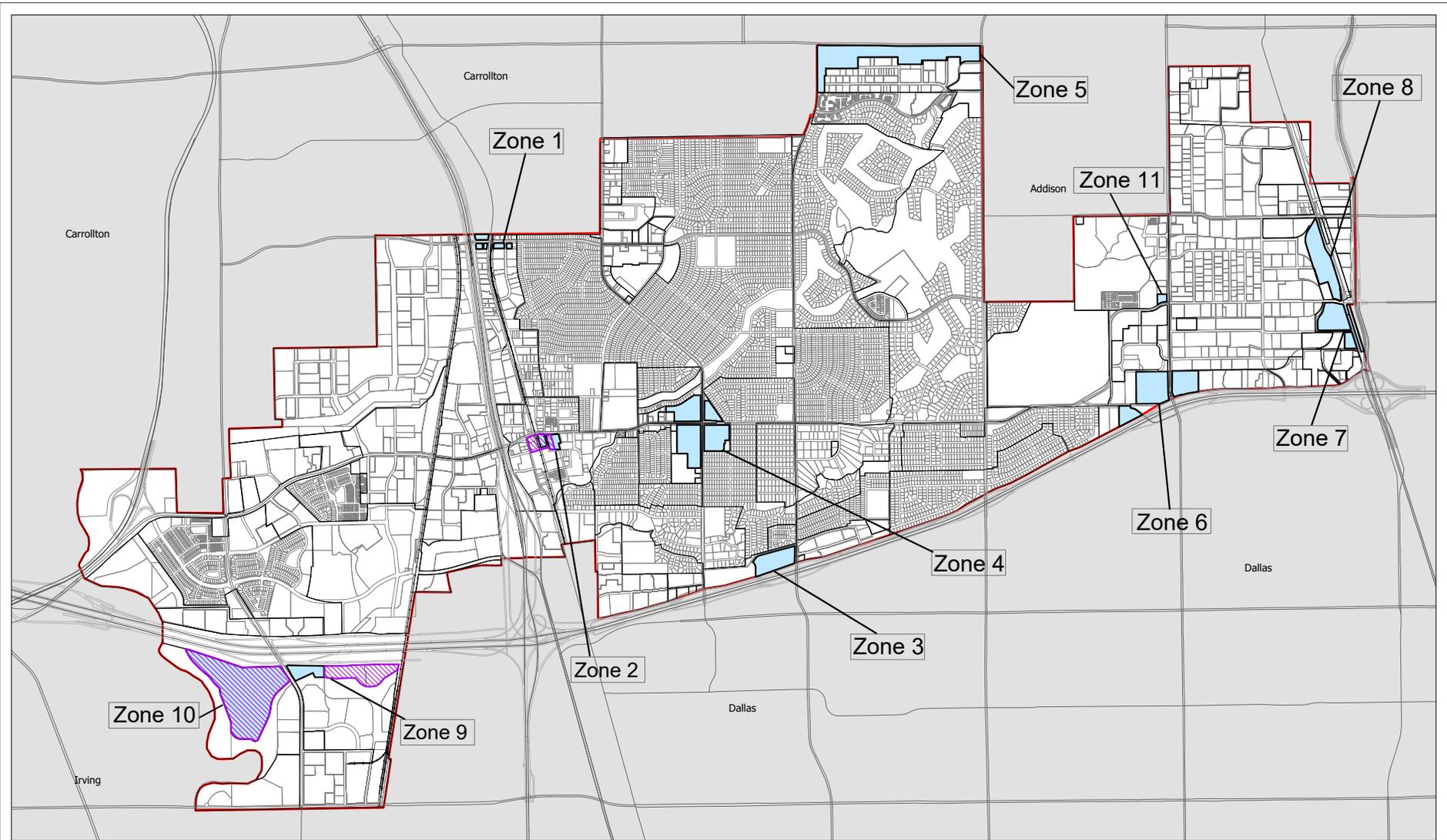


**Summary of Mailed Notices
Property Owner List
26-ZA-01
13610 Midway Road**

| Map | First Name | Address | City | State | Zip | Written Response |
|------------|--|-----------------------------|-----------------|--------------|------------|-------------------------|
| 1. | 4100 ALPHA PROPERTY LLC C/O BOXER PROPERTY | 7324 SOUTHWEST FWY STE 1900 | HOUSTON | TX | 77074 | |
| 2. | BRANCH PARK LP | 6615 SNIDER PLZ STE 201A | DALLAS | TX | 75205 | |
| 3. | BRANCH PARK LP | 6615 SNIDER PLZ STE 201A | DALLAS | TX | 75205 | |
| 4. | JINMEN LLC | PO BOX 631010 | IRVING | TX | 75063 | |
| 5. | ABDULLA DFW VENTURES LP | 600 N TUSTIN AVE STE 130 | NORTH TUSTIN | CA | 92705 | |
| 6. | BRANCH PARK LP | 6615 SNIDER PLZ STE 201A | DALLAS | TX | 75205 | |
| 7. | MIDWAY MIXED-USE DEV AT | 8521 LEESBURG PIKE STE 601 | VIENNA | VA | 22182 | |
| 8. | FFIH 3 LLC | 13720 MIDWAY RD | DALLAS | TX | 75244 | |
| 9. | FFIH 3 LLC | 13720 MIDWAY RD | DALLAS | TX | 75244 | |
| 10. | 400 SUNDANCE PARKWAY LTD | 3100 MONTICELLO AVE STE 765 | DALLAS | TX | 75205 | |
| 11. | MW3 BP ASSOCIATES LLC C/O BIANCO PROPERTIES | 680 CRAIG RD STE 240 | CREVE COEUR | MO | 63141 | |
| 12. | CARROLLTON-FARMERS BRANCH ISD | 1445 N. PERRY ROAD | CARROLLTON | TX | 75006 | |
| 13. | DALLAS ISD | 9400 N. CENTRAL EXPRESSWAY | DALLAS | TX | 75231 | |



