

ORDINANCE NO. 3719



AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT- FOR OUTSIDE STORAGE OF VEHICLES FOR 2.17± ACRES OUT OF THE FRANCIS MILLER SURVEY, ABST. NO. 926 DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO LOCATED IN PLANNED DEVELOPMENT NO. 77 (PD-77) ZONING DISTRICT; ADOPTING A SITE PLAN AND LANDSCAPE PLAN; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR TERMINATION UNDER CERTAIN CONDITIONS

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, be, and the same is hereby amended, so as to grant a change in zoning by granting a Specific Use Permit for Outside Storage of Vehicles on 2.17± acres out of the Francis Miller Survey, Abst. 926, City of Farmers Branch, Dallas County, Texas, more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”) and located within Planned Development No. 77 (PD-77) Zoning District.

SECTION 2. The Property shall conform in operation, location, and construction to the development standards applicable to the Planned Development No. 77 (PD-77) Zoning District and, if used for the purpose of operating out storage of vehicles in association with operation of a hauling and storage company, such use shall comply with the following additional standards and conditions:

- A. The outside storage of vehicles shall be allowed only in the area labeled “Outside Vehicle Storage Area” as shown on the Detailed Site Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Site Plan”);

- B. The outside storage of vehicles on the Property shall be conducted only in association with the operation of a hauling and storage business occupying and using the building located on the Property;
- C. The outside storage of vehicles on the Property shall not commence on or before the following have occurred:
 - (1) The landscaping installed on the Property substantially conform with the Landscape Plan attached hereto as Exhibit “C” and incorporated herein by reference;
 - (2) An eight foot (8.0’) tall solid masonry screening wall has be constructed on the Property with a wooden gate substantially as shown on the Screening Detail attached hereto as Exhibit “D” and incorporated herein by reference at the locations shown on the Site Plan; and
 - (3) The Outside Vehicle Storage Area has been paved with a concrete surface.

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, the provisions of this Ordinance shall be controlling.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. 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, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance as the law and the City Charter in such cases provides.

SECTION 8. This ordinance shall be subject to termination pursuant to Section 6.5.C of the Comprehensive Zoning Ordinance, as amended.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS, THE 4th DAY OF JANUARY 2022.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:12/16/2021:126673)

Ordinance No. 3719
EXHIBIT "A" - Boundary Description of the Property

Being a tract of land situated in the Francis Miller Survey, Abstract No. 926, City of Farmers Branch, Dallas County, Texas, said being that same tract of land conveyed to Longhorn Road Boring Company by Deed recorded in Volume 76236, Page 2047, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the Southeast corner of the remainder tract of land conveyed to the City of Farmers Branch by Deed recorded in Volume 137, Page 1670, Deed Records, Dallas County, Texas, said point being on the West right-of way line of Senlac Drive (public right-of way);

THENCE South 01 degrees 22 minutes 00 seconds East, along said West right-of way line of Senlac Drive, a distance of 325.90 feet to a point for corner;

THENCE South 89 degrees 30 minutes 00 seconds West, passing at a distance of 7.06 feet, a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the common Northeast corner of Lot 1, Block A of D.P. Smith Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the map recorded in Volume 81084, Page 2912, Map Records, Dallas County, Texas, and the Southwest corner of an easement granted to the City of Farmers Branch by Deed recorded in Volume 86181, Page 2746, Deed Records, Dallas County, Texas, and having a total distance of 100.00 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 1, Block A, said point being on the East line of Block 1 of Hudson's Subdivision, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the map recorded in Volume 762, Page 1547, Map Records, Dallas County, Texas;

