

STAFF REPORT

Case Number: 25-SU-02

Request: 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.

Applicant: Developer – Corey Vaughan, QuikTrip
Representative – Andrew Ruegg, Masterplan

Planning & Zoning Commission Meeting: April 14, 2025

Background:

The applicant, QuikTrip, is requesting Specific Use Permit (SUP) approval to construct a gas station and convenience store 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 is currently vacant. The site is zoned Planned Development PD-64, which is generally non-residential in nature. The applicant proposes to demolish the existing bank building and construct a new gasoline service station and convenience store, which requires approval of an SUP.

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) |

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 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 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, the minimum required number of parking spaces on site would be based on a calculation of 1 space per 250 square feet, or 21 spaces. 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 square feet. 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 square feet 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. 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:

On April 3, 2025, 10 notification letters were sent to affected property owners as well as to both the 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, no written correspondence has been received regarding this SUP request.