



ORDINANCE NO. 3857

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 LOTS 1, 2, 3, 4X, 5X, 6X, AND 7X, BLOCK A, MERCER BOARDWALK ADDITION WITHIN PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 99 (PD-99); ADOPTING A DETAILED SITE PLAN; PROVIDING FOR ADDITIONAL DEVELOPMENT REGULATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; REPEALING RESOLUTION NO. 2021-04; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); 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 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, as previously amended (collectively, “the CZO”) is further amended by amending as set forth in Section 2 of this Ordinance the regulations of Planned Development No. 99 (PD-99) as set forth in Exhibit “C” to Ordinance No. 3724 (the “PD-99 Development Regulations”), relating to the use and development of Lots 1, 2, 3 and Lots 4X-7X, Block A, Boardwalk Mercer Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof as recorded in Instrument No. 202200241316, 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 the CZO and the PD-99 Development Regulations, as previously amended, subject to the following modifications:

- A.** The Property shall be used and developed in accordance with the Detailed Site Plan, Landscape Plan, and Building Elevations attached hereto as Exhibits “A,” “B,” and “C,” respectively and incorporated herein by reference.

- B.** In addition to uses listed in Section III.B.1.a of the PD-99 Development Regulations, the Property may be developed and used for Banquet Hall or Events Center uses by right;
- C.** In addition to uses listed in Section III.B.1.b of the PD-99 Development Regulations, the Property may be developed and used for Commercial (Outdoor) Amusement uses as an accessory use to a permitted use developed on the Property;
- D.** The gross square footage of buildings constructed on the Property and developed and used for Banquet Hall and/or Events Center purposes may be counted for purposes of satisfying the requirements of Section III.B.1.e.(1)(a) of the PD-99 Development Regulations;
- E.** Active operations on the Property for Banquet Hall or Events Center use shall comply with the special performance standards set forth in Section 2.5.F of the CZO;
- F.** Notwithstanding Section IV.B. of the PD-99 Development Regulations, the façades of as the buildings identified on the Detailed Site Plan may be designed and constructed as shown on the Building Elevations;
- G.** Notwithstanding Section IV.B.1.b.(7) of the PD-99 Development Regulations, the buildings constructed on the Property may be set back further than fifty feet (50.0') from the Interstate 635 (LBJ Freeway) right-of-way line provided they are located substantially as shown on the Detailed Site Plan;
- H.** Notwithstanding Section IV.B.4.b. of the PD-99 Development Regulations, the north façades of the buildings constructed on the Property facing Interstate 635 (LBJ Freeway) may be designed and constructed with fenestration ranging from 16% to 24% as shown on the Building Elevations;
- I.** Notwithstanding Sections V.C.1.c. and V.C.1.d. of the PD-99 Development Regulations, the number of required off-street parking spaces to be constructed on the Property may be reduced to 393 spaces, provided the Property is developed in accordance with the buildings and uses identified on the Detailed Site Plan;
- J.** Notwithstanding Section V.C.1.c.(2) of the PD-99 Development Regulations, surface parking constructed on the Property may be located between Interstate 635 (LBJ Freeway) and the buildings constructed on the Property provided such parking is located as shown on the Detailed Site Plan; and
- K.** Notwithstanding Section V.D.2.a of the PD-99 Development Regulations, one double-faced pylon sign with LED electronic message display shall be permitted on the Property subject to the following:
 - (1)** Such sign shall be constructed at the location shown on the Detailed Site Plan;

- (2) Such sign shall be designed and constructed in accordance with the dimensions and materials shown on “Exhibit D,” attached hereto and incorporated herein by reference;
- (3) The content of such sign is limited exclusively to the name, location, services, products, and activities of operations of businesses located on and events occurring within the Property and shall at no time communicate in any form information relating to business entities and/or events located or occurring respectively, off the Property; and
- (4) Such sign shall comply with Section 62.14(b) of the Code of Ordinances, as amended or succeeded except as modified by this Section 2.K.

SECTION 3. 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, including the provisions of the CZO, 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-99 Development Regulations, as amended, then the provisions of the CZO, as amended, shall apply.

