



FARMERS BRANCH
TEXAS

26-ZA-01: 13601 Midway Road

Planning & Zoning Commission | January 26, 2026



Background



1.48 acres located at 13601 Midway Rd.



Zoning: Planned Development PD-64

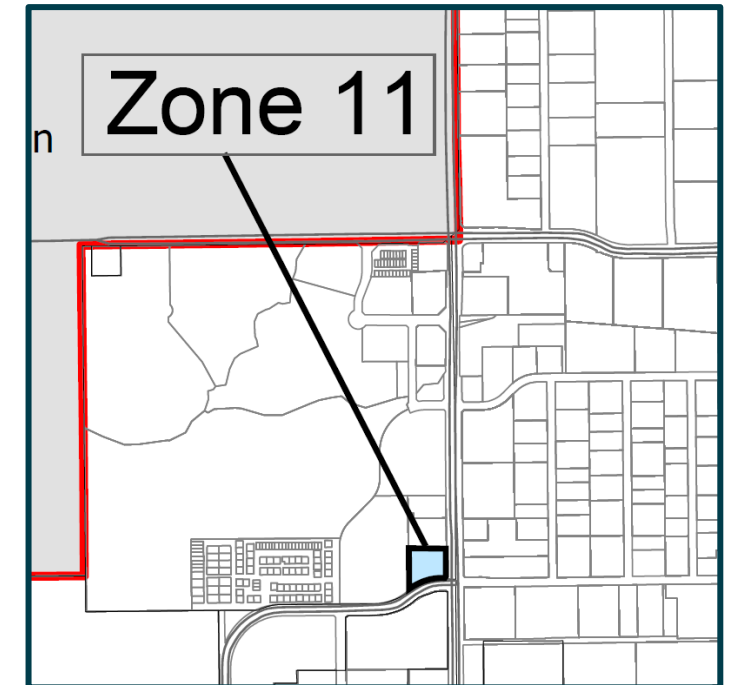
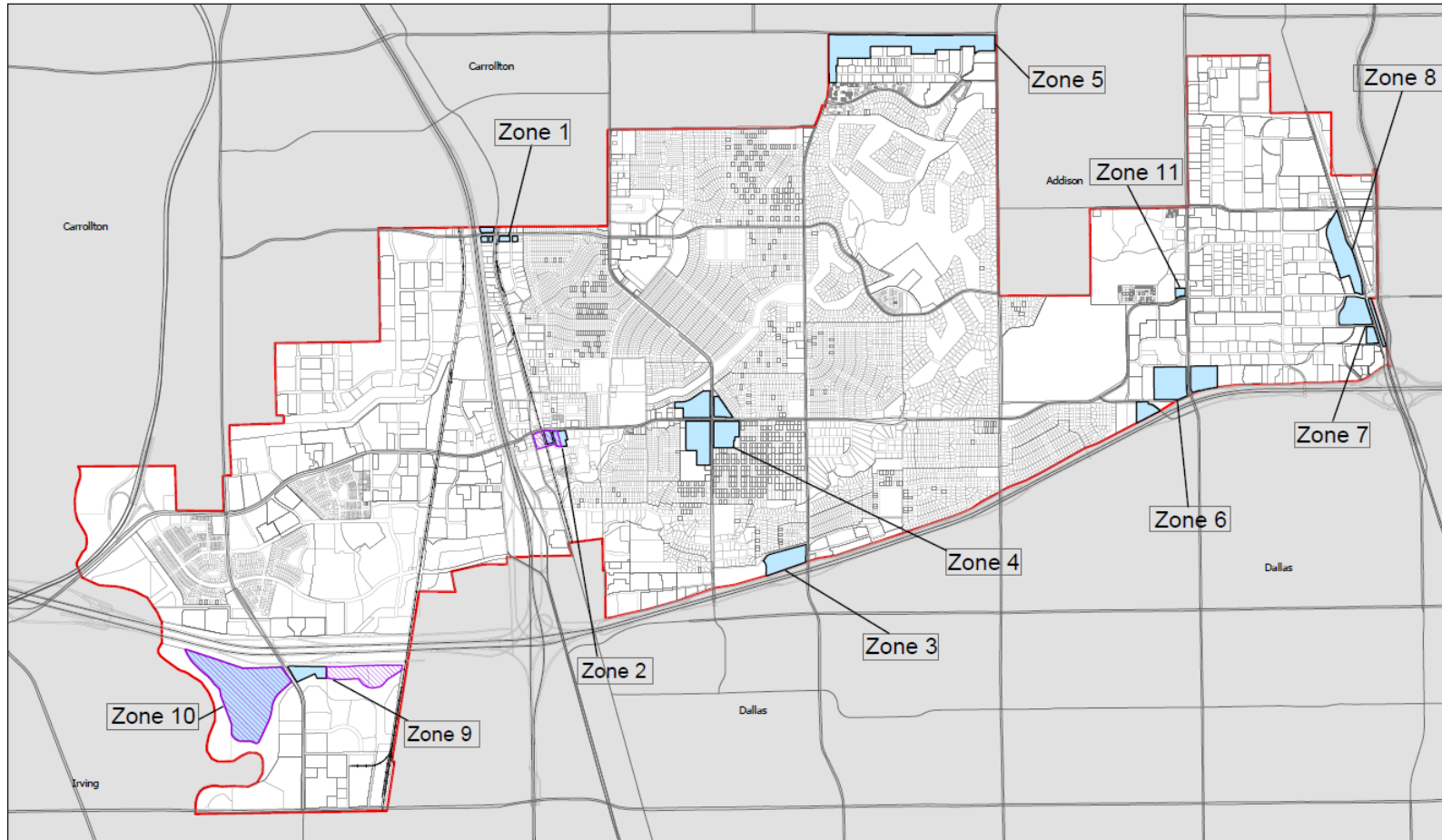


