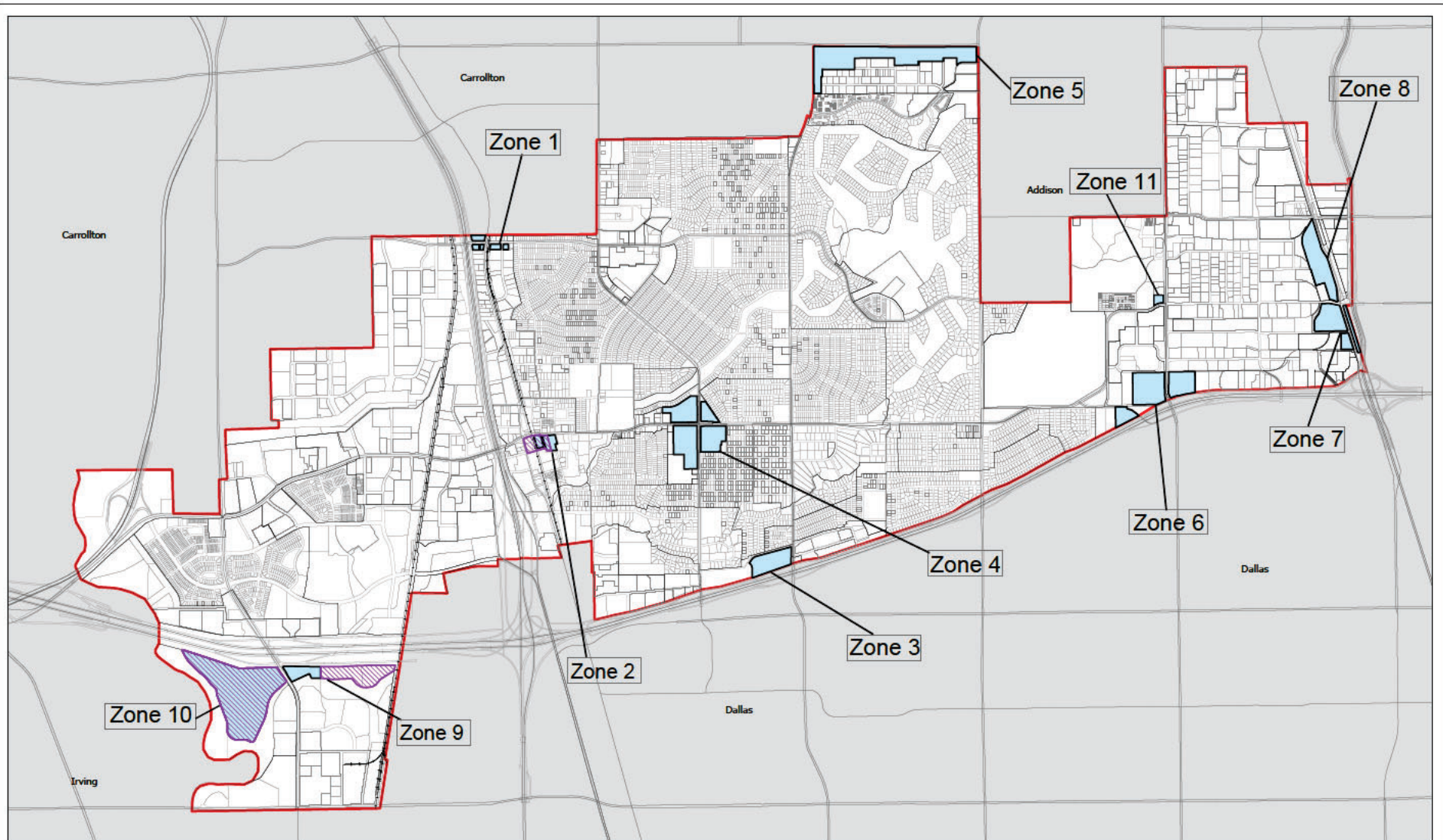


**Summary of Mailed Notices
Property Owner List
26-ZA-01
13610 Midway Road**

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	

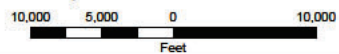


The material presented possesses no legal status. Adopted ordinances or City staff should be consulted for specific definition or development controls.

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: 1/15/2026



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


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: [REDACTED]
grabagun.com | marc@grabagun.com

NYSE:PEW

February 20, 2026

Farmers Branch Planning & Zoning Commission
City of Farmers Branch
13000 William Dodson Pkwy
Farmers Branch, TX 75234

Re: 25-SU-10 and 26-ZA-01

Dear Chair and Planning & Zoning Commissioners:

My name is Hugh Pender, and I am a resident of Farmers Branch. I understand you are considering two cases that would permit a QT to develop at 13601 Midway Road.

As a citizen with years of municipal government experience, and who values practical planning and long-term community stability, I believe this type of development can contribute positively to the city's tax base and overall economic vitality. Furthermore, a project like this also represents private investment in our community, which helps keep commercial corridors active and reduces the likelihood of underutilized or vacant property, and cities thrive when land is put to productive use, which then encourages upkeep.

I respectfully ask the Commission to support these zoning change requests and allow the project to move forward to Council consideration.

Thank you for your service to our community and for considering my comments.

Sincerely,

A handwritten signature in cursive script that reads "Hugh Pender".

Hugh Pender
13027 Glenside Dr
Farmers Branch, TX 75234

February 25, 2026

To the Chair and Members of the Farmers Branch Planning & Zoning Commission:

My name is Howell Beaver. Our firm, OHT, owns and will soon develop 4707 Alpha Rd. I'm writing to offer my support for 26-ZA-01 and 25-SU-10 that would permit development of a Quik Trip store at 13601 Midway Road.

Our tenants would appreciate and use this QT.