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: 1/15/2026



From: [Jonathan Smith](#)
To: [Brian Campbell](#)
Subject: QuikTrip at Alpha/Midway
Date: Wednesday, January 21, 2026 9:21:45 AM

WARNING: This email originated from outside of the organization. STOP, LOOK, THINK before clicking attachments or links. Report Phishing.

Mr. Campbell:

Thank you for forwarding this email appropriately.

Issues: 25-SU-10 and 26-ZA-01 – new QuikTrip with beer/wine sales.

Dear Planning & Zoning Commission: I am a resident of Farmers Branch at 3917 Clubway Lane. I am barely outside of the notification area, but live in the neighborhood and my work commute takes me past this intersection.

I am in favor of the new QuikTrip station, and if that means they will sell beer and wine, then I am also in favor of this zoning change. I believe that such a convenience store would be a great benefit to a part of the city that is rapidly growing (thanks to all the new apartments), and in a “food desert” since we don’t have any grocery stores in the area. This store will offer services that are currently being filled in Addison and Dallas.

My only complaint is that I cannot turn left from Eastbound Alpha into the parking lot. Entering the store in the morning (or just stopping by to get gas), requires turning onto Sigma, driving past Parish Episcopal School traffic, turning into an apartment complex driveway, and navigating through the strip mall. A traffic signal enabling people to exit the parking lot at the Jimmy John’s entrance, would protect those needing to continue North on Midway, without having to navigate back out to Sigma with the Parish traffic. There are lights nearby, but all of Midway is a racetrack during the morning commute.

Jonathan Smith
3917 Clubway Lane
(972) 979-3674

From: [Marc Nemati](#)
To: [Brett Mangum](#)
Subject: Support for: 13601 Midway Rd (Zoning Case No. 25-SU-10)
Date: Wednesday, February 4, 2026 9:23:03 AM

WARNING: This email originated from outside of the organization. **STOP, LOOK, THINK** before clicking attachments or links. Report Phishing.

To Whom It May Concern,

Please accept this correspondence as our official response regarding the upcoming Planning & Zoning hearing.

We fully support the proposed development associated with Zoning Case No. 25-SU-10, including all uses contemplated therein.

Best regards,

Marc

Marc Nemati
Chairman of the Board | President & CEO
phone: (469) 635-0333
grabagun.com | marc@grabagun.com

NYSE:PEW

To: City of Farmers Branch Planning & Zoning Commission (the “Commission”)

Parish Episcopal School (the “School”) would like to summarize our position regarding the proposed zoning change and subsequent installation of a gas station and convenience store at the corner of Midway Road and Alpha Road.

The School’s safety concerns over the re-zoning proposal was expressed to the City Council last spring. The School continues to have significant concerns about the additional vehicle traffic that will arise from a new business on that corner. We would encourage the Commission to think about the traffic flow that would go North from the proposed store. We believe Sigma Road traffic will increase significantly as customers use the road to get back to Midway Road to go North. The impact to traffic, especially during morning and afternoon carpool, athletic and other school events and the related danger to the students, who use that road regularly (on foot and in vehicles) to use the fields on the 6.2 acres owned by the School cannot be offset by any additional revenues to the City.

Regardless of the future business’ use of Sigma Road, the School remains deeply concerned, including left turns out of the business onto Alpha Road. Furthermore, the additional traffic could certainly create a more dangerous environment for our community, especially those that access Midway via Alpha, and vice versa.

During the City Council hearing last spring, the School and other entities impacted directly by this zoning change, and new business were assured that a proper and thorough traffic study would be conducted before this project moved forward. To be clear, the School has not been contacted about this, nor has it been notified of any findings of the proper study.

Moreover, once again, the City was non-communicative with the School about the upcoming PnZ hearing, which impacts the School’s ability to make a fully informed decision. We would welcome a partnership with the City in which we have all the facts and studies that may inform our position on the proposal.

Additionally, the School still has the same additional security concerns over alcohol sales, foot traffic, and related 24 hour a day operations of the convenience store so close to the School itself.

The School remains steadfast in opposing the revised SUP for the site. There’s a reason properties are zoned a certain way and we believe the change is detrimental without understanding the why and the numerous deleterious effects to physical safety for our community.

Respectfully submitted,

Dr. Matthew J. Rush
Head of School

Michael A. Villa
Chairman of the Board of Trustees



The project is shown in red on the map. The project is shown in red on the map. The project is shown in red on the map. The project is shown in red on the map. The project is shown in red on the map.



