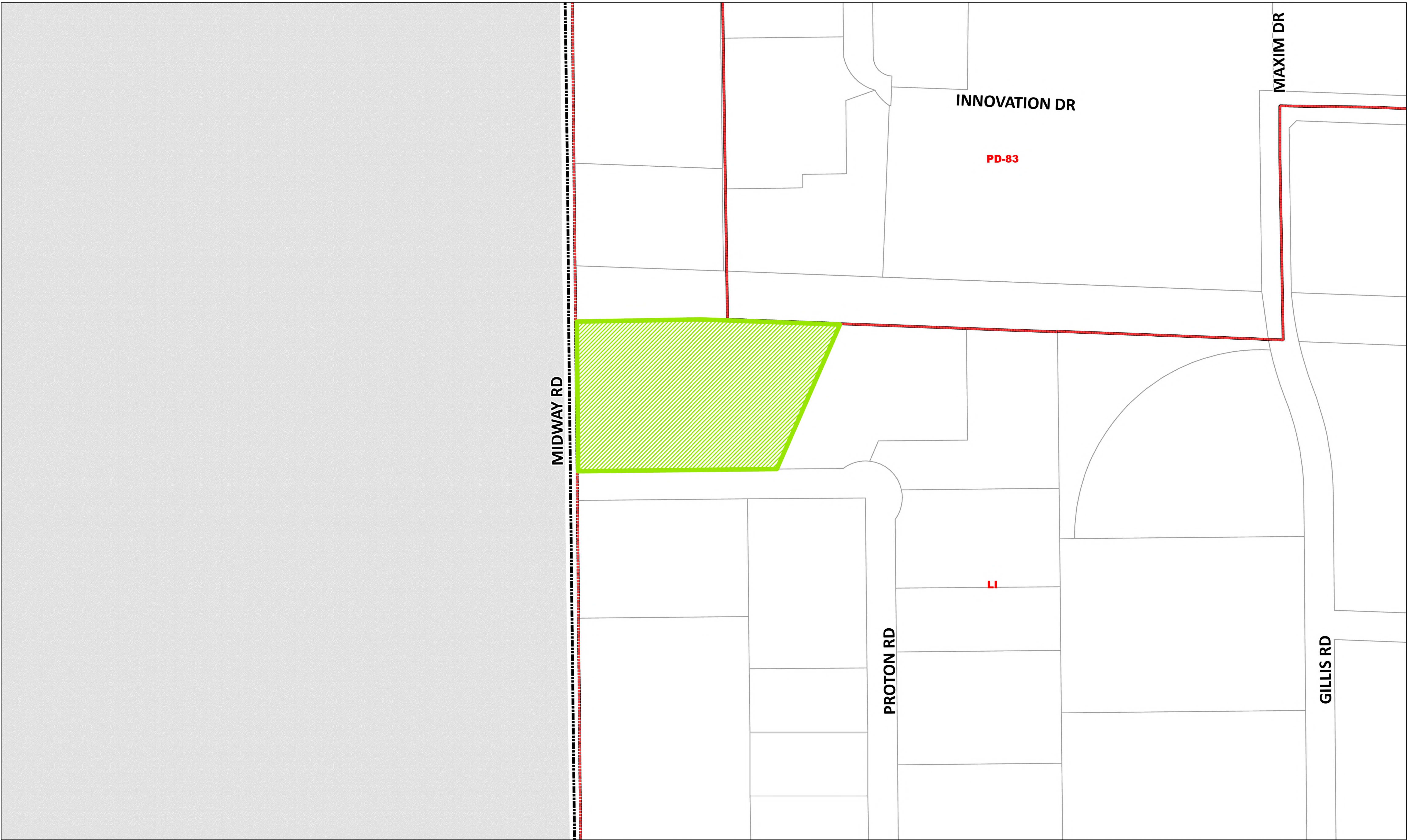
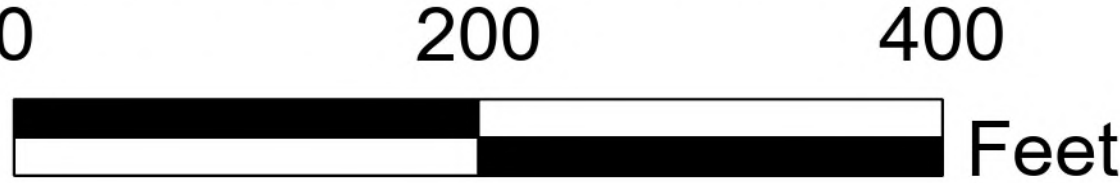




