



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Action Meeting Minutes - EXCERPT

Planning and Zoning Commission

Monday, April 14, 2025

7:00 PM

City Hall

The full video of this meeting is available on the City website here: <https://farmersbranch.legistar.com/Calendar.aspx>

Commissioners Present (9): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Pat Trapp, Commissioner Harold Froehlich, Commissioner Colin Kirby, Commissioner Dan Heard, Alternate Commissioner Scott Noris, and Alternate Commissioner Breeanna Banks

Commissioners Absent (0): None

City Staff Present: Director of Economic Development, Tourism and Planning Perla Tavera; Deputy Director of Planning Sarah Bergman AICP; Lead Planner Brett Mangum AICP; Senior Planning Technician Brian Campbell; Stormwater Engineer Eric Mueller P.E., CFM

A. STUDY SESSION (6:00 PM)

A.1 25-79 Discuss Regular Agenda Items.

Chair Raley called the meeting to order at 6:03 PM.

Chair Raley thanked the Commissioners for their service.

Chair Raley asked for any questions or comments regarding the Regular Agenda and Public Hearing items.

Regarding Item D.1, Mr. Mangum, Ms. Bergman and Ms. Tavera answered questions and addressed comments from the Commissioners regarding: clarification on who the applicant was; higher traffic volumes from the proposed use and the sale of alcohol within proximity to schools; whether an assessment was completed regarding the economic impact of the proposed development; whether the residential use types recommended for the area per the Farmers Branch 2045 Plan were appropriate for the subject property; whether the proposed use was allowed by right elsewhere in the City; proposed hours of operation; whether staff completed any studies related to remediation of the subject property; and clarification regarding ingress and egress.

Regarding Item D.2, Mr. Mangum and Ms. Bergman answered a question from Commissioner Trapp regarding whether the existing 7-11 gas station and convenience store located at Spring Valley and Midway Road sells beer and wine.

Hearing no further questions or comments from the Commissioners, Chair Raley closed the discussion on this agenda item.

D. PUBLIC HEARING**D.1 25-SU-02**

Conduct a public hearing and consider the request for 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.

Mr. Mangum gave a presentation regarding the Specific Use Permit (SUP) request.

Mr. Andrew Ruegg with Masterplan, the applicant, 2201 Main Street, Dallas, gave a presentation and was available to answer questions.

Mr. Corey Vaughan with QuikTrip, representing the applicant, 700 Freeport Parkway, Irving, gave a statement and was available to answer questions. Mr. Kelly Parma with Lee Engineering, also representing the applicant, 3030 LBJ Freeway, Dallas, was also available to answer questions.

Staff and the applicant answered questions and addressed comments from Commissioners regarding: whether the private schools within proximity of the subject property were notified; private deed restrictions referred to in the letter of opposition received by staff; clarification on whether the proposed use was permitted by right within the Light Industrial zoning district east of the subject property; anticipated percentages of gasoline and alcohol sales during late night hours; potential light pollution to the multifamily development to west of the subject property; why the applicant chose the subject property; potential issues in managing increased traffic within the area, including ingress and egress; the potential number of new residents coming to this area from new multifamily developments; and the potential impact of visitor traffic to the area resulting from the proposed use.

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing. No one came forward to address this agenda item.

A motion was made by Vice-Chair Miller, seconded by Commissioner Trapp, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Froehlich, Commissioner Kirby, Commissioner Heard

A motion was made by Commissioner Froehlich, seconded by Commissioner Heard, that this Specific Use Permit be recommended for denial. The motion failed by the following vote:

Aye: 2 – Commissioner Froehlich and Commissioner Heard

Nay: 5 - Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Kirby

Chair Raley reopened the public hearing for additional questions and comments from the Commissioners.

Commissioner Miller asked Ms. Bergman and Mr. Ruegg about solutions related to traffic mitigation should the proposed development prove successful in a manner that generated higher traffic volumes.

