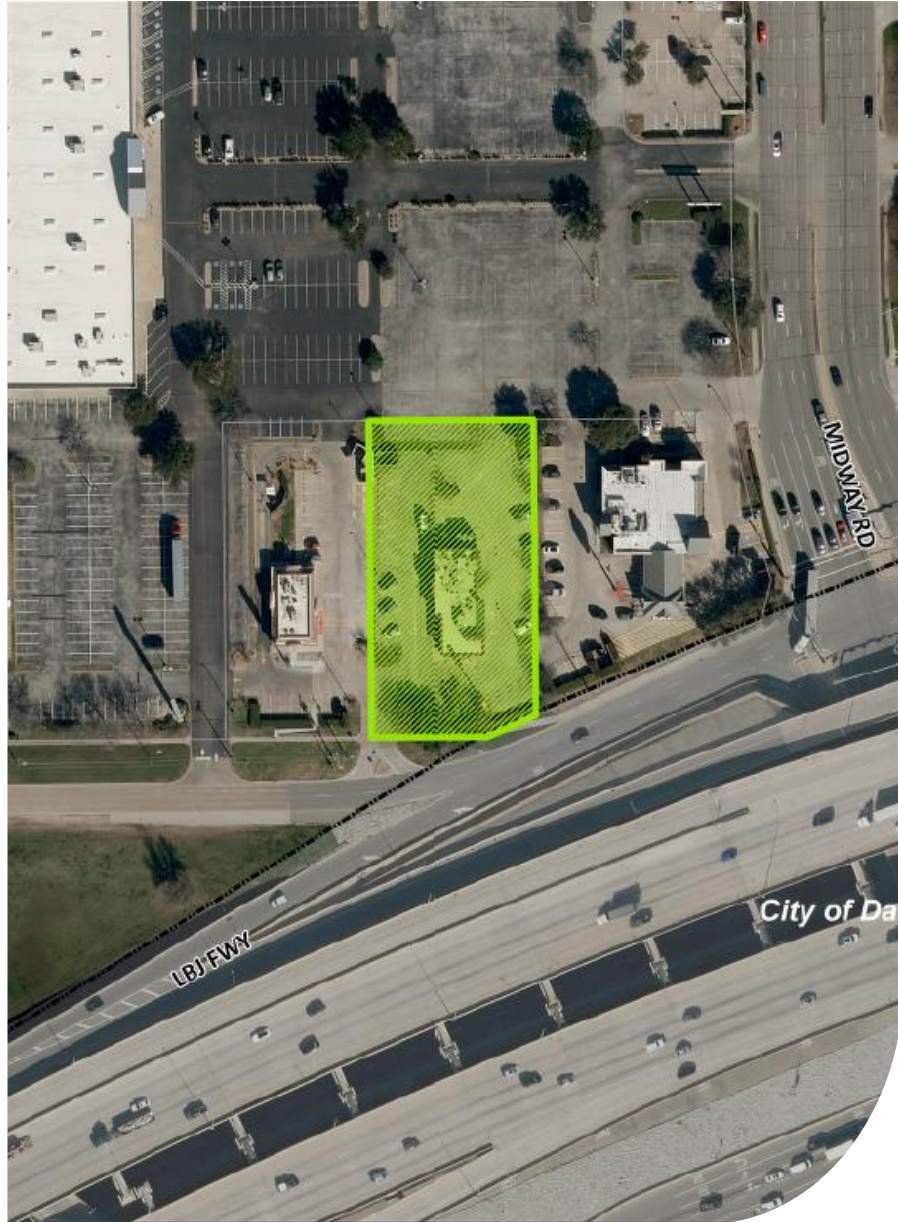




FARMERS BRANCH
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25-SU-04: 4169 LBJ Freeway

