



FARMERS BRANCH
TEXAS

26-SU-04: 3125 Brookhollow Drive

Planning & Zoning Commission | July 13, 2026

26-SU-04: 3125 Brookhollow Drive

Background



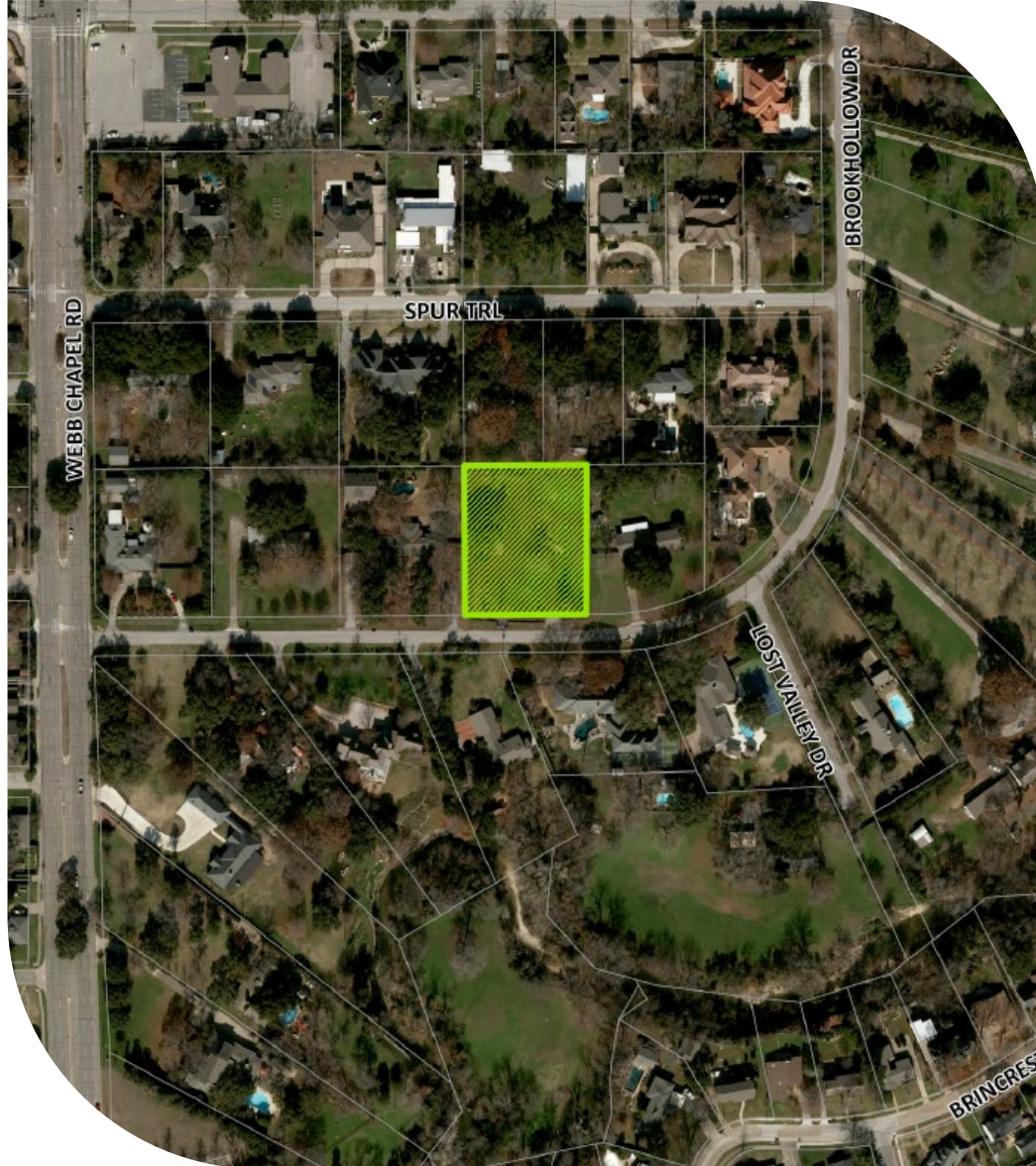
Subject property: Approximately 1 acre.



