



# **INFORMATION MEMORANDUM**

TO: Mayor and City Council

THROUGH: Ben Williamson, City Manager

FROM: Brett Mangum, Lead Planner

DATE: August 5, 2025

SUBJECT: Public hearing to consider adopting Ordinance No. 3934 granting a Specific Use Permit (SUP) for a drive-through restaurant on approximately 0.86 acres located at 4169 LBJ Freeway within Planned Development District No. 68 (PD-68).

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## **Background:**

The applicant, Starbucks, is requesting Specific Use Permit (SUP) approval to construct a drive-through restaurant on the northwest corner of the Midway/635 interchange, addressed as 4169 LBJ Freeway (I-635). This high-visibility commercial corner is currently utilized as a Wendy's. The applicant proposes to renovate and improve the existing restaurant building and reconfigure the drive-through lane to improve the flow of traffic throughout the site.

The site is zoned Planned Development No. 68 (PD-68), which is generally non-residential in nature. An existing SUP was granted for the Wendy's drive-through restaurant in January 1993 (Ordinance No. 2017). However, a new SUP is required in this instance due to the proposed site modifications and to allow for the adoption of an updated and properly recorded site plan.

## **Adjacent Zoning Districts and Land Uses:**

Direction	Zoning District	Land Use
North	Planned Development No. 68 (PD-68)	Retail
South	Planned Development No. 68 (PD-68)	LBJ Freeway
East	Planned Development No. 68 (PD-68)	Retail
West	Planned Development No. 68 (PD-68)	Restaurant with drive-through

**Proposed Development:**

The proposed Starbucks is a single-story building of approximately 3,500 total square feet. The existing building on the site, which is currently operated as a Wendy's, is to be remodeled with no building footprint expansion. If approved, the development must adhere to all requirements for PD-68 District, as established under Ordinance No. 2746, approved by City Council on November 17, 2003. The surrounding developments are exclusively commercial in nature, with no single-family or multi-family residential units adjacent to the subject site.

**Parking and Landscaping:**

The proposed development meets or exceeds PD-68 requirements in terms of parking, landscaping, and tree preservation. Based on the 3,500 square foot building, the minimum required number of parking spaces on site would be based on a calculation of 1 space per 100 square feet, per PD-68 regulations. The site plan shows a total of 43 parking spaces provided, which exceeds the 35 spaces required. Additional queuing spaces are provided in the drive-through lane. The site will maintain its existing driveway access points along Valley View Lane/LBJ Frontage Road (westbound).

The total area included in this development is 0.86 acres or 37,376 square feet. Per the regulations set forth in PD-68, 10% of the site must be dedicated to permanent landscape areas, and the developer is providing 26% or 7,223 square feet of landscaping. Three existing mature trees on site (all 16-inch caliper oaks) will be preserved.

**Comprehensive Plan Recommendation:**

The Farmers Branch 2045 Plan designates the subject site as "Mixed Use" on the Future Land Use Map. This designation recommends medium-to-high-density residential uses, office, commercial, light industry, small manufacturing, civic, parks and open space. The proposed land use and site modifications are consistent with the Comprehensive Plan.

**Public Response:**

Notice of this public hearing was published in the Dallas Morning News on July 18, 2025. On June 12, 2025, 10 notification letters were sent to affected property owners within 300 feet of the site as well as to both the Carrollton-Farmers Branch and Dallas Independent School Districts. A zoning notification sign was posted on the site on June 13, 2025. As of the writing of this staff report, no written correspondence has been received regarding this SUP request.

**Recommendation:**

On June 23, 2025, the Planning & Zoning Commission considered this request and recommended approval unanimously (by a vote of 6-0, with Commissioner Sultzbaugh abstaining).