0 200 400 Feet

25-SU-10 Notification Map

13601 Midway Road

- 300-Foot Courtesy Notice
- 200-Foot Protest Area
- Subject Property
- Tax Parcels
- City Limit





NOTICE OF PUBLIC HEARING
ZONING CASE NO. 25-SU-10

ZONING REQUEST

The City of Farmers Branch has received a Zoning Amendment request from Laura Lee Gunn, Masterplan to allow the construction of a gas station and convenience store on approximately 1.48 acres located at 13601 Midway Road (25-SU-10). The site is located within the Planned Development District No. 64 (PD-64) zoning district (see map on back).

MEETING DETAILS

The Planning & Zoning Commission will hold a public hearing to consider this request on **Monday, January 12, 2026, at 7:00 pm**. The hearing will take place in the Council Chambers of City Hall, located at 13000 William Dodson Parkway, Farmers Branch, Texas. The full meeting agenda and packet will be published on the City's website at least 72 hours prior to the hearing.

WHY AM I RECEIVING THIS LETTER?

You are receiving this notice because you own property within 300 feet of the subject site. No action is required, but you are encouraged to provide input on this zoning request by any of the following methods:

- o Attending the public hearing
- o Emailing comments to askplanning@farmersbranchtx.gov
- o Completing and returning the form below

Owners of property within 200 feet of this site may submit a formal protest in accordance with Section 6.2 of the Farmers Branch Comprehensive Zoning Ordinance (blue area on attached map).

QUESTIONS?

Questions regarding this proposal can be directed to Brett Mangum, AICP, Lead Planner, at 972.919.2608.

FEEDBACK FORM *Freston Hollow Presbyterian School*

| | |
|--|--|
| As a nearby property owner, I am: <input checked="" type="checkbox"/> Opposed <input type="checkbox"/> Supportive <input type="checkbox"/> Neutral/Undecided | Additional Comments (attach pages if needed): <i>We originally opposed this Planning + Zoning change in May, 2025. Our opposition is stands to having quiet rip selling alcohol + tobacco near our schools.</i> |
| Date: <i>1-26-2026</i> | Name: <i>Colleen Garcia</i> |
| Property Address: <i>4000 McEwen Rd, Farmers Branch TX 75244</i> | |

Return to: City of Farmers Branch - Planning Department, P.O. Box 819010, Farmers Branch, Texas 75381-9010

FARMERS BRANCH CITY HALL IS WHEELCHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES PLANNING TO ATTEND THIS MEETING WHO ARE DEAF, HEARING IMPAIRED OR WHO MAY NEED AUXILIARY AIDS SUCH AS SIGN INTERPRETERS OR LARGE PRINT, ARE REQUESTED TO CONTACT THE CITY SECRETARY AT (972) 919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.

From: [Colleen Garcia](#)
To: [Ask Planning](#); [Roger Neal](#)
Subject: Opposition to Zoning Case No. 25-SU-10
Date: Thursday, January 29, 2026 3:09:35 PM
Attachments: [20260129151321279.pdf](#)
Importance: High

WARNING: This email originated from outside of the organization. **STOP, LOOK, THINK** before clicking attachments or links. Report Phishing.

Sorry, I sent the wrong attachment in my first email!

Preston Hollow Presbyterian School would like to once again voice our opposition to QuikTrip going in on Midway Road as we did in May, 2025. Our opposition still stands in light of the sell of alcohol and tobacco during all business hours in such close proximity to our school & the other private school in our area, such as Parish and Greenhill. We are very disheartened that the issue has returned to the City of Farmers Branch to be considered again after being voted down in May.

Thanks,
Colleen Garcia

PHPS Business Manager
cgarcia@phps.org
www.phps.org
[Direct Line \(214\) 363-2135](tel:2143632135)



4000 McEwen Rd.
Dallas, Texas 75244
214-368-3886

PHPS: A foundation for student success



This is not an official map. It is for informational purposes only. It does not constitute a warranty or a guarantee of accuracy. The City of Albany is not responsible for any errors or omissions. The City of Albany is not responsible for any damages or losses resulting from the use of this map. The City of Albany is not responsible for any claims or liabilities arising from the use of this map.



25-SU-10 Notification Map 13601 Midway Road

- 500-Foot Courtesy Notice
- 200-Foot Protest Area
- Subject Property
- Tax Parcels
- City Limit

City of Farmers Branch – Planning & Zoning Commission
Re: Case No. 25-SU-10 – Specific Use Permit / Zoning
Amendment
13601 Midway Road – Proposed QuikTrip Gas Station

Steve Flens
Property Manager

Good Evening Chair and Commissioners,

My name is Steve Flens, and I represent MW3 BP Associates, LLC owners of Midway Commons Shopping Center at 13605 Midway Road adjacent to the proposed development.

I am here to formally state our opposition to Case No. 25-SU-10, the request for a Specific Use Permit and zoning amendment to allow QuikTrip to construct a gas station at 13601 Midway Road and respectfully request that the Commission deny this request.

1) The intensity of the requested use is disproportionate to the site’s size.

