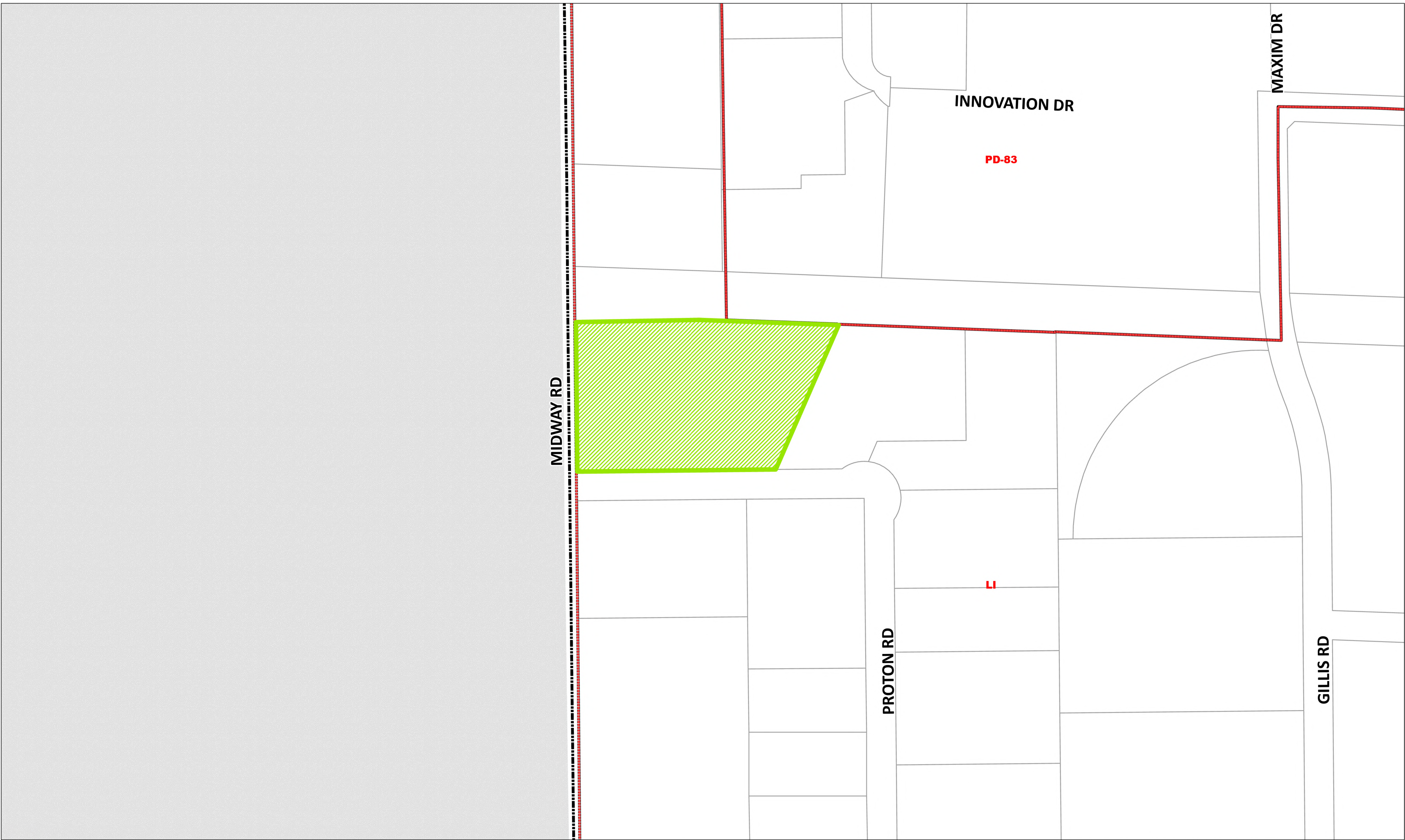
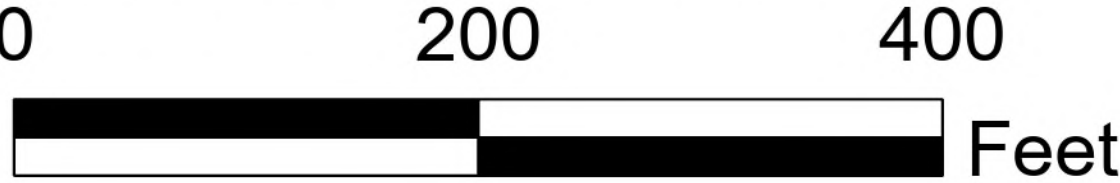




