



ORDINANCE NO. 3865

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE DEVELOPMENT AND USE OF 3.50± ACRES IN THE JOHN S. PULLIAM SURVEY, ABSTRACT NO. 1156, DESCRIBED IN EXHIBIT “A,” HERETO, LOCATED WITHIN PLANNED DEVELOPMENT DISTRICT NUMBER 32 (PD-32); ADOPTING A DETAILED SITE PLAN; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; AND PROVIDING FOR 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. The Comprehensive Zoning Ordinance and Zoning Map of the City of Farmers Branch, Texas (collectively, the “CZO”), is hereby amended by amending as set forth in Section 2, below, the regulations of Planned Development No. 32 (PD-32) as set forth in Ordinance No. 1389 (the “PD-32 Regulations”), relating to the use and development of a 3.50± tract in the John S. Pulliam Survey, Abstract No. 1156, City of Farmers Branch, Dallas County, Texas, described in “Exhibit A” attached hereto and incorporated herein by reference:

SECTION 2. The Property shall be developed and used in accordance with the CZO and the PD-32 regulations , as amended except as follows:

- A.** The Property shall be used and developed in accordance with the Detailed Site Plan and Landscape Plan attached hereto as Exhibits “B” and “C” respectively and incorporated herein by reference.
- B.** The buildings constructed on the Property shall be designed and constructed to appear substantially as depicted on the Building Elevations set forth in Exhibit “D,” attached hereto and incorporated herein by reference.

C. In addition to the uses for which the Property may be developed and used by right or following approval of a Specific Use Permit in accordance the PD-32 Regulations, the Property may be developed and used as follows:

- (1) The Property may be developed and used for Warehouse and Distribution purposes; and
- (2) The Property may be developed and used for Light Fabrication Use following approval of a Specific Use Permit authorizing such use.

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, the provisions of this Ordinance shall be controlling.

SECTION 4. 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 5. 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 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, 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 7. 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 21st DAY OF MAY 2024.

ATTEST:

APPROVED:

Stacy Henderson, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

David M. Berman, City Attorney
(kbl:4/30/2024:4870-9716-5242 v1))

Ordinance No. 3865
Exhibit "A"- Description of Property

Being a tract of land situated in the John S. Pulliam Survey, Abstract No. 1156, in the City of Farmers Branch, Dallas County, Texas, being described as "Tract E" of that same tract of land conveyed to Thompson Management Co., Inc. by deed recorded in Volume 89129, Page 408, Deed Records, Dallas County, Texas, being now known as "Tract III" of that same tract of land conveyed to Graham Mortgage Corporation by deed recorded in Instrument No. 201100087228, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner in the West right-of-way line of Denton Drive (variable width public right-of-way), said point being the Southeast corner of Lot 1, Block A of Interchange North Business Park, an addition to the City of Farmers Branch, Dallas County, Texas, according to the Plat thereof recorded in Volume 84021, Page 1661, Map Records, Dallas County, Texas, same being the Northeast corner of herein described tract;

Thence South 14 Degrees 57 Minutes 00 Seconds East, along the West right-of-way line of Denton Drive, crossing the North line of a tract of land conveyed to Dallas Power & Light Company by deed recorded in Volume 85080, Page 4447 of the Deed Records of Dallas County, Texas, and continuing for a total distance of 250.15 feet to a 1/2 inch iron rod found for corner, said point being the Southeast corner of herein described tract;

Thence North 89 Degrees 58 Minutes 00 Seconds West, departing the West right-of-way line of said Denton Drive, a distance of 629.69 feet to a 1/2 inch iron rod found for corner in the monumented East right-of-way line of Interstate Highway 35E (variable width public right-of-way), said point being the Northwest corner of a tract of land conveyed to 12130 Harry Hines, LLC by deed recorded in Instrument No. 20070111491 of the Deed Records of Dallas County, Texas, same being the Southwest corner of herein described tract, from which a 1/2 inch iron rod found bears N 89°58'00" W, 4.86 feet and a 5/8 inch iron rod found bears S 20°01'03" W, 0.66 feet and a 1/2 inch iron rod found bears N 89°43'49" E, 217.73 feet;