Zoning Amendment request to add the "Beer and Wine Sales Overlay District" allowing package sales for off-premise consumption only.



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

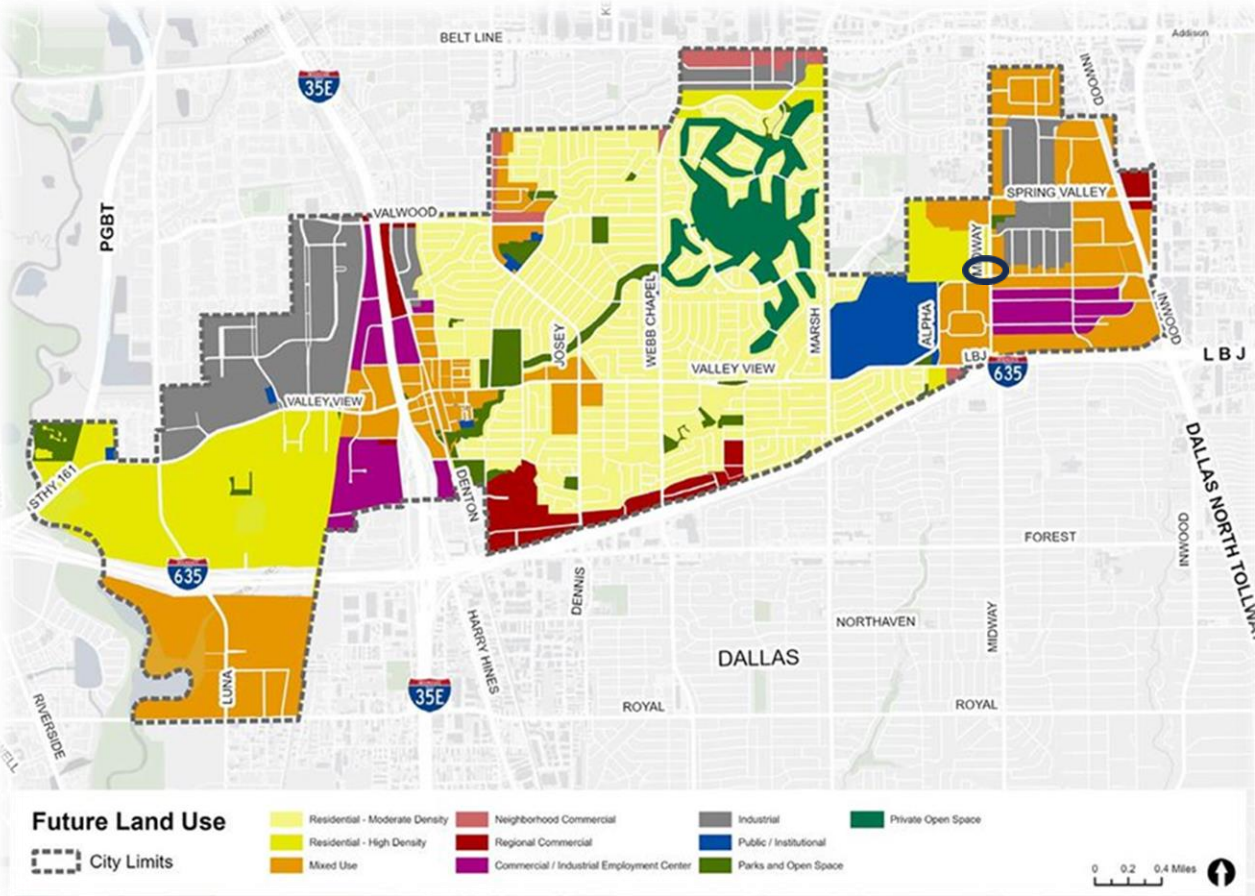
10,000 5,000 0 10,000
Feet

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



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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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