



CITY OF
FARMERS BRANCH
TEXAS

DETAILED SITE PLAN EXPIRATIONS

CITY COUNCIL | MAY 21, 2024

BACKGROUND & TIMELINE



FEB 2024
PRESENTED TO COUNCIL
DURING STRATEGIC PLAN.



MARCH 2024
PRESENTED TO P&Z
DURING STUDY SESSION.



APRIL 2024
P&Z PUBLIC HEARING &
RECOMMENDATION.



MAY 2024
CITY COUNCIL PUBLIC
HEARING & DECISION.

PURPOSE:

- **City-initiated project at City Council request.**
- **Clarify terminology within the CZO & establish Detailed Site Plan expiration deadlines.**
- **Reduce the number of approved site plans that are out of date or unlikely to be constructed.**
- **Mitigate the number of site plans that are no longer viable or may be incompatible with surrounding uses, market conditions, or current codes.**

RESEARCH FROM OTHER CITIES

MUNICIPALITY	EXPIRATION DEADLINE	REQUIREMENT
DALLAS	2 YEARS	BUILDING PERMIT OBTAINED
ADDISON	1 - 2 YEARS (DEPENDS ON ZONING DISTRICT)	BUILDING PERMIT OBTAINED
MIDLOTHIAN	1 YEAR	BUILDING PERMIT APPLIED FOR
CARROLLTON	2 YEARS	BUILDING PERMIT APPLIED FOR

PROPOSED UPDATES

REPLACING THE TERMS “COMPREHENSIVE SITE PLAN” & “SITE PLAN” WITH “DETAILED SITE PLAN” IN SEVERAL ARTICLES OF THE CZO.

DETAILED SITE PLANS FOR NEW CONSTRUCTION WILL EXPIRE IF:

- NO DEVELOPMENT PERMIT HAS BEEN OBTAINED WITHIN 2 YEARS AFTER THE APPROVAL DATE.
- THE DEVELOPMENT PERMIT HAS EXPIRED WITHOUT COMPLETION OF THE CONSTRUCTION.
- EXTENSION(S) (TOTALING 1 YEAR OR LESS) HAVE NOT BEEN AUTHORIZED BY THE CITY WITHIN THE 2 YEAR PERIOD.

A DETAILED SITE PLAN NOT REQUIRING NEW CONSTRUCTION WILL EXPIRE IF:

- A CERTIFICATE OF OCCUPANCY HAS NOT BEEN ISSUED WITHIN 6 MONTHS OF APPROVAL.

ANY PREVIOUSLY ESTABLISHED EXPIRATION DATES WILL REMAIN IN EFFECT.

ON APRIL 22, 2024 THE PLANNING & ZONING COMMISSION UNANIMOUSLY RECOMMENDED APPROVAL WITH MODIFICATIONS:

THE PLANNING DIRECTOR MAY AUTHORIZE EXTENSIONS UP TO ONE YEAR FOR SITE PLANS NOT REQUIRING NEW CONSTRUCTION



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QUESTIONS

CITY COUNCIL MEETING | MAY 21, 2024