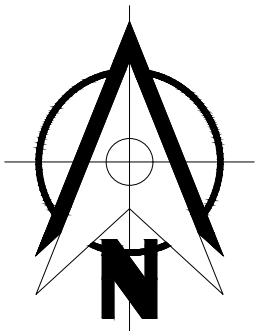
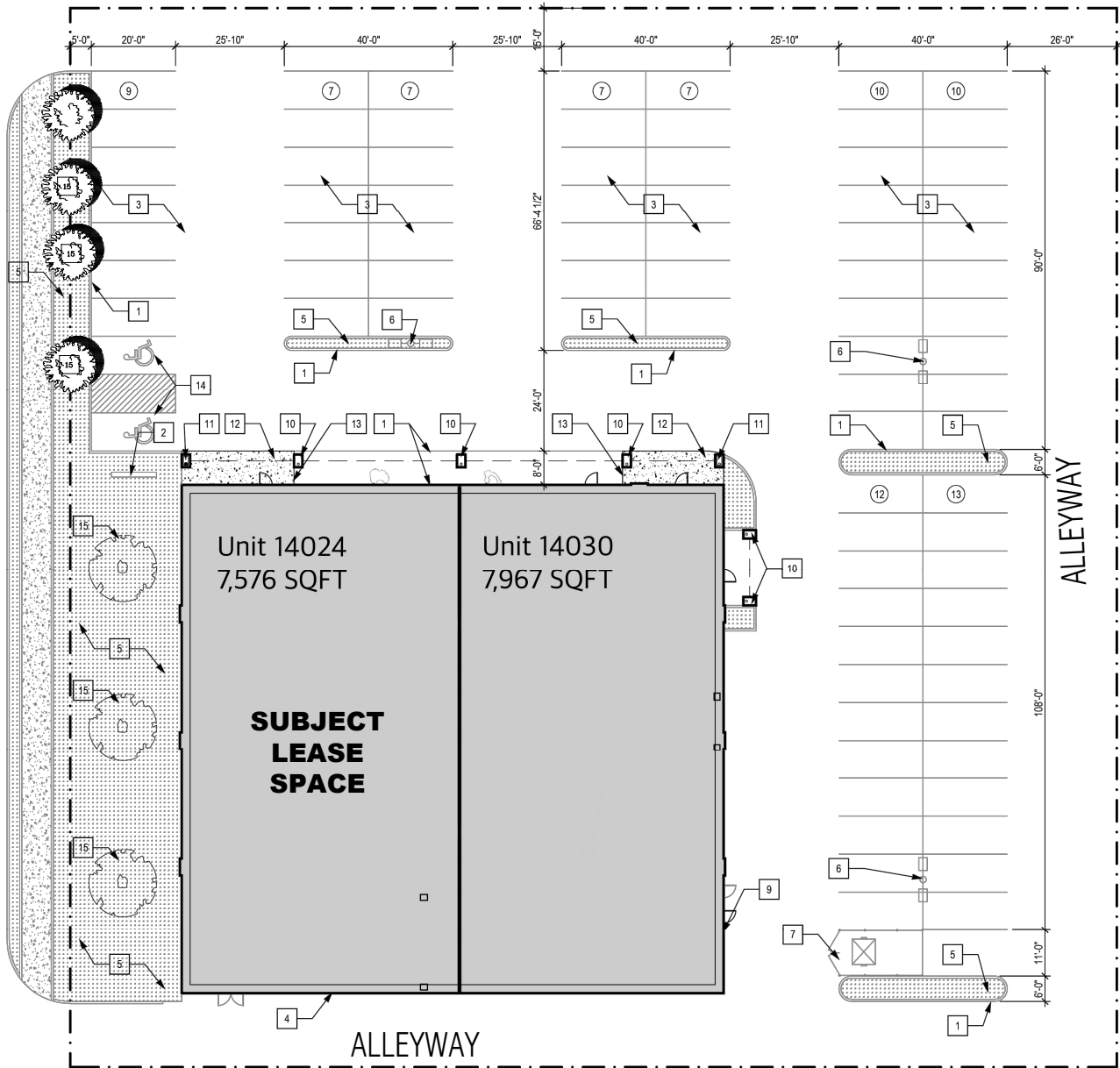


JOSEY LN

251.51'



248.5'



SUBJECT
LEASE
SPACE

Unit 14024
7,576 SQFT

Unit 14030
7,967 SQFT

ALLEYWAY

ALLEYWAY

251.51'

