



## ORDINANCE NO. 3850

**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 20.8± ACRES OF LAND OUT OF THE ISAAC WEBB SURVEY ABSTRACT NO. 1574, DESCRIBED IN EXHIBIT "A," HERETO, WITHIN PLANNED DEVELOPMENT DISTRICT NUMBER 74 (PD-74); ADOPTING A CONCEPTUAL 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 (\$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 and Zoning Map of the City of Farmers Branch, Texas, is hereby amended by amending as follows the regulations of Planned Development No. 74 (PD-74), as previously amended, with respect to the use and development of the property described in "Exhibit A" attached hereto and incorporated herein by reference (said tracts collectively referred to herein as "the Property"):

- A.** The Property shall be developed and used in accordance with the use and development regulations of Planned Development No. 74 (PD-74), as previously amended except as set forth in Section 1, Paragraphs B and C, below.
- B.** The Property shall be used and developed in accordance with the Conceptual Site Plan, Landscape Plan, and Building Elevations attached hereto as Exhibits "B," "C," and "D," respectively and incorporated herein by reference.
- C.** Notwithstanding the provisions of PD-74, the Property may be developed in accordance with the following development regulations:

- (1) In addition to uses listed in Section 5 of the PD-74 Development Requirements, the following uses shall be permitted by right on the Property:
  - a. Warehouse and Distribution; and
  - b. Light Assembly;
- (2) In addition to uses listed in Section 5 of the PD-74 Development Requirements, the Property may be developed and used for Light Fabrication Use following approval of a Specific Use Permit relating to such use;
- (3) Active operations on the Property for Warehouse and Distribution and/or Light Assembly purposes shall not commence earlier than 6:00 a.m. Central Time or be conducted later than 10:00 p.m., Central Time, each day of the week; provided, however, it shall not be a violation of this Section 1.C.(3) for people to be present on the Property outside of the foregoing hours for purposes of performing administrative and/or management tasks in association with a Warehouse and Distribution and/or Light Assembly which tasks do not involve the operation of vehicles, equipment, and/or machinery on the Property; and
- (4) Buildings constructed on the Property shall not be required to comply with the residential proximity setback requirements set forth in Section 7.A.3 of the PD-74 Development Requirements, provided the buildings are located no closer to the eastern property line of the Property as shown on the Conceptual Site Plan; and
- (5) The location of required screening walls shall be as shown on the Conceptual Site Plan. Landscape screening with a variety of tree species shall be installed between the masonry screening wall and adjacent property zoned "R-4" One-Family District as shown on the Conceptual Landscape Plan. Construction of all screening walls, including a masonry wall not less than ten (10) feet in height constructed along the eastern property line adjacent to property zoned "R-4" One-Family District, and installation of the required landscape screening must be completed prior to issuance of a certificate of occupancy for any use on the Property.

**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.

**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 19th DAY OF MARCH 2024.**

ATTEST:

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Stacy Henderson, TRMC, City Secretary

APPROVED:

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Terry Lynne, Mayor

APPROVED AS TO FORM:

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Peter G. Smith, City Attorney  
(PGS 3-6-24)

**Ordinance No. 3850**  
**Exhibit "A"- Description of Property**

**TRACT 1:**

BEING a tract of situated in the ISAAC WEBB SURVEY, Abstract No. 1574 and being all of Tract's A-D of the Revised Final Plat of the Fourth Installment of Metro Square - Phase II, an addition to the City of Farmers Branch as recorded in Volume 79203, Page 691 of the Map Records of Dallas County, Texas (M.R.D.C.T) and being more particularly described as follows:

BEGINNING at the intersection of the northerly Right-of-Way line of VILLAGE CREEK DRIVE (60' Right-of-Way and the easterly Right-of-Way line of FORD ROAD (80' Right-of-Way);

THENCE departing the northerly Right-of-Way line of said VILLAGE CREEK DRIVE and along the easterly Right-of-Way line of said FORD ROAD North 00 degrees 07 minutes 31 seconds East a distance of 1138.75 feet to a point for corner at the intersection of the easterly Right-of-Way line said FORD ROAD and the southerly Right-of-Way line of COLLEGE DRIVE (80' Right-of-Way);

