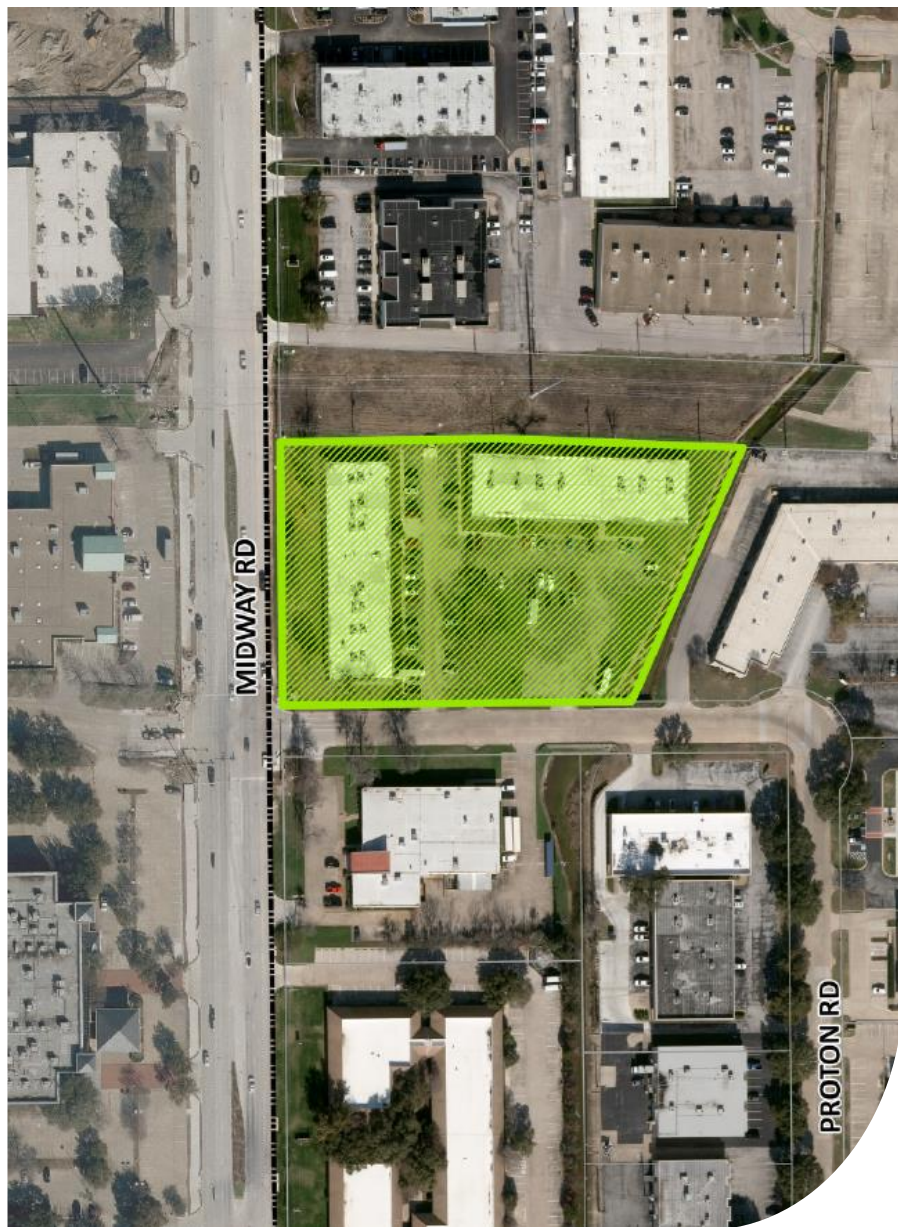




FARMERS BRANCH
TEXAS

25-ZA-10:14330 Midway Road

Planning & Zoning Commission | July 13, 2026



Background



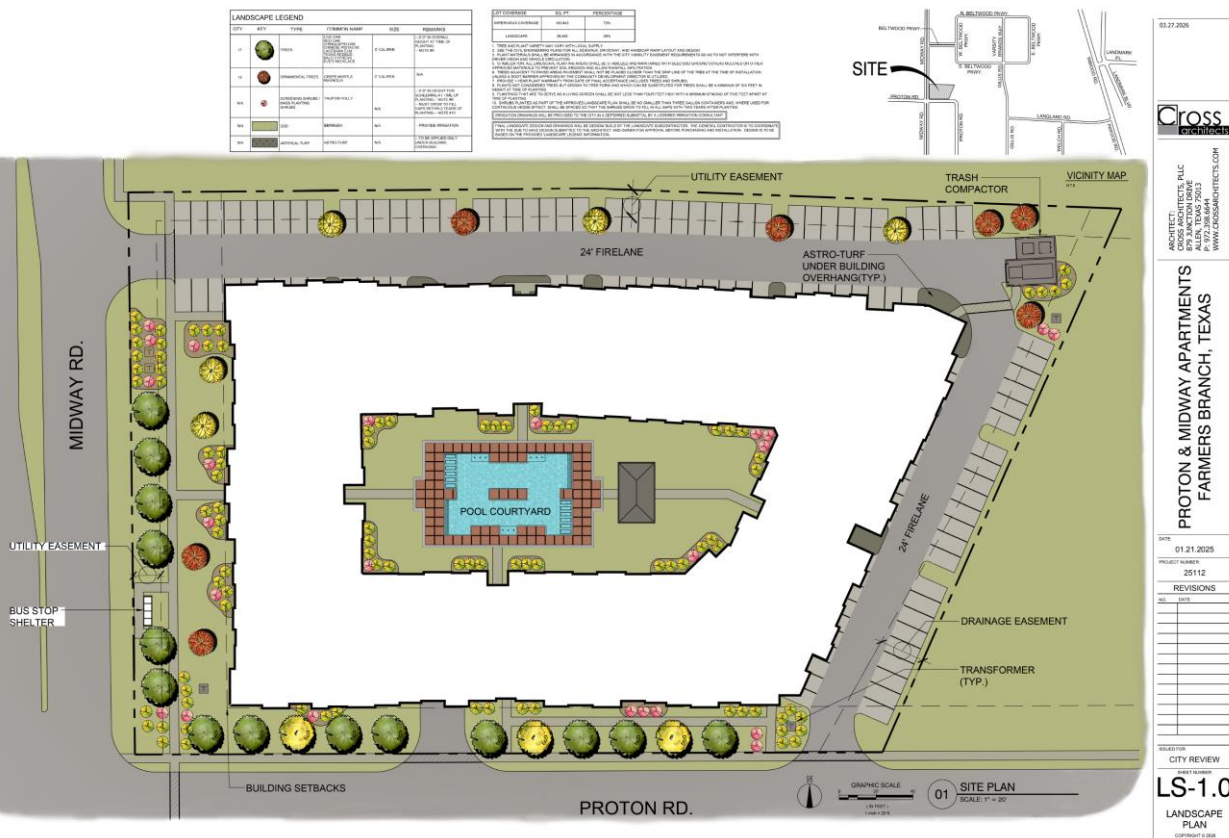
3.286 acres located at the NE corner of Midway Road & Proton Road



Zoning: Light Industrial (LI)



Zoning Amendment with conceptual site plan, landscape plan, and elevations for multifamily development



v Conceptual only ^



25-ZA-10: 14330 Midway Road

Proposed Development

- ✓ **Four-story, 242-unit multifamily community with a ground level parking garage, 74 units per acre density.**
- ✓ **218 (90%) one-BR units, 24 (10%) two-BR units, Avg. unit size is 788 square feet**
- ✓ **Parking ratio is 1.20 spaces per unit**
- ✓ **Landscaping is 28% of total lot area**
- ✓ **Mostly meets MFD goals/policies, with the exception of mixed use & ground floor parking**

