



INFORMATION MEMORANDUM

TO: Mayor and City Council

THROUGH: Ben Williamson, City Manager

FROM: Brett Mangum, Lead Planner

DATE: April 7, 2026

SUBJECT: Conduct a public hearing and consider Ordinance No. 3987 granting 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.

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 used as a children's therapy center. The site is zoned Planned Development PD-64, which is generally non-residential in nature. The applicant proposes to demolish the existing building and construct a new gasoline service station and convenience store, which requires approval of an SUP.

An identical application was filed for this site last year. Action on that request was as follows. The Planning & Zoning Commission met on April 14, 2025 and voted 5-2 to recommend approval. City Council then met on May 6, 2025 and voted 3-2 to deny the rezoning request. As the rezoning case was denied, the applicant withdrew the companion case requesting expansion of the Beer & Wine Sales Overlay. With those actions, the previous applications are considered closed. There is nothing that prevents an applicant from re-filing any application which was previously denied. It is incumbent upon the applicant to defend any significant changes in circumstance or design modifications that have occurred in the interim.

On March 9, 2026, the Planning & Zoning Commission considered this request. A motion to recommend approval was made and the vote was three (3) in favor and three (3) opposed.

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)

Zoning History:

Planned Development No. 64 (PD-64) was originally established in 1987, covering an approximately 153-acre area. The PD was established to provide development regulations for office, hotel, restaurant, retail, residential, and mixed-use development, with some uses requiring SUP approval. PD-64 has been amended and reinstated several times since, most recently in 2005 with Ordinance No. 2848. An SUP for the former drive-thru bank establishment was granted in March 2006.

Discussion:

Proposed Development:

The proposed development will include a gas station with 20 fueling spaces, a 5,029 square-foot (sf) convenience store, 47 parking spaces, and 7,190 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, or apartments, with a density of 12-65 units per acre. The existing 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 January 29, 2026, 13 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, the City has received five (5) letters in support and seven (7) letters in opposition to this request. Three letters of opposition have been received from the owners of 13605 Midway Road, 13500 Midway Road, and 4000 Sigma Road directly north, east, and west of the subject property respectively. These properties fall within the 200-foot notification buffer directly adjacent to the subject site. Together, they exceed the 20% threshold of the area within the 200-foot notification radius. This meets the threshold that would require a supermajority (three-fourths) vote by City Council. Copies of the opposition letters are attached to this report.

At the March 9, 2026, the Planning & Zoning Commission meeting, eight (8) people spoke in opposition to the request.