-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

25-ZA-10 Location Map
14330 Midway Road



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011

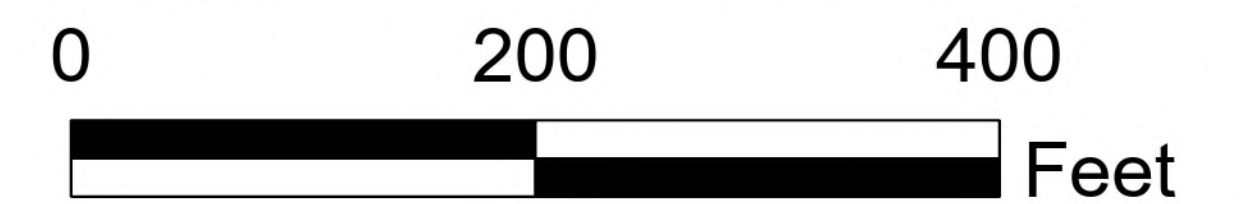




-  Subject Property
-  Tax Parcels
-  City Limit

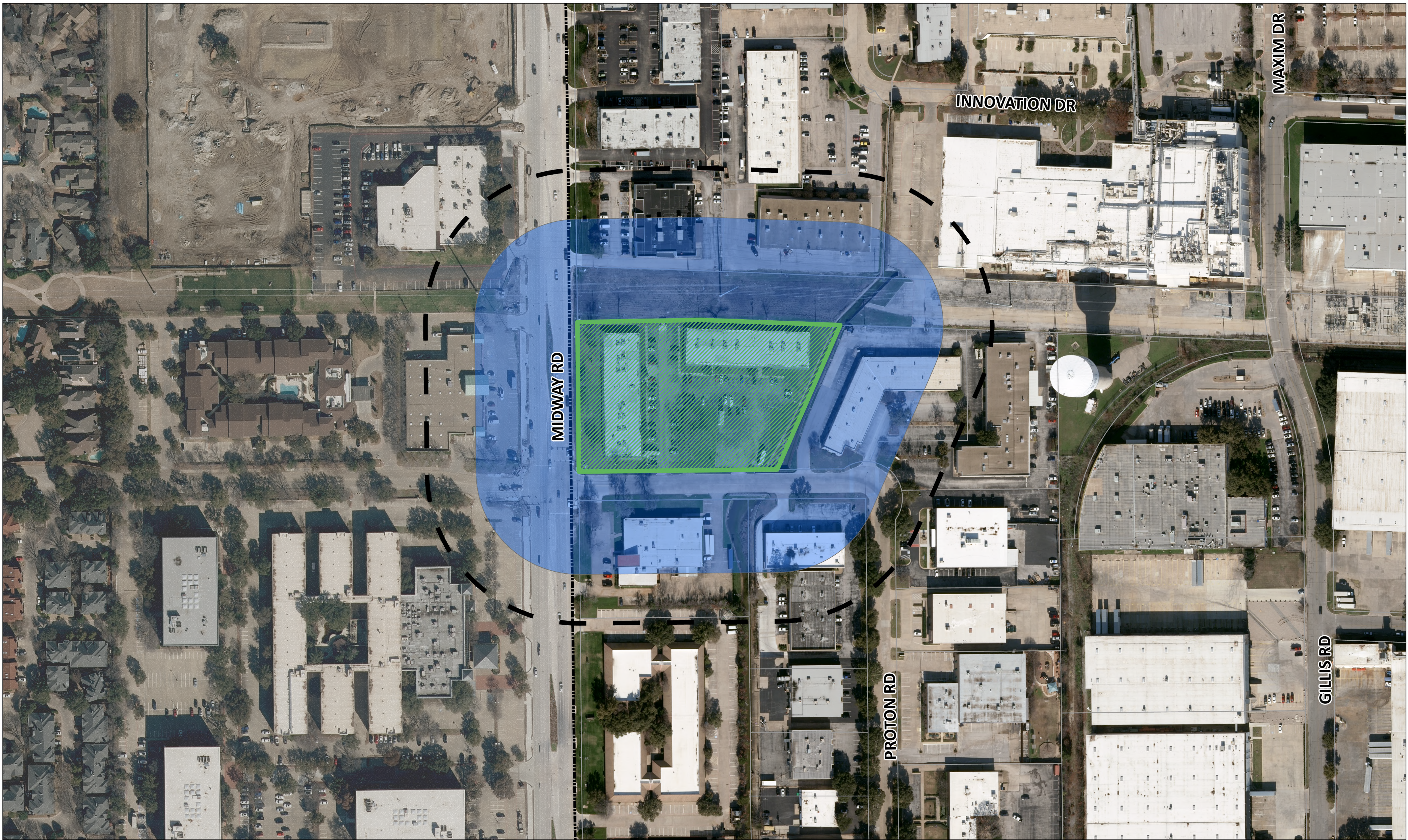
25-ZA-10 Aerial Map

14330 Midway Road



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011





- 300-Foot Courtesy Notice
- 200-Foot Protest Area
- Subject Property
- Tax Parcels
- City Limit

25-ZA-10 Notification Map

14330 Midway Road



0 200 400
Feet

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011



Executive Summary

Planned Development Rezoning

Proton & Midway Apartments | 14330 Midway Road, Farmers Branch, Texas

The Applicant requests approval of a zoning map amendment to rezone the property located at **14330 Midway Road** to a new **Planned Development (PD)** district. The proposed PD would allow for the development of a **high-density, podium-style multifamily residential community** consistent with the City of Farmers Branch's adopted planning policies.

The proposed development consists of **242 residential units** within a **four-story building over a one-story podium parking structure** on a **3.28-acre site**, resulting in a density of **73.78 units per acre**. The project includes structured parking, limited surface parking, centralized resident amenities, and landscaped open space.

The subject property is located along **Midway Road**, a major arterial corridor, and is designated within a **Mixed-Use growth area** in the City's **2045 Comprehensive Plan**. The proposed rezoning implements the Plan's vision by introducing residential density in a compact, urban form that supports proximity to employment centers and long-term redevelopment objectives. Planned Development zoning allows for tailored development standards to ensure quality design and compatibility with surrounding land uses.

The development has been designed in accordance with the City's **Multi-Family Development Policy (Ordinance No. 3715)**, which encourages urban-style multifamily development with structured parking and pedestrian-oriented site design. The proposed PD includes a targeted modification to exterior material requirements, providing a minimum of **15 percent brick masonry** on street-facing façades, with the remainder composed of high-quality fiber-cement lap siding, fiber-cement board-and-batten panels, and engineered wood-look materials. Brick masonry will be concentrated at the podium and ground-floor levels to maintain a strong visual base along public streets.

Parking will be provided primarily within the podium garage, based on **one space per bedroom**. Approval of the requested Planned Development rezoning will allow for the redevelopment of an underutilized property into a **high-quality, urban multifamily residential community** that advances the City's Comprehensive Plan and supports long-term economic vitality and housing diversity within Farmers Branch. The Applicant respectfully requests favorable consideration of the proposed Planned Development zoning.

Planned Development – Development Standards Summary

Proton & Midway Apartments

14330 Midway Road | City of Farmers Branch, Texas

The following summarizes the key development standards proposed for the Planned Development (PD) district requested for the Proton & Midway Apartments.

1. Permitted Uses

- PD – Planned Development, Multi-family residential
- Accessory uses customarily incidental to multifamily residential development, including leasing office, clubhouse, resident amenities, structured parking, and open space

2. Site Area

- Total Site Area: Approximately 3.28 acres

3. Density

- Maximum Units: Approximately 242 dwelling units
- Maximum Density: Approximately 73.8 dwelling units per acre

4. Building Height

- Maximum Height: Four (4) stories over a one (1) story podium parking structure
- Maximum Height at Top Plate: 56 feet 8 ½ inches
- Maximum Height at Roof Peak: 75 feet

5. Building Setbacks

- Front (Midway Road): 50 feet
- Side and Rear: As generally depicted on the approved site plan

6. Exterior Building Materials (Modified Standard)

The Planned Development requests percentage requirements to allow for a contemporary podium-style architectural expression while maintaining durability, quality, and compatibility with the surrounding context.

- Minimum Masonry Requirement: A minimum of 15% brick masonry shall be provided on each street-facing façade. Masonry shall be concentrated at the podium level, ground-floor façades, and key architectural elements.
- Primary Cladding Materials: The remainder of the building façades may consist of fiber cement lap siding, fiber cement board-and-batten panels, limited EIFS used as an accent material only, and engineered wood-look materials.

Planned Development – Development Standards Summary

Proton & Midway Apartments

14330 Midway Road | City of Farmers Branch, Texas

- **Material Distribution:** Non-masonry cladding shall be limited to upper stories and articulated façade planes and shall be modulated through offsets, color variation, and changes in material orientation.
- **Podium Screening:** All visible parking podium levels shall be fully screened using brick masonry or a combination of brick and compatible architectural cladding.

This modified standard is requested due to the project's podium configuration, internalized parking, high-quality materials, and location within a Mixed-Use growth area identified in the 2045 Comprehensive Plan. The proposed materials achieve the intent by emphasizing durability, articulation, and long-term performance while allowing architectural variety. This approach is consistent with the City's Multi-Family Development Policy (Ordinance No. 3715), which encourages high-quality materials, façade articulation, and urban-style podium development along major corridors.