A convenience store is exactly what it sounds like, not a luxury but convenient. Placing a high caliber store near multifamily housing fosters a relationship between where people live and what they need.

From a development standpoint, this kind of adjacency is also a signal. It tells residents and future investors that the city understands how neighborhoods function in real life. A QT convenience store next to multifamily is not a mismatch.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Howell Beaver". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Howell Beaver
OHT Partners
5310 Harvest Hill Rd
Suite 160
Dallas, TX 75230

Rogue Dance Studio
4505 McEwen Rd
Farmers Branch, TX 75244

Farmers Branch Planning & Zoning Commission
City of Farmers Branch, Texas

February 24, 2026

Dear Commissioners,

My name is Tricia Wood, owner of Rogue Dance Studio at 4505 McEwen Road here in Farmers Branch. Our studio serves many local families, and through our daily operations we see just how carefully parents and students juggle school, rehearsals, performances, and other commitments.

Because our students often travel directly between activities, nearby access to everyday conveniences can make a meaning different for families navigating tight schedules. A well-located QuikTrip would provide a practical option for quick stops before or after dance classes.

From my perspective as a small business owner invested in this community, the proposed zoning request at 13601 Midway Road represents a thoughtful addition that supports the needs of working families while contributing to continued economic activity in Farmers Branch.

Thank you for your consideration of this request and your service to the community.

Sincerely,



Tricia Wood

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.

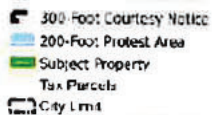
Additionally, the School still has the same additional security concerns over alcohol sales, foot traffic, and related 24 hour a day operations of the convenience store so close to the School itself.

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



NORTH

The project is the international purpose, easy and reliable, and the purpose is to be suitable for application in the field. The purpose is to be suitable for application in the field. The purpose is to be suitable for application in the field.

0 200 400 Feet





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:	Additional Comments (attach pages if needed):
☒ Opposed ☐ Supportive ☐ Neutral/Undecided	<i>We originally opposed this Planning & Zoning change in May, 2025. Our opposition is stands to having Quick Trip 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.

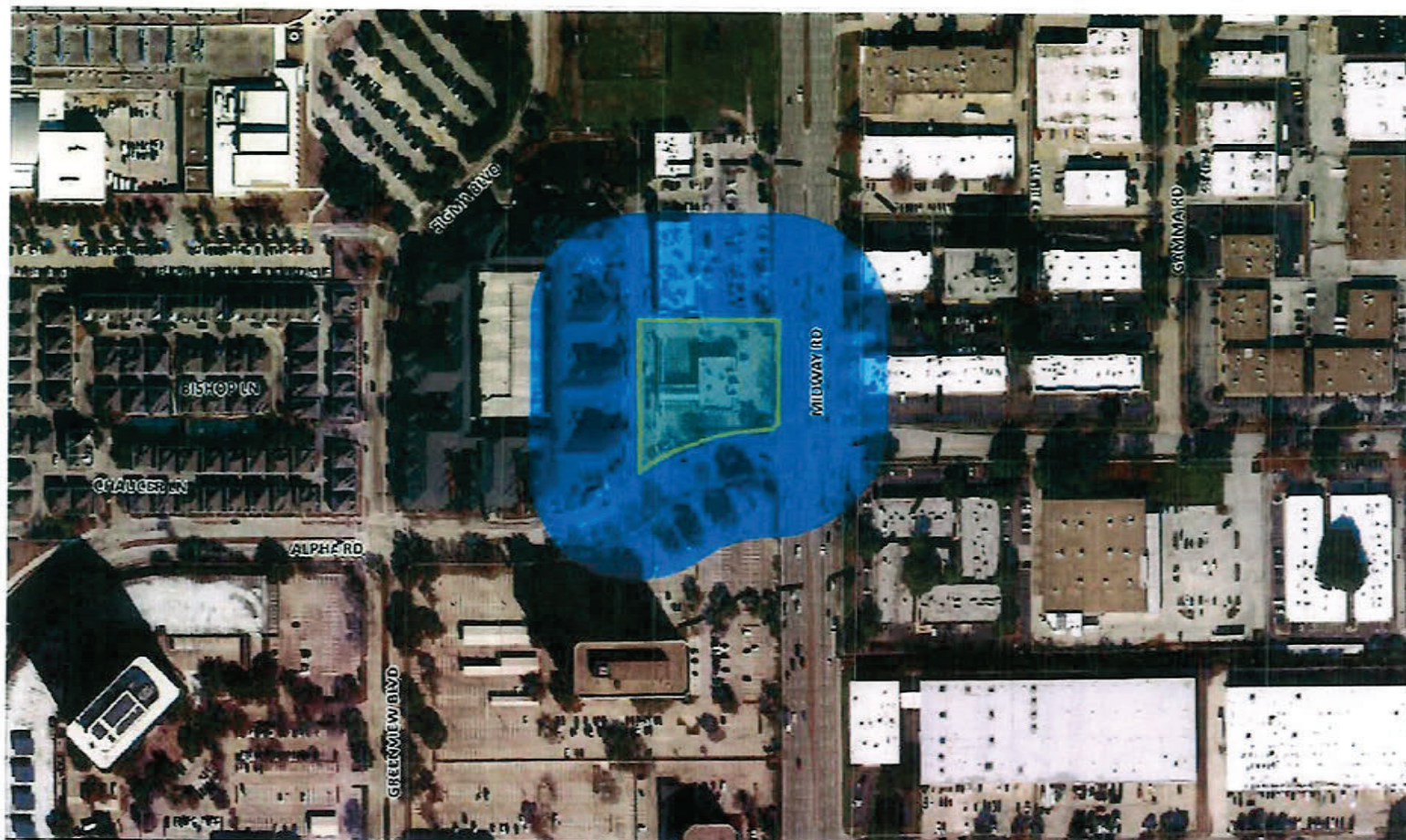
Thanks,
Colleen Garcia

PHPS Business Manager
cgarcia@phps.org
www.phps.org
Direct Line (214) 363-2135



4000 McEwen Rd.
Dallas, Texas 75244
214-368-3886

PHPS: A foundation for student success



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

25-SU-10 Notification Map

13601 Midway Road



0 200 400 Feet



This project is an informational purpose only and the
 author, as a responsible professional, is not responsible for
 the accuracy of the information presented in this map.
 The author is not responsible for the accuracy of the
 information presented in this map.

