



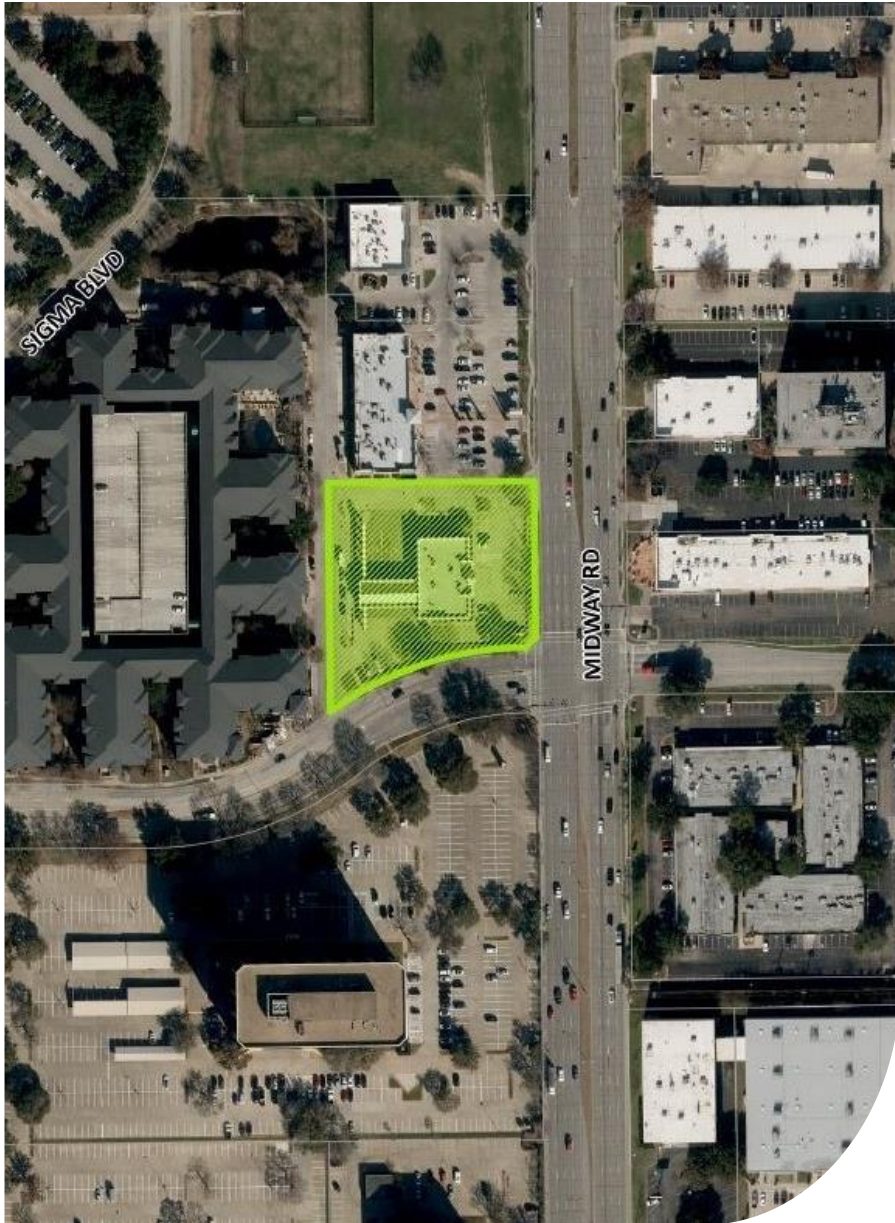
FARMERS BRANCH
TEXAS

Beer & Wine Sales Overlay

13601 Midway Road

City Council Meeting | April 7, 2026

Requested By: Planning Department



Background



1.48 acres located at 13601 Midway Rd.