THENCE departing the easterly Right-of-Way line of said FORD ROAD and along the southerly Right-of-Way line of said COLLEGE DRIVE as follows:

South 89 degrees 52 minutes 29 second East a distance of 20.00 feet to the beginning of a curve to the right having a radius of 437.47 feet and having a chord bearing of South 80 degrees 01 minutes 47 seconds East and a chord length of 149.60 feet;

Continuing along said curve to the right through a central angle of 19 degrees 41 minutes 23 seconds and an arc length of 150.34 feet to the beginning of a curve to the left having a radius of 517.47 feet and a chord bearing of South 78 degrees 31 minutes 47 seconds East and a chord length of 150.20 feet;

Continuing along said curve to the left through a central angle of 16 degrees 41 minutes 23 second and an arc length of 150. 74 feet to the point of tangency;

South 86 degrees 52 minutes 29 seconds East a distance of 210.74 feet to the beginning of a curve to the left having a radius of 3,009.99 feet and having a chord bearing of South 88 degrees 22 minutes 17 seconds East and a chord length of 157.23 feet;

Continuing along said curve to the left through a central angle of 02 degrees 59 minutes 36 seconds and an arc length of 157.25 feet to a point for corner;

THENCE departing the southerly Right-of-Way line of said COLLEGE DRIVE South 00 degrees 07 minutes 55 second West a distance of 965.07 feet to a point for corner in the northerly Right-of-Way line of said VILLAGE CREEK DRIVE;

THENCE along the northerly Right-of-Way line of said VILLAGE CREEK DRIVE as follows;

South 86 degrees 34 minutes 18 seconds West a distance of 348.24 feet to the beginning of a curve to the left having a radius of 602.96 feet and having a chord bearing of South 77 degrees 06 minutes 48 seconds West and a chord length of 198.17 feet;

Continuing along said curve to the left through a central angle of 18 degrees 54 minutes 59 seconds and an arc length of 199.07 feet to the beginning of a curve to the right having a radius of 542.90 feet and having a chord bearing of South 75 degrees 24 minutes 02 seconds West and a chord length of 146.34 feet;

Continuing along said curve to the right through a central angle of 15 degrees 29 minutes 27 seconds and an arc length of 146.78 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 16.039 acres or 698,668 square feet of land more or less.

**TRACT 2:**

BEING a tract of land situated in the Issac B. Webb Survey, Abstract No. 1574, Dallas County, Texas and being in the City of Farmers Branch, Texas and being a tract of land conveyed to Baldwin-Harris Company recorded in Volume 85071, Page 4876 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows;

BEGINNING at the intersection of the northerly Right-of-Way line of INTERSTATE HIGHWAY 635 (variable width Right-of-Way) and the easterly Right-of-Way line of FORD ROAD (80' Right-of-Way);

THENCE departing the northerly Right-of-Way line of said INTERSTATE HIGHWAY 635 and along the easterly Right-of-Way line of said FORD ROAD North 00 degrees 07 minutes 31 seconds East a distance of 598.08 feet to the intersection of the easterly Right-of-Way of said FORD ROAD and the southerly Right-of-Way line of VILLAGE CREEK DRIVE (60' Right-of-Way);

THENCE departing the easterly Right-of-Way line of said FORD ROAD and along the southerly Right-of-Way line of said VILLAGE CREEK DRIVE as follows;

North 83 degrees 30 minutes 42 seconds East a distance of 3.48 feet to the beginning of a curve to the left having a radius of 602.96 feet and having a chord bearing of North 75 degrees 35 minutes 00 seconds East and having a chord length of 166.34 feet;

Continuing along said curve to the left through a central angle of 15 degrees 51 minutes 24 seconds and an arc length of 166.87 feet to the beginning of a curve to the right having a radius of 542.96 feet and having a chord bearing North 77 degrees 12 minutes 10 seconds East and having a chord length of 180.12 feet;