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





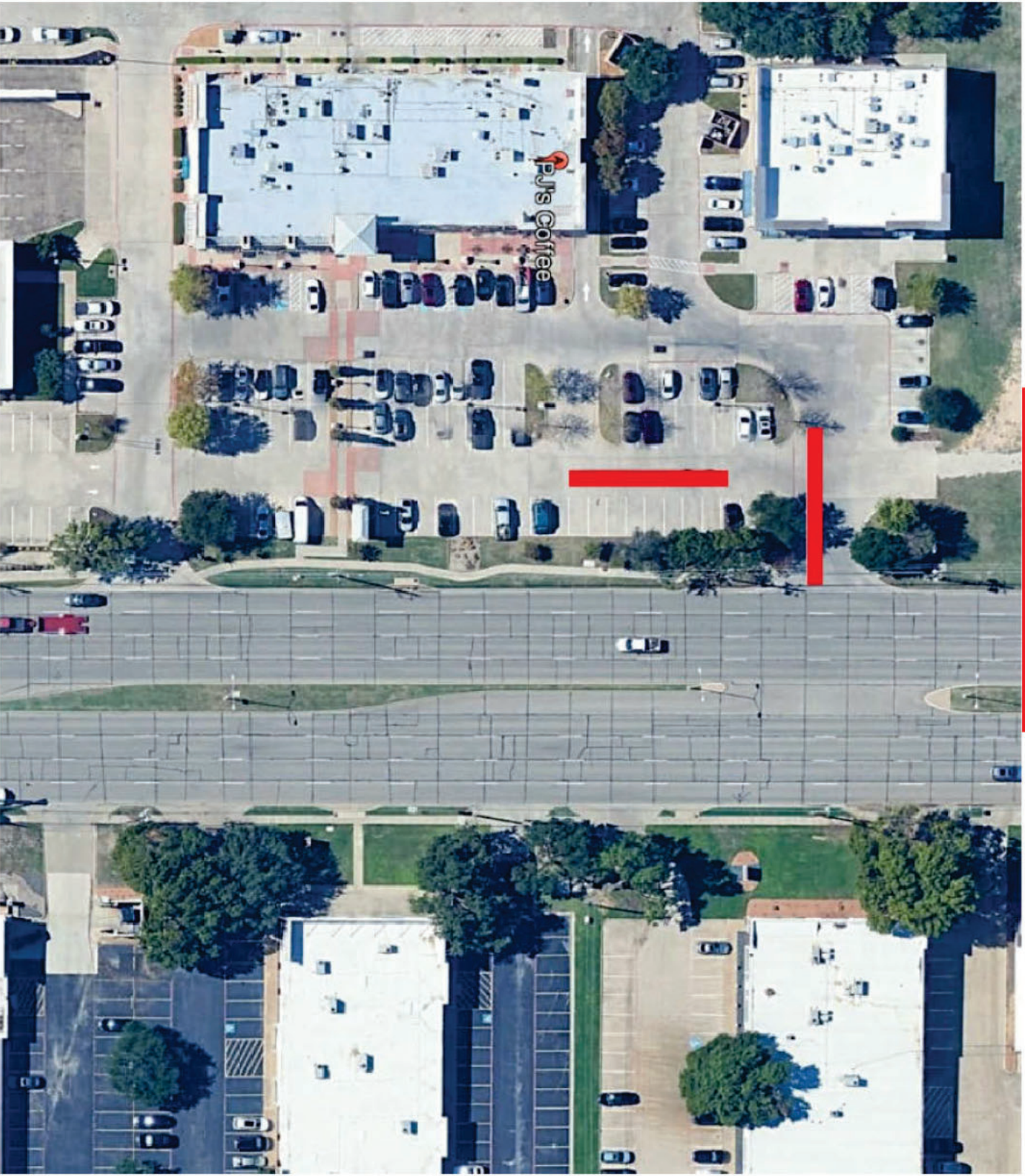
For reference, this trailer is parked behind the QT at 1484 S Beltline. This parcel is 2.2994 acres, which is .79 acres **larger** than the proposed site.

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

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 QUICK 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

