



11/19/2025

# SITLER ARCHITECTURE

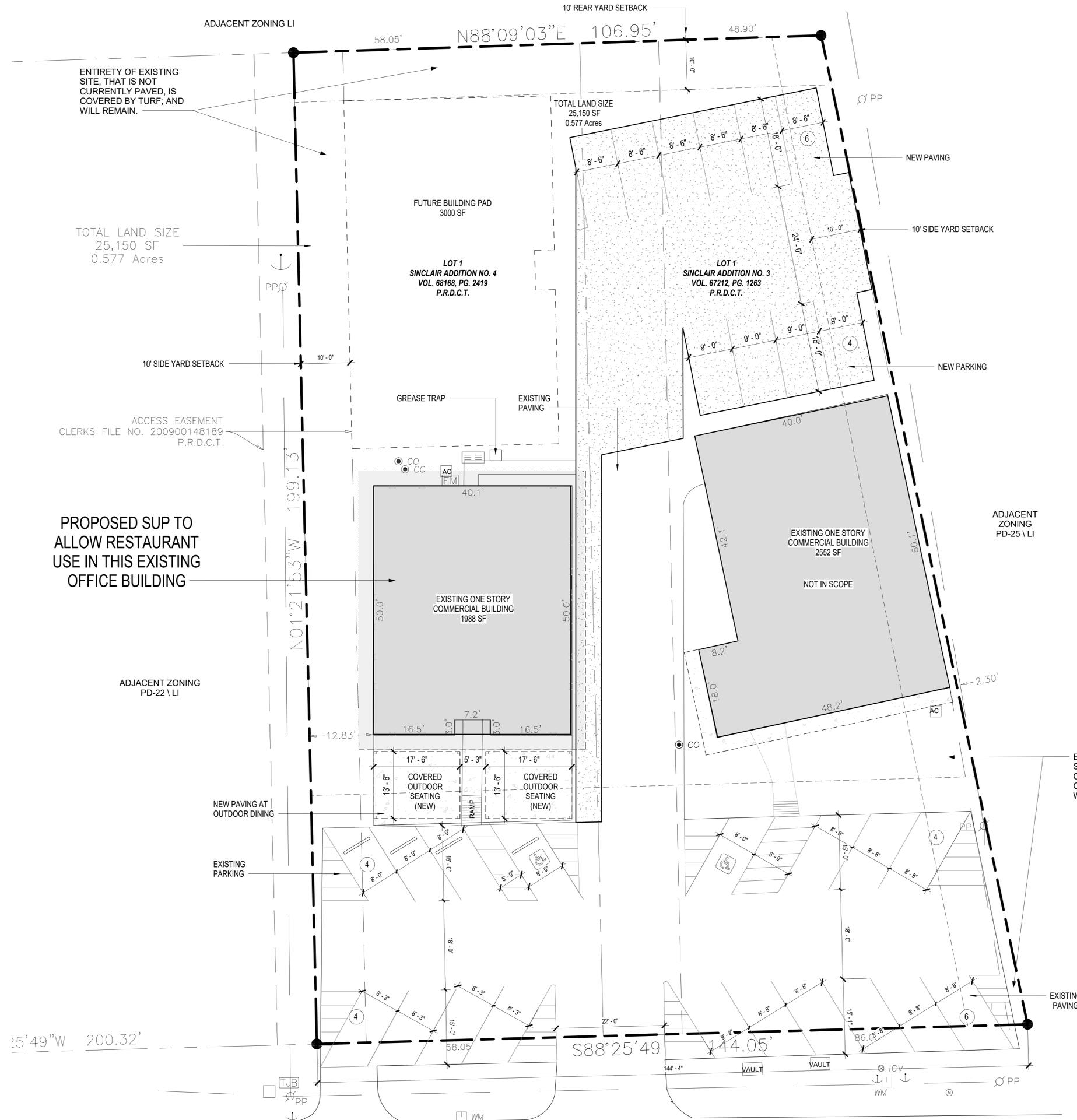
OWNER:  
ROY KOSHY  
INVESTMENTS  
2243 VALWOOD PARKWAY  
FARMERS BRANCH TX 75333  
972.951-1833

ARCHITECT:  
SITLER ARCHITECTURE  
1100 WEST WYOMING  
LUBBOCK, TX 79401  
3505 SALTILLO LANE #9  
ARLINGTON, TX 76015  
817.528.5400

# 2243 VALWOOD PKWY FARMERS BRANCH TX 75333

SITE PLAN

A-100  
sheet no.



**PROJECT INFORMATION**

ADDRESS:  
2243 VALWOOD PKWY  
FARMERS BRANCH, TX

SUP - SPECIAL USE PERMIT

REQUESTED USE: RESTAURANT

CURRENT ZONING: PD-22 COMMERCIAL

LOT SIZE: 25,150 SF  
BUILDING AREA: 4,540 SF (1988 + 2552)  
AREA OF SITE WITHOUT BUILDING: 20,610 SF

MAX NUMBER OF STORIES: 2  
MAX HEIGHT: 40'  
SPRINKLERS: NOT REQUIRED

SETBACKS:  
FRONT 50'  
SIDE 10'  
REAR 10'

LOT COVERAGE ALLOWED: .50  
LOT COVERAGE PROVIDED: .18  
LOT COVERAGE WITH FUTURE BUILDING: .30

IMPERVIOUS COVERAGE  
TOTAL BUILDING AREA INCLUDING FUTURE: 7,540 SF  
OUTDOOR CANOPIES: 475 SF  
PARKING LOT PAVING AND DRIVE AISLES: 11,060 SF  
TOTAL IMPERVIOUS COVERAGE: 19,065 SF

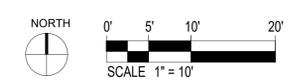
SITE COVERAGE (BUILDING AREA + CANOPIES / LOT SIZE)  
7,540 SF + 475 SF / 25,150 SF = 32%