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

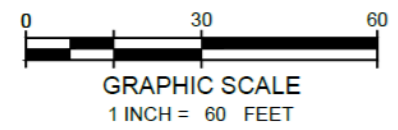
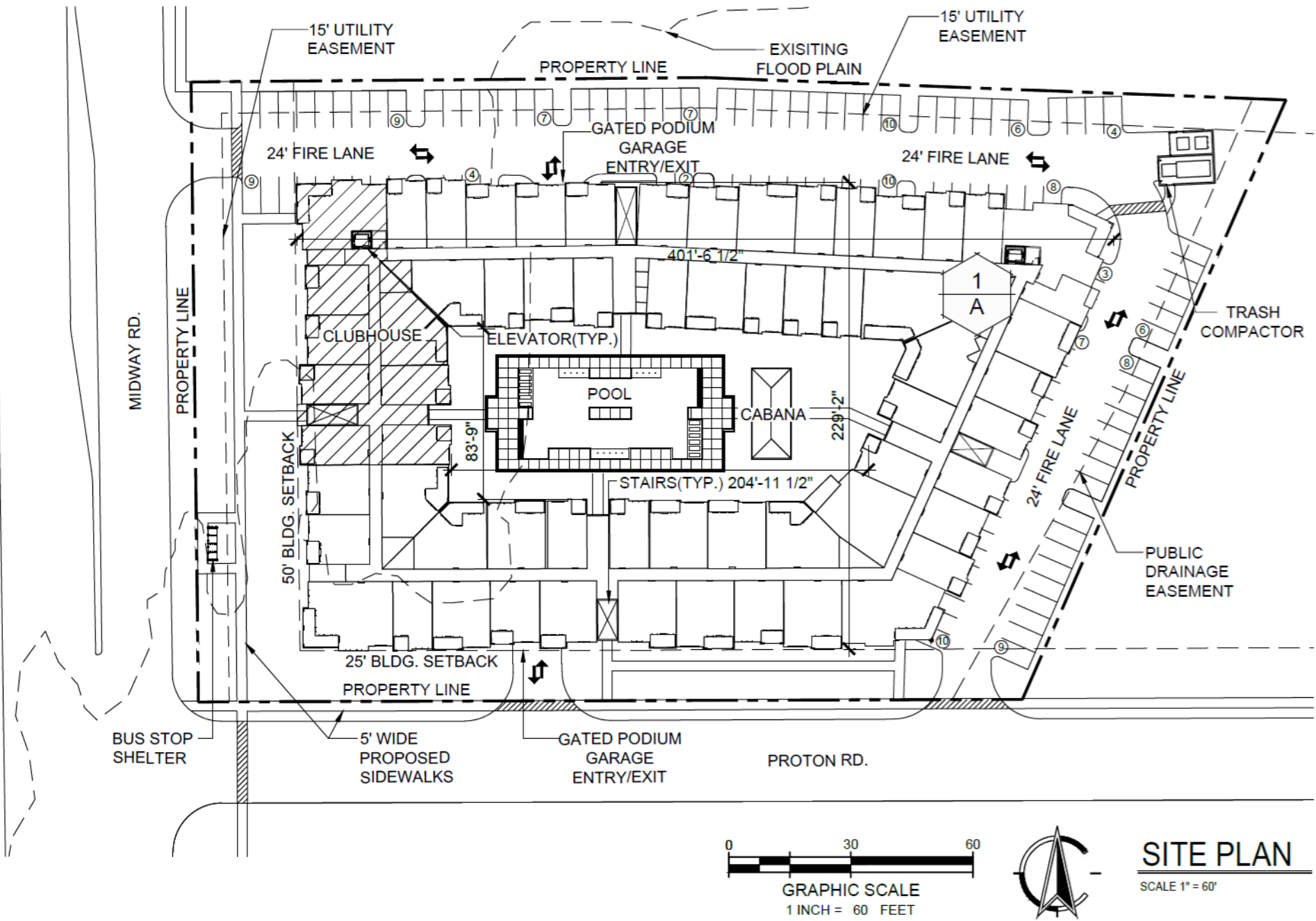
PARKING TABULATION