SECTION 4. Resolution No. 2021-04 is hereby repealed.

SECTION 5. 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 6. 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 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, 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 8. In addition to and accumulative of all other remedies or penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 9. 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 7TH DAY OF MAY 2024.**

ATTEST:

APPROVED:

Stacy Henderson, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:4/2/2024:4868-8375-4674 v1)

Ordinance No. 3857 Exhibit "C" – Elevations (Building 1)

1 ELEVATION - EAST ELEVATION (SEE PLAN SHEET 2023-08-27)

PROJ # 2023-08-27

MERCER BOARD WALK

BUILDING 1

1001 LEU FREEMAN INTERSTATE 605
SITE 100
PARKERS BLDG. 11 TX 75204

2 ELEVATION - WEST ELEVATION (SEE PLAN SHEET 2023-08-27)

PROJ # 2023-08-27

MERCER BOARD WALK

BUILDING 1

1001 LEU FREEMAN INTERSTATE 605
SITE 100
PARKERS BLDG. 11 TX 75204

3 ELEVATION - NORTH ELEVATION (SEE PLAN SHEET 2023-08-27)

PROJ # 2023-08-27

MERCER BOARD WALK

BUILDING 1

1001 LEU FREEMAN INTERSTATE 605
SITE 100
PARKERS BLDG. 11 TX 75204

4 ELEVATION - SOUTH ELEVATION (SEE PLAN SHEET 2023-08-27)

PROJ # 2023-08-27

MERCER BOARD WALK

BUILDING 1

1001 LEU FREEMAN INTERSTATE 605
SITE 100
PARKERS BLDG. 11 TX 75204

2023-08-27 11:00 AM - 2023-08-27 11:00 AM	
DATE	DESCRIPTION
2023-08-27	2023-08-27

PROJECT INFORMATION

PROJECT NAME MERCER BOARD WALK

PROJECT ADDRESS 1001 LEU FREEMAN INTERSTATE 605

PROJECT CITY DALLAS, TX

PROJECT STATE TX

PROJECT ZIP 75204

PROJECT PHONE 972-577-1010

PROJECT FAX 972-577-1010

PROJECT EMAIL info@aquaunderground.com

PROJECT WEBSITE www.aquaunderground.com

PROJECT CONTACT AQUA UNITED CONSTRUCTION

PROJECT CONTACT ADDRESS 400 E DOWNEY AVENUE, SUITE 100

PROJECT CONTACT CITY DALLAS, TX

PROJECT CONTACT STATE TX

PROJECT CONTACT ZIP 75204

PROJECT CONTACT PHONE 972-577-1010

PROJECT CONTACT FAX 972-577-1010

PROJECT CONTACT EMAIL info@aquaunderground.com

PROJECT CONTACT WEBSITE www.aquaunderground.com

Ordinance No. 3857

Exhibit "C" – Elevations (Building 2)

1 ELEVATION - BLDG 2 FRONT (WALK NORTH/SOUTH WALK)

SCALE: 1/8" = 1'-0"

TOTAL ELEVATION SQUARE FOOTAGE SUMMARY	
FACE BRICK	1,007 SF
BLACK STEEL	1,007 SF
TOTAL BRICK	2,014 SF
GLASS WINDOW	1,007 SF
TOTAL WINDOW	1,007 SF
TOTAL GLASS	1,007 SF
TOTAL AREA	3,021 SF

2 ELEVATION - BLDG 2 FRONT (WALK EAST)

SCALE: 1/8" = 1'-0"

TOTAL ELEVATION SQUARE FOOTAGE SUMMARY	
FACE BRICK	1,007 SF
BLACK STEEL	1,007 SF
TOTAL BRICK	2,014 SF
GLASS WINDOW	1,007 SF
TOTAL WINDOW	1,007 SF
TOTAL GLASS	1,007 SF
TOTAL AREA	3,021 SF

3 ELEVATION - BLDG 2 FRONT (WALK WEST)

SCALE: 1/8" = 1'-0"

