

## STAFF REPORT

**Case Number:** 25-SU-04

**Request:** Conduct a public hearing and consider the request for 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); and take appropriate action.

**Applicant:** Developer – Starbucks  
Representative – Sarah Lawson, HFA-AE Ltd.

**Planning & Zoning Commission Meeting:** June 23, 2025

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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 in order 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<sup>th</sup>, 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:**

On June 13, 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 12, 2025. As of the writing of this staff report, no written correspondence has been received regarding this SUP request.