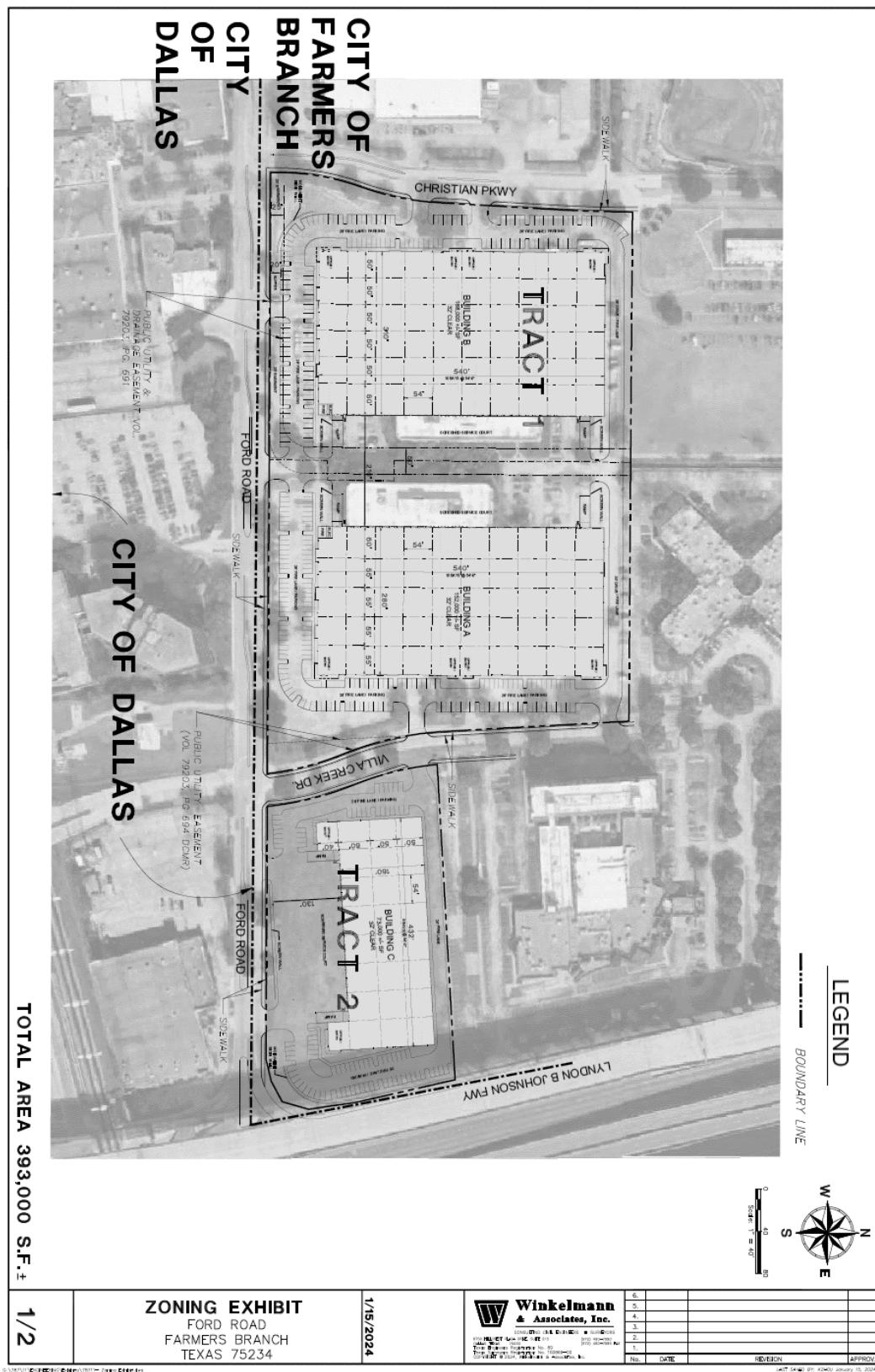
Continuing along said curve to the right through a central angle of 19 degrees 05 minutes 45 seconds and an arc length of 180.96 feet to a point for corner;

THENCE departing the southerly Right-of-Way line of said VILLAGE CREEK DRIVE South 01 degrees 30 minutes 34 seconds East a distance of 597.12 feet to a point for corner in the northerly Right-of-Way line of said INTERSTATE HIGHWAY 635;