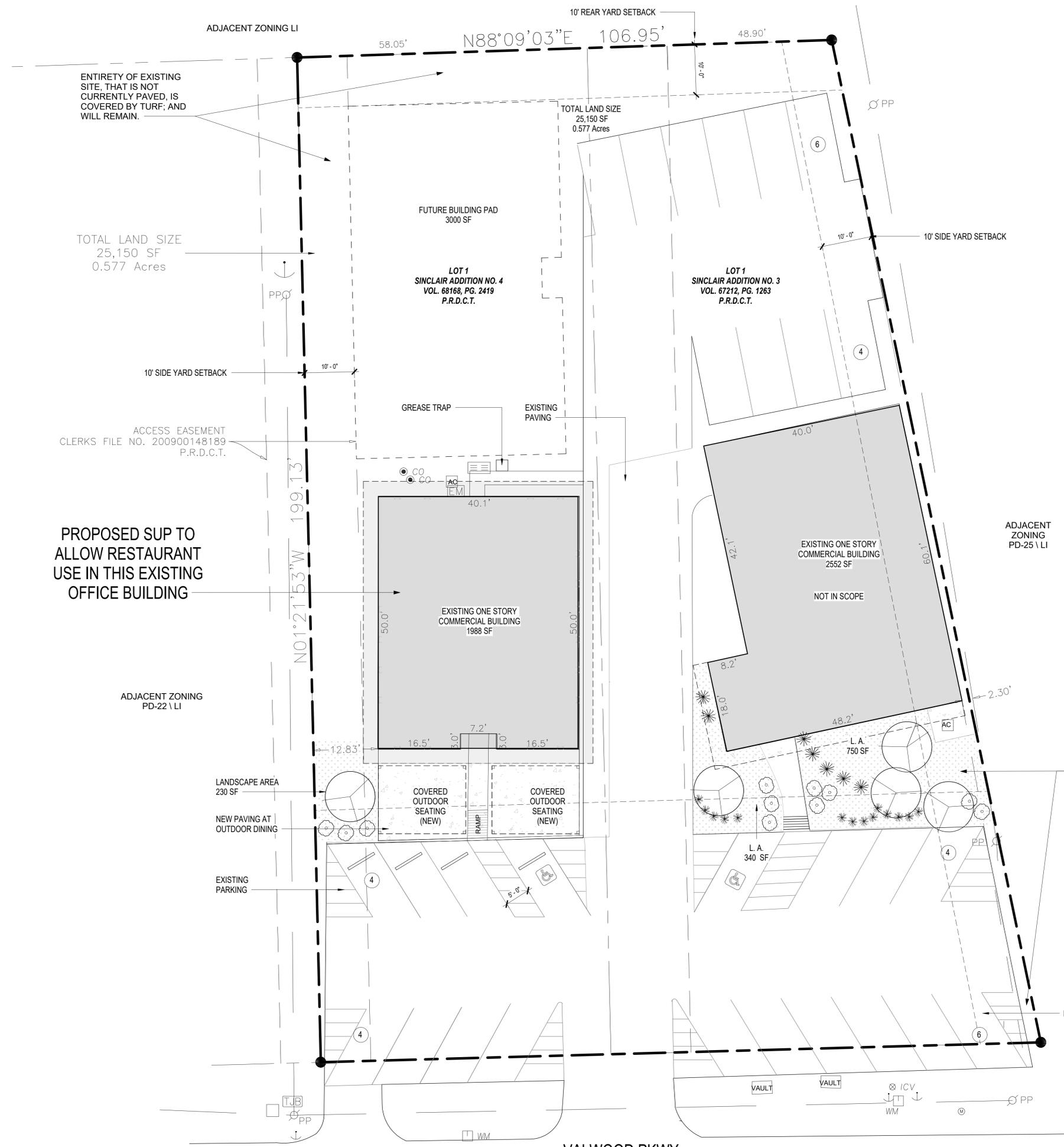
PARKING REQUIRED FOR RESTAURANT: 5 SPACES (1 SPACE PER 400SF) (1988 / 400)  
PARKING REQUIRED FOR EXISTING OFFICE: 9 SPACES (1 SPACE PER 300SF) (2552 / 300)  
PARKING REQUIRED FOR FUTURE RESTAURANT: 8 SPACES (1 SPACE PER 400SF) (3000 / 400)  
**TOTAL PARKING REQUIRED: 22 SPACES (5+9+8)**

**PARKING PROVIDED: 28 SPACES**

**CITY OF FARMERS BRANCH ADOPTED CODES**  
2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS  
2018 INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS  
2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS  
2018 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS  
2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS  
2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS  
2018 INTERNATIONAL FIRE CODE WITH AMENDMENTS  
2020 NATIONAL ELECTRICAL CODE

1 SITE PLAN  
1" = 10'-0"





**PROJECT INFORMATION**

ADDRESS:  
2243 VALWOOD PARKWAY  
FARMERS BRANCH, TX

SUP - SPECIAL USE PERMIT

REQUESTED USE:	RESTAURANT
CURRENT USE:	OFFICE SPACE
CURRENT ZONING:	PD-22 COMMERCIAL
LOT SIZE:	25,150 SF
BUILDING AREA:	4,540 SF (1988 + 2552)
AREA OF SITE WITHOUT BUILDING:	20,610 SF
LOT COVERAGE ALLOWED:	.50
LOT COVERAGE PROVIDED:	.18
LOT COVERAGE WITH FUTURE BUILDING:	.30
TOTAL FUTURE BUILDING AREA (3 BLDGS + CANOPY):	8,015 SF
FUTURE (SITE - BUILDING) AREA:	25,150 - 8,015 = 17,135 SF
LANDSCAPING REQUIRED 5% OF 20,610 SF:	1030 SF
FUTURE LANDSCAPING REQUIRED 5% OF 17,135 SF:	856.75 SF
LANDSCAPE AREA PROVIDED:	1320 SF
PERCENTAGE OF LANDSCAPE AREA PROVIDED:	6.4% (FUTURE 11%)
TREES REQUIRED (1 PER 30' OF STREET FRONTAGE):	5 (144.05 / 30)
TREES PROVIDED:	5
PARKING REQUIRED FOR RESTAURANT:	5 SPACES (1 SPACE PER 400SF) (1988 / 400)
PARKING REQUIRED FOR EXISTING OFFICE:	9 SPACES (1 SPACE PER 300SF) (2552 / 300)
PARKING REQUIRED FOR FUTURE RESTAURANT:	8 SPACES (1 SPACE PER 400SF) (3000 / 400)
<b>TOTAL PARKING REQUIRED:</b>	<b>22 SPACES (5 + 9 + 8)</b>
<b>PARKING PROVIDED:</b>	<b>28 SPACES</b>

**LANDSCAPE LEGEND**

-  TEXAS RED OAK (QUERCUS BUCKLEYI) SIZE: 3" CALIPER
-  TEXAS SAGE (LEUCOPHYLLUM FRUTESCENS) SIZE: 3 GALLON
-  LANTANA (LANTANA CAMARA) SIZE: 3 GALLON
-  CONE FLOWER (ECHINACEA) SIZE: 3 GALLON

ENTIRETY OF EXISTING SITE, THAT IS NOT CURRENTLY PAVED, IS COVERED BY TURF; AND WILL REMAIN.

PROPOSED SUP TO ALLOW RESTAURANT USE IN THIS EXISTING OFFICE BUILDING

TOTAL LAND SIZE  
25,150 SF  
0.577 Acres

TOTAL LAND SIZE  
25,150 SF  
0.577 Acres

FUTURE BUILDING PAD  
3000 SF

LOT 1  
SINCLAIR ADDITION NO. 4  
VOL. 68168, PG. 2419  
P.R.D.C.T.

LOT 1  
SINCLAIR ADDITION NO. 3  
VOL. 67212, PG. 1263  
P.R.D.C.T.