Commissioner Sultzbaugh asked Mr. Vaughan about the number of convenience store customers versus the number of gasoline station customers for the existing QuikTrip located at Arapaho Road and Knoll Trail in Dallas.

A motion was made by Vice-Chair Miller, seconded by Commissioner Kirby, to reclose the public hearing. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Froehlich, Commissioner Kirby, Commissioner Heard

A motion was made by Commissioner Kirby, seconded by Commissioner Sultzbaugh, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Aye: 5 - Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Kirby

Nay: 2 – Commissioner Froehlich and Commissioner Heard

Chair Raley asked when this case would be considered by City Council. Ms. Bergman said it would be at the May 6, 2025 meeting.

D.2 25-ZA-03

Conduct a public hearing and consider the request to amend the Comprehensive Zoning Ordinance Article 5.5 “Beer and Wine Sales Overlay District” and “Appendix C - Maps” to allow beer and wine sales for off-premise consumption on approximately 1.48 acres of property located at 13601 Midway Road; and take appropriate action.

Mr. Mangum gave a presentation regarding the proposed zoning amendment.

Mr. Mangum answered a question from Commissioner Kirby regarding whether the Beer and Wine Sales Overlay district would be tied to the subject property pending approval of the amendment.

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing. No one came forward to address this agenda item.

A motion was made by Commissioner Kirby, seconded by Vice-Chair Miller, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Froehlich, Commissioner Kirby, Commissioner Heard




A motion was made by Commissioner Kirby, seconded by Commissioner Trapp, that this Zoning Amendment be recommended for approval. The motion carried by the following vote:

Aye: 5 - Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Kirby

Nay: 2 – Commissioner Froehlich and Commissioner Heard

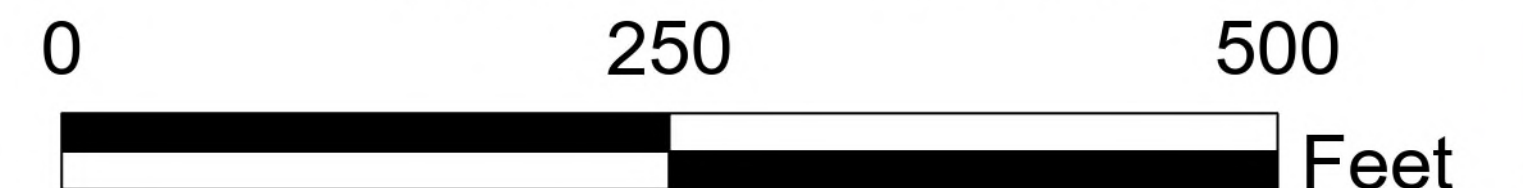
Chair Raley stated this case would be considered by City Council at the May 6, 2025 meeting.



