

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 remove the age-restriction requirement in Subdistrict B on approximately 6.1 acres, described as Lots 1, 2, and 3 of Block C in the RHD Medical Center II Plat and commonly addressed as 1, 2, and 3 North Medical Parkway; and take appropriate action.

Applicant: Elie Hajj, Cive, Inc.

Planning & Zoning Commission Meeting: August 10, 2026

Background:

The applicant, Elie Hajj of Cive Inc., is requesting to amend Planned Development District No. 18 (PD-18) to remove the age-restriction requirement in Subdistrict B on approximately 6.1 acres, described as Lots 1, 2, and 3 of Block C in the RHD Medical Center II Plat and commonly addressed as 1, 2, and 3 North Medical Parkway and formerly address as 12150 Medical Parkway.

The purpose of this request is to establish the appropriate land-use entitlements by removing the age-restriction condition.

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.

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 additional justification regarding the feasibility of not having an age-restricted development. At the July 27th meeting, the Commission considered the item and tabled it at the applicant's request to allow for citizen participation at the August 3, 2026, townhall meeting.

Subdistrict B Overview

- **Subdistrict B:** Approved for a maximum of 306 independent senior-living multifamily dwelling units. The conceptual plan identified two buildings, A and B, with parking located at the front on each side of the building.

A Detailed Site Plan approved on September 15, 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. Subsequent in April 2022, the existing parking structure was

constructed. No additional work was completed at the project site after the construction of the parking garage.

Subject Property:

The subject project site 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

If the request is approved, the applicant will bring back a detailed site plan application.

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, 106 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. The Comprehensive Zoning Ordinance (CZA) requires that all property owners within 300 feet of the subject site receive written notice at least ten days before the Planning and Zoning Commission hearing unless the item is tabled to a date certain, and the City Council will conduct its own public hearing with at least fifteen days' notice published in the City's official publication.

State Law requires residents to be noticed within 200 feet of the project site and subject to H.B. 211 Section 211.0061.