248.5'

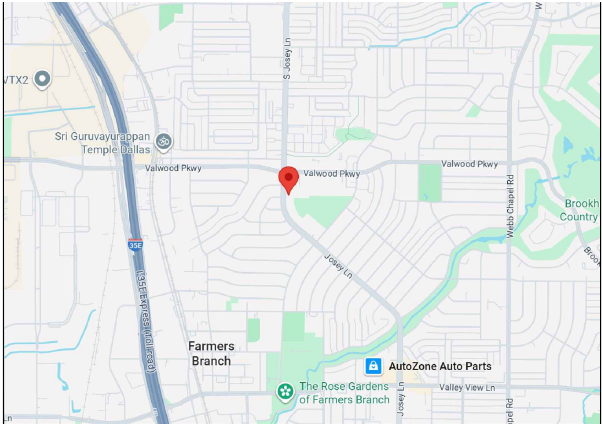
SITE PLAN

SCALE: 1= 40'

KEY NOTES	
1.	EXG SIDEWALK / NO CURB
2.	EXG MONUMENT SIGN
3.	EXG PARKING STRIPE
4.	EXG ELECXTRIC SERVICE PANEL LOCATION
5.	EXG LANDSCAPE
6.	EXG LIGHT POLE
7.	EXG ENCLOSED DUMSPTER
8.	NOT USED
9.	EXG F.D.C.
10.	EXG BUILDING COLUMN
11.	EXG BUILDING COLUMN
12.	EXG SIDEWALK / SLOPE 2% AWAY FROM F.F.E.
13.	EXG EXPANSION JOINT BETWEEN CONCRETE
14.	EXG ADA PARKING AREA AND SIGNAGE TO REMAIN
15.	EXG ORNAMENTAL TREE

LANDSCAPING	
5.	EXG GRASS
15.	EXG 2IN CALIPER CREPE MYRTLE TREES (6)

PARKING ANALYSIS			
ESTABLISHMENT	SQUARE FOOTAGE	APPL. RATIO 1 CAR PER	REQUIRED/ PROVIDED
FURNITURE STORE	7,576	CATEGORY F - 1 PARKING SPACE PER 800 S.F. OF FLOOR AREA	10
• 9'-0" x 18'-0" STANDARD STALL SIZE			8
• 9'-6" x 18'-0" HANDICAP STALL SIZE			2
TOTAL PROPERTY PARKING SPACES			82



VICINITY PLAN

FOR REFERENCE ONLINE

LEGAL DESCRIPTION:	
VALWOOD VILLAGE 1 REP BLK A LO2 ACS 1.435	

SQUARE FOOTAGE	
EXG. BUILDING AREA	7,576 SQ FT
FURNITURE STORE	
LANDSCAPE AREA	5,300 SQ FT
	9 %
IMPERVIOUS AREA	57,200 SQ FT
	91 %
TOTAL SQUARE FOOTAGE OF ENTIRE BUILDING	15,543 SQ FT
LOT SIZE	62,500 SQ FT
TOTAL COVERED AREA	15,543 SQ FT

