

ORDINANCE NO. 3964



AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR A FURNITURE STORE FOR LOT 2, BLOCK A, VALWOOD VILLAGE SHOPPING CENTER, COMMONLY KNOWN AS 14024 JOSEY LANE, LOCATED IN LOCAL RETAIL DISTRICT-2 (LR-2) ZONING DISTRICT; ADOPTING A SITE PLAN; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE. (CASE NO. 25-SU-07)

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. The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be, and the same is hereby amended, so as to grant a change in zoning by granting a Specific Use Permit for Furniture Store on Lot 2, Block A, Valwood Village Shopping Center, a tract of land situated in the Robert J. West Survey, Abstract No. 1576 in Farmers Branch, Dallas County, Texas, and also being Lot 1, Block "A" of the Valwood Village No. 1 Addition, an addition to the City of Farmers Branch, Texas as recorded in Volume 85171, Page 1031 in the Deed of Records of Dallas County, Texas (commonly known as 14024 Josey Lane)("the Property") and located within Local Retail District-2 (LR-2) Zoning District.

SECTION 2. The Property shall conform in operation, location, and construction to the development standards applicable to the Local Retail District-2 (LR-2) Zoning District and, if used for the purpose of furniture store, such use shall comply with the following additional standards and conditions:

- A. All business operations of "the Property" shall be aligned with *Furniture Store* as prescribed per the definition for said use contained within Article 7.3 *Definition of Uses* within the Comprehensive Zoning Ordinance.

- B. Outside Storage and/or display of any kind, exclusive of business-related vehicles parked on “the Property” during overnight hours and/or during non-posted business hours, shall be prohibited.
- C. All landscaping on “the Property” shall substantially conform to that of Exhibit “A” “Site Plan”.

SECTION 3. 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 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. 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, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 7. This ordinance and the right to use the Property in accordance with the Specific Use Permit granted pursuant to Section 1 of this Ordinance is subject to termination in accordance with Chapter 94, Section 6.5.C. of the Comprehensive Zoning Ordinance, as amended. With respect to the enforcement of this Section 7, each use for which a Specific Use Permit is granted pursuant to this Ordinance shall be treated separately such that the cessation and termination of one use does not result in the cessation and termination of all uses for which a Specific Use Permit was granted.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance as the law and the City Charter in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS, THE 4th DAY OF NOVEMBER 2025.

ATTEST:

APPROVED:

Erin Flores, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney
[sr_10.02.2025]

JOSELY LN

ALLEYWAY

Unit 14024
7,576 SQ FT

Unit 14030
7,576 SQ FT

ALLEYWAY

SCALE 1" = 40'

SITE PLAN

1. K&S - 14024	2. K&S - 14030	3. K&S - 14024	4. K&S - 14030	5. K&S - 14024	6. K&S - 14030	7. K&S - 14024	8. K&S - 14030	9. K&S - 14024	10. K&S - 14030	11. K&S - 14024	12. K&S - 14030	13. K&S - 14024	14. K&S - 14030	15. K&S - 14024	16. K&S - 14030	17. K&S - 14024	18. K&S - 14030	19. K&S - 14024	20. K&S - 14030	21. K&S - 14024	22. K&S - 14030	23. K&S - 14024	24. K&S - 14030	25. K&S - 14024	26. K&S - 14030	27. K&S - 14024	28. K&S - 14030	29. K&S - 14024	30. K&S - 14030	31. K&S - 14024	32. K&S - 14030	33. K&S - 14024	34. K&S - 14030	35. K&S - 14024	36. K&S - 14030	37. K&S - 14024	38. K&S - 14030	39. K&S - 14024	40. K&S - 14030	41. K&S - 14024	42. K&S - 14030	43. K&S - 14024	44. K&S - 14030	45. K&S - 14024	46. K&S - 14030	47. K&S - 14024	48. K&S - 14030	49. K&S - 14024	50. K&S - 14030	51. K&S - 14024	52. K&S - 14030	53. K&S - 14024	54. K&S - 14030	55. K&S - 14024	56. K&S - 14030	57. K&S - 14024	58. K&S - 14030	59. K&S - 14024	60. K&S - 14030	61. K&S - 14024	62. K&S - 14030	63. K&S - 14024	64. K&S - 14030	65. K&S - 14024	66. K&S - 14030	67. K&S - 14024	68. K&S - 14030	69. K&S - 14024	70. K&S - 14030	71. K&S - 14024	72. K&S - 14030	73. K&S - 14024	74. K&S - 14030	75. K&S - 14024	76. K&S - 14030	77. K&S - 14024	78. K&S - 14030	79. K&S - 14024	80. K&S - 14030	81. K&S - 14024	82. K&S - 14030	83. K&S - 14024	84. K&S - 14030	85. K&S - 14024	86. K&S - 14030	87. K&S - 14024	88. K&S - 14030	89. K&S - 14024	90. K&S - 14030	91. K&S - 14024	92. K&S - 14030	93. K&S - 14024	94. K&S - 14030	95. K&S - 14024	96. K&S - 14030	97. K&S - 14024	98. K&S - 14030	99. K&S - 14024	100. K&S - 14030	101. K&S - 14024	102. K&S - 14030	103. K&S - 14024	104. K&S - 14030	105. K&S - 14024	106. K&S - 14030	107. K&S - 14024	108. K&S - 14030	109. K&S - 14024	110. K&S - 14030	111. K&S - 14024	112. K&S - 14030	113. K&S - 14024	114. K&S - 14030	115. K&S - 14024	116. K&S - 14030	117. K&S - 14024	118. K&S - 14030	119. K&S - 14024	120. K&S - 14030	121. K&S - 14024	122. K&S - 14030	123. K&S - 14024	124. K&S - 14030	125. K&S - 14024	126. K&S - 14030	127. K&S - 14024	128. K&S - 14030	129. K&S - 14024	130. K&S - 14030	131. K&S - 14024	132. K&S - 14030	133. K&S - 14024	134. K&S - 14030	135. K&S - 14024	136. K&S - 14030	137. K&S - 14024	138. K&S - 14030	139. K&S - 14024	140. K&S - 14030	141. K&S - 14024	142. K&S - 14030	143. K&S - 14024	144. K&S - 14030	145. K&S - 14024	146. K&S - 14030	147. K&S - 14024	148. K&S - 14030	149. K&S - 14024	150. K&S - 14030	151. K&S - 14024	152. K&S - 14030	153. K&S - 14024	154. K&S - 14030	155. K&S - 14024	156. K&S - 14030	157. K&S - 14024	158. K&S - 14030	159. K&S - 14024	160. K&S - 14030	161. K&S - 14024	162. K&S - 14030	163. K&S - 14024	164. K&S - 14030	165. K&S - 14024	166. K&S - 14030	167. K&S - 14024	168. K&S - 14030	169. K&S - 14024	170. K&S - 14030	171. K&S - 14024	172. K&S - 14030	173. K&S - 14024	174. K&S - 14030	175. K&S - 14024	176. K&S - 14030	177. K&S - 14024	178. K&S - 14030	179. K&S - 14024	180. K&S - 14030	181. K&S - 14024	182. K&S - 14030	183. K&S - 14024	184. K&S - 14030	185. K&S - 14024	186. K&S - 14030	187. K&S - 14024	188. K&S - 14030	189. K&S - 14024	190. K&S - 14030	191. K&S - 14024	192. K&S - 14030	193. K&S - 14024	194. K&S - 14030	195. K&S - 14024	196. K&S - 14030	
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