



**FARMERS BRANCH**  
TEXAS

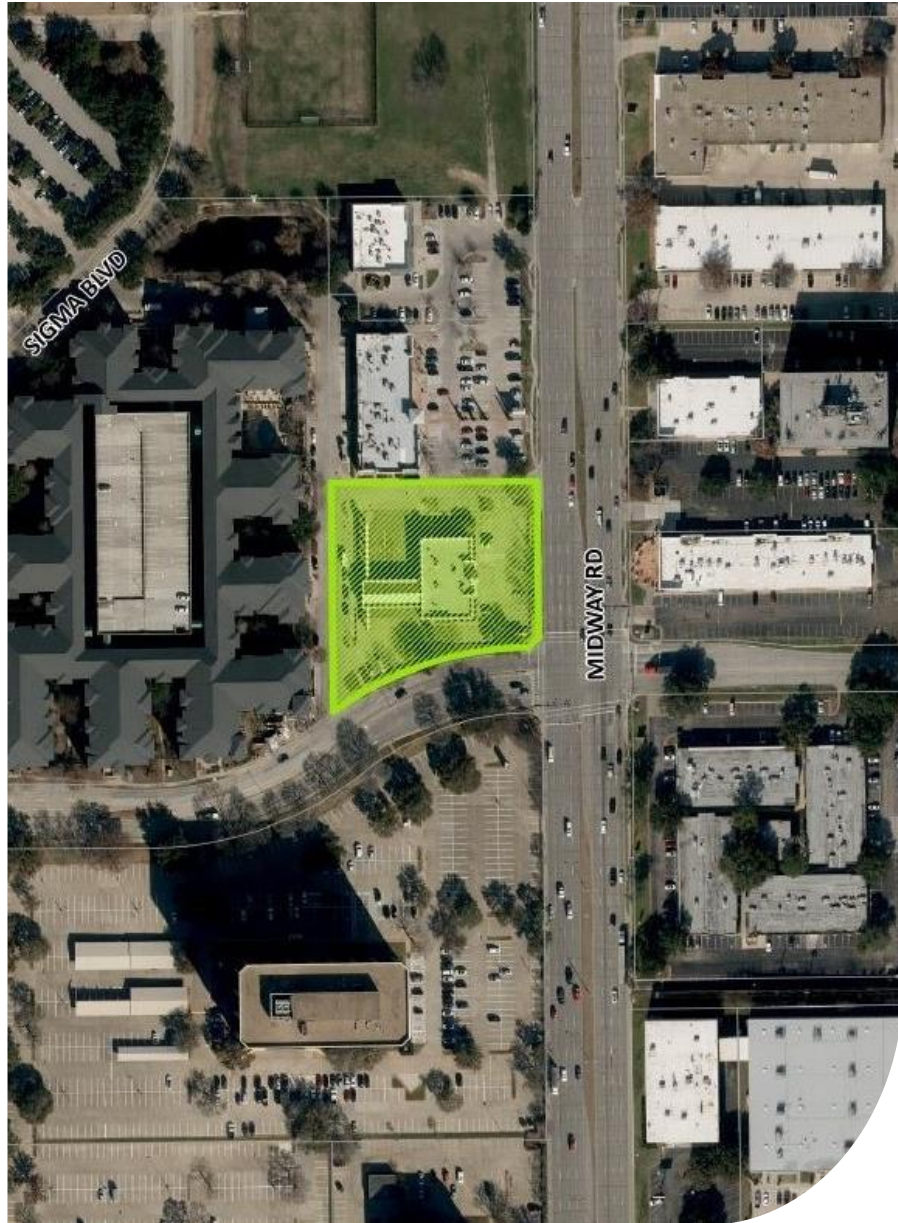
# Beer & Wine Sales Overlay 13601 Midway Road

City Council Meeting | May 6, 2025

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Requested By: Planning Department





