



ORDINANCE NO. 3897

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 LOT 2-R, BLOCK C, LUNA 635 BUSINESS PARK 1ST INSTALLMENT ADDITION WITHIN PLANNED DEVELOPMENT DISTRICT NUMBER 22 (PD-22); ADOPTING A DETAILED SITE PLAN; PROVIDING FOR ADDITIONAL DEVELOPMENT REGULATIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING 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, is hereby amended by amending the regulations of Planned Development No. 22 (PD-22) with respect to the use and development of Lot 2-R, Block C, Luna 635 Business Park 1st Installment Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof as recorded in Volume 80017, Page 2039, Official Public Records, Dallas County, Texas ((O.P.R.D.C.T.) (the "Property").

SECTION 2. The Property shall be developed and used in accordance with the use and development regulations of Planned Development No. 22 (PD 22), as previously 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 "A" and "B" respectively and incorporated herein by reference.
- B.** Notwithstanding the provisions of PD-22, the Property may be developed in accordance with the following development regulations:

- (1) In addition to uses listed in Exhibit “C” of the PD-22 Development Requirements, the Property may be developed for use as a Self-Storage Facility.
- (2) If the property is developed for use as a Self-Storage Facility, the following additional development standards shall apply:
 - a. The self-storage facility and all individual tenant spaces located within the facility shall be limited to Storage Warehouse, Alcohol Sales (Wholesale), and Office (Professional and Administrative) uses only.
 - b. In addition to all uses not listed in Section 2.B.2.a above, retail, manufacturing, automotive, and machine shop uses are specifically prohibited.
 - c. A minimum of one (1) off-street parking space shall be provided for each 2,000 square feet of gross floor area used for storage or warehousing, and a minimum of one (1) off-street parking space shall be provided for each 400 square feet of gross floor area used for office.
 - d. Installation of landscape screening shrubs along the western property line at least 36 inches in height at the time of planting, as shown on Exhibit “B,” shall be completed prior to issuance of any certificate of occupancy on the Property.
 - e. Application(s) for building permit and certificate of occupancy by must be submitted to the Community Services Department for review and approval prior to operation of any use on the Property in accordance with all applicable City ordinances including zoning, building, fire, and life safety codes.
 - f. Any building modifications (internal or external) shall require permitting through the Community Services Department in accordance with all applicable City codes and ordinances.
 - g. The certificate of occupancy shall be issued to a primary certificate holder for the self-storage facility upon satisfaction of all City requirements and inspections. Individual certificates of occupancy shall not be required for each subdivided space within the self-storage facility, so long as these uses comply with Section (2)(a) of this zoning ordinance and all other applicable City codes and ordinances. It shall be the responsibility of the primary certificate holder to ensure compliance for all tenants of individual lease spaces. All subtenants of the self-storage facility are subject to annual inspection and review procedures. A list of all tenants and full description of operations within the self-storage facility shall be provided at any time upon request of the City Manager or designee.

SECTION 2. 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; however, in the absence of a relevant standard

regulating the use or development of the Property in either this Ordinance or the PD-22 Development Regulations, as amended, then the provisions of the CZO, as amended, shall apply.

SECTION 3. 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 4. 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 5. 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 6. 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 4th DAY OF FEBRUARY 2025.

ATTEST:

APPROVED:

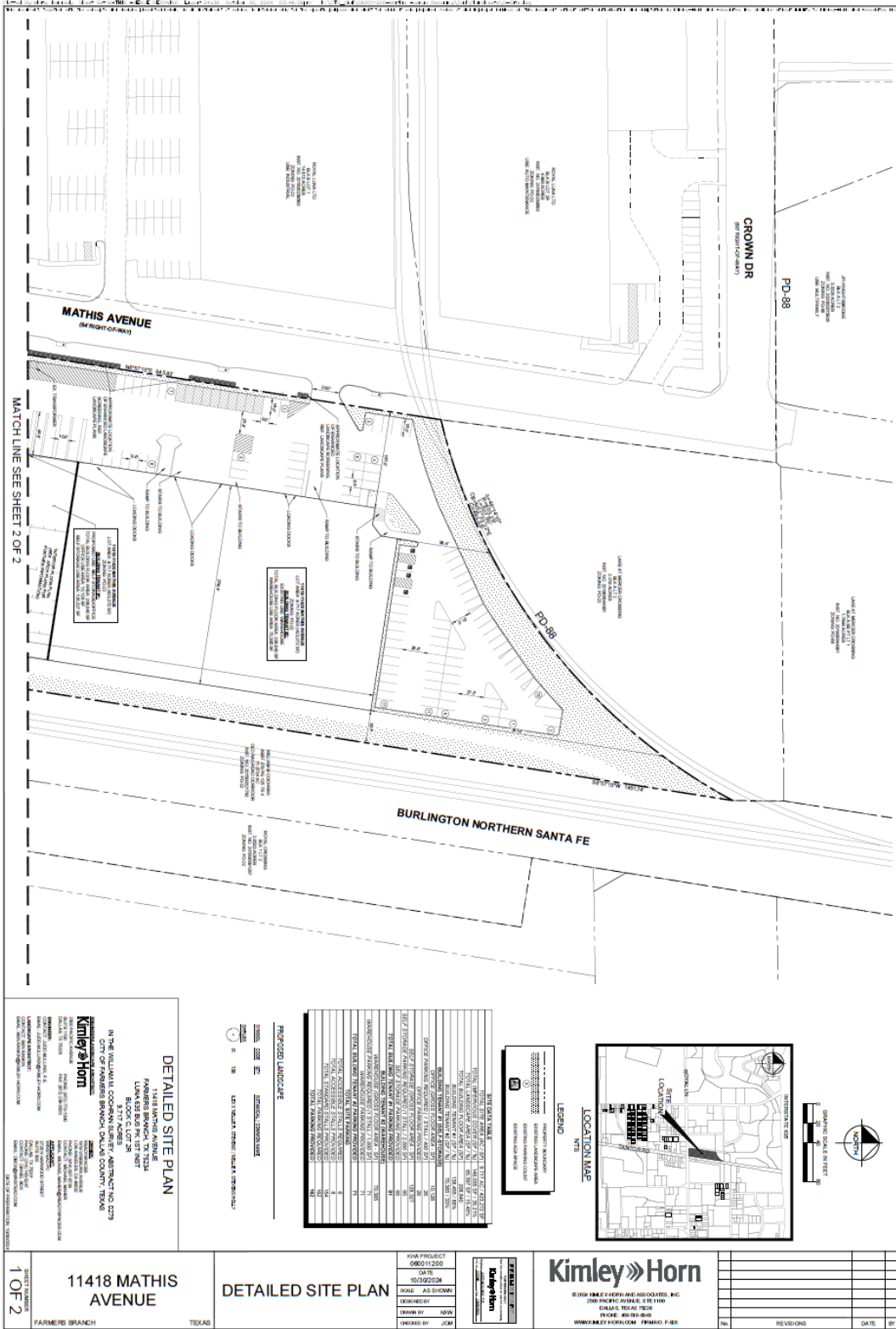
Stacy Henderson, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney
[sr.12.19.2024]

Ordinance No. 3897 Exhibit "A"- Detailed Site Plan



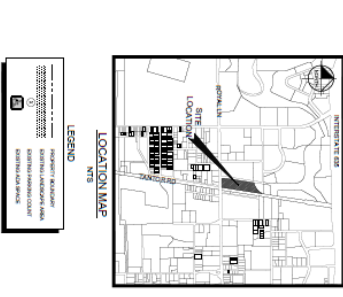
MATCH LINE SEE SHEET 2 OF 2

DETAILED SITE PLAN
 11418 MATHIS AVENUE
 FARMERS BRANCH, TEXAS

Kimley»Horn
 3171 ACRES
 11418 MATHIS AVENUE
 FARMERS BRANCH, TEXAS

PROPOSED LANDSCAPE

ITEM	QUANTITY	REMARKS
1. 12" DB CALIFORNIA REDWOOD	10	PLANTING
2. 12" DB SPANISH OAK	10	PLANTING
3. 12" DB FLORIDA YACONIA	10	PLANTING
4. 12" DB LARGO LEAF PALM	10	PLANTING
5. 12" DB FLORIDA YACONIA	10	PLANTING
6. 12" DB SPANISH OAK	10	PLANTING
7. 12" DB CALIFORNIA REDWOOD	10	PLANTING
8. 12" DB FLORIDA YACONIA	10	PLANTING
9. 12" DB SPANISH OAK	10	PLANTING
10. 12" DB CALIFORNIA REDWOOD	10	PLANTING