7. Parking

- **Parking Requirement:** 2.25 parking spaces per unit
- **Parking Required counts:** 545 spaces total
- **Parking Provided:** 1.20 parking spaces per unit
- **Parking Provided counts:** 291 spaces total (parking deficit of -254 parking spaces)

8. Open Space and Amenities

- Centralized courtyard with elevated pool
- Approximately 6,500 square feet of clubhouse and indoor amenity space

9. Conceptual Site Plan

- Development shall generally conform to the submitted conceptual site plan prepared by Cross Architects

This Development Standards Summary reflects a deliberate and design-focused exterior material standards while maintaining consistency with the City's planning objectives.

Applicant Narrative

Planned Development Rezoning for Multifamily Residential Use

Proton & Midway Apartments | 14330 Midway Road, Farmers Branch, Texas

1. Introduction and Request

The Applicant respectfully requests approval of a zoning map amendment to rezone the subject property, located at 14330 Midway Road in the City of Farmers Branch, Texas, to a new **Planned Development (PD)** district. The proposed PD will establish development standards to allow a **high-quality, podium-style multifamily residential community** consistent with the City's adopted planning policies and development objectives.

The proposed development consists of approximately **242 multifamily residential units** within a **four-story building constructed over a one-story podium parking structure**, together with structured and limited surface parking, centralized resident amenities, and landscaped open space. The project is intended to implement the vision of the City's **2045 Comprehensive Plan** for mixed-use growth areas and to fully comply with the design intent and performance criteria outlined in the City's **Multi-Family Development Policy (Ordinance No. 3715)**.

2. Existing Conditions

The subject property comprises approximately **3.28 acres** and is currently zoned for commercial/light industrial use. The site is located along **Midway Road**, a major north-south arterial, and is situated within an area characterized by a mix of commercial, employment, and transitioning land uses. The property is not currently located within an existing Planned Development district.

While the current zoning permits non-residential uses, the City's long-range planning documents identify this area as appropriate for more intensive, mixed-use development patterns that incorporate residential uses. The site's frontage, access to regional transportation corridors, and proximity to employment centers make it particularly well suited for higher-density multifamily residential development.

3. Proposed Development

The proposed development is designed as an **urban, podium-style multifamily project**, which represents the City's preferred form for new multifamily development. Key components of the proposal include:

- **Building Height:** Four stories over a one-story podium garage, with an overall height of **75 feet**.
- **Unit Count:** **242 dwelling units**.

Applicant Narrative

Planned Development Rezoning for Multifamily Residential Use

Proton & Midway Apartments | 14330 Midway Road, Farmers Branch, Texas

- **Density:** Approximately **73.78 units per acre**, which exceeds the minimum density thresholds recommended by City policy and supports efficient land utilization.
- **Unit Mix:** A predominantly one-bedroom unit mix, supplemented by two-bedroom units, designed to serve professionals, couples, and small households.
- **Parking:** A combination of structured podium parking and limited surface parking.
- **Amenities:** Approximately **6,500 square feet of clubhouse and resident amenity space**, a centralized courtyard, pool, and associated outdoor gathering areas.

The building is oriented to reinforce the street edge along Midway Road, with parking largely internalized within the podium structure to minimize visual impacts and promote a pedestrian-oriented site design.

4. Consistency with the 2045 Comprehensive Plan

The City of Farmers Branch **2045 Comprehensive Plan** designates the subject property within a **Mixed-Use growth area**, where the City encourages a mix of residential and non-residential uses in a compact, efficient, and walkable development pattern. The proposed Planned Development directly advances this vision by introducing high-density multifamily residential use in a form that supports long-term redevelopment goals.

The project supports the Comprehensive Plan by:

- Introducing residential density in proximity to major corridors and employment areas;
- Promoting efficient use of land through vertical mixed-use principles (residential over structured parking);
- Supporting the creation of a more active, sustainable urban environment;
- Utilizing Planned Development zoning as a tailored implementation tool to ensure quality design and compatibility.

The requested PD zoning is not a departure from adopted policy, but rather a mechanism to **implement the City's stated long-range land use objectives** for this area.

5. Compliance with the Multi-Family Development Policy (Ordinance No. 3715)

The proposed development was designed with direct reference to the City's Multi-Family Development Policy, adopted by Ordinance No. 3715, which establishes expectations for the location, density, site design, and building form of new multifamily projects.

Applicant Narrative

Planned Development Rezoning for Multifamily Residential Use

Proton & Midway Apartments | 14330 Midway Road, Farmers Branch, Texas

Density and Development Form

The policy recommends a minimum density of 55 units per acre, with higher densities encouraged along major corridors and near employment centers. At 73.78 units per acre, the proposed development significantly exceeds the minimum threshold and reflects the City's stated desire to maximize land efficiency in appropriate locations. The podium-style configuration and structured parking are consistent with the City's preference for urban multifamily forms and avoidance of lower-density, garden-style developments.

Site Design and Orientation

The project is oriented toward Midway Road, with building placement and internal circulation designed to enhance the public realm and pedestrian environment. Structured parking is internalized, and service areas are screened and located to minimize visual and functional impacts.

Exterior Materials – Planned Development Modification

The Applicant requests a Planned Development modification to allow contemporary podium-style architectural expression. Specifically, the development proposes a minimum of 15 percent brick masonry on street-facing façades, with the remainder composed of high-quality fiber-cement lap siding, fiber-cement board-and-batten panels, and engineered wood-look materials. Brick masonry will be concentrated at the podium and ground-floor levels to maintain a strong visual base and sense of permanence along public streets. This material approach reflects current best practices in podium-style multifamily development and achieves the intent of the Multi-Family Development Policy by emphasizing durability, articulation, and long-term performance while allowing architectural variety.

Open Space and Amenities

The development provides centralized, usable open space in the form of a landscaped courtyard, pool, and resident amenities, consistent with the policy's objective of providing meaningful open space that contributes to resident quality of life and long-term project sustainability.

Building Design and Quality

The building massing, height, and articulation are designed to create a cohesive architectural presence appropriate for a major corridor while maintaining compatibility with surrounding development patterns.

Applicant Narrative

Planned Development Rezoning for Multifamily Residential Use

Proton & Midway Apartments | 14330 Midway Road, Farmers Branch, Texas

6. Parking and Circulation

Parking for the development is provided through a combination of podium garage parking and limited surface spaces. The project proposes **291 spaces** with the majority accommodated within the structured podium garage.

This parking approach is justified by:

- The project's urban form and location along a major arterial corridor;
- The predominance of one-bedroom units, which typically generate lower parking demand;
- The City's stated preference for structured parking solutions that reduce surface parking impacts;
- Efficient internal circulation and shared parking functionality.

Vehicular access points and fire lanes are designed to meet City standards while maintaining a clear and functional site layout.

7. Compatibility and Transitions

The proposed development is designed to be compatible with existing and planned surrounding land uses. Building setbacks, internalized parking, and landscape buffering are used to mitigate potential impacts and ensure appropriate transitions. The project's massing and orientation reflect an intentional response to the surrounding context while reinforcing the City's long-term redevelopment vision for the area.

