



City of Farmers Branch

Action Meeting Minutes

Planning and Zoning Commission

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

Monday, December 8, 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 (6): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Slutzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Scott Noris, Alternate Commissioner Breeanna Banks, and Alternate Commissioner Clint Schumacher

Commissioners Absent (2): Vice-Chair Marcus Miller and Commissioner Harold Froehlich

City Staff Present: Director of Community Services Samuel Chavez AICP; and Lead Planner Brett Mangum AICP

A. STUDY SESSION

A.1 [25-948](#) Discuss Regular Agenda Items.

Chair Raley called the Study Session to order at 6:30 PM.

Chair Raley thanked the Commissioners for their service.

Chair Raley asked for any questions regarding the Regular Agenda items.

Regarding Regular Agenda item C.2:

- Commissioner Schumacher asked for clarification regarding the plat approval process. *Mr. Mangum stated that the proposed plat met all technical requirements and therefore the purpose of the agenda item was for the Commission to approve the plat.*
- Chair Raley asked about the difference between plats that can be approved administratively by staff versus those requiring Planning and Zoning Commission approval. *Mr. Mangum stated that while plat approval by the Planning and Zoning Commission is infrequent, Texas state law is written in a manner that requires such approval for some plats, but pointed out that all plat approvals are ministerial in nature and the only situation in which a plat could not be approved was if there were some sort of defect requiring correction. Mr. Mangum stated staff works to ensure any plats requiring Commission approval are good to go prior to them being brought forth for consideration. Mr. Mangum also discussed the "30-day shot clock rule" for all plat approvals mandated by state law.*
- Commissioner Trapp asked why the plat was required to be approved by

the Commission per the email sent to him by Mr. Campbell. *Mr. Mangum stated that Commission approval was due to the significant number of easements being dedicated. Mr. Mangum identified the easements being dedicated and also explained that the first plat approved for the subject site was a preliminary plat.* Commissioner Trapp asked whether the developer bore the cost of the sidewalk dedications and Mr. Mangum said yes.

A.2 [25-949](#) Discuss Agenda Items for Future Planning and Zoning Commission consideration.

No new items were requested by the Commissioners.

Hearing no further questions or comments, Chair Raley closed discussion on this agenda item and adjourned the Study Session at 6:43 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:00 PM.

B. CITIZEN COMMENTS

There was no one wishing to address the Commission, and Chair Raley closed the Citizen Comments portion of the agenda.

C. REGULAR AGENDA ITEMS

C.1 [25-853](#) Consider approval of the November 10, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.

A motion was made by Commissioner Kirby, seconded by Commissioner Sultzbaugh, that the minutes be approved. The motion carried unanimously.

Aye: 7 – Chair Raley, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Noris, Alternate Commissioner Banks and Alternate Commissioner Schumacher

C.2 [25-PL-03](#) Consider the request for final plat approval of SWBC Mercer Crossing, Phase I, Block A, Lot 1, located at 2100 LBJ Freeway; and take appropriate action.

Mr. Mangum gave a presentation regarding the final plat.

Mr. Jay Resseig with McAdams, the applicant, 4400 State Highway 121, Lewisville, was available to answer questions

Hearing no questions or comments from the Commissioners, Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Kirby, seconded by Commissioner Sultzbaugh, that this Final Plat be approved. The motion carried unanimously.

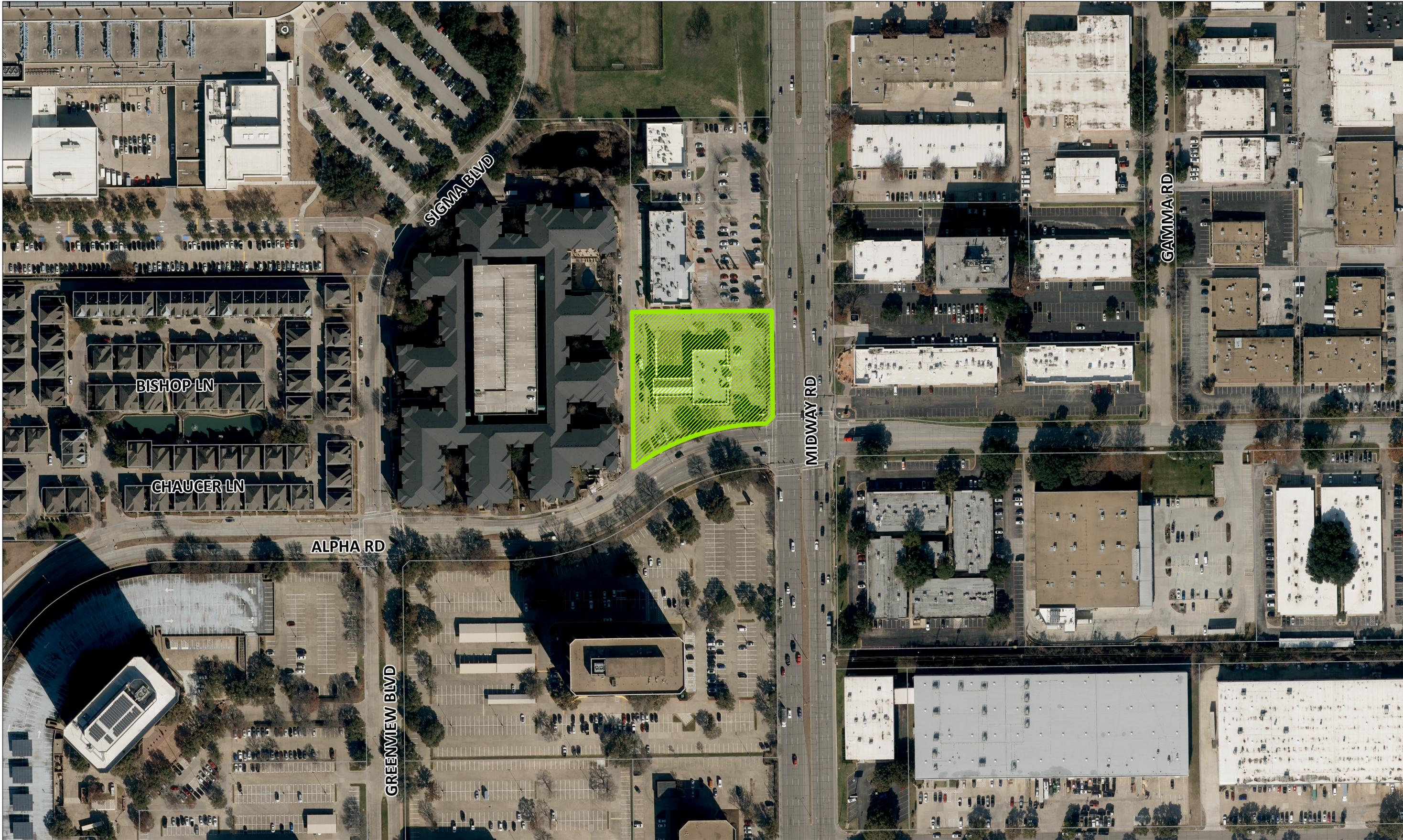
Aye: 7 – Chair Raley, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Noris, Alternate Commissioner Banks and Alternate Commissioner Schumacher

E. ADJOURNMENT

Chair Raley adjourned the meeting at 7:05 PM.

