

STAFF REPORT

Case No.: 25-SU-09

Request: Conduct a public hearing and consider the request for a Specific Use Permit (SUP) for a restaurant on an approximately 0.27-acre property located at 2243 Valwood Parkway and located within the Planned Development District No. 22 (PD-22) zoning district; and take appropriate action.

Applicant: Chris Sitler, Sitler Architecture

Planning & Zoning Commission Meeting: January 12, 2026

Background:

The applicant, Chris Sitler with Sitler Architecture, is seeking approval of a Specific Use Permit (SUP) for a restaurant for the existing office building located at 2243 Valwood Parkway, an approximate 0.27-acre property located on the north side of Valwood Parkway, east of the intersection of Valwood Parkway and Diplomat Drive, west of Interstate 35 (IH-35E). The subject site is located in Planned Development District No. 22 (PD-22), which requires SUP approval for restaurants within this district.

The subject property and the adjacent property immediately to the east; addressed at 2245 Valwood Parkway, are currently platted separately and is currently an office use.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	City of Carrollton, Texas	Industrial; Warehousing
South	Planned Development District No. 22 (PD-22)	Industrial; Office/Warehousing
East	Interstate 35 (IH-35E)	Railroad and Interstate 35 (IH-35E)
West	Planned Development District No. 22 (PD-22)	Industrial; Office/Warehousing

Proposed Use:

The applicant is requesting SUP approval to utilize the existing one-story office building located at 2243 Valwood Parkway as a restaurant. The scope of work includes covered outdoor seating along the south building elevation and the repaving of the southern side of 2245 Valwood Parkway to provide additional parking. Per the site plan, the applicant proposes a future second restaurant building located on the north side of 2243 Valwood Parkway. Should the applicant decide to move forward with this development, pending approval, an amendment to this SUP will be required. In

addition, because both lots are currently platted separately, a replat to combine both properties into one will also be required in order to accommodate required parking for the proposed future restaurant.

Given that PD-22 does not address parking requirements for restaurants, this requirement defaults to the Comprehensive Zoning Ordinance (CZO). The CZO requires one parking space per 400 square feet of gross floor area for a restaurant. Given the subject building's square footage of 1,988 square feet, a total of five parking spaces are required, with eight spaces currently existing, which exceeds the requirement. In addition, PD-22 requires one space per 300 square feet for office uses. Given the existing building at 2245 Valwood Parkway measures 2,552 square feet, a total of nine spaces are required, with nine spaces currently existing here. For the proposed 3,000 square-foot restaurant, a total of eight spaces will be required, thus a total of 22 parking spaces being required between the three buildings should the applicant move forward in developing the second restaurant. Per the site plan, redevelopment of 2245 Valwood Parkway will result in the applicant providing a total of 28 spaces between both properties. For both the currently proposed restaurant and future redevelopment of both properties, the minimum parking requirement is exceeded.

PD-22 requires at least five percent of any lot to be landscaped between the building and all street right-of-way lines. Currently, 6.4 percent of the subject property is landscaped. In addition, areas where no paving is forward of the building line, at least one tree per 30 lineal feet of street frontage is required. For this property, a total of five trees are required, and five trees exist onsite. The applicant proposes to maintain all existing landscaping, which exceeds the minimum requirement. Should the applicant develop the second restaurant, additional landscaping will be provided which will bring the total percentage to 11, further exceeding the minimum requirement.

The applicant plans to utilize the existing building in its current form. Any modifications will be limited to those needed to suit business operations, including the interior layout per the proposed floor plan, the installation of one sign on the front building façade, and a required grease trap interceptor to the rear of the building.

Farmers Branch 2045 Plan Recommendation:

The Farmers Branch 2045 Plan designates the subject property and the surrounding area as Industrial, which recommends single-use industrial only uses focused on business, employment and industry. Recommended land uses include: office; research; industrial; manufacturing; warehousing; and distribution. The proposed use is not consistent with the recommended land uses, and is therefore not compatible with the Farmers Branch 2045 Plan. However, the proposed use does have the potential to bring additional economic vitality to the area through dollars spent at the restaurant.

Public Response:

On December 30, 2025, 17 zoning notification letters were mailed to all affected property owners within 300 feet of the subject property in addition to both the Carrollton-Farmers Branch and Dallas independent school districts. A zoning notification sign was also placed on the property the same day. As of the writing of this staff report, no correspondence regarding this case has been received by staff.