8. Conclusion

Approval of the requested Planned Development zoning will allow the redevelopment of an underutilized property into a **high-quality, urban multifamily residential community** that aligns with the City of Farmers Branch's adopted plans and policies. The proposed development implements the 2045 Comprehensive Plan, complies with the Multi-Family Development Policy, and delivers a form of development that supports long-term economic vitality, housing diversity, and sustainable land use.

For these reasons, the Applicant respectfully requests favorable consideration of the proposed Planned Development rezoning.

PROTON & MIDWAY APARTMENTS
FARMERS BRANCH, TEXAS

DATE: 09.30.25

A1.0a
PODIUM LEVEL
SITE PLAN

Copyright © Cross Architects

SITE DATA

-ZONING:
-CURRENT - "LI" - LIGHT INDUSTRIAL
-RE-ZONE - "PD" - PLANNED DEVELOPMENT
-4-STORY RESIDENTIAL FLOORS
-1-STORY PODIUM GARAGE
-75'-0" AT HIGHEST ROOF PEAK
-47'-7-1/2" FROM GRADE TO HIGHEST FINISH FLOOR
-UNIT AVERAGE NET SQ.FT. ~788 S.F.

-242 UNITS
-3.28 ACRES TOTAL
-73.78 UNITS/ACRE

AMENITIES

-CLUBHOUSE ~8,000 S.F.
-RAISED POOL DECK
-COURTYARD

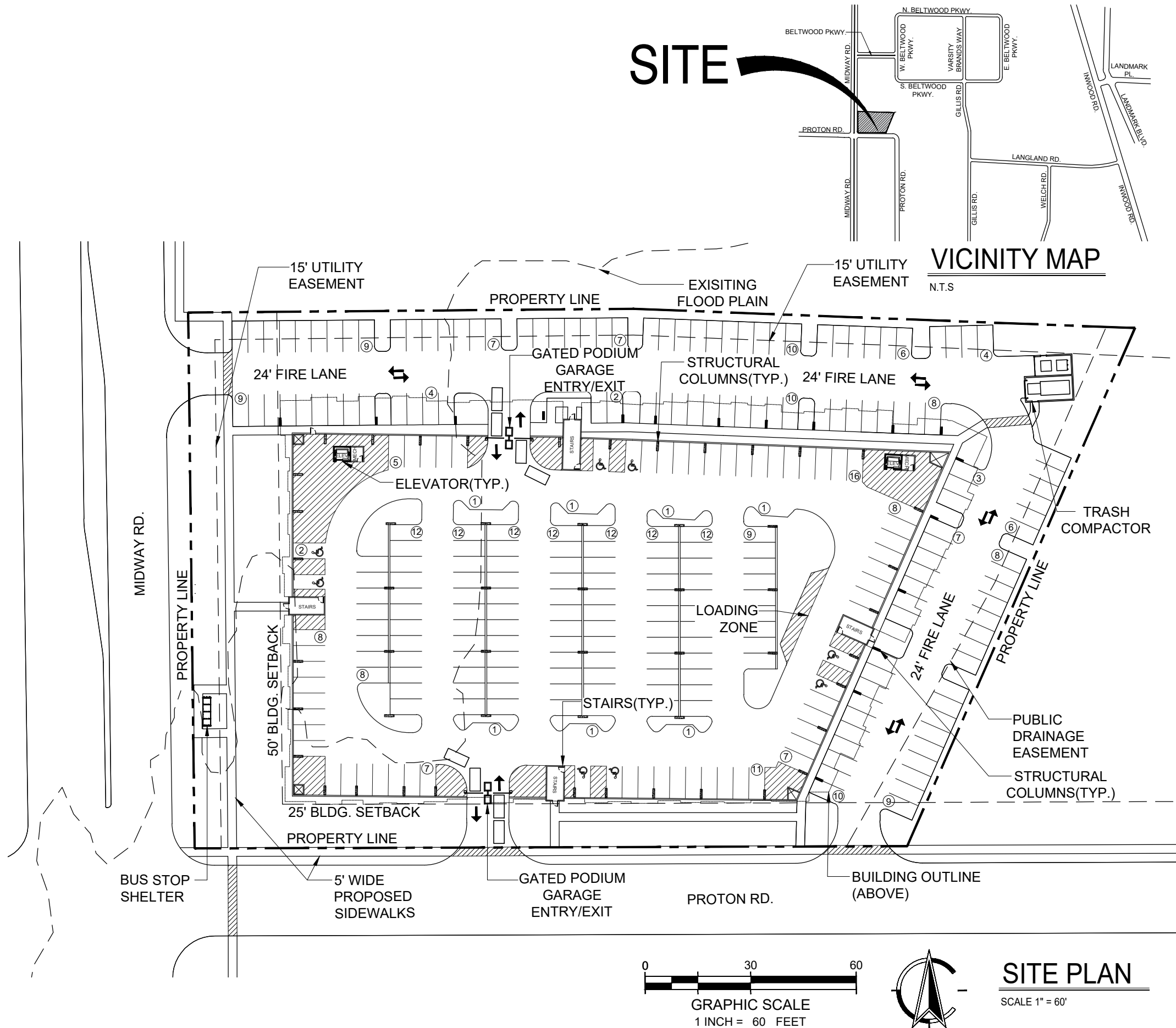
PARKING TABULATION

PARKING REQUIRED

(2.25 PER UNIT)	
1 BR UNIT (218) 90%	491
2 BR UNIT (24) 10%	54
TOTAL REQUIRED	545

PARKING PROVIDED

SURFACE	119
HANDICAP	6
GARAGE	166
TOTAL PARKING PROVIDED	291



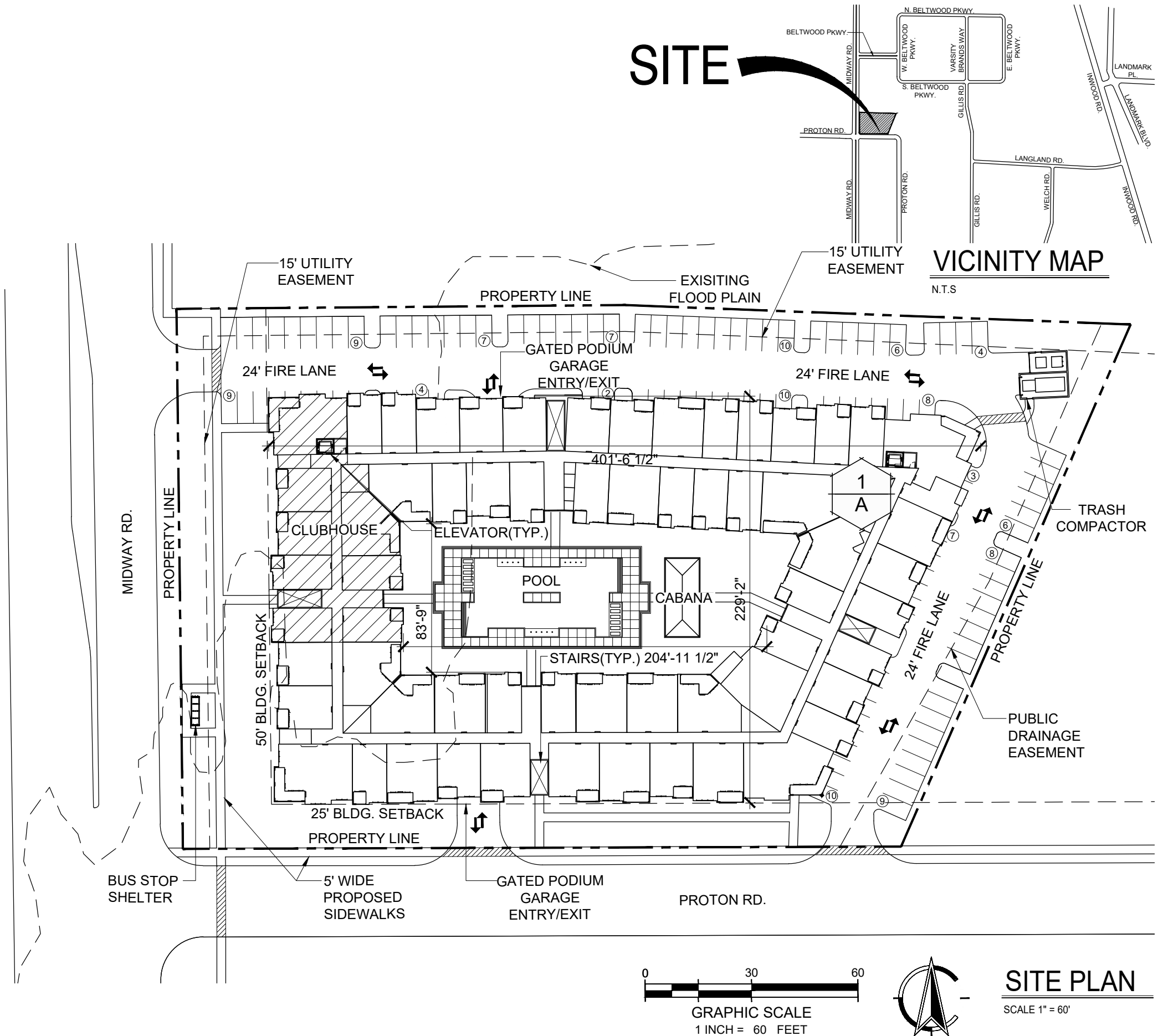
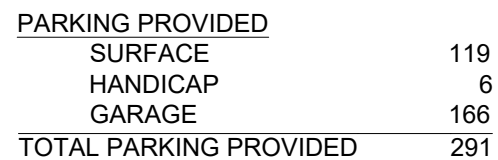
PROTON & MIDWAY APARTMENTS
FARMERS BRANCH, TEXAS

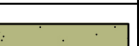
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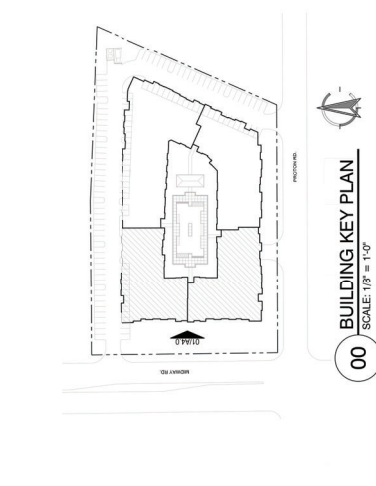
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UNIT LEVEL SITE PLAN

Copyright © Cross Architects



LANDSCAPE VENDOR					
QTY	KEY	TYPE	COMMON NAME	SIZE	REMARKS