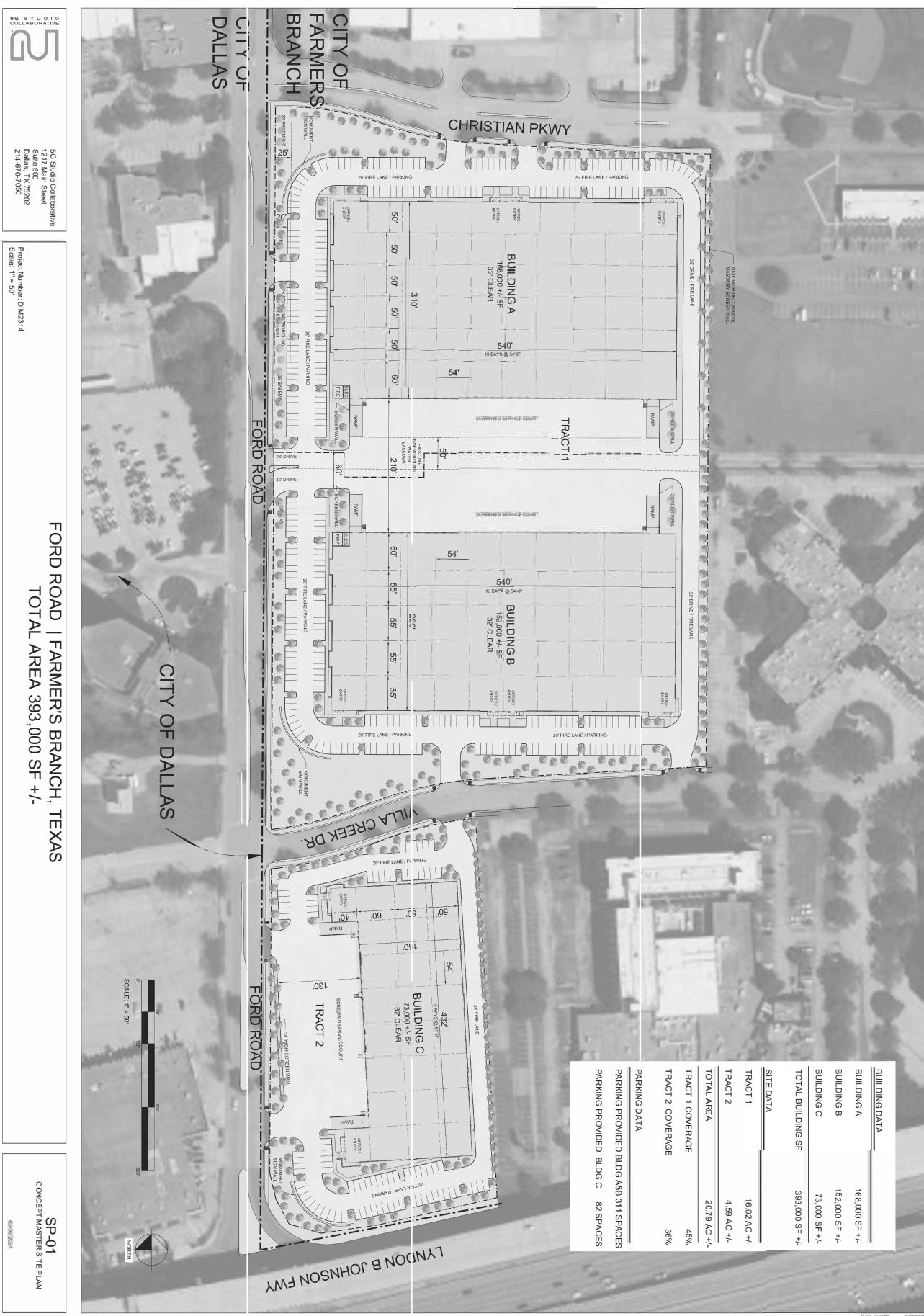
THENCE along the northerly Right-of-Way line of said INTERSTATE HIGHWAY 635 South 76 degrees 56 minutes 27 sec West a distance of 366.73 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.811 acres or 209,568 square feet of land more or less.