-  Subject Property
-  Tax Parcels
-  City Limit

25-SU-02 and 25-ZA-03 Aerial Map

13601 Midway Road




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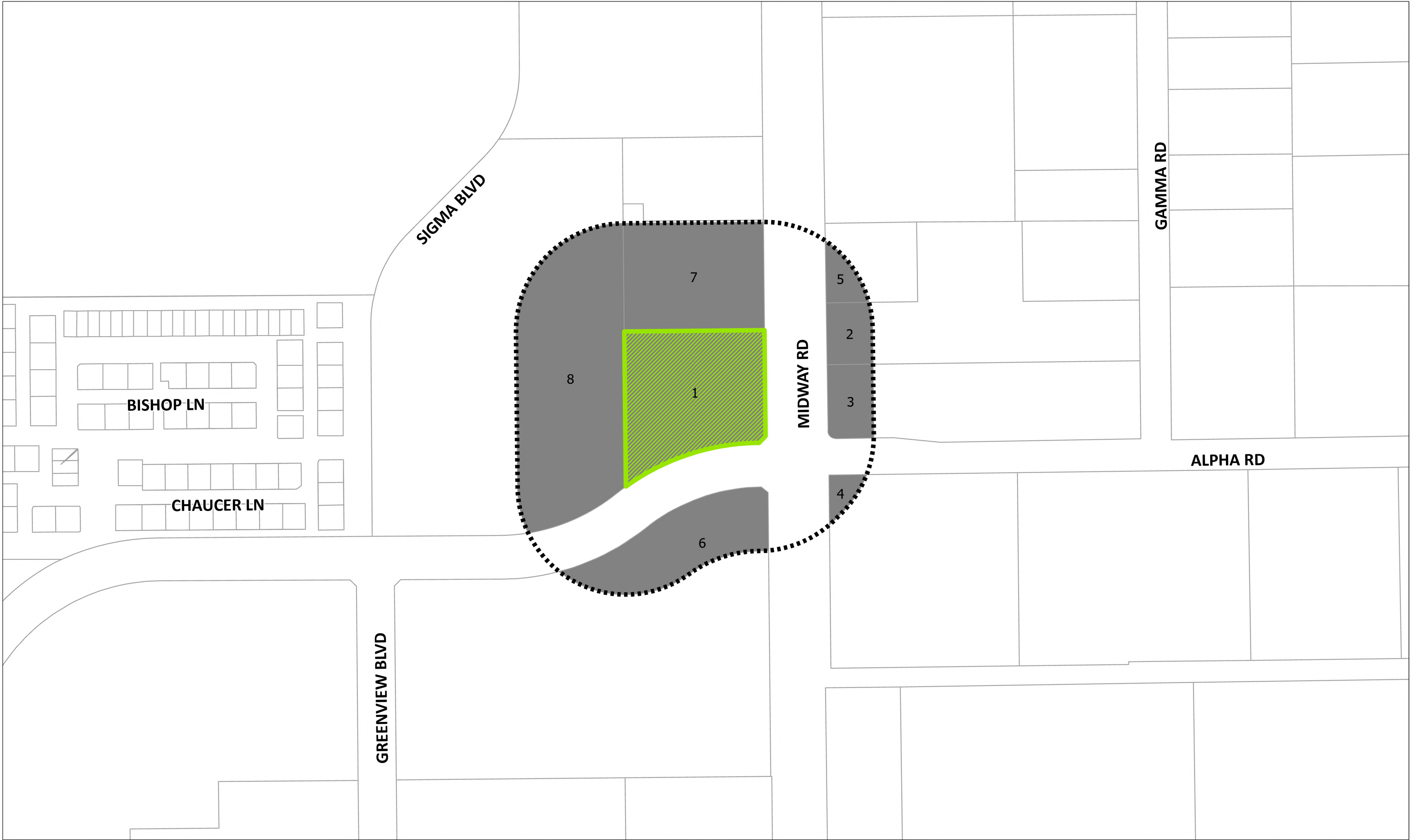


25-SU-02 and 25-ZA-03 Location Map
13601 Midway Road

-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

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200FT Notification - - - - -

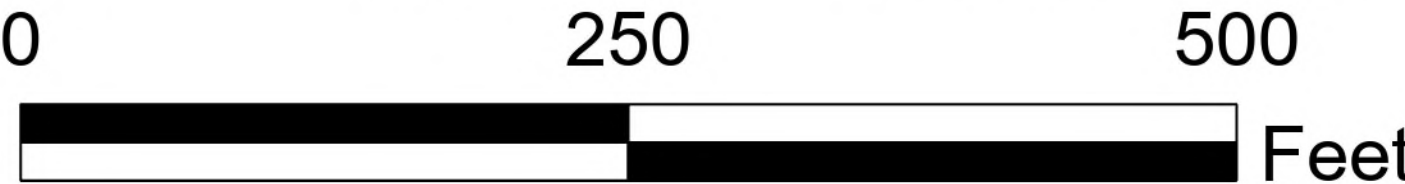
 Subject Property

 Tax Parcels

 City Limit

25-SU-02 and 25-ZA-03 Notification Map

13601 Midway Road



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**Summary of Mailed Notices
Property Owner List
25-ZA-03
13601 Midway Road**

