



FARMERS BRANCH
TEXAS

Zoning Amendment: 14330 Midway Road

City Council Meeting | August 18, 2026

Requested By: Community Services Department



Background



Request to amend the zoning designation from Light Industrial (LI) to a Planned Development District



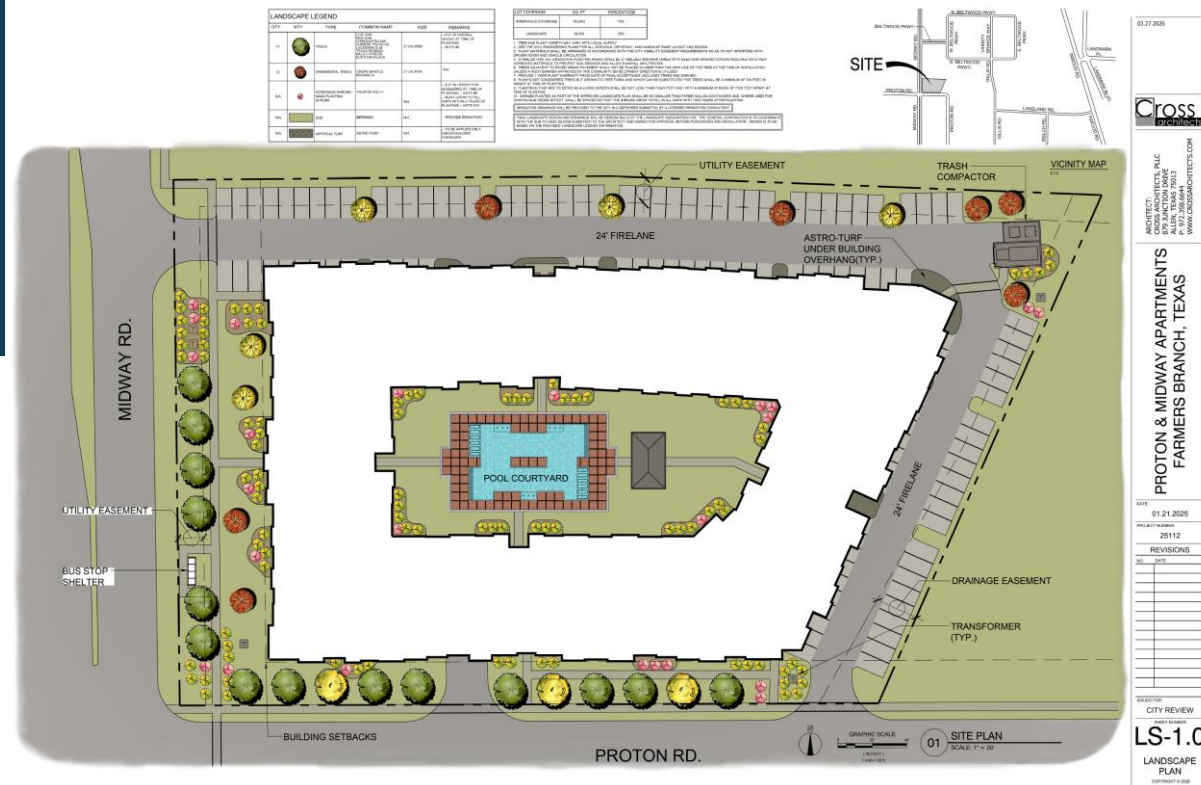
3.286 acres located at the NE corner of Midway Road & Proton Road



Zoning: Light Industrial (LI)



Zoning Amendment with conceptual site plan, landscape plan, and elevations for multifamily development