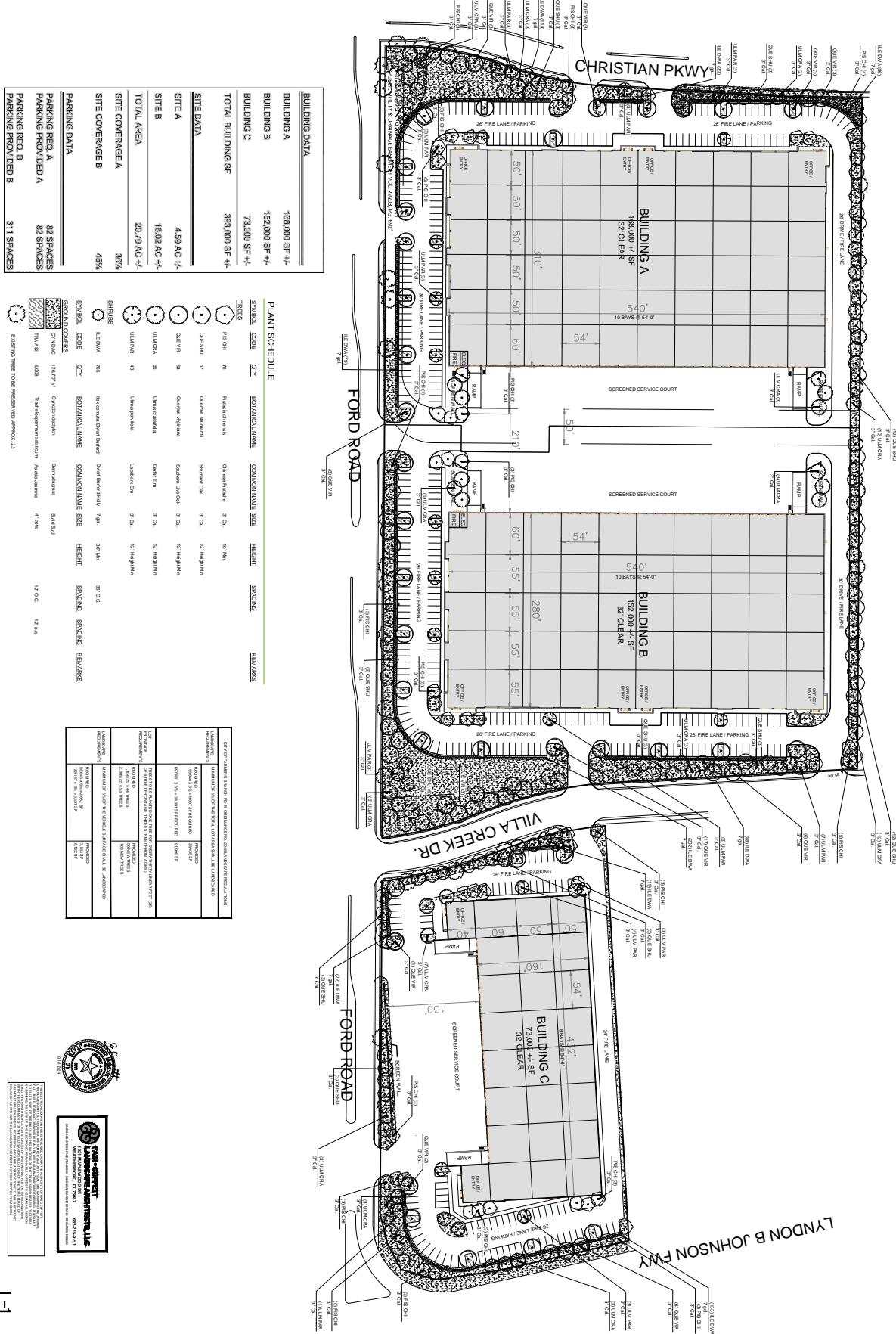
Ordinance No. 3850  
Exhibit "A"- Description of Property