17		TREES	LIVE OAK RED OAK CHINGAPIN OAK CHINESE PISTACHE LAC-BARK LEM TEXAS REDGUM BALD CYPRESS EVE'S NECKLACE	3" CALIPER	6-8' IN OVERALL HEIGHT AT TIME OF PLANTING. - NOTE #8
12		ORNAMENTAL TREES	CREPE MYRTLE MAGNOLIA	3" CALIPER	N/A
N/A		SCREENING SHRUBS / MASS PLANTING SHRUBS	YAUPON HOLLY	N/A	- 4'-0" IN HEIGHT FOR SCREENING AT TIME OF PLANTING - NOTE #9 - MUST GROW TO FILL GAPS WITHIN 2 YEARS OF PLANTING - NOTE #10
N/A		SOD	BERMUDA	N/A	- PROVIDE IRRIGATION
N/A		ARTIFICIAL TURF	ASTRO-TURF	N/A	- TO BE APPLIED ONLY UNDER BUILDING OVERHANG



MATERIAL / COLOR TABLE	
	COMPOSITE PANEL PATIO RAILING: SUMMER WHEAT COLLECTION
	ARCHITECTURAL ASPHALT SHINGLES: TBD
	METAL AWNING: TBD
	FASCIA: TBD
	WINDOW/DOOR TRIM: TBD
	KING SIZE BRICK: TBD
	HORIZONTAL FIBER CEMENT LAP SIDING: TBD
	BOARD ON BATTON SIDING: TBD
	METAL MESH SCREEN: TBD

BUILDING 'A' CODE DATA	
NET MARKET AREA (AC SPACES)	19,726 S.F.
GROSS MARKET AREA (AC SPACES)	48,896 S.F.
2ND FLOOR	42,476 S.F.
3RD FLOOR	42,116 S.F.
4TH FLOOR	41,752 S.F.
5TH FLOOR	41,388 S.F.
TOTAL GROSS AREA	316,516 S.F.
CONSTRUCTION TYPE	V/A
NET MARKET AREA (AC SPACES)	YES (NFA 13)
NET MARKET AREA (AC SPACES)	YES
NET MARKET AREA (AC SPACES)	YES
NET MARKET AREA (AC SPACES)	YES
NET MARKET AREA (AC SPACES)	NEW

ARCHITECTURAL FEATURES:
OUTDOOR PATIOS
DECORATIVE AND REPETITIVE ELEMENTS
ACCENT WINDOWS AND FRAMED WITH FIBER
VERTICAL ELEMENTS: GABLES ON STAIRWELLS AND PATIOS

OVERALL BUILDING MATERIAL PERCENTAGE:
BRICK: 9,780 SQ. FT. (15%)
FIBER CEMENT LAP SIDING: 19,845 SQ. FT. (30%)
BOARD ON BATTON: 16,043 SQ. FT. (28%)
TOTAL: 45,668 SQ. FT. (14%)
TOTAL: 84,258 SQ. FT. (100%)

MATERIAL NOTE
ALL MATERIALS TO DIE AT INSIDE CORNER



30-YEAR ARCHITECTURAL COMPOSITION SHINGLES ON ONE DECORATIVE ON BATTON SIDING ON NEWLY DECORATIVE WOOD BOARDS

METAL AWNING DECORATIVE WOOD BOARDS ON BATTON SIDING

MASONRY BRICK VENEER

CONCRETE COLUMN(TYP)