Acres

Measurement Result

2.97 Acres

9400
FOREST LN
W/8151
8097
FOREST SPRINGS DR
OAKSHIRE PL

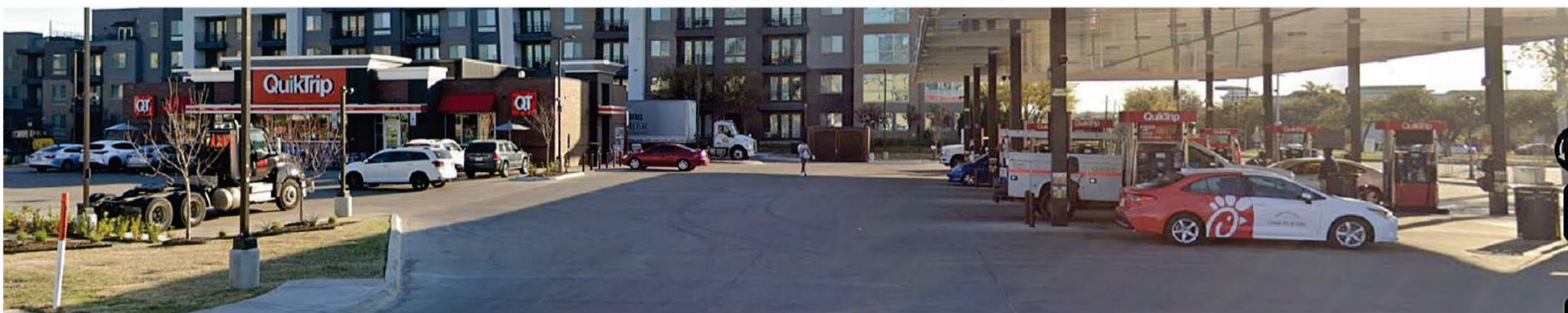
Quick Trip
9500 Forest Lane (Image 2 of 3)
3.3342 Acres
1.8547 Acres Larger than proposed site



Quick Trip
9500 Forest Lane (Image 3 of 3)
3.3342 Acres
1.8547 Acres Larger than proposed site



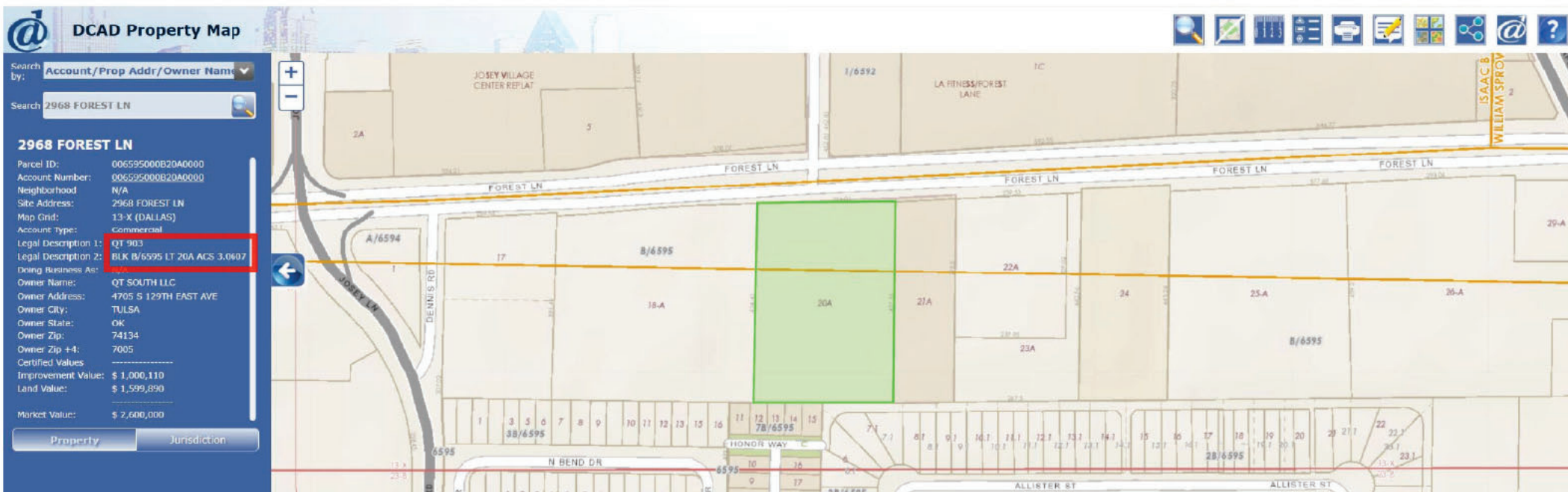
Quick Trip
6055 Alpha Road (Image 2 of 3)
3.2178 Acres
1.72 Acres Larger than proposed site



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



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



Quick Trip
2968 Forest Lane (Image 4 of 4)
3.0607 Acres
1.5812 Acres Larger than proposed site



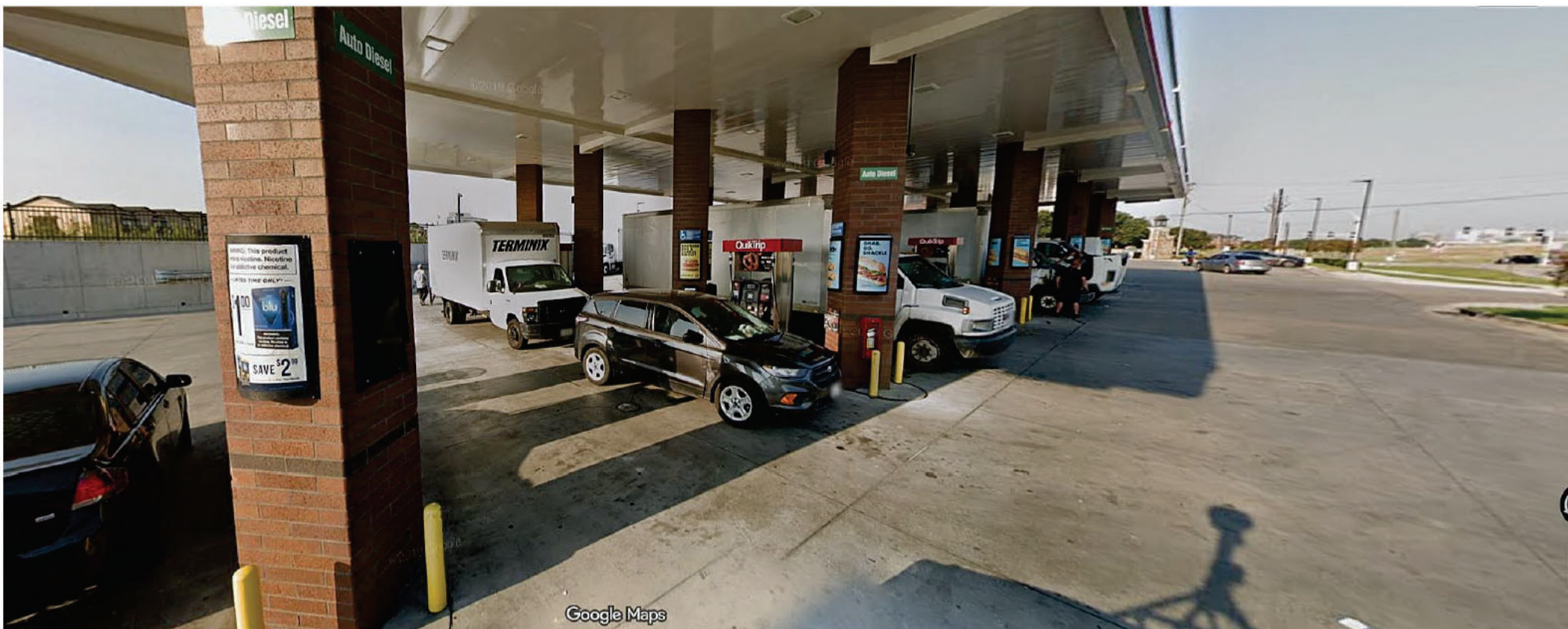
Quick Trip
1600 LBJ Freeway (Image 2 of 6)
2.49 Acres
1 Acre Larger than proposed site



