

Specific Use Permit: 14024 Josey Lane

City Council Meeting | November 18, 2025

Requested By: Planning Department



Background



14024 Josey Lane



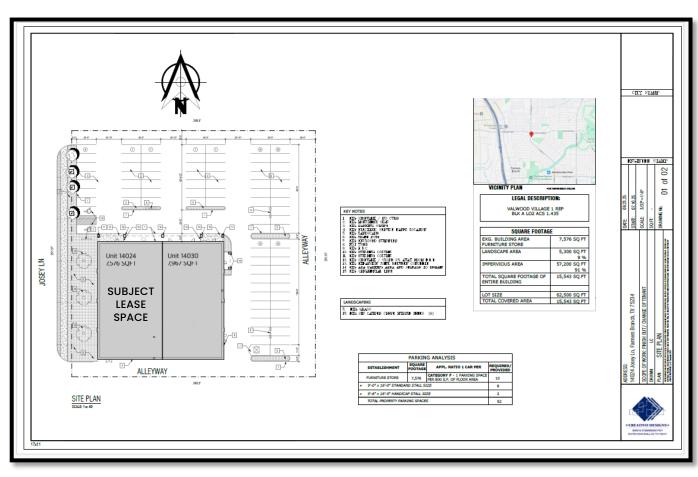
Zoning: LR-2



Specific Use Permit (SUP) request for furniture store

25-SU-07: 14024 Josey Lane

Proposed Development



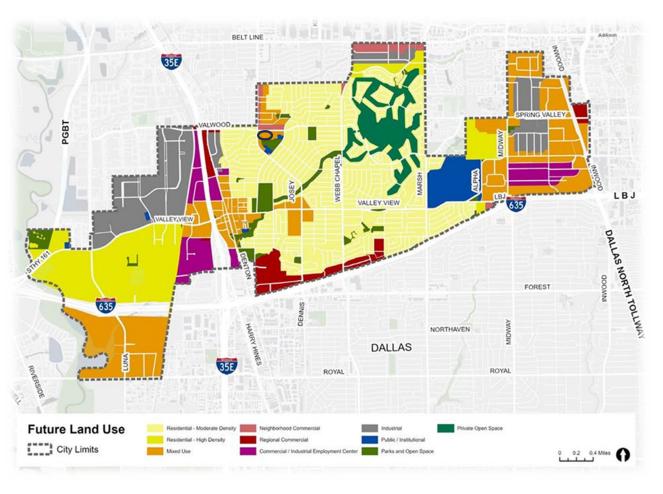
Retail furniture store offering various home furnishings.

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

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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