-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

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

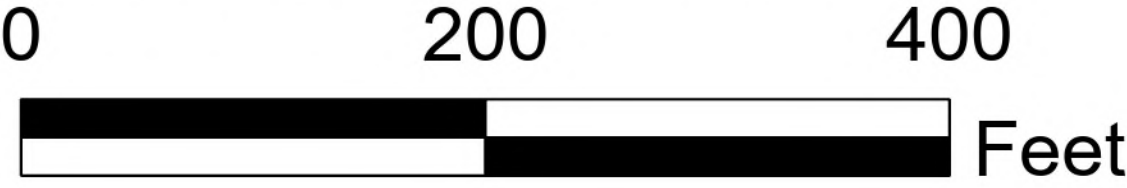




-  Subject Property
-  Tax Parcels
-  City Limit

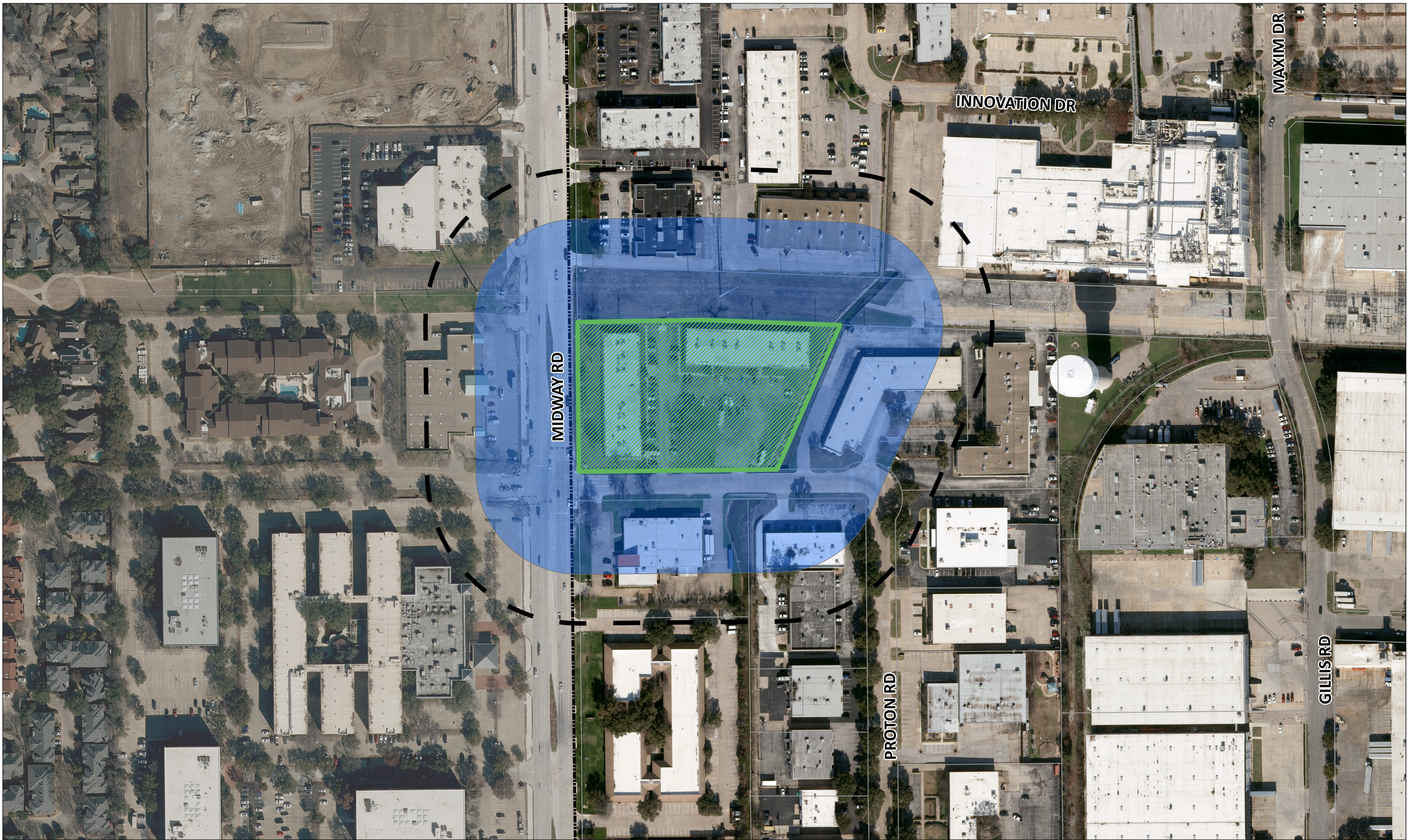
25-ZA-10 Aerial Map

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