Chair

City Administration



-  Subject Property
-  Tax Parcels
-  City Limit

25-SU-10 Aerial Map
13601 Midway Road



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

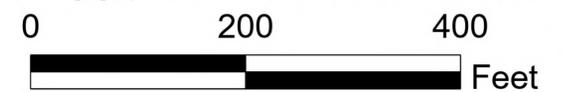




-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

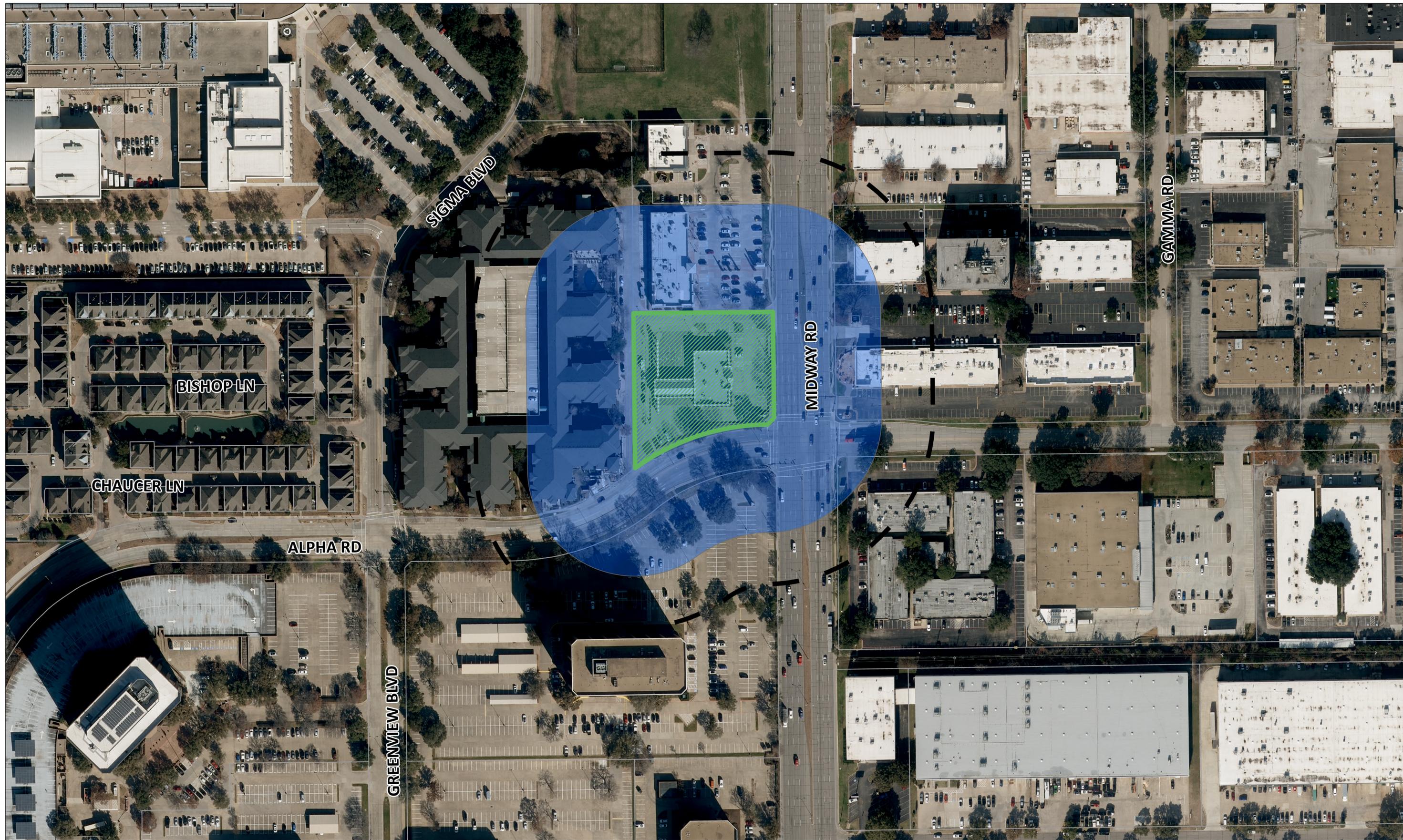
25-SU-10 Location Map

13601 Midway Road



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

25-SU-10 Notification Map

13601 Midway Road



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



**Summary of Mailed Notices
Property Owner List
25-SU-10
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 | |

PLAN OF OPERATIONS FORM

PLANNING DEPARTMENT OF THE CITY OF FARMERS BRANCH



**FARMERS
BRANCH**

Please provide the following information for each Specific Use Permit (SUP) application. Additional pages may be attached if needed.

Describe the proposed land use and site operation:

Proposed Gasoline Service Station use (QuikTrip) with 5,029 sf retail store and 10 fuel pumps. There will also be NO diesel fuel pumps.

Indicate hours of operation of the proposed use:

Open 24 hours/day for customer gasoline and convenience store needs

Total number of employees (please specify shifts, if applicable):

Approx. 3 employees per shift

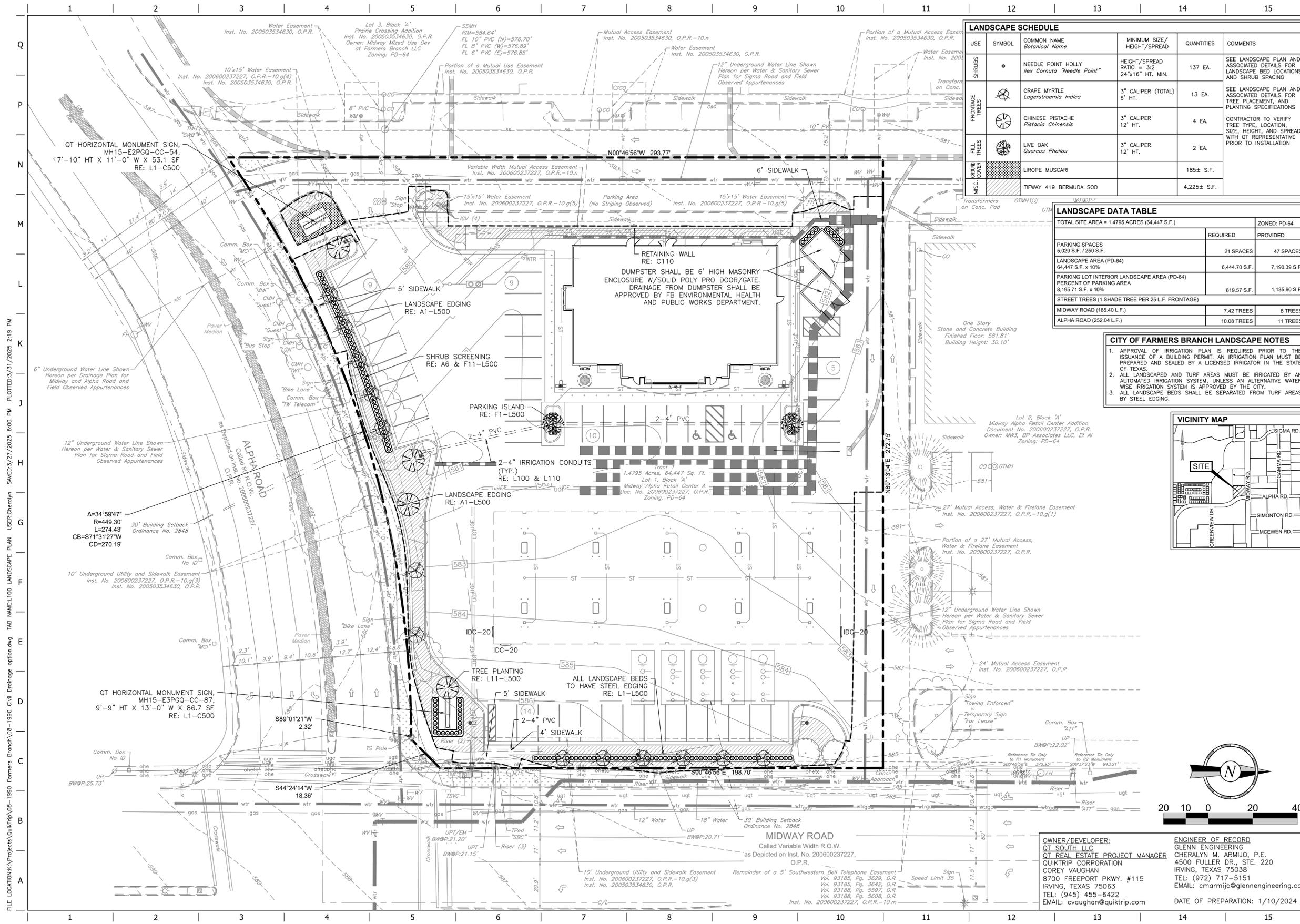
Indicate if any storage or activity is proposed outside the building*:

No

List any other relevant or unique information about the business or site:

QuikTrip is a nationally recognized brand consistently ranked as one of the top convenience store marketers in product quality and friendly service. QuikTrip is committed to providing top notch customer service and a clean facility for the proposed neighborhood serving use.

* Depending on the existing zoning of the property, any outdoor storage or activity may require additional zoning action.



| USE | SYMBOL | COMMON NAME Botanical Name | MINIMUM SIZE/ HEIGHT/SPREAD | QUANTITIES | COMMENTS |
|----------------|--------|----------------------------------------------------------|--------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------|
| SHRUBS | ● | NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i> | HEIGHT/SPREAD RATIO = 3:2 24"x16" HT. MIN. | 137 EA. | SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING |
| FRONTAGE TREES | ⊗ | CRAPE MYRTLE <i>Lagerstroemia Indica</i> | 3" CALIPER (TOTAL) 6' HT. | 13 EA. | SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS |
| FRONTAGE TREES | ⊗ | CHINESE PISTACHE <i>Pistacia Chinesis</i> | 3" CALIPER 12' HT. | 4 EA. | CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION |
| FRONTAGE TREES | ⊗ | LIVE OAK <i>Quercus Phellos</i> | 3" CALIPER 12' HT. | 2 EA. | |
| IRVING CORNER | ⊗ | LIROPE MUSCARI | | 185± S.F. | |
| MISC | ⊗ | TIFWAY 419 BERMUDA SOD | | 4,225± S.F. | |

| LANDSCAPE DATA TABLE | | |
|-----------------------------------------------------------------------------------------------|---------------|---------------|
| TOTAL SITE AREA = 1,4795 ACRES (64,447 S.F.) | REQUIRED | PROVIDED |
| PARKING SPACES 5,029 S.F. / 250 S.F. | 21 SPACES | 47 SPACES |
| LANDSCAPE AREA (PD-64) 64,447 S.F. x 10% | 6,444.70 S.F. | 7,190.39 S.F. |
| PARKING LOT INTERIOR LANDSCAPE AREA (PD-64) PERCENT OF PARKING AREA 8,195.71 S.F. x 10% | 819.57 S.F. | 1,135.60 S.F. |
| STREET TREES (1 SHADE TREE PER 25 L.F. FRONTAGE) | | |
| MIDWAY ROAD (185.40 L.F.) | 7.42 TREES | 8 TREES |
| ALPHA ROAD (252.04 L.F.) | 10.08 TREES | 11 TREES |

- CITY OF FARMERS BRANCH LANDSCAPE NOTES**
- APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
 - ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
 - ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.



PRELIMINARY-FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of, Cheryl M. Armijo, P.E. 84568
Date: March 31, 2025

PROJECT NO.: 24-663.1990
GLENN ENGINEERING
TYPE FIRM: E-903
HUB #1762575/93300
HUB #1762575/93300
HUB #1762575/93300
PHONE: (972) 717-5151

QuikTrip No. 1990
13601 MIDWAY ROAD
FARMERS BRANCH, TX. 75244



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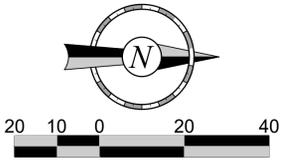
PROTOTYPE: P-116 (12/01/23)
DIVISION: 08
VERSION: 001
DESIGNED BY: CA
DRAWN BY: GEC
REVIEWED BY: QT

