



INFORMATION MEMORANDUM

TO: Mayor and City Council

THROUGH: Ben Williamson, City Manager

FROM: Sarah Bergman, Deputy Director of Planning

DATE: May 6, 2025

SUBJECT: Conduct a public hearing and consider Ordinance No. 3922 granting a Specific Use Permit (SUP) for a gasoline service station and convenience store on approximately 1.48 acres located at 13601 Midway Road within Planned Development District No. 64 (PD-64); and take appropriate action.

Background:

The applicant requests Specific Use Permit (SUP) approval to construct a QuikTrip gas station on the northwest corner of Midway Road and Alpha Road, addressed as 13601 Midway Road. This high-visibility commercial corner was previously utilized as a bank, but it is now closed, and the building is currently vacant. The applicant proposes to demolish the existing bank building and construct a new gasoline service station and convenience store, which requires approval of a SUP under the current Planned Development No. 64 (PD-64) zoning.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development No. 64 (PD-64)	Restaurant/retail
South	Planned Development No. 90 (PD-90)	Office tower
East	Light Industrial (LI)	Restaurant/retail (across Midway Road)
West	Planned Development No. 64 (PD-64)	Multifamily apartments (Prairie Crossing)

Zoning History:

Planned Development No. 64 (PD-64) was originally established in 1987, covering an approximately 153-acre area. The PD was established to provide development regulations for office, hotel, restaurant, retail, residential, and mixed-use development, with some uses requiring SUP approval. PD-64 has been amended and reinstated several times since, most recently in 2005 with Ordinance No. 2848. An SUP for the former drive-thru bank establishment was granted in March 2006.

Proposed Development:

The proposed development will include a gas station with 20 fueling spaces, a 5,000 square-foot (sf) convenience store, 47 parking spaces, and 7,200 sf of landscape area. If approved, the development must adhere to all requirements for the PD-64 District, as well as the following conditions:

- No merchandise to be stored outside of the building
- A maximum of two monument signs

The gas station and convenience store are proposed to operate 24 hours per day. The surrounding development is primarily commercial in nature, with the exception of a multifamily apartment complex located west of the subject property. There are no single-family residential units immediately adjacent to the subject site.

Parking and Landscaping:

The proposed development meets or exceeds PD-64 requirements in terms of parking, landscaping, and tree preservation. Based on the 5,029 sf building, a minimum of 21 parking spaces are required (1 space per 250 sf). The site plan shows a total of 47 parking spaces provided, which is more than double the minimum requirement. The site will maintain its existing driveway access points along Midway Road and Alpha Road.

The total area included in this development is 1.48 acres or 64,447 sf. Per the regulations set forth in PD-64, 10% of the site must be dedicated to permanent landscape areas, and the developer is providing 11% or 7,190 sf of landscaping. This development will also feature 19 new plantings (two live oaks, four Chinese pistaches, and 13 crape myrtles). Of the 13 existing mature trees on site, the developer will be removing eight trees, four of which conflict with the power lines, and another four to accommodate parking and grading. After discussion with staff, the developer has agreed to preserve five out of the 11 trees situated on the lot.

Comprehensive Plan Recommendation:

Per the Farmers Branch 2045 Comprehensive Plan, 13601 Midway Road is located within the “Residential-High Density” district of the Future Land Use Map. For this district, the plan recommends tri- or quad-plexes, townhomes, small-lot detached homes (multiple on the same parcel), or apartments, with a density of 12-65 units per acre. The existing bank development and

proposed gas station use are non-residential in nature and are not in alignment with the recommendations of the Farmers Branch 2045 Plan. However, the Comprehensive Plan does indicate future “Mixed Use” districts to the east and south of the subject property, which is situated at a major arterial node, as well as along the majority of the Midway Road corridor.

Public Response:

Notice of this public hearing was published in the Dallas Morning News on April 18, 2025. On April 3, 2025, 10 notification letters were sent to surrounding property owners and to both Carrollton-Farmers Branch and Dallas Independent School Districts. A zoning notification sign was posted on the site the same day.

As of the writing of this staff report, one letter of opposition has been received from the owner of the retail center located at 13605 Midway Road, directly north of the subject property. This property comprises approximately **16%** of the area within the 200-foot notification radius. This falls below the 20% opposition threshold that would require a supermajority vote by the City Council under state law. A copy of the opposition letter is attached to this report. No other correspondence has been received regarding this request.

Recommendation:

On April 14, 2025, the Planning & Zoning Commission considered this request and recommended approval by a vote of five (5) in favor and two (2) opposed, with Commissioners Froehlich and Heard voting in opposition.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case No.	Description
3/6/2006 Ordinance No. 2846	05-SU-16	Granted a Specific Use Permit (SUP) for a drive-in bank at 13601 Midway Road within PD-64.
12/5/2005 Ordinance No. 2848	05-ZA-04	Amended and restated PD-64 in its entirety for 153.16 acres of land, allowing primarily office and retail uses, with certain additional residential and mixed-use development requiring SUP approval.