

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 18th DAY OF NOVEMBER 2025.

ATTEST:

APPROVED:

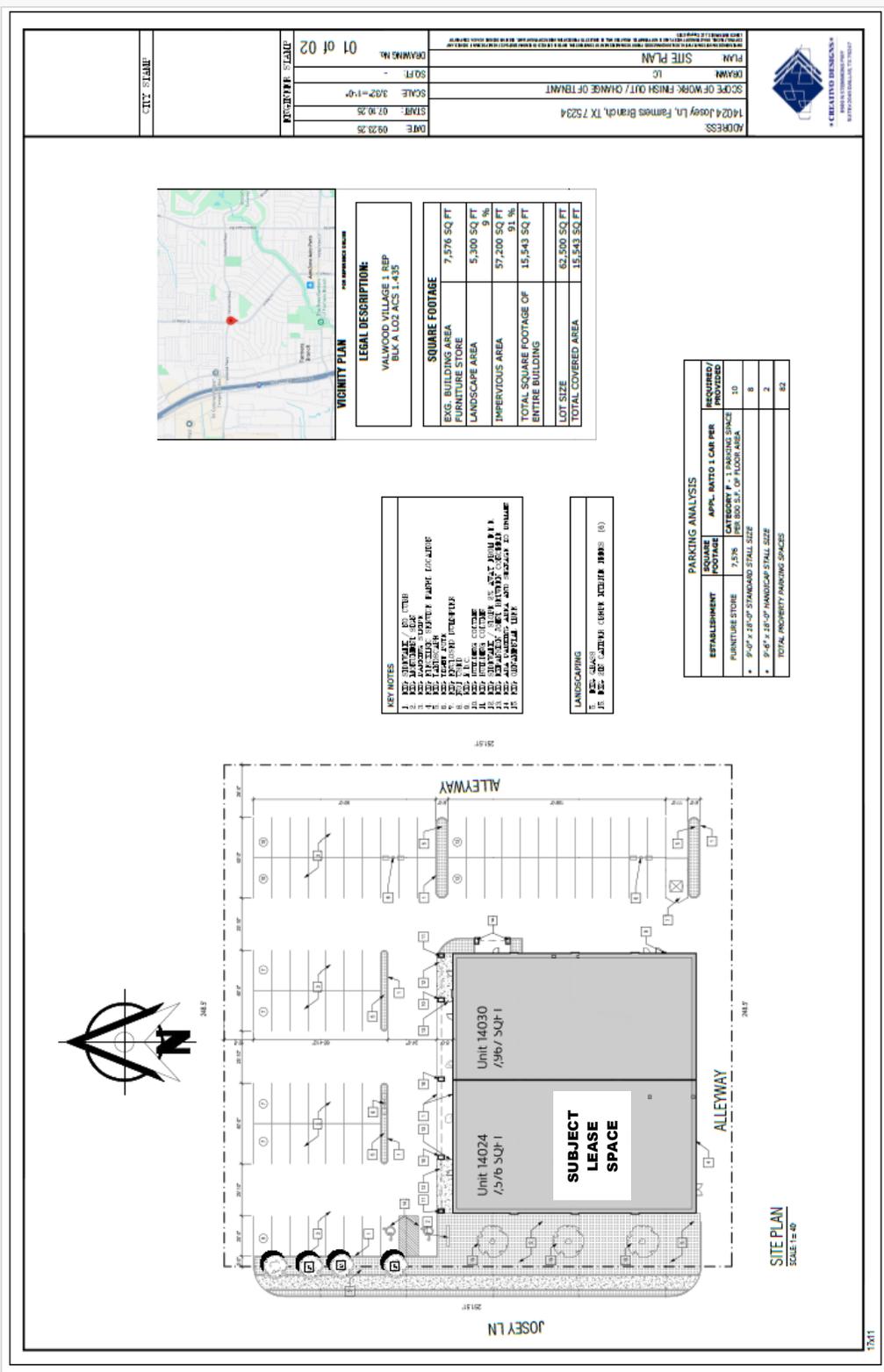
Erin Flores, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Nicole Corr, City Attorney
[sr_10.02.2025]

