



ORDINANCE NO. 3963

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT REGULATIONS OF PLANNED DEVELOPMENT DISTRICT NO. 81 (PD-81) RELATING TO LOT 2, BLOCK A, DOMINION, AN ADDITION TO THE CITY OF FARMERS BRANCH, BY AMENDING DEVELOPMENT REGULATIONS; ADOPTING A PHASE TWO CONCEPT PLAN AND CONCEPTUAL BUILDING ELEVATIONS; PROVIDING FOR OTHER SPECIAL CONDITIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A CONFLICT RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.
(Case No. 25-ZA-05)**

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, as amended, be further amended by amending the development and use regulations of Planned Development Zoning District No. 81 ("PD-81"), as set forth in Exhibit B titled "Standards" of Ordinance Nos. 3290 and 2578, as amended by Ordinance Nos. 2944 and 2950 (collectively, "the Development Standards") as follows:

- A. The illustration in Article Two: labeled "Land Use Plan" inserted between Articles 1 and 3 of Exhibit B to Ordinance No. 2578 shall be amended to show Lot 2, Block A, Dominion, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Instrument No. 20200037712, Map Records, Dallas County, Texas ("the Property") is designated as part of the "Mixed-Residential Area" as shown in Exhibit "A," attached hereto and incorporated herein by reference.

- B. Attachment Two: Concept Plan to the Development Standards is amended and deemed to read as if the Property is designated as part of the "Mixed Residential Area" and shown in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 2. Except as set forth in Section 3 of this Ordinance, the Property shall be used and developed only in the manner set forth in the Development Standards for property located within the "Mixed Residential Area," and, to the extent the Development Standards do not conflict, the purposes and standards provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and as amended herein. In addition, the Property shall be developed substantially in accordance with the Conceptual Site Plan, Phases One and Two Detailed Site Plan and Elevations attached hereto as Exhibits "C", "D", "D.2", "E", "E.2", and "G" respectively, and incorporated herein by reference.

SECTION 3. Development and use of the Property shall be subject to the following additional conditions:

- A. No certificate of occupancy for Phase Two as shown on the Conceptual Site Plan for the Property shall be issued by the City until the following have occurred:
 - 1. Completion of construction of an approximately one-half (½) acre privately-owned pocket park accessible and available for use by the public at the southern tip of Lot 1, Block E, Mira Lago Addition, to be operated and maintained by the owner of said property until such time as operation and maintenance is conveyed to a property owners' association in accordance with Article 8 of the Development Standards. The pocket park will have the following elements and amenities:
 - a. A minimum of one canopy tree is required for each 4,000 square feet of pocket park area. The trees may be spaced sporadically to provide appropriate shade for amenities.
 - b. A minimum of two benches
 - c. A minimum of one picnic table
 - d. A minimum of one trash receptacle
 - e. A minimum of one dog bag dispenser
 - f. A minimum 10' wide sidewalk is required adjacent to the pocket park.
 - 2. Completion of re-grading, dressing with new topsoil, and reseeded with grass of those portions of Lot 1, Block C, Lot 1, Block D, and Lot 1, Block E, Mira Lago Addition not within the area of the private pocket park located on Lot 1, Block E, to be operated and maintained as a temporary open space by the owner of said property until such time as the

obligations for operation and maintenance are conveyed to a property owners' association in accordance with Article 8 of the Development Standards. Such use as open space shall end upon the commencement of development of said lots for other purposes authorized pursuant to the current zoning regulations affecting said lots.

The approximate location of the above improvements is illustrated on Exhibit "F", attached hereto and incorporated herein by reference.