Zoning: R-1

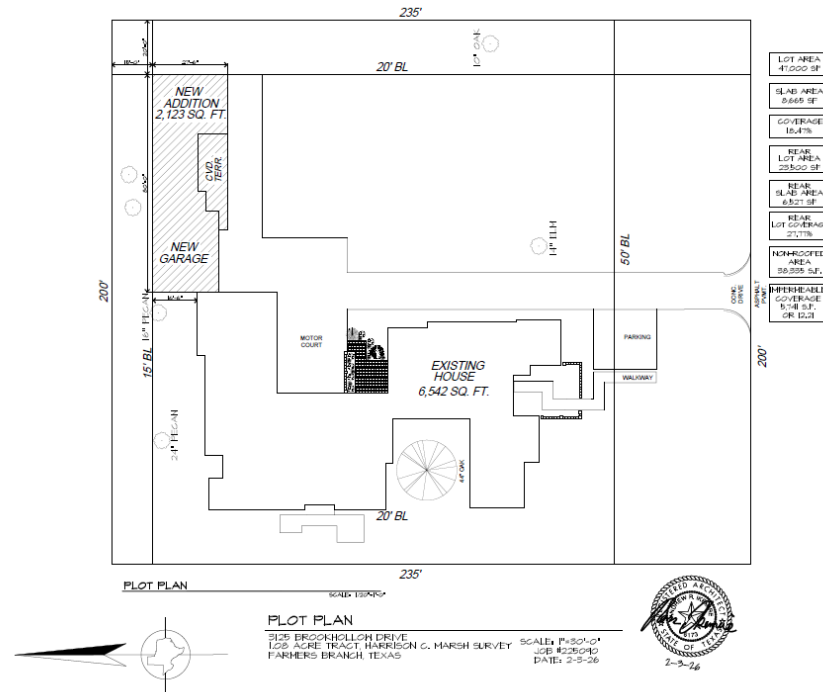


Specific Use Permit (SUP) request for guest quarters.



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Proposed Development



✓ Applicants: Nick Patel(Developer)/John & Jennifer Huffman (Homeowners).

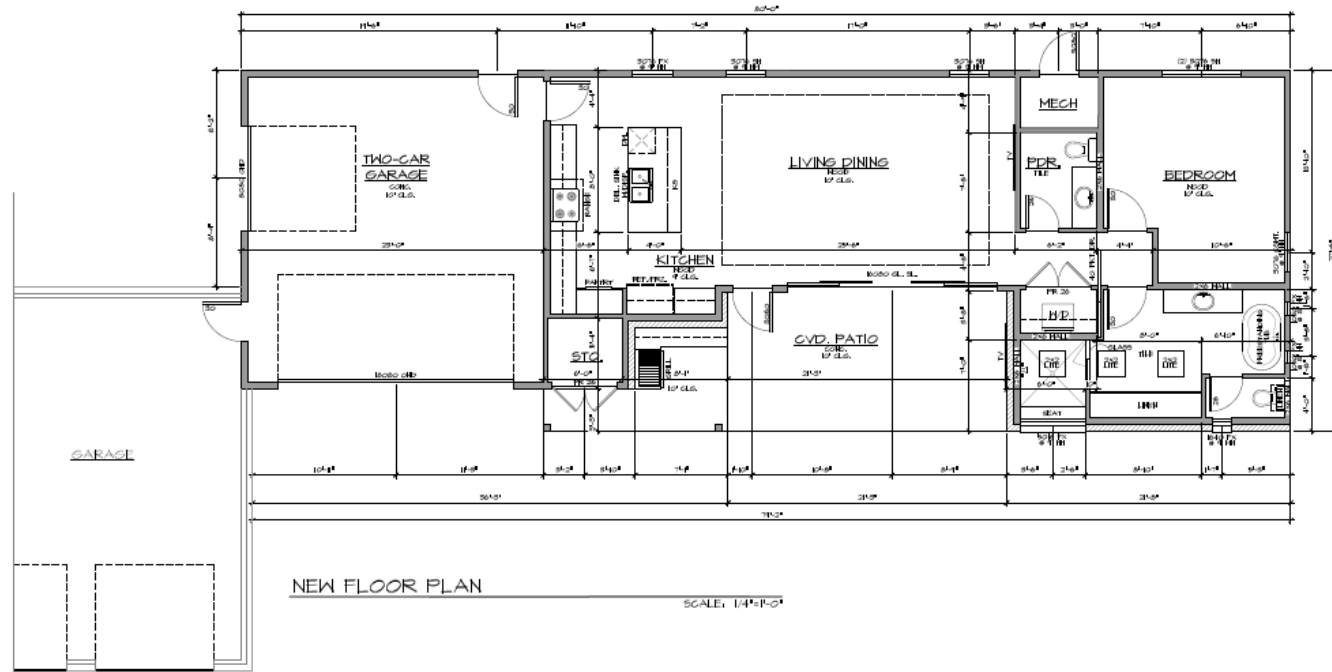
✓ Existing 6,542 square foot single-family home.

