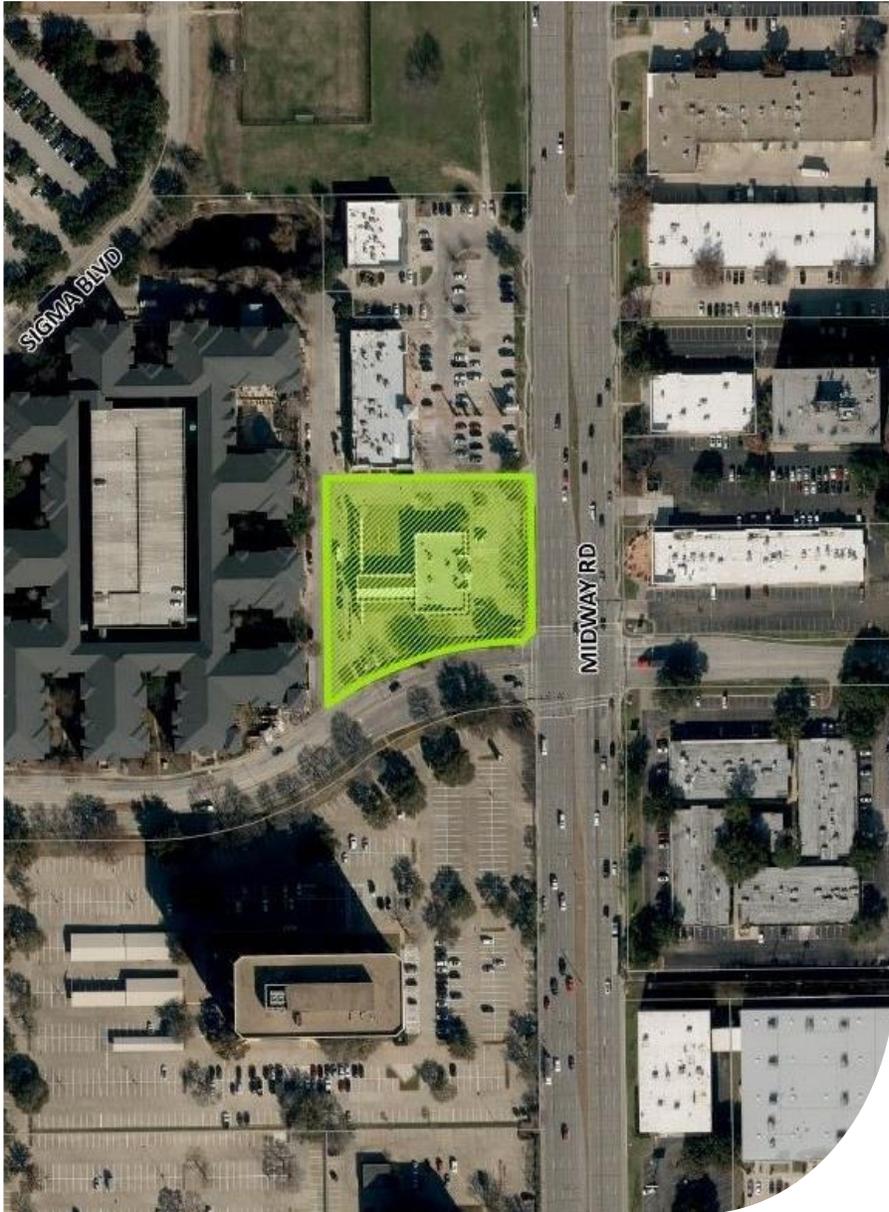




**FARMERS BRANCH**  
TEXAS

# **26-ZA-01: 13601 Midway Road**

Planning & Zoning Commission | March 9, 2026



# Background



1.48 acres located at 13601 Midway Rd.