11418 MATHIS AVENUE
 FARMERS BRANCH, TEXAS

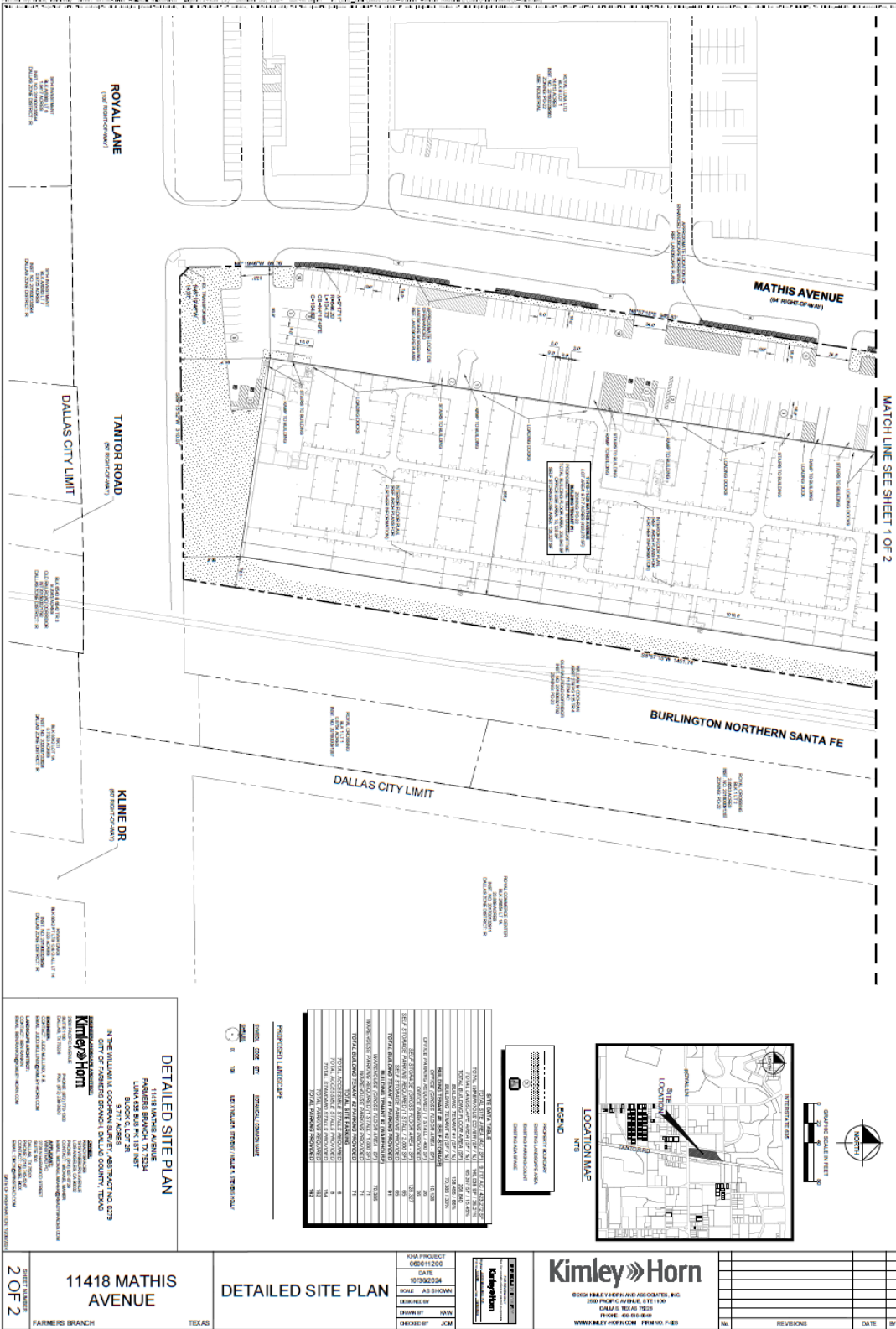
DETAILED SITE PLAN

Kimley»Horn

© 2008 KIMLEY HORN AND ASSOCIATES, INC.
 5000 WEST WILLOW STREET, SUITE 100
 DALLAS, TEXAS 75241
 PHONE: 972.961.8800
 WWW.KIMLEYHORN.COM P: 0000000000

NO.	REVISIONS	DATE	BY

Ordinance No. 3897 Exhibit "A"- Detailed Site Plan



PROPOSED LANDSCAPE

ITEM	QUANTITY	UNIT	REMARKS
1.00	1	PLANTING	PLANTING
2.00	2	PLANTING	PLANTING
3.00	3	PLANTING	PLANTING
4.00	4	PLANTING	PLANTING
5.00	5	PLANTING	PLANTING
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LOCATION MAP

LEGEND

- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING DRIVE
- PROPOSED DRIVE

DETAILED SITE PLAN

11418 MATHIS AVENUE
FARMERS BRANCH, TEXAS
BLOCK C LOT 28
LINKS 888 PCL 1ST NBT

IN THE WILLIAM COCHRAN SUBDIVISION, INSTRUMENT NO. 2278
IN THE COUNTY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

Kimley Horn

REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL SURVEYOR
REGISTERED PROFESSIONAL CIVIL ENGINEER

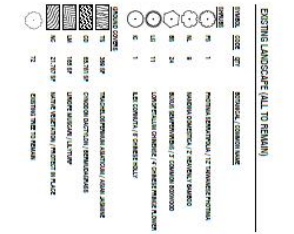
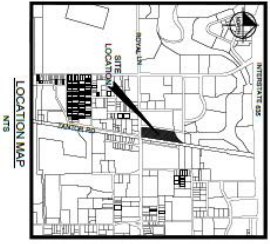
PROJECT NUMBER: 20 OF 2

