

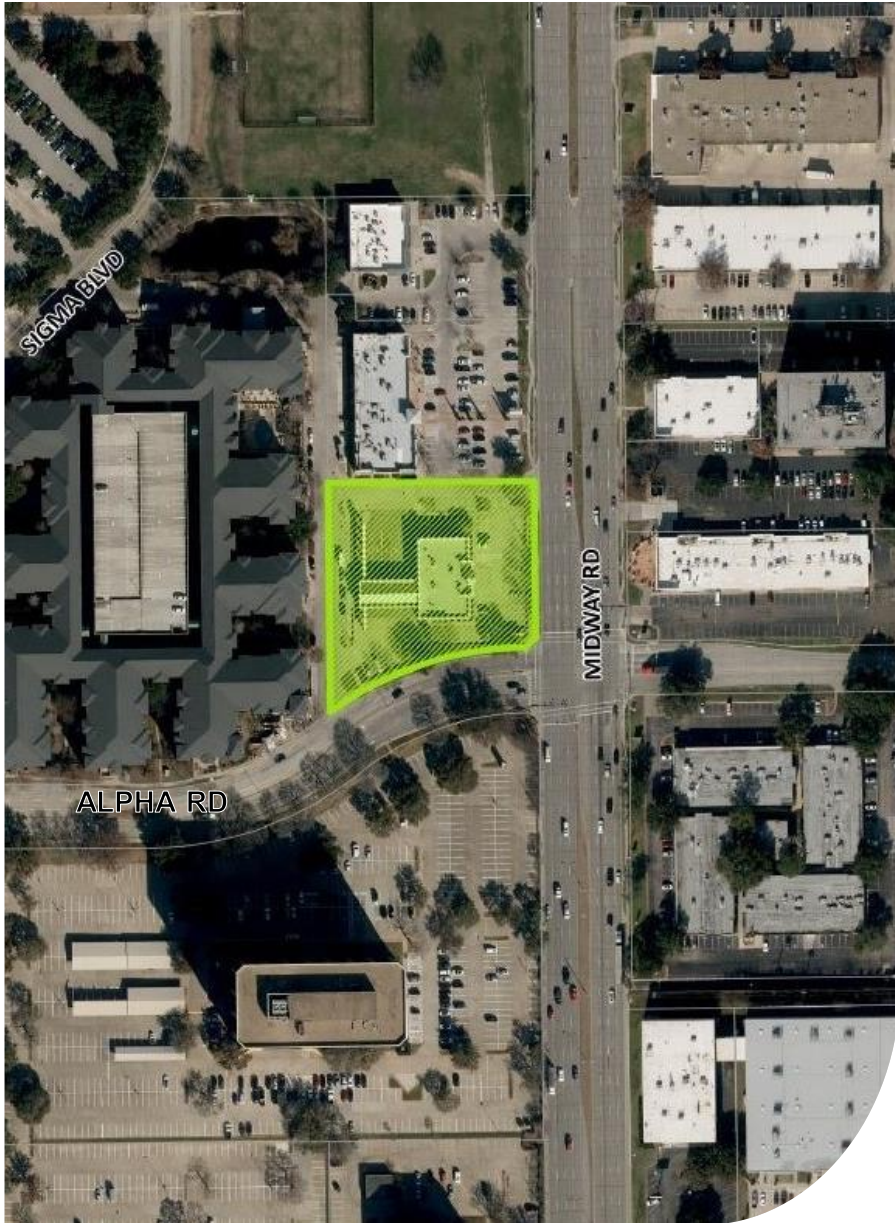


FARMERS BRANCH
TEXAS

Specific Use Permit 13601 Midway Road

City Council Meeting | April 7, 2026

Requested By: Planning Department



Background



1.48 acres located at 13601 Midway Rd.