TOTAL ELEVATION SQUARE FOOTAGE SUMMARY	
FACE BRICK	1,007 SF
BLACK STEEL	1,007 SF
TOTAL BRICK	2,014 SF
GLASS WINDOW	1,007 SF
TOTAL WINDOW	1,007 SF
TOTAL GLASS	1,007 SF
TOTAL AREA	3,021 SF

4 ELEVATION - BLDG 2 FRONT (WALK SOUTH/EAST WALK)

SCALE: 1/8" = 1'-0"

TOTAL ELEVATION SQUARE FOOTAGE SUMMARY	
FACE BRICK	1,007 SF
BLACK STEEL	1,007 SF
TOTAL BRICK	2,014 SF
GLASS WINDOW	1,007 SF
TOTAL WINDOW	1,007 SF
TOTAL GLASS	1,007 SF
TOTAL AREA	3,021 SF

PROJ. # _____

MERCER BOARD WALK

BUILDING 2

1900 LA PRERIA (INTERSTATE 69)

SURF 100

FARMERS BRANCH TX 75244

#	DATE	DESCRIPTION
1	2023-09-27	EXT ELEVATIONS

SHEET NAME

BLDG 2 - B & W ELEVATIONS

DESIGNED BY: MERCEUR ADAMS

CHECKED BY: MARTIN MALZANI

2023-09-27

ZP-01

1/8" = 1/8" = 1/8"

