

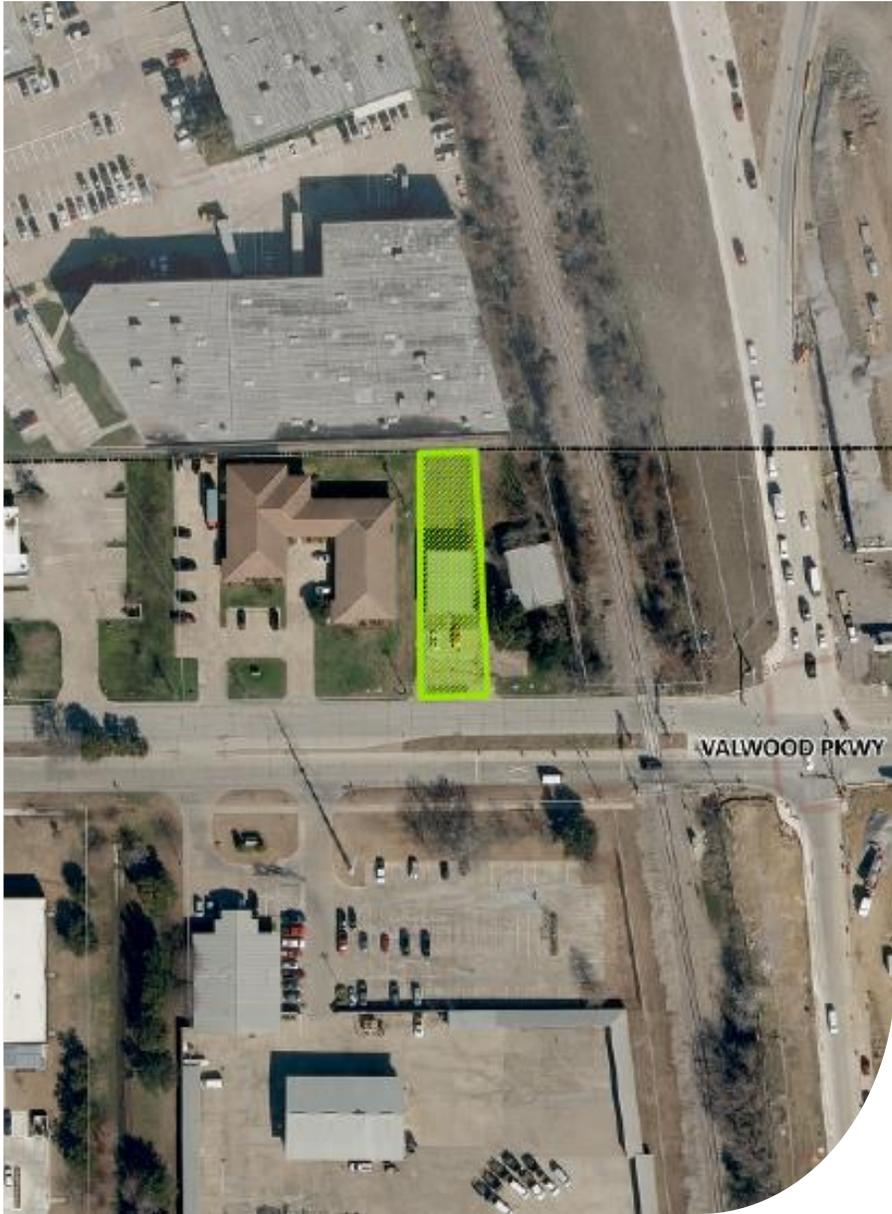


FARMERS BRANCH
TEXAS

Specific Use Permit: 2243 Valwood Parkway

City Council Meeting | February 17, 2026

Requested By: Planning Department



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.



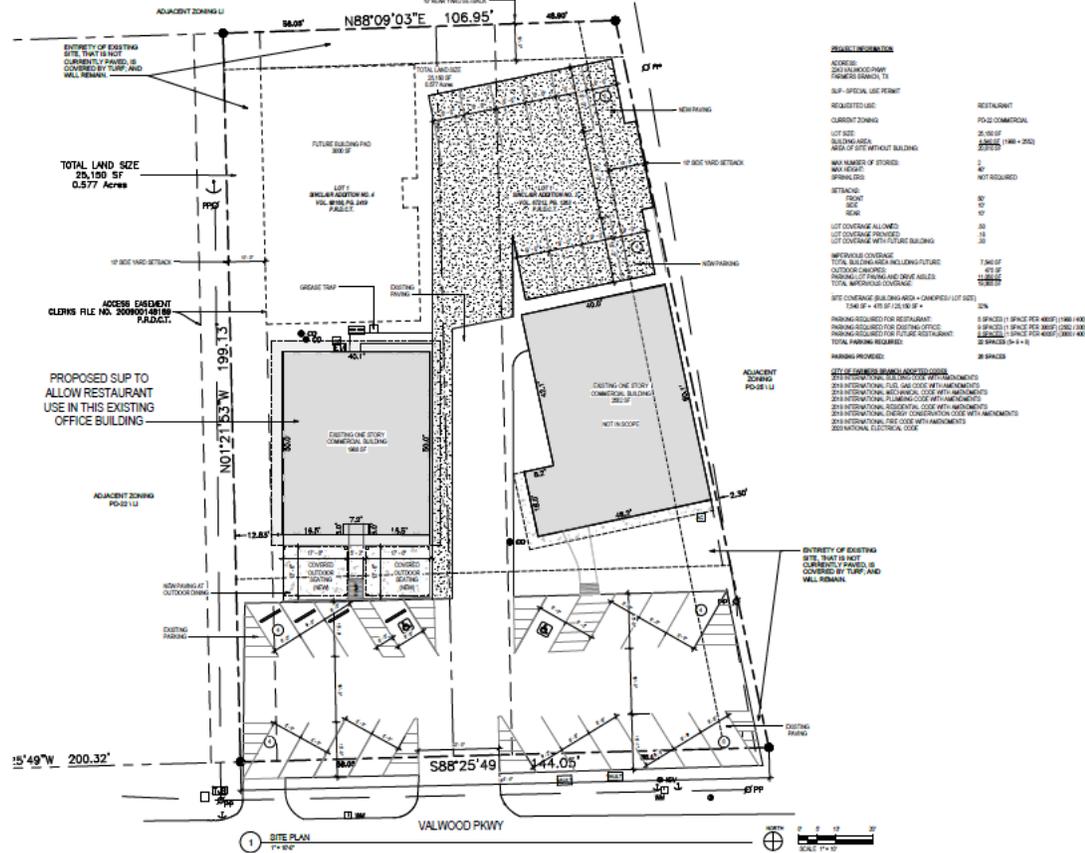
SUP request to develop existing building into restaurant.