Planning & Zoning Commission Meeting | June 23, 2025



Background



0.68 acres located at 4169 LBJ Freeway



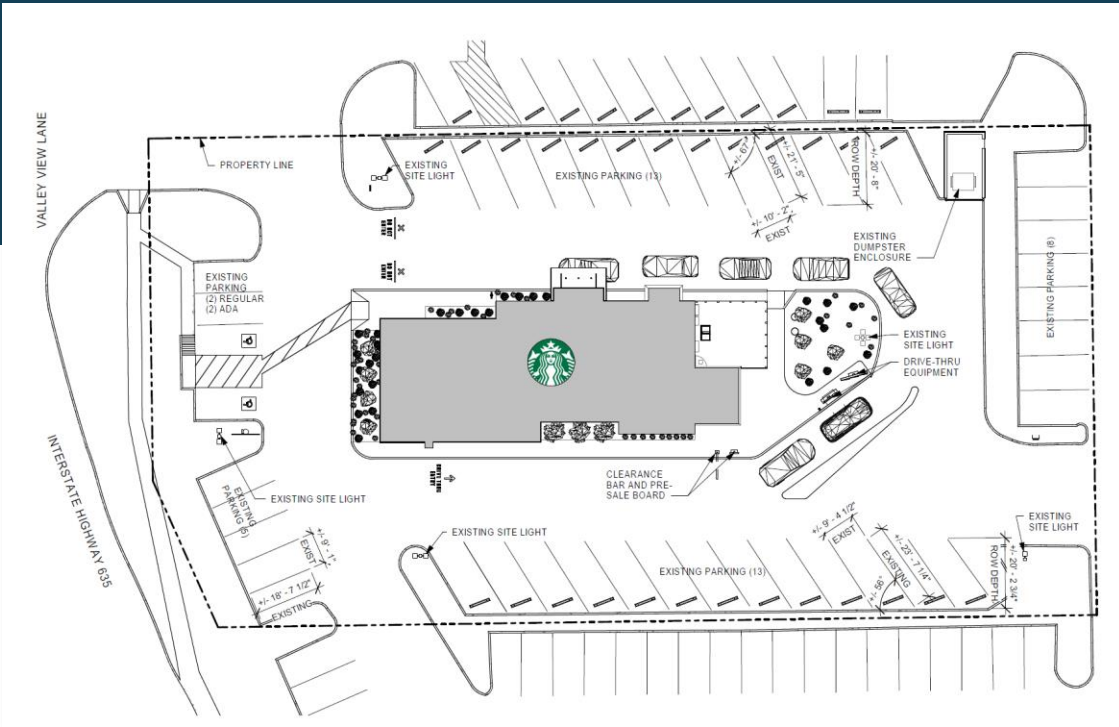
Zoning: Planned Development PD-68



Specific Use Permit (SUP) request for restaurant with drive-through service (Starbucks)

25-SU-04: 4169 LBJ Freeway

Proposed Development



Renovation of existing 3,500 square foot restaurant building and drive-through lane



Exceeds parking and landscaping requirements

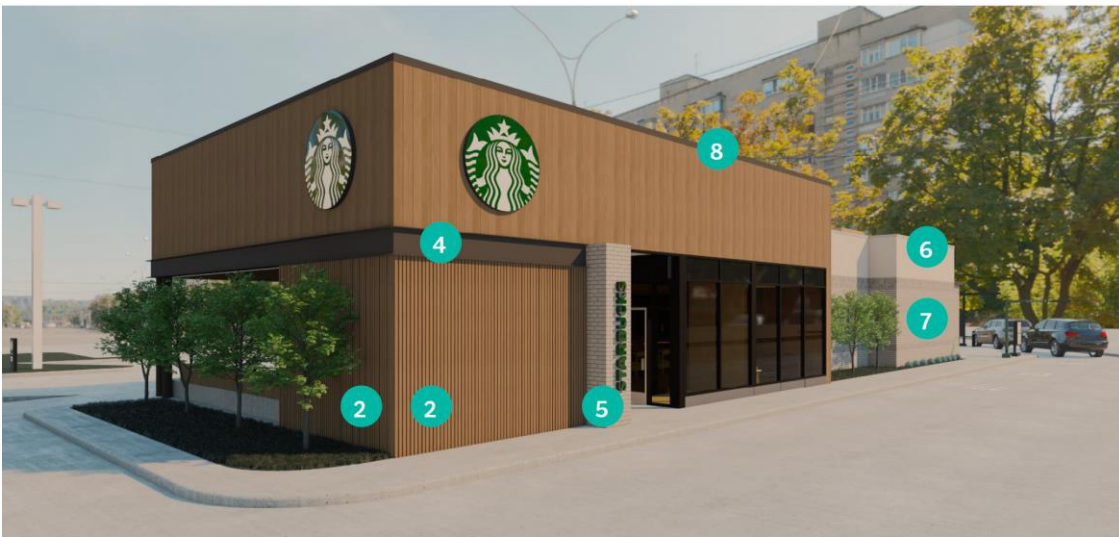
- 43 parking spaces provided (35 required)
- 26% site landscaping provided (10% required)



Enhancements to the building façade and signage with Starbucks branding.