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

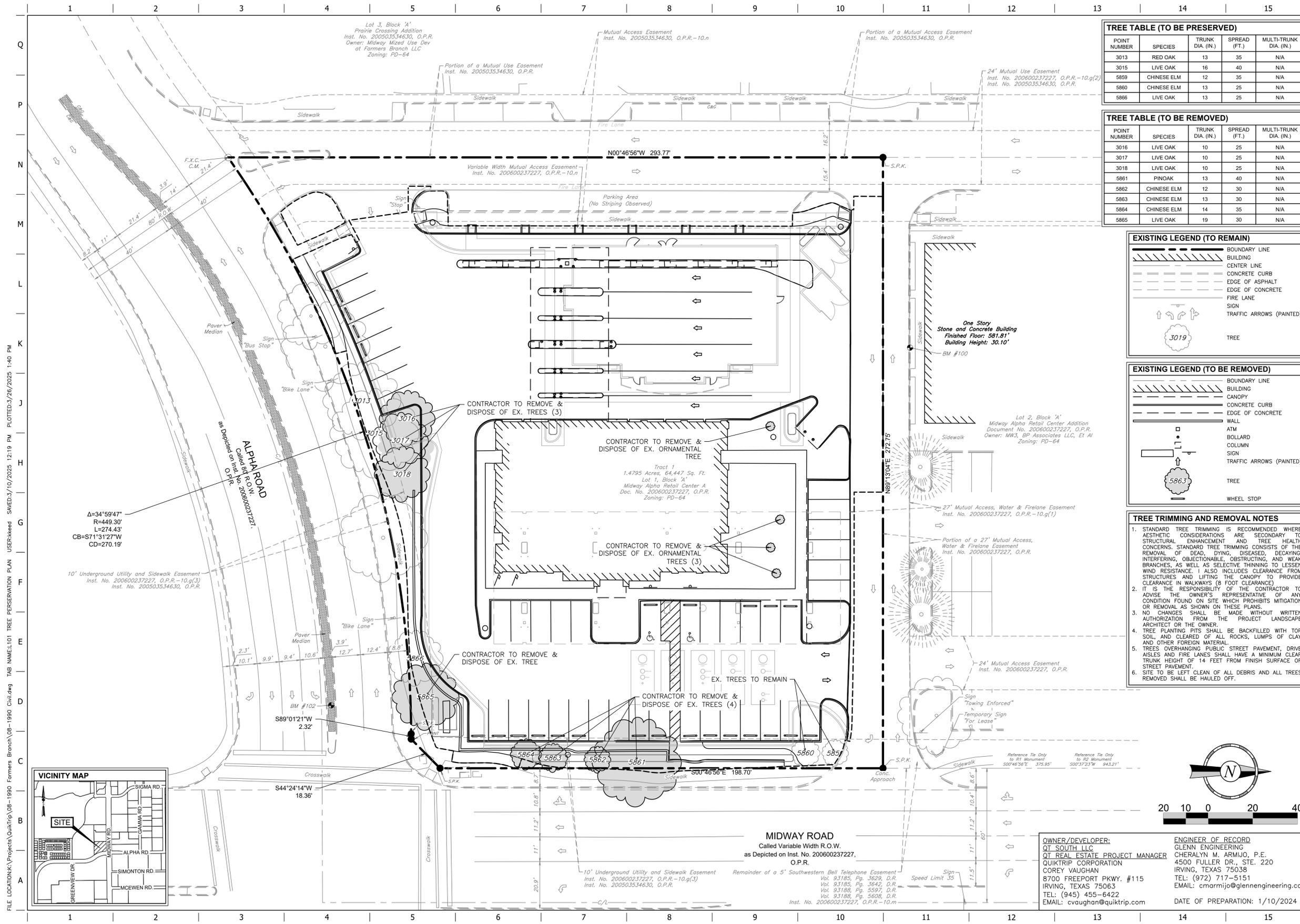
ORIGINAL ISSUE DATE: 11/19/24



OWNER/DEVELOPER:
QT SOUTH LLC
QT REAL ESTATE PROJECT MANAGER
QUIKTRIP CORPORATION
COREY VAUGHAN
8700 FREEPORT PKWY. #115
IRVING, TEXAS 75063
TEL: (945) 455-6422
EMAIL: cvaughan@quiktrip.com

ENGINEER OF RECORD:
GLENN ENGINEERING
CHERYL M. ARMJO, P.E.
4500 FULLER DR., STE. 220
IRVING, TEXAS 75038
TEL: (972) 717-5151
EMAIL: cmarmijo@glennengineering.com
DATE OF PREPARATION: 1/10/2024

FILE LOCATION: \\NKH\Projects\QuikTrip\08-1990 Farmers Branch\08-1990 Civil Drainage option.dwg TAB NAME: L100 LANDSCAPE PLAN USER: Cheryl M. ARMJO DATE PLOTTED: 3/31/2025 6:00 PM PLOTTED: 3/31/2025 2:19 PM

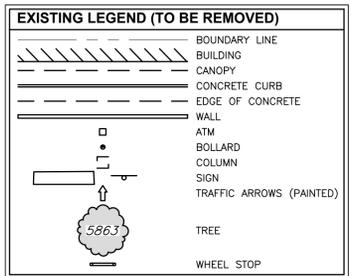
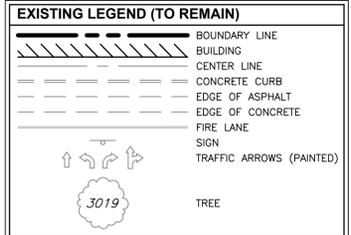


TREE TABLE (TO BE PRESERVED)

| POINT NUMBER | SPECIES | TRUNK DIA. (IN.) | SPREAD (FT.) | MULTI-TRUNK DIA. (IN.) |
|--------------|-------------|------------------|--------------|------------------------|
| 3013 | RED OAK | 13 | 35 | N/A |
| 3015 | LIVE OAK | 16 | 40 | N/A |
| 5859 | CHINESE ELM | 12 | 35 | N/A |
| 5860 | CHINESE ELM | 13 | 25 | N/A |
| 5866 | LIVE OAK | 13 | 25 | N/A |

TREE TABLE (TO BE REMOVED)

| POINT NUMBER | SPECIES | TRUNK DIA. (IN.) | SPREAD (FT.) | MULTI-TRUNK DIA. (IN.) |
|--------------|-------------|------------------|--------------|------------------------|
| 3016 | LIVE OAK | 10 | 25 | N/A |
| 3017 | LIVE OAK | 10 | 25 | N/A |
| 3018 | LIVE OAK | 10 | 25 | N/A |
| 5861 | PINOAK | 13 | 40 | N/A |
| 5862 | CHINESE ELM | 12 | 30 | N/A |
| 5863 | CHINESE ELM | 13 | 30 | N/A |
| 5864 | CHINESE ELM | 14 | 35 | N/A |
| 5865 | LIVE OAK | 19 | 30 | N/A |



- TREE TRIMMING AND REMOVAL NOTES**
- STANDARD TREE TRIMMING IS RECOMMENDED WHERE AESTHETIC CONSIDERATIONS ARE SECONDARY TO STRUCTURAL ENHANCEMENT AND TREE HEALTH CONCERNS. STANDARD TREE TRIMMING CONSISTS OF THE REMOVAL OF DEAD, DYING, DISEASED, DECAYING, INTERFERING, OBJECTIONABLE, OBSTRUCTING, AND WEAK BRANCHES, AS WELL AS SELECTIVE THINNING TO LESSEN WIND RESISTANCE. IT ALSO INCLUDES CLEARANCE FROM STRUCTURES AND LIFTING THE CANOPY TO PROVIDE CLEARANCE IN WALKWAYS (8 FOOT CLEARANCE).
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS MITIGATION OR REMOVAL AS SHOWN ON THESE PLANS. NO CHANGES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT LANDSCAPE ARCHITECT OR THE OWNER.
 - TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL.
 - TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET FROM FINISH SURFACE OF STREET PAVEMENT.
 - SITE TO BE LEFT CLEAN OF ALL DEBRIS AND ALL TREES REMOVED SHALL BE HAULED OFF.

PRELIMINARY-FOR REVIEW ONLY
 These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of, Cheryl M. Armijo, P.E. 84568
 Date: March 26, 2025

PROJECT NO.: 24-663.1990
GLENN ENGINEERING
 TUBE FIRM E-903
 HUB #1762575/93300
 4500 FULLER DR., SUITE 220
 IRVING, TEXAS 75038
 PHONE: (972) 717-5151

QuikTrip No. 1990
 13601 MIDWAY ROAD
 FARMERS BRANCH, TX. 75244



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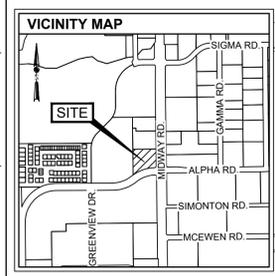
PROTOTYPE: P-116 (12/01/23)
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 DESIGNED BY: CA
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 REVIEWED BY: QT

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
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SHEET TITLE:
TREE PERSERVATION PLAN

SHEET NUMBER:
L101

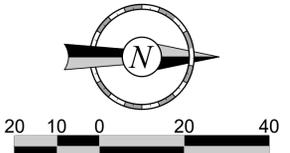
DATE OF PREPARATION: 1/10/2024



OWNER/DEVELOPER:
 QT SOUTH LLC
 QT REAL ESTATE PROJECT MANAGER
 QUIKTRIP CORPORATION
 COREY VAUGHAN
 8700 FREEMONT PKWY. #115
 IRVING, TEXAS 75063
 TEL: (945) 455-6422
 EMAIL: cvaughan@quiktrip.com

ENGINEER OF RECORD:
 GLENN ENGINEERING
 CHERALYN M. ARMJO, P.E.
 4500 FULLER DR., STE. 220
 IRVING, TEXAS 75038
 TEL: (972) 717-5151
 EMAIL: cmarmijo@glennengineering.com

MIDWAY ROAD
 Called Variable Width R.O.W.
 as Depicted on Inst. No. 200600237227,
 O.P.R.