AUC

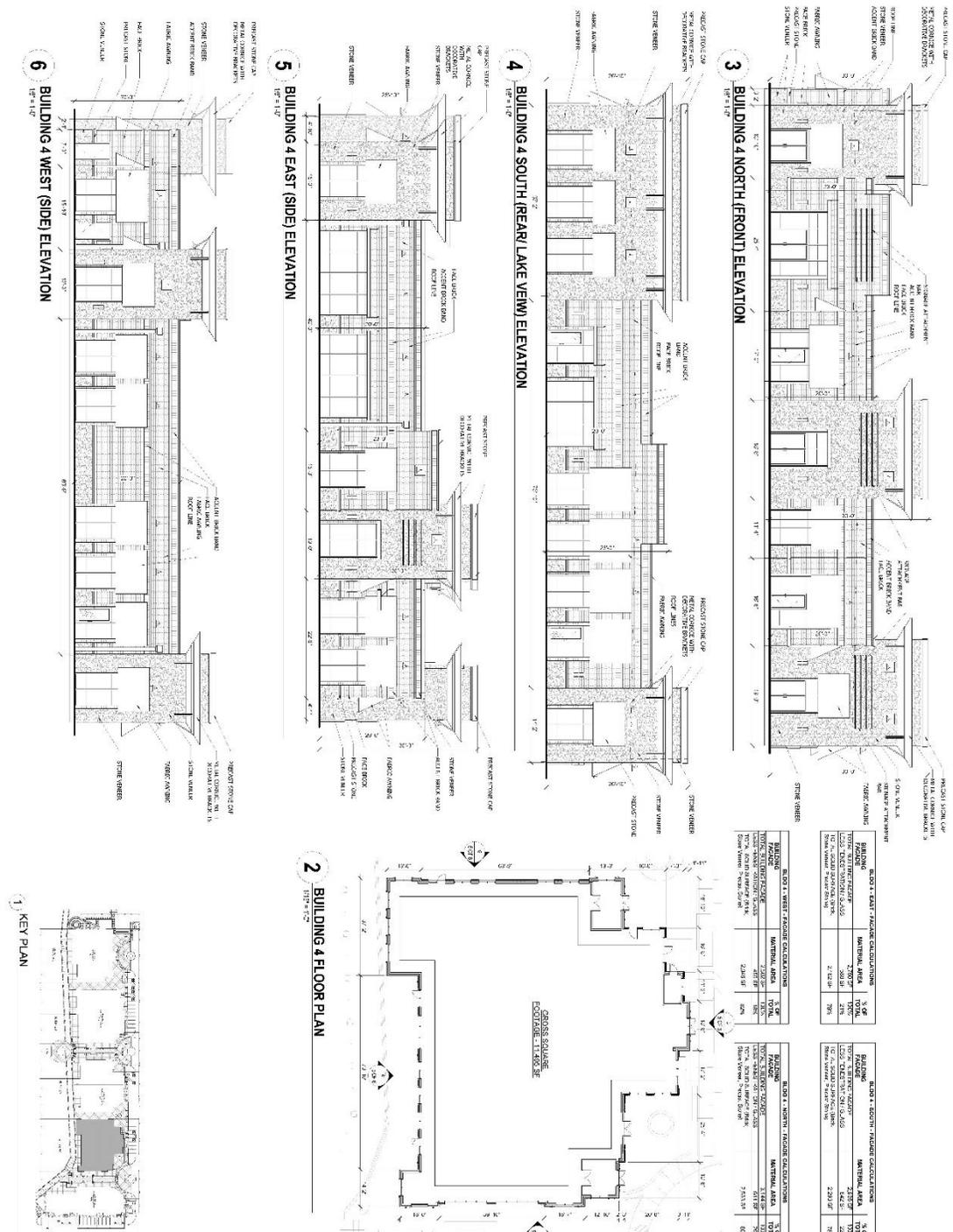
AQUA UNITED CONSTRUCTION

461 E JOHN W. CARRETTEN Pkwy.

IRVING, TX 75062

PHONE: 817-291-7010

Ordinance No. 3857 Exhibit "C" – Elevations (Building 4)



BUILDING 4 - WEST ELEVATION			
FINISH	AREA	% OF TOTAL	TOTAL
BRICK	1,200 SF	20%	2,400 SF
GLASS	1,800 SF	30%	3,600 SF
CONCRETE	1,000 SF	18%	2,000 SF
WOOD	800 SF	14%	1,600 SF
OTHER	200 SF	4%	400 SF
TOTAL	6,000 SF	100%	12,000 SF

BUILDING 4 - SOUTH ELEVATION			
FINISH	AREA	% OF TOTAL	TOTAL
BRICK	1,500 SF	25%	3,000 SF
GLASS	2,000 SF	33%	4,000 SF
CONCRETE	1,200 SF	20%	2,400 SF
WOOD	1,000 SF	17%	2,000 SF
OTHER	300 SF	5%	600 SF
TOTAL	6,000 SF	100%	12,000 SF

BUILDING 4 - EAST ELEVATION			
FINISH	AREA	% OF TOTAL	TOTAL
BRICK	1,300 SF	22%	2,600 SF
GLASS	1,900 SF	32%	3,800 SF
CONCRETE	1,100 SF	19%	2,200 SF
WOOD	900 SF	15%	1,800 SF
OTHER	200 SF	3%	400 SF
TOTAL	6,000 SF	100%	12,000 SF

BUILDING 4 - NORTH ELEVATION			
FINISH	AREA	% OF TOTAL	TOTAL
BRICK	1,400 SF	23%	2,800 SF
GLASS	1,800 SF	30%	3,600 SF
CONCRETE	1,100 SF	18%	2,200 SF
WOOD	900 SF	15%	1,800 SF
OTHER	200 SF	3%	400 SF
TOTAL	6,000 SF	100%	12,000 SF



Bush
ARCHITECTS

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Farmers Branch, TX 75244
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Fax: 972.241.1101
www.busharchitects.com