Zoning: Planned Development PD-64

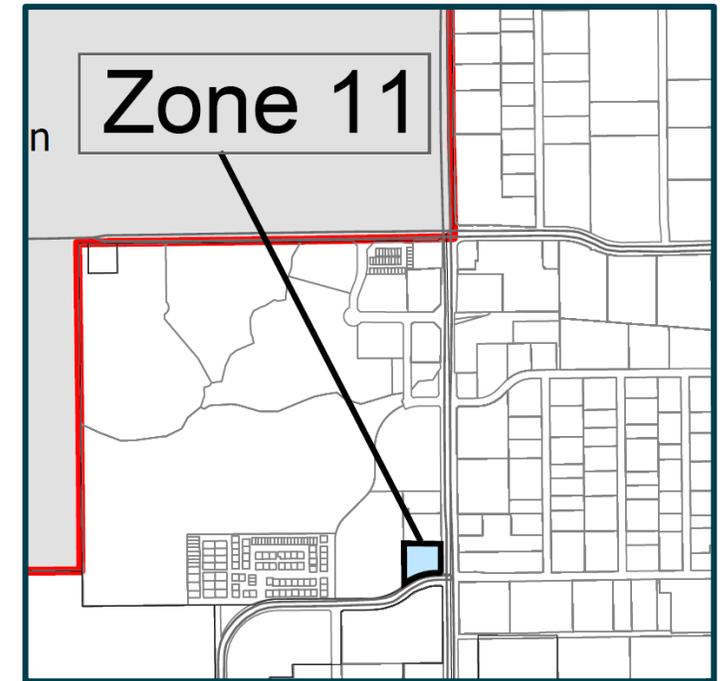
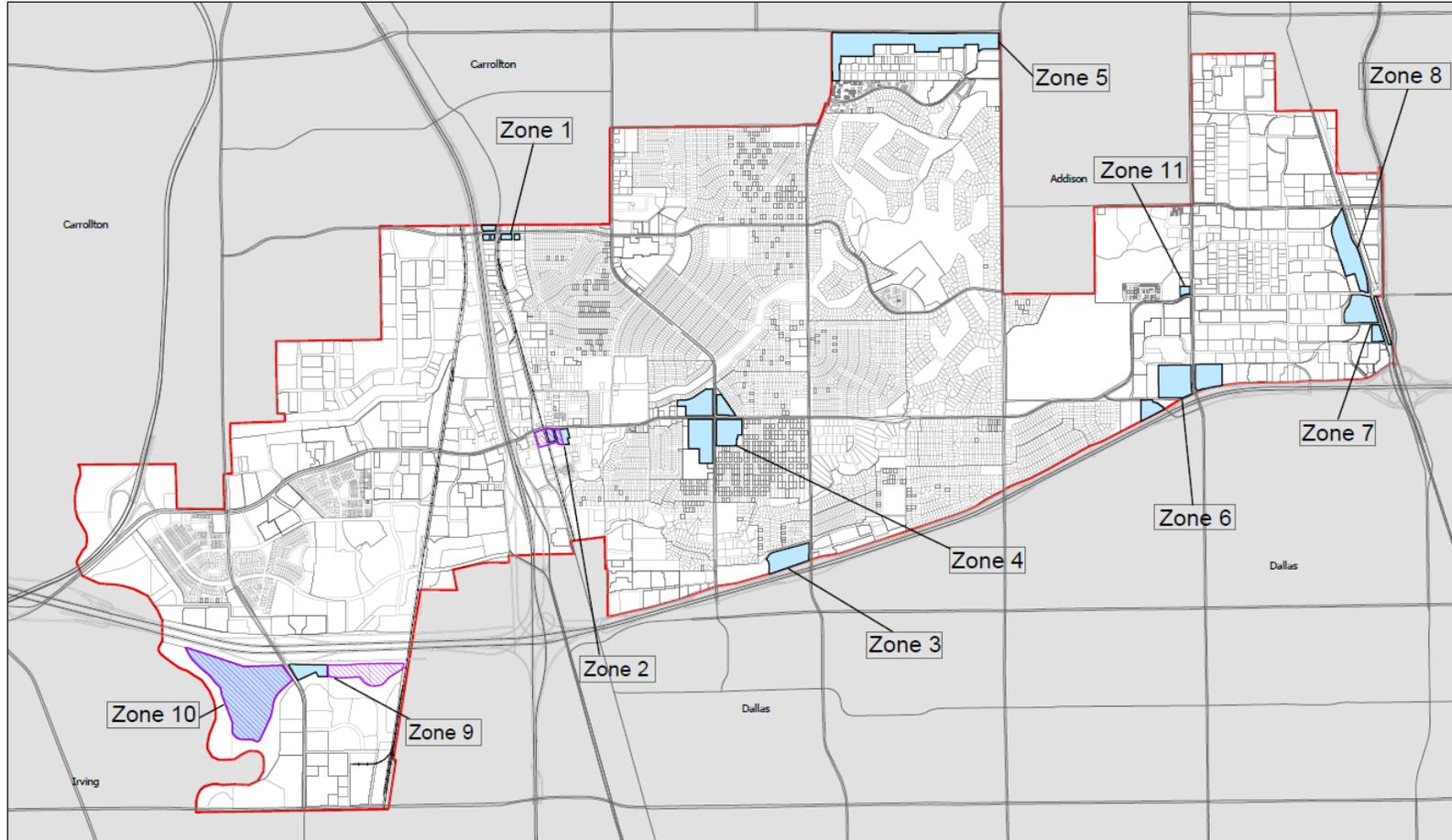


Zoning Amendment request to add the "Beer and Wine Sales Overlay District" allowing package sales for off-premise consumption only.