Zoning: Planned Development PD-64



Specific Use Permit (SUP) request for gasoline station with convenience store

25-SU-10: 13601 Midway Road

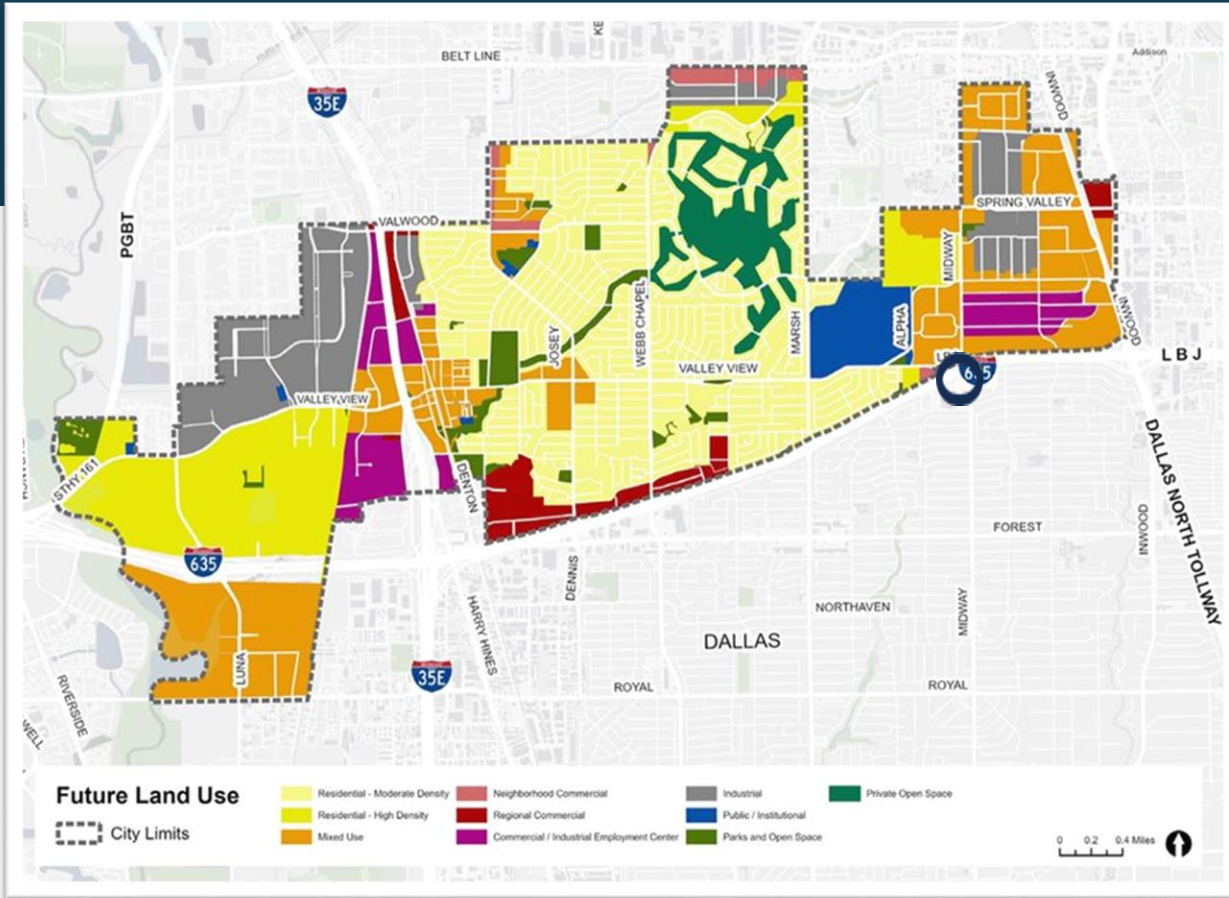
Proposed Development



- ✓ **Gas station featuring 20 fueling pumps**
- ✓ **5,029 square foot convenience store**
- ✓ **7,190 square foot landscaped area**
- ✓ **No outside storage or display of merchandise**
- ✓ **Maximum of two (2) monument signs**
- ✓ **24-hour operation proposed**

25-SU-10: 13601 Midway Road

Recommendation & Response



Farmers Branch 2045 Comprehensive Plan

- Designates as “Residential High Density.”
- Recommended uses: Tri/quad-plexes, townhomes, or apartments.
- The proposal is not consistent with the Comprehensive Plan.



Notification

- Notice published in Dallas Morning News.
- 13 letters mailed to surrounding owners.
- Zoning notification sign posted on site.



Public Response

- 5 support letters, 7 opposition letters received.
- Protest exceeds 20% of 200-ft notice buffer area, requiring three-fourths vote to approve.
- 8 speakers in opposition at P&Z hearing.

On March 9, 2026, the Planning & Zoning Commission voted on a motion to recommend approval of this request by a vote of 3 in favor and 3 opposed.

Questions



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