# Background



1.48 acres located at 13601 Midway Road



Zoning: Planned Development PD-64



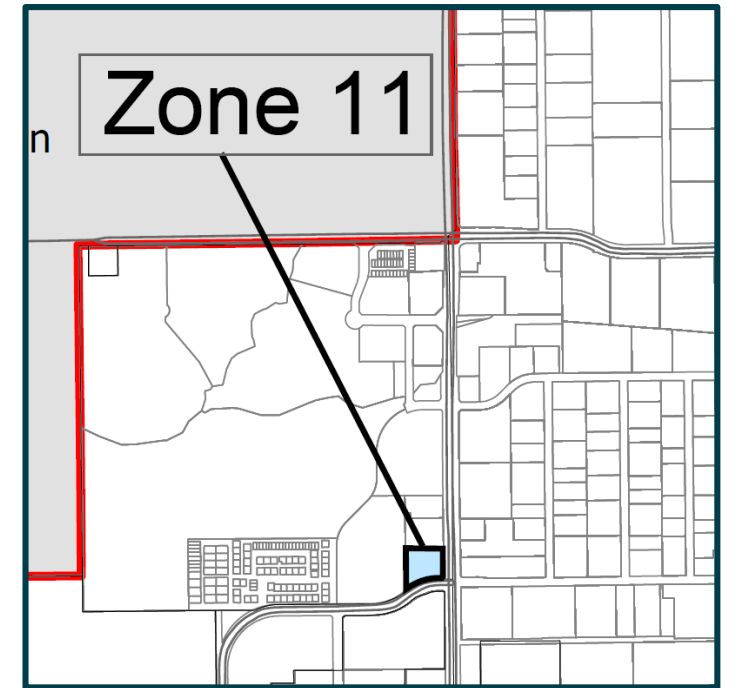
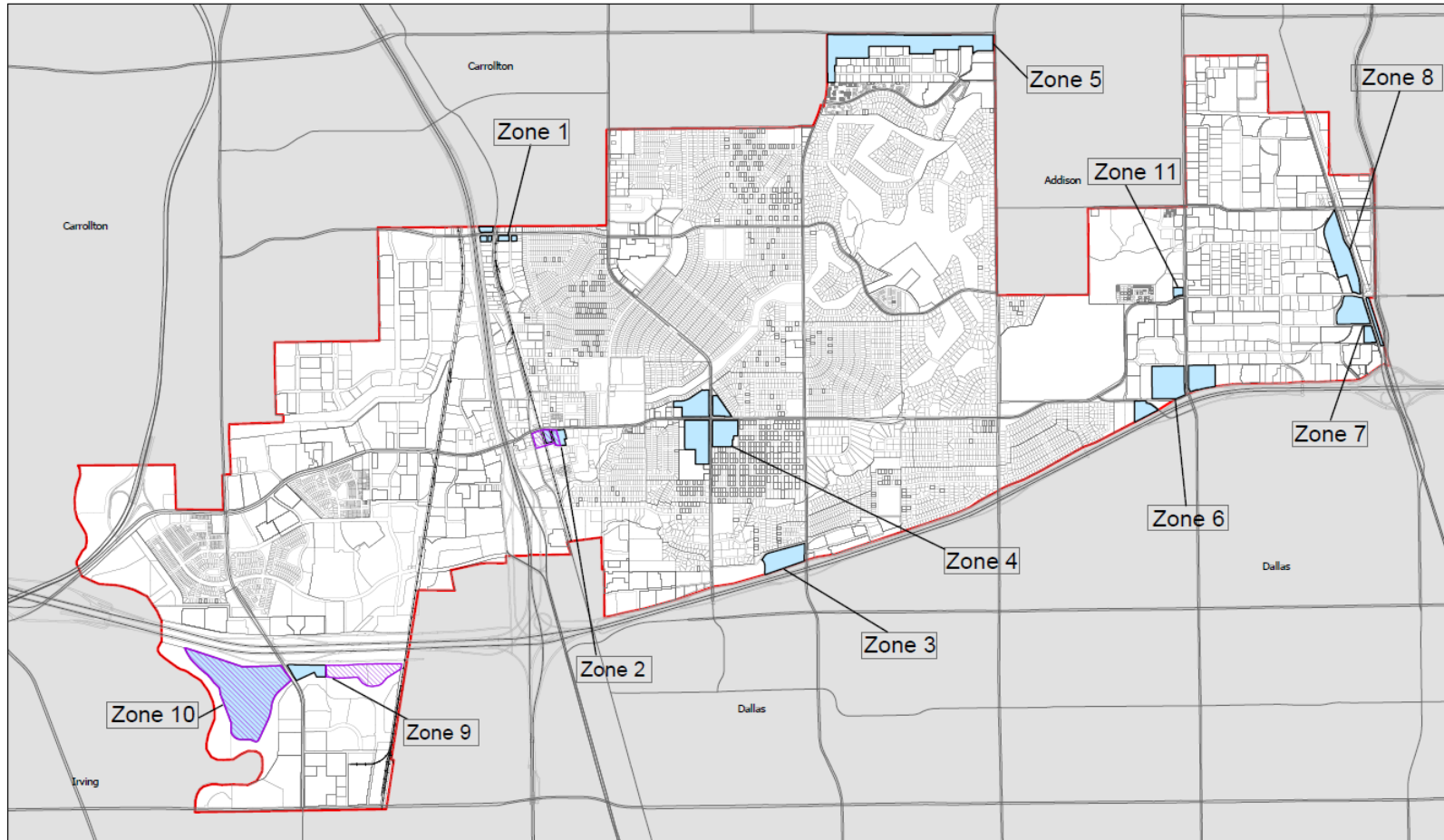
Zoning Amendment request to add the “Beer and Wine Sales Overlay District” allowing package sales for off-premise consumption only.



