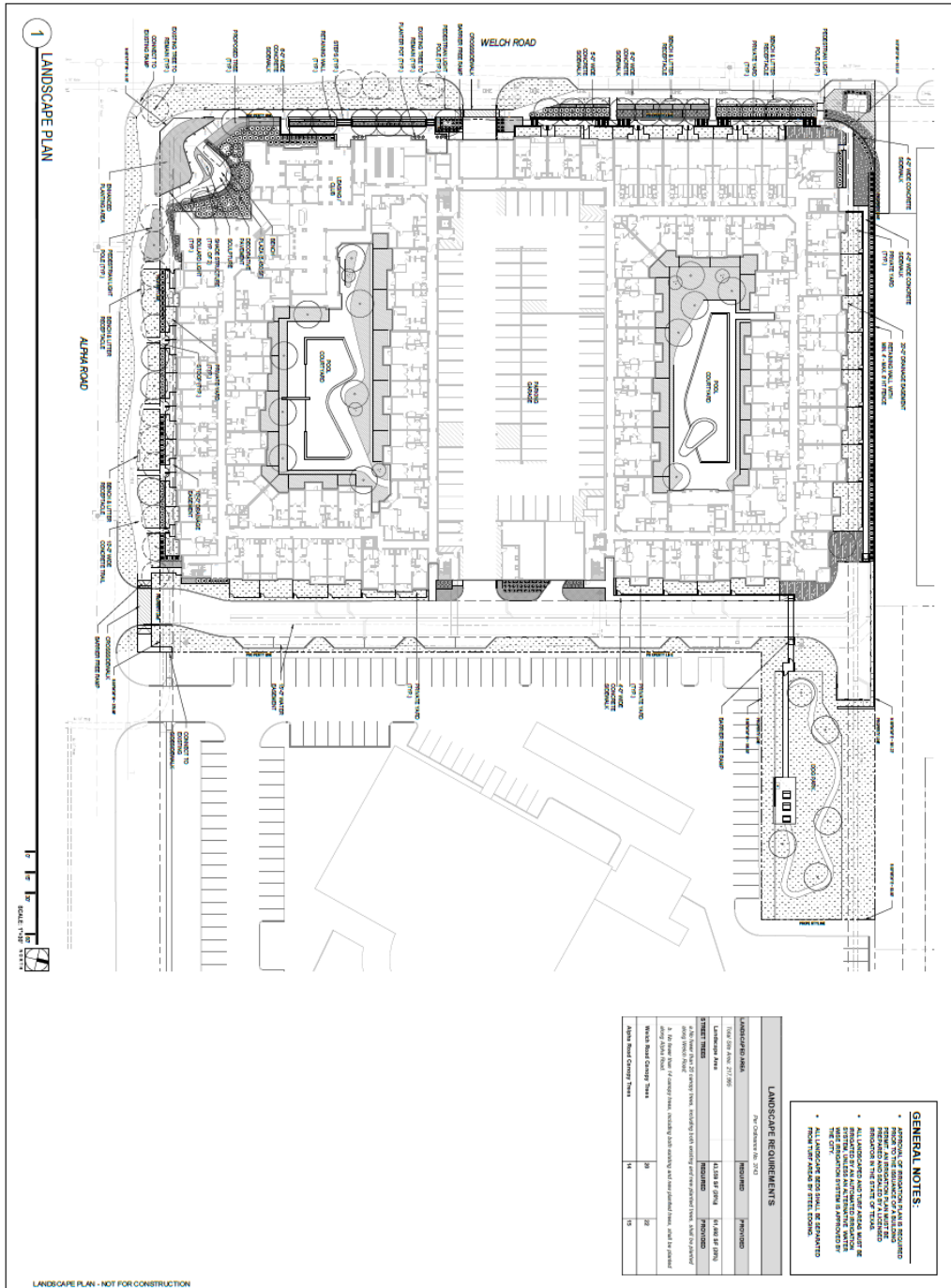


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DAVID SPORN - dsporn@spiarsengineering.com

[illegible]