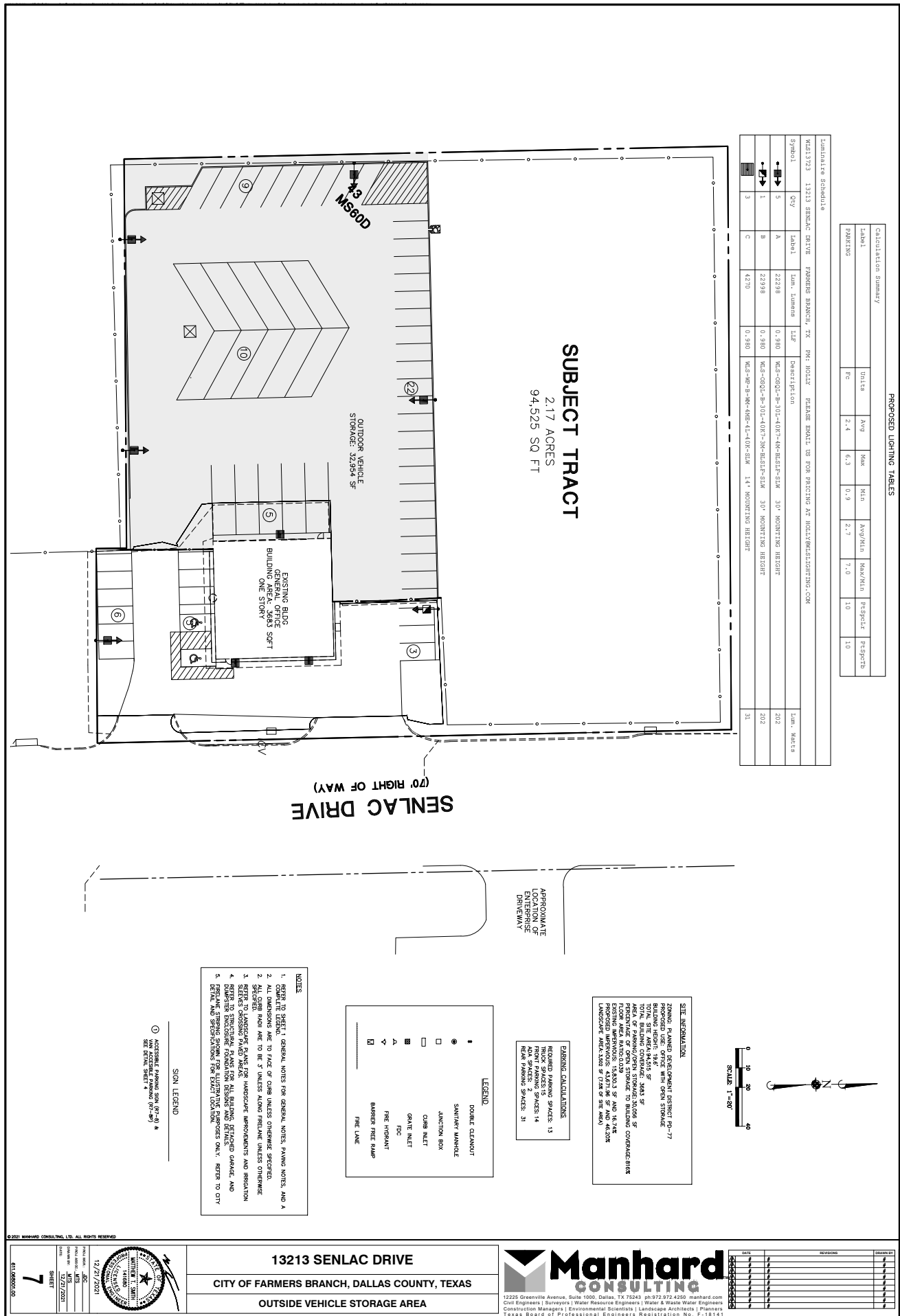
THENCE North 01 degrees 22 minutes 00 seconds West, along said East line of Block 1, a distance of 15.60 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the Northeast line of said Block 1;

THENCE South 89 degrees 30 minutes 00 seconds West, along the North line of said Block 1, a distance of 200.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the Northwest corner of said Block 1, said point being on the East line of a tract of land conveyed to Reep-Ind Valley View Tx LLC, by Deed recorded in Instrument No. 201800239340, Official Public Records, Dallas County, Texas;