Thence North 00 Degrees 05 Minutes 08 Seconds West, along the monumented East right-of-way line of said Interstate Highway 35E, a distance of 103.97 feet to a concrete monument found for corner;

Thence North 03 Degrees 14 Minutes 49 Seconds East, continuing along the monumented East right-of-way line of said Interstate Highway 35E, a distance of 250.70 feet to a 1/2 inch iron rod found for corner, said point being the most westerly Southwest corner of the aforementioned Lot 1, Block A, same being the Northwest corner of herein described tract;

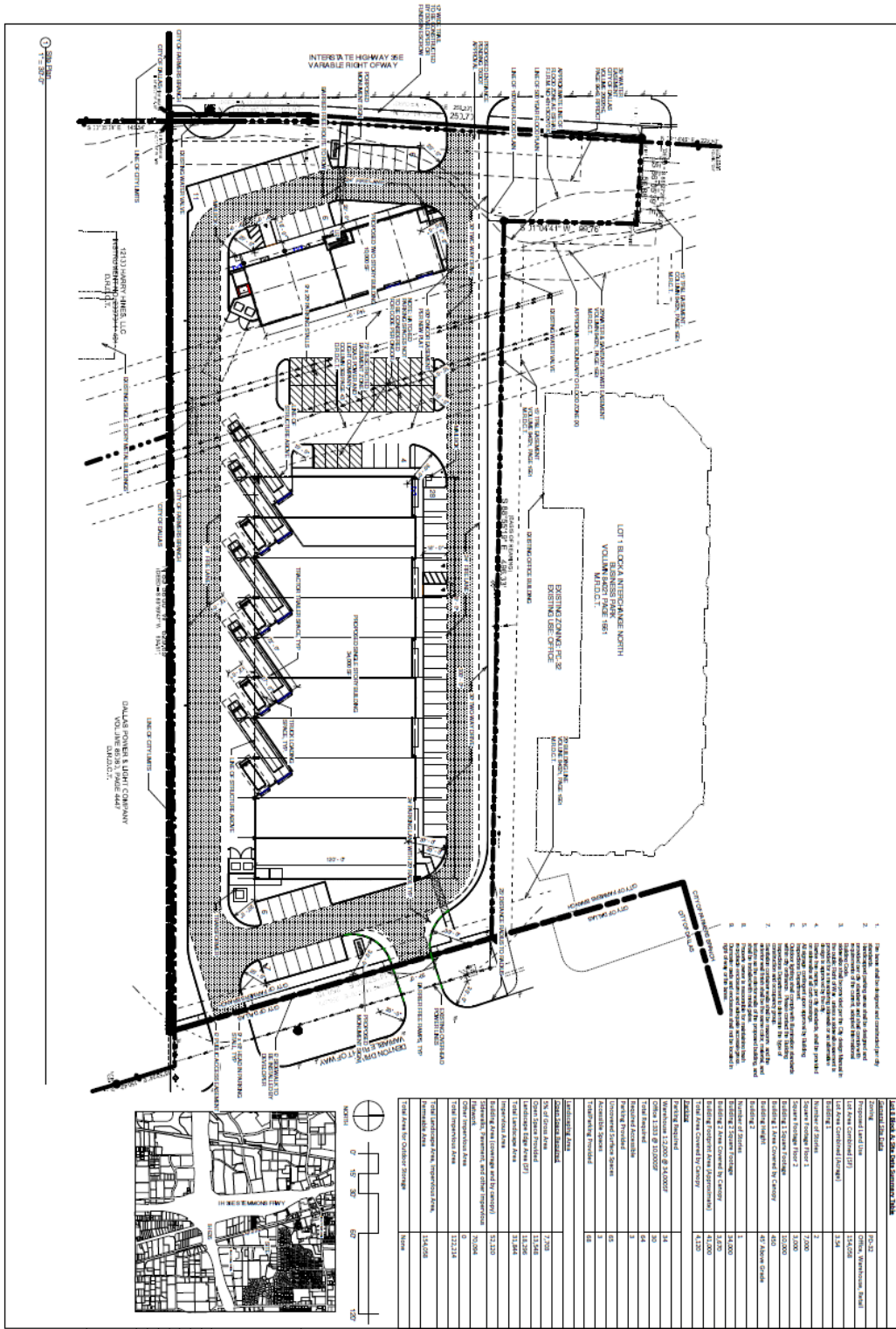
Thence South 86 Degrees 05 Minutes 39 Seconds East, along a South line of said Lot 1, Block A, a distance of 56.88 feet to an "X" found in concrete for corner, said point being an interior ell corner of said Lot 1, Block A;

