



ORDINANCE NO. 3934

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 DRIVE-THROUGH RESTAURANT ON LOT 4, BLOCK A, PACE ADDITION, FARMERS BRANCH, TEXAS, LOCATED WITHIN PLANNED DEVELOPMENT NO. 68 (PD-68) ZONING DISTRICT; ADOPTING A SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS; REPEALING ORDINANCE NO. 2017; PROVIDING A SAVINGS CLAUSE; PROVIDING CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; 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, the governing body, in the exercise of its 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 are hereby amended, by granting a Specific Use Permit for a Drive-Through Restaurant for Lot 4, Block A, Pace Addition, an Addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 93045, Page 3876, Map Records, Dallas County, Texas ("the Property") which is presently zoned Planned Development No. 68 (PD-68) Zoning District.

SECTION 2. The Property shall conform in operation, location, and construction to the development standards specified within the PD-68 Zoning District and, if developed as a Drive-Through Restaurant as authorized by Section 1 of this Ordinance, the Property shall be subject to the following special conditions:

- A. The Property shall be developed and used only in accordance with the Site Plan attached hereto as Exhibit "A" and incorporated herein by reference;
- B. The Property shall be developed with landscaping in accordance with the Landscape Plan attached hereto as Exhibit "B," and incorporated herein by reference; and

- C. The building elevations for buildings located on the Property shall be designed and constructed substantially in accordance with the Elevations set forth in Exhibit "C," attached hereto and incorporated herein by reference.
- D. The existing pole sign located on the Property may be refaced but shall not exceed 50 feet in height and 300 square feet in area.

SECTION 3. Ordinance No. 2017 is hereby repealed.

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. 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 6. 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 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, 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 8. 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 9. 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 15th DAY OF JULY 2025.

ATTEST:

APPROVED:

Erin Flores, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney

DRAFT

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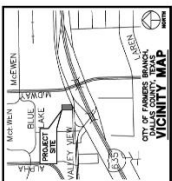
Ordinance No. 3934
Exhibit "B" – Landscape Plan



STARBUCKS #82778
4169 Lyndon B. Johnson Fwy.
Formers Branch, TX 75244

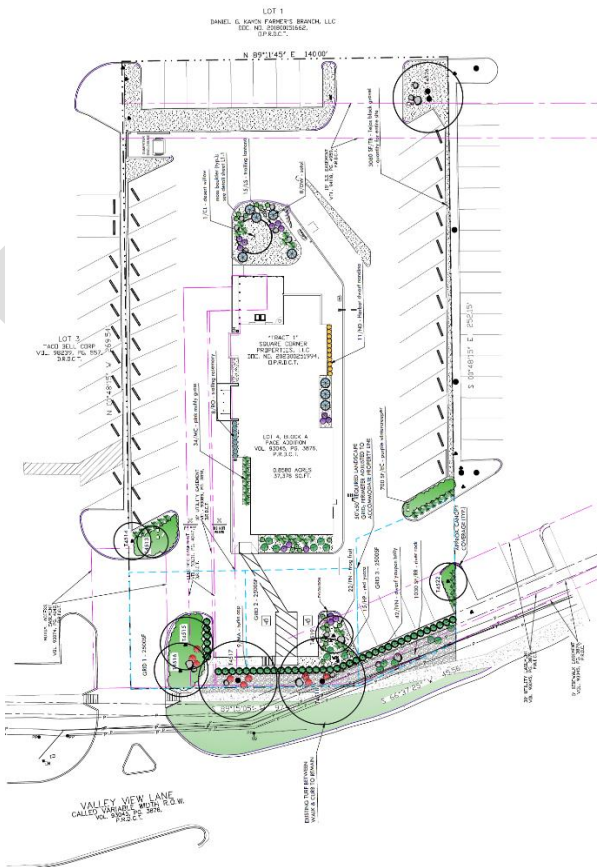
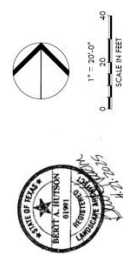
PROJECT: Landscape Plan
DESIGNER: bah
DATE: 6/27/2025
SCALE: 1" = 20'-0"
REVISIONS: 06/11/2025

L1.0



LANDSCAPE REQUIREMENTS			
A. LANDSCAPE AREA			
Required landscape area: 15% of the minus building area	Required	Provided	
Total building area: 2,564 SF			
15% landscape area: 384.6 SF			
15% landscape area: 384.6 SF	1,694.9 SF	7,233 SF (66.10)	
B. SCREENING			
Each 50'x50' modular area shall contain 150 SF landscape area min, total to meet 5% minimum	Required	Provided	
Screening shall be a min. 34" tall at installation	Required	Provided	
Screening shall be a min. 34" tall at installation	Required	Provided	

- GENERAL NOTES:
- By submitting a proposal for the landscape planting scope of work, the contractor confirms that they have read and will comply with, the associated notes, specifications, and details with this project, including all applicable jurisdiction requirements.
 - The contractor shall be responsible for determining plant quantities. Plant quantities shown on legends and callouts are for general information only. In the event of a discrepancy between the plan and the plant legend, the plant quantity as shown on the plan (for individual symbols) or callout (for groundcover patterns) shall take precedence.
 - All landscape areas shall be irrigated with an underground sprinkler system. System shall provide 100% coverage and be installed per state and local codes.
 - Landscape installed must be maintained in a healthy growing condition.



Tag Number	Common Name	Latin Name
14513	multi stem crape myrtle	Lagerstroemia indica
14514	multi stem crape myrtle	Lagerstroemia indica
14515	multi stem crape myrtle	Lagerstroemia indica
14516	multi stem crape myrtle	Lagerstroemia indica
14517	16" oak	Quercus virginiana
14518	16" oak	Quercus virginiana
14519	multi stem crape myrtle	Lagerstroemia indica
14520	multi stem crape myrtle	Lagerstroemia indica
14521	16" oak	Quercus virginiana

CODE	COMMON NAME	BOTANICAL NAME	QTY	SIZE	NOTES
CL	desert willow	Chilopsis linearis	1	30G	single stem, tree form; hgt. min. 10', well branched
DW	red yucca	Dasylirion wheeleri	8	10G	
NV	dwarf yucca palm	Yucca parvifolia	15	3G	
MA	blue agave	Agave americana	42	5G	24" min. hgt. at installation
MA	blue agave	Agave americana	9	3G	
MC	petio molly grass	Muhlenbergia capillaris	34	3G	
ND	Heather dwarf nandina	Nandina domestica 'Heather Dwarf'	11	3G	
ND	trailing rosemary	Rosmarinus officinalis 'Var. Prostratus'	8	1G	
EC	purple wintercreeper	Eurocyathus americanus	700 SF	4" pot	12" OC unless otherwise shown
PN	Colorado river redbud	Prosopis juliflora	22	12"	24" OC unless otherwise shown
BR	fring tree	Fraxinus viridis	12"	3"	deep over weed mat; install per detail
TB	12pin black gravel		3000		3" deep over weed mat; install per detail

[illegible]