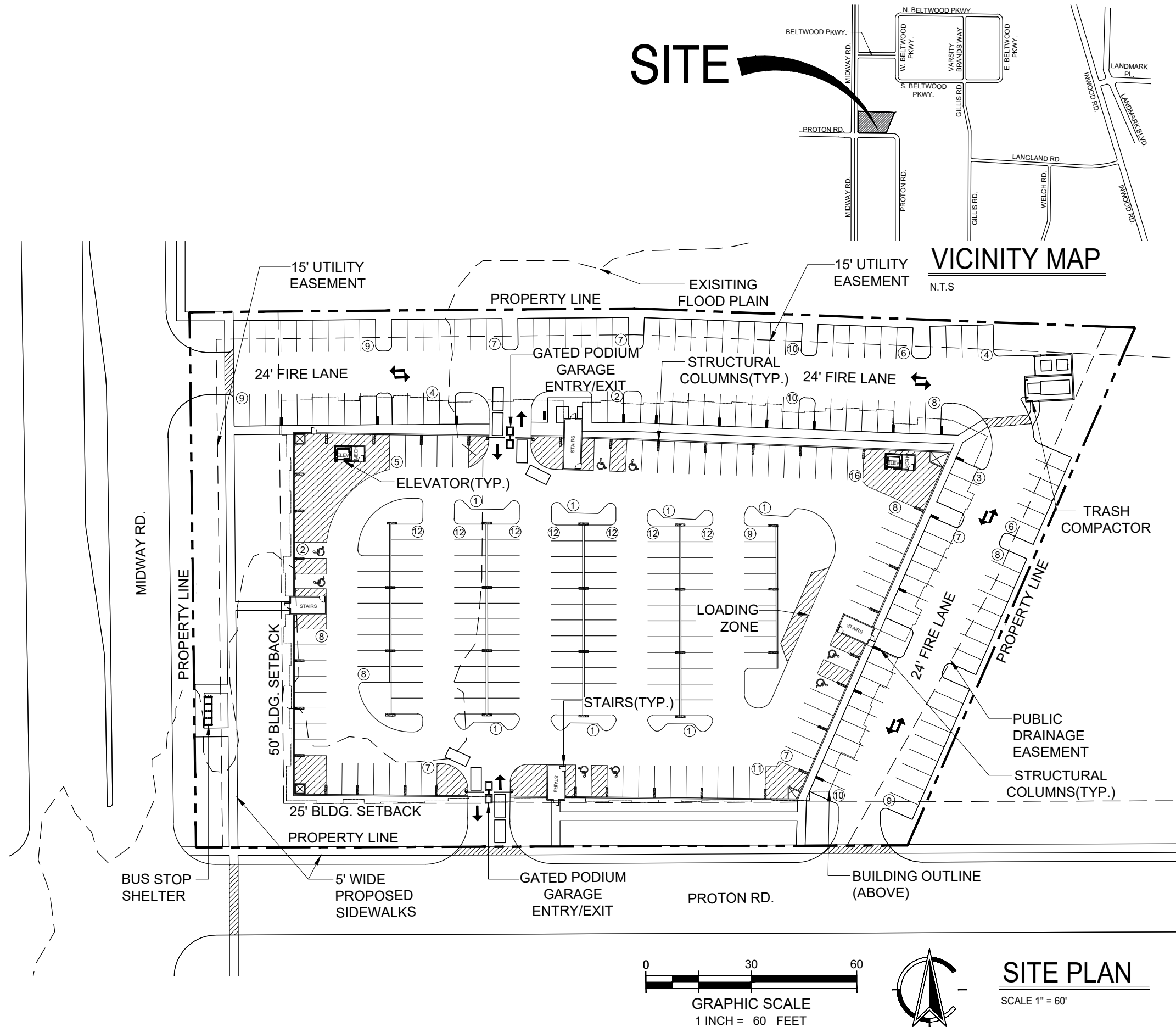
PARKING TABULATION

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

DATE: 09.30.25

A1.0
UNIT 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

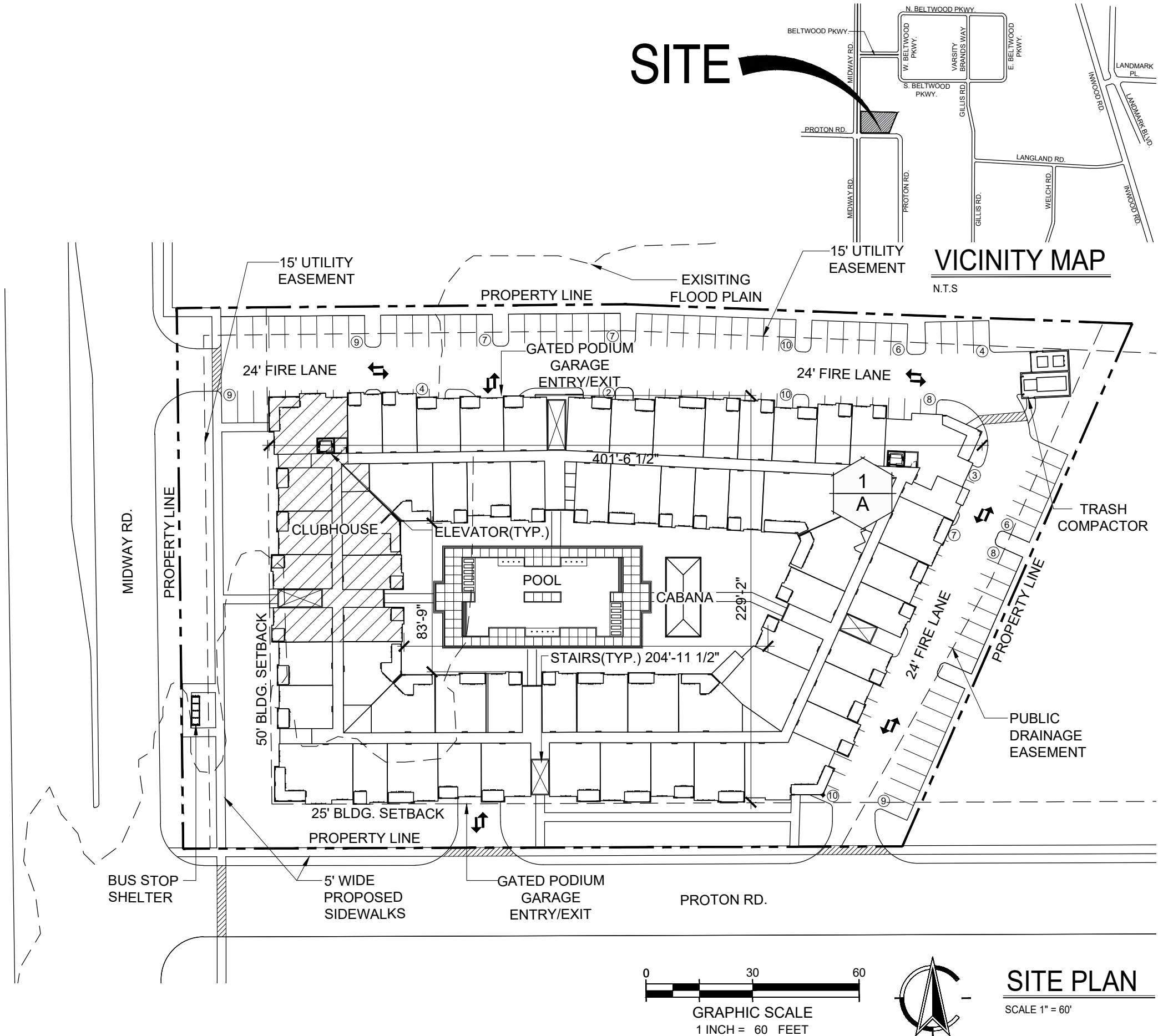
PARKING REQUIRED

(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



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. (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 (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	316,516 S.F.
TOTAL GROSS AREA	V/A
CONSTRUCTION TYPE	YES (NFA 13)
NET MARKET AREA (AC SPACES)	YES
NET GROSS AREA (AC SPACES)	YES
NET MARKET AREA (AC SPACES)	YES
NET GROSS AREA (AC SPACES)	NEW