Resolution No. 2026-059
Exhibit "C" – Landscape Plan

Drawing Name: C:\04\Projects\2026-059 - Lenox Alpha\01 Site Plan\Submittal\01-CADD\01 Landscape Plan\2026-059 L2 Landscape.dwg 1:2 Date: 10/10/2026 4:23pm by: akh14614





LANDSCAPE PLAN

L2

LENOX ALPHA
FARMERS BRANCH, TX
LOT 1, BLOCK 1

byd
CREATIVE
LANDSCAPE ARCHITECTURE
10000 W. FARMERS BRANCH BLVD.
FARMERS BRANCH, TX 75046

DATE: 10/10/2026
BY: akh14614
FOR: Farmers Branch, TX
PROJECT: Lenox Alpha
LOCATION: 10000 W. FARMERS BRANCH BLVD., FARMERS BRANCH, TX 75046

PROJECT NUMBER: 2026-059
DATE: 10/10/2026
NAME: LANDSCAPE PLAN
SCALE: 1" = 10'

Resolution No. 2026-059

Exhibit "C" – Landscape Plan

Drawings: C:\64\Projects\2026\Lenox Alpha\Site Plan Submittal\04\CAD\02\Sheet001 Landscape Plan\2026\059 L3.dwg L-3 Jun 16, 2026 4:26pm by dchickley

1 LANDSCAPE PLAN

1" = 10' SCALE: 1/8" = 1'-0"



GENERAL NOTES:

- APPROVAL OF A LANDSCAPE PLAN IS REQUIRED PRIOR TO THE SUBMITTAL OF A FINAL SITE PLAN TO THE CITY OF FARMERS BRANCH.
- ALL LANDSCAPING AND TREE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH LANDSCAPE PLAN REQUIREMENTS.
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH LANDSCAPE PLAN REQUIREMENTS.

LANDSCAPE REQUIREMENTS

LANDSCAPING AREA	PROPOSED	REQUIRED
LANDSCAPING AREA	100,000 S.F.	100,000 S.F.
STREET TREES	10	10
LANDSCAPING AREA	100,000 S.F.	100,000 S.F.
STREET TREES	10	10
LANDSCAPING AREA	100,000 S.F.	100,000 S.F.
STREET TREES	10	10

LENOX ALPHA
FARMERS BRANCH, TX
LOT 1, BLOCK 1

bwd
CREATIVE
7100 W. 15TH STREET
FARMERS BRANCH, TX 75046

DATE: 06/16/2026
BY: dchickley
CHECKED BY: dchickley
APPROVED BY: dchickley

LANDSCAPE PLAN

L3

Drawing name: O:\04Projects\25045 - Lower Alpha33 Site Plan\Submittal\04-CAD\02 Sheet\01-Landscape Plan\25045L1-Landscape.dwg, L4 Jun 16, 2020 4:21pm by: dext@jcd

