

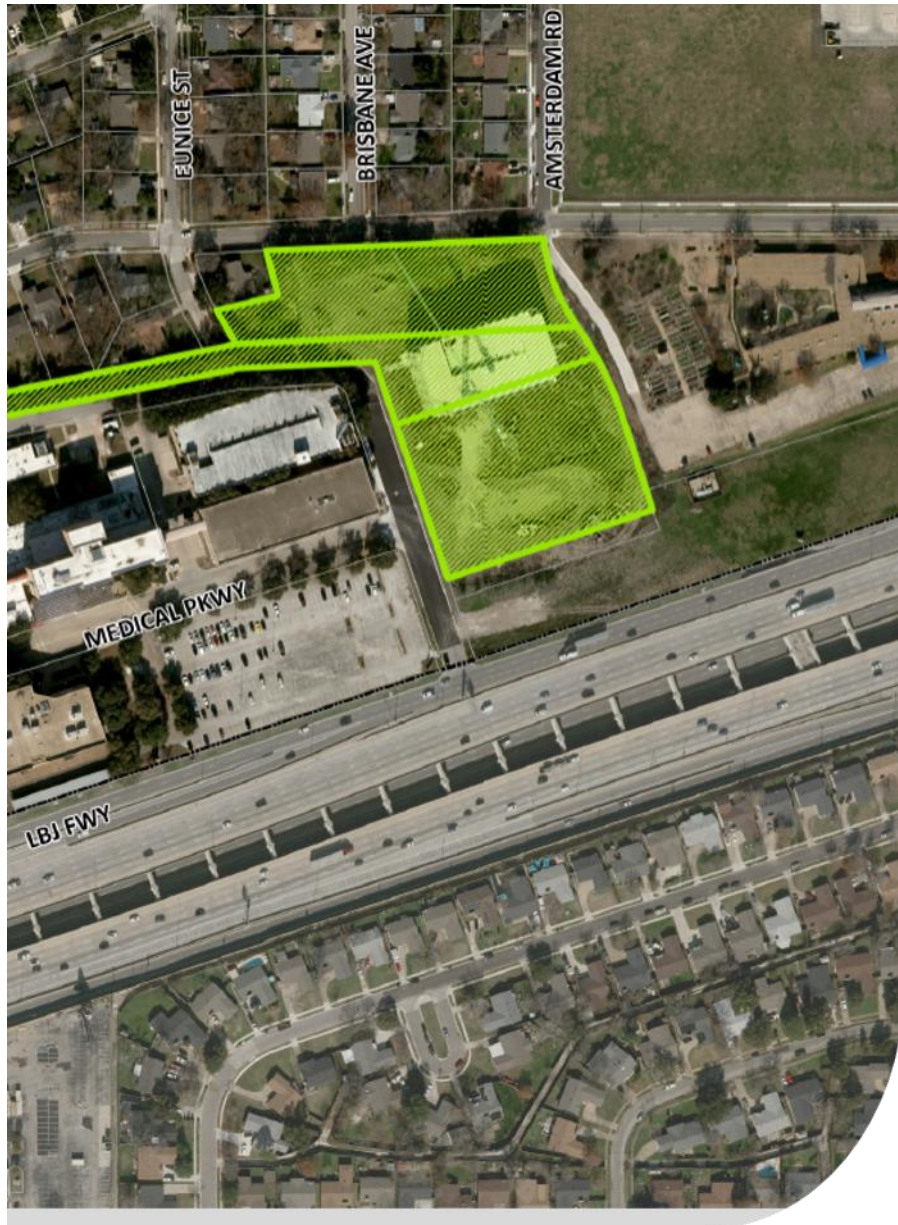


FARMERS BRANCH
TEXAS

Zoning Amendment 12150 Medical Parkway

City Council Meeting | August 4, 2026

Requested By: Community Services



26-ZA-05: 12150 Medical Parkway

Background

6.11 acres located at 12150 Medical Parkway

Zoning: Planned Development District No. 18 (PD-18)

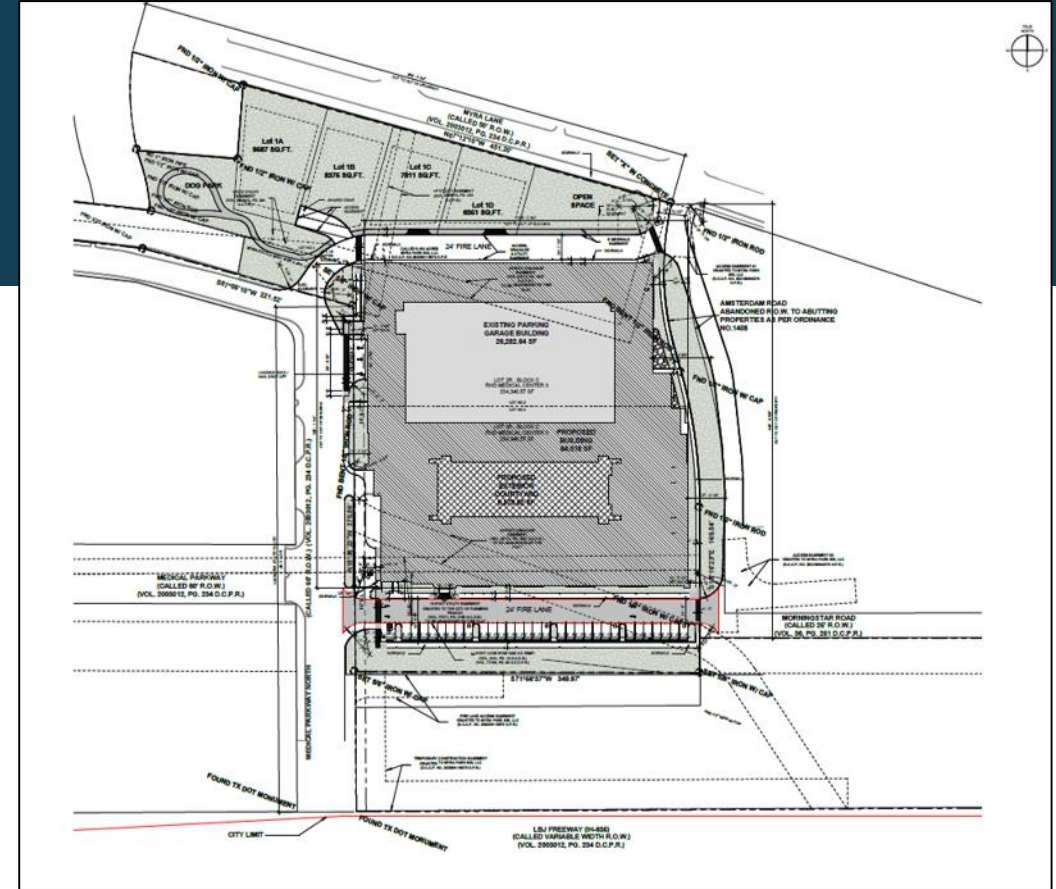
Request: To amend PD-18 to allow multi-family dwelling units in Subdistrict B.