MATERIAL / COLOR TABLE

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

00 BUILDING KEY PLAN

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

01 BUILDING A - EXTERIOR ELEVATION

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

Labels on elevation include: LEASING, PARKING, 30-YEAR ARCHITECTURAL COMPOSITION SHINGLES ON ONE DECORATIVE WOOD BOARDS, METAL WINDOW DECORATIVE WOOD BOARDS ON BATTON SIDING, MASONRY BRICK VENEER, CONCRETE COLUMN(TYP), FIBER CEMENT LAP SIDING, METER BANK (REF. TO MEP), DECORATIVE BRICK (REF. TO STRUCT), MASONRY BRICK VENEER, COMPOSITE PANEL, METAL RAILING, 12" VERTICAL POCKETS AT 4" (MET. W/ND), 12" VERTICAL POCKETS AT 4" (MET. W/ND), MASONRY BRICK VENEER, CONCRETE COLUMN(TYP).

03.27.2026



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

PROTON & MIDWAY APARTMENTS FARMERS BRANCH, TEXAS

DATE: 01.21.2025

PROJECT NUMBER: 25112

REVISIONS

NO. DATE

ISSUED FOR:

CITY REVIEW

SHEET NUMBER

A4.1
EXTERIOR
ELEVATIONS -
BLDG. A
COPYRIGHT © 2025

MATERIAL / COLOR TABLE

COMPOSITE PANEL PATIO
RAILING: SUMMER WHEAT
COLLECTOR: RUSTIC
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 BATTEN
SIDING:
TBD

METAL MESH SCREEN:
TBD

BUILDING 'A' CODE DATA	
NET MARKET AREA (AC SPACES)	19,726 S.F.
GROSS MARKET AREA (AC SPACES)	48,898 S.F.
2ND FLOOR	42,476 S.F.
4TH FLOOR	42,116 S.F.
5TH FLOOR	41,752 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 BATTEN: 16,043 SQ. FT. (26%)

W/AS TRATION: 84,226 SQ. FT. (100%)

TOTAL:

MATERIAL NOTE

ALL MATERIALS TO DIE AT INSIDE CORNER



00 BUILDING KEY PLAN

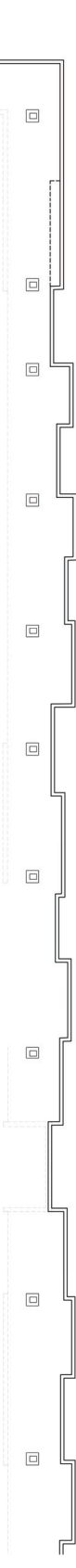
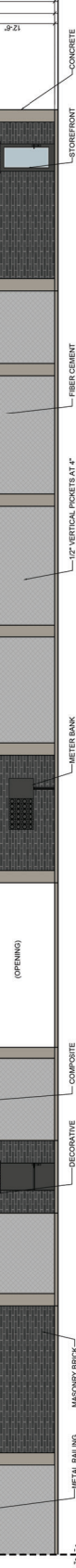
SCALE: 1/8" = 1'-0"



MATCH LINE B



MATCH LINE A



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:
BRICK: 9,780 SQ. FT. (15%)
FIBER CEMENT LAP SIDING: 19,845 SQ. FT. (30%)
BOARD ON BATTON: 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 (AC SPACES)	42,896 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	YES (NFA 13)
FIRE SPRINKLERS	YES
EMERGENCY LIGHTING	YES
AGE OF BUILDING	NEW

COMPOSITE PANEL PATIO
RAILING: SUMMER WHEAT
COLLECTION
COLLECTOR

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

30-YEAR ARCHITECTURAL
COMPOSITION SHINGLES ON
ONE DECKING
30-YEAR ARCHITECTURAL
COMPOSITION SHINGLES ON
ONE DECKING ON BATTON
SIDING

METAL RAILING W/
COMPOSITION WOOD
BOARDS

METER BANK
(REF. TO MEP)

FIBER CEMENT
LAP SIDING

FIBER CEMENT
LAP SIDING

12" VERTICAL JOISTS AT 4"
ON CENTER WITH MESH SCREEN
(BEYOND)

METAL RAILING

MASONRY BRICK
VENEER

DECORATIVE
METAL FINISHING
(REF. TO STRUCT)

CONCRETE
COLUMN(TYP.)

