ORDINANCE NO. 4008

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 ZONING DESIGNATION AND REGULATIONS RELATING TO THE DEVELOPMENT AND USE OF A 3.286-ACRE PORTION OF LOT 1, BLOCK F, OF METROPOLITAN BUSINESS PARK, SECTION FIVE, SITUATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PROTON ROAD AND MIDWAY ROAD, FROM LIGHT INDUSTRIAL (LI) ZONING DISTRICT TO PLANNED DEVELOPMENT DISTRICT NUMBER 110 (PD-110) FOR MULTI-FAMILY USES; ADOPTING 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 ($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, Plan and Map of the City of Farmers Branch, Texas, be and the same are hereby amended by amending the zoning designation and regulations relating to the use and development of a 3.286-acre portion of Block F, Metropolitan Business Park, Section Five, an addition to the City of Farmers Branch, Dallas County, Texas, according to the map thereof recorded in Volume 72192, Page 602, Deed Records, Dallas County, Texas and as more specifically described in Exhibit "A," attached hereto (the "Property"), changing the zoning classification from Light Industrial (LI) to Planned Development District No. 110 (PD-110) for multifamily uses subject to the use and development regulations set forth in Exhibit "B.1" and "B.2" attached hereto and incorporated herein by reference (the "PD-110 Development Regulations").

SECTION 2. The Property shall be developed and used in accordance with applicable provisions of the City of Farmers Branch Comprehensive Zoning Ordinance, as amended, the regulations applicable to uses, structures and development in the Multiple-Family Residence District 4 (MF-4), and the Code of Ordinances, City of Farmers Branch, Texas, except to the extent modified by the PD-110 Development Regulations adopted herein.

SECTION 3. To the extent of an irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Farmers Branch governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event of an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 4. All provisions of the Ordinances of the City of Farmers Branch, Texas, in conflict with the provisions of this ordinance as applicable to the Property be and are hereby repealed and all other provisions of the ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

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. 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 or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

SECTION 7. Any person, firm or corporation violating any of the provisions or terms of this Ordinance or the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended, shall be subject to a penalty by fine not to exceed two thousand dollars ($2,000.00) for each offense, and each and every day such violation continues or is allowed to exist shall 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 18th DAY OF AUGUST 2026.

ATTEST:

_____
Stacy Henderson, City Secretary

APPROVED:

_____
Terry Lynne, Mayor

APPROVED AS TO FORM:

_____
David M. Berman, City Attorney
(DB 7.22.26)

Ordinance No. 4008
Exhibit "A" – Legal Description

BEING a **3.286** acre tract of land situated in the Elisha Fike Survey, Abstract Number 478 in the City of Farmers Branch, Dallas County, Texas and being a portion of Block "F" of Metropolitan Business Park, Section Five an addition to the City of Farmers Branch according to the plat recorded in Volume 71118, Page 54 with a Revision to Block "F" filed in Volume 72192, Page 602 and a corrections of errors filed in Volume 73033, Page 0435 of Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found at the point of intersection of the northerly right-of-way line of Proton Road (a 60' wide right-of-way) with the easterly right-of-way line of Midway Road (an apparent 105' wide right-of-way);

THENCE along the easterly right-of-way line of said Midway Road, **NORTH 00°00'00" EAST** a distance of **305.00** feet to a ½ inch iron rod found for the northwest corner of said Block "F" and being in the southerly line of a Dallas Power & Light Co. right-of-way;

THENCE departing the easterly right-of-way line of said Midway Road and following the northerly line of said Block "F" and the southerly line of said Dallas Power & Light Co. right-of-way as follows:

> **NORTH 89°37'30" EAST** a distance of **251.70** feet to a 3/8 inch iron rod found for corner;
>
> **SOUTH 87°23'30" EAST** a distance of **285.04** feet to an "X" cut in concrete set for corner in the center of a drainage channel and being the northwest corner of a Revision of Block "F" of the Revised Plat of Metropolitan Business Park Section Five an addition to the City of Farmers Branch according to the plat recorded in Volume 79226, Page 1821 (DRDCT);

THENCE departing the northerly line of said Block "F" and the southerly line of said Dallas Power & Light Co. right-of-way and following the west line of said Revision of Block "F", **SOUTH 24°06'42" WEST** a distance of **321.75** feet to an "X" cut in concrete set in the northerly right-of-way line of said Proton Road;

THENCE along the northerly right-of-way line of said Proton Road, **NORTH 90°00'00" WEST** a distance of **405.00** feet to the **POINT OF BEGINNING;**

CONTAINING within these metes and bounds **3.286** acres or 143,144 square feet of land more or less.

