



## **ORDINANCE NO. 3869**

**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 TRACT C OF PLANNED DEVELOPMENT DISTRICT NUMBER 77 (PD-77); 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 relating to the use and development regulations for Planned Development No. 77 (PD-77) as set forth in Exhibit "C" to Ordinance No. 3618 (the "PD-77 Regulations") to the extent applicable to the use and development of Tract C of PD-77 as described in Exhibit "B" to Ordinance No. 3618:

- A.** Attachment 1 "Tract C Conceptual Site Plan" to the PD-77 Regulations is amended in its entirety as set forth in Attachment 1 "Tract C Detailed Site Plan" attached hereto and incorporated herein by reference.
- B.** Attachment 2 "Tract C Landscape Plan" to the PD-77 Regulations is amended in its entirety as set forth in Attachment 2 "Tract C Landscape Plan" attached hereto and incorporated herein by reference.
- C.** The PD-77 Regulations are amended by adding Attachment 3 "Tract C Building Elevations" in the form attached hereto as Attachment 3 and incorporated herein by reference.
- D.** Section V "Off-Street Parking," Subsection D "Tract C" of the PD-77 Regulations is amended to read in its entirety as follows:

**D. Tract C.** Notwithstanding the provisions of Section V.A through C, above to the contrary, off-street parking on Tract C shall be developed in accordance with the following:

- (1) Tract C shall be developed with not less than:
  - a. one (1) off-street parking space for each 2,000 square feet of gross floor area used for warehousing and distribution; and
  - b. one (1) off-street parking space for each 1,000 square feet of gross floor area used for production or manufacturing;
- (2) Off-street parking spaces shall be set back not less than ten (10) feet from the right-of-way line of all streets adjacent to the property;
- (3) The location of all loading doors shall be as shown on the Tract C Detailed Site Plan; and
- (4) Where no paving is forward of the building line, trees or other vertical landscape material shall be planted at the rate of no less than one (1) tree per 25 linear feet of front property line.

**E.** The PD-77 Regulations are amended by adding Section X “Elevations” to read as follows:

- X. ELEVATIONS.** Buildings constructed on Tract C shall be designed and constructed to appear substantially consistent with the elevations set forth on Attachment 3 “Tract C Building Elevations” attached hereto and incorporated herein by reference.

**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.

**SECTION 7.** 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 16<sup>th</sup> DAY OF JULY 2024.**

ATTEST:

APPROVED:

\_\_\_\_\_  
Stacy Henderson, TRMC, City Secretary

\_\_\_\_\_  
Terry Lynne, Mayor

APPROVED AS TO FORM:

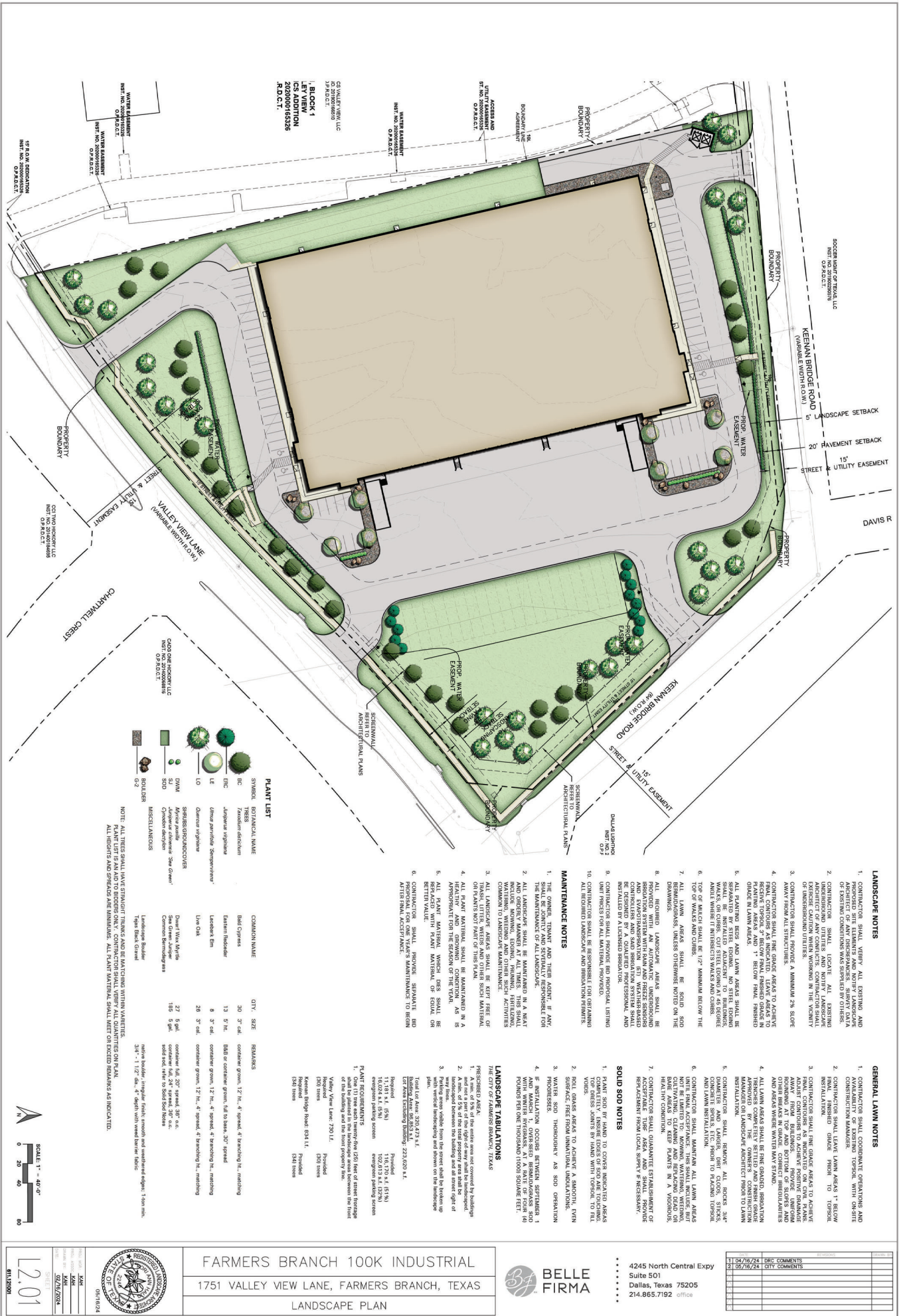
\_\_\_\_\_  
David M. Berman, City Attorney  
(kbl:5/30/2024:4873-3664-1988 v1)

Plot Date: 05/17/24    Dwg Name: P:\611.121 Stream Realty Partners\001 7.4 AC Industrial Development - Farmers Branch\dwg\Eng\Plan Set Drawings\PD Set\SITE PLAN.dwg    Updated By: Cadam





**PLANNED DEVELOPMENT DISTRICT NO. 77 (PD-77)**  
**Attachment 2 Tract C Landscape Plan**







PLANNED DEVELOPMENT DISTRICT NO. 77 (PD-77)  
Attachment 3 Tract C Building Elevations