EXISTING ONE STORY  
COMMERCIAL BUILDING  
1988 SF

EXISTING ONE STORY  
COMMERCIAL BUILDING  
2552 SF

NOT IN SCOPE

LANDSCAPE AREA  
230 SF

NEW PAVING AT  
OUTDOOR DINING

EXISTING  
PARKING

COVERED  
OUTDOOR  
SEATING  
(NEW)

COVERED  
OUTDOOR  
SEATING  
(NEW)

L. A.  
340 SF

L. A.  
750 SF

VALWOOD PKWY

1 LANDSCAPE PLAN  
1" = 10'-0"



**SITLER**  
ARCHITECTURE

OWNER:  
ROY KOSHI  
ROY KOSHI INVESTMENTS  
2243 VALWOOD PARKWAY  
FARMERS BRANCH TX 75333  
972.951.1833

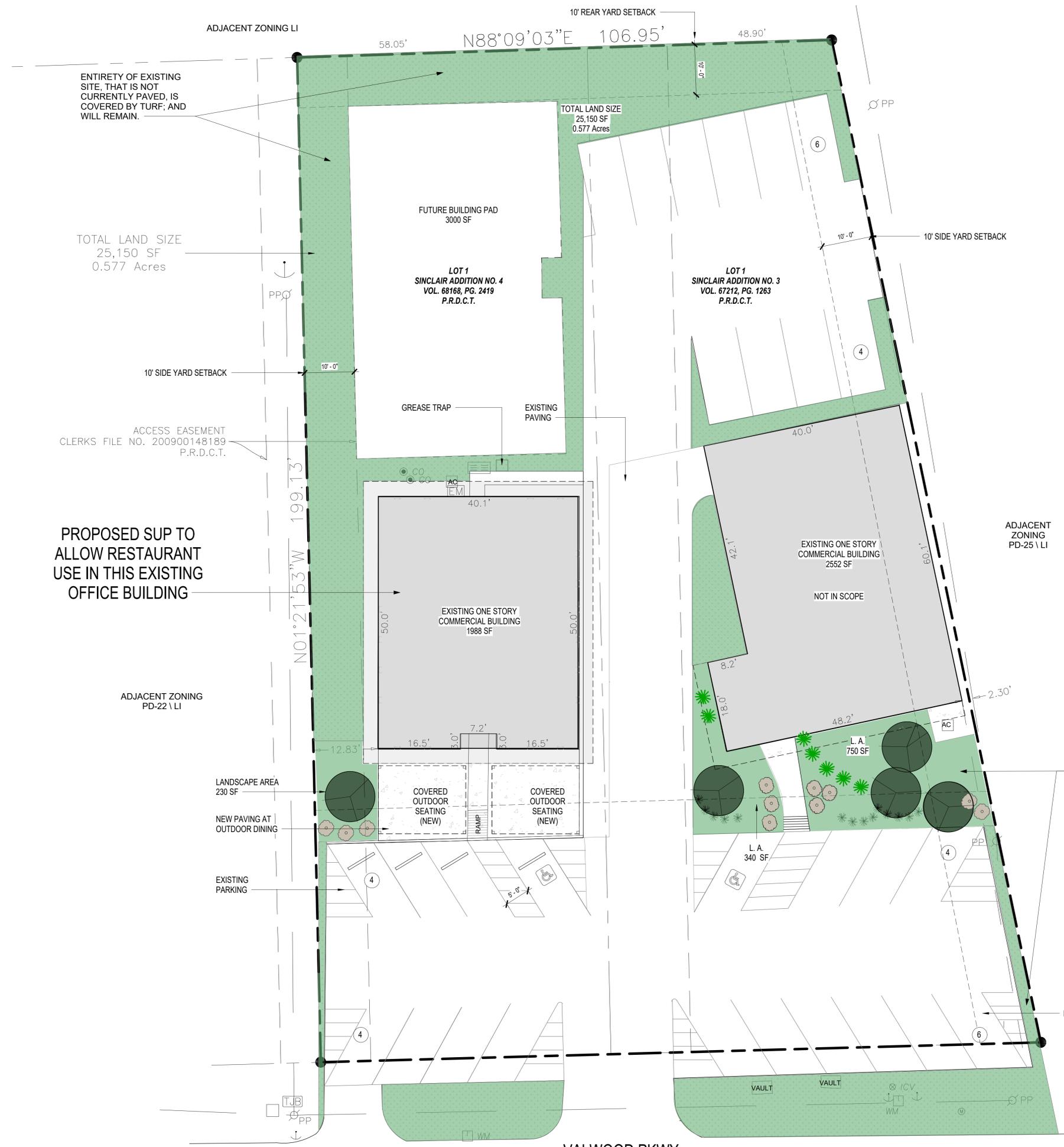
ARCHITECT:  
SITLER ARCHITECTURE  
1100 WEST WINDYBUSH  
LUBBOCK, TX 79401  
3505 SALTILLO LANE #9  
ARLINGTON, TX 76015  
817.528.5400

**2243 VALWOOD PKWY**  
FARMERS BRANCH TX 75333

LANDSCAPE  
PLAN

A-101  
sheet no.

12/23/2025 2:11:43 PM



**PROJECT INFORMATION**

ADDRESS:  
2243 VALWOOD PARKWAY  
FARMERS BRANCH, TX

SUP - SPECIAL USE PERMIT

REQUESTED USE: RESTAURANT  
CURRENT USE: OFFICE SPACE

CURRENT ZONING: PD-22 COMMERCIAL

LOT SIZE: 25,150 SF  
BUILDING AREA: 4,540 SF (1988 + 2552)  
AREA OF SITE WITHOUT BUILDING: 20,610 SF

LOT COVERAGE ALLOWED: .50  
LOT COVERAGE PROVIDED: .18  
LOT COVERAGE WITH FUTURE BUILDING: .30

TOTAL FUTURE BUILDING AREA (3 BLDGS + CANOPY): 8,015 SF  
FUTURE (SITE - BUILDING) AREA: 25,150 - 8,015 = 17,135 SF

LANDSCAPING REQUIRED 5% OF 20,610 SF: 1030 SF  
FUTURE LANDSCAPING REQUIRED 5% OF 17,135 SF: 856.75 SF  
LANDSCAPE AREA PROVIDED: 1320 SF  
PERCENTAGE OF LANDSCAPE AREA PROVIDED: 6.4% (FUTURE 11%)  
TREES REQUIRED (1 PER 30' OF STREET FRONTAGE): 5 (144.05 / 30)  
TREES PROVIDED: 5

PARKING REQUIRED FOR RESTAURANT: 5 SPACES (1 SPACE PER 400SF) (1988 / 400)  
PARKING REQUIRED FOR EXISTING OFFICE: 9 SPACES (1 SPACE PER 300SF) (2552 / 300)  
PARKING REQUIRED FOR FUTURE RESTAURANT: 8 SPACES (1 SPACE PER 400SF) (3000 / 400)  
**TOTAL PARKING REQUIRED: 22 SPACES (5+ 9 + 8)**

PARKING PROVIDED: 28 SPACES

**LANDSCAPE LEGEND**

- TEXAS RED OAK (QUERCUS BUCKLEYI) SIZE: 3" CALIPER
- TEXAS SAGE (LEUCOPHYLLUM FRUTESCENS) SIZE: 3 GALLON
- LANTANA (LANTANA CAMARA) SIZE: 3 GALLON
- CONE FLOWER (ECHINACEA) SIZE: 3 GALLON

ADJACENT ZONING PD-25 \ LI

ENTIRETY OF EXISTING SITE, THAT IS NOT CURRENTLY PAVED, IS COVERED BY TURF; AND WILL REMAIN.