Map	First Name	Address	City	State	Zip	Written Response
1.	400 SUNDANCE PARKWAY LTD	3100 MONTICELLO AVE STE 765	DALLAS	TX	75205	None.
2.	BRANCH PARK LP	6615 SNIDER PLZ STE 201A	DALLAS	TX	75205	None.
3.	BRANCH PARK LP	6615 SNIDER PLZ STE 201A	DALLAS	TX	75205	None.
4.	JINMEN LLC	PO BOX 631010	IRVING	TX	75063	None.
5.	BRANCH PARK LP	6615 SNIDER PLZ STE 201A	DALLAS	TX	75205	None.
6.	4100 ALPHA PROPERTY LLC C/O BOXER PROPERTY	7324 SOUTHWEST FWY STE 1900	HOUSTON	TX	77074	None.
7.	MW3 BP ASSOCIATES LLC C/O BIANCO PROPERTIES	680 CRAIG RD STE 240	CREVE COEUR	MO	63141	Opposed.
8.	MIDWAY MIXED-USE DEV AT	8521 LEESBURG PIKE STE 601	VIENNA	VA	22182	None.
9.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None.
10.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None.

Steve Flens
Property Manager

Planning and Zoning Commission
City of Farmers Branch
13000 William Dodson Parkway
Farmers Branch, TX 75234

Subject: Opposition to Zoning Amendment and Specific Use Permit for Proposed Gas Station Development

Dear Commissioners:

Bianco Properties, as agent for MW3 BP Associates, LLC owner of real property located at 13605 Midway Road, formally opposes the proposed zoning amendment (25-ZA-03) and issuance of a Specific Use Permit (25-SU-02) that would allow the construction and operation of a gas station at 13601 Midway Road within the City of Farmers Branch.

The proposed development is in direct violation of existing use restrictions as outlined in Section 5.1 of the Declaration of Covenants, Restrictions and Easements for Prairie Crossing, dated August 18, 2005, recorded in Vol 2005162 Page 32, Deed Records, Dallas County, Texas (the "Declaration"). These use restrictions are clearly in place to maintain the integrity, safety, and character of the community.

In addition to the restrictions in the Declaration, approving this amendment and SUP would set a concerning precedent that undermines long-standing zoning ordinances designed to ensure appropriate land use planning.

Key concerns include:

1. **Violation of Established Zoning Use Restrictions:** The area is not zoned for this type of high-impact commercial activity. A gas station is fundamentally incompatible with the current land use designation and the surrounding development patterns.
2. **Public Safety and Environmental Impact:** Gas stations pose significant risks related to fuel spills, air and soil contamination, and fire hazards. Placing such a facility near homes, schools, or public gathering places is inconsistent with responsible planning principles.
3. **Negative Community Impact:** Beyond safety, a gas station can introduce noise, light pollution, and increased traffic, all of which diminish neighborhood livability and potentially lower property values.

I respectfully urge the Planning and Zoning Commission to uphold the current zoning standards and deny this proposed amendment and SUP. Protecting the existing land use framework is essential for the long-term benefit and vision of the Farmers Branch community.