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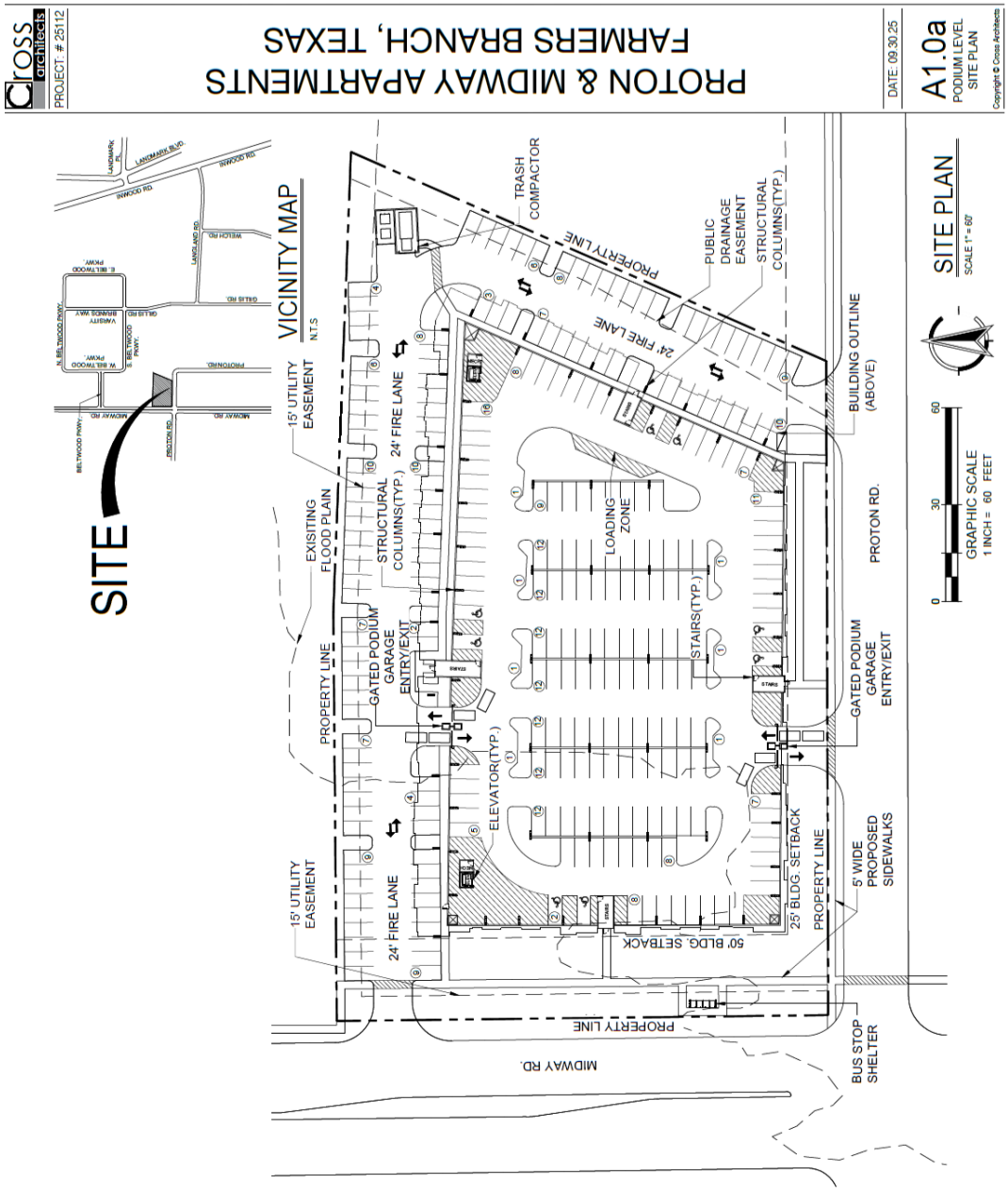
Exhibit “B.1” – Concept Plan for the Property (Ground floor)



SITE DATA
ZONING
-CURRENT - "LI" - LIGHT INDUSTRIAL
-RE-ZONE - "PD" - PLANNED DEVELOPMENT
-4-STORY RESIDENTIAL FLOORS
-1-STORY PODIUM GARAGE
-75'-0" AT HIGHEST ROOF PEAK
-47'-7-1/2" FROM GRADE TO HIGHEST FINISH FLOOR
-UNIT AVERAGE NET SQ.FT. ~788 S.F.

