

ORDINANCE NO. 3919



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 – INTERIM USE FOR OUTSIDE STORAGE FOR LOT 1, BLOCK A, 1801 VALLEY VIEW ADDITION, COMMONLY KNOWN AS 1801 VALLEY VIEW LANE, LOCATED IN PLANNED DEVELOPMENT NO. 77 (PD-77) 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; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR TERMINATION UNDER CERTAIN CONDITIONS

WHEREAS, the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas allows for the issuance of a specific use permit – interim use upon consideration of the factors set forth in Section 6.5.B.2, and

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 Outside Storage on Lot 1, Block A, 1801 Valley View Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 97161-0167, Page 67355, Map Records, Dallas County, (“the Property”) and located within Planned Development No. 77 (PD-77) Zoning District.

SECTION 2. The Property shall conform in operation, location, and construction to the development standards applicable to the Planned Development No. 77 (PD-77) Zoning District and, if used for the purpose of outside storage, such use shall comply with the following additional standards and conditions:

- A. The outside storage shall be allowed only in the area labeled “Proposed Outdoor Storage Area” on the SUP Site Plan attached hereto as Exhibit “A” and incorporated herein by reference;
- B. The outside storage on the Property shall consist exclusively of fully operational and licensed passenger vehicles. No automotive repair or maintenance shall be conducted on this premises. “Outside storage” shall not be construed to encompass storage of materials or any other non-motorized vehicle or good. Storage of construction equipment, large commercial trucks, trailers, or recreational vehicles (RVs) is prohibited on the Property.
- C. Notwithstanding Exhibit “C” Section VII of the PD-77 Development Regulations, a screening wall or fence shall not be required surrounding the outside storage area.

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 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.

SECTION 8. This ordinance shall be subject to termination pursuant to Section 6.5.C of the Comprehensive Zoning Ordinance, as amended, or shall terminate three (3) years from the effective date of this Ordinance, whichever occurs first.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS, THE 1st DAY OF APRIL 2025.

ATTEST:

APPROVED:

Stacy Henderson, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney[sr 03.06.2025]

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EXHIBIT "A" – SUP Site Plan