Zoning: Planned Development PD-64

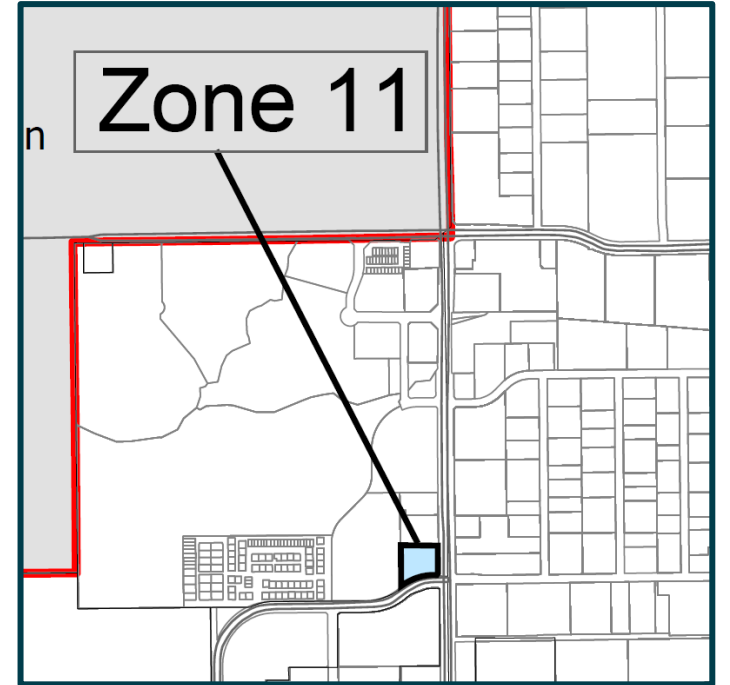
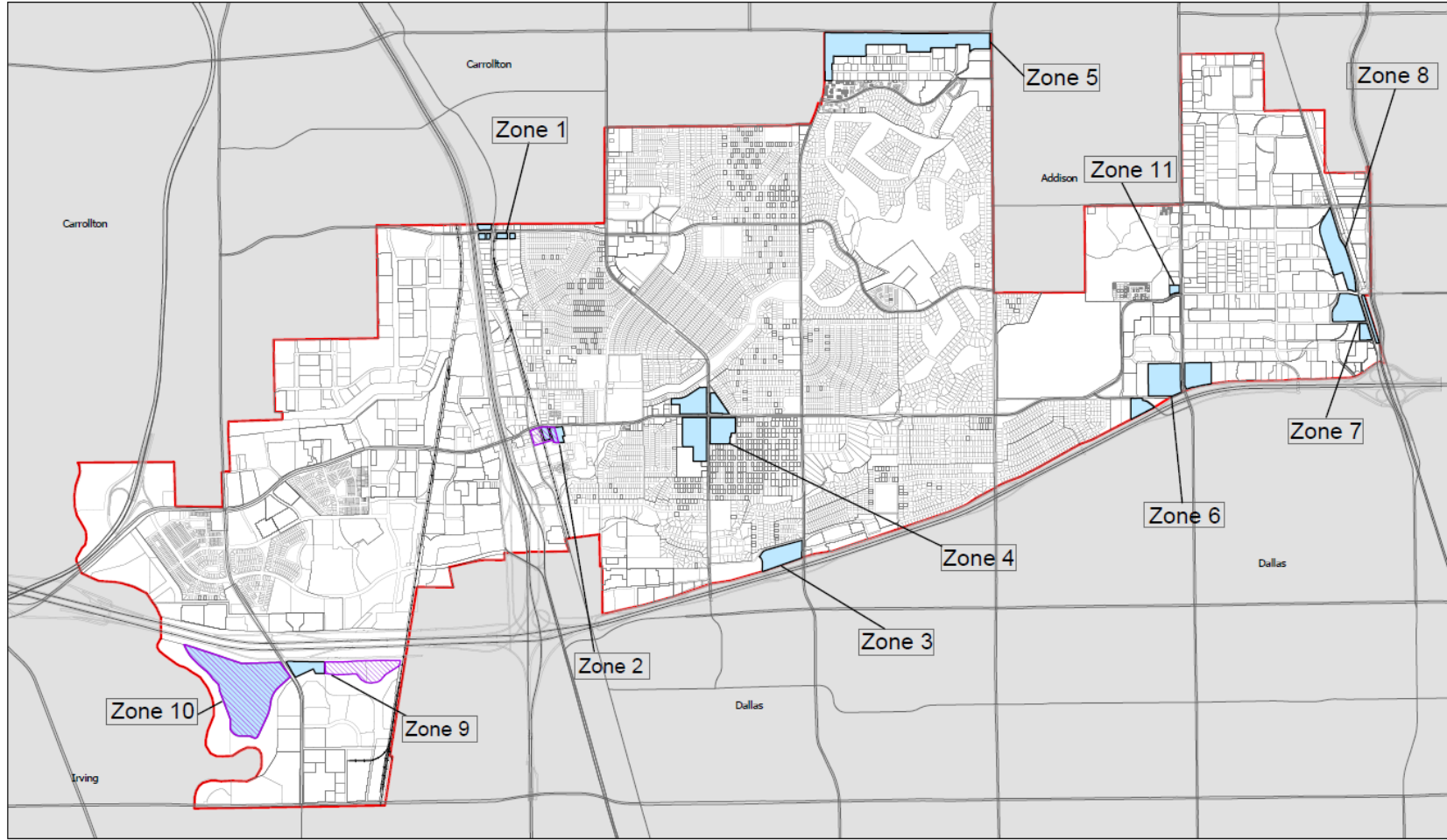