-242 UNITS
-3.28 ACRES TOTAL
-73.78 UNITS/ACRE

AMENITIES
-CLUBHOUSE ~8,000 S.F.
-RAISED POOL DECK
-COURTYARD

PARKING TABULATION
PARKING REQUIRED
(2.25 PER UNIT)

1 BR UNIT (218) 90%	491
2 BR UNIT (24) 10%	54
TOTAL REQUIRED	545

PARKING PROVIDED

SURFACE	119
HANDICAP	6
GARAGE	166
TOTAL PARKING PROVIDED	291

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Exhibit "B.2" – Concept Plan for the Property (2nd floor)

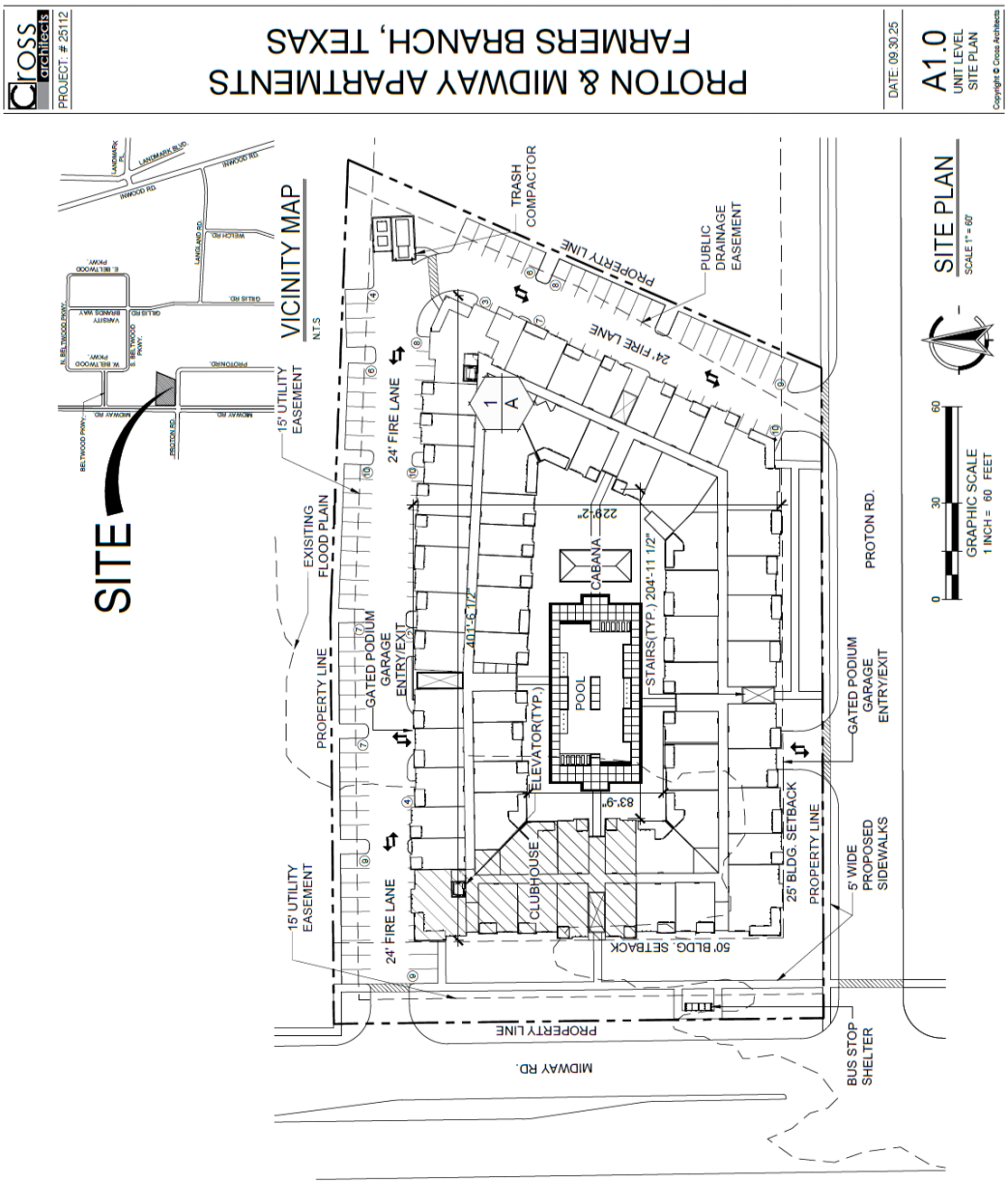

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Exhibit “C.1” – Conceptual Building Elevations