LANDSCAPE PLAN - NOT FOR CONSTRUCTION

LENOX ALPHA
FARMERS BRANCH, TX
LOT 1, BLOCK 1

LANDSCAPE
PLAN DETAILS

Resolution No. 2026-059

Exhibit "D" – Building Elevations



1 BUILDING A - ELEVATION

1b BUILDING A - ELEVATION

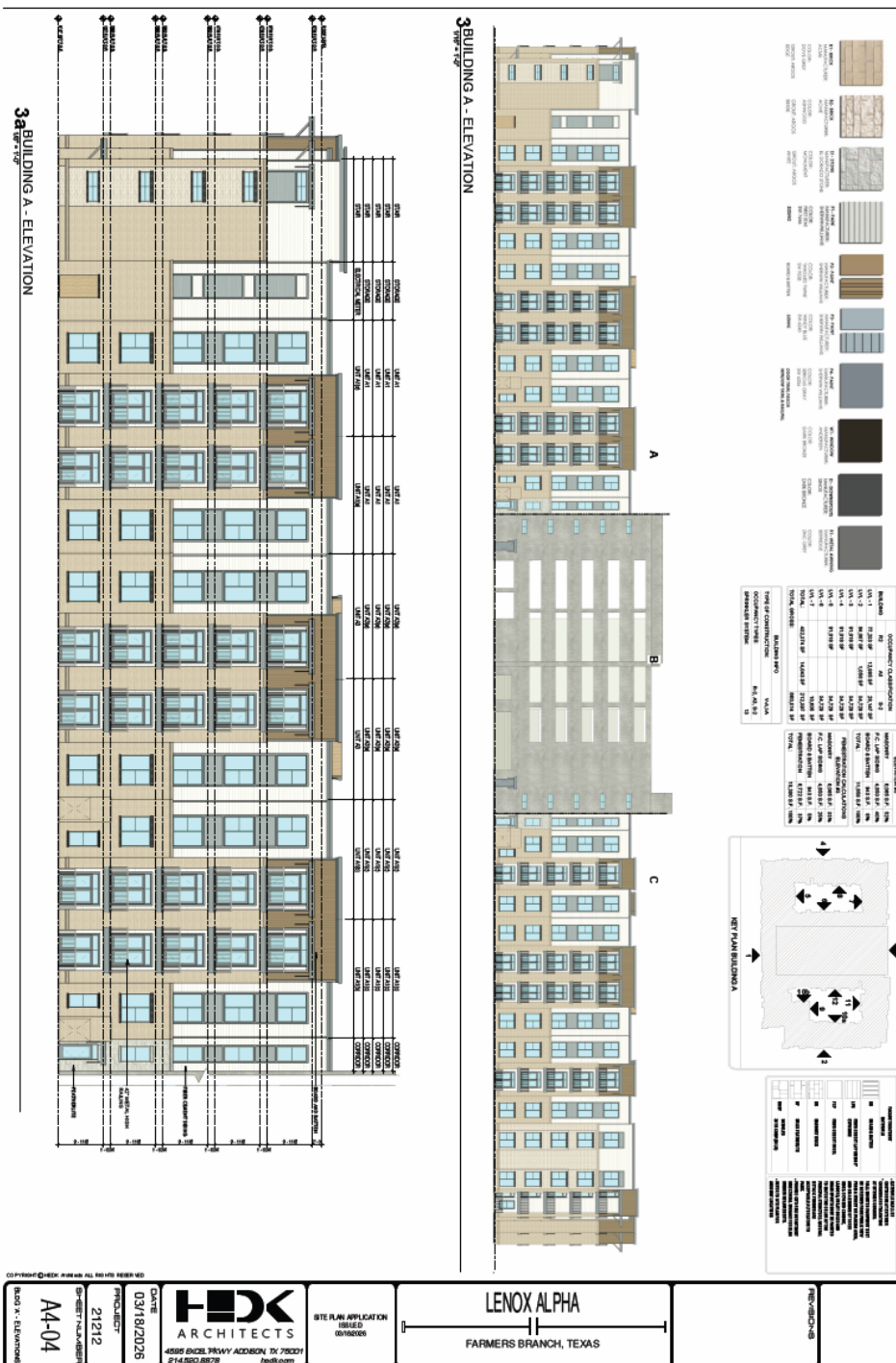
SECTION CUT

MATERIAL PALETTE

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	120.00	12000.00
2	STEEL	50	TON	100.00	5000.00
3	BRICK	1000	SQ YD	10.00	10000.00
4	GLASS	100	SQ FT	20.00	2000.00
5	DOOR	10	EA	100.00	1000.00
6	WINDOW	100	EA	50.00	5000.00
7	ROOFING	100	SQ YD	10.00	1000.00
8	PAINT	100	GA	10.00	1000.00
9	LANDSCAPE	100	SQ YD	10.00	1000.00
10	MECHANICAL	100	EA	10.00	1000.00
11	ELECTRICAL	100	EA	10.00	1000.00
12	PLUMBING	100	EA	10.00	1000.00
13	FINISH	100	SQ YD	10.00	1000.00
14	FOUNDATION	100	SQ YD	10.00	1000.00
15	STRUCTURE	100	SQ YD	10.00	1000.00
16	MECHANICAL	100	EA	10.00	1000.00
17	ELECTRICAL	100	EA	10.00	1000.00
18	PLUMBING	100	EA	10.00	1000.00
19	FINISH	100	SQ YD	10.00	1000.00
20	FOUNDATION	100	SQ YD	10.00	1000.00
21	STRUCTURE	100	SQ YD	10.00	1000.00
22	MECHANICAL	100	EA	10.00	1000.00
23	ELECTRICAL	100	EA	10.00	1000.00
24	PLUMBING	100	EA	10.00	1000.00
25	FINISH	100	SQ YD	10.00	1000.00
26	FOUNDATION	100	SQ YD	10.00	1000.00