Thence South 01 Degree 04 Minutes 41 Seconds West, along a West line of said Lot 1, Block A,

a distance of 99.76 feet to a 5/8 inch iron rod found for corner;

Thence South 88 Degrees 55 Minutes 19 Seconds East, continuing along the South line of said Lot 1, Block A, a distance of 496.33 feet to the POINT OF BEGINNING and containing 152,634 square feet or 3.50 acres of land.

Ordinance No. 3865 Exhibit "B"- Site Plan



1. The base building height shall not exceed 30 feet.
2. The building shall be set back from the adjacent property line by a minimum of 10 feet.
3. The building shall be set back from the adjacent property line by a minimum of 10 feet.
4. The building shall be set back from the adjacent property line by a minimum of 10 feet.
5. The building shall be set back from the adjacent property line by a minimum of 10 feet.
6. The building shall be set back from the adjacent property line by a minimum of 10 feet.
7. The building shall be set back from the adjacent property line by a minimum of 10 feet.
8. The building shall be set back from the adjacent property line by a minimum of 10 feet.



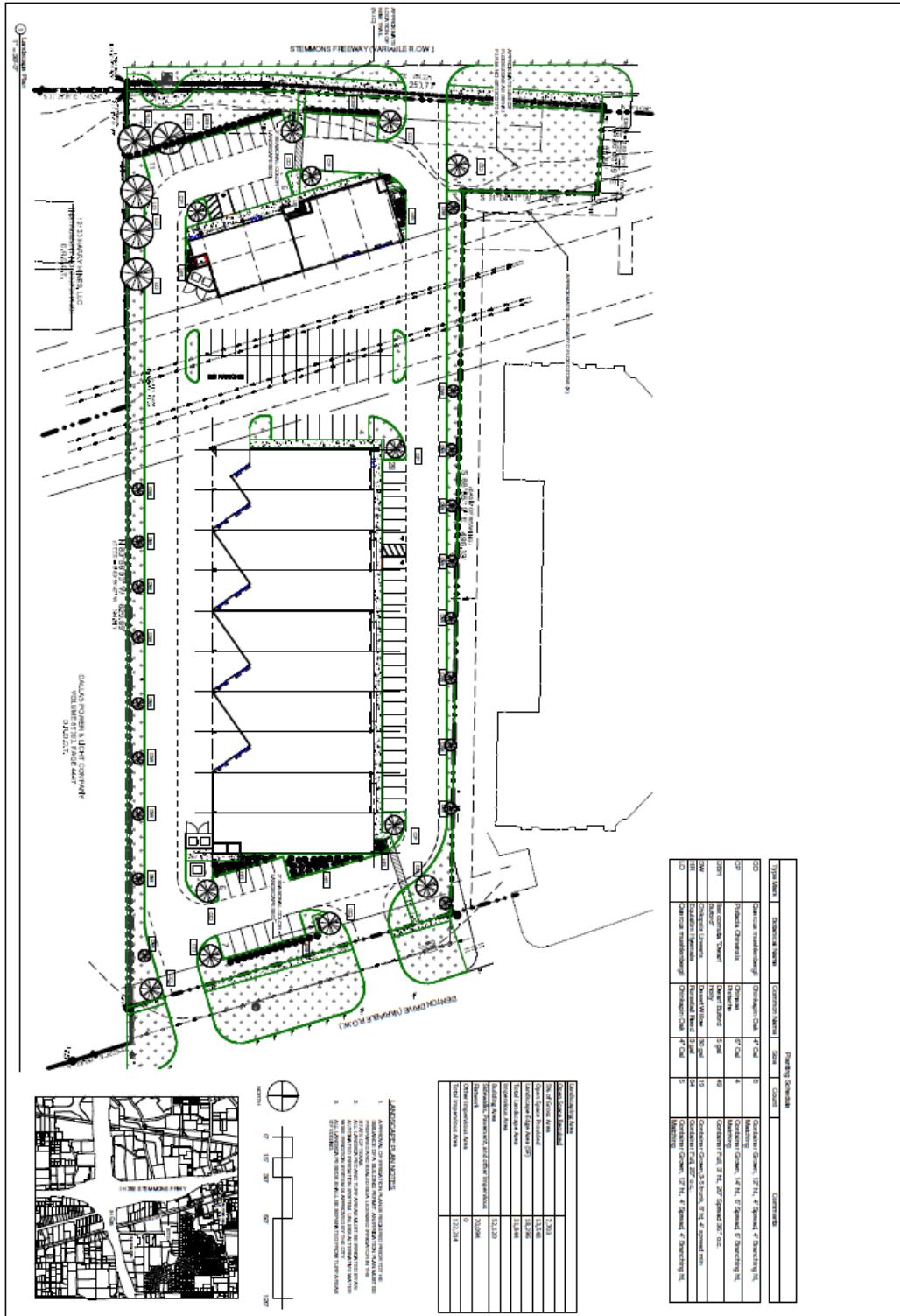
Item	Quantity	Notes
Lot Area	154,000	
Building Footprint	100,000	
Parking Area	54,000	
Site Area	154,000	
Building Area	100,000	
Parking Area	54,000	
Site Area	154,000	
Building Area	100,000	
Parking Area	54,000	
Site Area	154,000	
Building Area	100,000	
Parking Area	54,000	
Site Area	154,000	