Quick Trip developments are commonly located on parcels of approximately **2 acres or more**. This site is only **1.47 acres**, which is unusually small for the intensity of this proposed use and increases the risk of circulation, stacking, and traffic safety failures. On a parcel this small, circulation and stacking failures are likely and foreseeable, including:

- insufficient queueing and internal circulation
- blocked access drives and congestion at driveways
- conflicts between customer vehicles and delivery trucks
- proper turning radii for tankers

This is not speculative—it is a predictable site constraint problem. Even if QT is “good at traffic,” the land area itself is the limiting factor.

2) Traffic operations and safety impacts are substantial and unresolved.

A gas station is a high-turnover use, and this location is already located on a major corridor. The key operational question is how vehicles will safely exit and travel northbound on Midway Road without creating unsafe left-turn maneuvers, rerouting/U-turn congestion, and added conflict points.

The site plan lists **5 - 15K gallon underground fuel tanks**. This development is **not a small corner store**—it is designed for significant fuel volume and turnover, which correlates directly with:

- Higher daily traffic counts (Midway ~ 50,000 VPD per 2045 Comprehensive Plan)
- More frequent turning movements
- Larger delivery vehicle requirements (fuel trucks, box trucks, etc.)
- Longer operating hours activity

Per Placer.ai, the **3 closest QT's to this proposed location averaged approximately 1,150,000 site visits in 2025**. As a comparison, the **Tom Thumb located 2.5 miles south at 3757 Forest Ln saw 861,000 total site visits last year**.

3) The request is inconsistent with long-term planning objectives.

The proposed QuikTrip gas station at 13601 Midway Road conflicts with the long-range vision and land use recommendations established in the City's adopted planning documents. The Farmers Branch East Side Comprehensive Plan emphasizes a mixed-use, people-oriented district identity and specifically directs the City to ensure new development is compatible with surrounding uses and form. **A 20-pump gas station on a 1.47-acre tract is an auto-intensive use that will generate traffic, stacking, driveway conflicts, lighting, and delivery truck impacts that are inconsistent with that vision and compatibility policy.** This development would **create a long-term land use constraint** that would be difficult to reverse or redevelop into mixed-use later. Additionally, the City's of Farmers Branch 2045 Plan is intended to guide long-term development outcomes citywide over the next 20 years, and this request would approve a low-flexibility convenience use that undermines cohesive redevelopment goals and creates land use and mobility impacts contrary to those planning objectives.

4) The proposal conflicts with recorded private restrictions governing the property.

This development would violate the recorded Declaration of Covenants, Restrictions and Easements governing Prairie Crossing. Section 5.1 (Use Restrictions) states that the Retail Parcel shall only be used for retail purposes consistent with the operation of a first-class retail shopping center, and further prohibits objectionable uses that may be hazardous or disruptive due to fumes, soil pollution, or hazards such as fire or explosion. A high-volume gas station with extensive underground fuel storage and fueling activity is not consistent with a first-class retail shopping center use and introduces the exact type of hazardous and incompatible impacts these restrictions were intended to prevent. **A QuikTrip is not "shopping center retail."** It is an **automotive-oriented fuel sales facility** with high daily traffic volumes, tanker deliveries, 24-hour operations, and continuous storage of hazardous material. This parcel is intended to be developed and operated as a **residential and/or commercial mixed-use development**.

This is not merely a zoning compatibility issue—this proposal conflicts with existing recorded use restrictions governing the property.

A Specific Use Permit does not cure a private covenant violation, and the City should not approve discretionary land use relief that enables a use prohibited by recorded restrictions

The current tenant of this building is an early intervention provider of individualized therapy for children with autism which benefits the local community and is an appropriate use for this site.

For these reasons, I respectfully request the Commission recommend denial of Case No. 25-SU-10.

If the Commission is not prepared to deny the request tonight, then I request a continuance until the applicant provides definitive proof of compliance with the recorded restrictions and a traffic analysis demonstrating safe access and circulation, particularly for vehicles traveling northbound and southbound on Midway Road.

Thank you for your time.

A handwritten signature in blue ink, appearing to read "Steve Flens", with a long horizontal flourish extending to the right.

Steve Flens
Bianco Properties

Proposed Site
13601 Midway
1.4795 Acres

DCAD Property Map

Search by: Account/Prop Addr/Owner Name
Search: 13601 MIDWAY RD

13601 MIDWAY RD

Parcel ID: 241315800A0010000
Account Number: 241315800A0010000
Neighborhood: N/A
Site Address: 13601 MIDWAY RD
Map Grid: 14-K (DALLAS)
Account Type: Commercial
Legal Description 1: MIDWAY ALPHA RETAIL CENTER
Legal Description 2: BLK A LT 1 ACS 1.4795
Doing Business As: N/A
Owner Name: 400 SUNDANCE PARKWAY LTD
Owner Address: 3100 MONTICELLO AVE STE 765
Owner City: DALLAS
Owner State: TX
Owner Zip: 75205
Owner Zip +4: 3431
Certified Values
Improvement Value: \$ 2,288,820
Land Value: \$ 1,611,180
Market Value: \$ 3,900,000

Property Jurisdiction

DCAD, NCTCOG, MAPSCO, USGS, Esri., Inc.



1600

Amazon Locker
- Presidency

0
74.19ft

For reference, this trailer is parked behind the QT at 1484 S Beltline. This parcel is 2.2994 acres, which is .79 acres **larger** than the proposed site.