12" VERTICAL POCKETS AT 4" (REF. TO W/D)

METAL RAILING

COMPOSITE PANEL

MASONRY BRICK VENEER

DECORATIVE (REF. TO STRUCT)

FIBER CEMENT LAP SIDING

METER BANK (REF. TO MEP)

CONCRETE COLUMN(TYP)

MASONRY BRICK VENEER

30-YEAR ARCHITECTURAL COMPOSITION SHINGLES ON ONE DECORATIVE ON BATTON SIDING ON NEWLY DECORATIVE WOOD BOARDS

METAL AWNING DECORATIVE WOOD BOARDS ON BATTON SIDING

MASONRY BRICK VENEER

CONCRETE COLUMN(TYP)

ARCHITECTURAL FEATURES:
OUTDOOR PATIOS
DECORATIVE AND REPETITIVE ELEMENTS
ACCENT WINDOWS AND FRAMED WITH FIBER
CEMENT LAP SIDING
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3RD FLOOR	42,116 S.F.
4TH FLOOR	41,752 S.F.
5TH FLOOR	316,516 S.F.
TOTAL GROSS AREA	V/A
CONSTRUCTION TYPE	YES (NFA 13)
FREE SPRINKLERS	YES
EMERGENCY LIGHTING	YES
AGE OF BUILDING	NEW

MATERIAL / COLOR TABLE

KING SIZE BRICK:
TBD

ARCHITECTURAL ASPHALT
SHINGLES:
TBD

METAL AWNING:
TBD

FASCIA:
TBD

WINDOW / DOOR TRIM:
TBD

HORIZONTAL FIBER CEMENT
LAP SIDING:
TBD

BOARD ON BATTEN
SIDING:
TBD

METAL MESH SCREEN:
TBD

COMPOSITE PANEL PATIO
RAILING: SUMMER WHEAT
COLLECTOR'S ARTISTIC
COLLECTION

00 BUILDING KEY PLAN

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

01 BUILDING A - EXTERIOR ELEVATION

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



ARCHITECTURAL FEATURES:
OUTDOOR PATIOS
DECORATIVE AND REPETITIVE ELEMENTS
ACCENT WINDOWS AND FRAMED WITH FIBER
CEMENT LAP SIDING
VERTICAL ELEMENTS: GABLES ON STAIRWELLS
AND PATIOS

OVERALL BUILDING MATERIAL PERCENTAGE:
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4TH FLOOR	41,752 S.F.
5TH FLOOR	41,752 S.F.
TOTAL GROSS AREA	316,516 S.F.
CONSTRUCTION TYPE	V/A
NET MARKET AREA	YES (NFA 13)
FIRE SPRINKLERS	YES
EMERGENCY LIGHTING	YES
AGE OF BUILDING	NEW

MATERIAL / COLOR TABLE

COMPOSITE PANEL PATIO
RAILING: SUMMER WHEAT
COLLECTOR'S ARTISTIC
COLLECTION

ARCHITECTURAL ASPHALT
SHINGLES:
TBD

METAL AWNING:
TBD

FASCIA:
TBD

WINDOW/DOOR TRIM:
TBD

KING SIZE BRICK:
TBD

HORIZONTAL FIBER CEMENT
LAP SIDING:
TBD

BOARD ON BATTON
SIDING:
TBD

METAL MESH SCREEN:
TBD

00 BUILDING KEY PLAN

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

01 BUILDING A - EXTERIOR ELEVATION

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

DATE: 01.21.2025

PROJECT NUMBER: 25112

REVISIONS

NO. DATE

ISSUED FOR: CITY REVIEW

SHEET NUMBER

A4.4

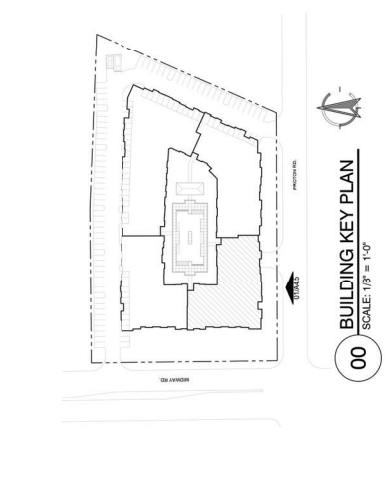
EXTERIOR ELEVATIONS - BLDG. A

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ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

03.27.2025





ARCHITECTURAL FEATURES:

OUTDOOR PATIOS

DECORATIVE AND REPETITIVE ELEMENTS

ACCENT WINDOWS AND FRAMED WITH FIBER CEMENT LAP SIDING

VERTICAL ELEMENTS: GABLES ON STAIRWELLS AND PATIOS

OVERALL BUILDING MATERIAL PERCENTAGE:

BRICK: 9,780 SQ. FT. (15%)

FIBER CEMENT LAP SIDING: 19,845 SQ. FT. (30%)

BOARD ON BATTION: 16,043 SQ. FT. (26%)

TOTAL: 45,668 SQ. FT. (100%)

MATERIAL NOTE

ALL MATERIALS TO DIE AT INSIDE CORNER

BUILDING 'A' CODE DATA

NET MARKET AREA (AC SPACES)

19,726 S.F.

GROSS MARKET AREA (NET TUCKERWAGES)

48,898 S.F.

2ND FLOOR

42,476 S.F.

3RD FLOOR

42,116 S.F.

4TH FLOOR

41,752 S.F.

5TH FLOOR

316,516 S.F.

TOTAL GROSS AREA

45,668 S.F.

CONSTRUCTION TYPE

V/A

NET MARKET AREA

YES (NFA 13)

FIRE SPRINKLERS

YES

FIRE ALARMS

YES

EMERGENCY LIGHTING

YES

AGE OF BUILDING

NEW

MATERIAL / COLOR TABLE

KING SIZE BRICK

TBD

ARCHITECTURAL ASPHALT SHINGLES

TBD

METAL AWNING

TBD

FIBER CEMENT LAP SIDING

TBD

HORIZONTAL FIBER CEMENT LAP SIDING

TBD

BOARD ON BATTION SIDING

TBD

METAL MESH SCREEN

TBD

COMPOSITE PANEL PATIO RAILING: SUMMER WHEAT COLLECTION

TBD

ARCHITECTURAL ASPHALT SHINGLES

TBD

METAL AWNING

TBD

FIBER CEMENT LAP SIDING

TBD

FASCIA

TBD

WINDOW / DOOR TRIM

TBD

00

BUILDING KEY PLAN

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

01

BUILDING A - EXTERIOR ELEVATION

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

ARCHITECT: CROSS ARCHITECTS, PLLC

879 JUNCTION DRIVE

ALLEN, TEXAS 75013

P: 972.398.6644

WWW.CROSSARCHITECTS.COM

PROJECT NUMBER: 25112

DATE: 01/21/2025

REVISIONS

NO.