G101
Site Plan

Denton Drive Warehouse Showroom
12197 Denton Drive
Farmers Branch, Texas
Part of Tract 5, 3,5367 Acres
John L. McKamy Abstract 1, 156 (PG 561)
Dallas County

GREENLIGHT
STUDIO, LLC
www.greenlightstudio.com

Ordinance No. 3865 Exhibit "C"- Landscape Plan



Tree Name		Quantity	Planting Schedule	Comments
CC1	Chlorophytum complanatum	100	Planting	Planting Schedule: 12th of August of 2023
CC2	Chlorophytum complanatum	100	Planting	Planting Schedule: 12th of August of 2023
CC3	Chlorophytum complanatum	100	Planting	Planting Schedule: 12th of August of 2023
CC4	Chlorophytum complanatum	100	Planting	Planting Schedule: 12th of August of 2023
CC5	Chlorophytum complanatum	100	Planting	Planting Schedule: 12th of August of 2023

Item	Quantity	Planting Schedule
1. 12" x 12" x 12" Concrete	100	Planting
2. 12" x 12" x 12" Concrete	100	Planting
3. 12" x 12" x 12" Concrete	100	Planting
4. 12" x 12" x 12" Concrete	100	Planting
5. 12" x 12" x 12" Concrete	100	Planting

