

STAFF REPORT

Case No.: 26-ZA-05

Request: Conduct a public hearing and consider a request to amend Planned Development District No. 18 (PD-18) to allow for multifamily and single-family dwelling units on approximately 6.1 acres located at 12150 Medical Parkway; and take appropriate action.

Applicant: Elie Hajj, Cive, Inc.

Planning & Zoning Commission Meeting: July 27, 2026

Background:

On June 22, 2026, the Planning and Zoning Commission conducted a public hearing to consider this item. The Commission voted to table the item until July 27, 2026, and requested further justification regarding the feasibility of not having an age-restricted development.

The applicant, Elie Hajj of Cive Inc., is requesting to amend Planned Development District No. 18 (PD-18) to allow for multi-family and single-family dwellings on approximately 6.1 acres of land located at 12150 Medical Parkway, further described as Lot 3, Block C of the RHD Medical Center II Plat.

The applicant has submitted a request to amend PD-18 to allow for the development of a 301-unit multifamily project and single-family homes. The existing zoning district PD-18, subdistrict B only permits age-restricted multifamily.

The purpose of this request is to establish the appropriate land-use entitlements. The amendment to the Planned Development District No. 18 requests to allow for multi-family units with associate development standards.

Planned Development District No. 18 was initially created in 1974, with subsequent amendments that included allowances for a cell tower, surface parking lot, single family detached homes and age-restricted multi-family use. On March 19, 2019, City Council approved Ordinance No. 3556, amending PD-18 and creating subdistricts along with a conceptual site plan and landscaping plan.

Subdistrict Overview

- **Subdistrict A:** Currently developed with the hospital, medical clinic, and office uses, located south and west of Medical Parkway North.
- **Subdistrict B:** Approved for a maximum of 306 independent senior-living multifamily dwelling units (now proposed as multifamily). The conceptual plan identified two buildings, A and B, with parking located at the front on each side of the building.
- **Subdistrict C:** Planned for four single-family detached units. Currently undeveloped.

A Detailed Site Plan approved on September 4, 2020, identified a 250-unit independent-living building and a four-lot single-family subdivision, featuring an enclosed parking structure with no front-of-building parking.

This request includes approval of a Site Plan, Conceptual Landscape Plan, Building Elevations, and development standards for Subdistricts B.

Subject Property:

The subject property is approximately 6.1 acres and located on the east side of Medical Parkway North, approximately 115 feet north of LBJ Freeway frontage road and approximately 120 feet east of Eunice Street, south side of Myra Lane. The subject property is in Subdistrict B and C in Planned Development District No. 18 (PD-18).

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North (across Myra Lane)	One-Family Residence District-6 (R-6)	One-Family Detached dwelling units
South	Planned Development District No. 18 (PD-18)	Vacant/ Interstate I-635 Frontage Road
East	Office (O) and One-Family Residence District-4 (R-4)	Worship Facility and School, Private Primary or Secondary and One-Family Detached dwelling units
West (across Medical Pkwy. North)	Planned Development District No. 18 (PD-18)	Hospital

The existing property currently contains a structured parking garage. The applicant proposes to construct 301 multifamily units that would enclose the structured parking, along with associated development standards and minor amendments to the existing PD 18 ordinance. This request would allow multifamily development and remove the age-restricted requirement.

If approved, the proposed amendment would modify the existing conceptual site plan associated with PD-18, including changes to the parking configuration and overall building program. The

current PD-18 conceptual plan identifies two separate structures, Buildings A and B, with two surface parking areas situated alongside Building B.

Under the proposed site plan, these components would be consolidated into a single building that encloses the parking structure and incorporates parking located in front of the building.

The following table summarizes the proposed changes and compares them to the current requirements for Subdistrict B. Subdistrict C is included for reference.

Parking, Building Height, and Landscaping Summary Table

1. Parking

Subdistrict	Existing PD-18 Standard	Proposed
Subdistrict B	1 space per dwelling unit + 0.5 spaces per bedroom; minimum 450 spaces required	Proposed Parking Calculation: • Studio: 59×1 • 1 Bedroom: $162 \times 1.5 = 243$ • 1 Bedroom + Den / 1.5 Bath: $25 \times 1.5 = 37.5$ • 2 Bedroom: $55 \times 2 = 110$ • Enclosed: 437 • Surface: 32 (2 ADA) Total: 469 spaces Parking configuration amended per PD-18; to be built per conceptual plan.

2. Building Height

Subdistrict	Existing PD-18 Standard	Proposed
Subdistrict B	Building A and B Maximum 5 stories, not to exceed 70 ft	Proposed Amendment: Maintains 5-story / 70-ft maximum. • Max Roof Height: 53' 10¼" • Max Parapet Height: 58' 10"

3. Landscaping

Subdistrict	Existing Standard	Proposed / Provided
Subdistrict B	• Minimum 15% lot area landscaped • Minimum 10% interior parking area	No amendments; standards unchanged

	landscaped • 1 tree per 20 surface parking spaces	
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During the preliminary review of this application, staff identified technical items, including drainage, utility connections, fire access, parking configuration, and internal circulation that will require detailed evaluation. These items will be reviewed during the site plan phase. Consistent with standard development procedures, these technical matters will be fully evaluated once zoning entitlements are established and a complete site plan application has been submitted. The next step, should this request be approved, is submission of a site plan application for review

Comprehensive Plan Recommendation:

The Farmers Branch 2045 Comprehensive Plan designates this site as Regional Commercial on the Future Land Use Map. This designation recommends single-use (commercial-only) areas at a scale compatible with and visible from regional thoroughfares and highways. It may include large-footprint commercial developments, shopping centers, and similar uses, as well as a mix of complementary residential, commercial, office, and recreational uses to create a cohesive district.

The existing and proposed development is inconsistent with the recommendations of the 2045 Comprehensive Plan. However, the proposed development does maintain the character and development framework originally established under PD-18, Ordinance No. 3556.

Public Response:

On June 12, 2026, ninety-four (94) notification letters were mailed to surrounding property owners as well as to the Carrollton-Farmers Branch and Dallas Independent School Districts. A zoning notification sign was also placed on the site on June 11, 2026. As of the writing of this report, 105 written correspondences have been received by the City.

Zoning Amendment Public Process

The zoning amendment public process ensures that any proposed changes follow proper notice and hearing requirements. All property owners within 300 feet of the subject site receive written notice at least ten days before the Planning and Zoning Commission hearing, and the City Council holds its own public hearing with at least fifteen days' notice published in the City's official publication.

If 20% or more of the affected or nearby property owners within the 200-foot radius submit a formal protest, the amendment may only be approved by a three-fourths vote of the City Council. When calculating the percentage of land area for the protest, streets and alleys are included.