CITY STAMP

ENGINEER STAMP

DATE:	09.23.25
START:	07.10.25
SCALE:	3/32"=1'-0"
SQ.FT:	-
DRAWING No.	01 of 02

ADDRESS:
14024 Josey Ln, Farmers Branch, TX 75234

SCOPE OF WORK: FINISH OUT / CHANGE OF TENANT

DRAWN: LC

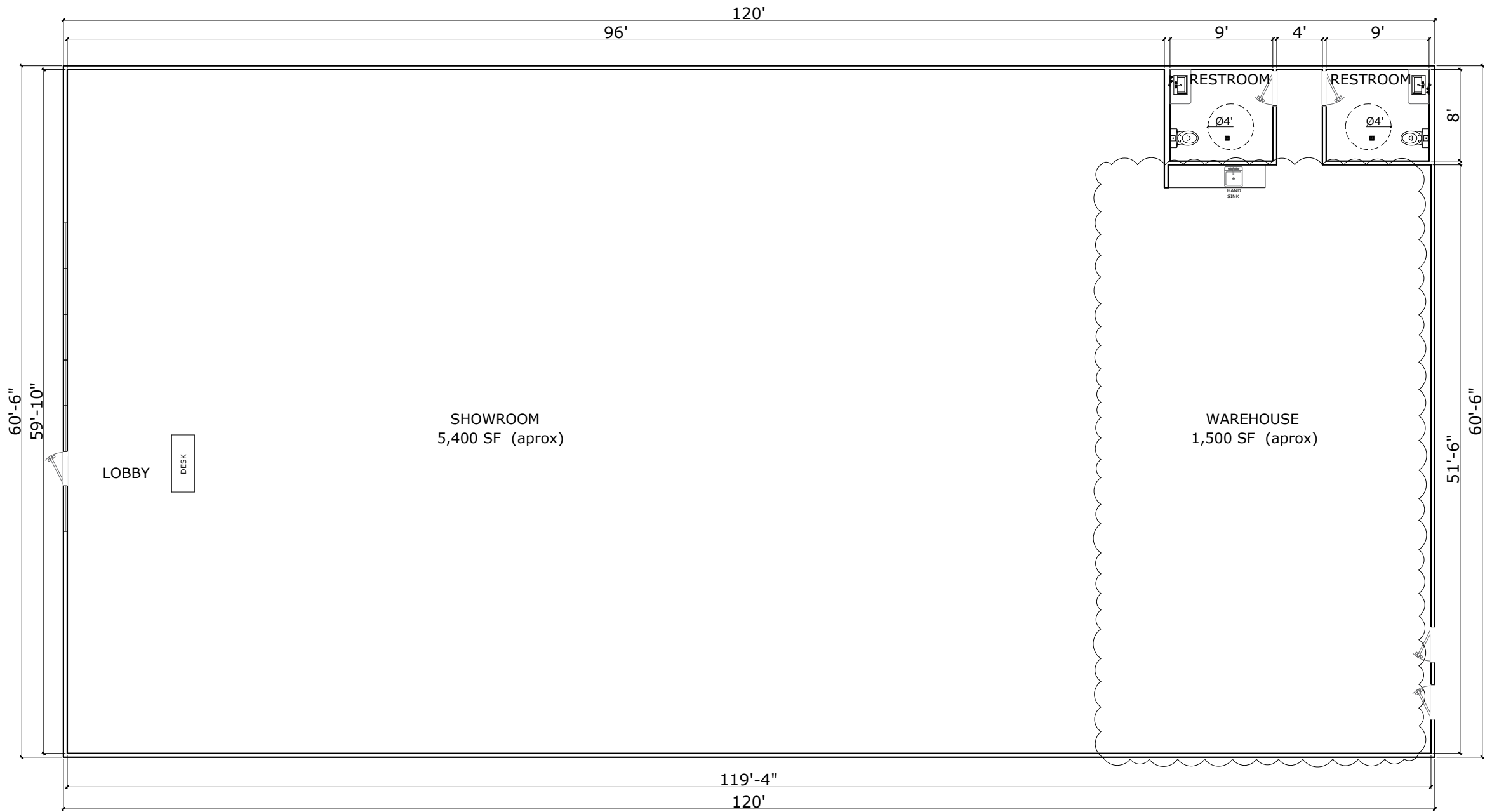
PLAN: SITE PLAN

OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. OWNER IS ENTITLED TO RENOVATE/REPLACE THE MAP DESIGN IF DESIRED. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. CREATIVO DESIGNS IS A COMPANY OF LDCO ENTERPRISES, LLC Copyright 2025



CREATIVO DESIGNS

8500 N STEMMONS FWY
SUITE#2045 DALLAS, TX 75247



PROP. FLOOR PLAN
SCALE: 3/32" = 1'-0"



• CREATIVO DESIGNS •
8500 N STEMMONS FWY
SUITE#2045 DALLAS, TX 75247

ADDRESS:
14024 Josey Ln, Farmers Branch, TX 75234

SCOPE OF WORK: FINISH OUT / CHANGE OF TENANT

DRAWN: LC

PLAN: PROP. FLOOR PLAN

TOWER/BUILDING MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. OWNER IS ENTITLED TO REVOKE/REPLACE THE MAP DESIGN IF DESIRED. ANY COPYING, TRACKING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. CREATIVO DESIGNS USA IS A COMPANY OF CREATIVO DESIGNS, LLC. Copyright 2025

DATE: 08.18.25

START: 07.10.25

SCALE: 3/32" = 1'-0"

SQ.FT: -

DRAWING No. 02 of 02

ENGINEER STAMP

CITY STAMP

Plan of Operations

Business Name: DAR Furniture LLC

Business Address: 14024 Josey Ln, Farmers Branch, TX 75234

Business Owner: DAR Furniture LLC

Phone Number: 412-2658145

Email Address: qalsaif@yahoo.com

1. Business Description

We are a retail furniture store offering a wide selection of home furnishings, including sofas, beds, dining sets, mattresses, and home décor. Our business combines showroom sales with optional customer delivery services. Our mission is to provide quality, affordable furniture with excellent customer service to the local community.