Measure distance ✕
Click on the map to add to your path
Total distance: 74.19 ft (22.61 m)

The image below depicts the same size trailer needing to exit **northbound** on Midway while carefully navigating 4 lanes of incoming southbound traffic.



Quick Trip
9500 Forest Lane (Image 1 of 3)
3.3342 Acres
1.8547 Acres Larger than proposed site

The screenshot displays the DCAD Property Map interface. On the left, a sidebar provides details for the property at 9500 Forest Lane, including parcel ID, account number, owner name (QTDQV LLC), and address. The 'Legal Description 2' is highlighted in red and reads 'ACS 3.3342'. The main map area shows a street grid with Forest Lane and LBJ. A green polygon highlights a specific area on the map. A blue popup window titled 'Acres' displays a 'Measurement Result' of 2.97 Acres. The interface includes search bars, navigation controls, and a toolbar with various map tools.

DCAD Property Map

Search by: Account/Prop Addr/Owner Name
Search: 9500 FOREST LN

9500 FOREST LN

Parcel ID: 00000794204600000
Account Number: 00000794204600000
Neighborhood: N/A
Site Address: 9500 FOREST LN
Map Grid: 17-X (DALLAS)
Account Type: Commercial
Legal Description 1: ACS 3.3342
Legal Description 2: ACS 3.3342
Doing Business As: N/A
Owner Name: QTDQV LLC
Owner Address: PO BOX 3475 C/O QUICL TRIP CORP
Owner City: TULSA
Owner State: OK
Owner Zip: 74101
Owner Zip +4: 3475
Certified Values
Improvement Value: \$ 1,543,570
Land Value: \$ 871,430

Acres
Measurement Result
2.97 Acres

Quick Trip
9500 Forest Lane (Image 2 of 3)
3.3342 Acres
1.8547 Acres Larger than proposed site



Quick Trip
9500 Forest Lane (Image 3 of 3)
3.3342 Acres
1.8547 Acres Larger than proposed site



Quick Trip
6055 Alpha Road (Image 1 of 3)
3.2178 Acres
1.72 Acres Larger than proposed site

DCAD Property Map

Search by: Account/Prop Addr/Owner Name
Search: 6055 ALPHA RD

13612 PRESTON RD

Parcel ID: 007418000A01A0000
Account Number: 007418000A01A0000
Neighborhood: N/A
Site Address: 13612 PRESTON RD
Map Grid: 15-K (DALLAS)
Account Type: Commercial
Legal Description 1: QT 1900
Legal Description 2: **BLK A/7418 LT 1A ACS 3.2178**
Doing Business As: N/A
Owner Name: QT SOUTH LLC
Owner Address: 4705 S 129TH EAST AVE
Owner City: IULSA
Owner State: OK
Owner Zip: 74134
Owner Zip 14: 7005
Certified Values
Improvement Value: \$ 1,495,750
Land Value: \$ 3,504,250
Market Value: \$ 5,000,000

Property | Jurisdiction

Map controls: +, -, Home, Layers, Print, Measure, Share, Help

Map labels: 7414 5 MILLS CONDOS 4, PRESTON VIEW BLVD, PRESTON RD, 7418, 1/7418, 4, 10A, 11, B/7419, 10, C/7419, DANVERS DR, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, D/7419, 8, 2.1, B/7419, NORTHWOOD TERRACE, HUGHES LN, A/7418, 1A, A/7418, 7418, 15-K, 15-P, ALPHA RD, 7440, 1, 2, 3, 4, 5, 6, 7, 8, 0 100 200ft

Map coordinates: SIGARVIN = 0524, EDWARD-WILBURN = 1567

Quick Trip
6055 Alpha Road (Image 2 of 3)
3.2178 Acres
1.72 Acres Larger than proposed site



Quick Trip
6055 Alpha Road (Image 3 of 3)
3.2178 Acres
1.72 Acres Larger than proposed site



Quick Trip
2968 Forest Lane (Image 1 of 4)
3.0607 Acres
1.5812 Acres Larger than proposed site

DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search: 2968 FOREST LN

2968 FOREST LN

Parcel ID: 006595000B20A0000
Account Number: 006595000B20A0000
Neighborhood: N/A
Site Address: 2968 FOREST LN
Map Grid: 13-X (DALLAS)
Account Type: Commercial

Legal Description 1: QT 903
Legal Description 2: **BLK B/6595 LT 20A ACS 3.0607**

Doing Business As: N/A
Owner Name: QT SOUTH LLC
Owner Address: 4705 S 129TH EAST AVE
Owner City: TULSA
Owner State: OK
Owner Zip: 74134
Owner Zip +4: 7005

Certified Values
Improvement Value: \$ 1,000,110
Land Value: \$ 1,599,890
Market Value: \$ 2,600,000

Property Jurisdiction

The map displays a street grid with Forest Lane running horizontally. A parcel labeled '20A' is highlighted in green. Other parcels are labeled with alphanumeric codes such as '10-A', '21A', '22A', '23A', '24', '25-A', and '26-A'. Street names include 'FOREST LN', 'HONOR WAY C', 'N BEND DR', 'ALLISTER ST', 'DENNIS RD', 'JOSEY LN', and 'WILLIAM SPROY'. A search bar on the left contains the text '2968 FOREST LN'. The sidebar on the left provides detailed property information, including the legal description 'BLK B/6595 LT 20A ACS 3.0607' which is highlighted with a red box.