27	STRUCTURE	100	SQ YD	10.00	1000.00
28	MECHANICAL	100	EA	10.00	1000.00
29	ELECTRICAL	100	EA	10.00	1000.00
30	PLUMBING	100	EA	10.00	1000.00
31	FINISH	100	SQ YD	10.00	1000.00
32	FOUNDATION	100	SQ YD	10.00	1000.00
33	STRUCTURE	100	SQ YD	10.00	1000.00
34	MECHANICAL	100	EA	10.00	1000.00
35	ELECTRICAL	100	EA	10.00	1000.00
36	PLUMBING	100	EA	10.00	1000.00
37	FINISH	100	SQ YD	10.00	1000.00
38	FOUNDATION	100	SQ YD	10.00	1000.00
39	STRUCTURE	100	SQ YD	10.00	1000.00
40	MECHANICAL	100	EA	10.00	1000.00
41	ELECTRICAL	100	EA	10.00	1000.00
42	PLUMBING	100	EA	10.00	1000.00
43	FINISH	100	SQ YD	10.00	1000.00
44	FOUNDATION	100	SQ YD	10.00	1000.00
45	STRUCTURE	100	SQ YD	10.00	1000.00
46	MECHANICAL	100	EA	10.00	1000.00
47	ELECTRICAL	100	EA	10.00	1000.00
48	PLUMBING	100	EA	10.00	1000.00
49	FINISH	100	SQ YD	10.00	1000.00
50	FOUNDATION	100	SQ YD	10.00	1000.00
51	STRUCTURE	100	SQ YD	10.00	1000.00
52	MECHANICAL	100	EA	10.00	1000.00
53	ELECTRICAL	100	EA	10.00	1000.00
54	PLUMBING	100	EA	10.00	1000.00
55	FINISH	100	SQ YD	10.00	1000.00
56	FOUNDATION	100	SQ YD	10.00	1000.00
57	STRUCTURE	100	SQ YD	10.00	1000.00
58	MECHANICAL	100	EA	10.00	1000.00
59	ELECTRICAL	100	EA	10.00	1000.00
60	PLUMBING	100	EA	10.00	1000.00
61	FINISH	100	SQ YD		

[illegible]