2. Days and Hours of Operation

Monday – Saturday: 10:00 AM to 7:00 PM

Sunday: 12:00 PM to 5:00 PM

3. Number of Employees

Total Employees: 5

On-Site During Peak Hours: 3 to 4 staff members, including sales, cashier, and management.

4. Customer Traffic Estimate

Weekdays: 10–25 customers/day

Weekends: 30–50 customers/day

Traffic is primarily from local drive-in customers and online inquiries.

5. Parking

We will utilize the existing on-site parking. No changes or expansions to the parking area are planned at this time. Estimated peak parking usage is 8–10 spaces.

6. Loading and Deliveries

Furniture deliveries will occur 2–3 times per week using box trucks. Deliveries will be scheduled during business hours and made through the rear or designated loading area. No overnight truck parking is anticipated.

7. Waste Disposal

We have arranged for commercial trash pickup services. Cardboard and packaging materials will be properly broken down and disposed of in the designated commercial dumpster on-site. No hazardous waste will be generated.

8. Signage

We plan to install signage in compliance with city ordinances, including a main sign on the front façade and a window sign displaying store hours. All sign permits will be obtained prior to installation.

9. Security Measures

We will have an alarm system and security cameras installed throughout the interior and exterior of the building. The premises will be locked and secured after hours.

10. Special Considerations

No outdoor display of furniture is planned.

No alterations to the structure are proposed beyond cosmetic interior improvements.

No food or beverage services will be offered.

The business is not anticipated to create noise, fumes, or other nuisances to surrounding properties.