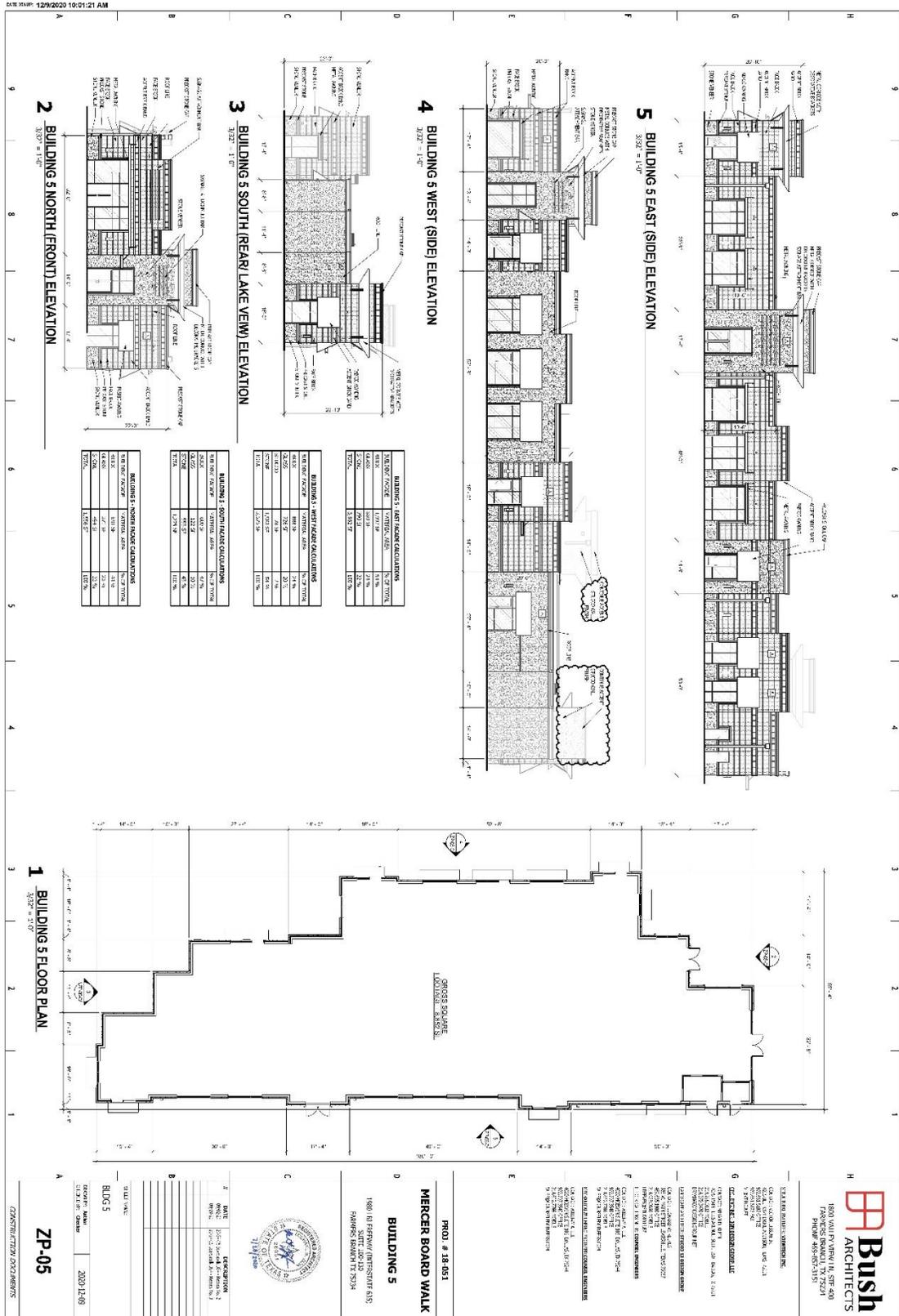
MERCER BOARD WALK
1-636 FARMERS BRANCH, TX. 75234

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PROJECT: 1801	SCALE: As Shown	DATE: 11.07.2018	SHEET: 5 OF 6
ISSUE LOG			
NO. 1	DATE	DESCRIPTION	

Ordinance No. 3857 Exhibit "C" – Elevations (Building 5)



Ordinance No. 3857 Exhibit "C" – Elevations (Building 6)

1 - (WEST) FRONT ELEVATION scale 1/8"=1'-0"

2 - (NORTH) SIDE ELEVATION scale 1/8"=1'-0"

MATERIAL BOARD

AMERICAN BRICK COLOR IRONSPOT	ACME MODULAR BRICK	BUNKERHILL COLOR FOREST GREEN	CHOPPED STONE COLOR AUSTIN GAVE	STRUCORE METAL FACADE ORIGINAL WHITE	METAL CANVAS COLOR FOREST GREEN	BLACK ANODIZED ALUMINUM SIDING SHEET