DATE

ISSUED FOR: CITY REVIEW

SHEET NUMBER: A4.7

EXTERIOR ELEVATIONS - BLDG. A

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**Summary of Mailed Notices
Property Owner List
25-ZA-10
14330 Midway Road**

Map	First Name	Address	City	State	Zip	Written Response
1.	FIRST PROTON INVESTMENTS LLC	14354 PROTON RD	DALLAS	TX	75244	None
2.	FREDERICK DALLAS LLC	10688 HADDINGTON DR	HOUSTON	TX	77043	None
3.	NETRONIX HOLDINGS TEXAS LLC	18640 CASTLE LAKE DR	MORGAN HILL	CA	95037	None
4.	KENNINGTON MIDWAY CENTER	PO BOX 192269	DALLAS	TX	75219	None
5.	FORMFACTOR 4350 LLC	4350 INNOVATION DR	FARMERS BRANCH	TX	75244	None
6.	TUP MIDWAY LP	909 PAMPA DR	ALLEN	TX	75013	None
7.	EGR 14400 LLC	14400 MIDWAY RD	DALLAS	TX	75244	None
8.	TEXAS UTILITIES ELEC CO C/O STATE & LOCAL TAX DEPT	PO BOX 139100	DALLAS	TX	75313	None
9.	HOUILLION FAMILY LTD PS	PO BOX 25269	DALLAS	TX	75225	None
10.	PROTON 13 MANAGEMENT LLC	3200 EARHART DR	CARROLLTON	TX	75006	None
11.	RIV FARMERS BRANCH FLEX LLC	2040 CENTURY CENTER BLVD STE 1	IRVING	TX	75062	Support
12.	PROTON 11 LLC	3200 EARHART DR	CARROLLTON	TX	75006	None
13.	XTRM CAPITAL LLC C/O DAVID GORDON ROGERS	PO BOX 261204	PLANO	TX	75026	None
14.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None
15.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None



NOTICE OF PUBLIC HEARING

ZONING CASE NO. 25-ZA-10

ZONING REQUEST

The City of Farmers Branch has received a Zoning Amendment request from Clint Nolen with Kalterra Capital Partners LLC for a multifamily residential development. The subject site is an approximately 3.286-acre property addressed as 14330 Midway Road. The site is located within a Light Industrial "LI" zoning district (see the attached map).

MEETING DETAILS

The Planning & Zoning Commission will hold a public hearing to consider this request on **Monday, July 13, 2026, at 7:00 pm**. The hearing will take place in the Council Chambers of City Hall, located at 13000 William Dodson Parkway, Farmers Branch, Texas. The full meeting agenda and packet will be published on the City's website at least 3 business days prior to the hearing.

WHY AM I RECEIVING THIS LETTER?

You are receiving this notice because you own property within 300 feet of the subject site. No action is required, but you are encouraged to provide input on this zoning request by any of the following methods:

- Attending the public hearing
- Emailing comments to askplanning@farmersbranchtx.gov
- Completing and returning the form below

Owners of property within 200 feet of this site may submit a formal protest in accordance with Section 6.2 of the Farmers Branch Comprehensive Zoning Ordinance (blue area on attached map).

QUESTIONS?

Questions regarding this proposal can be directed to Brett Mangum, Lead Planner, at (972) 919-2608.

FEEDBACK FORM

As a nearby property owner, I am: ☐ Opposed ☒ Supportive ☐ Neutral/Undecided	Additional Comments (attach pages if needed):
Date: <u>7/13/2026</u>	Name: <u>Bria Boswell</u>
Property Address: <u>14403 W. Beltwood</u>	

Return to: City of Farmers Branch - Planning Division, P.O. Box 819010, Farmers Branch, Texas 75381-9010

FARMERS BRANCH CITY HALL IS WHEELCHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES PLANNING TO ATTEND THIS MEETING WHO ARE DEAF, HEARING IMPAIRED OR WHO MAY NEED AUXILIARY AIDS SUCH AS SIGN INTERPRETERS OR LARGE PRINT, ARE REQUESTED TO CONTACT THE CITY SECRETARY AT (972) 919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Monday, July 13, 2026

7:00 PM

City Hall

The full video of this meeting is available on the City website here: <https://farmersbranch.legistar.com/Calendar.aspx>

Commissioners Present (6): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Scott Noris, and Alternate Commissioner Breeanna Banks

City Staff Present: Director of Community Services Derek Hull, Planning Manager Tara Bradley; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; and City Attorney David Berman

A. CITIZEN COMMENTS

Chair Raley called the meeting to order at 7:00 PM.

Chair Raley thanked the Commissioners for their service.

There was no one wishing to address the Commission, and Chair Raley closed the Citizen Comments portion of the agenda.

B. REGULAR AGENDA ITEMS

B.1 [26-433](#) Consider approval of the May 11, 2026 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

A motion was made by Vice-Chair Miller, seconded by Commissioner Kirby, that the Minutes be approved. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Noris and Alternate Commissioner Banks

C. PUBLIC HEARING

C.1 [25-ZA-10](#) Conduct a public hearing and consider the request for a zoning amendment for multifamily development on approximately 3.2866 acres located at 14330 Midway Road within a Light Industrial (LI) zoning district; and take appropriate action.

Mr. Mangum gave a presentation regarding the proposed amendment.

Mr. Clint Nolen with Kalterra, the applicant, 1845 Woodall Rogers Freeway,

Dallas, was available to answer questions.

Commissioner Trapp asked about the parking requirement for the proposed development and expressed concern that there would not be enough relative to the number of proposed multifamily residential units. *Mr. Mangum stated that because the applicant was establishing a new Planned Development District (PD), this provided flexibility regarding the parking requirement. Mr. Mangum stated that the Commissioners had the option of recommending approval with a modification to this requirement should they desire. Mr. Mangum further stated that, as noted in the staff report, the residential unit count skewing more towards more one-bedroom units and the proximity of the bus stop helped support the case for less parking.*

Vice-Chair Miller asked why the applicant was proposing podium-style parking. *Mr. Mangum defers this question to the applicant.*

In response to Commissioner Trapp's question and comments regarding parking, *Mr. Nolen explained that previous multifamily developments he designed had a parking ratio of 1.25 spaces or less per bedroom and in his estimation, this proved adequate.*

In response to Vice-Chair Miller's question regarding the podium-style parking, *Mr. Nolen stated that while wrap-style parking was originally proposed, it was determined that this was not feasible from an economic perspective due to the density of the subject property.*

Commissioner Trapp asked for clarification regarding assigned parking. *Mr. Nolen stated that the parking ratio worked out to one space per bedroom plus 25 additional spaces for guests, deliveries and other uses. Commissioner Trapp then asked Mr. Nolen whether he believed this to be adequate. Mr. Nolen said yes.*

In response to Commissioner Noris' comments regarding parking, *Mr. Nolen stated that a majority of the parking would be gated with overflow parking and service spaces located off of Midway Road and Proton Road. Mr. Nolen stated that he believed towing enforcement would help alleviate potential issues related to unauthorized parking.*

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing. No one came forward to address this agenda item. Chair Raley asked for a motion to close the public hearing.