Owner/Manager Signature: _____

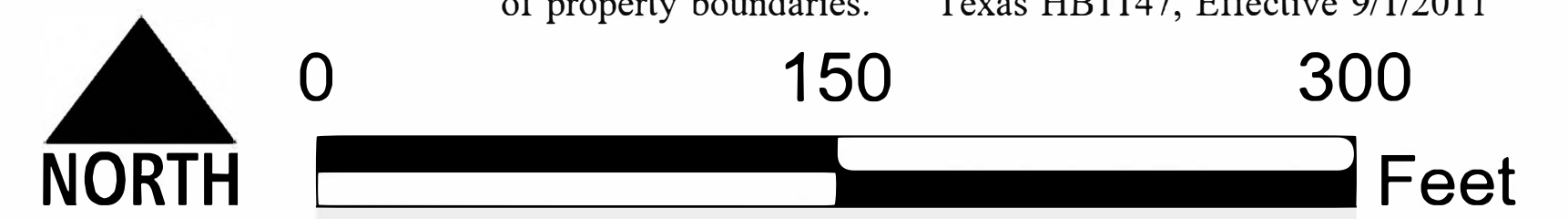
Date: Jul-10-2023



-  Subject Property
-  Tax Parcels
-  City Limit

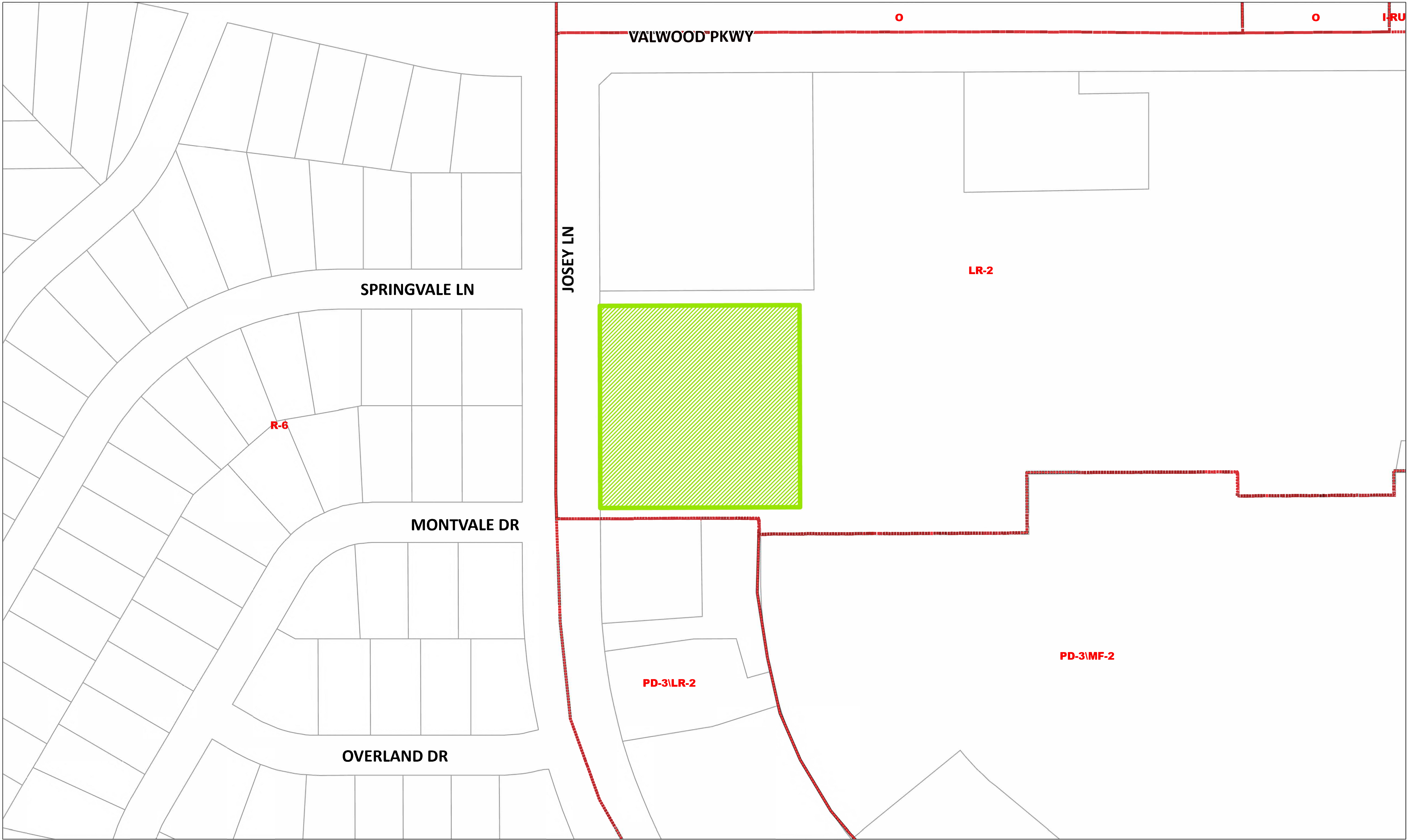
25-SU-07 Aerial Map

14024 Josey Lane



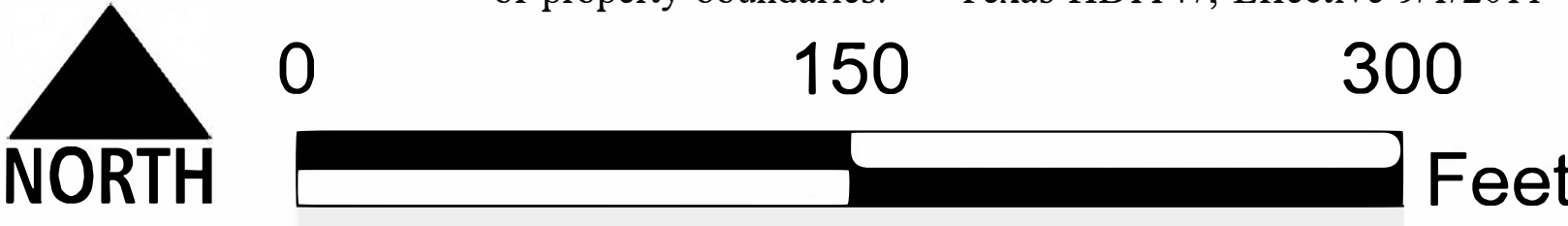
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011