2b BUILDING A - ELEVATION

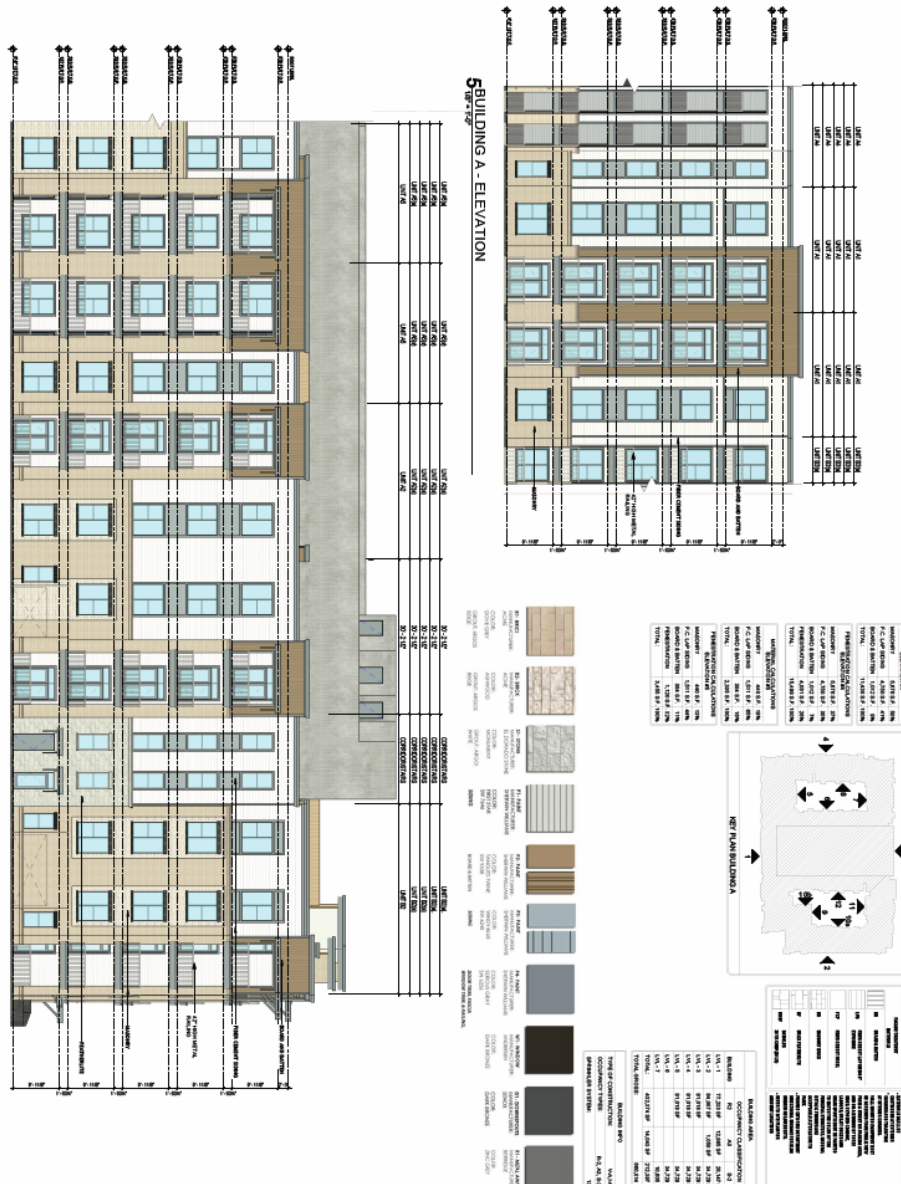


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Exhibit "D" – Building Elevations



4b BUILDING A - ELEVATION
100' x 100'



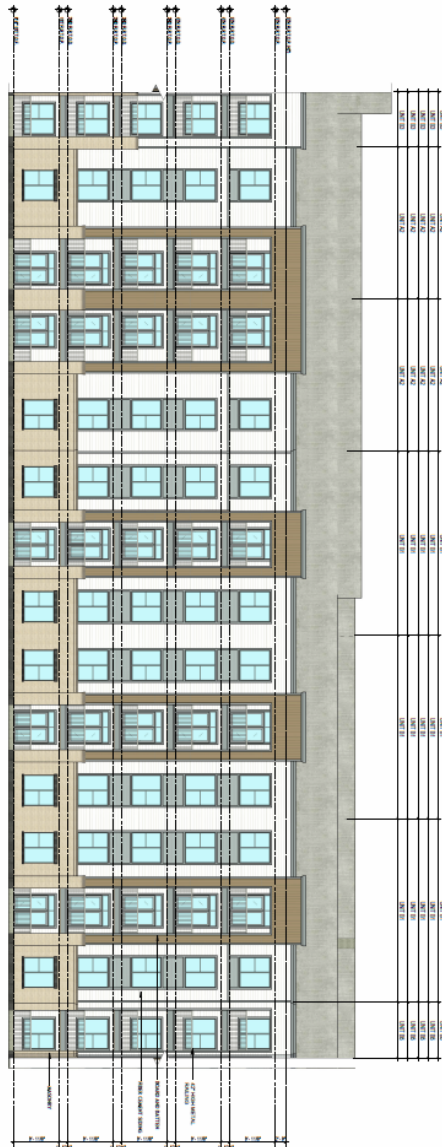
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Resolution No. 2026-059
Exhibit “D” – Building
Elevations