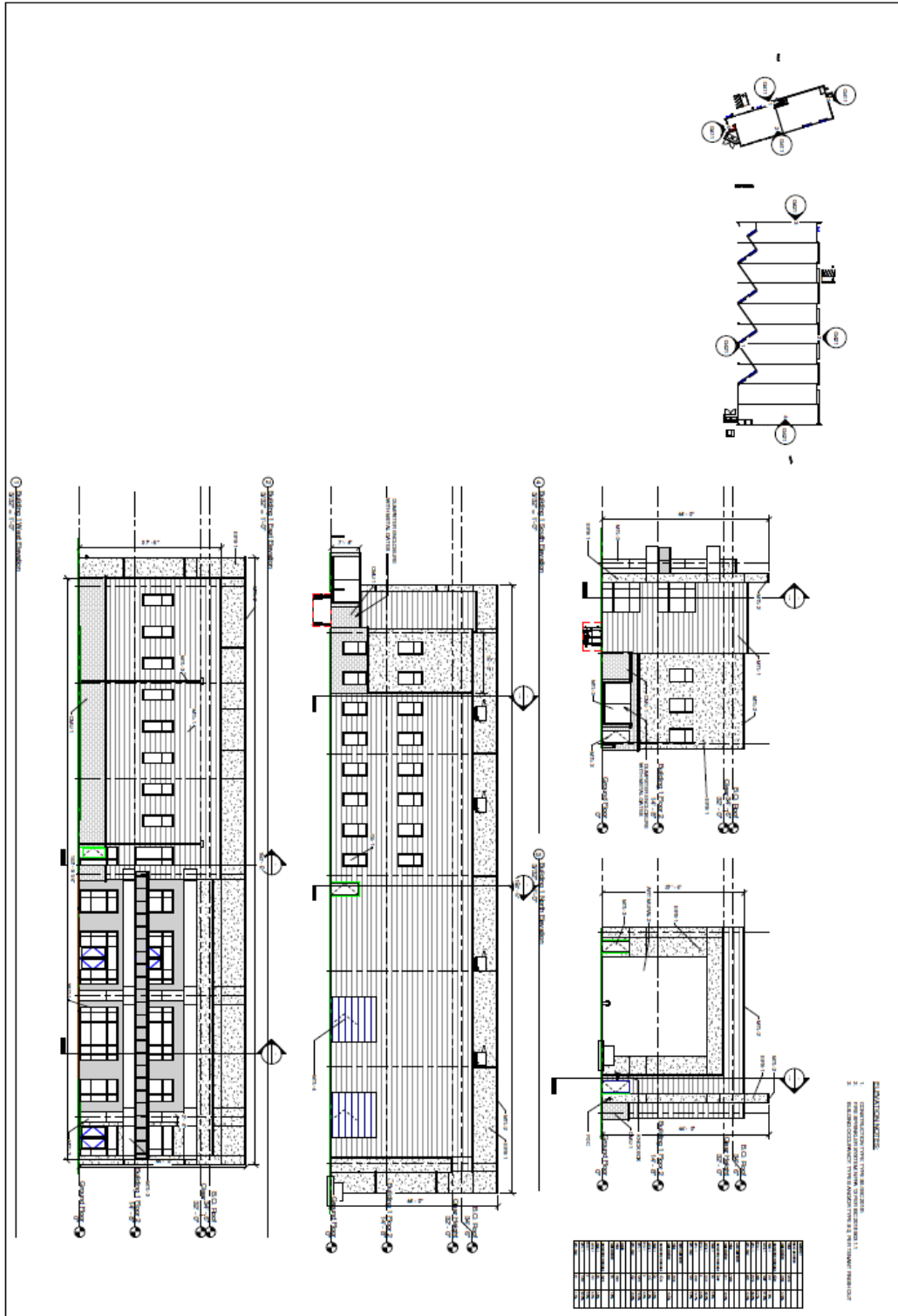
1. 12" x 12" x 12" Concrete
2. 12" x 12" x 12" Concrete
3. 12" x 12" x 12" Concrete
4. 12" x 12" x 12" Concrete
5. 12" x 12" x 12" Concrete



Denton Drive Warehouse Showroom
12197 Denton Drive
Farmers Branch, Texas
Port of Travis, 3.5367 Acres
North Pullman Abstract 1156 PG. 561
Dallas County

GREENLIGHT
STUDIO, LLC

Ordinance No. 3865 Exhibit "D"- Building Elevations



- EXPLANATIONS:**
1. DIMENSIONS GIVEN IN FEET AND INCHES.
 2. FINISHES SHOWN IN SECTION ARE TO BE USED UNLESS OTHERWISE NOTED.
 3. FINISHES SHOWN IN SECTION ARE TO BE USED UNLESS OTHERWISE NOTED.