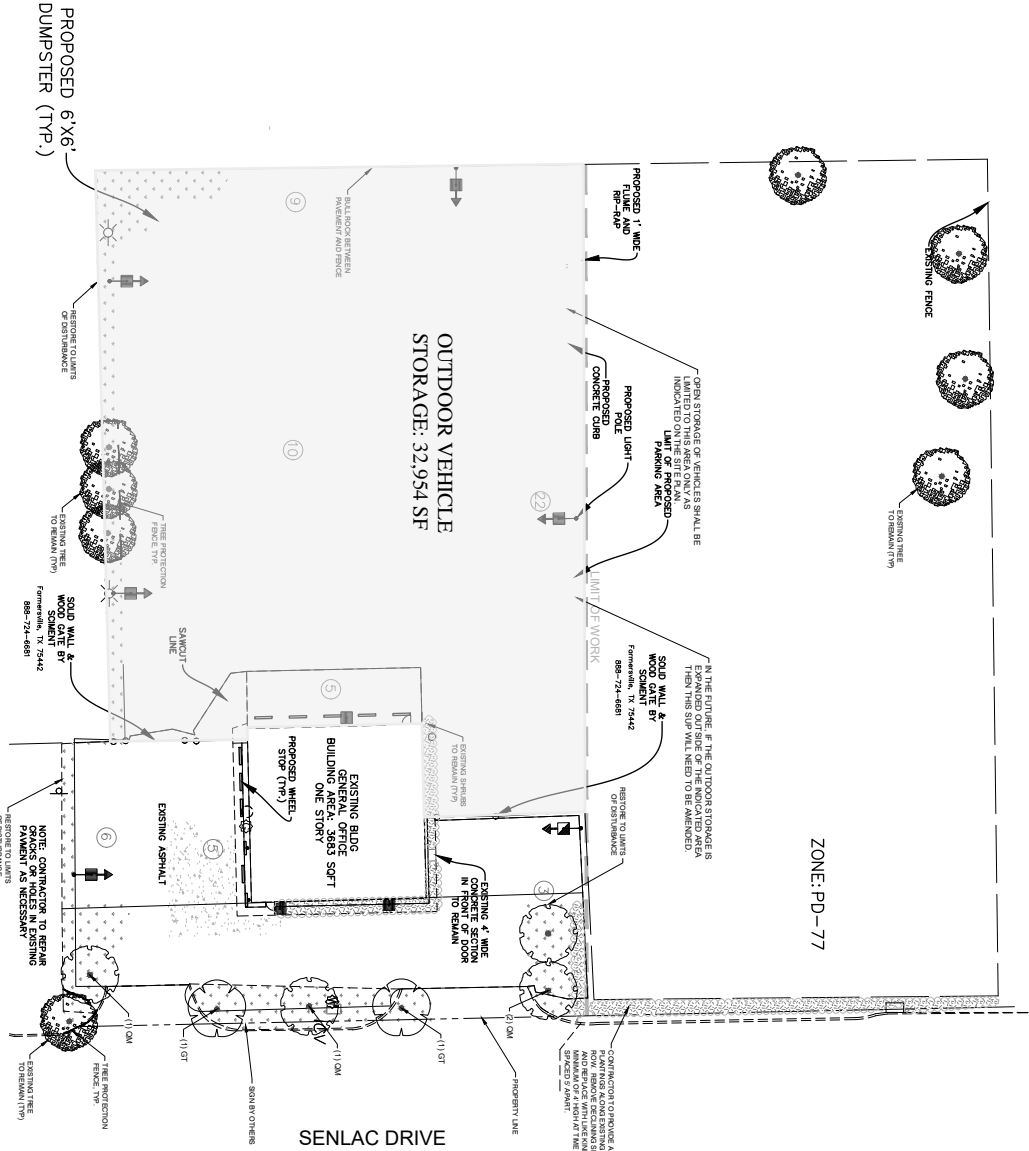
THENCE North 01 degrees 22 minutes 00 seconds West, along said East line of Reep-Ind Valley View Tx tract, a distance of 310.30 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the Northeast corner of said Reep-Ind Valley View Tx tract, said point being on the South line of the aforementioned City of Farmers Branch tract;

THENCE North 89 degrees 30 minutes 00 seconds East, along said South line of City of Farmers Branch tract, passing at a distance of 293.50 feet, a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the Northwest line of said City of Farmers Branch easement, and having a total distance of 300.00 feet to the POINT OF BEGINNING and containing 94,639 square feet or 2.17 acres of land.

Ordinance No. 3719
EXHIBIT "B" - Detailed Site Plan



Ordinance No. 3719 EXHIBIT "C" - Landscape Plan



PLANT SCHEDULE

TREES	SIZE	QTY	BOTANICAL COMMON NAME	COL.	CONC.	SIZE
QRT	2		Quercus macrocarpa	9' Cal.	Cal. or B&B	10' x 12' HT
QRT	4		Quercus macrocarpa	9' Cal.	Cal. or B&B	10' x 12' HT
QRT	4		Quercus macrocarpa	9' Cal.	Cal. or B&B	10' x 12' HT
GROUND COVER	SIZE	QTY	BOTANICAL COMMON NAME	CONC.	SPACING	SIZE
CH	4.86' x 1'		Cynodon dactylon	4.86' x 1'	4.86' x 1'	4.86' x 1'
			Bermuda Grass			