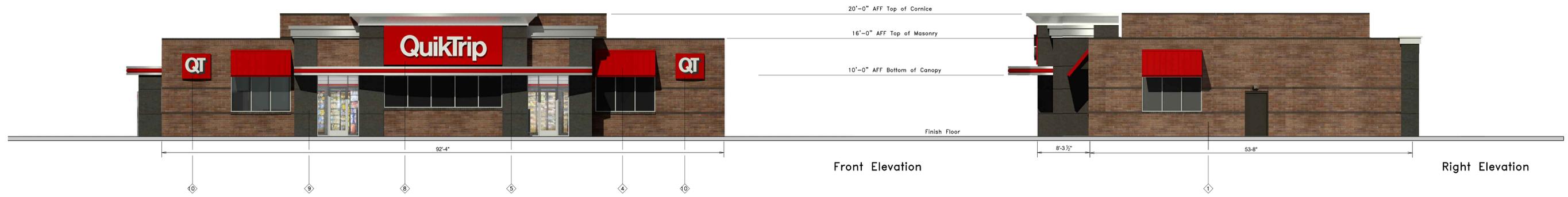


FILE LOCATION: \\projects\quiktrip\08-1990 Farmers Branch\08-1990 Civi.dwg TAB NAME: L101 TREE PERSERVATION PLAN USER: kskidd SAVED: 3/10/2025 12:19 PM PLOTTED: 3/26/2025 1:40 PM



Farmers Branch, TX

08-1990-Concept Site Plan Date: 4.28.25 By: KH



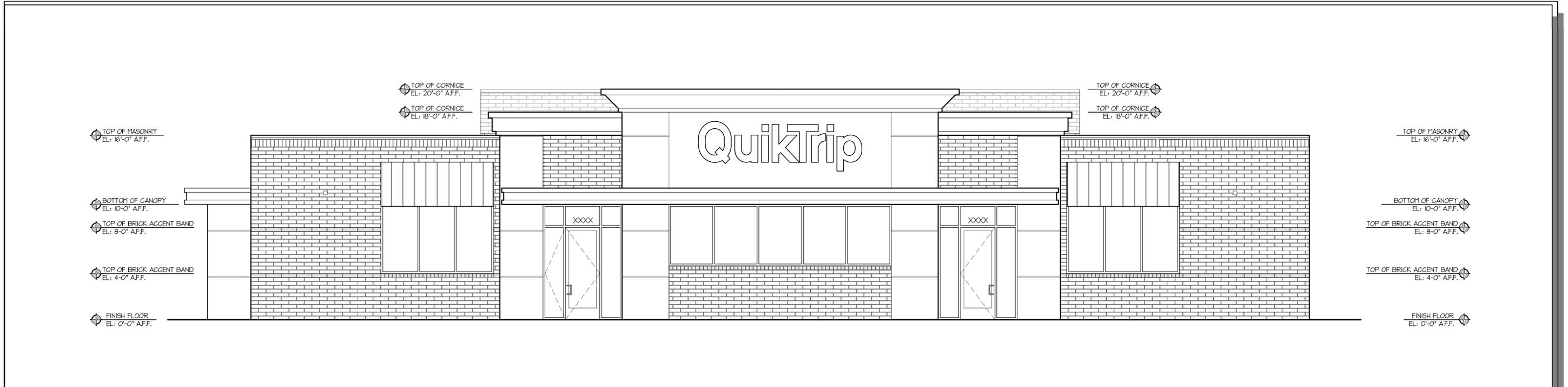
APPROVED
Joe K...
 01/27/2025

4705 South 129th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 3475
 Tulsa, OK 74101-3475
 (918) 615-7700

| | | | | | | | |
|------------|--------------|--------------------------|------------|-----------------|--------------|--------------------|----|
| Store # | 1990 | G3SE Building Elevations | Address: | 13601 Midway Rd | City, State: | Farmers Branch, TX | |
| Serial # | 08-1990-G3SE | Scale: | 1/8"=1'-0" | Issue Date: | 01.27.25 | Drawn By: | JK |
| Rev/Notes: | | | | | | | |

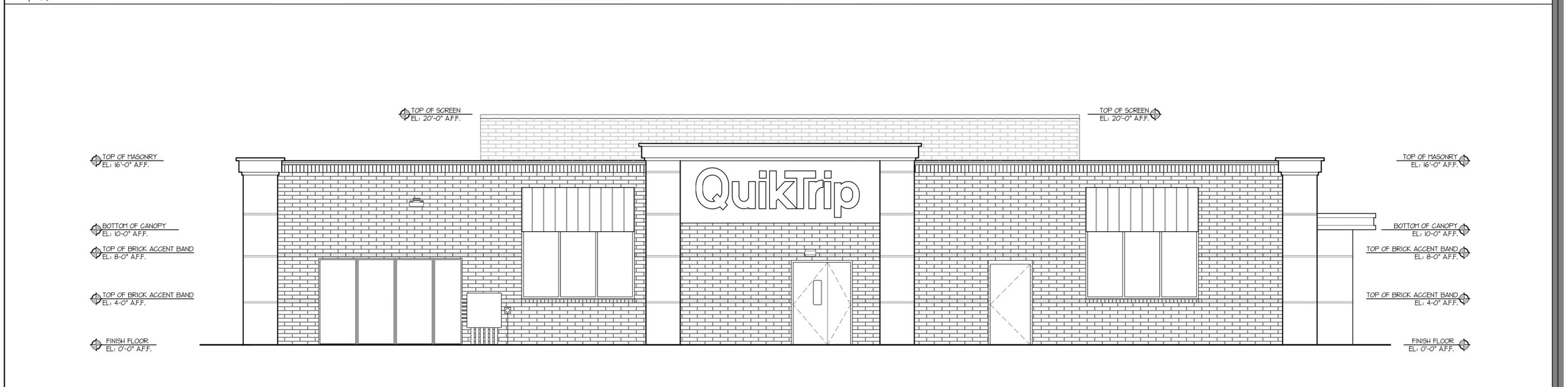
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| ① | FINISH | MANUFACTURER | SPECIFICATION |
|----|-------------------|-------------------|------------------------|
| 1 | BRONZESTONE | INTERSTATE BRICK | ATLAS STRUCTURAL BRICK |
| 2 | MIDNIGHT | INTERSTATE BRICK | ATLAS STRUCTURAL BRICK |
| 3 | BRUSHED ALUMINUM | REYNOLDBOND | PASCIA |
| 4 | QT RED | SHERWIN-WILLIAMS | STANDING SEAM AWNING |
| 5 | RED POLYCARBONATE | ALLEN INDUSTRIES | ILLUMINATED BAND |
| 6 | QT BROWN | SHERWIN-WILLIAMS | METALPAINT |
| 7 | BLACK | ALL COURT FABRICS | POLYPRO 95 MESH |
| 8 | CL-40R | ALLEN INDUSTRIES | SIGNAGE |
| 9 | GRANITE | STO | ATOGG EIFS |
| 10 | IDB-20 | ALLEN INDUSTRIES | ILLUMINATED SIGNAGE |
| 11 | CL-44R | ALLEN INDUSTRIES | ILLUMINATED SIGNAGE |



FRONT ELEVATION

1/8" = 1'-0"



