



## ORDINANCE NO. 3506

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR AN ACCESSORY BUILDING COVERING AN AREA GREATER THAN 120 SQUARE FEET ON PROPERTY DESCRIBED AS LOT 20, BLOCK 3, VALWOOD PARK, INSTALLMENT NO. 18 (COMMONLY KNOWN AS 13655 JANWOOD LANE) LOCATED WITHIN A ONE-FAMILY RESIDENTIAL DISTRICT-6 (R-6) ZONING DISTRICT; ADOPTING A SITE PLAN; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR 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**

**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 of the City of Farmers Branch, and the zoning map of the City of Farmers Branch, as previously amended, are further amended by granting a Specific Use Permit for an accessory building covering a lot area greater than 120 square feet within a One-Family Residential District-6 ("R-6") zoning district on Lot 20, Block 3, Valwood Park Installment No. 18, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 35, Page 61, Map Records, Dallas County, Texas (commonly known as 13655 Janwood Lane) ("the Property"), subject to the provisions of Section 2 of this Ordinance.

**SECTION 2.** The accessory building authorized to be located on the Property pursuant to this Ordinance shall conform in height, floor area, operation, location and construction to the development standards specified within the R-6 Zoning District as set forth in the Comprehensive Zoning Ordinance, as amended, except as modified on the Site Plan attached hereto as Exhibit "A" and incorporated herein by reference.

**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 Section 6.5.C. of the Comprehensive Zoning Ordinance, as amended.

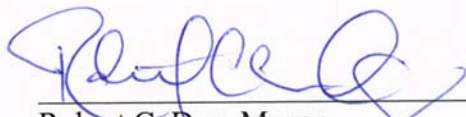
**SECTION 8.** This ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance as the law and the City Charter in such cases provides.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS, THE 19<sup>TH</sup> DAY OF JUNE, 2018.**

ATTEST:

APPROVED:

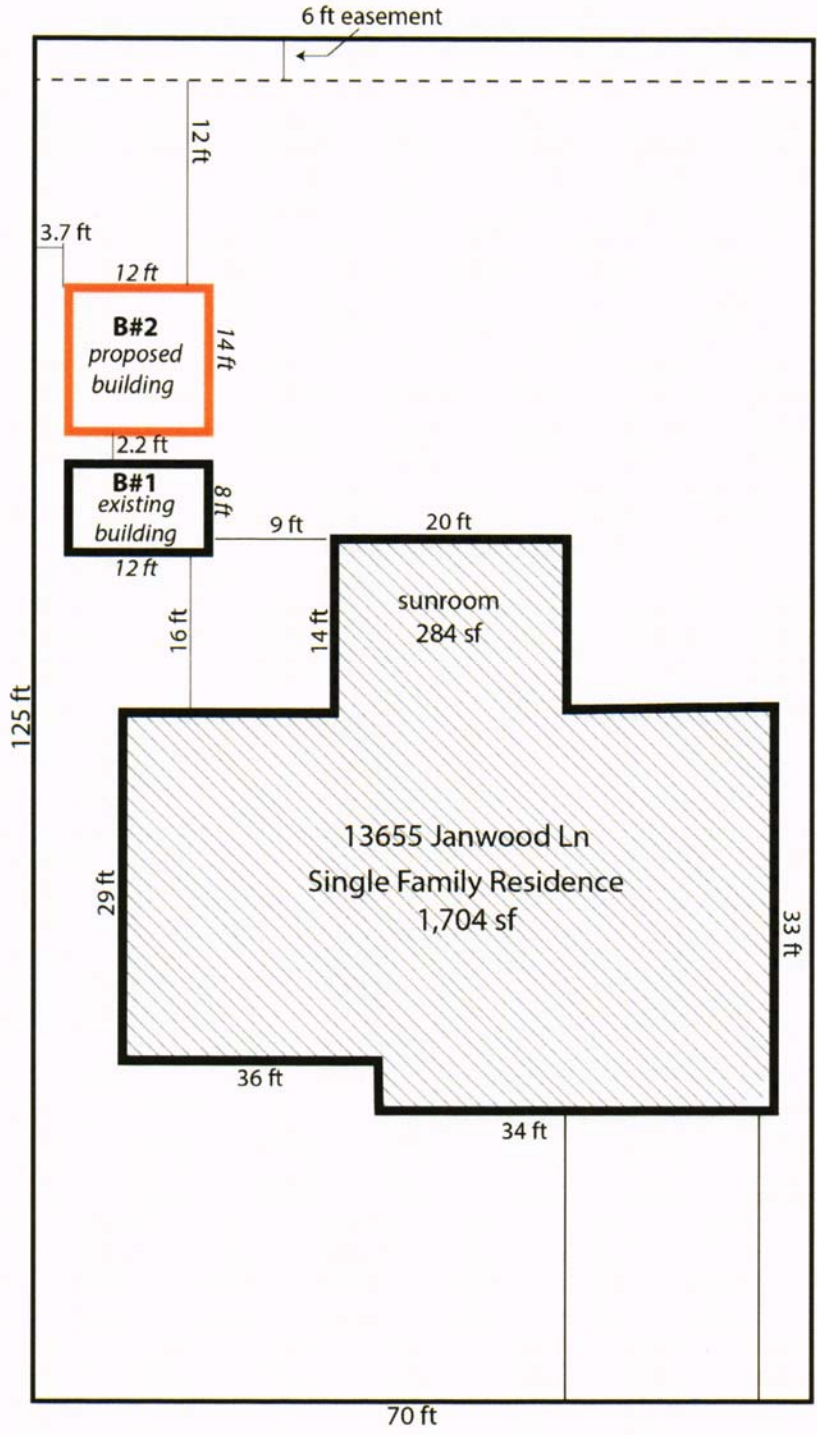
  
\_\_\_\_\_  
Amy Piukana, City Secretary

  
\_\_\_\_\_  
Robert C. Dye, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Peter G. Smith, City Attorney  
(kbl:5/23/18:99642)

**Ordinance No. 3506  
Exhibit "A"- SITE PLAN**



- Proposed Building #2:**
- approx. 168 sf
  - approx. 12 ft by 14 ft
  - 8 ft in height
  - flat roof configuration
  - built on concrete slab
  - wood frame building, consistent with the main structure

- Existing Building #1:**
- approx. 96 sf
  - approx. 8 ft by 12 ft
  - max 7 ft in height at roof ridge
  - pitched roof configuration

JANWOOD LANE