



FARMERS BRANCH
TEXAS

Specific Use Permit: 14024 Josey Lane

City Council Meeting | November 18, 2025

Requested By: Planning Department



Background



14024 Josey Lane

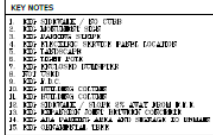


Zoning: LR-2



Specific Use Permit (SUP) request for furniture store

25-SU-07: 14024 Josey Lane



SQUARE FOOTAGE	
EXG. BUILDING AREA FURNITURE STORE	7,576 SQ FT
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

PARKING ANALYSIS			
ESTABLISHMENT	SQUARE FOOTAGE	APPL. RATIO 1 CAR PER	REQUIRED/ PROVIDED
FURNITURE STORE	7,576	CATEGORY P - 1 PARKING SPACE PER 500 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 SIZES			82

Retail furniture store offering various home furnishings.

Hours of Operation:
10 AM – 7 PM Monday to Saturday
12 PM to 5 PM Sunday

Box truck deliveries 2-3 times weekly

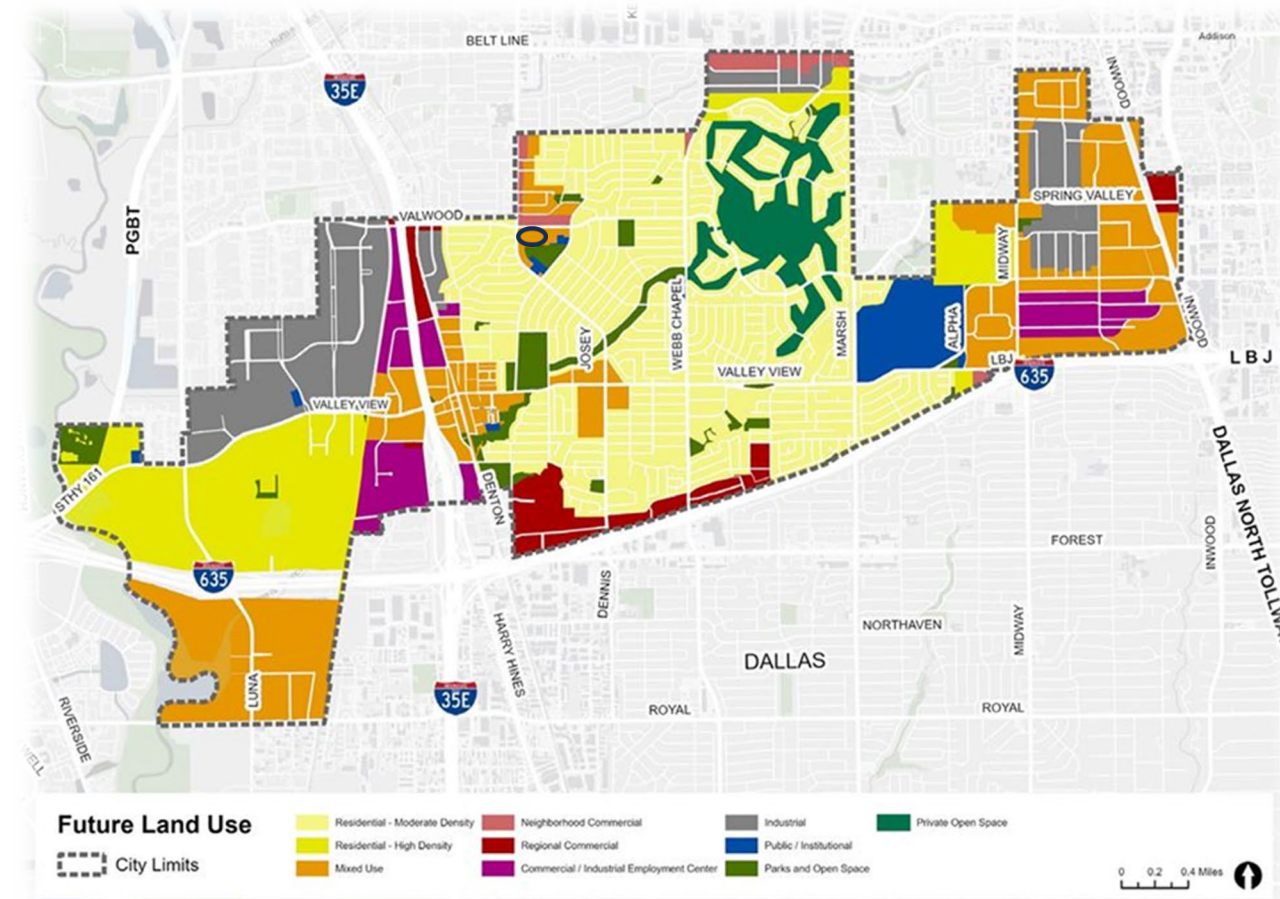
Parking:
Total Required – 30 spaces (all uses)
Total Provided – 82 spaces Surplus – 52 spaces

**Landscaping: 5% of site required;
9% provided**

No outdoor storage anticipated

25-SU-07: 14024 Josey Lane

Farmers Branch 2045 Plan Recommendation, Public Response and Planning & Zoning Commission Recommendation



- ✓ **Future Land Use Designation: Mixed-Use**
- ✓ **Recommended uses: medium to high density residential; office; commercial; light industry and small manufacturing; and civic parks and open space**
- ✓ **Proposal consistent with Farmers Branch 2045 Plan**
- ✓ **October 13, 2025: 32 letters sent to affected property owners and Carrollton-Farmers Branch and Dallas ISDs**
- ✓ **1 letter in support of the request received**
- ✓ **October 13, 2025: Planning & Zoning Commission unanimously recommended approval**

Questions



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