Ordinance No. 3964 Exhibit A "Site Plan"



KEY NOTES

1. SEE EXHIBIT A FOR UNIT LAYOUT
2. SEE EXHIBIT B FOR UNIT LAYOUT
3. SEE EXHIBIT C FOR UNIT LAYOUT
4. SEE EXHIBIT D FOR UNIT LAYOUT
5. SEE EXHIBIT E FOR UNIT LAYOUT
6. SEE EXHIBIT F FOR UNIT LAYOUT
7. SEE EXHIBIT G FOR UNIT LAYOUT
8. SEE EXHIBIT H FOR UNIT LAYOUT
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14. SEE EXHIBIT N FOR UNIT LAYOUT
15. SEE EXHIBIT O FOR UNIT LAYOUT
16. SEE EXHIBIT P FOR UNIT LAYOUT
17. SEE EXHIBIT Q FOR UNIT LAYOUT
18. SEE EXHIBIT R FOR UNIT LAYOUT
19. SEE EXHIBIT S FOR UNIT LAYOUT
20. SEE EXHIBIT T FOR UNIT LAYOUT

LANDSCAPING

1. SEE EXHIBIT A FOR LANDSCAPING PLAN

2. SEE EXHIBIT B FOR LANDSCAPING PLAN

3. SEE EXHIBIT C FOR LANDSCAPING PLAN

4. SEE EXHIBIT D FOR LANDSCAPING PLAN

5. SEE EXHIBIT E FOR LANDSCAPING PLAN

6. SEE EXHIBIT F FOR LANDSCAPING PLAN

7. SEE EXHIBIT G FOR LANDSCAPING PLAN

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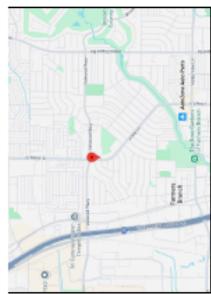
18. SEE EXHIBIT R FOR LANDSCAPING PLAN

19. SEE EXHIBIT S FOR LANDSCAPING PLAN

20. SEE EXHIBIT T FOR LANDSCAPING PLAN

ESTABLISHMENT	SQUARE FOOTAGE	APPL. RATIO 1 CAR PER CATEGORY F - 1 PARKING SPACE PER 800 SQ. FT. OF FLOOR AREA	REQUIREMENTS PROVIDED
FURNITURE STORE	7,576	1.25	10
<ul style="list-style-type: none"> • 9'0" x 18'0" STANDARD STALL SIZE • 9'0" x 12'0" HANDICAP STALL SIZE 			8
TOTAL PROPERTY PARKING SPACES			2
TOTAL PROPERTY PARKING SPACES			62

LEGAL DESCRIPTION:	SQUARE FOOTAGE
WALKWOOD VILLAGE 1 B&P BLK A L02 ACS 1.4-35	7,576 SQ FT
EXG. BUILDING AREA	5,300 SQ FT
FURNITURE STORE	9.9%
LANDSCAPE AREA	57,200 SQ FT
IMPERVIOUS AREA	15,543 SQ FT
ENTIRE BUILDING	62,500 SQ FT
LOT SIZE	15,543 SQ FT



CITY STAMP

PROFESSIONAL STAMP

01 of 02

DATE: 09/23/20
SCALE: 1/8" = 1'-0"
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DRAWN: LC
SITE PLAN
SCOPE OF WORK: FINISH OUT/ CHANGE OF TENANT
ADDRESS: 14024 Josey Ln, Farmers Branch, TX 75234

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CREATED ARCHITECTS
ARCHITECTS
14024 JOSEY LN, FARMERS BRANCH, TX 75234
972.345.1234

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