- B. Notwithstanding Article Three, Section A of the Development Standards, the development of 20 square feet of commercial use for each residential unit developed shall not apply to Phase One as long as the Property is developed with Live/Work Units as provided in Paragraph C, below. Ground-floor retail or Live/Work units are not required in Phase Two Residential.
- C. There shall be at least seven (7) units located on the ground level of Phase One on the building facing Mira Lago Boulevard as generally shown on the Phase One Concept Plan (Exhibit D, hereto) that shall be designed for use as retail space or convertible from residential use to retail use ("Live/Work Units"), subject to the following:
 - 1. For purpose of this Paragraph C, "Live/Work Units" shall mean attached units located on street level of a building which are designed and constructed to standards required for Commercial Use but which include space for both Residential Uses and Commercial Uses with the area for Residential Use and the area for Commercial Use connected but (a) if on separate floors, with the Residential Use area being on the floor immediately above the Commercial Use area or (b) if located on the same floor, separated by a wall and one or more connecting doorways, with the Commercial Use area of the unit facing and entering onto the sidewalk and street area;
 - 2. At the time of initial construction, the Live/Work Units may be used for residential purposes;
 - 3. Not later than one (1) year from the date that 90% of the existing, constructed retail space within PD-81 is occupied and leasing for an average rent of \$15.00 per square foot based on a triple net leasing arrangement ("the Conversion Date"), the Live/Work Units shall be converted to a Retail Services, Retail Trade, Personal Services, Professional Office, or Retail Specialty Shop use as defined in Article Three, Section A. 1.(b) of the Development Standards. Continued use of the Live/Work Unit for residential use after the Conversion Date shall not constitute a legal non-conforming use and shall be a violation of this ordinance.
- D. Notwithstanding Article IV.A. of the Development Standards, Phases One and Two buildings constructed fronting IH 635 (LBJ Freeway) may be set back

further from the roadway further than ten feet (10.0') as shown on the Concept Plan.

- E. Notwithstanding Article IX, Section O.1 of the Development Standards, all exterior walls of all structures within the Multi-Family Residential Area shall be constructed with not less than 60% severe weather rated clay fired brick or real stone on all façades, the real stone to be not less than one inch (1") thick veneer and brick to be at least three inches (3") thick. The remaining 40% of the exterior façades may be (a) brick or real stone consistent with the remaining portion of the façade or (b) stucco which is at least 3/4-inch thick applied using the "3 step gypsum plaster" process.

- F. Notwithstanding Article IX, Section O.1 of the Development Standards, the following development standards apply to Phase Two:
 - 1. The maximum number of residential units permitted in Phase Two is 265.
 - 2. A maximum of 28 units are permitted to be efficiency units at no less than 585 square feet in floor area.
 - 3. A maximum of 32 one-bedroom units are permitted to be no less than 610 square feet in floor area.
 - 4. The minimum number of required parking spaces is 1.65 per residential unit.
 - 5. The northern facing façade of the parking garage of Phase Two Multi-Family Building shall be architecturally integrated into the balance of the building for the purpose of concealing the parking structure. The application of architectural features and exterior materials shall be as generally shown on the Phase Two Building Elevations Plan, Exhibit E.2.
 - 6. Provided the exterior building design generally adheres to the Building Elevations Concept, the residential building is permitted to exceed the maximum building length standards of Article 3, Section 3.3 M.
 - 7. The shared mutual access easements shown on the Concept Plan satisfies the vehicular and emergency access requirements.
 - 8. One tree is required per 40 feet of property frontage on IH-635 right-of-way (or fraction thereof). Trees planted to meet this requirement may be planted anywhere between the front face of the building and the front property line.

- G. Notwithstanding anything to the contrary in the Development Standards, surface parking may be constructed between the buildings developed on the Property and IH 635 (LBJ Freeway) as shown on the Concept Plan.

SECTION 4. 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 5. 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 6. 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 7. 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 8. 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 8th DAY OF OCTOBER 2025.