MATERIAL CALCULATIONS

Material	East Elevation		West Elevation		North Elevation		South Elevation		Totals
	Area	%	Area	%	Area	%	Area	%	
Brick	608	42.15%	421	29.78%	1,016	71.93%	1,016	71.93%	2,032
Stucco	1,016	71.93%	1,016	71.93%	1,016	71.93%	1,016	71.93%	4,064
Aluminum Cladding	1,016	71.93%	1,016	71.93%	1,016	71.93%	1,016	71.93%	4,064
Other	1,016	71.93%	1,016	71.93%	1,016	71.93%	1,016	71.93%	4,064
Total Area	2,336	165.7%	1,456	103.7%	3,056	217.6%	3,056	217.6%	12,504

PROJECT NAME: FARMER'S BRANCH NEW GROUP-UP WITH TENANT BUILDING

PROJECT ADDRESS: FARMER'S BRANCH, TX

A2.0

PROJECT NUMBER: JAW 23-0037

DRAWING ISSUE & REVISION LOG:

DATE	DESCRIPTION
05/12/2023	PRELIMINARY TAKE OFF

Ordinance No. 3857 Exhibit "C" – Elevations (Building 6)

2 - (SOUTH) SIDE ELEVATION scale 1/8"=1'-0"

1 - (EAST) FRONT ELEVATION scale 1/8"=1'-0"

MATERIAL BOARD

- ACME MODULAR BRICK COLONY HEIGHT IRONSPOOT
- ACME MODULAR BRICK COLONY PARK AVENUE
- STURDELLA FABRIC FINISH COLONY FOREST
- CHOPPED STONE COLONY AUSTIN CAVE
- Original White STUCCO META, PERLA ORIGAMI WHITE
- SW 6258 METAL SANDWICH COLONY SW 6258 TRICOON BLACK
- BLACK ANODIZED ALUMINUM STOREFRONT

MATERIAL CALCULATIONS

Material	East Elevation		West Elevation		North Elevation		South Elevation		Totals
	sq	%	sq	%	sq	%	sq	%	
Brick	538	1.1	513	1.1	20,216	0.1	47,776	1.1	11,126
Stone	818	1.7	42,216	90.9	47,216	0.1	51,216	1.1	11,126
Total (Building Shell)	1,356		42,754		67,432		98,992		22,252
Stucco	47	0.001	0	0	0	0	0	0	0
Aluminum	17	0.000	0	0	0	0	0	0	0
Total (Finish)	1,420		42,754		67,432		98,992		22,252
Total (Building)	2,151		27%		1,871		6%		1,599
Total (Finish)	2151		27%		1,871		6%		1,599

A2.1

PROJECT NAME: HANDED BRICKER WEST-TOWN BUILDING
PROJECT DESCRIPTION: NEW BRICKS - UP WALL-TOWN BUILDING
PROJECT ADDRESS: HANDED BRICKER WEST-TOWN BUILDING

