

ORDINANCE NO. 4003



AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY AMENDING PLANNED DEVELOPMENT DISTRICT NO. 18 (PD-18), ALLOWING FOR MULTIFAMILY AND SINGLE FAMILY DWELLING DEVELOPMENT OF A 6.116 ACRE TRACT OF LAND DESCRIBED AS LOT 1, , LOT 2, AND LOT 3 OF BLOCK C, IN THE RHD MEDICAL CENTER II, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 1, 2 and 3 NORTH MEDICAL PARKWAY LOCATED IN PLANNED DEVELOPMENT DISTRICT NUMBER 18 (PD-18) (CASE NO. 26-ZA-05); ADOPTING A CONCEPTUAL SITE PLAN ON CERTAIN PORTIONS OF THE LAND, AND A LANDSCAPE PLAN; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); 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 plan and map of the City of Farmers Branch, Texas, be, and the same is hereby amended, by rezoning the Property described herein and granting an amendment to Planned Development District No. 18 (PD-18), as amended by Ordinance No. 4003 and Ordinance No. 3556, to allow for multifamily development and use of the land described and depicted in Exhibit “A” attached hereto and made a part hereof for all purposes (“the Property”).

SECTION 2. The Property shall be developed and used only in accordance with the Site Plan depicted in Exhibit “B” attached hereto and made a part hereof for all purposes (the “Site Plan”).

SECTION 3. The Property shall be developed and used in accordance with the following additional standards:

SUBDISTRICTS B AND C: The portion of the Property located within Subdistricts B and C as shown in the Site Plan shall be developed and used in accordance with the following standards:

1) CONCEPTUAL SITE PLAN: Development of Subdistricts B and C shall be in accordance with the Conceptual Site Plan, subordinate to the Site Plan, attached hereto as Exhibit “D” and incorporated herein by reference.

(2) DEFINITIONS: For purposes of this Section 3 of this ordinance, the following phrases shall have the following meanings:

(a) *Multiple-family dwelling* means a any building or portion of a building, which is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or place of residence by three or more families living in independent dwelling units.

(b) *Open space area and related amenities* means areas any common area unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, porches and plant material, and includes amenities such as walking paths and seating areas.

(3) PERMITTED LAND USES. Subdistricts B and C may be developed and used solely for the following purposes:

(a) Subdistrict B:

- i. Multiple-family dwelling units for occupants without age restriction; and
- ii. Open space area and related amenities.

(b) Subdistrict C: One-family dwelling (detached) units.

(4) PARKING.

(a) Parking shall be provided for the uses at the following minimum ratios, and shall be accommodated by surface or structured spaces:

i. Subdistrict B:

- a. One (1) space per Studio unit;
- b. 1.5 space for 1 bedroom unit;
- c. 1.5 space for 1 bedroom unit and den;
- d. 2 spaces for 2 bedroom units.

(5) LANDSCAPING AND AMENITIES

(a) Landscaping and open space areas and related amenities must be provided in accordance with the Conceptual Landscape Plan depicted on Exhibit “E” attached hereto and incorporated herein by reference (“the Conceptual Landscape Plan”. A

landscape plan shall be submitted in conjunction with the Detailed Site Plan depicting plant material species and size at planting.

SECTION 4. The Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Farmers Branch, Texas, as heretofore amended, and as amended herein. The development, use and occupancy of the Property shall conform to the standards and regulations set forth in this Ordinance, the standards and regulations applicable to properties within PD-18, as amended, the provisions of the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, and the provisions of the MF-4 (Multiple-Family Residence District-4) of said Comprehensive Zoning Ordinance. In the event of any conflict or inconsistency between the provisions of this Ordinance and the provisions contained in any other provision of PD-18, the Comprehensive Zoning Ordinance, or other codes or ordinances of the City, the provisions of this Ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the Comprehensive Zoning Ordinance, then the standard or regulation required by the Comprehensive Zoning Ordinance or other ordinance shall apply to development and use of the Property.

SECTION 5. 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 6. 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 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, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense. Each day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. 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.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS, THE 18th DAY OF AUGUST 2026.