Requested in tandem with a proposed gas station and convenience store (25-SU-02).

25-ZA-03: 13601 Midway Road

# Proposed Overlay Map

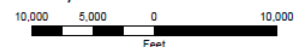


The material presented possesses no legal status. Adopted ordinances or City staff should be consulted for specific definition or development controls.

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

## Alcohol Sales Overlay Districts City of Farmers Branch

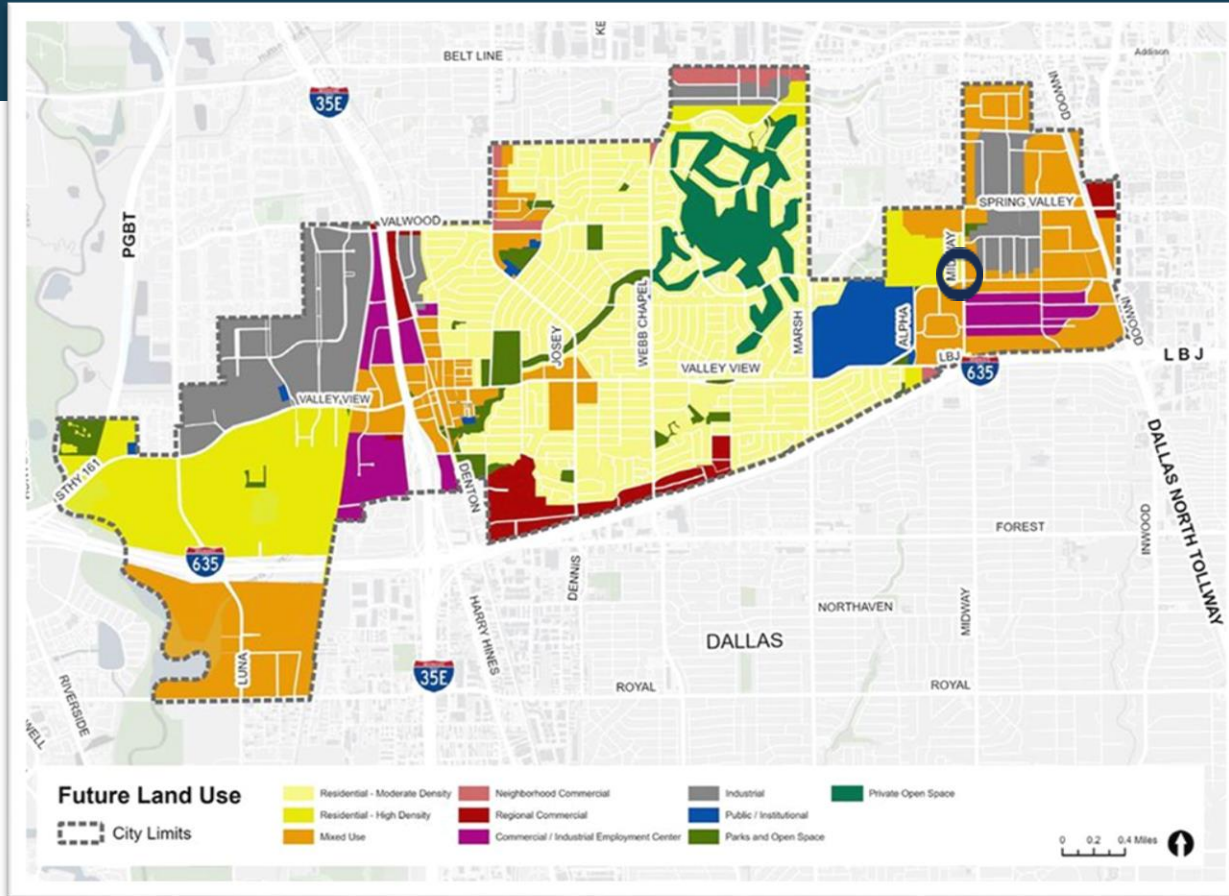


- Alcoholic Beverage On-Premise
  - Beer & Wine Sales - Off-Premise
- Last Updated: 5/6/2025



25-ZA-03: 13601 Midway Road

## Recommendation & Response



On April 14, 2025, the Planning & Zoning Commission recommended approval of this request by a vote of 5-2.



### Farmers Branch 2045 Comprehensive Plan

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



### Notification

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



### Public Response

- One letter of opposition received.
- Represents ~16% of 200-ft notice buffer area.



# Questions

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