✓ Proposed 2,123 square foot guest quarters will feature:

- ❖ Two-car garage
- ❖ Kitchen
- ❖ Living/Dining area
- ❖ Bathroom
- ❖ Bedroom
- ❖ Covered Patio

✓ Proposed guest quarters meets all applicable requirements of Comprehensive Zoning Ordinance (CZO) Section 2.9.

A/C FLOOR PLAN	1,252 SF.
CVD. TERR.	305 SF.
GARAGE	566 SF.
TOTAL CONST.	2,123 SF.



JOHN HUFFMAN
ADDITION
3125 BROOKHOLLOW DRIVE
FARMERS BRANCH, TEXAS

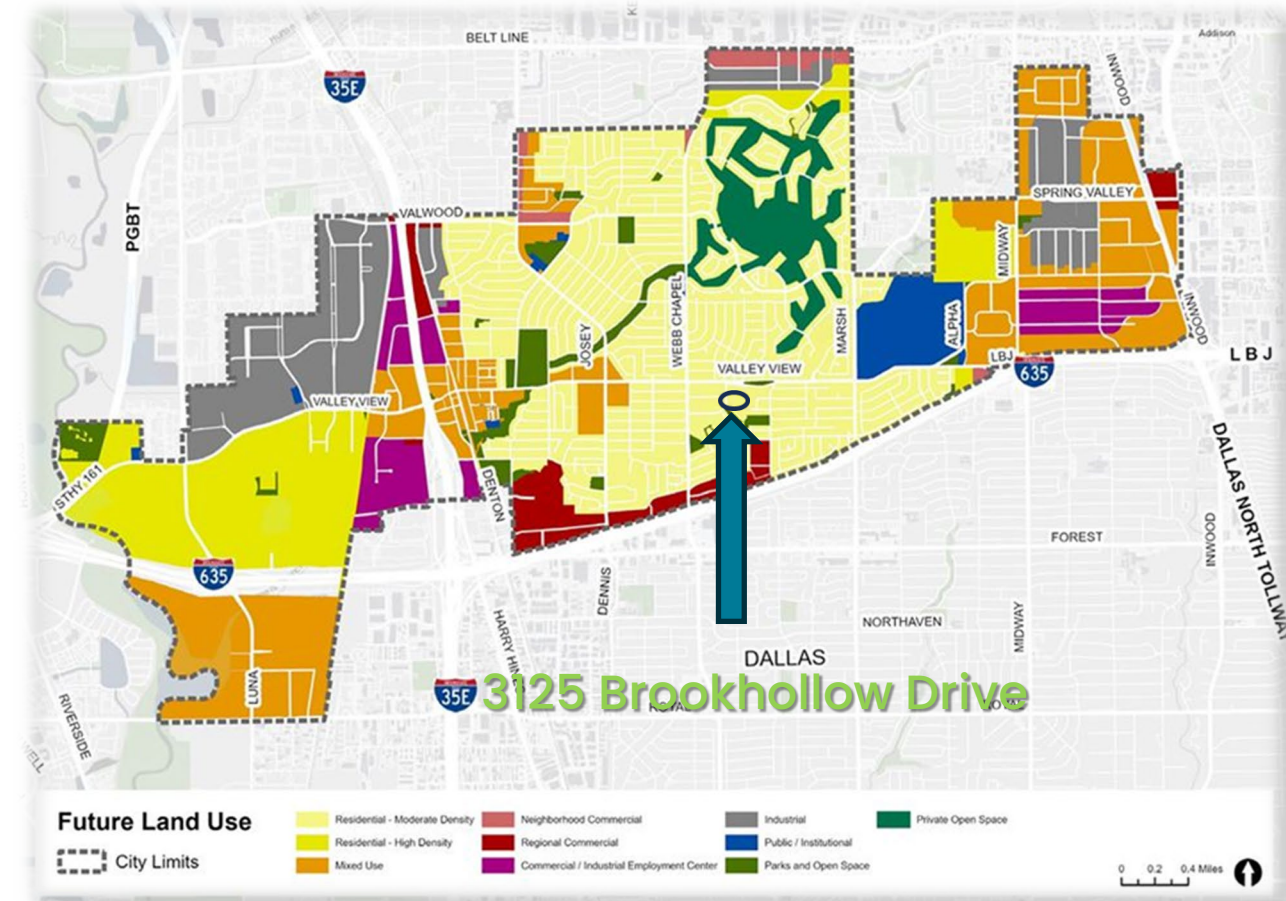


IKEMIRE ARCHITECTS
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1 of 3
2023/11/22 10:10

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Farmers Branch 2045 Plan Recommendation



Future Land Use Designation: Moderate Density Residential.