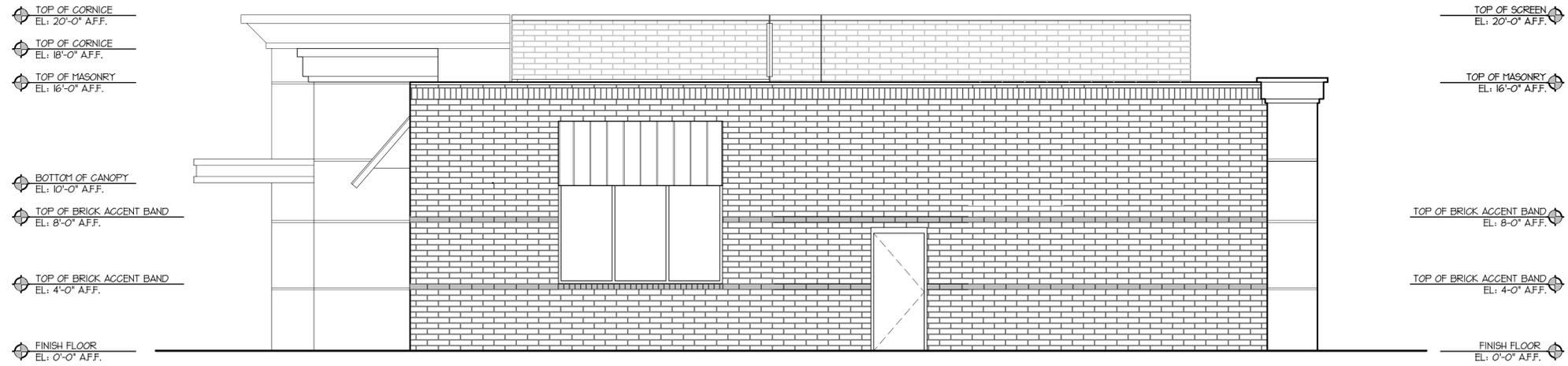
REAR ELEVATION

1/8" = 1'-0"



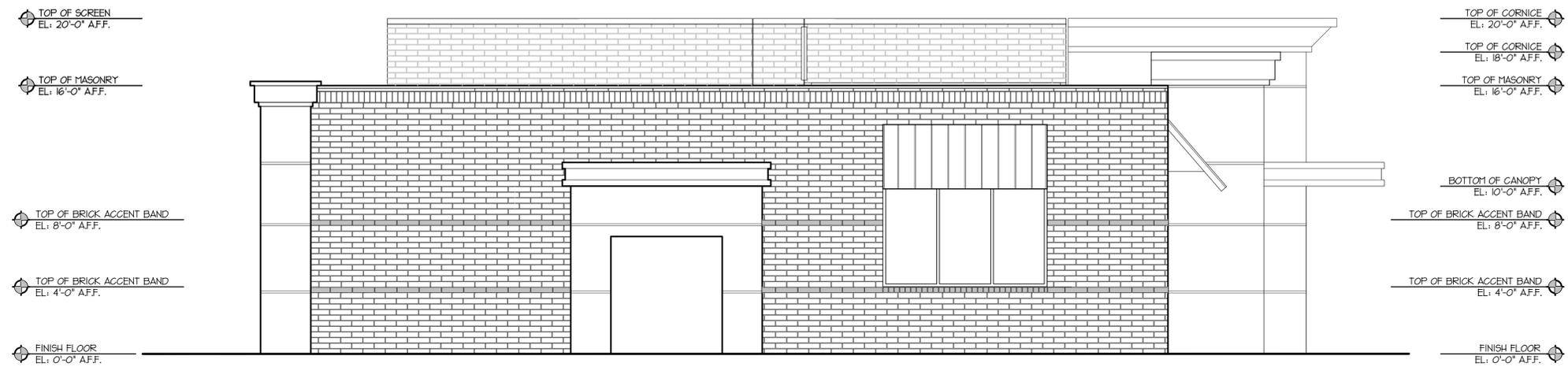
Store 1990
08-1990-ELEVATIONS

Farmers Branch, TX
Date: 01.27.25 By: Lickel



RIGHT SIDE ELEVATION

1/8" = 1'-0"



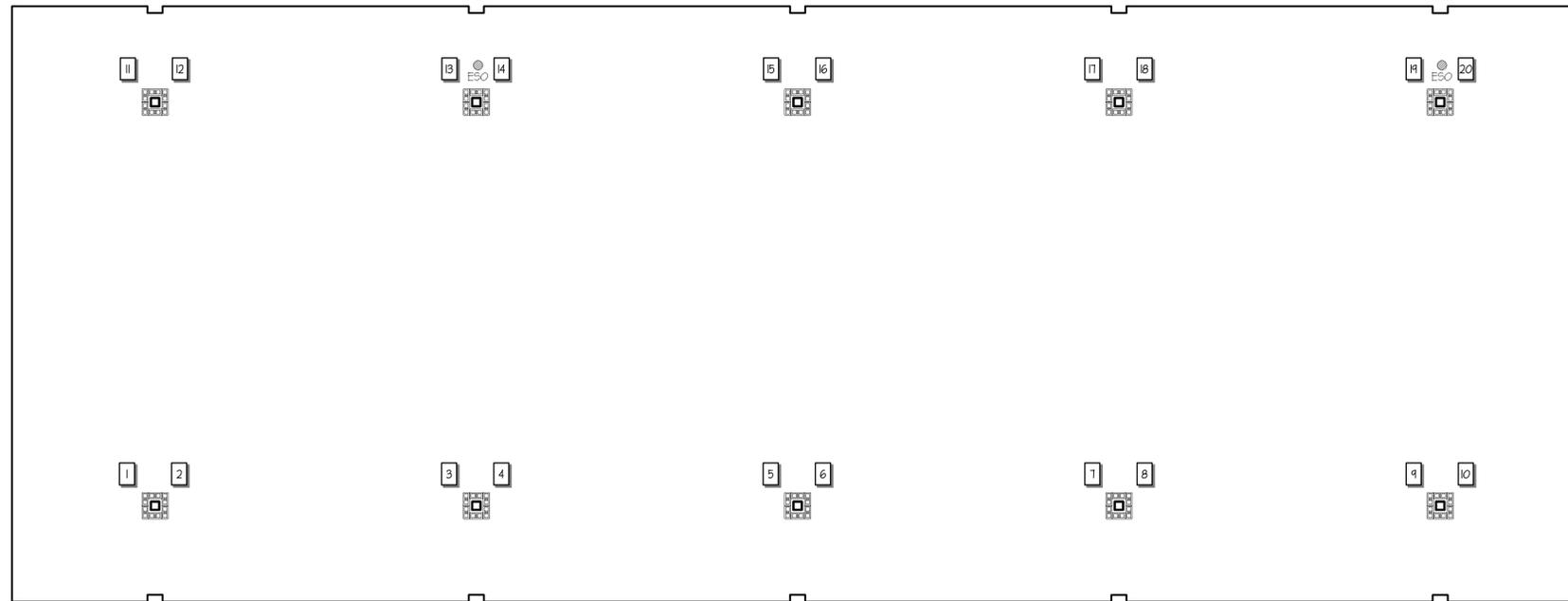
LEFT SIDE ELEVATION

1/8" = 1'-0"



