



ORDINANCE NO. 3954

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; BY AMENDING ARTICLE 5 “SPECIAL DISTRICTS”, 5.6 “ALCOHOLIC BEVERAGE (ON-PREMISE) OVERLAY DISTRICTS”, SUBSECTION E., ESTABLISHING THE SPRING VALLEY ALCOHOLIC BEVERAGE (ON-PREMISE) OVERLAY DISTRICT AND THE BOUNDARY OF SUCH DISTRICT; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. Article 5 “Special Districts” of the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, is amended by amending Section 5.6 “Alcoholic Beverage (On-Premise) Overlay District”, Subsection E. only to the extent necessary to establish an additional district, not removing, amending, or redefining any existing district set forth in Subsection E, and which is to be read as follows:

“Spring Valley Alcoholic Beverage (On-Premise) Overlay District

Being a tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146, City of Farmers Branch, Dallas County, Texas, and being part of Spring Valley Business Park, as recorded in Volume 82222, Page 2782, of the point of intersection of the west line of Arborview Road (A 60 Foot R.O.W.), and the North Line of Spring Valley Road (A 100 Foot R.O.W.), a ½ inch iron stake set for corner;

Thence South 89 degrees, 31 minutes West, along said North line of Spring Valley Road, a distance of 243.50 feet to a point being the Southeast corner of a tract of land owned by Summers Electric, a ½ inch

iron stake found for corner;

Thence North 0 degrees, 10 minutes, 43 seconds West, along the East lines of the following property owners, said Summer Electric, Southland Supply Co. and J.L. Williams, a distance of 855.80 feet to a point in the South line of a tract owned by Cullum Companies, a ½ inch iron stake found for corner;

Thence North 89 degrees, 58 minutes, 19 seconds East, along said South line of Cullum CO. tract a distance of 547.02 feet to a point being the Northwest corner of a tract of land owned by Carl J. Amelang, a ½ inch iron stake set for corner;

Thence South 0 degrees, 10 minutes, 35 seconds East, along the West line of said Carl J. Amelang tract and the Iremco Development Co. tract, a distance of 453.20 feet to a point in the North line of above-mentioned Arborview Road, a ½ inch iron stake set for corner;

Thence along the North and West line of said Arborview Road the following: South 89 degrees, 31 minutes West, a distance of 243.81 feet to the beginning of a curve to the left, having a central angle of 89 degrees, 41 minutes 43 seconds and a radius of 60.0 feet, a ½ inch iron stake set for corner;

Around said curve, a distance of 93.93 feet to a ½ inch iron stake set for corner;

South 0 degrees, 10 minutes 43 seconds East, a distance of 338.57 feet to the Place of Beginning and containing 7.962 acres of land.”

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this

Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 16th DAY OF SEPTEMBER, 2025.

ATTEST:

APPROVED:

Erin Flores, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Nicole Corr, City Attorney
[sr_07.30.2025]