11418 MATHIS AVENUE FARMERS BRANCH TEXAS	DETAILED SITE PLAN	KHA PROJECT 08011200	DATE 10/02/2024	SCALE AS SHOWN	DRAWN BY JCM	CHECKED BY JCM		Kimley Horn 2800 ROCK HILL AVENUE, STE 1100 DALLAS, TEXAS 75246 PHONE: 972.968.8888 WWW.KIMLEY-HORN.COM, FIRMNO. F-08	NO.	REVISIONS	DATE

Ordinance No. 3897 Exhibit "B"- Landscape Plan



NO.	DATE	REVISION	BY
1	08/01/2004	ISSUED FOR PERMIT	KLH
2	08/01/2004	REVISIONS	KLH
3	08/01/2004	REVISIONS	KLH
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100	08/01/2004	REVISIONS	KLH



LANDSCAPE PLAN

11418 MATHIS AVENUE
FARMERS BRANCH, TEXAS
BLOCK C LOT 28
LUNAKSES B&B, 1317 WEST

Kimley Horn

IN THE WILLIAM L. COCHRAN SURVEY, ABSTRACT NO. 4279
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

DESIGNED BY: KLH
CHECKED BY: KLH
DATE: 08/01/2004

Ordinance No. 3897 Exhibit "B"- Landscape Plan



Landscape Plan

NO.	SYMBOL	DESCRIPTION	QUANTITY	UNIT
7201	1" DB	FLORIDA PALM	10	PLANT
7202	2" DB	FLORIDA PALM	10	PLANT
7203	3" DB	FLORIDA PALM	10	PLANT
7204	4" DB	FLORIDA PALM	10	PLANT
7205	5" DB	FLORIDA PALM	10	PLANT
7206	6" DB	FLORIDA PALM	10	PLANT
7207	7" DB	FLORIDA PALM	10	PLANT
7208	8" DB	FLORIDA PALM	10	PLANT
7209	9" DB	FLORIDA PALM	10	PLANT
7210	10" DB	FLORIDA PALM	10	PLANT
7211	11" DB	FLORIDA PALM	10	PLANT
7212	12" DB	FLORIDA PALM	10	PLANT
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7217	17" DB	FLORIDA PALM	10	PLANT
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7256	56" DB	FLORIDA PALM	10	PLANT
7257	57" DB	FLORIDA PALM	10	PLANT
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7267	67" DB	FLORIDA PALM	10	PLANT
7268	68" DB	FLORIDA PALM	10	PLANT
7269	69" DB	FLORIDA PALM	10	PLANT
7270	70" DB	FLORIDA PALM	10	PLANT
7271	71" DB	FLORIDA PALM	10	PLANT
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7273	73" DB	FLORIDA PALM	10	PLANT
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7275	75" DB	FLORIDA PALM	10	PLANT
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7281	81" DB	FLORIDA PALM	10	PLANT
7282	82" DB	FLORIDA PALM	10	PLANT
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7296	96" DB	FLORIDA PALM	10	PLANT
7297	97" DB	FLORIDA PALM	10	PLANT
7298	98" DB	FLORIDA PALM	10	PLANT
7299	99" DB	FLORIDA PALM	10	PLANT
7300	100" DB	FLORIDA PALM	10	PLANT

EXISTING LANDSCAPE (ALL TO REMAIN)

1" DB FLORIDA PALM

2" DB FLORIDA PALM

3" DB FLORIDA PALM

4" DB FLORIDA PALM

5" DB FLORIDA PALM

6" DB FLORIDA PALM

7" DB FLORIDA PALM

8" DB FLORIDA PALM

9" DB FLORIDA PALM

10" DB FLORIDA PALM

11" DB FLORIDA PALM

12" DB FLORIDA PALM

13" DB FLORIDA PALM

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96" DB FLORIDA PALM

97" DB FLORIDA PALM

98" DB FLORIDA PALM

99" DB FLORIDA PALM

100" DB FLORIDA PALM

LOCATION MAP

SCALE: 1" = 50'

LANDSCAPE PLAN

1148 MATHIS AVENUE
FARMER BRANCH, DALLAS, TEXAS
BLOCK C, LOT 26

Kimley Horn

IN THE WILLIAMS COMPANIES, SUBSECT 10, DISTRICT NO. 1037
CITY OF FARMER BRANCH, DALLAS COUNTY, TEXAS

DATE: 08/14/2024
DRAWN BY: J. HORN
CHECKED BY: J. HORN
SCALE: AS SHOWN