PARKING REQUIRED

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

PARKING PROVIDED

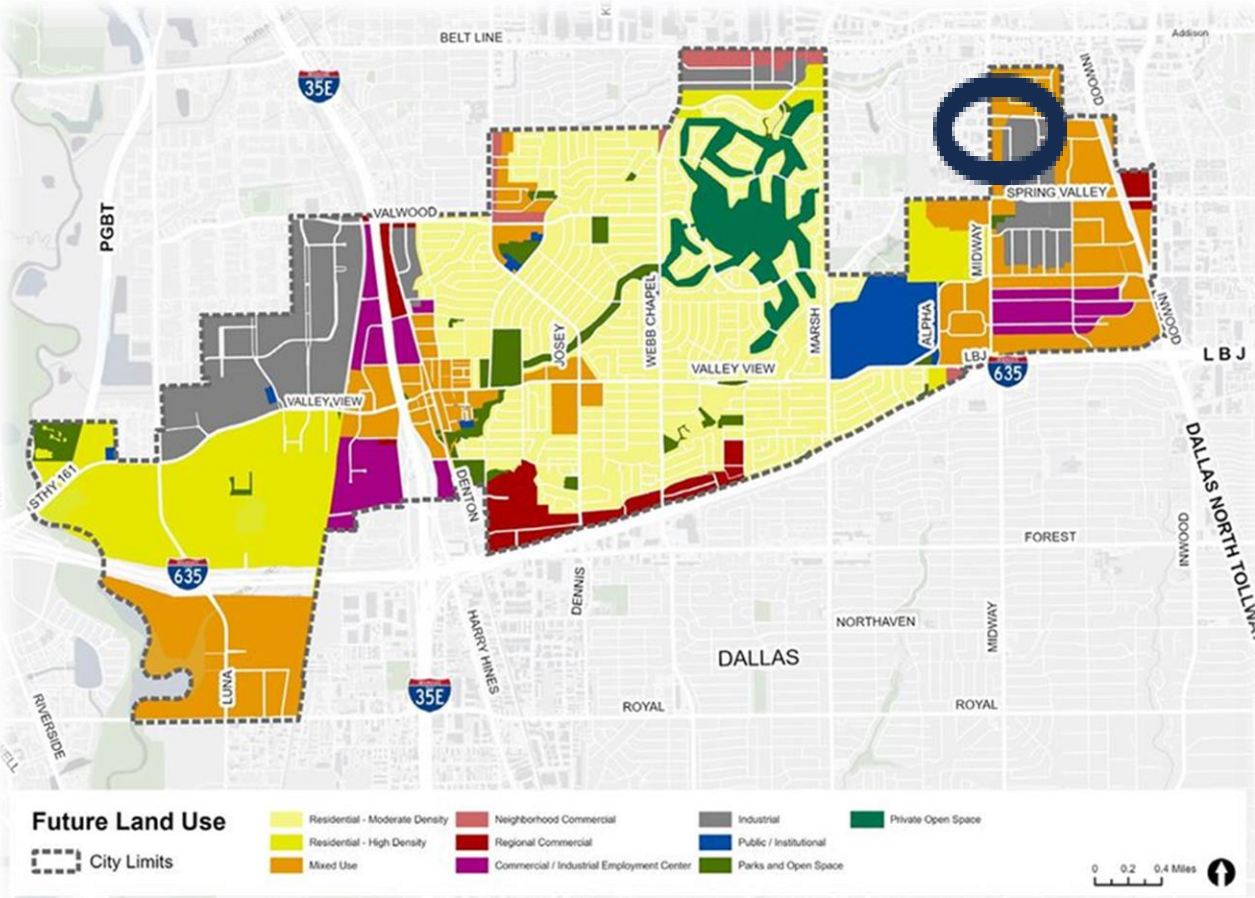
SURFACE	119
HANDICAP	6
GARAGE	166
TOTAL PARKING PROVIDED	291



SITE PLAN
SCALE 1" = 60'

25-ZA-10: 14330 Midway Road

Recommendation & Response



Farmers Branch 2045 Comprehensive Plan

- Designated as future “Mixed-Use”
- Recommended uses: Medium to high density residential; office; commercial; light industry and small manufacturing; civic; parks; open space
- The proposal is consistent with the Comp Plan



Public Response

- Notice published in Dallas Morning News
- 15 letters mailed to surrounding owners
- Zoning notification sign posted on site
- Protest threshold per newly enacted HB24 is 60% within 200 feet for residential upzoning, rather than 20%

Questions



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