



INFORMATION MEMORANDUM

TO: Mayor and City Council

THROUGH: Ben Williamson, City Manager

FROM: Sam Chavez, AICP, Director of Community Services

DATE: November 18, 2025

Request: 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.

Background:

The applicant, Luis Chico with Creativo Designs USA, is requesting approval of a Specific Use Permit (SUP) for a furniture store within an approximately 7,576 square foot suite of the existing building located at 14024 Josey Lane, an approximately 1.44-acre property located on the east side of Josey Lane, south of Valwood Parkway. The suite the applicant proposes to occupy is addressed as 14024 Josey Lane with the adjoining suite addressed as 14030 Josey Lane. The subject site is located in Local Retail District-2 (LR-2), which is governed by the Comprehensive Zoning Ordinance (CZO) and requires SUP approval for furniture stores within this district.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Local Retail District-2 (LR-2); Office (O)	Retail; Office
South	Planned Development District No. 3 (PD-3)/ Local Retail District-2 (LR-2) and MF-2	Retail and Farmers Branch Park

East	Local Retail District-2 (LR-2)	Retail
West	One-Family Residence District-6 (R-6)	Residential: Single-Family

Proposed Use:

The applicant is requesting SUP approval on behalf of DAR Furniture, a retail furniture store offering a variety of home furnishings including sofas, beds, dining sets, mattresses and home décor.

The proposed hours of operation are 10:00 AM to 7:00 PM Monday through Saturday and 12:00 PM to 5:00 PM on Sunday. Staff will consist of five employees in total, with an anticipated three to four employees onsite during peak hours related to sales, cashiering and management. The applicant anticipates between 10 to 25 customers daily during weekdays and between 30 to 50 customers daily on weekends. Furniture deliveries will occur two to three times weekly during business hours using box trucks.

The CZO requires one parking space per 800 square feet of gross floor area for a furniture store; therefore, the subject 7,576 square foot suite requires 10 parking spaces. The adjacent 7,967 square foot lease space is occupied by a general retail store which requires one parking space per 400 square feet of gross floor area, thus requiring 20 parking spaces. When combined a total of 30 parking spaces are required while the entire property has a total of 82 parking spaces, which is more than adequate. The CZO requires at least five percent of any lot not covered by buildings or part of the right-of-way to be landscaped. Currently, nine percent of the subject property is landscaped, and the applicant proposes to maintain this landscaping, which exceeds this required threshold.

The applicant plans to utilize the existing building in its current form. Any modifications will be limited to those needed to suit business operations, including the interior layout per the proposed floor plan. The applicant plans to install one sign on the front façade and a window display showing the hours of operation. The applicant does not anticipate requiring any outdoor storage, including the overnight parking of delivery trucks.

Farmers Branch 2045 Plan Recommendation:

The Farmers Branch 2045 Plan designates the subject property and the surrounding area as Mixed Use, which recommends a mix of complimentary uses designed to create a cohesive district. Recommended land uses include: medium to high density residential uses; office; commercial; light industry and small manufacturing; and civic parks and open space. The proposed use is consistent with the recommended land uses, would be compatible with existing retail uses within the area, and has the potential to bring economic vitality to the area from the furniture store sales. Therefore, the proposed use is consistent with the recommendations of the Farmers Branch 2045 Plan.

Public Response:

On October 2, 2025, 32 zoning notification letters were mailed to all affected property owners within 300 feet of the subject property in addition to both the Carrollton-Farmers Branch and Dallas independent school districts. A zoning notification sign was also placed on the property the same day. As of the writing of this staff report, one response in support of the request was received by staff.

Planning and Zoning Commission Recommendation:

At the October 13, 2025 meeting, the Planning and Zoning Commission unanimously recommended approval of this SUP request.