



**FARMERS BRANCH**  
TEXAS

# 25-SU-09: 2243 Valwood Parkway

Planning & Zoning Commission | January 12, 2026



# Background



2243 Valwood Parkway



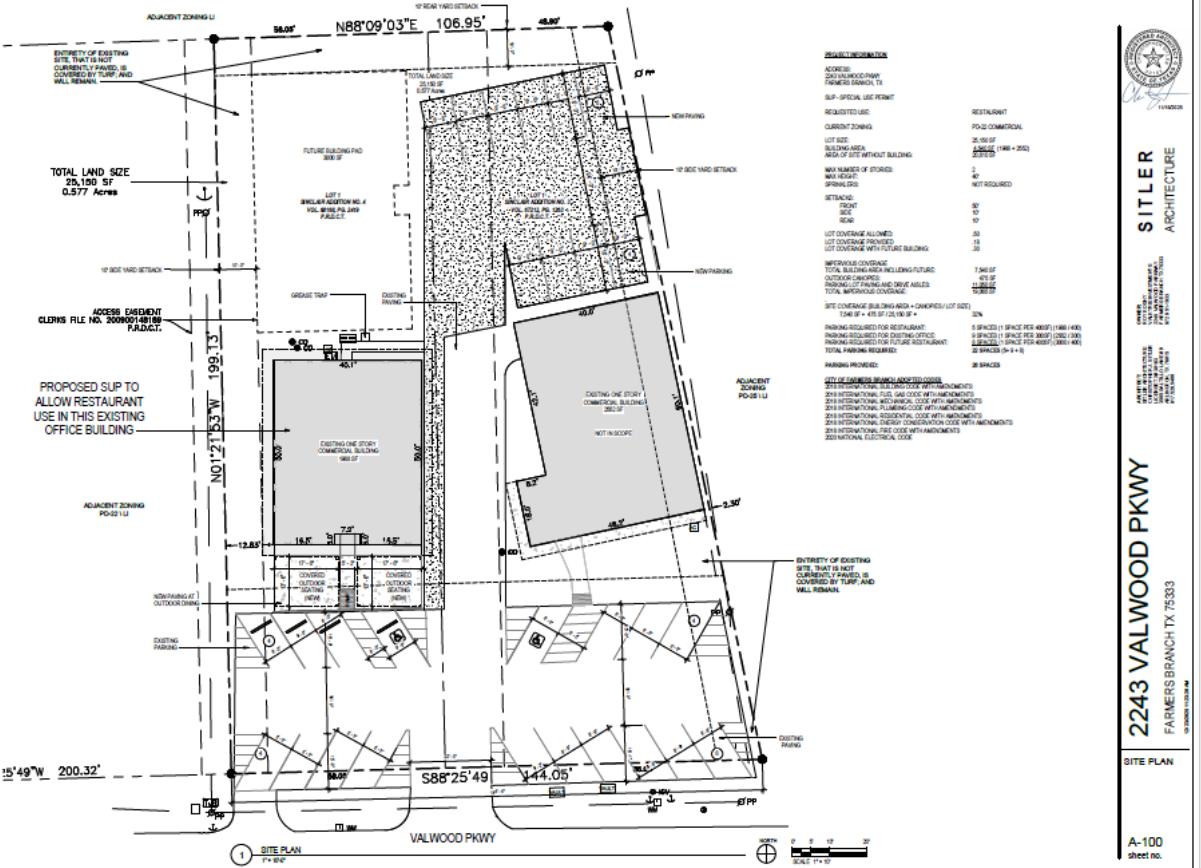
Zoning: PD-22



Specific Use Permit (SUP) request for  
restaurant

25-SU-09: 2243 Valwood Parkway

# Proposed Development



**Applicant: Chris Sitler, Sitler Architecture.**



**SUP request to develop existing building into restaurant.**

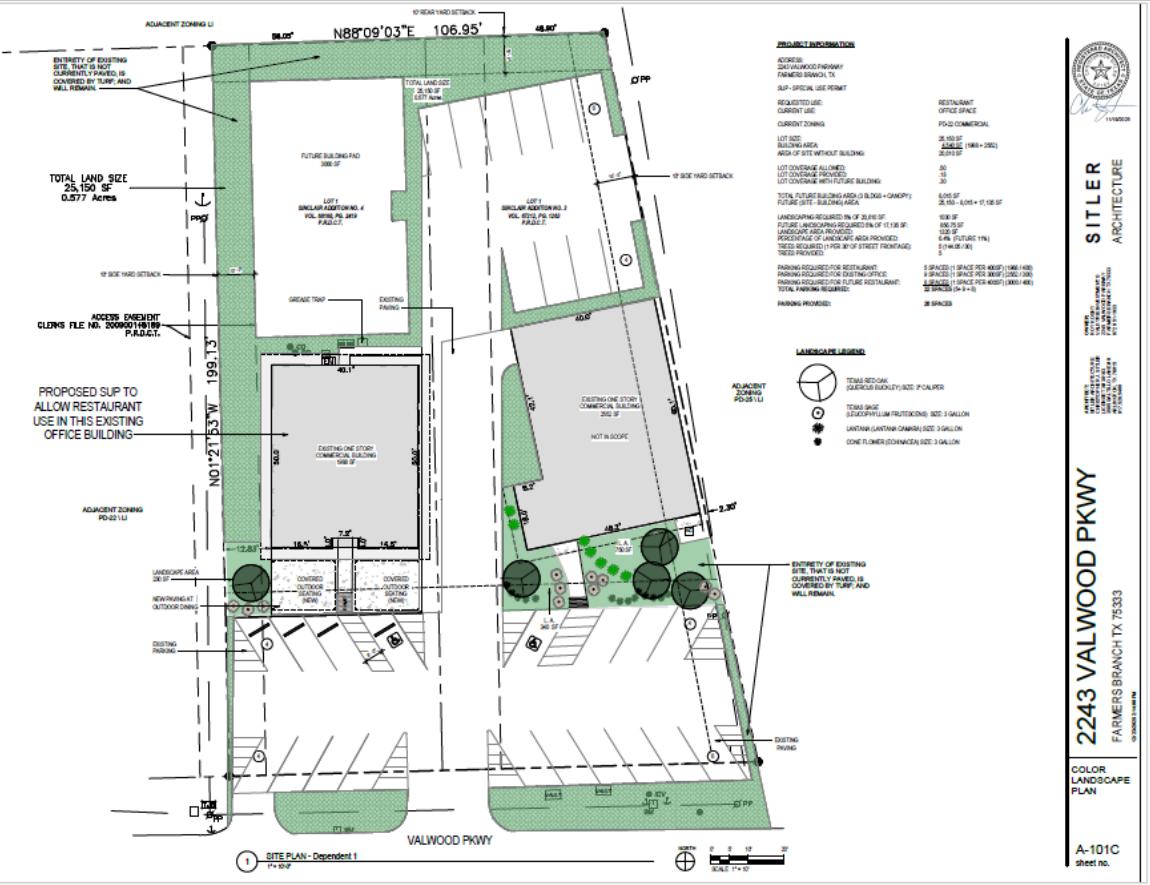


**Proposed 2<sup>nd</sup> restaurant to the south in future: SUP amendment required.**



**Replat of property also required for future development to accommodate required parking.**

# 25-SU-09: 2243 Valwood Parkway Proposed Development (cont.)



## Parking:

- ❖ Spaces Required: 5
- ❖ Spaces Provided: 8 spaces
- ❖ Spaces Required for Future: 22
- ❖ Spaces Provided for Future: 28