v Conceptual only ^



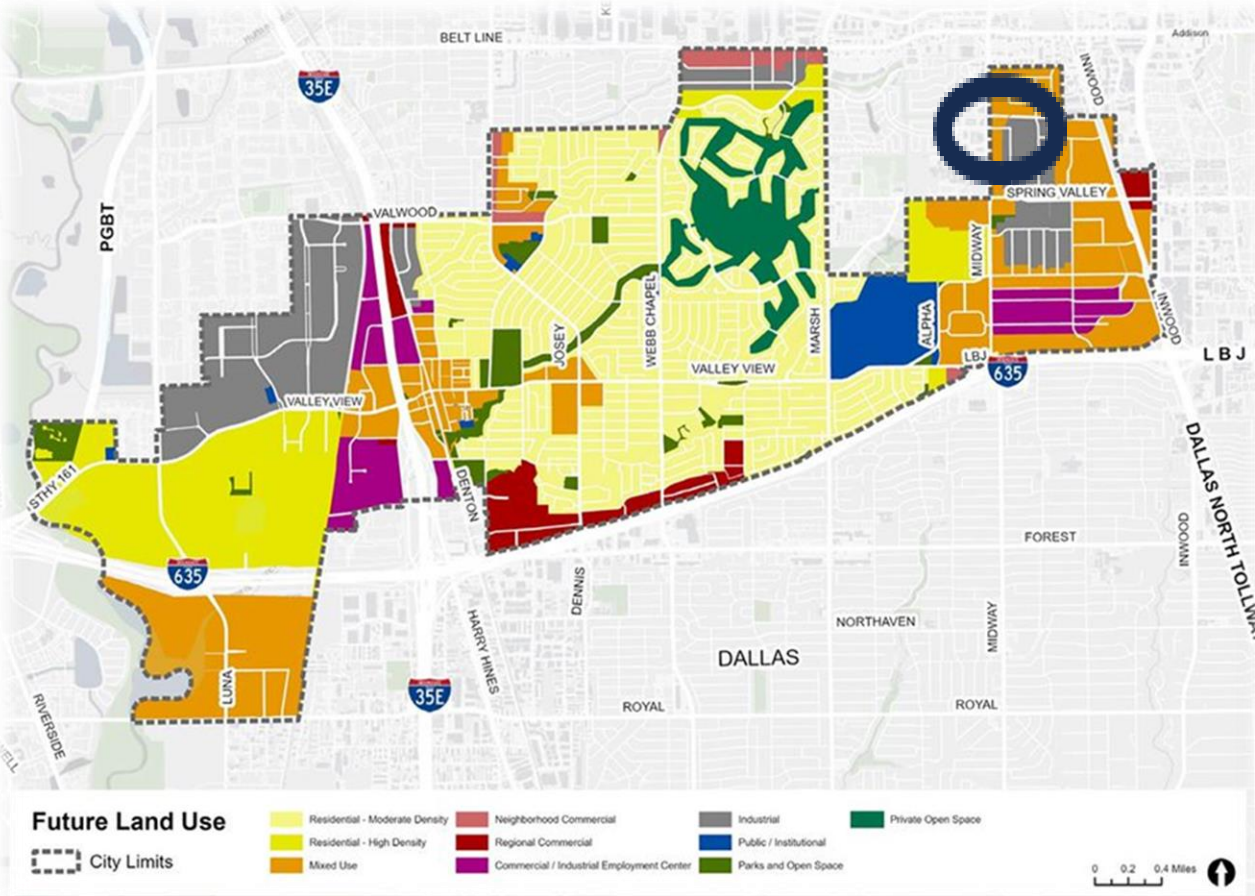
25-ZA-10: 14330 Midway Road

Proposed Development

- ✓ **Four-story, 242-unit multifamily community with a ground level parking garage, 74 units per acre density.**
- ✓ **218 (90%) one-BR units, 24 (10%) two-BR units, Avg. unit size is 788 square feet**
- ✓ **Parking ratio is 1.20 spaces per unit**
- ✓ **Landscaping is 28% of total lot area**
- ✓ **Mostly meets MFD goals/policies, with the exception of mixed use & ground floor parking**
- ✓ **Requires detailed site plan approval by Planning and Zoning Commission and final consideration by City Council**

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Recommendation & Response



Farmers Branch 2045 Comprehensive Plan

- Designated as future “Mixed-Use”
- Recommended uses: Medium to high density residential; office; commercial; light industry and small manufacturing; civic; parks; open space
- The proposal is consistent with the Comp Plan



Public Response

- 15 letters mailed to surrounding owners
- Zoning notification sign posted on site
- Protest threshold is 60% within 200 feet for residential upzoning, rather than 20%
- Return correspondence: 0 opposition, 1 support

Questions



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