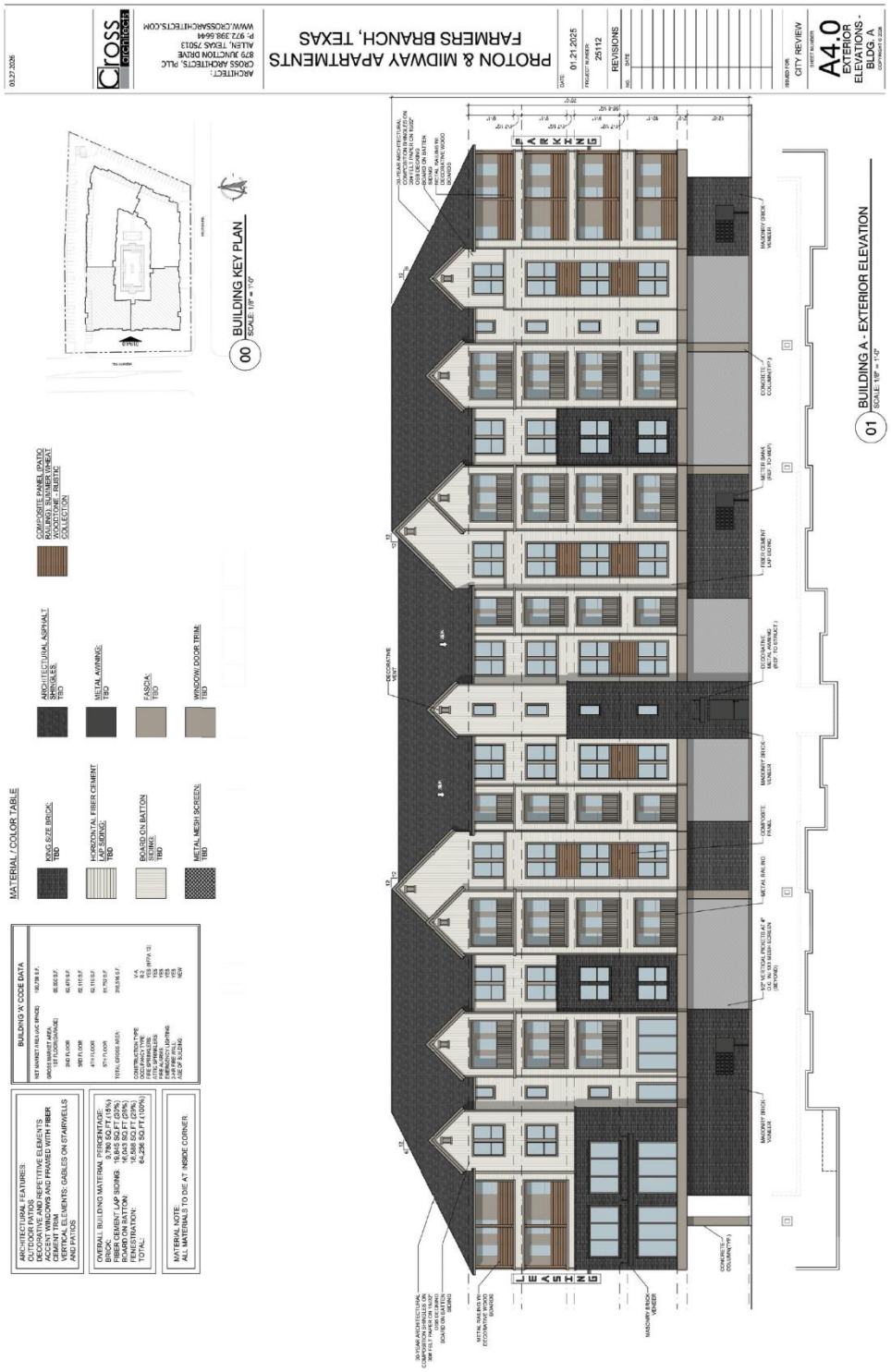

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Exhibit "C.2" – Conceptual Building Elevations (continued)