DRAWING ISSUE & REVISION LOG

NO.	DATE	DESCRIPTION
1	02/12/2023	PRELIMINARY FASAD PLANS

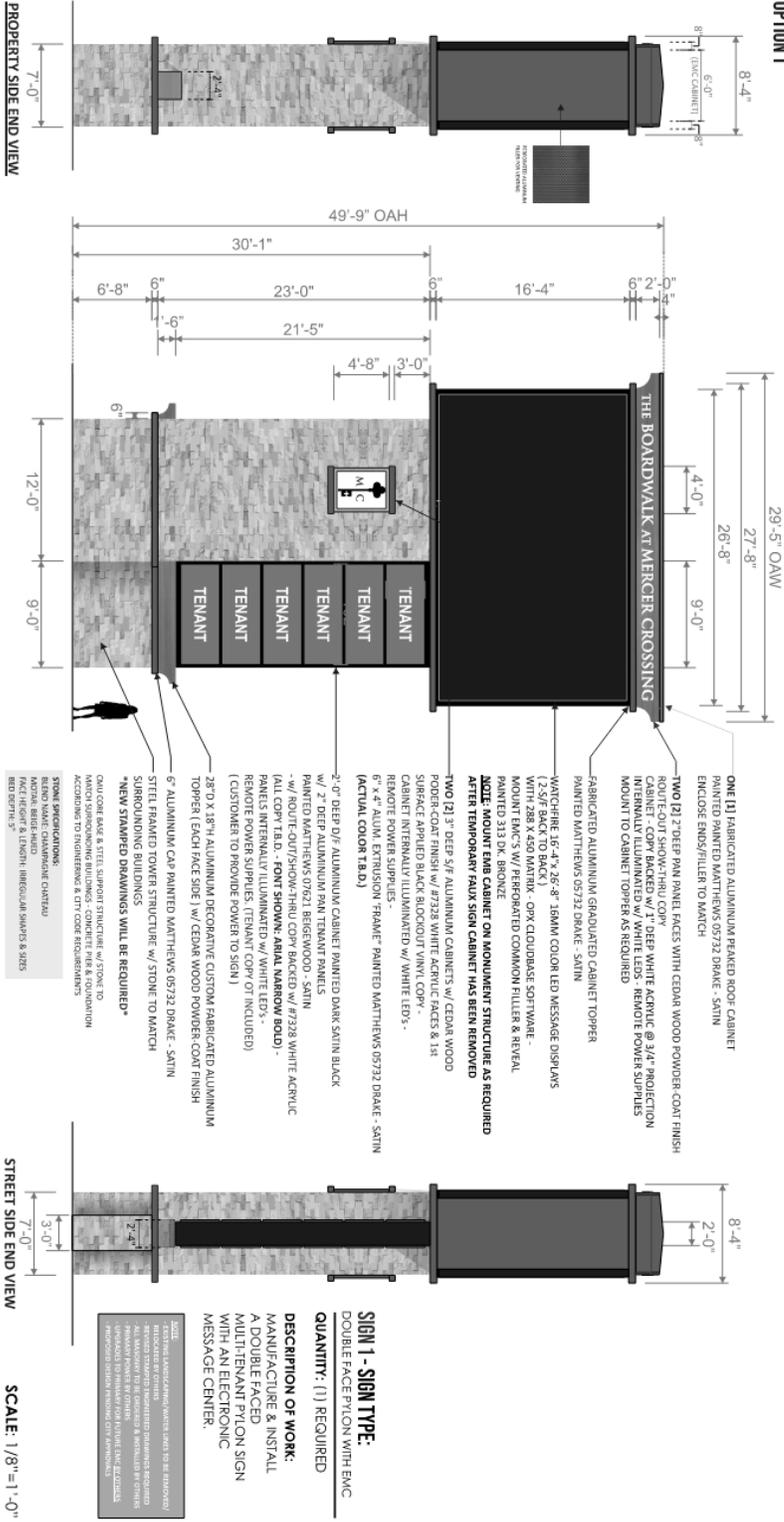
PROJECT NUMBER: JAW 23-0027

Ordinance No. 3857 Exhibit "D" – Signage

JOB #: CONCEPT ART

PAGE 4

OPTION 1



990 HALTOM RD., FORT WORTH, TX 76117
852-312-5538 — www.mello-signs.com

UL E479782 TDLR 18785

CLIENT SIGNATURE: _____
PRINTED NAME: _____
DATE: _____
SALESMAN INITIALS: _____

GENERAL DISCLAIMER: All signs to be manufactured and installed in accordance with local and state regulations. The drawing is the property of MELLO SIGNS. It shall not be produced, copied, or distributed without authorization of MELLO SIGNS. Color samples can be provided upon request. All PIP files are approximate representations. **PLEASE READ CAREFULLY BEFORE FINAL APPROVAL.** Review of files and check for all errors, other approvals and the start of manufacturing may incur additional charges. By signing this drawing you are acknowledging that you have read and fully reviewed all drawings, proposals, and specifications.

STONE SPECIFICATIONS:
RENO VALDE CHALKSTONE CENTER
FACILENT & LUTHER HILLSIDE STONES & SURFS
BED DRYLY 5"

CLIENT INFO:

CLIENT NAME	DATE	BY	REV #
THE BOARDWALK AT MERCER CROSSING	00:00:0000	AS	R1
1901 E3375 HWY A			
FAWERS BRANCH TX			
DRINK			
SUBMIT			
REVISION			
FILENAME			