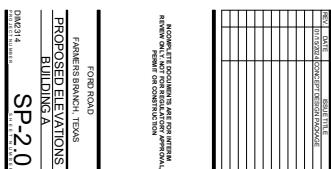
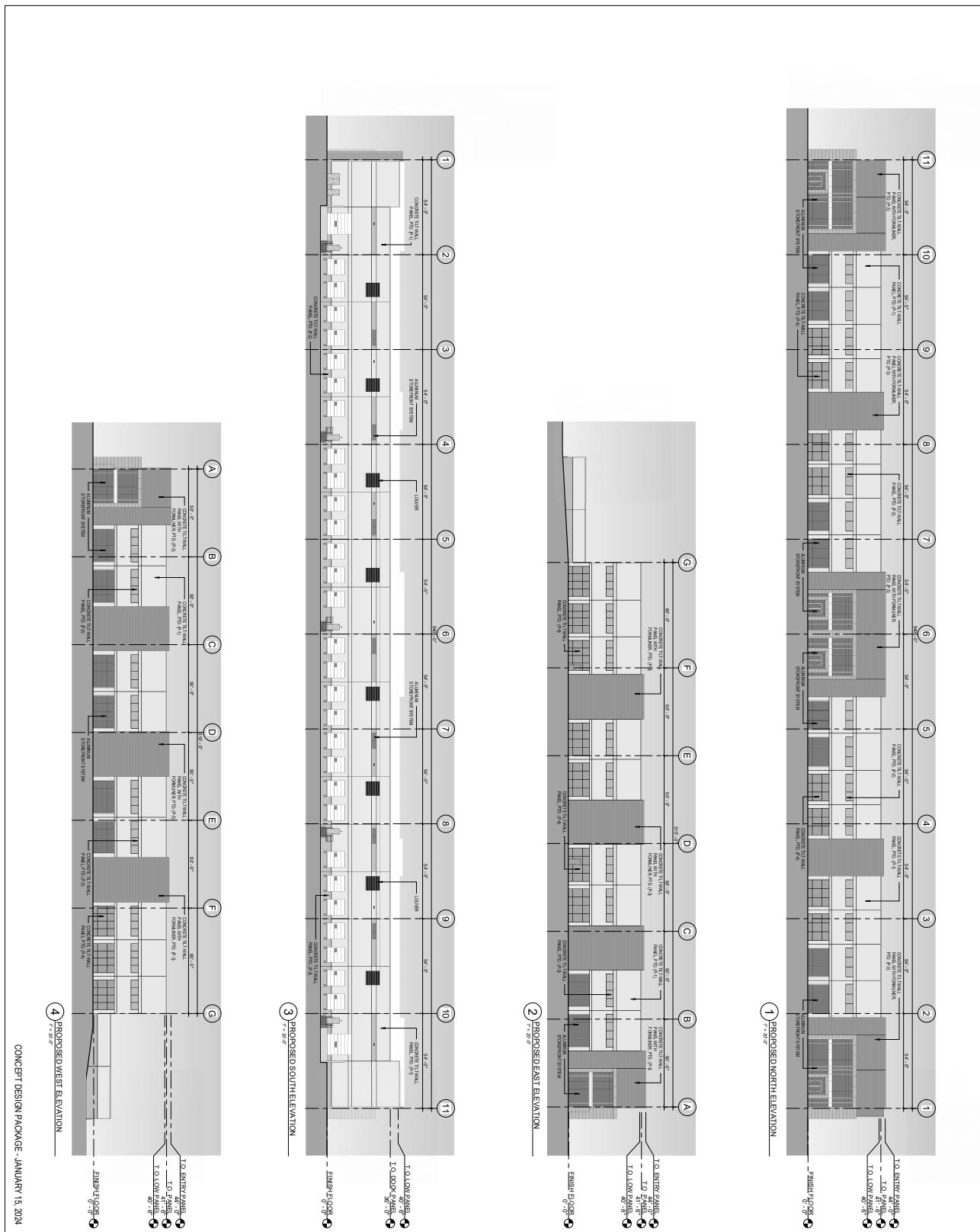
**Ordinance No. 3850**  
**Exhibit "B"- Conceptual Site Plan**



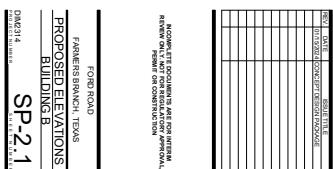
**Ordinance No. 3850**  
**Exhibit "C"- Conceptual Landscape Plan**