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



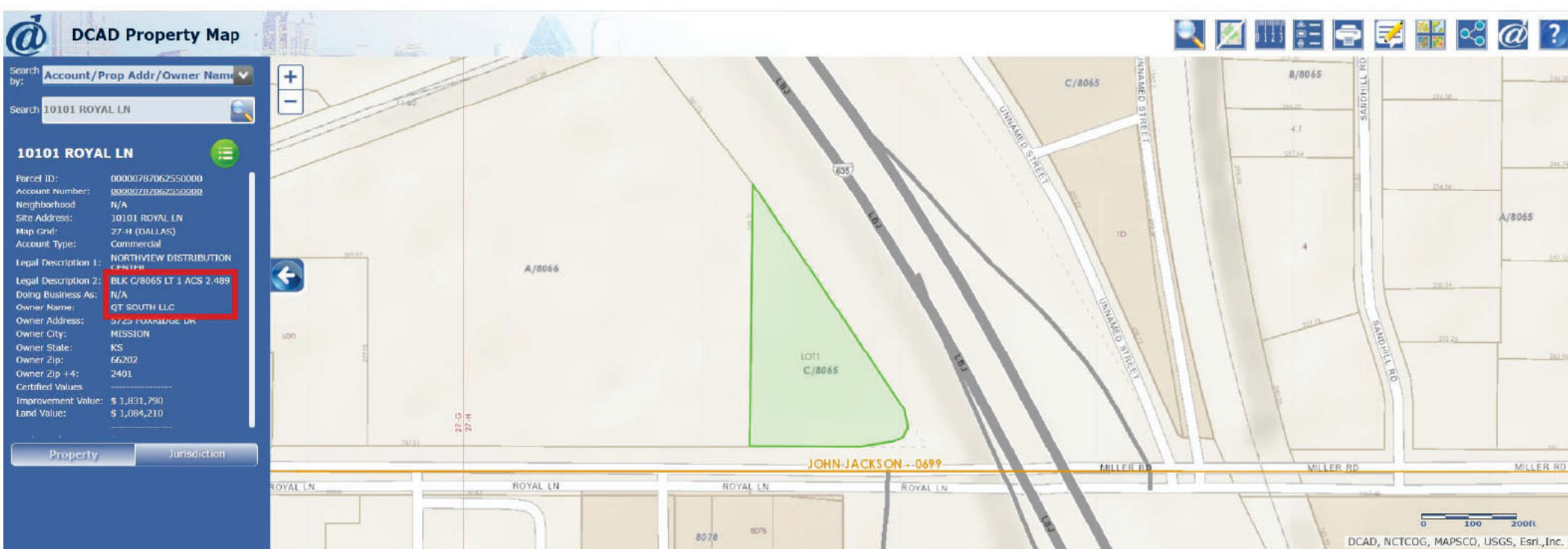
Quick Trip
1600 LBJ Freeway (Image 5 of 6)
2.49 Acres
1 Acre Larger than proposed site



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



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 ST
Owner City: JOPLIN
Owner State: MO
Owner Zip: 64801
Owner Zip 4+4: 4565
Certified Values
Improvement Value: \$ 1,548,060
Land Value: \$ 1,201,940
Market Value: \$ 2,750,000

Property Jurisdiction

Map showing property boundaries and surrounding streets: DIVIDEND DR, JOHN L WHITMAN, S BELTLINE RD, SAINTSBURY STREET, CYPRESS WATERS 2 PHASE 1, CYPRESS WATERS 7, H/8465, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z.