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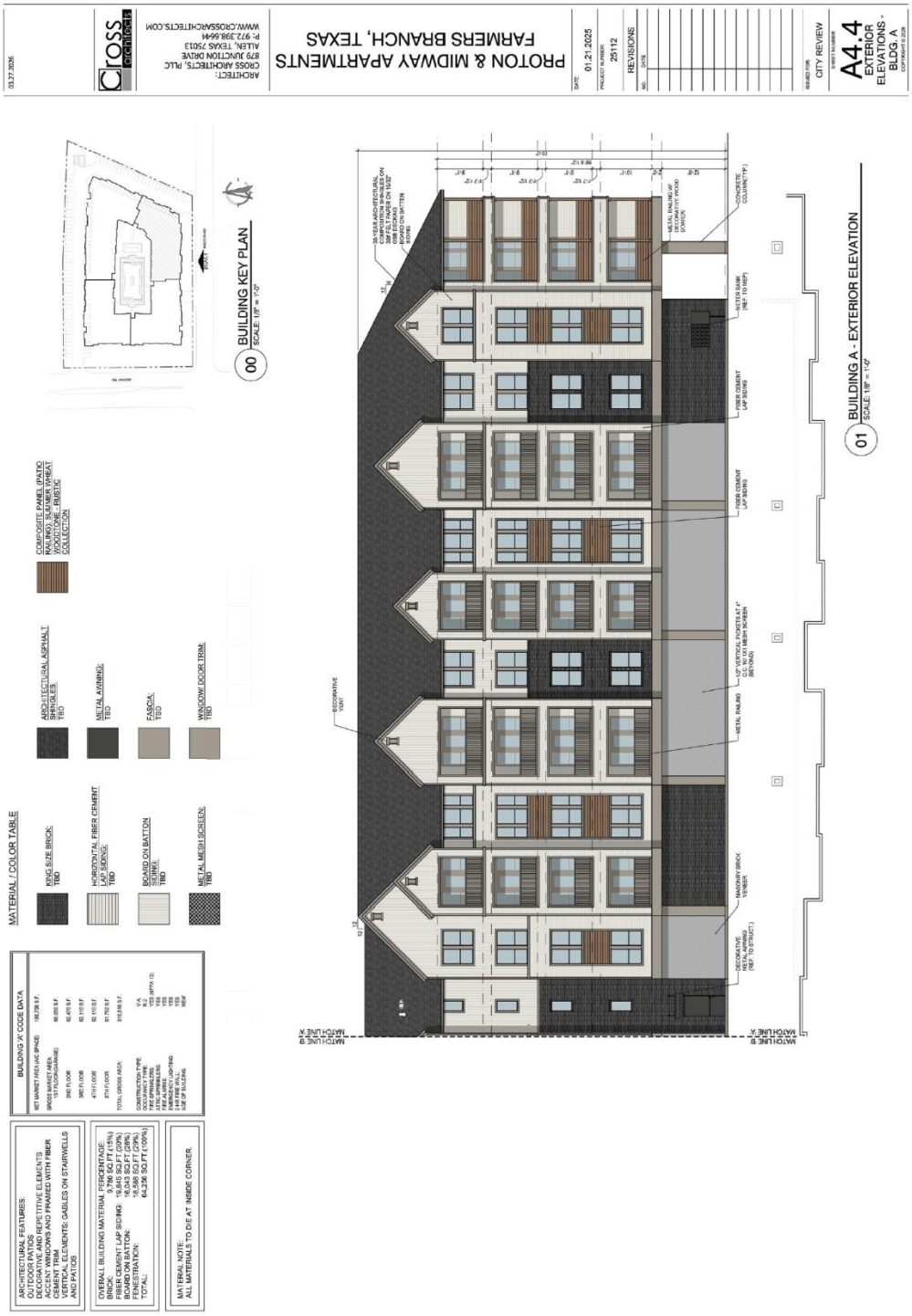
Exhibit “C.3” – Conceptual Building Elevations (continued)

Ordinance No. 4008
Exhibit "C.4" – Conceptual Building Elevations (continued)

Ordinance No. 4008
Exhibit “C.5” – Conceptual Building Elevations (continued)