00 BUILDING KEY PLAN
SCALE: 1/8" = 1'-0"

01 BUILDING A - EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

01 21 2025
PROJECT NUMBER: 25112
REVISIONS
NO. DATE

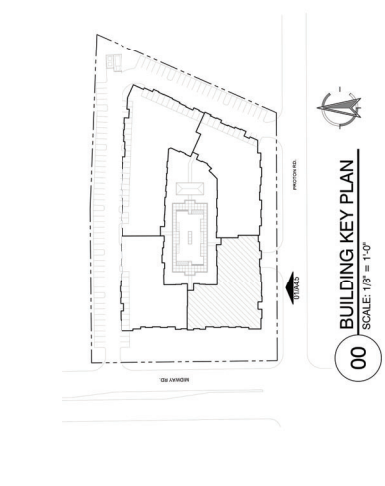
DATE: 01 21 2025

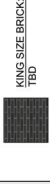
ISSUED FOR: CITY REVIEW
SHEET NUMBER: A4.4
EXTERIOR ELEVATIONS - BLDG. A
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WWW.CROSSARCHITECTS.COM

Cross architects

03.27.2025



MATERIAL / COLOR TABLE	
	COMPOSITE PANEL PATIO RAILING: SUMMER WHEAT COLOR: CROSS ARCHITECTS 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)	48,898 S.F.
NET FLOOR AREA (AC SPACES)	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	125,252 S.F.
CONSTRUCTION TYPE	V/A
SEISMIC RISK CATEGORY	YES (NEFA 13)
FIRE SPRINKLERS	YES
EMERGENCY LIGHTING	YES
AGE OF BUILDING	NEW

ARCHITECTURAL FEATURES:
OUTDOOR PATIOS
DECORATIVE AND REPETITIVE ELEMENTS
ACCENT WINDOWS AND FRAMED WITH FIBER CEMENT LATH AND PLASTER
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. (26%)
COMPOSITE PATIO RAILING: 1,612 SQ. FT. (2%)
TOTAL: 47,280 SQ. FT. (100%)

MATERIAL NOTE
ALL MATERIALS TO DIE AT INSIDE CORNER



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:

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 (AC SPACES)

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

SMoke ALARMS

YES (NFPA 13)

FIRE SPRINKLERS

YES

EMERGENCY LIGHTING

YES

AGE OF BUILDING

NEW

MATERIAL / COLOR TABLE

KING SIZE BRICK

TBD

ARCHITECTURAL ASPHALT SHINGLES

TBD

METAL AWNING

TBD

HORIZONTAL FIBER CEMENT LAP SIDING

TBD

BOARD ON BATTION SIDING

TBD

METAL MESH SCREEN

TBD

COMPOSITE PANEL PATIO RAILING: SUMMER WHEAT COLLECTION

COLLECTION: RUSTIC

ARCHITECTURAL ASPHALT SHINGLES

TBD

METAL AWNING

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	
2.	FREDERICK DALLAS LLC	10688 HADDINGTON DR	HOUSTON	TX	77043	
3.	NETRONIX HOLDINGS TEXAS LLC	18640 CASTLE LAKE DR	MORGAN HILL	CA	95037	
4.	KENNINGTON MIDWAY CENTER	PO BOX 192269	DALLAS	TX	75219	
5.	FORMFACTOR 4350 LLC	4350 INNOVATION DR	FARMERS BRANCH	TX	75244	
6.	TUP MIDWAY LP	909 PAMPA DR	ALLEN	TX	75013	
7.	EGR 14400 LLC	14400 MIDWAY RD	DALLAS	TX	75244	
8.	TEXAS UTILITIES ELEC CO C/O STATE & LOCAL TAX DEPT	PO BOX 139100	DALLAS	TX	75313	
9.	HOUILLION FAMILY LTD PS	PO BOX 25269	DALLAS	TX	75225	
10.	PROTON 13 MANAGEMENT LLC	3200 EARHART DR	CARROLLTON	TX	75006	
11.	RIV FARMERS BRANCH FLEX LLC	2040 CENTURY CENTER BLVD STE 1	IRVING	TX	75062	
12.	PROTON 11 LLC	3200 EARHART DR	CARROLLTON	TX	75006	
13.	XTRM CAPITAL LLC C/O DAVID GORDON ROGERS	PO BOX 261204	PLANO	TX	75026	
14.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
15.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	