Quick Trip
2968 Forest Lane (Image 2 of 4)
3.0607 Acres
1.5812 Acres Larger than proposed site



Quick Trip
2968 Forest Lane (Image 3 of 4)
3.0607 Acres
1.5812 Acres Larger than proposed site



XD and IM
rest Ln
Allist

Google Maps 2023 Google



Quick Trip
2968 Forest Lane (Image 4 of 4)
3.0607 Acres
1.5812 Acres Larger than proposed site



Quick Trip
1600 LBJ Freeway (Image 1 of 6)
2.49 Acres
1 Acre Larger than proposed site

DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search

1600 LBJ FWY

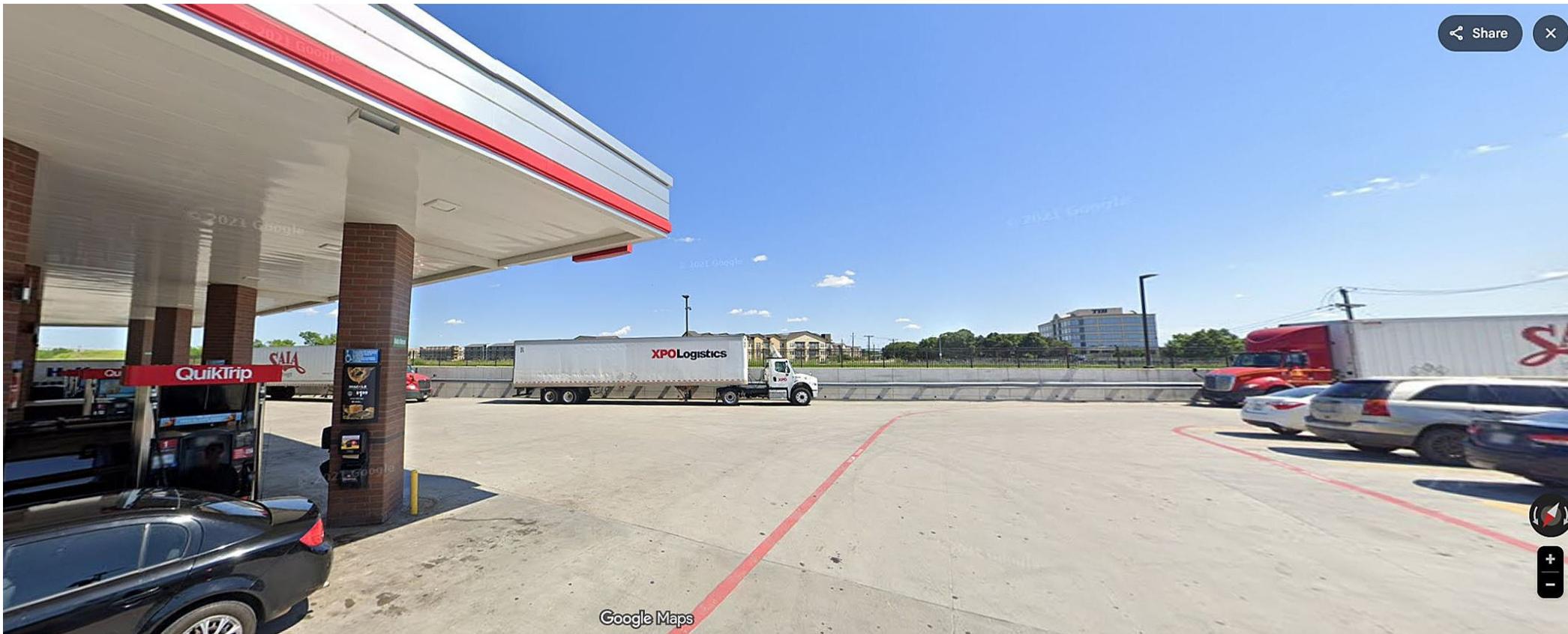
Parcel ID: 246799900A0010000
Account Number: 246799900A0010000
Neighborhood: N/A
Site Address: 1600 LBJ FWY
Map Grid: 22-B (DALLAS)
Account Type: Commercial
Legal Description 1: QT 999
Legal Description 2: **BLK A LT 1 ACS 2.4986**
Doing Business As: N/A
Owner Name: LJ REALTY LLC
Owner Address: 4705 S 129TH EAST AVE C/O QUICK TRIP
Owner City: TULSA
Owner State: OK
Owner Zip: 74134
Owner Zip +4: 7005
Certified Values
Improvement Value: \$ 1,961,310
Land Value: \$ 1,306,080

Property Jurisdiction

LYNDON B JOHNSON FWY
LUNA RD
PARK WEST
Fennerty Branch

1
2
QT999

Quick Trip
1600 LBJ Freeway (Image 2 of 6)
2.49 Acres
1 Acre Larger than proposed site