Ordinance No. 4008
Exhibit “C.6” – Conceptual Building Elevations (continued)

Ordinance No. 4008
Exhibit “C.7” – Conceptual Building Elevations (continued)

Ordinance No. 4008
Exhibit "C.8" – Conceptual Building Elevations (continued)

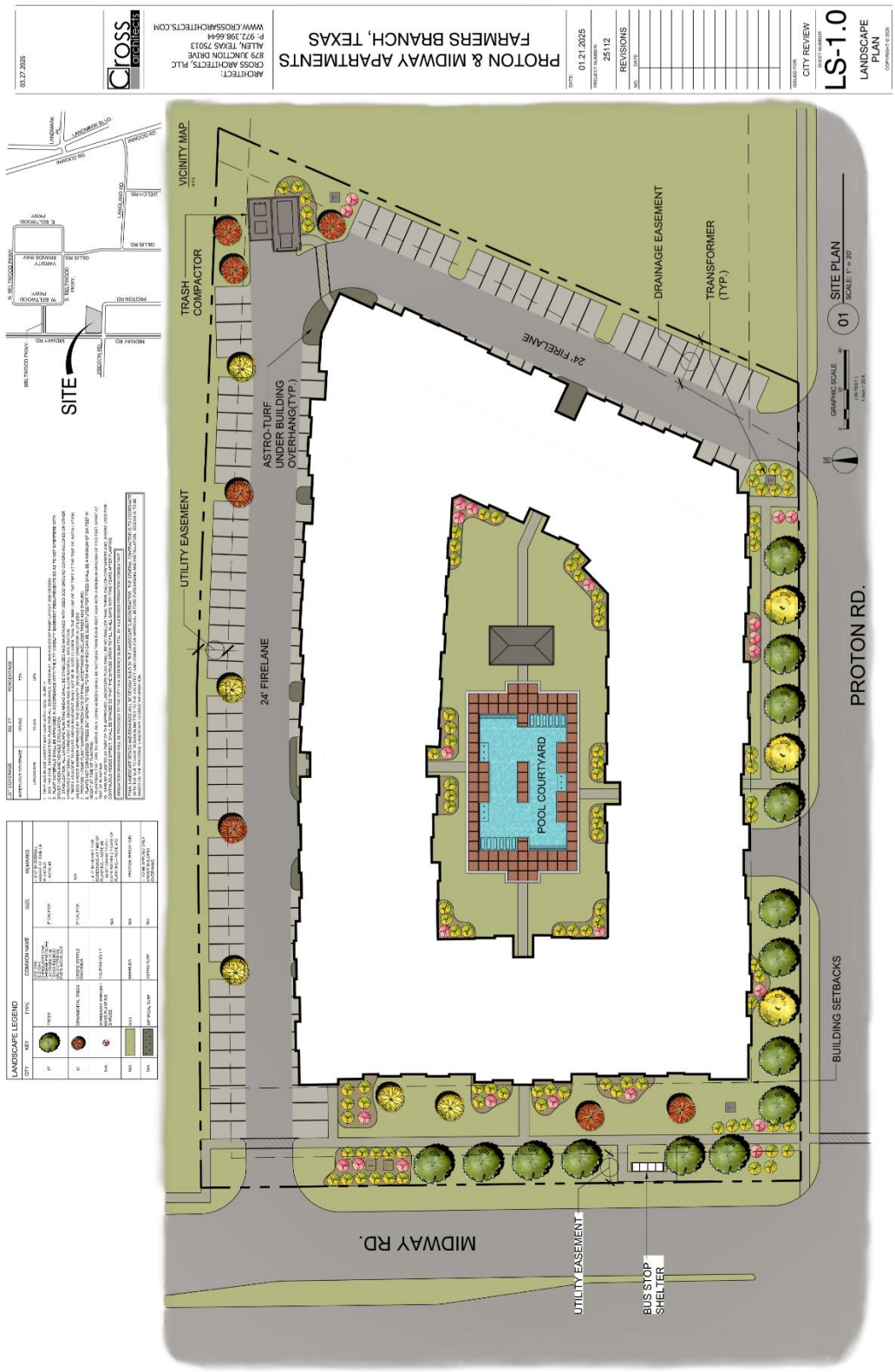
Ordinance No. 4008
Exhibit “C.9” – Conceptual Building Elevations (continued)

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Exhibit “D” – Conceptual Landscape Plan