A motion was made by Vice-Chair Miller, seconded by Commissioner Noris, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp Commissioner Noris and Alternate Commissioner Banks

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Kirby, seconded by Vice-Chair Miller, that this Zoning Amendment be recommended for approval. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp Commissioner Noris and Alternate Commissioner Banks

Chair Raley asked when this case would be considered by City Council, and Mr. Mangum stated at their August 10th meeting.

Mr. Mangum stated that the correct date was August 18th during the public hearing for case no. 26-SU-04.

C.2 26-SU-04

Conduct a public hearing and consider a Specific Use Permit (SUP) request to allow guest quarters within an attached accessory structure, on an approximately 1.0-acre property located at 3125 Brookhollow Drive and located within the One-Family Residence District-1 (R-1) zoning district; and take appropriate action.

Mr. Campbell gave a presentation regarding the SUP request and stated this case would also be considered by City Council at their August 10th meeting.

Mr. Nick Patel, the applicant, 3607 Vineyard Way, Farmers Branch, was available to answer questions.

Commissioner Trapp asked whether the point of attachment to the main house for proposed guest quarters was via a segment of the wall of the garage within the main house. *Mr. Campbell confirmed this.*

Commissioner Trapp asked about any previously approved accessory dwelling units within the City. *Mr. Campbell confirmed that a guest quarters structure had previously been approved for 2973 Sunbeck Circle.*

In response to Commissioner Trapp's comments regarding other accessory structures within the City per Google Maps aerial imagery, Mr. Campbell confirmed that such structures were potentially for nonresidential uses such as storage.

Commissioner Kirby asked about enforcement procedures regarding a scenario in which the guest quarters is used as a rental, pointing out that this was prohibited per the Comprehensive Zoning Ordinance (CZO). *Mr. Campbell stated that this would be handled through complaints received by the Code Enforcement Department.*

Commissioner Kirby asked whether a drainage study had been completed, noting concerns from residents regarding this. *Mr. Campbell stated that in speaking with Public Works staff, there were potential issues related to drainage from the subject property due to a drainage easement running within the area of the proposed guest quarters. Mr. Campbell stated that while he was not sure if a flood study could be required of the applicant, there may be additional requirements from Public Works prior to completion of the structure pending approval of this SUP request.*

Regarding Commissioner Kirby's question regarding drainage, Chair Raley asked whether those potential additional requirements from Public Works would occur during review of the building permit. *Mr. Campbell said yes.*

Chair Raley asked whether there had been an attempt to subdivide the subject property previously. *Mr. Campbell said yes and stated that a plat application was filed to do this, but this application was voided by staff because the resulting lots would not meet the setback requirements and other development standards required for the R-1 zoning district per the CZO.*

Commissioner Kirby asked if such an application was filed again post construction of the proposed guest quarters, would it meet the same fate. *Mr. Campbell said yes.*

Vice-Chair Miller asked whether the garage included in the floor area of the main house was included in the square footage of the proposed guest quarters. *Mr. Campbell said no and stated that the only garage included was the one included in the floor area of the proposed guest quarters.*

Commissioner Trapp asked about the setback requirements of the proposed guest quarters. *Mr. Campbell stated staff verified these were in compliance with the requirements per the CZO.*

Commissioner Trapp asked whether the main house was one-story. *Mr. Campbell said yes.*

Commissioner Sultzbaugh asked whether there was a definition for guest quarters and why this qualified as such and not as an addition to the main house. *Mr. Berman stated that there was not a definition and that the interpretation that this was guest quarters was based on the application of common-sense zoning regulations to the design, which suggested a self-contained living unit connected externally to the garage.*

Commissioner Sultzbaugh asked whether the current zoning of the subject property permitted only single-family homes. *Mr. Campbell said yes.*

Vice-Chair Miller asked when the main house was built and why the applicant chose not to build a larger home at the start. *Mr. Patel stated that the house as built approximately a year ago and was constructed the way it was to allow for additional space.*

Commissioner Noris asked whether the property had experienced torrential rain and where the water would drain in such a situation. *Mr. Patel stated that the property had no issues regarding drainage.*

Commissioner Sultzbaugh asked whether there was no other way to design the proposed guest quarters. *Mr. Patel said no and stated that any other design would cut off the driveway due to the garage being located to the rear of the property.*

Vice-Chair Miller asked Mr. Patel to address concerns regarding drainage from the subject property to that of the Cornwalls' property. *Mr. Patel stated that the property was required to drain to the front and maintain the existing slope. Mr. Patel further stated that drainage was not allowed by any other means and that the expansive soil experienced by both properties due to age was a potential culprit for the drainage issues.*

Commissioner Kirby asked whether the proposed guest quarters was required

to be attached to the main house. *Mr. Campbell said no.*

Commissioner Kirby then asked Mr. Patel why this design for the quarters was chosen. *Mr. Patel stated this design was chosen so as to not situate the garage that was part of the guest quarters within the front build line.*

Vice-Chair Miller asked whether staff could definitively state that there were no issues with drainage regarding the subject property. *Mr. Campbell said no.*

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public

Mr. David Coletti, 3166 Brookhollow Drive, Farmers Branch, spoke in opposition to the SUP request.

Mr. John Brownlee, 3116 Brookhollow Drive, Farmers Branch, spoke in opposition to the SUP request.

Mr. Kevin Kirskey 3132 Spur Trail, Farmers Branch, spoke in opposition to the SUP request.

Ms. Beth Wood, 3184 Brookhollow Drive, Farmers Branch, spoke in opposition to the SUP request.

Mr. David Coletti, 3166 Brookhollow Drive, Farmers Branch, spoke in opposition to the SUP request.

Mr. Gary Weinstein, 3116 Spur Trail, Farmers Branch, spoke in opposition to the SUP request.

No one else came forward to address this agenda item.

Mr. Mangum stated that both of tonight's cases would be considered by City Council at their August 18th meeting.

Chair Raley asked for a motion to close the public hearing.

A motion was made by Commissioner Kirby, seconded by Commissioner Noris, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp Commissioner Noris and Alternate Commissioner Banks

Commissioner Kirby asked whether there was a mechanism for requiring a drainage study. *Mr. Berman said no, and that this would be difficult to request at this stage given that this is an SUP request. Mr. Campbell added that pending approval of the SUP request, Public Works would review the building permit application and may request a drainage study at that time.*

Hearing no further questions or comments, Chair Raley asked for a motion regarding the agenda item.

A motion was made by Vice-Chair Miller, seconded by Commissioner Noris, that this Specific Use Permit be recommended for denial. The motion carried by the following vote:

Aye: 4 – Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Noris and Alternate Commissioner Banks

Nay: 3 – Chair Raley, Commissioner Kirby, and Commissioner Trapp

D. ADJOURNMENT

Chair Amber Raley adjourned the meeting at 8:00 PM.

Chair

City Administration