PROPOSED SUP TO ALLOW RESTAURANT USE IN THIS EXISTING OFFICE BUILDING

TOTAL LAND SIZE 25,150 SF 0.577 Acres

TOTAL LAND SIZE 25,150 SF 0.577 Acres

FUTURE BUILDING PAD 3000 SF

LOT 1 SINCLAIR ADDITION NO. 4 VOL. 68168, PG. 2419 P.R.D.C.T.

LOT 1 SINCLAIR ADDITION NO. 3 VOL. 67212, PG. 1263 P.R.D.C.T.

EXISTING ONE STORY COMMERCIAL BUILDING 1988 SF

EXISTING ONE STORY COMMERCIAL BUILDING 2552 SF NOT IN SCOPE

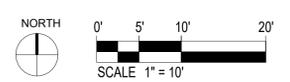
COVERED OUTDOOR SEATING (NEW)

L.A. 750 SF

L.A. 340 SF

VALWOOD PKWY

1 SITE PLAN - Dependent 1 1" = 10'-0"



**SITLER**  
ARCHITECTURE

OWNER:  
ROY KOSHY INVESTMENTS  
2243 VALWOOD PARKWAY  
FARMERS BRANCH TX 75333  
972.951.1833

ARCHITECT:  
SITLER ARCHITECTURE  
SITLER ARCHITECTURE  
11005 W. WINDYBUSH  
3505 SALTILLO LANE #9  
ARLINGTON, TX 76015  
817.528.5400

**2243 VALWOOD PKWY**  
FARMERS BRANCH TX 75333

COLOR LANDSCAPE PLAN

A-101C  
sheet no.

12/23/2025 2:14:00 PM



11/19/2025

**SITLER**  
ARCHITECTURE

OWNER:  
ROY KOSHY  
ROY KOSHY INVESTMENTS  
2243 VALWOOD PARKWAY  
FARMERS BRANCH TX 75333  
972.951.1833

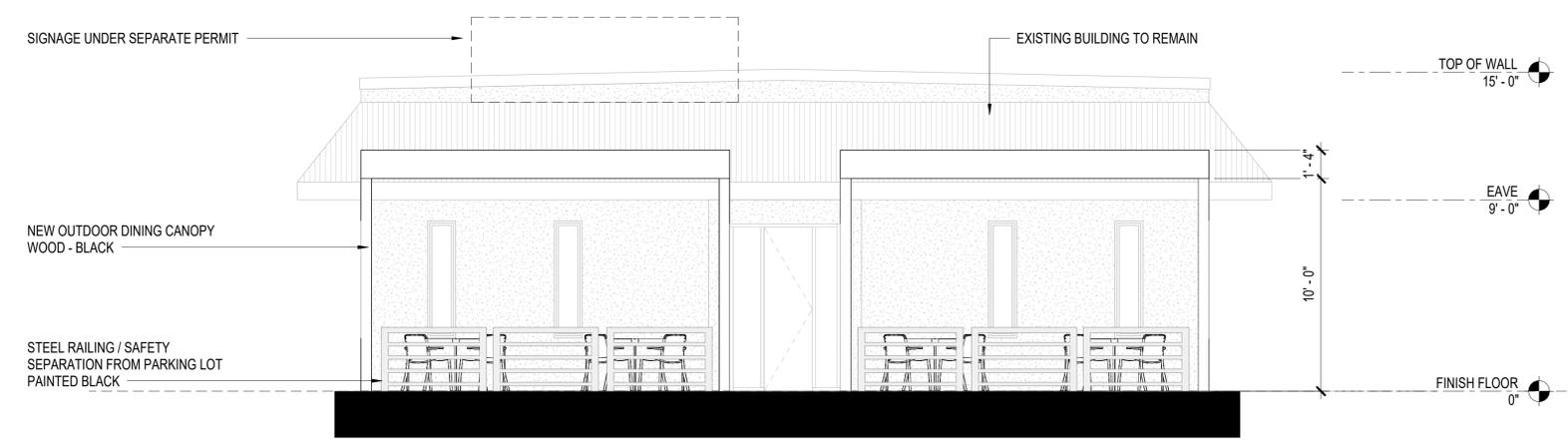
ARCHITECT:  
SITLER ARCHITECTURE  
CHRIS SITTLER  
LICENSE # 30183  
3505 SALTILLO LANE #9  
ARLINGTON, TX 76015  
817.528.5400

**2243 VALWOOD PKWY**  
FARMERS BRANCH TX 75333

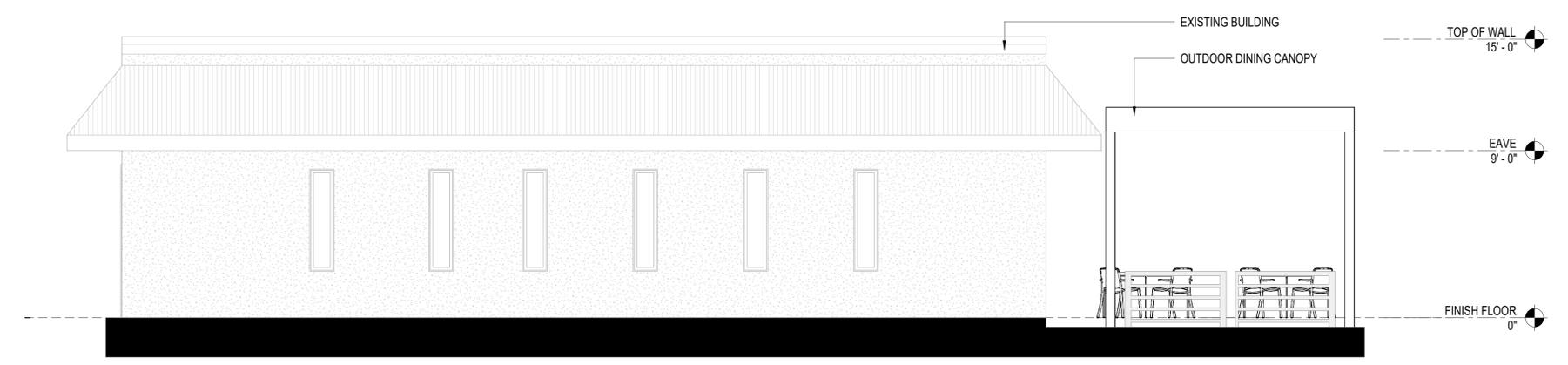
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ELEVATIONS