**Ordinance No. 3850**  
**Exhibit "D"- Conceptual Building Elevations**

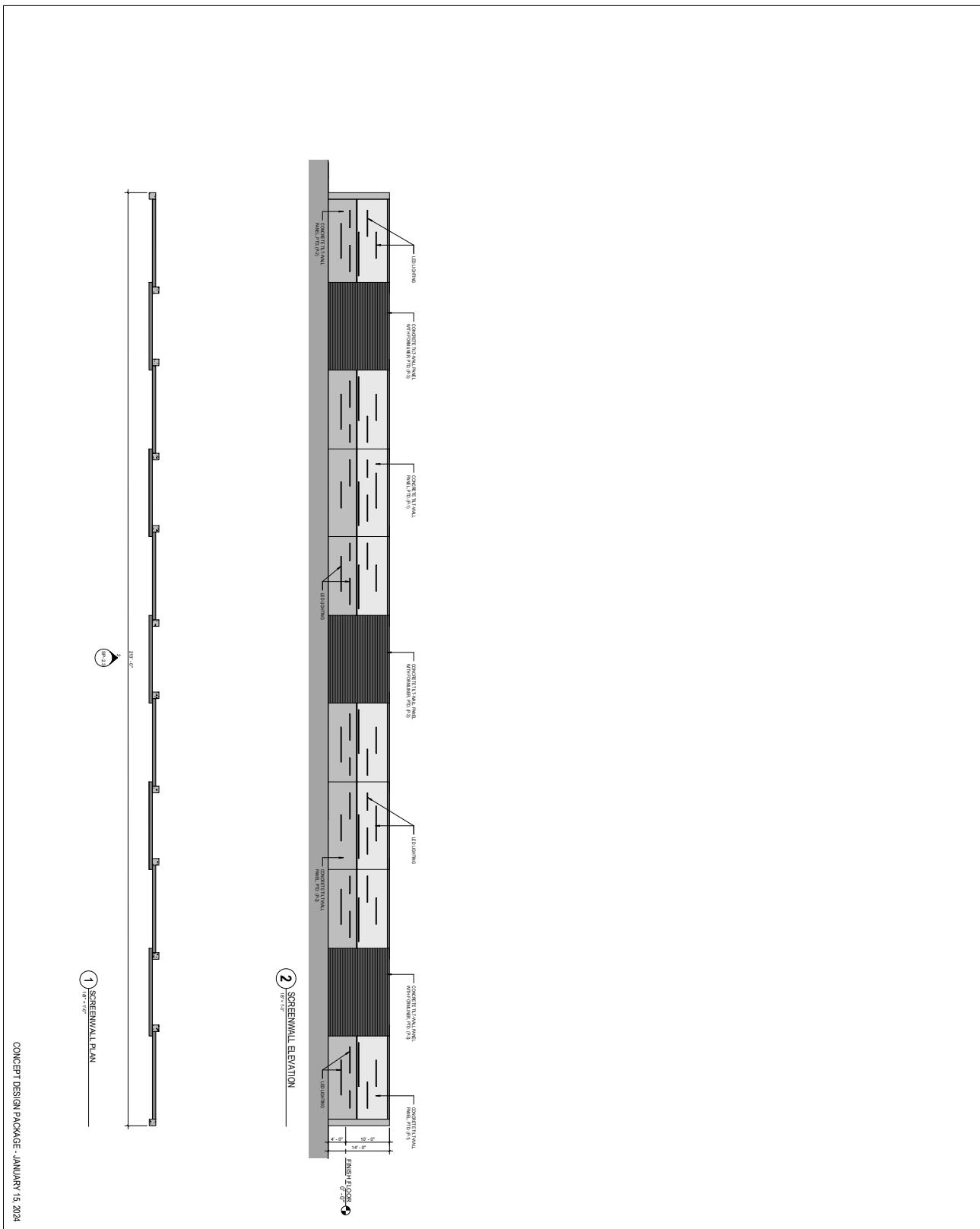


**Ordinance No. 3850**  
**Exhibit "D"- Conceptual Building Elevations**





**Ordinance No. 3850**  
**Exhibit "D"- Conceptual Building Elevations**



CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

**1 SCREENWALL PLAN**

**2** SCREENWALL ELEVATION  
 $15^\circ \times 1.0^\circ$

INCOMPLETE DOCUMENTS ARE FOR INTERIM  
REVIEW ONLY, NOT FOR REGULATORY APPROVAL.  
PERMIT OR CONSTRUCTION