Proposed 2nd restaurant to the south in future: SUP amendment required.



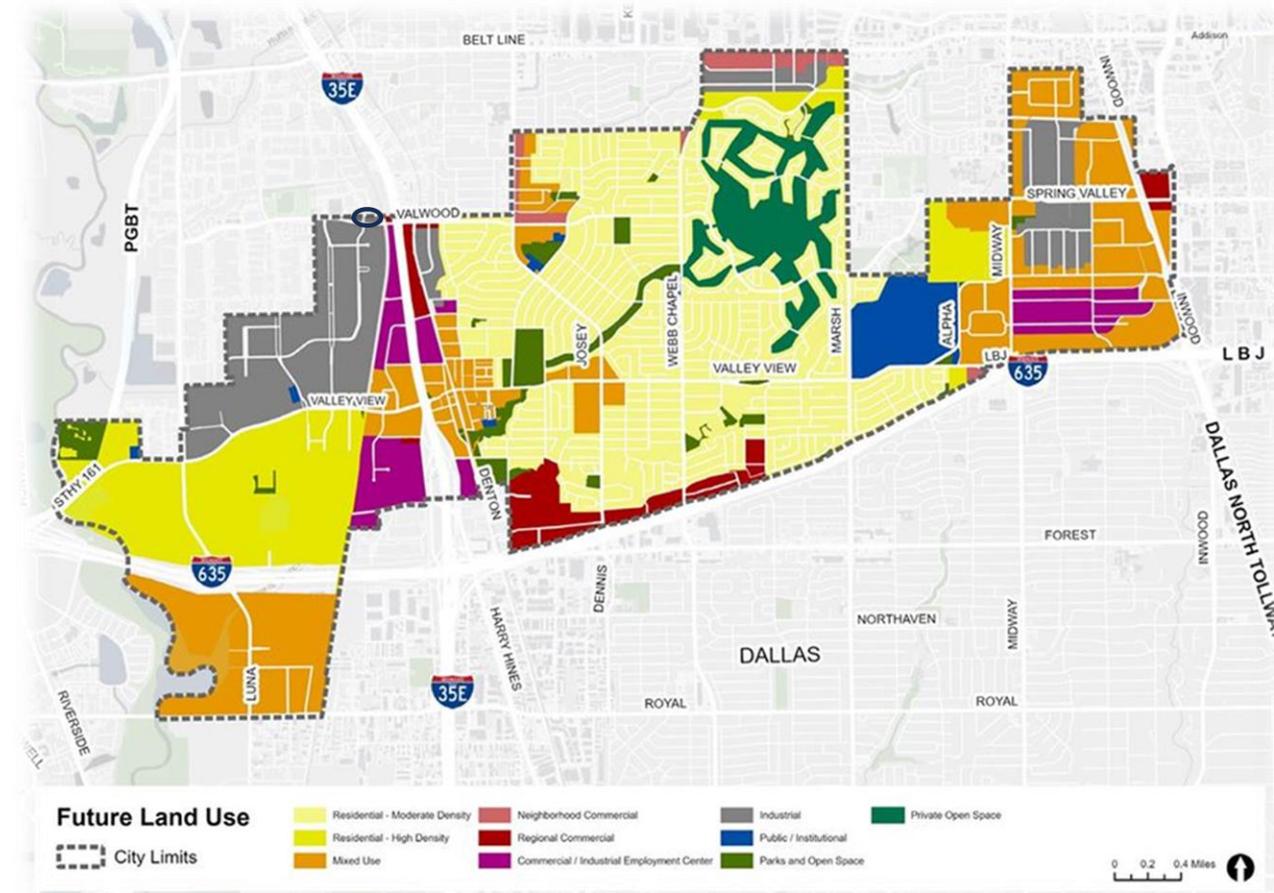
Replat of property also required for future development to accommodate required parking.




SITLER ARCHITECTURE
 2243 VALWOOD PKWY
 FARMERS BRANCH TX 75333
 A-100
 sheet no.

25-SU-09: 2243 Valwood Parkway

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



- ✓ **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.**
- ✓ **Required public notification for both Planning and Zoning Commission and City Council public hearings met.**
- ✓ **No correspondence received by staff.**
- ✓ **January 12, 2026: Planning and Zoning Commission unanimously recommends approval of request.**

Questions



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