EXISTING PLANT SCHEDULE

TREES TO REMAIN	QTY	SIZE	CONC.	SPACING	SIZE
EX. SHRUB TO REMAIN	1,002 #				

LANDSCAPE CALCULATIONS

TOTAL SITE AREA MINUS BUILDING COVERAGE	14,317 SF
LANDSCAPE AREA REQUIRED	2,318 SF (16% OF SITE AREA)
LANDSCAPE AREA PROVIDED	2,318 SF (16% OF SITE AREA)
LANDSCAPE AREA COVERED BY BUILDING AND ROW	2,318 SF (16% OF SITE AREA)
LANDSCAPE AREA PROVIDED	2,318 SF (16% OF SITE AREA)
STREET TREES	7 TREES (1 PER 25' OF FRONTAGE)
STREET TREES PROVIDED	7 TREES (1 PER 25' OF FRONTAGE)
STREET TREES TO REMAIN	7 TREES (1 PER 25' OF FRONTAGE)
STREET TREES TO REMAIN	7 TREES (1 PER 25' OF FRONTAGE)

GENERAL GRADING AND PLANTING NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, ORDINANCE NO. 3719, SECTION 1.0.
2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, ORDINANCE NO. 3719, SECTION 2.0.
3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, ORDINANCE NO. 3719, SECTION 3.0.
4. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, ORDINANCE NO. 3719, SECTION 4.0.
5. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, ORDINANCE NO. 3719, SECTION 5.0.
6. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, ORDINANCE NO. 3719, SECTION 6.0.
7. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, ORDINANCE NO. 3719, SECTION 7.0.
8. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, ORDINANCE NO. 3719, SECTION 8.0.
9. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, ORDINANCE NO. 3719, SECTION 9.0.
10. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, ORDINANCE NO. 3719, SECTION 10.0.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL PLANTING. THE BARRIERS SHALL BE INSTALLED AT A DEPTH OF 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO THE PLANTING. THE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, ORDINANCE NO. 3719, SECTION 11.0.

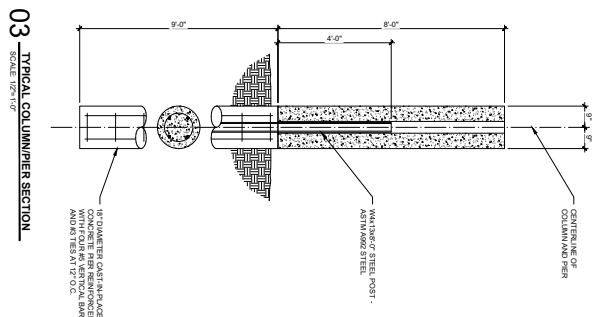
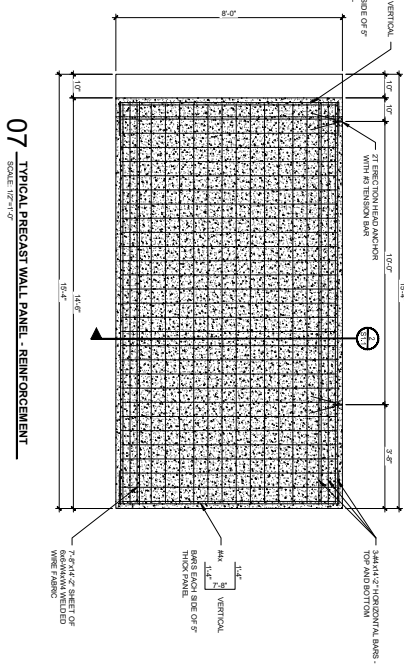
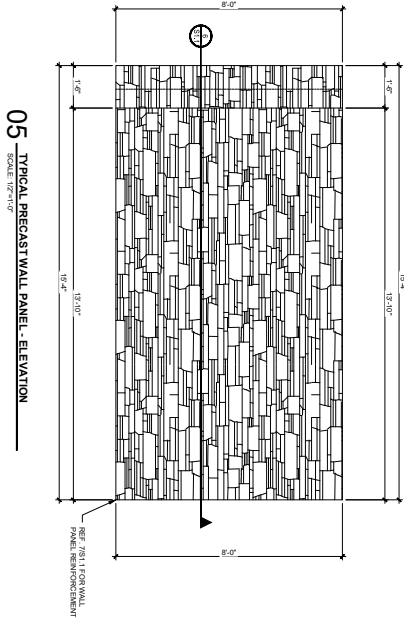
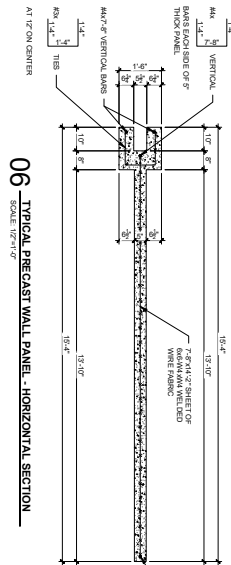
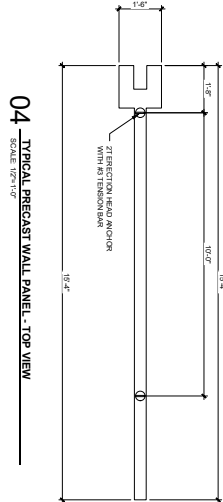
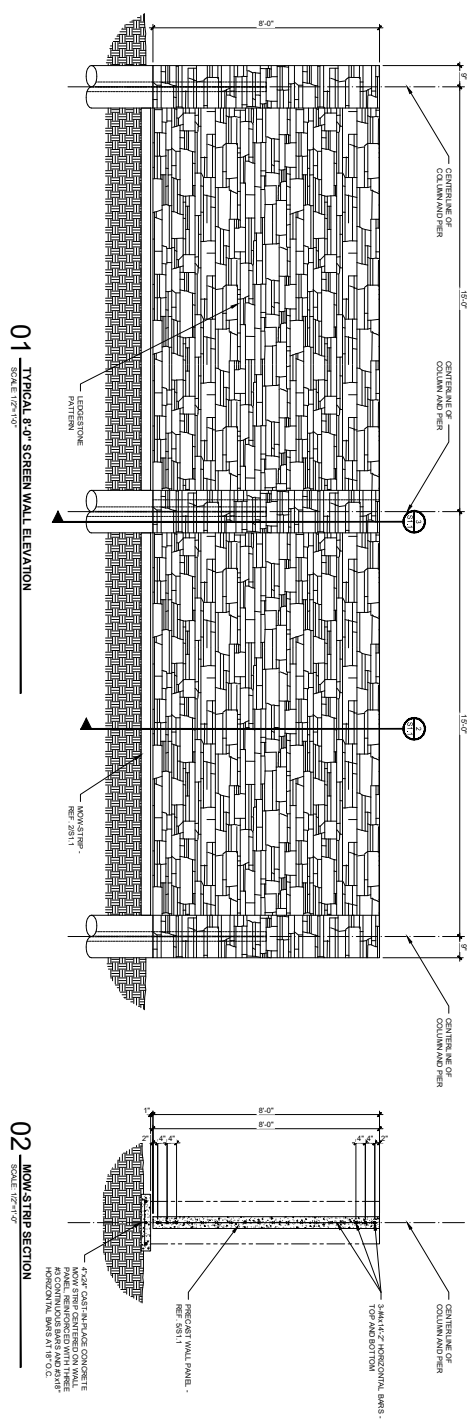
MULCHES

AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL 3" THICK LANDSCAPE FABRIC IN ALL PLANTING AREAS EXCEPT FOR TURF AND SEEDING AREAS. THE FABRIC SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH, TEXAS, ORDINANCE NO. 3719, SECTION 12.0.

Scale 1" = 20'

OUTDOOR STORAGE 13213 SENLAC DRIVE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS		Owner 	Date 10/04/2021
Project Number 07/27/2021	Drawn By EMS/RA	Check By EMS/RA	Date 07/27/2021
LANSAPCE PLAN		EVERGREEN 13213 SENLAC DRIVE FARMERS BRANCH, TEXAS 75442	

Ordinance No. 3719
EXHIBIT "D" – Screening Wall Detail



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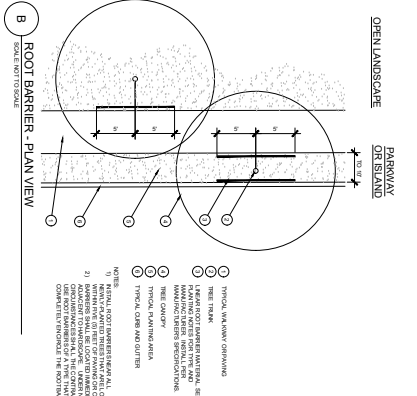
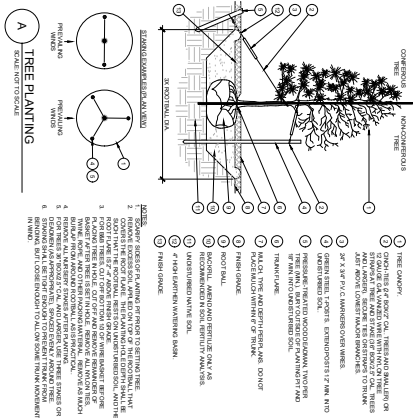
EXHIBIT “D” – Screening Wall Detail (cont.)

QCM

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B. SUBSTITUTALS

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SCREEN WALL

WOOD GATE