ATTEST:

APPROVED:

Erin Flores, TRMC, City Secretary

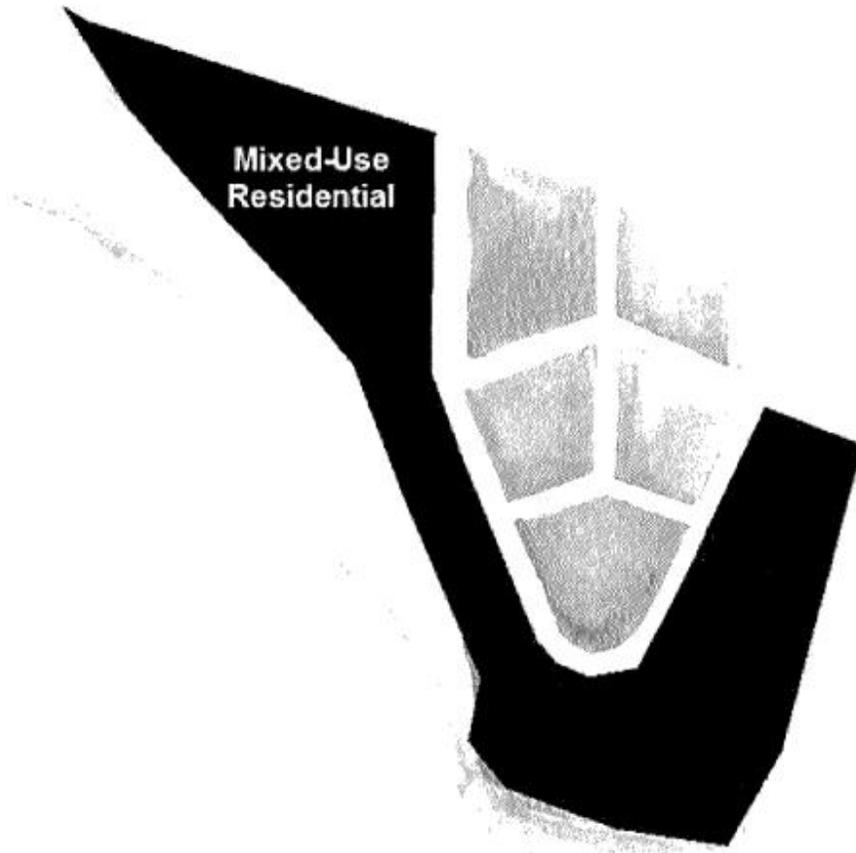
Terry Lynne, Mayor

APPROVED AS TO FORM:

Nicole Corr, City Attorney

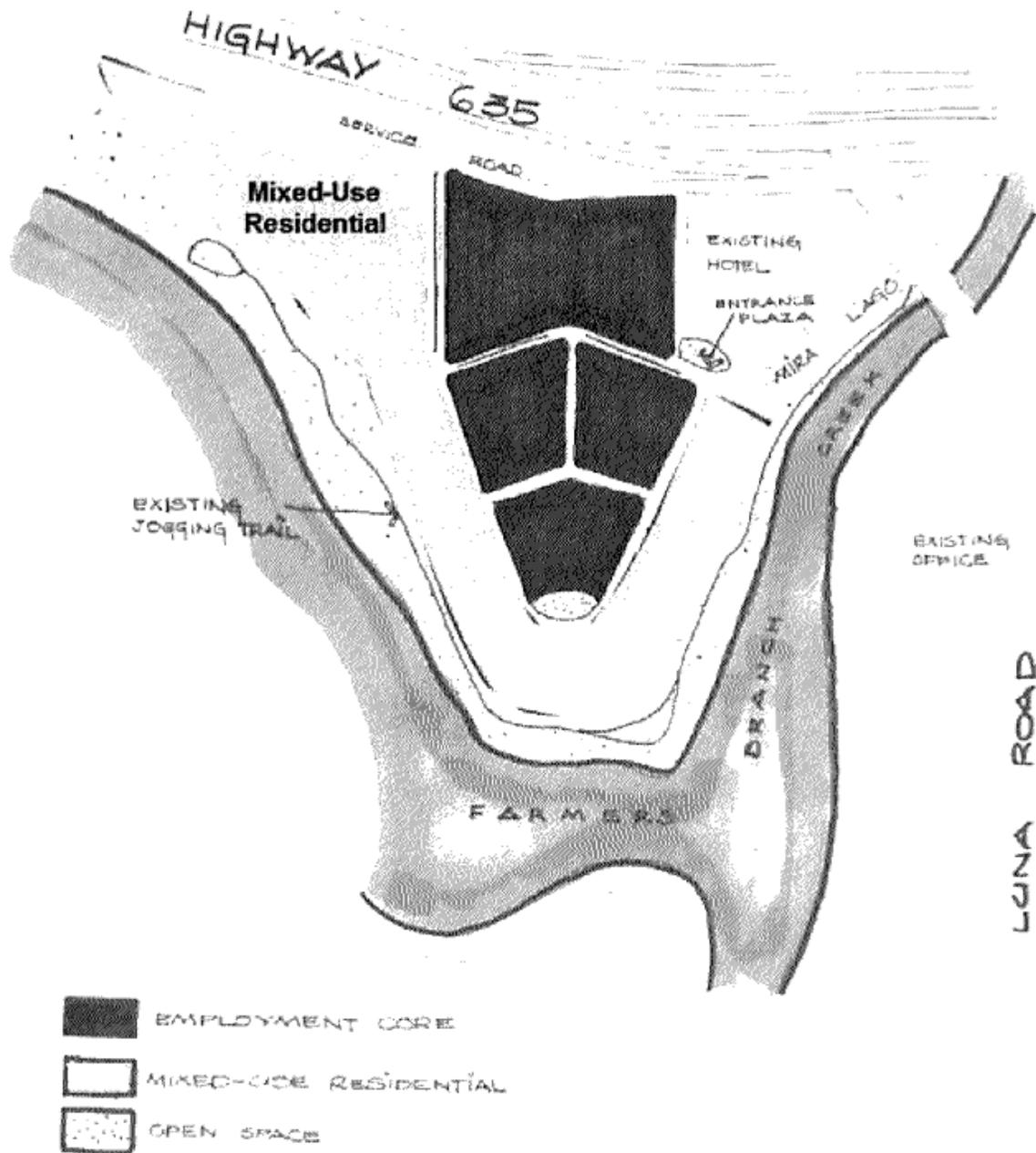
Ordinance No. 3963

Exhibit "A" – Amended Illustration for
Article Two: Land Use Plan to Ordinance No. 2578, Exhibit "B": Standards



■ EMPLOYMENT CORE
■ MIXED RESIDENTIAL

Ordinance No. 3963
Exhibit "B" – Amended Illustration for
Attachment Two: Concept Plan to Ordinance No. 2578, Exhibit "B": Standards



Ordinance No. 3963
Exhibit "E" – Conceptual Building Elevations for Phase One



DOMINION MULTI FAMILY CONCEPTUAL CHARACTER ELEVATION

ADAM DE RANICH, TX

Ordinance No. 3963
 Exhibit "E.2" – Conceptual Building Elevations for Phase Two



Ordinance No. 3963

Exhibit "E.2" – Conceptual Building Elevations for Phase Two (continued)



SOUTH ELEVATION SCALE: 3/32

MATERIAL	FINISH	FINISH
BRICK	BRICK	BRICK
CONCRETE	CONCRETE	CONCRETE
GLASS	GLASS	GLASS
PAINT	PAINT	PAINT
ROOFING	ROOFING	ROOFING
LANDSCAPE	LANDSCAPE	LANDSCAPE





HEK
ARCHITECTS

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DOMINION PHASE 2 SCHEMATIC ELEVATION #2

Farmers Branch, Texas

23136/06.12.2025
Pillar Income Asset

Ordinance No. 3963

Exhibit "E.2" – Conceptual Building Elevations for Phase Two (continued)



EAST ELEVATION SCALE: 1/16" = 1'-0"

MATERIAL	COLOR
BRICK	10%
STUCCO	90%
ROOF	10%
WOOD	10%
GLASS	10%
CONCRETE	10%
PAINT	10%
LANDSCAPING	10%



WEST ELEVATION SCALE: 1/16" = 1'-0"

MATERIAL	COLOR
BRICK	10%
STUCCO	90%
ROOF	10%
WOOD	10%
GLASS	10%
CONCRETE	10%
PAINT	10%
LANDSCAPING	10%

Ordinance No. 3963
Exhibit "F" – Location Map for Section 3.A. Improvements