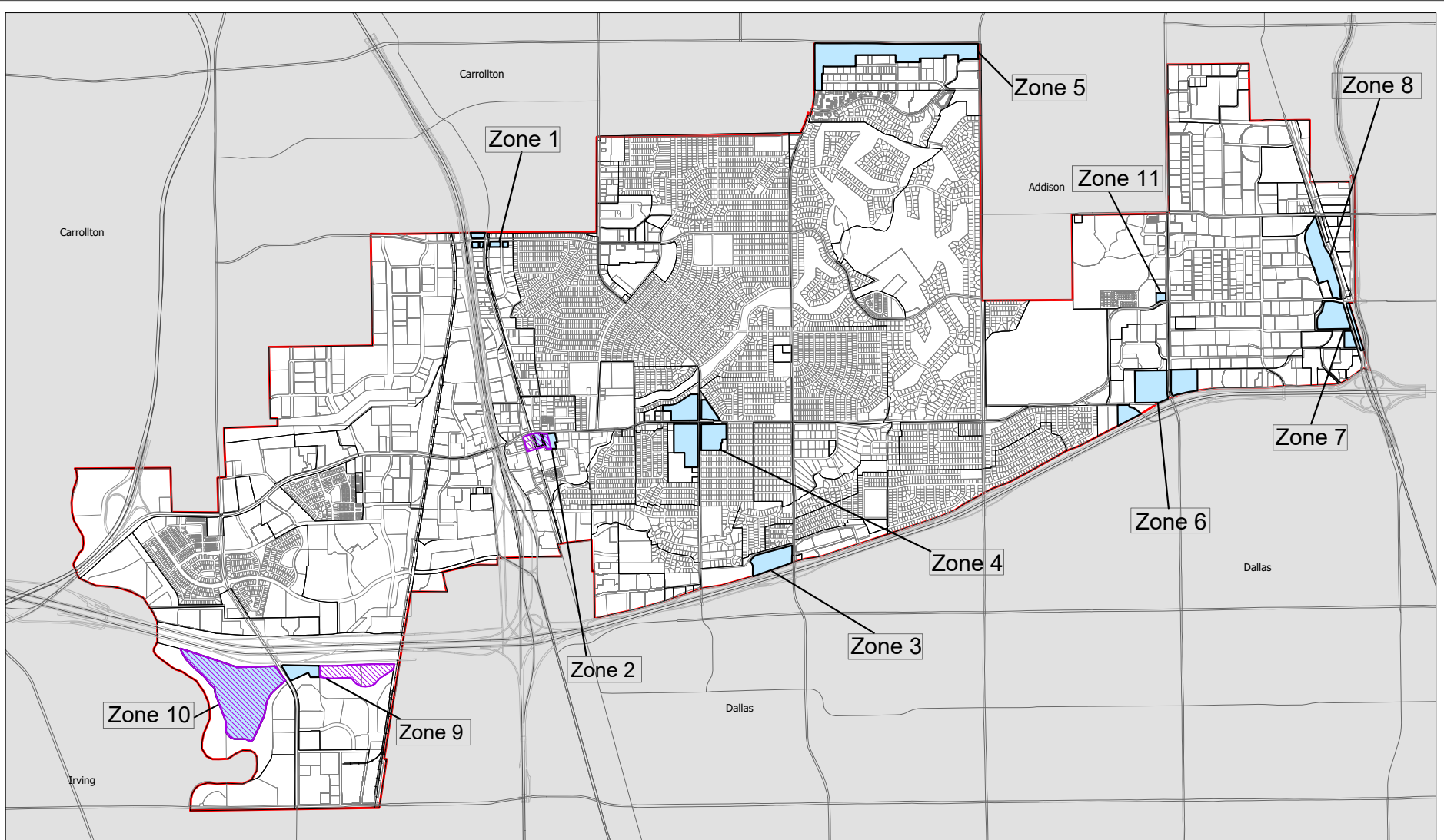
Thank you for your attention to this matter and for your continued service to the community.

Sincerely,



Steve Flens

PROPOSED OVERLAY MAP (ZONE 11)

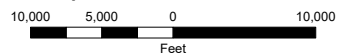




The material presented possesses no legal status. Adopted ordinances or City staff should be consulted for specific definition or development controls.

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Alcohol Sales Overlay Districts City of Farmers Branch



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