## Landscaping:

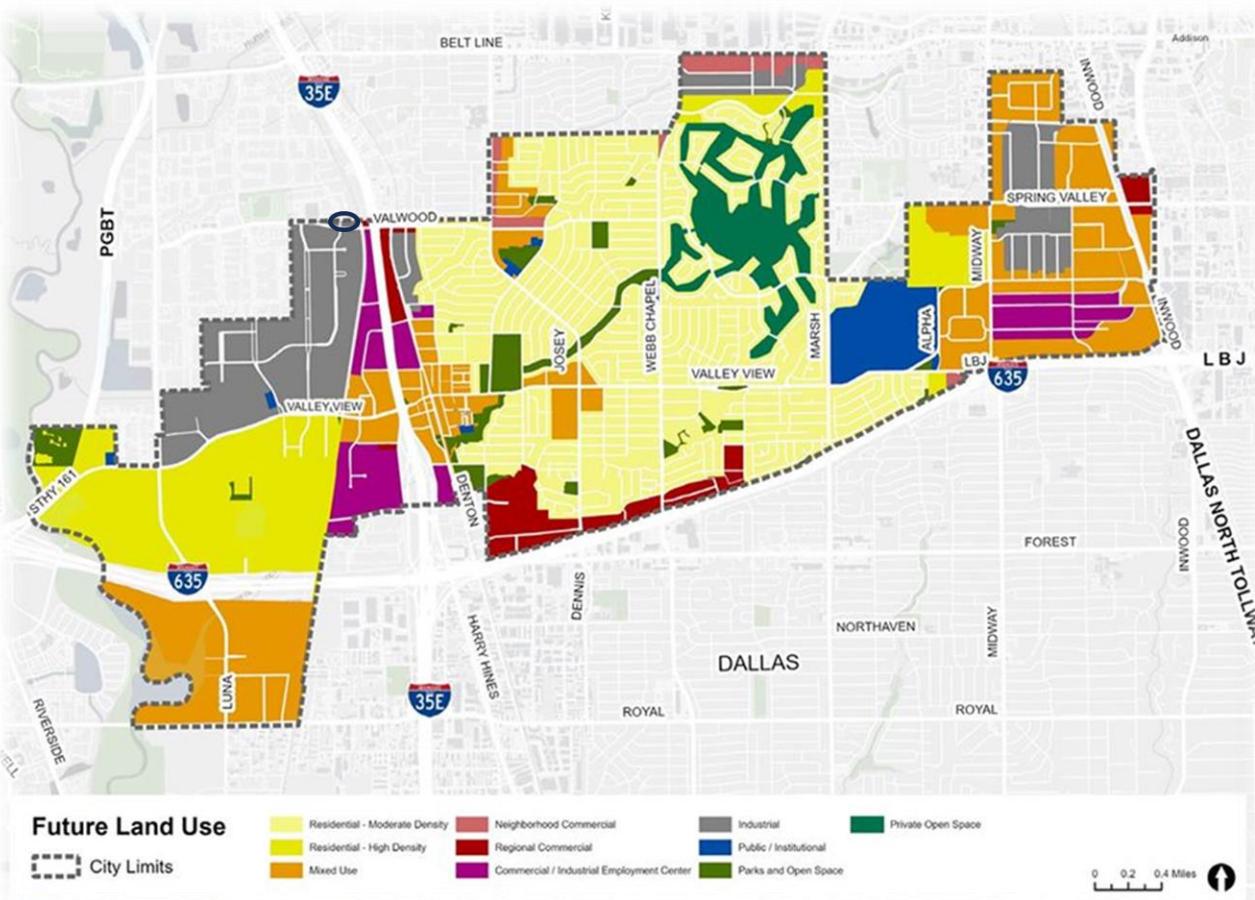
- ❖ Required Percentage: 5%
- ❖ Percentage Provided: 6.4%
- ❖ Future Percentage Provided: 11%
- ❖ Street Trees Required/Provided: 5



Interior and exterior to be developed per floor plan and elevations.

25-SU-07: 14024 Josey Lane

# Farmers Branch 2045 Plan Recommendation and Public Response



- ✓ Future Land Use Designation: Industrial.
- ✓ Recommended uses: office; research; industrial; manufacturing; warehousing; and distribution.
- ✓ Proposal not consistent with Farmers Branch 2045 Plan.
- ✓ Potential for restaurant to provide economic vitality to area.
- ✓ On December 30, 2025: 17 letters sent to affected property owners and Carrollton-Farmers Branch and Dallas ISDs.
- ✓ No correspondence received by staff.

# Questions

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