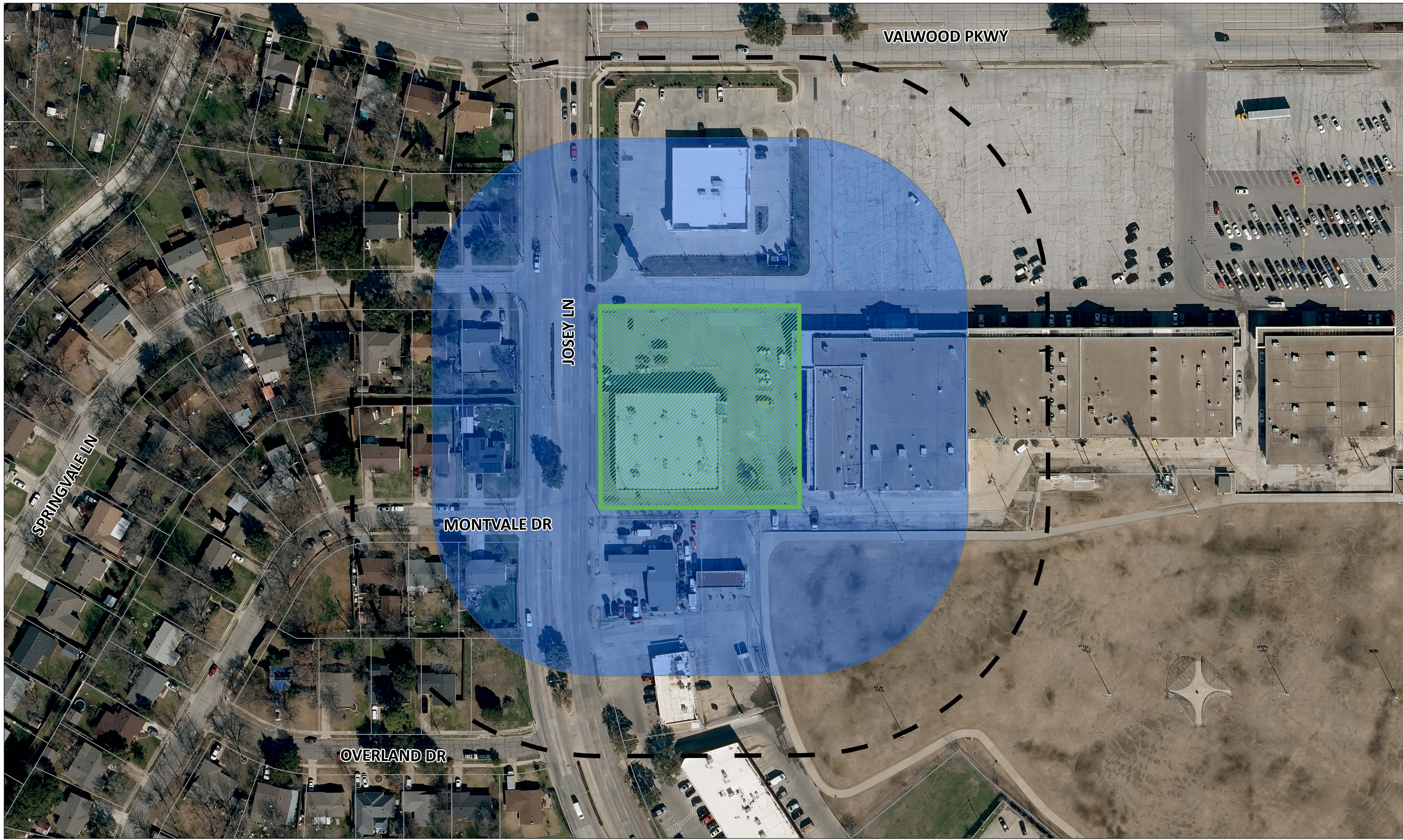
-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

25-SU-07 Location Map
14024 Josey Lane



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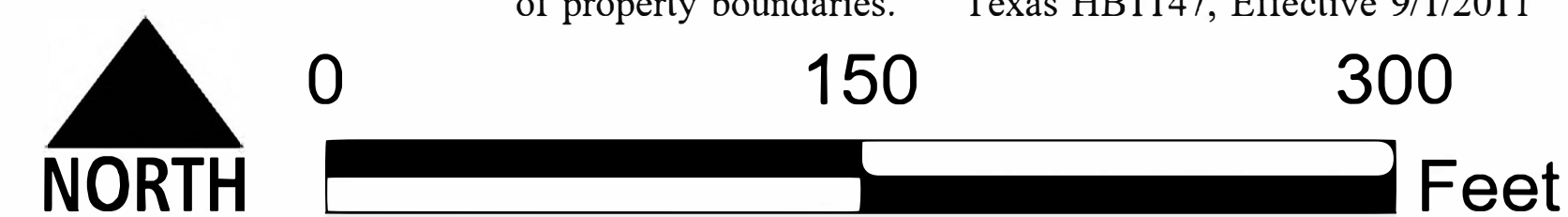