Zoning Amendment request to add the "Beer and Wine Sales Overlay District" allowing package sales for off-premise consumption only



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

Alcohol Sales Overlay Districts
City of Farmers Branch

10,000 5,000 0 10,000

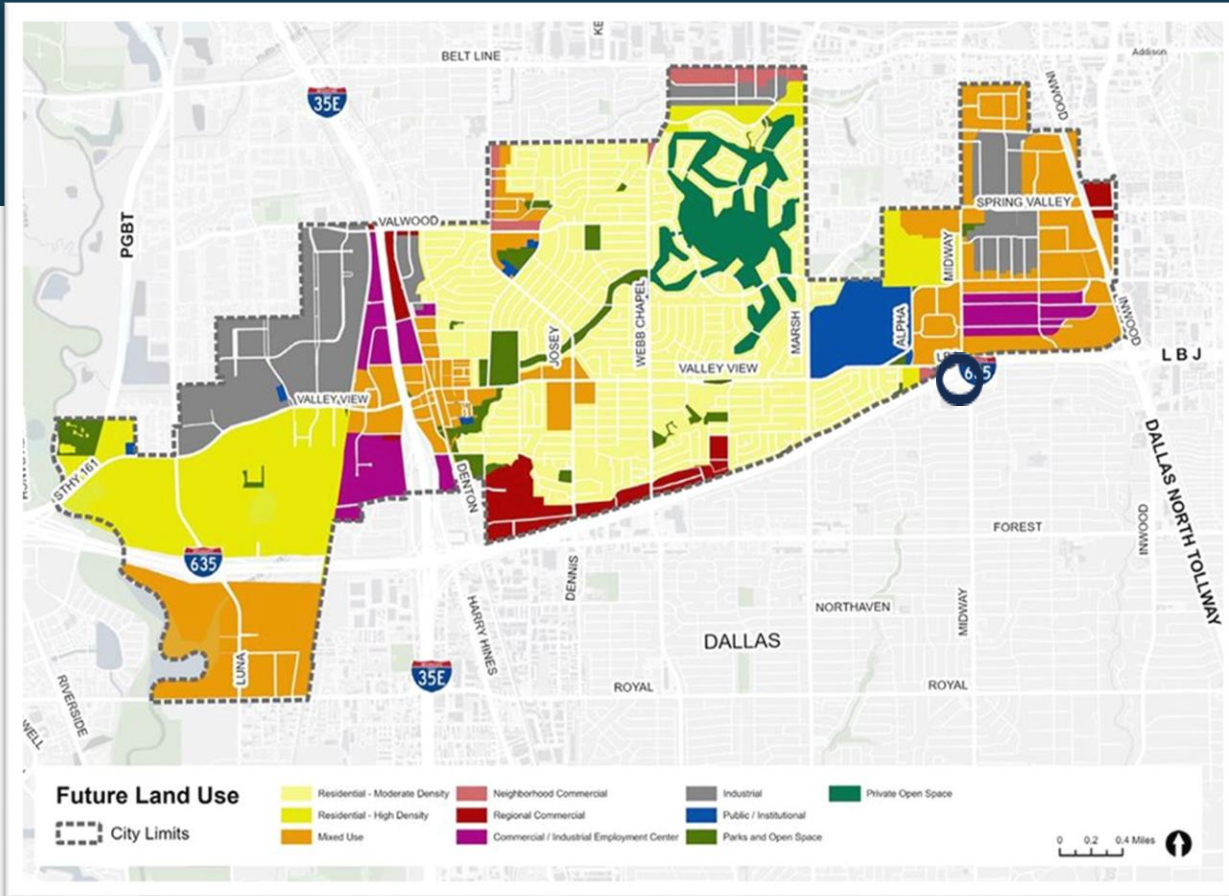
-  Alcoholic Beverage On-Premise
-  Beer & Wine Sales - Off-Premise



Last Modified: 5/16/2025

26-ZA-01: 13601 Midway Road

Recommendation & Response



Farmers Branch 2045 Comprehensive Plan

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



Notification

- Notice published in Dallas Morning News.
- 13 letters mailed to surrounding owners.
- Zoning notification sign posted on site.



Public Response

- 5 support letters, 7 opposition letters received.
- Protest exceeds 20% of 200-ft notice buffer area, requiring three-fourths vote to approve.
- 8 speakers in opposition at P&Z hearing.

On March 9, 2026, the Planning & Zoning Commission voted on a motion to recommend approval of this request by a vote of 3 in favor and 3 opposed.

Questions



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