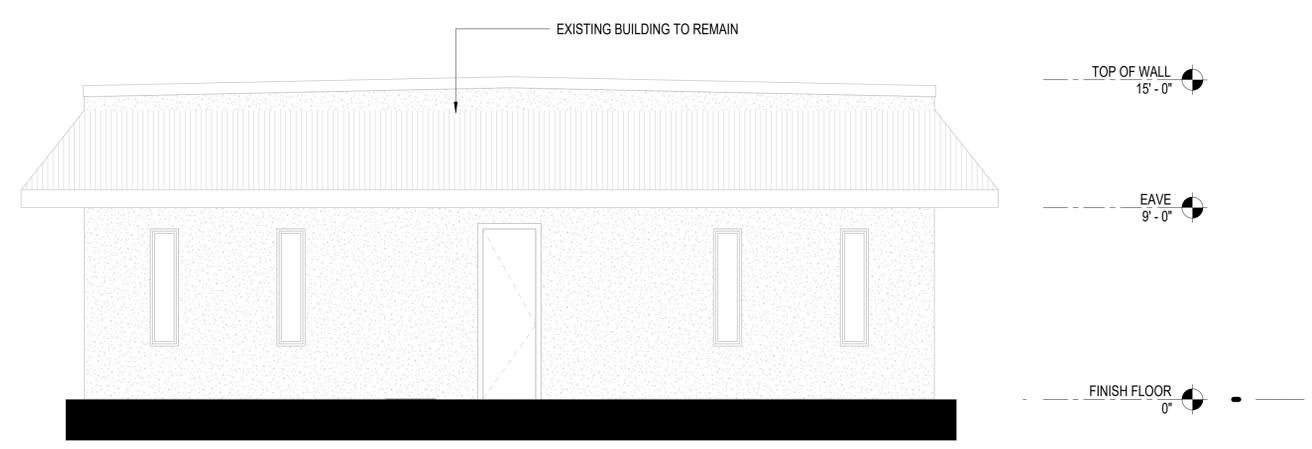
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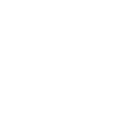
1 FRONT - SOUTH ELEVATION  
1/4" = 1'-0"



3 SIDE - WEST ELEVATION (EAST ELEVATION MIRRORED)  
1/4" = 1'-0"



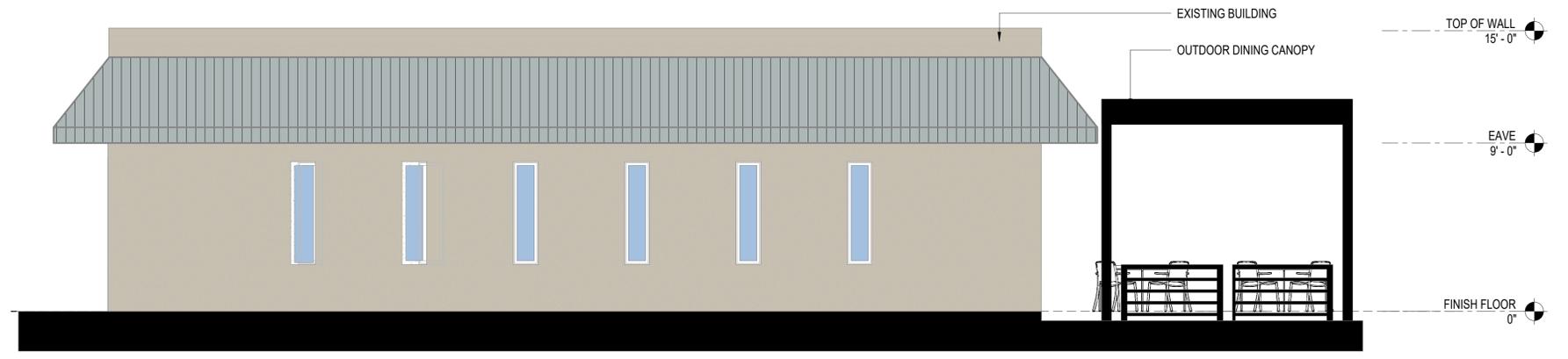
2 BACK - NORTH ELEVATION  
1/4" = 1'-0"