Store 1990
08-1990-ELEVATIONS

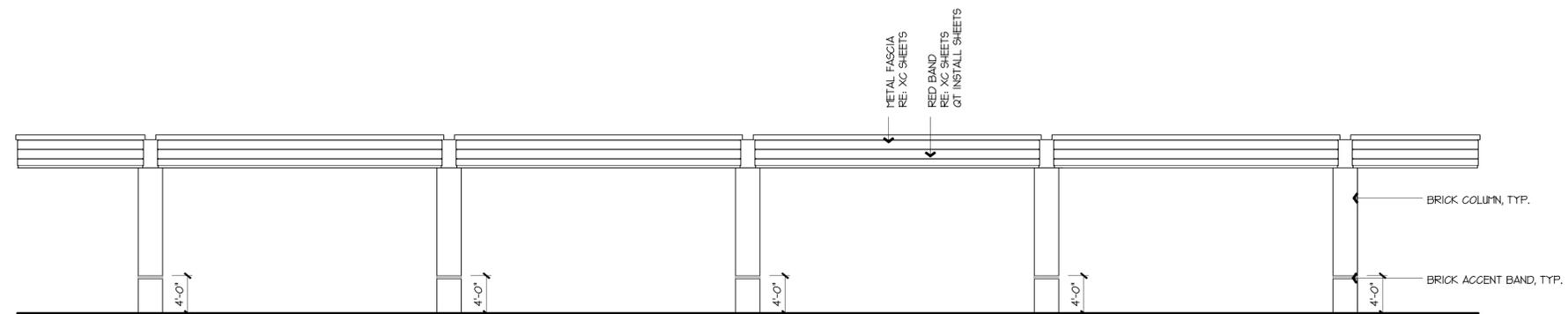
Farmers Branch, TX
Date: 01.27.25 By: Lickel



| LEGEND | |
|--------|------------------------------------|
| | PUMP NUMBERS |
| | CANOPY SIGNAGE |
| | GASOLINE EMERGENCY SHUT OFF SWITCH |

DOUBLE STACK 10 GAS CANOPY PLAN

1/4" = 1'-0"



DOUBLE STACK 10 GAS CANOPY ELEVATION

1/4" = 1'-0"



Store 1990
08-1990-CANOPY

Farmers Branch, TX
Date: 01.27.25 By: Lickel



13601 Midway Rd – Proposed QT



13601 Midway Rd – Proposed QT



13601 Midway Rd – Proposed QT



13601 Midway Rd – Proposed QT





13601 Midway Rd – Proposed QT

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 an informational project only and the information is provided for informational purposes only. It is not intended to be used for any other purpose. The City of Midway is not responsible for any errors or omissions in this information. The City of Midway is not responsible for any actions taken based on this information. The City of Midway is not responsible for any damages or losses resulting from the use of this information. The City of Midway is not responsible for any actions taken based on this information. The City of Midway is not responsible for any damages or losses resulting from the use of this information.



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:

- Attending the public hearing
- Emailing comments to askplanning@farmersbranchtx.gov
- 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 representation of any kind. The City of Midway is not responsible for any errors or omissions. The City of Midway is not responsible for any damages or losses resulting from the use of this map. The City of Midway is not responsible for any actions taken based on the information provided in this map.



0 200 400 Feet

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

Map features include:
- Streets: SIGMA RD, MIDWAY RD, ALPHA RD, GAMMA RD, NEUTRON RD
- Business Parks: PRAIRIE CROSSING, MIDWAY ALPHA RETAIL CENTER, METROPOLITAN BUSINESS PARK SECTION 1, METROPOLITAN BUSINESS PARK SEC 2, METROPOLITAN BUSINESS PARK SEC 3
- Lot numbers and acreages are visible throughout the map.
- A scale bar indicates 0, 100, and 200 feet.
- DCAD, NCTCOG, MAPSCO, USGS, Esri., Inc. are listed at the bottom right.



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 property details for 9500 Forest Lane, including parcel ID, account number, neighborhood, site address, map grid, account type, legal descriptions, owner name, address, city, state, zip, and certified values. The 'Legal Description 2' field is highlighted in red and contains the text 'ACS 3.3342'. The main map area shows a street grid with Forest Lane and LBJ. A green highlighted area is visible on the map, and 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

Property Jurisdiction

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 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

Map features: JOSEY VILLAGE CENTER REPLAT, LA FITNESS/FOREST LANE, FOREST LN, HONOR WAY C, N BEND DR, ALLISTER ST, WILLIAM SPROY

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



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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