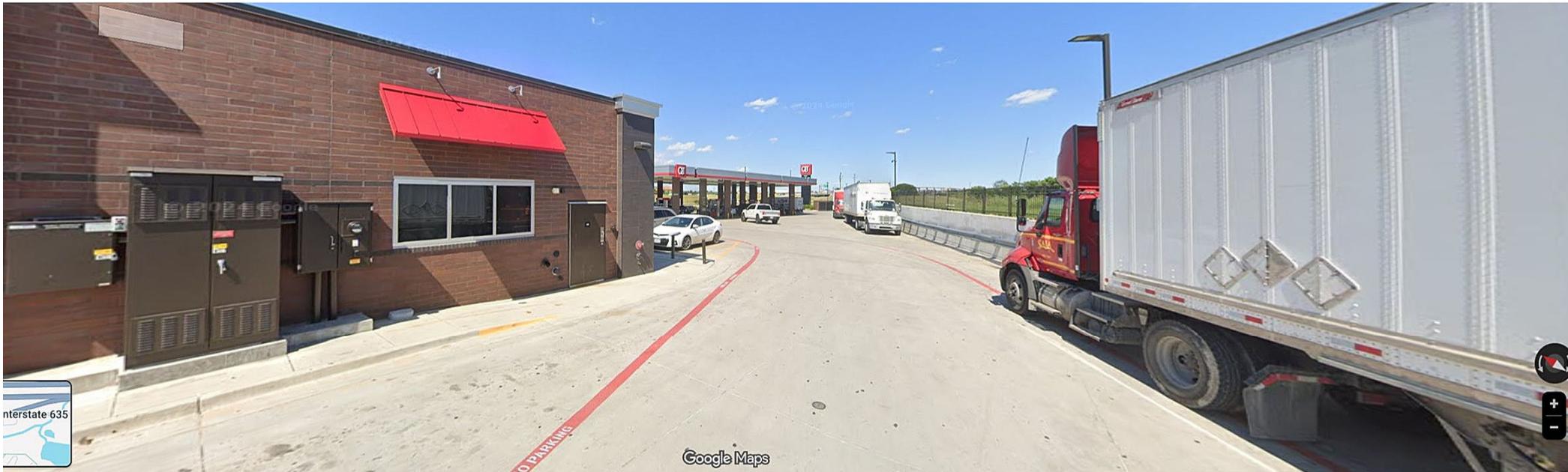
Quick Trip
1600 LBJ Freeway (Image 3 of 6)
2.49 Acres
1 Acre Larger than proposed site



Quick Trip
1600 LBJ Freeway (Image 4 of 6)
2.49 Acres
1 Acre Larger than proposed site



Quick Trip
1600 LBJ Freeway (Image 5 of 6)
2.49 Acres
1 Acre Larger than proposed site



Quick Trip
1600 LBJ Freeway (Image 6 of 6)
2.49 Acres
1 Acre Larger than proposed site



Quick Trip
10101 Royal Lane (Image 1 of 2)
2.489 Acres
1 Acre Larger than proposed site

DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search: 10101 ROYAL LN

10101 ROYAL LN

Parcel ID: 00000787062550000
Account Number: 00000787062550000
Neighborhood: N/A
Site Address: 10101 ROYAL LN
Map Grid: 27-H (DALLAS)
Account Type: Commercial
Legal Description 1: NORTHVIEW DISTRIBUTION C-801144
Legal Description 2: **BLK C/8065 LT 1 ACS 2.489**
Doing Business As: N/A
Owner Name: **QT SOUTH LLC**
Owner Address: 5725 FOXRIDGE DR
Owner City: MISSION
Owner State: KS
Owner Zip: 66202
Owner Zip +4: 2401
Certified Values
Improvement Value: \$ 1,831,790
Land Value: \$ 1,084,210

Property | Jurisdiction

JOHN JACKSON - 0699

DCAD, NCTCOG, MAPSCO, USGS, Esri., Inc.

Quick Trip
10101 Royal Lane (Image 2 of 2)
2.489 Acres
1 Acre Larger than proposed site



Quick Trip
1484 S Beltline Road (Image 1 of 5)
2.2994 Acres
.79 Acres Larger than proposed site

DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search: 1484 S BELTLINE RD

1484 S BELTLINE RD

Parcel ID: 180024800B0010000
Account Number: 180024800B0010000
Neighborhood: N/A
Site Address: 1484 S BELTLINE RD
Map Grid: 11A-N (DALLAS)
Account Type: Commercial
Legal Description 1: LESLEY BETAN
Legal Description 2: **BLK B LT 1 ACS 2.2994**
Doing Business As: N/A
Owner Name: SOONER SEVEN LLC
Owner Address: 1027 S MAIN S1
Owner City: JOPLIN
Owner State: MO
Owner Zip: 64801
Owner Zip +4: 4565
Certified Values
Improvement Value: \$ 1,548,060
Land Value: \$ 1,201,940
Market Value: \$ 2,750,000

Property | Jurisdiction

Map features: JOHN-L WHITMAN --1521 S BELTLINE RD, DIVIDEND DR, SAINTSBURY STREET, STEERS BOULEVARD, CYPRESS WATERS 7, CYPRESS WATERS 2 PHASE 1, H/8465, 3A, 3B, 8465, TR 7, TR 11.1, A, 4, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Quick Trip
1484 S Beltline Road (Image 2 of 5)
2.2994 Acres
.79 Acres Larger than proposed site