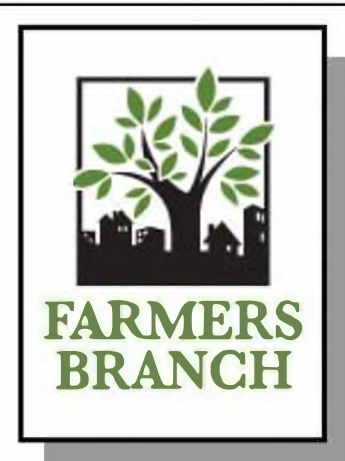
-  300-foot Courtesy Notice
-  200-foot Protest Area
-  Subject Property
-  Tax Parcels
-  City Limit

25-SU-07 Notification Map

14024 Josey Lane



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-07
14024 Josey Lane**

Map	First Name	Address	City	State	Zip	Written Response
1.	RODRIGUEZ RUBEN	2679 SPRINGVALE DR	FARMERS BRANCH	TX	75234	None.
2.	GOMEZ ROLANDO I & EVA KAY	2629 OVERLAND DR	FARMERS BRANCH	TX	75234	None.
3.	CITY OF FARMERS BRANCH	13000 WILLIAM DODSON PKWY	FARMERS BRANCH	TX	75234	None.
4.	VAUGHAN VINCENT W & CRISTY A	2670 SPRINGVALE DR	FARMERS BRANCH	TX	75234	None.
5.	KNZA HOLDINGS LLC	4001 N JOSEY LN STE 200	CARROLLTON	TX	75007	None.
6.	MOSS CAROLYN ELAINE	518 MONTICELLO CT	GARLAND	TX	75043	None.
7.	MARTINEZ MARISELA	13740 RESEARCH BLVD STE H6	AUSTIN	TX	78750	None.
8.	MENDOZA ANTONIO M &	2671 SPRINGVALE DR	FARMERS BRANCH	TX	75234	None.
9.	MONTENEGRO GRICELDA ROCHA	2640 VALWOOD PKWY	FARMERS BRANCH	TX	75234	None.
10.	RAFIZADEH ASLAN & IRAN	1809 S CREST DR	CARROLLTON	TX	75006	None.
11.	VALWOOD PLAZA LTD	17130 VENTURA BLVD STE 200	ENCINO	CA	91316	None.
12.	VILLANEUVA MELISA &	13961 MONTVALE DR	FARMERS BRANCH	TX	75234	None.
13.	SAMPSON SIDNEY	2678 SPRINGVALE DR	FARMERS BRANCH	TX	75234	None.
14.	SARAZUA MARIA S ALBIZO DE &	13970 MONTVALE DR	DALLAS	TX	75234	None.
15.	MARTINEZ MAINOR & MAYDA	13964 MONTVALE DR	DALLAS	TX	75234	None.
16.	ARMIGO JOEL & ROSA	13957 MONTVALE DR	FARMERS BRANCH	TX	75234	None.
17.	LARJ LTD	17130 VENTURA BLVD STE 200	ENCINO	CA	91316	None.
18.	ANAYA ANTONIO ROSALES	13965 MONTVALE DR	FARMERS BRANCH	TX	75234	None.
19.	GARCIA LILIANA BOTERO &	13960 MONTVALE DR	FARMERS BRANCH	TX	75234	None.
20.	GARCIA CELSO RAMON	3020 COUNTRY SQUARE DR APT 1105	CARROLLTON	TX	75006	None.

21.	CARSON KIMBERLY CHERRI	2674 SPRINGVALE DR	FARMERS BRANCH	TX	75234	None.
22.	MARTINEZ SOCORRO	10770 COOGAN DR	DALLAS	TX	75229	None.
23.	FARMERS BRANCH CITY OF	PO BOX 819010	DALLAS	TX	75381	None.
24.	DBD NOCIGS 2019 34 LLC	1345 AVENUE OF THE AMERICAS	NEW YORK	NY	10105	None.
25.	UMANZOR ANA V &	2680 SPRINGVALE DR	FARMERS BRANCH	TX	75234	None.
26.	LESSOR CORP C/O CREST COMMERCIAL	9330 LYNDON B JOHNSON FWY STE 1080	DALLAS	TX	75243	Support.
27.	PEREZ MARY H & MIGUEL A	2644 VALWOOD PKWY	DALLAS	TX	75234	None.
28.	FORD COIN REALTY LP	5910 N CENTRAL EXPY STE 1010	DALLAS	TX	75206	None.
29.	BONILLA FRANCISCO ANTONIO &	2619 OVERLAND DR	FARMERS BRANCH	TX	75234	None.
30.	CORTEZ HECTOR EST OF	2675 SPRINGVALE DR	FARMERS BRANCH	TX	75234	None.
31.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None.
32.	DALLAS ISD	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None.