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



Share

Google Maps

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: 008222000001A0000
Account Number: 008222000001A0000
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: 1100 N. STANWORTH 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

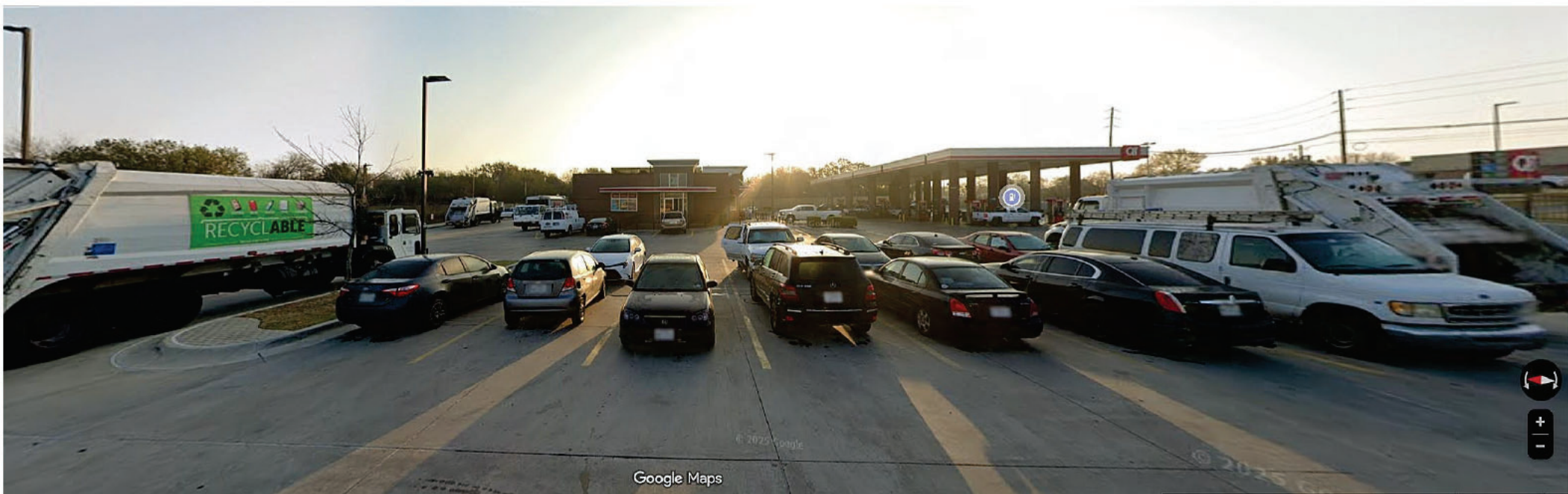
Measurement Result



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

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-Z (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 B00
Owner City: ADDISON
Owner State: TX
Owner Zip: 75001
Owner Zip +4: 6840

Certified Values
Improvement Value: N/A
Land Value: N/A

Property Jurisdiction

PARK FOREST NORTHWEST SHOPPING CENTER NO 3

HARRISON C MARSH - 0917
W D BARNES - 0152

Joseph W. Dingman
13223 Glad Acres Drive
Dallas, Texas 75234
[REDACTED]

March 7, 2026

Planning & Zoning Commission Members
c/o Brett Magnum, Lead Planner
City of Farmers Branch
PO Box 819101
Farmers Branch, TX 75381-9010

Zoning Cases # 25-SU-10 & 26-ZA-01
13601 Midway Road

Dear Commission Members:

I am writing to request you reject subject case with prejudice. Following is my reasoning:

1. Gasoline stations are aesthetically unattractive with digital display signage, metal structures, lots of concrete, etc. And that's the day they open! Heavy vehicular and pedestrian traffic quickly reduce them to shopworn. There's no such thing as a pleasing gasoline station.
2. It is contrary to the comprehensive plan.
3. This site is not suited for a high traffic use requiring easy in and out. Only southbound Midway traffic has straight forward ingress. Traffic exiting onto Midway is likely to be blocked by cars queuing for the Alpha light and/or will find it difficult to cross the southbound traffic to go north. All traffic must use easements which unreasonably burdens the others owners relying on the easements as well.
4. There's no compelling City revenue case to justify the negatives about the use. Property taxes will be a net loss, displacing a property that is on the rolls at \$3.9 MM for one like the QT at 2968 Forest Lane with double the land now assessed at \$2.6 MM. There's no sales tax on gasoline. What is taxable is sugar, salt, fat, or alcohol, all bad for you.
5. We don't need the service. There is a modern, national brand gasoline and C store at southbound Midway & Spring Valley. There are two more at Midway & LBJ. To say nothing of Sam's.
6. Alcohol. The City hasn't availed itself of the opportunity to ban alcohol sales within 1000 feet of a school. It should do that as a separate action. I often see children at the food and coffee places in the retail center next door. Does anyone think they will self regulate and avoid the C store? This by itself is a reason to reject.

Why are we even considering this? The only winner is the property owner. The neighbors, the City, the children, even the transient traffic all lose.

We should be supporting the existing businesses, notably the shopping center owner, and the prominent schools nearby. They are already in the community. Turn it down with prejudice please.

Sincerely,



Joseph W. Dingman

Bay 34th Street Pizzeria

13605 Midway Road

Suite # 170

Dallas TX 75244



**ATTENTION: City of Farmers Branch City Hall , Planning and
Zoning Commission**

To whom it may concern :

**UNFORTUNATELY WE ARE AT THE BUSINESS LOCATION AND
CANNOT ATTEND THIS MEETING .**

**I am Mr. Asip Asani (Business Owner)along with my daughter
Miranda Husenaj(Assistant manager) and son GEZIM Asani(
manager), am writing this letter in reference to the planned
zoning of 13601 Midway Rd for a fueling station , which is
combined in the same parking lot as my business .We
definitely OPPOSE this planned zoning project and WE DO
NOT wish to have this built at this location . Please take this**

into consideration as we truly believe it will negatively affect our business and the surrounding businesses . If you have any questions please feel free to contact any one of us.