Existing Permitted Use: Multi-family dwelling units restricted to independent senior living

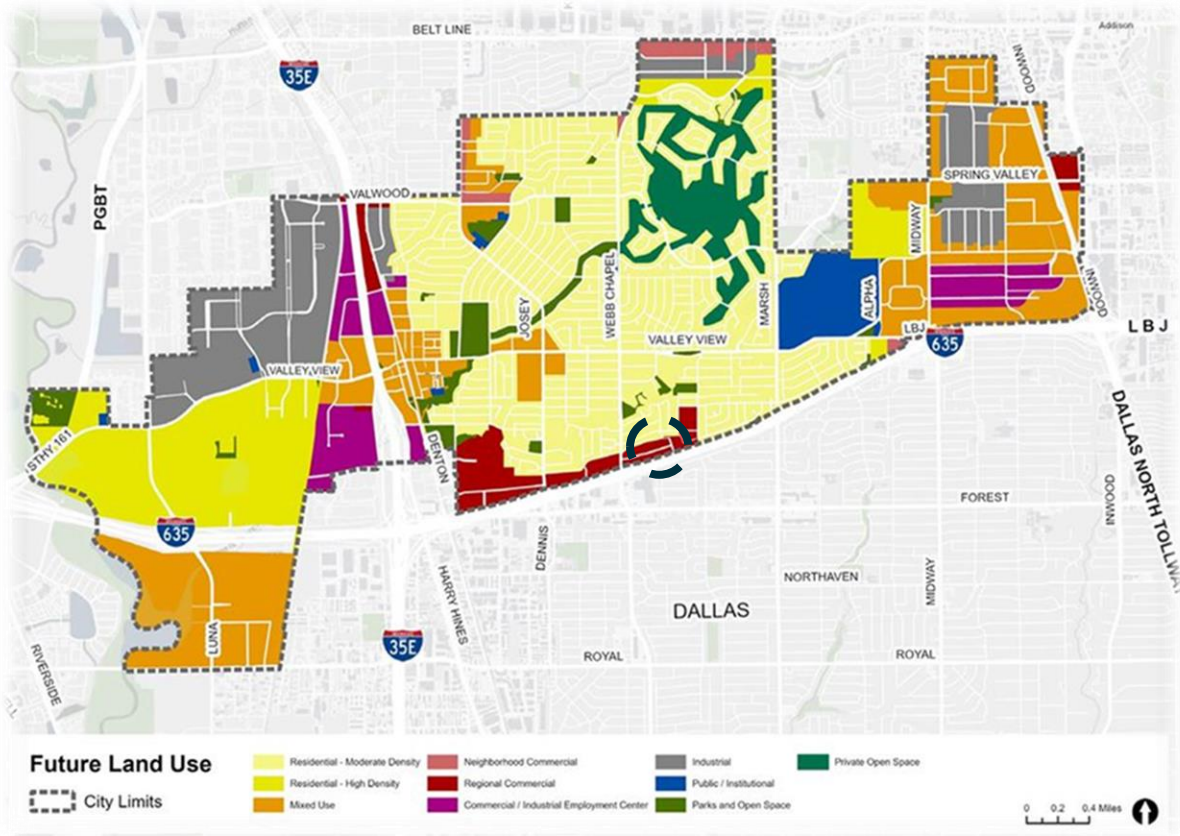
26-ZA-05: 12150 Medical Parkway

Proposed Development

- ✓ Proposed multifamily development to be built to enclose the existing parking garage structure
- ✓ Total of 301 units (mix of studio, 1 & 2 bedrooms)
- ✓ Landscape improvements (35,120.56 square feet)
- ✓ Proposed Parking: 469 parking spots
- ✓ Building Height Maximum 58'-10"



Recommendation & Response



Farmers Branch 2045 Comprehensive Plan

- Designated as “Regional Commercial”
- Recommended uses: large-footprint commercial developments, shopping centers, and high-intensity office and service-type uses
- The proposal is not consistent with this designation

 Public Response

- 94 letters mailed to surrounding owners
- Zoning notification signs posted on site
- 105 responses received in opposition
- Protest threshold is 20% within 200 feet for residential

On June 22, 2026, the Planning & Zoning Commission recommended to table by a vote of 5-2

Questions



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