Recommended uses: single-family homes; duplexes; townhomes; churches; schools; and institutional uses.

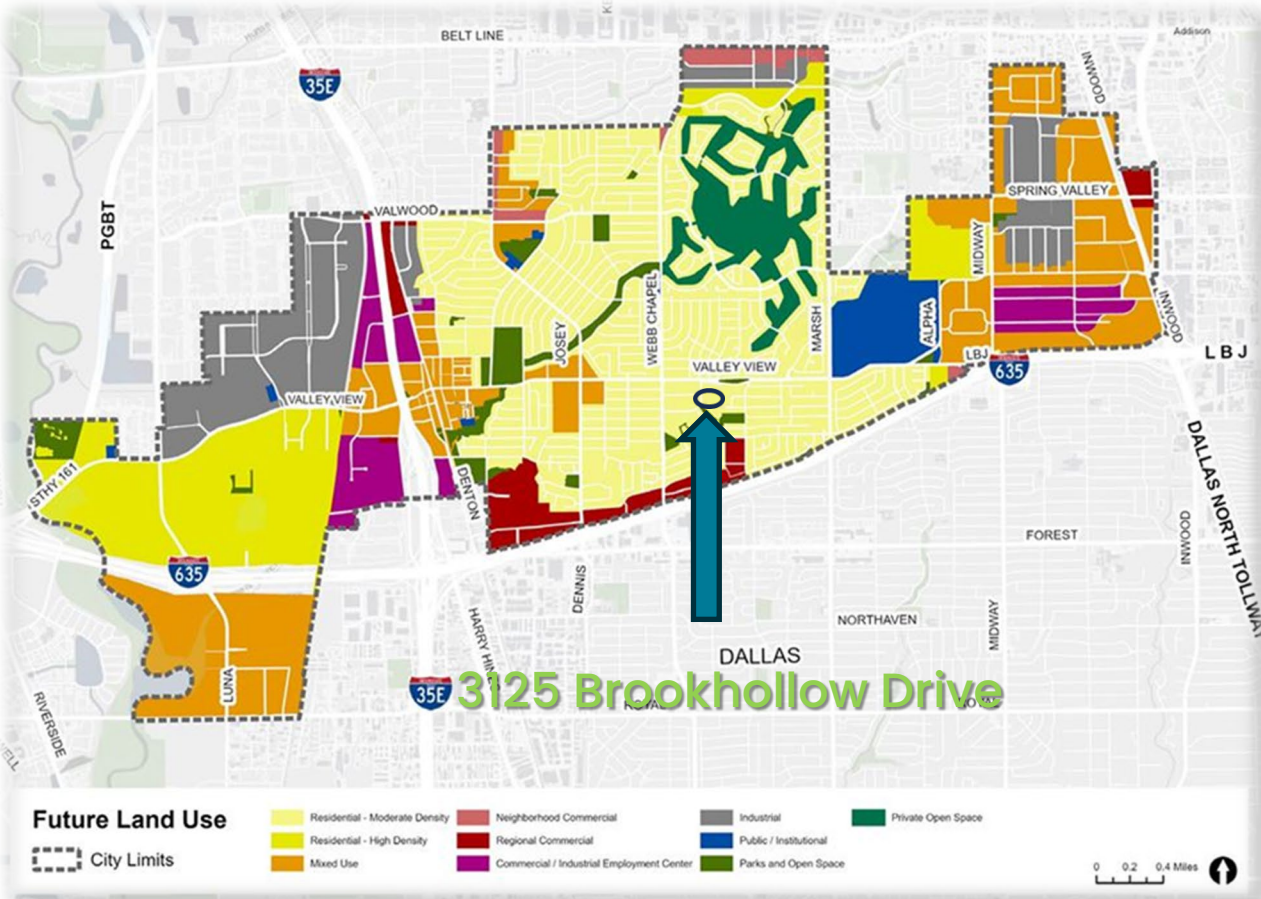


Housing diversity highly encouraged.



Proposal consistent with Farmers Branch 2045 Plan.

26-SU-04: 3125 Brookhollow Drive Public Response



- ✓ **July 2, 2026: 23 notification letters mailed to all property owners within 300 feet plus both Carrollton-Farmers Branch and Dallas ISDs.**
- ✓ **4 emails and 1 letter in opposition received: 200 feet.**
- ✓ **Texas State law HB 24: Residential Zoning Amendments and SUPs: 60% or more written protest from property owners within 200 feet of subject property based on land area triggers required super majority 3/4 vote by City Council for approval.**
- ✓ **Currently: Approximately 17.62% of property owners in opposition.**

Questions



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