Asip- [REDACTED] Miranda- [REDACTED] GEZIM [REDACTED]
[REDACTED]

Sincerely,

Mr . Asip Asani

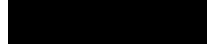
Asip Asani 3/9/2026

Miranda Husenaj

Miranda Husenaj 3/9/2026

Mr. Gezim Asani

Gezim Asani 3-9-26

Grant Frerichs
12404 Park Central Dr. Ste 350-N
Dallas, TX 75251
Grant@reservecappartners.com


March 24, 2026

City of Farmers Branch
Attn: Planning Department
13000 William Dodson Parkway
Farmers Branch, Texas 75234

askplanning@farmersbranchtx.gov

**RE: Letter of Opposition – Special Use Permit Application, Case No. 25-SU-10 |
QuikTrip Gasoline Service Station & Convenience Store with Beer/Wine Sales |
13601 Midway Rd., Farmers Branch, TX (PD-64)**

Dear Mayor, Members of the City Council, and Planning Staff,

I am writing as a concerned representative of the property owner in the City of Farmers Branch (13500 Midway) to formally express my opposition to the above-referenced Special Use Permit (SUP) application, Case Number 25-SU-10. This application seeks approval for a QuikTrip gasoline service station and convenience store, including the proposed sale of beer and wine, on approximately 1.48 acres located at 13601 Midway Road within Planned Development District No. 64 (PD-64). After careful consideration of the proposed request and its potential impacts on our community, I respectfully urge the City Council to deny this application.

Grounds for Opposition

1. Incompatibility with Surrounding Land Uses and Neighborhood Character

The proposed QuikTrip gasoline service station and convenience store is inconsistent with the established character of the surrounding neighborhood and the intent of Planned Development District No. 64 (PD-64). A high-volume fuel and retail operation of this nature — with the associated canopy lighting, fuel delivery trucks, extended or 24-hour operating hours, and constant vehicle activity — is fundamentally out of character with the surrounding area. The 1.48-acre site at 13601 Midway Road is not an appropriate location for this type of commercial use, and approving this SUP would set a damaging precedent that undermines the stability and long-term planning vision the City has established for this district. The proposed development is incompatible with the scale and character of nearby properties and does not align with the goals and objectives of the City's Comprehensive Plan.

2. Proposed Beer and Wine Sales Are Detrimental to the Neighborhood

Of particular concern is QuikTrip's proposal to sell beer and wine at this location. The addition of alcohol sales at a high-traffic gasoline and convenience store on Midway Road would have a direct and negative impact on the surrounding neighborhood. The proximity of alcohol retail to nearby residents, families, and any adjacent schools, parks, or places of worship raises serious concerns about community well-being. The sale of beer and wine at this type of establishment tends to attract loitering, increase litter, and contribute to other nuisance-related activity that diminishes the quality of life for those living nearby. I strongly urge the City Council to consider the cumulative effect that permitting alcohol sales at this location would have on the character and safety of this community, and to deny this component of the application outright.

3. Public Safety Concerns

A gasoline service station and convenience store with alcohol sales at this location raises significant public safety concerns. The combination of fuel storage and dispensing, high vehicle turnover, and the sale of alcoholic beverages creates conditions that warrant serious scrutiny. I am concerned that the application has not adequately addressed the risks associated with this use, including pedestrian safety given the increased vehicle activity at the site, emergency vehicle access, and the broader security implications of a 24-hour or late-night operation that sells alcohol. The safety and well-being of the residents and families in this area must be the City's foremost consideration, and I do not believe those concerns have been sufficiently resolved.

Failure to Meet Required SUP Criteria

For a Special Use Permit to be approved, the application must demonstrate that the proposed use will not be detrimental to the public health, safety, or general welfare; that it is consistent with the City's Comprehensive Plan; and that it is compatible with the character of surrounding uses and the intent of the applicable zoning district. The proposed QuikTrip gasoline service station, convenience store, and beer/wine sales operation at 13601 Midway Road within PD-64 does not satisfy these criteria. Approval of Case Number 25-SU-10 would not be in the best interest of the surrounding community or the City of Farmers Branch as a whole.

I respectfully request that the Planning Department and City Council give serious weight to the concerns raised by the residents and property owners who will be directly impacted by this proposal. I urge you to deny Case Number 25-SU-10 in its entirety and to uphold the standards that protect the integrity, character, and safety of our neighborhood.

Thank you for your time and consideration.

Respectfully submitted,

Grant Frerichs representative of the owner 13500 Midway Rd.

From: [PJ DeAntona](#)
To: [Brett Mangum](#)
Cc: [Tim McDonald](#); [Cameron Lessard](#); [Chris Lessard](#); [Chris Lessard](#); [Tara Bradley](#)
Subject: Re: ORD- 3922 Proposed QuikTrip at Midway and Alpha
Date: Tuesday, March 31, 2026 1:27:21 PM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image013.png](#)
[image001.png](#)
[Outlook-psfbvpyh.png](#)

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Hi Brett -

Thanks for following up.

We can go on record as being formally **Opposed** to the QT at the Midway and Alpha site.

Let me know if you need anything.

Thanks again,

PJ DeAntona

Sr. Asset Manager



METROPOLITAN
DEVELOPMENT GROUP

From: Brett Mangum <Brett.Mangum@farmersbranchtx.gov>
Sent: Tuesday, March 31, 2026 2:09 PM
To: PJ DeAntona <pj@metrodg-inc.com>
Cc: Tim McDonald <tim@metrodg-inc.com>; Cameron Lessard <cameron@metrodg-inc.com>; Chris Lessard <clessard@lessarddesign.com>; Chris Lessard <chris@metrodg-inc.com>; Tara Bradley <Tara.Bradley@farmersbranchtx.gov>
Subject: RE: ORD- 3922 Proposed QuikTrip at Midway and Alpha

Hi PJ,

Just needing some clarification on your part. The letter states 'cannot support' which is evident that the owners do not outright support the QT zoning proposals as submitted. Is the owners position neutral (neither support nor opposed) or would you want this to be added to the record as a formal opposition? This distinction is important because of a clause in the Texas State Local Government statutes that requires a supermajority approval in the instance more than 20% of owners within 200' of the site file written opposition protest. A neutral position would not count towards this requirement where as a formal opposition would count.