City of Farmers Branch

Action Meeting Minutes

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

Planning and Zoning Commission

Monday, October 13, 2025

7:00 PM

City Hall

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

Commissioners Present (9): Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Colin Kirby, Commissioner Pat Trapp, Commissioner Harold Froehlich, Commissioner Scott Noris Alternate Commissioner Breeanna Banks and 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 Ashley White

A. STUDY SESSION

A.1 [25-807](#) Discuss Regular Agenda Items.

Chair Raley called the meeting 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 Public Hearing item D.1, Mr. Campbell answered a question regarding: Whether a furniture store was an approved use within the Local Retail District-2 (LR-2) zoning district? *Mr. Campbell explained that Specific Use Permit (SUP) approval was required for furniture stores in the LR-2 zoning district due to the intensity of the land use.*

A.2 [25-808](#) Discuss Agenda Items for Future Planning and Zoning Commission Consideration.

Commissioner Miller requested an educational opportunity regarding the Certificate of Occupancy (CO) process, including the role of the Code Enforcement department. Mr. Chavez stated that staff would bring this item back to the Commission in the form of a presentation from the Code Enforcement department. Mr. Chavez addressed Commissioner Miller's comments by explaining Code Enforcement's procedures for addressing uses without a valid CO.

Commissioner Trapp requested an item regarding clarification of what the Commissioners are supposed to consider in reviewing SUP requests, and specifically whether it is appropriate to consider the specific applicants and the nature of their businesses associated with these requests.

Hearing no further questions or comments from the Commissioners, Chair Raley adjourned the Study Session at 6:37 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 [25-530](#) **Consider approval of the September 8, 2025 Planning and Zoning Commission Meeting Minutes; and take appropriate action.**

A motion was made by Vice-Chair Miller, seconded by Commissioner Sultzbaugh, that the minutes be approved. The motion carried unanimously:

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Trapp, Commissioner Froehlich, and Commissioner Noris

D. PUBLIC HEARING

- D.1 [25-SU-07](#) **Conduct a public hearing and consider the request for a Specific Use Permit (SUP) for a furniture store for a portion of an approximately 1.44-acre property located at 14024 Josey Lane and located within the Local Retail District-2 (LR-2) zoning district; and take appropriate action.**

Mr. Campbell gave a presentation regarding the proposed SUP request and confirmed this request would be considered by City Council at their November 18th meeting.

Mr. John (*Last name not provided*) with DAR Furniture, 416 Cave River Drive, Murphy, the applicant was available to answer questions.

Mr. Campbell and Mr. John answered questions from the Commissioners regarding:

- Whether any of the furniture sold would be used or require assembly? *Mr. John confirmed that all furniture would be new and that no activities related to furniture assembly would take place onsite.*
- Whether outdoor storage would be permitted? *Mr. Campbell stated that due to the nature of the proposed use, staff wrote the ordinance in a manner that would allow for outdoor storage of the box trucks used for making deliveries. Mr. Campbell confirmed that no other form of outdoor storage would be permitted.*
- What was the use within the adjoining suite addressed as 14030 Josey Lane? *Mr. Campbell confirmed that it was a retail-oriented use permitted by right per the Comprehensive Zoning Ordinance (CZO) for the LR-2 zoning district.*

Mr. Ruben Rodriguez, 2679 Springville Drive, asked for clarification regarding the public notification letter he received. Mr. Campbell confirmed that the letter was

just a notification regarding the request and that Mr. Rodriguez's property would not be affected.

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

A motion was made by Vice-Chair Miller, seconded by Commissioner Kirby, that the public hearing be closed. The motion carried unanimously.

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Trapp, Commissioner Froehlich, and Commissioner Noris

Chair Raley asked for a motion regarding the agenda item.

A motion was made by Commissioner Kirby, seconded by Commissioner Trapp, that this Specific Use Permit be recommended for approval. The motion carried unanimously:

Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Kirby, Commissioner Trapp, Commissioner Froehlich, and Commissioner Noris

E. ADJOURNMENT

Chair Raley adjourned the meeting at 7:11 PM.

Chair

City Administration