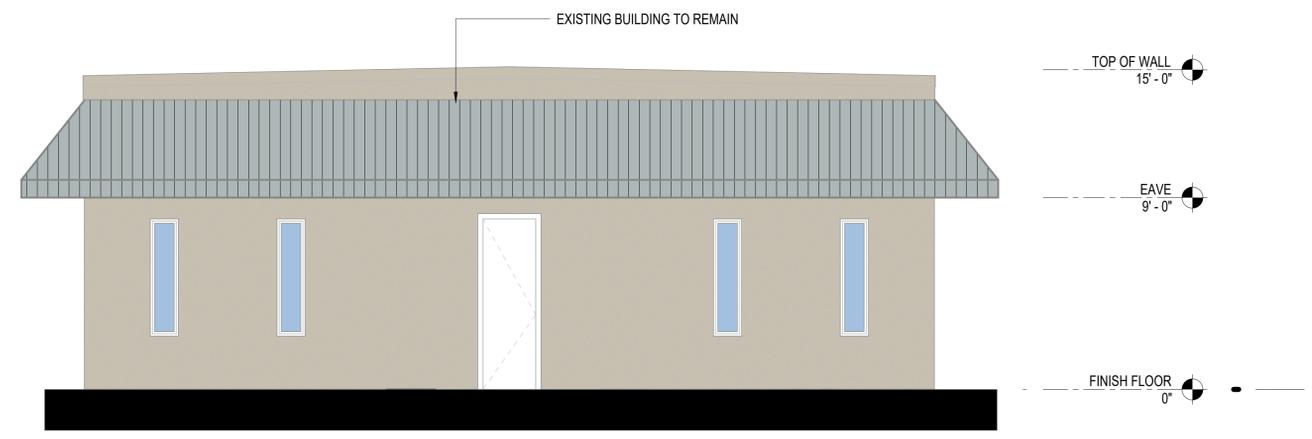
11/19/2025



1 FRONT - SOUTH ELEVATION Copy 1  
1/4" = 1'-0"



3 SIDE - WEST ELEVATION (EAST ELEVATION MIRRORED) Copy 1  
1/4" = 1'-0"



2 BACK - NORTH ELEVATION Copy 1  
1/4" = 1'-0"

**SITLER**  
ARCHITECTURE

OWNER:  
ROY KOSHY  
INVESTMENTS  
2243 VALWOOD PARKWAY  
FARMERS BRANCH TX 75333  
972.951.1833

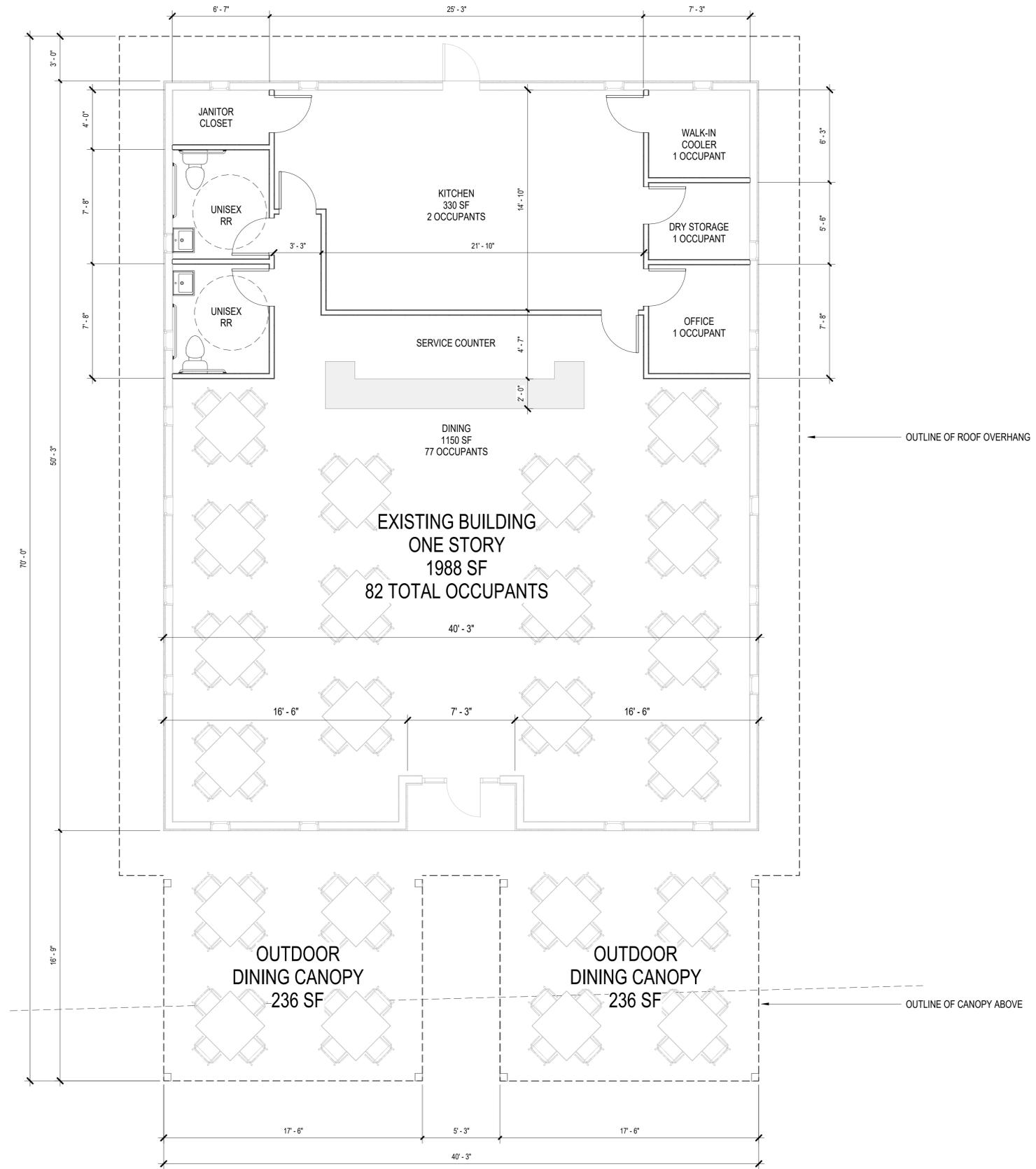
ARCHITECT:  
SITLER ARCHITECTURE  
LUCAS SITLER  
3505 SALTILLO LANE #9  
ARLINGTON, TX 76015  
817.528.5400

**2243 VALWOOD PKWY**  
FARMERS BRANCH TX 75333

COLOR  
ELEVATIONS

A-201  
sheet no.

11/29/2025 8:27:51 AM



1 FLOOR PLAN  
1/4" = 1'-0"



**SITLER**  
ARCHITECTURE

OWNER:  
ROY KOSHY  
ROY KOSHY INVESTMENTS  
2243 VALWOOD PARKWAY  
FARMERS BRANCH TX 75333  
972.951.1833

ARCHITECT:  
SITLER ARCHITECTURE  
1100 WEST WILLOW STREET  
SUITE 200 #100  
3505 SALT LANE #9  
ARLINGTON, TX 76015  
817.528.5400

**2243 VALWOOD PKWY**  
FARMERS BRANCH TX 75333

FLOOR PLAN

A-102  
sheet no.

11/19/2025

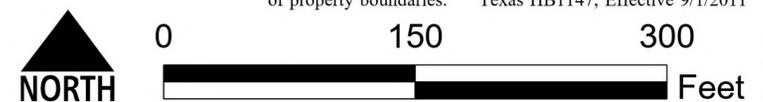
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-  Subject Property
-  Tax Parcels
-  City Limit