ATTEST:

APPROVED:

Stacy Henderson, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

David M. Berman, City Attorney
(DB 6.15.26)

EXHIBIT A

44-2594

METES AND BOUNDS DESCRIPTION
6.116 ACRES (266,404 SQ. FT.)
H.C. MARSH SURVEY
ABSTRACT NO. 915
DALLAS COUNTY, TEXAS

Being a tract or parcel of land containing 6.116 acres (266,404 square feet) of land situated in the H.C. Marsh Survey, Abstract No. 915, in Dallas County, Texas, and being all of Lot No. 1, all of Lot No. 2, and a portion of Lot No. 3, of Block C of RHD Medical Center II, a plat or map of record under Volume 2003012, Page 234 of the Dallas County Plat Records (D.C.P.R.), same being all of that certain called 6.103-acre tract last conveyed to Myra Park 635, LLC by deed recorded under Dallas County Clerk's File (D.C.C.F.) No. 202000115073 of the Official Public Records, said 6.116-acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at an "X" cut made in concrete at the intersection of the south line of Myra Lane (called 50-foot wide, as shown on said RHD Medical Center II) with the west line of Amsterdam Road (called 25-foot wide, as shown on the plat or map of Chapel Hill Addition No. 5, recorded under Vol. 36, Pg. 251 of the D.C.P.R.), said "X" marking the northeast corner of said Lot No. 1 and Block C, and marking the northeast corner of the herein described tract;

THENCE in southeasterly direction, along the east line of said Block C and the arc of a non-tangent curve to the left, having an arc length of 150.54 feet, a radius of 300.00 feet, a delta angle of $28^{\circ} 45' 07''$, and a chord bearing $S 19^{\circ} 46' 50'' E$, 148.97 feet, to a bent 1/2-inch iron rod found for point of tangency;

THENCE South $34^{\circ} 09' 23''$ East, continuing along the east line of said Block C, a distance of 22.00 feet to a 1/2-inch iron rod with cap found to for point of curvature;

THENCE in southeasterly direction, continuing along the east line of said Block C and the arc of a tangent curve to the right, having an arc length of 138.16 feet, a radius of 500.00 feet, a delta angle of $15^{\circ} 52' 58''$, and a chord bearing $S 26^{\circ} 12' 53'' E$, 138.60 feet, to a 1/2-inch iron rod found for point of tangency;

THENCE South $18^{\circ} 16' 23''$ East, continuing along the east line of said Block C, a distance of 169.54 feet to a 5/8-inch iron rod with cap set for the southeast corner of the herein described tract;

THENCE South $71^{\circ} 56' 37''$ East, over and across said Lot No. 3, a distance of 349.97 feet to a 5/8-inch iron rod with cap set on the northeast line of Medical Parkway North (called 60-foot wide, as shown on said RHD Medical Center II), for the southmost southwest corner of the herein described tract;

THENCE North $18^{\circ} 36' 23''$ West, along the northeast line of said Medical Parkway North and the southwest line of said Block C, a distance of 370.86 feet to a 5/8-inch iron rod with cap set to mark an angle point on said northeast line of said Medical Parkway North;

THENCE South $87^{\circ} 09' 10''$ West, along the north line of said Medical Parkway North and the southwest line of said Block C, a distance of 221.52 feet to a 1/2-inch iron rod with cap found for an angle point on said north line of said Medical Parkway North;

THENCE South $78^{\circ} 16' 06''$ West, continuing along the north line of said Medical Parkway North and the southwest line of said Block C, a distance of 577.58 feet to a 1/2-inch iron rod with cap found for point of curvature of said north line of said Medical Parkway North;

THENCE in southwesterly direction, continuing along the southwest line of said Block C and along the arc of a tangent curve to the left, having an arc length of 27.74 feet, a radius of 190.00 feet, a delta angle of $8^{\circ} 22' 00''$, and a chord bearing S $74^{\circ} 05' 06''$ W, 27.72 feet, to a 1/2-inch iron rod found for point of tangency;

THENCE South $69^{\circ} 52' 06''$ West, continuing along the north line of said Medical Parkway North and the southwest line of said Block C, a distance of 754.39 feet to a 1/2-inch iron rod with cap found for an angle point on said north line of said Medical Parkway North;