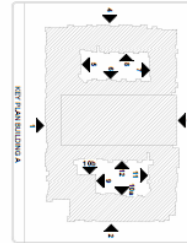


[illegible]

12 BUILDING A - ELEVATION

[illegible]

	OCCUPANCY CLASSIFICATION		
	Q2	Q3	Q4
WATER	77,200 SQ	72,860 SQ	78,412 SQ
LA-1	64,800 SQ	7,200 SQ	34,720 SQ
LA-2	87,214 SQ		34,720 SQ
LA-3	87,214 SQ		34,720 SQ
LA-4	87,214 SQ		34,720 SQ
LA-5	87,214 SQ		34,720 SQ
LA-6			12,688 SQ
LA-7			212,880 SQ
TOTAL	423,374 SQ	14,060 SQ	897,674 SQ



DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK	INITIALS	DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK	INITIALS	DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK	INITIALS
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10/2/01	DEPOSIT	100.00				10/2/01	DEPOSIT	100.00				10/2/01	DEPOSIT	100.00			
10/3/01	DEPOSIT	100.00				10/3/01	DEPOSIT	100.00				10/3/01	DEPOSIT	100.00			
10/4/01	DEPOSIT	100.00				10/4/01	DEPOSIT	100.00				10/4/01	DEPOSIT	100.00			
10/5/01	DEPOSIT	100.00				10/5/01	DEPOSIT	100.00				10/5/01	DEPOSIT	100.00			
10/6/01	DEPOSIT	100.00				10/6/01	DEPOSIT	100.00				10/6/01	DEPOSIT	100.00			
10/7/01	DEPOSIT	100.00				10/7/01	DEPOSIT	100.00				10/7/01	DEPOSIT	100.00			
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10/9/01	DEPOSIT	100.00				10/9/01	DEPOSIT	100.00				10/9/01	DEPOSIT	100.00			
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10/11/01	DEPOSIT	100.00				10/11/01	DEPOSIT	100.00				10/11/01	DEPOSIT	100.00			
10/12/01	DEPOSIT	100.00				10/12/01	DEPOSIT	100.00				10/12/01	DEPOSIT	100.00			
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10/14/01	DEPOSIT	100.00				10/14/01	DEPOSIT	100.00				10/14/01	DEPOSIT	100.00			
10/15/01	DEPOSIT	100.00				10/15/01	DEPOSIT	100.00				10/15/01	DEPOSIT	100.00			
10/16/01	DEPOSIT	100.00				10/16/01	DEPOSIT	100.00				10/16/01	DEPOSIT	100.00			
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10/20/01	DEPOSIT	100.00				10/20/01	DEPOSIT	100.00				10/20/01	DEPOSIT	100.00			
10/21/01	DEPOSIT	100.00				10/21/01	DEPOSIT	100.00				10/21/01	DEPOSIT	100.00			
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10/27/01	DEPOSIT	100.00				10/27/01	DEPOSIT	100.00				10/27/01	DEPOSIT	100.00			
10/28/01	DEPOSIT	100.00				10/28/01	DEPOSIT	100.00				10/28/01	DEPOSIT	100.00			
10/29/01	DEPOSIT	100.00				10/29/01	DEPOSIT	100.00				10/29/01	DEPOSIT	100.00			
10/30/01	DEPOSIT	100.00				10/30/01	DEPOSIT	100.00				10/30/01	DEPOSIT	100.00			
10/31/01	DEPOSIT	100.00				10/31/01	DEPOSIT	100.00				10/31/01	DEPOSIT	100.00			

PROBATION CALCULATIONS	
RELEVANT	
MAJORITY	1,280 S.A.
% C. LAR BENDS	8.875 S.A.
REWARD & BATTIN	988 S.A.
TOTAL	8,228 S.A.