**25-SU-09 Aerial Map**  
**2243 Valwood Parkway**

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011

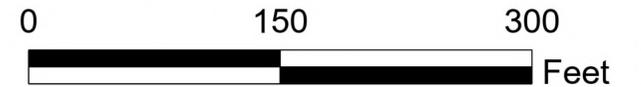




-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

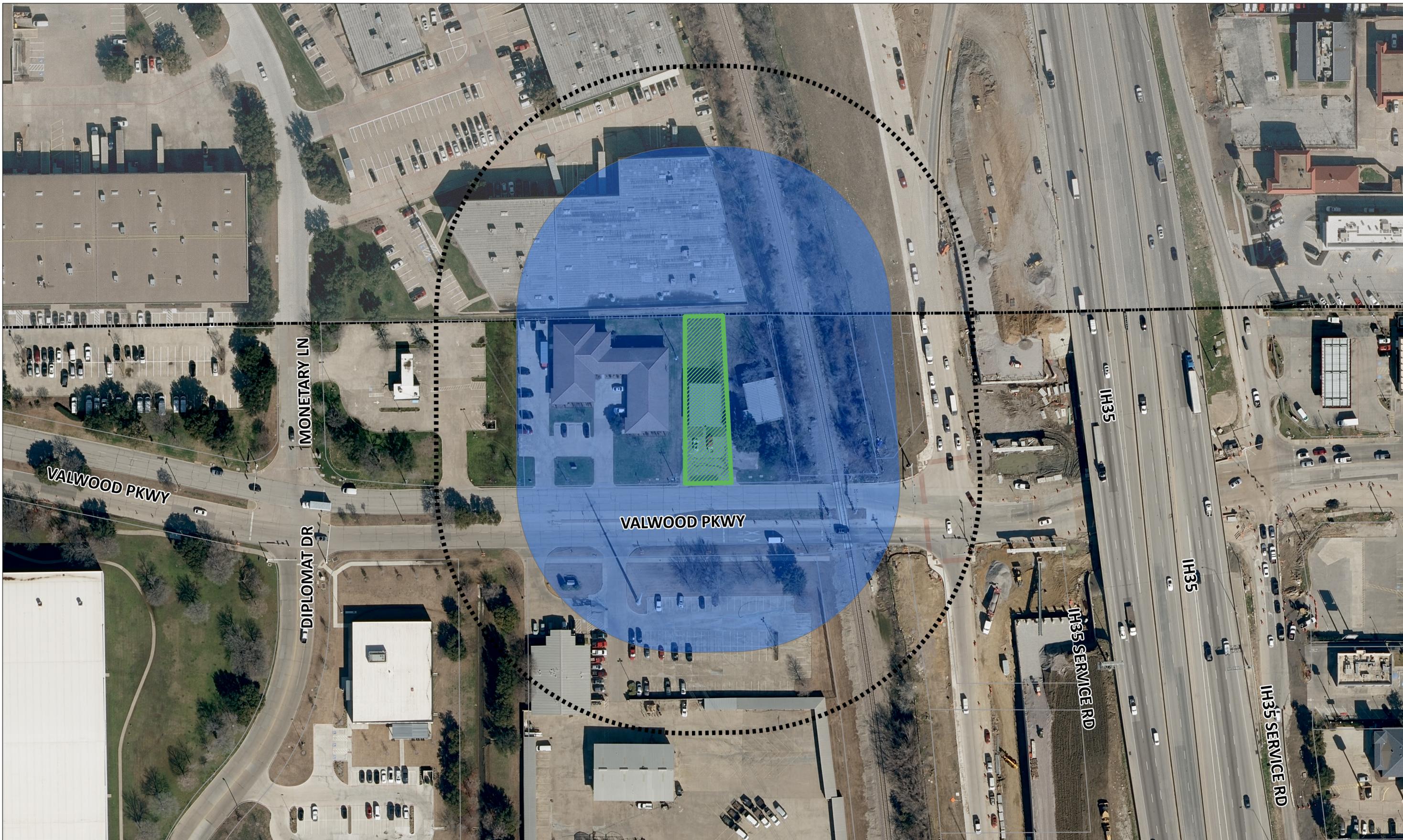
## 25-SU-09 Location Map

### 2243 Valwood Parkway



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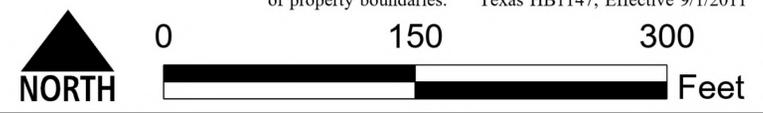




-  300-Foot Courtesy Notice
-  200-Foot Protest Area
-  Subject Property
-  Tax Parcels
-  City Limit

# 25-SU-09 Notification Map

## 2243 Valwood Parkway



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011



**Summary of Mailed Notices  
Property Owner List  
25-SU-09  
2243 Valwood Parkway**

<b>Map</b>	<b>First Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Written Response</b>
1.	LEO ANNETTE J	11130 MEDLOCK BRIDGE RD APT 1033	JOHNS CREEK	GA	30097	None.
2.	2222 PARTNERS LTD PS	947 COUNTY ROAD 219	GAINESVILLE	TX	76240	None.
3.	DART	PO BOX 660163	DALLAS	TX	75266	None.
4.	DIPLOMAT DRIVE II LLC	3512 SAN LUCAS LN	DENTON	TX	76208	None.
5.	VALKYRIE INVESTMENTS LLC	1233 MUSCOGEE TRL	CARROLLTON	TX	75010	None.
6.	LEO ANNETTE J	11130 MEDLOCK BRIDGE RD APT 1033	JOHNS CREEK	GA	30097	None.
7.	BURLINGTON NO SANTA FE RR C/O PROPERTY TAX DEPARTMENT	PO BOX 961089	FORT WORTH	TX	76161	None.
8.	VALKYRIE INVESTMENTS LLC	1233 MUSCOGEE TRL	CARROLLTON	TX	75010	None.
9.	LEO ANNETTE J	11130 MEDLOCK BRIDGE RD APT 1033	JOHNS CREEK	GA	30097	None.
10.	TEXAS STATE OF	PO BOX 12428	AUSTIN	TX	78711	None.
11.	PEGGYS FOLLY LP	5501 SAINT ANDREWS CT	PLANO	TX	75093	None.
12.	ROONEY REAL ESTATE LLC	5601 S 122ND EAST AVE	TULSA	OK	74146	None.
13.	TEXAS STATE OF C/O TEXAS DEPT OF TRANSPORTATION	125 E 11TH ST	AUSTIN	TX	78701	None.
14.	TRANSMAX INC	14053 N STEMMONS FWY	FARMERS BRANCH	TX	75234	None.
15.	2241 SINGH LLC &	7750 BROADWAY	SAN ANTONIO	TX	78209	None.
16.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None.
17.	DALLAS ISD	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None.



# City of Farmers Branch

## Action Meeting Minutes

### Planning and Zoning Commission

City Hall  
13000 Wm. Dodson Pkwy  
Farmers Branch, TX 75234

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Monday, January 12, 2026

7:00 PM

City Hall

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The full video of this meeting is available on the City website here: <https://farmersbranch.legistar.com/Calendar.aspx>

**Commissioners Present (7):** Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Slutzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Scott Noris, and Alternate Commissioner Breeanna Banks

**Commissioners Absent (1):** Alternate Commissioner Clint Schumacher

**City Staff Present:** Director of Community Services Samuel Chavez AICP; Lead Planner Brett Mangum AICP; Planner Brian Campbell AICP; and City Attorney Chris Metcalf

#### **A. STUDY SESSION**

**A.1 [26-016](#) Discuss Regular Agenda Items.**

Chair Raley called the Study Session to order at 6:30 PM.

Chair Raley thanked the Commissioners for their service.

Chair Raley asked for any questions or comments regarding the Regular Agenda and Public Hearing items.

Regarding Regular Agenda item C.1:

- Vice-Chair Miller noted a typo in the minutes in which he was erroneously listed as both present and absent from the meeting.

Regarding Public Hearing item D.1:

- Mr. Campbell stated that, due to the Zoning Board of Adjustments solely having the power to grant variances and not City Council per a conversation the City Attorney, a Zoning Amendment to Planned Development District No. 22 (PD-22) would be required to permit the installation of the fencing within the front yard. Mr. Campbell then stated this agenda item was being pulled from tonight's agenda and would be brought back to the Commission as a Detailed Site Plan with Zoning Amendment request at their next meeting on January 26, 2026, following renotification of this case.