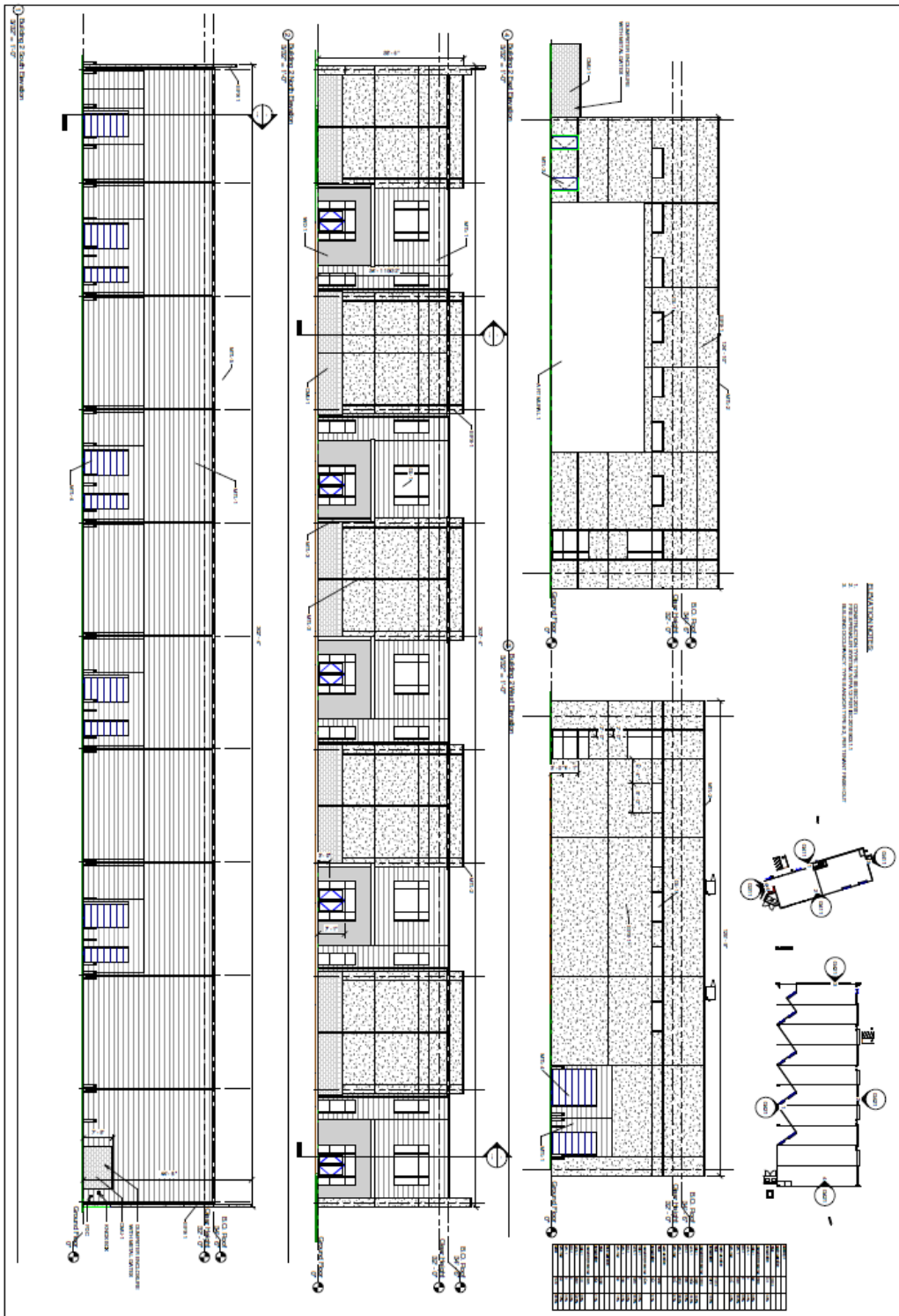
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GREENLIGHT
 STUDIO, LLC
11111 Greenlight Blvd, Suite 100
 Dallas, TX 75243
 Phone: 214.424.2224
 Fax: 214.424.2224
 Website: www.greenlightstudio.com

Denton Drive Warehouse Showroom
 12197 Denton Drive
 Farmers Branch, Texas
 Port of Tract 5, 3.5367 Acres
 North L. Pulliam Abstract 1156 P.O.S.
 Dallas County

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Ordinance No. 3865 Exhibit "D"- Building Elevations



NO.	DATE	DESCRIPTION
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3	05/01/2024	REVISED PER COMMENTS
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100	05/15/2028	REVISED PER COMMENTS

Denton Drive Warehouse Showroom
 12197 Denton Drive
 Farmers Branch, Texas
 Part of Block 5, S. 5367 Acres
 Kohn L Pulliam Abstract 1156 PG 561
 Dallas County

GREENLIGHT
 STUDIO, LLC
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