Replaces the previous SUP for Wendy's (granted January 1993).



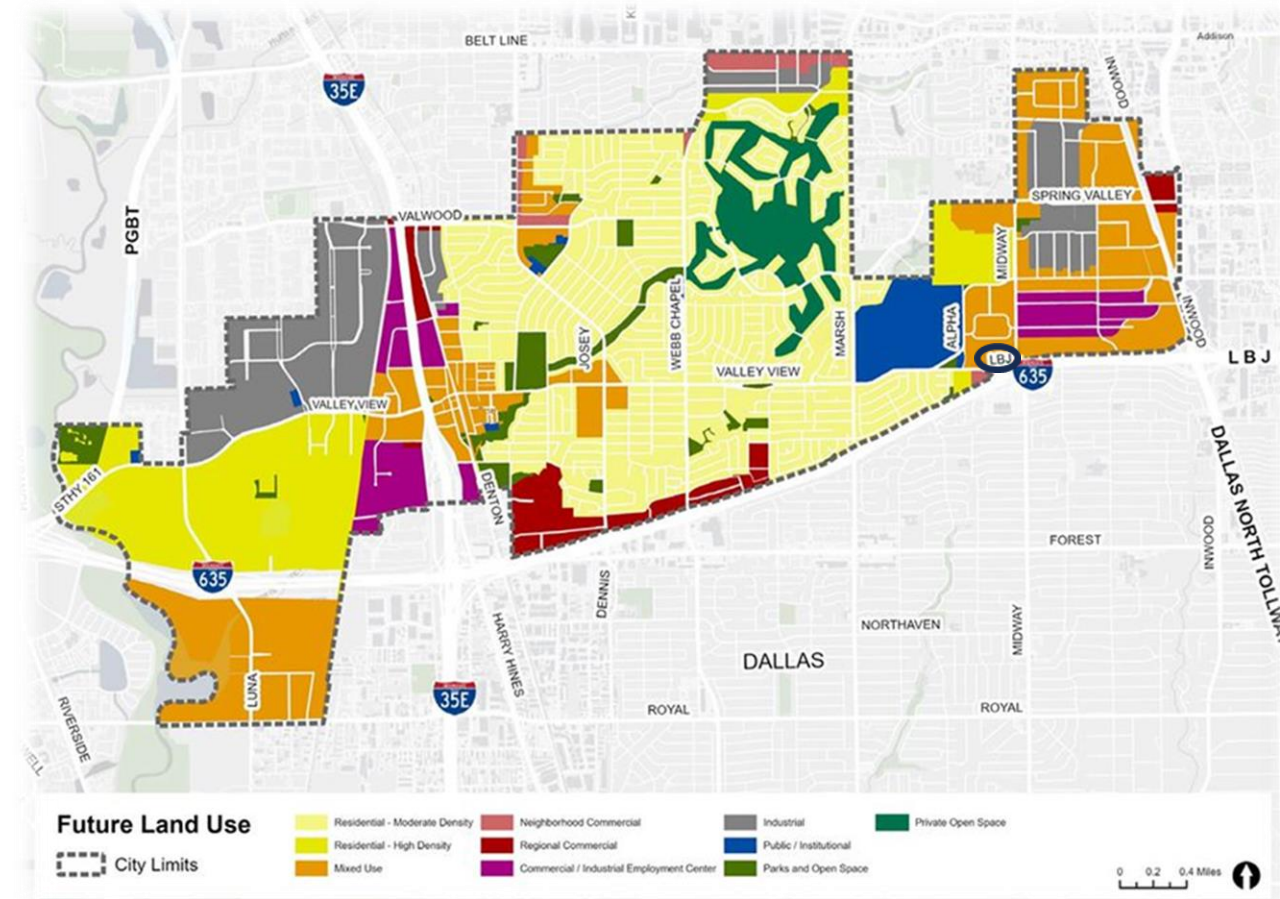
Recommendation & Response

Farmers Branch 2045 Comprehensive Plan

- Designates the property as Mixed Use.
- Recommended uses include medium to high density residential, office, commercial, light industry and small manufacturing, civic, parks and open space.
- The proposal is consistent with the Comprehensive Plan.

Public Response

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



Questions



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