Regarding Public Hearing item D.2:

- Commissioner Trapp asked about required parking for the restaurant. *Mr. Campbell clarified that the parking requirement is based on the square footage of the building and not seating and noted the applicant's plan to repave the northern portion of 2245 Valwood Parkway to provide additional parking.*
- Commissioner Trapp asked if the repaving of 2245 Valwood Parkway was part of the current scope of work for this Specific Use Permit (SUP) request. *Mr. Campbell stated that while he believed yes, he would defer this question to the applicant.*
- Commissioner Trapp asked about the previous use of the subject property. *Mr. Campbell stated it was an office.*
- Vice-Chair Miller asked why the applicant was not being required to replat the property now. *Mr. Campbell and Mr. Chavez explained that currently 2243 Valwood Parkway had more than the number of parking spaces required for the restaurant, but if the applicant chooses to develop the proposed second restaurant then replatting the property would be required in order to capture all parking spaces required for both restaurants and the existing office building located at 2245 Valwood Parkway which would remain. Mr. Campbell noted that while 2243 and 2245 Valwood Parkway were currently one contiguous lot, both were platted separately. Mr. Campbell also noted that the replat would also be necessary in order to move the parking spaces at 2243 Valwood Parkway out of the existing easement to the south.*
- Commissioner Kirby asked whether restaurants were a permitted use within PD-22. *Mr. Campbell explained that while most zoning districts with Light Industrial as the base zoning permitted restaurants by right, PD-22 happened to be one that did not and instead required SUP approval.*
- Commissioner Trapp asked whether the SUP request was for the subject property or for all of PD-22. *Mr. Campbell clarified that the request was just for the subject property.*

Regarding Public Hearing item D.3:

- Mr. Mangum stated that this agenda item was being tabled at the applicant's request and would be brought back to the Commission at their next meeting on January 26, 2026, due to the applicant's desire to run this case concurrently with a separate Zoning Amendment request to add the subject property to the Beer and Wine Sales (BW) Overlay District.
- Vice-Chair Miller asked whether the applicant's requests were the same as the previous ones. *Mr. Mangum said yes.*
- Vice-Chair Miller asked whether staff had received any feedback from City Council regarding the request. *Mr. Mangum said no and in response to further comments by Vice-Chair Miller, he stated that he would defer to the applicant for any questions regarding the applicant's reapplication of this SUP and Zoning Amendment requests.*

**A.2**     [26-017](#)

**Review 2026 Planning and Zoning Commission meeting dates.**

Mr. Campbell asked for any questions regarding the meeting calendar.

Commissioner Trapp asked whether the meeting dates were similar to those last year. *Mr. Campbell said yes.*

Commissioner Kirby asked whether an agenda was available for the City Council bus tour? *Mr. Campbell said no.*

Commissioner Kirby asked whether the State of the City address would be broadcast on the City’s YouTube channel. *Mr. Campbell stated staff would find out and follow up with the Commissioners on this.*

**A.3     [26-018](#)     **Discuss Agenda Items for Future Planning and Zoning Commission consideration.****

Commissioner Kirby asked whether the Comprehensive Zoning Ordinance (CZO) included data center within the use table and definitions. Mr. Chavez stated that staff was currently working on a comprehensive update to the CZO, which included addressing data centers as a use.

Hearing no further questions or comments, Chair Raley closed discussion on this agenda item and adjourned the Study Session at 6:43 PM. Staff and the Commissioners reconvened in Council Chambers for the Regular Meeting at 7:00 PM.

**B. CITIZEN COMMENTS**

There was no one wishing to address the Commission, and Chair Raley closed the Citizen Comments portion of the agenda.

**C. REGULAR AGENDA ITEMS**

**C.1     [26-019](#)     **Consider approval of the December 8, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.****

**A motion was made by Commissioner Trapp, seconded by Commissioner Noris, that the minutes be approved with the correction noted by Vice-Chair Miller. The motion carried by the following vote:**

*Aye: 5 – Chair Raley, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

*Abstain: 1 – Vice-Chair Miller*

**D. PUBLIC HEARING**

**D.1     [25-SP-07](#)     **Conduct a public hearing and consider the request for Detailed Site Plan approval for the installation of fencing, including a variance request to allow said fencing within the front yard on an approximately 2.1-acre property located at 13710 Hutton Drive and located within the Planned Development District No. 22 (PD-22) zoning district; and take appropriate action.****

Mr. Campbell stated that staff was pulling this item from tonight’s agenda and would be brought back to the Commissioners at their January 26, 2026 meeting as a Detailed Site Plan with Zoning Amendment request.

Chair Raley asked for a motion to withdraw the case.

**A motion was made by Vice-Chair Miller, seconded by Commissioner Kirby, that this case be withdrawn. The motion carried unanimously.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

**D.2**     [25-SU-09](#)

**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.**

Mr. Campbell gave a presentation regarding the SUP request.

Mr. Chris Sitler with Sitler Architecture, the applicant, 3505 Saltillo Lane, Arlington, was available to answer questions.

Vice-Chair Miller asked about the use of the building located at 2245 Valwood Parkway. *Mr. Sitler said it was currently in use as an office for the developer.*

Vice-Chair Miller asked about the location of the proposed additional parking at 2245 Valwood Parkway and whether this was included in the scope of work for this SUP request. *Mr. Sitler stated it would be to rear of the building and yes it would be available when the restaurant opened, with the plan being that employees of the office building would park to the rear of 2245 Valwood Parkway and customers of the restaurant would park in front.*

Hearing no further questions or comments from the Commissioners, Chair Raley opened the public hearing. No one came forward to address this agenda item. Chair Raley asked for a motion to close the public hearing.

**A motion was made by Commissioner Kirby, seconded by Commissioner Trapp, that the public hearing be closed. The motion carried unanimously.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

Chair Raley asked for a motion regarding the agenda item.

**A motion was made by Commissioner Kirby, seconded by Vice-Chair Miller, that this Specific Use Permit be recommended for approval. The motion carried unanimously.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

Chair Raley asked when this case would go before City Council. Mr. Campbell stated that it would be at their February 18<sup>th</sup> meeting.

**D.2**     [25-SU-10](#)

**Conduct a public hearing and consider the request for a Specific Use Permit (SUP) for a gasoline service station and convenience store on approximately 1.48 acres located at 13601 Midway Road within Planned Development District No. 64 (PD-64); and take appropriate action.**

Mr. Mangum stated that this agenda item was being tabled at the applicant's request and would be brought back to the Commission at their next meeting on January 26, 2026, due to the applicant's desire to run this case concurrently with a separate Zoning Amendment request to add the subject property to the Beer and Wine Sales (BW) Overlay District.

Chair Raley asked for a motion to table this case.

**A motion was made by Commissioner Trapp, seconded by Commissioner Noris, that this agenda item to be tabled until the January 26, 2026 Planning and Zoning Commission meeting. The motion carried unanimously.**

*Aye: 6 – Chair Raley, Vice-Chair Miller, Commissioner Kirby, Commissioner Sultzbaugh, Commissioner Trapp, and Commissioner Noris*

**E. ADJOURNMENT**

Chair Raley adjourned the meeting at 7:17 PM.

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Chair

\_\_\_\_\_  
City Administration