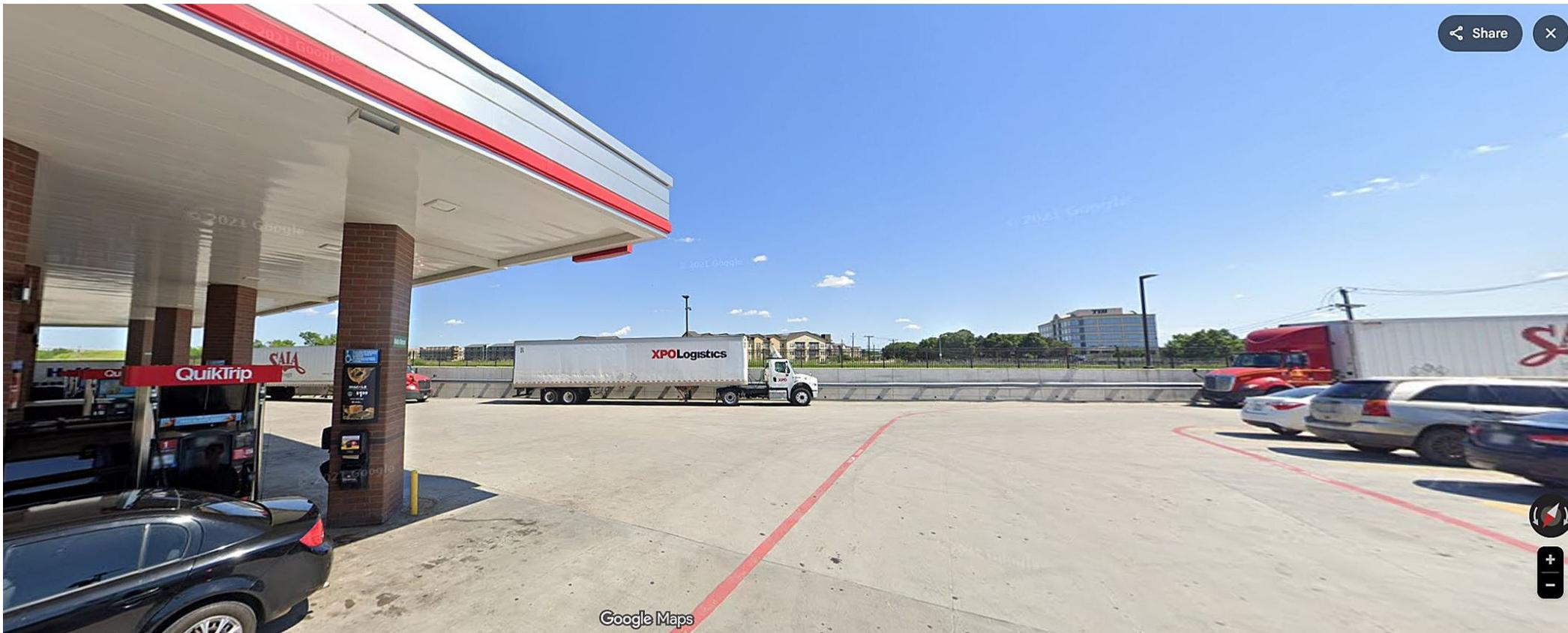
1

2

QT 999

Fenners Branch

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



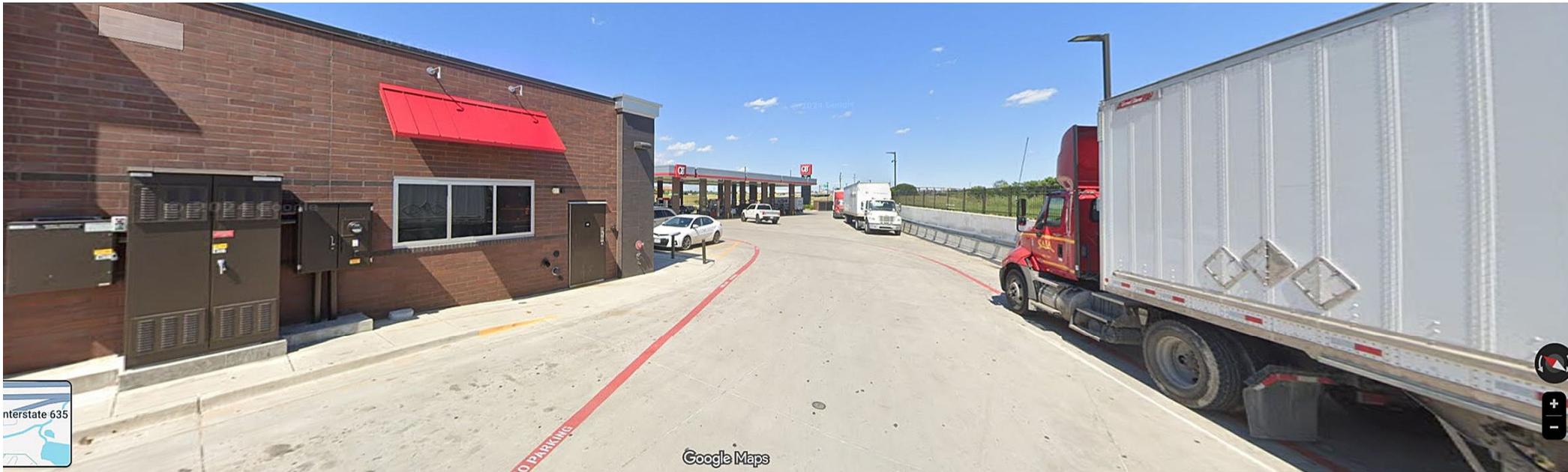
Quick Trip
1600 LBJ Freeway (Image 3 of 6)
2.49 Acres
1 Acre Larger than proposed site



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

JOHN-L WHITMAN -1521- S BELT LINE RD

TR 7 8465
TR 11.1
CYPRESS WATERS 7
H/8465
SAINTSBURY STREET
STEEPS BOULEVARD

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



Share

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

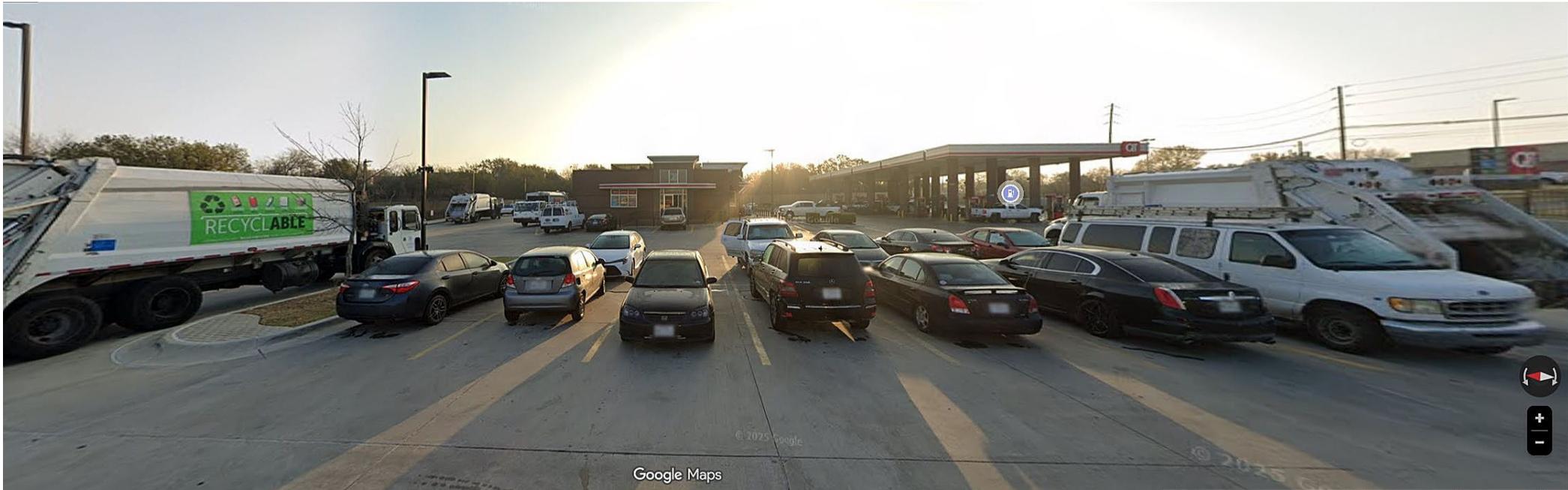
Measurement Result

Map features: G W FISHER - 0482, ROBERT WILBURN - 1580, DALLAS PKWY, DALLAS NORTH TOLLWAY, UP RR, KNOLL TRAIL DR, ARAPAHO RD, PRESTONWOOD TOWN CENTER RD, PRESTONWOOD BLVD.

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 '3645 FOREST LN'. The 'Legal Description 1' is highlighted in red: 'PARK FOREST NW SHOPPING CTR 3'. Other details include Parcel ID: 006616000H02B0000, Account Number: 006616000H02B0000, Site Address: 3645 FOREST LN, and Owner Name: PENW LTD. The main map area shows a green-shaded parcel labeled 'PARK FOREST NORTHWEST SHOPPING CENTER NO 3' with parcel number '28'. The map includes street names like 'CASAVARDE AVE' and 'MARSH LN'. A right-hand panel shows a zoomed-in view of the parcel with dimensions and labels like 'A/6406' and 'PARK FOREST NORTHEAST SHOPPING CENTER 1'. At the bottom, there are labels for 'HARRISON C MARSH - 0917' and 'W D BARNES - 0152'.

DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search: 3645 FOREST LN

3645 FOREST LN

Parcel ID: 006616000H02B0000
Account Number: 006616000H02B0000
Neighborhood: N/A
Site Address: 3645 FOREST LN
Map Grid: 13-7 (DALLAS)
Account Type: Commercial
Legal Description 1: **PARK FOREST NW SHOPPING CTR 3**
Legal Description 2: BLK H/6616 LT 2B ACS 1.9294
Doing Business As: N/A
Owner Name: PENW LTD
Owner Address: 16475 DALLAS PKWY STE 800
Owner City: ADDISON
Owner State: TX
Owner Zip: 75001
Owner Zip 14: 6840
Certified Values: -----
Improvement Value: N/A
Land Value: N/A

Property Jurisdiction

HARRISON C MARSH - 0917
W D BARNES - 0152

HARRISON C MARSH - 0917
W D BARNES - 0152