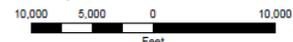
Requested in tandem with a proposed gas station and convenience store (25-SU-10)

26-ZA-01: 13601 Midway Road  
**Proposed Overlay Map**



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

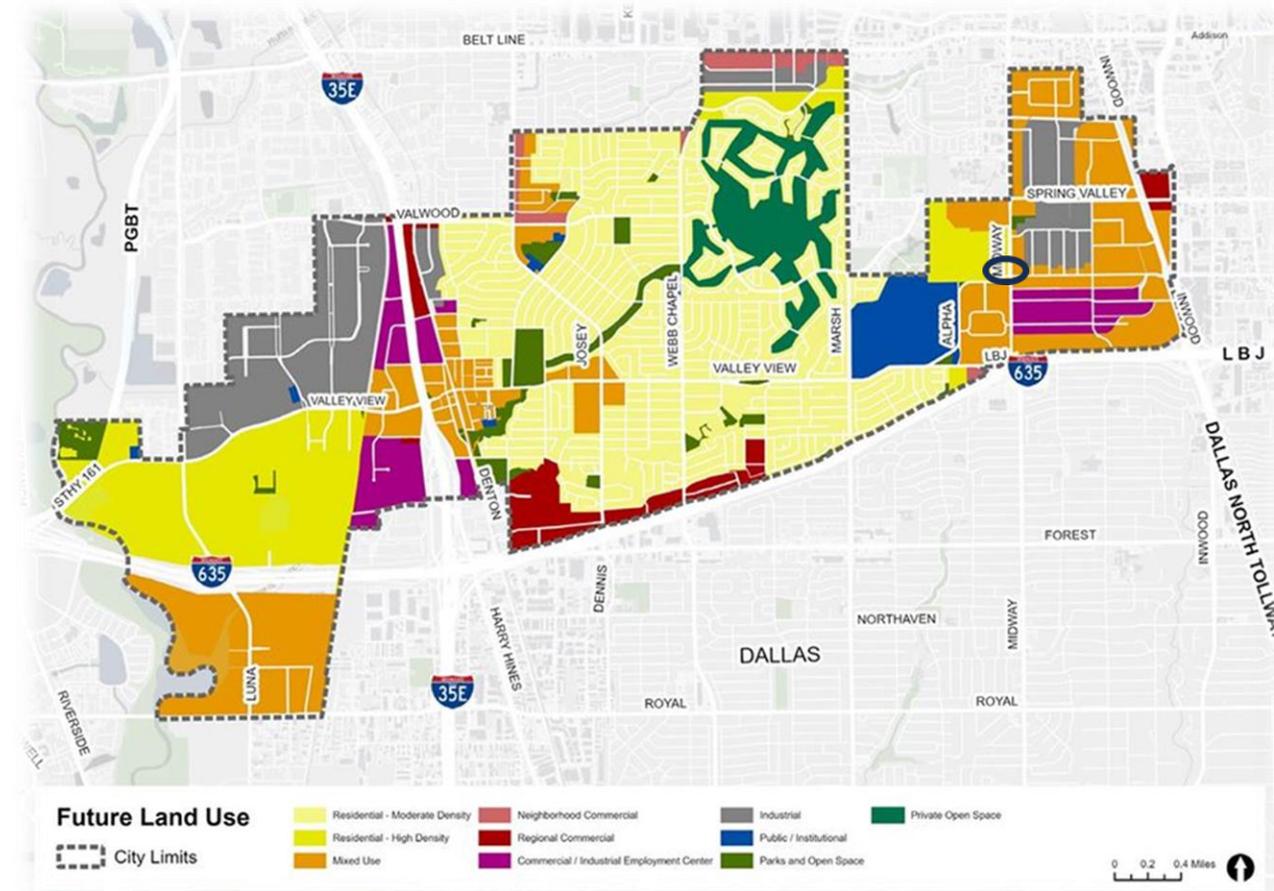


- Alcoholic Beverage On-Premise
  - Beer & Wine Sales - Off-Premise
- Last Updated: 5/6/2025



26-ZA-01: 13601 Midway Road

# Recommendation & Response



## Farmers Branch 2045 Comprehensive Plan

- Designates as “Residential High Density”
- Recommended uses: Tri/quad-plexes, townhomes, small-lot detached, or apartments
- The proposal is not consistent with the Comprehensive Plan



## Public Response

- 13 letters mailed to surrounding owners
- Zoning notification sign posted on site
- No written response has been received

# Questions

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**FARMERS BRANCH**  
TEXAS