

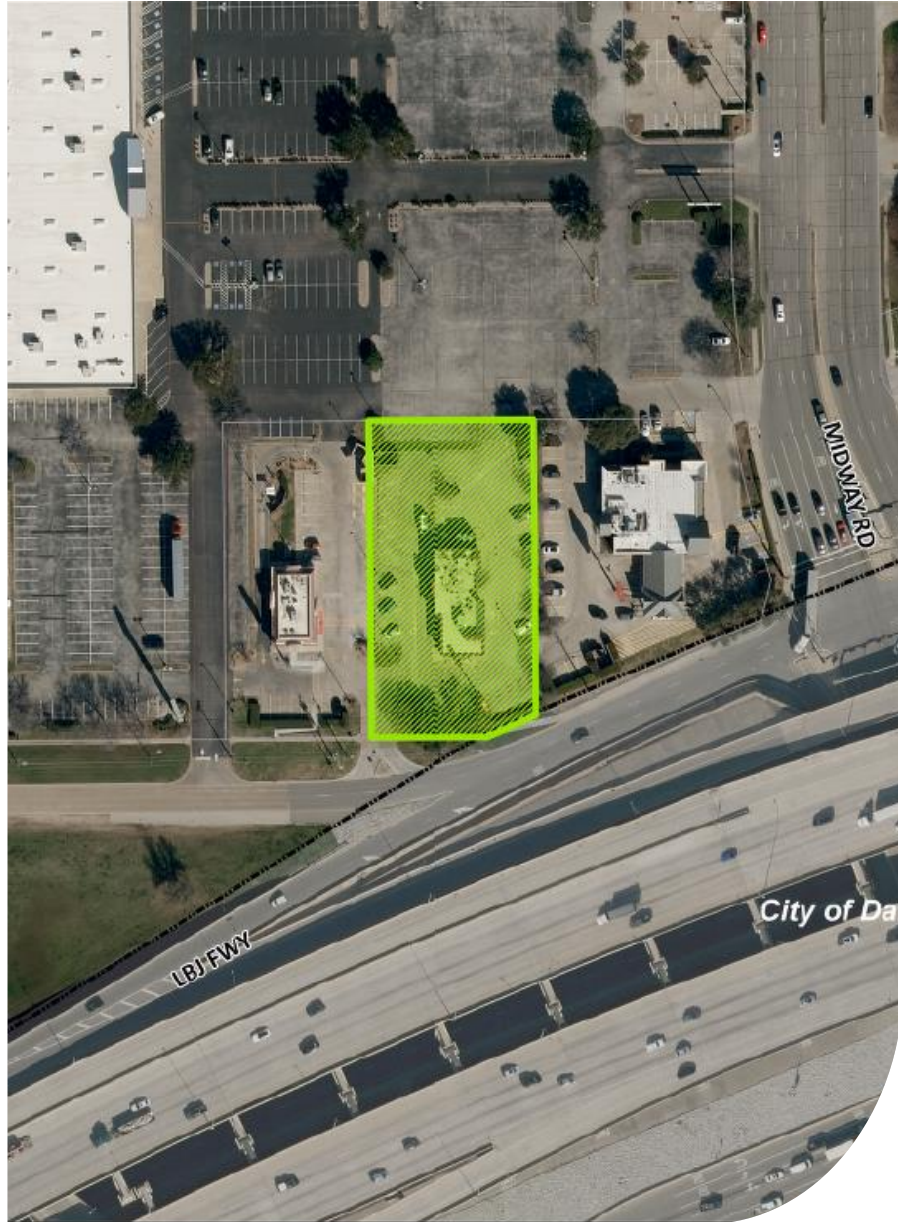


FARMERS BRANCH
TEXAS

Specific Use Permit 4169 LBJ Freeway

City Council Meeting | August 5, 2025

Requested By: Planning Department



Background



0.68 acres located at 4169 LBJ Freeway



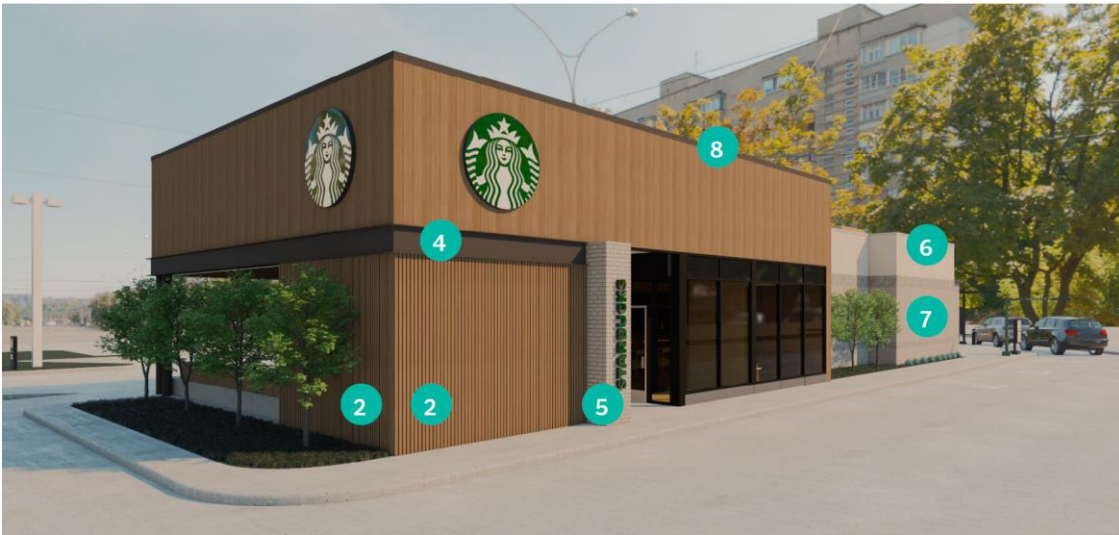
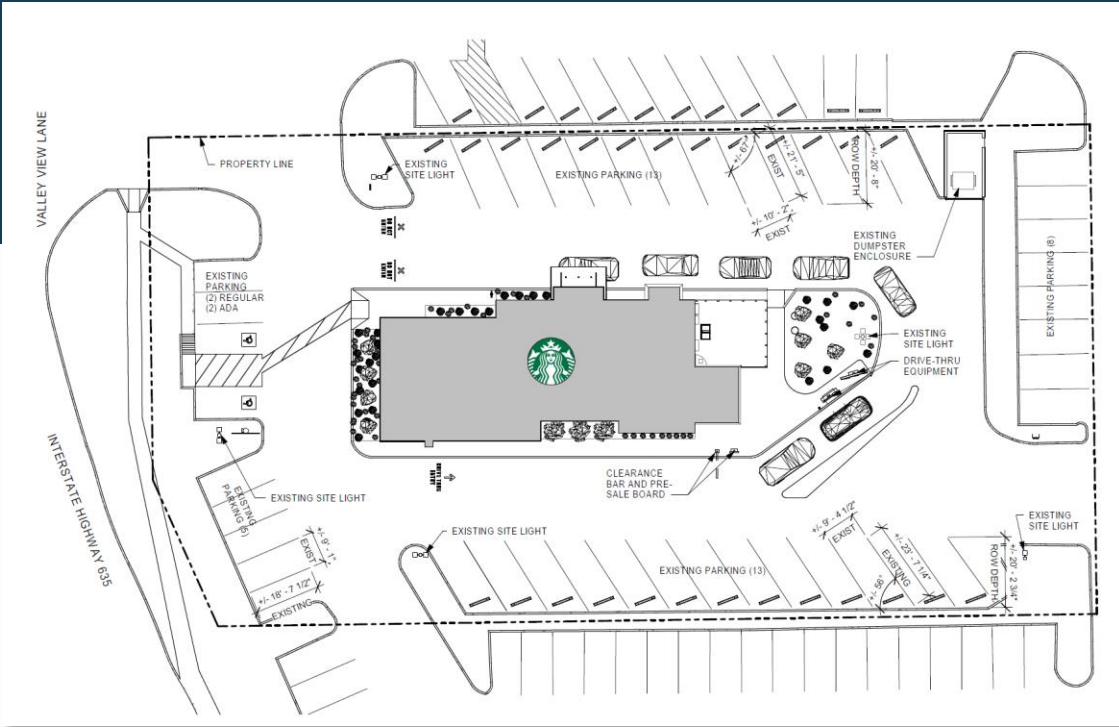
Zoning: Planned Development PD-68



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

- 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.

- Notice published in Dallas Morning News.
- 10 letters mailed to surrounding owners.
- Zoning notification sign posted on site.
- No written response has been received.



Questions



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