Quick Trip
1484 S Beltline Road (Image 3 of 5)
2.2994 Acres
.79 Acres Larger than proposed site



Quick Trip
1484 S Beltline Road (Image 4 of 5)
2.2994 Acres
.79 Acres Larger than proposed site



Quick Trip
1484 S Beltline Road (Image 5 of 5)
2.2994 Acres
.79 Acres Larger than proposed site



Quick Trip
5403 Arapaho Road (Image 1 of 4)
2.0405 Acres
.56 Acres Larger than proposed site

DCAD Property Map

Search by: Account/Prop Addr/Owner Name
Search: 5403 ARAPAHO RD

5403 ARAPAHO RD

Parcel ID: 008222000D01A0000
Account Number: 008222000D01A0000
Neighborhood: N/A
Site Address: 5403 ARAPAHO RD
Map Grid: 4-Z (DALLAS)
Account Type: Commercial

Legal Description 1: PRESTONWOOD REDEVELOPMENT 4
Legal Description 2: BLK D/8222 LT 1A ACS 2.0405
Doing Business As: N/A
Owner Name: QT SOUTH LLC
Owner Address: 4420 N INDUSTRIAL BLVD
Owner City: EULESS
Owner State: TX
Owner Zip: 76039
Owner Zip +4: 7700
Certified Values
Improvement Value: N/A
Land Value: N/A

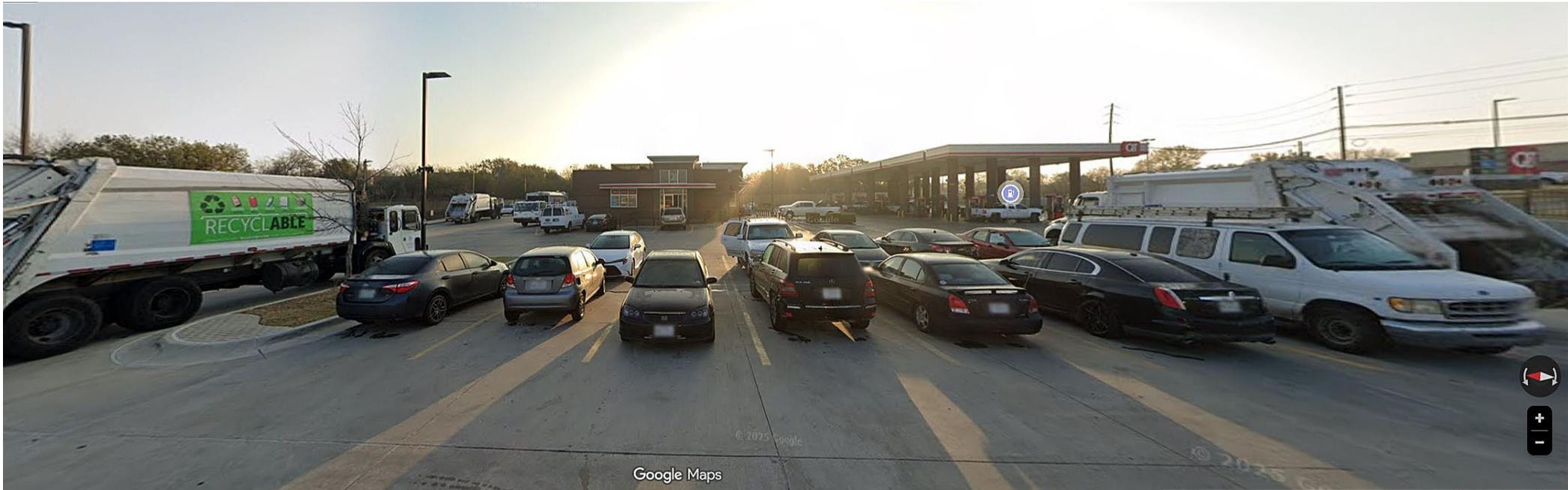
Property Jurisdiction

Measurement Result

Quick Trip
5403 Arapaho Road (Image 2 of 4)
2.0405 Acres
.56 Acres Larger than proposed site



Quick Trip
5403 Arapaho Road (Image 3 of 4)
2.0405 Acres
.56 Acres Larger than proposed site



Quick Trip
5403 Arapaho Road (Image 4 of 4)
2.0405 Acres
.56 Acres Larger than proposed site



Quick Trip
3645 Forest Lane (Image 1 of 3)
1.9294 Acres
.45 Acres Larger than proposed site

The screenshot displays the DCAD Property Map interface. On the left, a search bar contains '3645 FOREST LN'. Below it, a sidebar lists property details for parcel 3645 FOREST LN, including Parcel ID (006616000H02B0000), Account Number (006616000H02B0000), and Legal Description 1 (PARK FOREST NW SHOPPING CTR 3). The selected parcel is highlighted in green on the map. The map shows a grid of streets including Casaverde Ave, Forest Ln, and Marsh Ln. Other parcels are labeled with IDs like 4A, 2B, and A/6406. The bottom of the map shows additional street names: Harrison C Marsh - 0917, W D Barnes - 0152, and Forest Ln.