Please let us know the owner's stance as soon as you are able so that we can pass along an update to the Council prior to the hearing on April 7th. Reach out to me if there are any questions.

Thank you,



Brett Mangum, AICP

Lead Planner

City of Farmers Branch

13000 William Dodson Pkwy, Farmers Branch, TX 75234

My office hours are 7:30A–6:00P, Monday-Thursday

972.919.2608 | brett.mangum@farmersbranchtx.gov

ATTENTION ELECTED or APPOINTED OFFICIALS: Please “Reply” only to the sender. A “Reply to All” to this email could lead to violations of the Texas Open Meetings Act.

From: PJ DeAntona <pj@metrodg-inc.com>

Sent: Tuesday, March 31, 2026 12:38 PM

To: Brett Mangum <Brett.Mangum@farmersbranchtx.gov>

Cc: Tim McDonald <tim@metrodg-inc.com>; Cameron Lessard <cameron@metrodg-inc.com>; Chris Lessard <clessard@lessarddesign.com>; Chris Lessard <chris@metrodg-inc.com>

Subject: ORD- 3922 Proposed QuikTrip at Midway and Alpha

WARNING: This email originated from outside of the organization. **STOP, LOOK, THINK** before clicking attachments or links. Report Phishing.

City of Farmers Branch

Planning & Zoning Commission Members

Attn: Brett Mangum, AICP, Planner

13000 William Dodson Parkway

Farmers Branch TX 75234

Brett.Mangum@farmersbranchtx.gov

Good afternoon Brett -

I wanted to forward the email below, which was sent to Michael Potter with QuikTrip, and Laura Lee Gunn from Master Plan Consultants earlier, regarding the proposed QuikTrip located at Midway and Alpha to be sure you, and the Planning & Zoning Commission Members, were also updated on our decision.

As stated below, due to the expected impact of construction, anticipated increase of noise levels long-term, the expected need for additional security, and the negative impact on property value, Midway Mixed-use Development and Metropolitan Development Group **cannot support** the application to open a QuikTrip location on the lot next to our property; Prairie Crossing Apartments, 4000 Sigma Rd, Farmers Branch, TX 75244.

Please do not hesitate to contact me if you need anything additional to officially go on record or to formally document this information.

Best,

PJ DeAntona

Sr. Asset Manager

8521 Leesburg Pike, Suite 700

Tysons- Vienna, VA 22182

<http://www.metrodg-inc.com>



METROPOLITAN
DEVELOPMENT GROUP

From: PJ DeAntona <pj@metrodg-inc.com>

Sent: Tuesday, March 31, 2026 1:10 PM

To: Laura Lee Gunn <lauralee@masterplanconsultants.com>; Potter, Michael <mpotter@quiktrip.com>

Cc: Cameron Lessard <cameron@metrodg-inc.com>; Tim McDonald <tim@metrodg-inc.com>

Subject: Re: [External] ORD- 3922 Proposed QuikTrip at Midway and Alpha

Good afternoon Laura and Michael -

I wanted to be sure to follow up regarding the proposed QuikTrip at Midway and Alpha in the City of Farmers Branch before the end of the month.

I appreciate you providing the proposals and additional information and I have reviewed the information with the ownership group.

Due to the expected impact of construction, anticipated increase of noise levels long-term, the expected need for additional security, and the negative impact on property value, Midway Mixed-use Development and Metropolitan Development Group **cannot support** the application to open a QuikTrip location on the lot next to our property.

Thank you again for reach out.

Best,

PJ DeAntona

Sr. Asset Manager



METROPOLITAN
DEVELOPMENT GROUP

From: Laura Lee Gunn <lauralee@masterplanconsultants.com>

Sent: Tuesday, March 3, 2026 9:20 AM

To: Potter, Michael <mpotter@quiktrip.com>; PJ DeAntona <pj@metrodg-inc.com>

Cc: Cameron Lessard <cameron@metrodg-inc.com>; Tim McDonald <tim@metrodg-inc.com>

Subject: RE: [External] ORD- 3922 Proposed QuikTrip at Midway and Alpha

You don't often get email from lauralee@masterplanconsultants.com. [Learn why this is important](#)

Hi PJ,

It's nice to meet you. I'd be happy to walk you through the proposed development, and I've attached the concept plan for your review.

We have formally submitted an application to the City of Farmers Branch for a Specific Use Permit (SUP) to develop a QuikTrip at 13601 Midway Road. The proposal includes approximately 20 fuel pumps, a 5,029-square-foot convenience store, and about 7,190 square feet of landscaped area, with no outdoor storage. The request also includes the sale of beer and wine for off-premise consumption only (no liquor sales).

As someone closely involved in the local multifamily market, you're likely aware of the continued demand for well-maintained, high-quality convenience retail in this area. QuikTrip is known for clean, professionally managed locations and is committed to being a strong, responsible neighbor that serves both nearby residents and the broader Farmers Branch community.

I would welcome the opportunity to discuss the project with you and answer any questions or concerns you may have. Please feel free to reach out at your convenience.

Best regards,
Laura Lee Gunn



Laura Lee Gunn, RAS

Land Use Consultant | Registered Accessibility Specialist #1793

Masterplan Consultants, A Cothrum Company

lauralee@masterplanconsultants.com

Office [214-389-2297](tel:214-389-2297) Mobile [254-855-0802](tel:254-855-0802)

3333 Welborn St., Suite 400, Dallas, TX 75219

Please note: Our email addresses have changed to @masterplanconsultants.com