THENCE South $52^{\circ} 53' 34''$ West, continuing along the north line of said Medical Parkway North and the southwest line of said Block C, a distance of 104.67 feet to an "X"-cut found in concrete on the east line of Webb Chapel (called 100-foot wide, as shown on said RHD Medical Center II), for the southwest corner of said Block C, same being the westmost southwest corner of the herein described tract;

THENCE North $00^{\circ} 01' 45''$ West, departing said Medical Parkway North, along the east line of said Webb Chapel and the west line of said Block C, a distance of 97.38 feet to the southwest corner of Block C of the Chapel Hill Addition No. 2, a plat or map of record under Vol. 31, Pg. 237 of the D.C.P.R., for the westmost northwest corner of said Block C of RHD Medical Center II, same being the westmost northwest corner of the herein described tract;

THENCE South $89^{\circ} 43' 40''$ West, departing said Webb Chapel, along the south line of said Block of the Chapel Hill Addition No. 2 and the north line of said Block C of RHD Medical Center II, a distance of 62.76 feet to 1/2-inch iron rod with cap found;

THENCE North $69^{\circ} 54' 05''$ East, continuing along the south line of said Block of the Chapel Hill Addition No. 2 and the north line of said Block C of RHD Medical Center II, a distance of 778.98 feet to 1/2-inch iron rod with cap found;

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THENCE North $78^{\circ} 16' 06''$ East, continuing along the south line of said Block of the Chapel Hill Addition No. 2 and the north line of said Block C of RHD Medical Center II, a distance of 597.35 feet to southeast corner of Eunice Street (called 50-foot wide, as shown on said Chapel Hill Addition No. 2), from which a 1/2-inch iron rod with cap was found bearing S $26^{\circ} 27' W$, 0.5 feet and a 1/2-inch iron rod was found bearing N $86^{\circ} 23' W$, 0.7 feet;

THENCE in northwesterly direction, along the east line of said Eunice Street and the arc of a non-tangent curve to the left, having an arc length of 50.30 feet, a radius of 200.00 feet, a delta angle of $14^{\circ} 24' 38''$, and a chord bearing N $29^{\circ} 24' 01'' W$, 50.17 feet, to a 1/2-inch iron rod found for point of reverse curvature;

THENCE continuing in northwesterly direction and along the east line of said Eunice Street, along the arc of a reverse curve to the right, having an arc length of 11.96 feet, a radius of 275.00 feet, a delta angle of $02^{\circ} 29' 31''$, and a chord bearing N $35^{\circ} 21' 34'' W$, 11.96 feet, to a 1/2-inch iron rod with cap found pin-cushioned with a 1-inch iron pipe found for the southwest corner of Lot No. 1, Block A of the Chapel Hill Addition No. 4, a plat or map recorded under Vol. 41, Pg. 55 of the D.C.P.R.;

THENCE North $76^{\circ} 24' 50''$ East, departing said Eunice Street, along the south line of said Block A, a distance of 102.20 feet to a 1/2-inch iron rod with cap found for the southeast corner of said Block A;

THENCE North $13^{\circ} 56' 23''$ West, along the east line of said Block A, a distance of 75.25 feet to a 1/2-inch iron rod with cap found on the south line of said Myra Lane, for the northeast corner of said Block A, the northmost northwest corner of said Block C of RHD Medical Center II, and being the northmost northwest corner of the herein described tract;

THENCE North $87^{\circ} 12' 10''$ East, along the south line of said Myra Lane and the north line of said Block C of RHD Medical Center II, a distance of 451.20 feet back to the POINT OF BEGINNING, containing 6.116 acres (266,404 square feet) of land, more or less.

This metes and bounds description was prepared in conjunction with a survey plat of even date, without which this survey is considered incomplete.

PEDRAZA SURVEYING, LLC
DBA TEJAS SURVEYING
Firm No. 10194739
Ph: (281) 240-9099
Job No. 44-2594
December 18, 2025

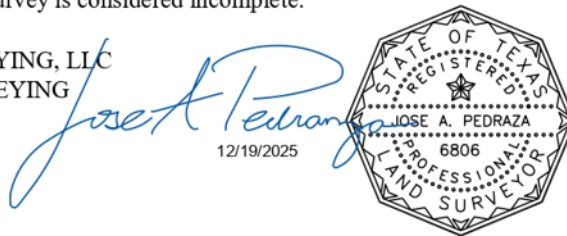


EXHIBIT B

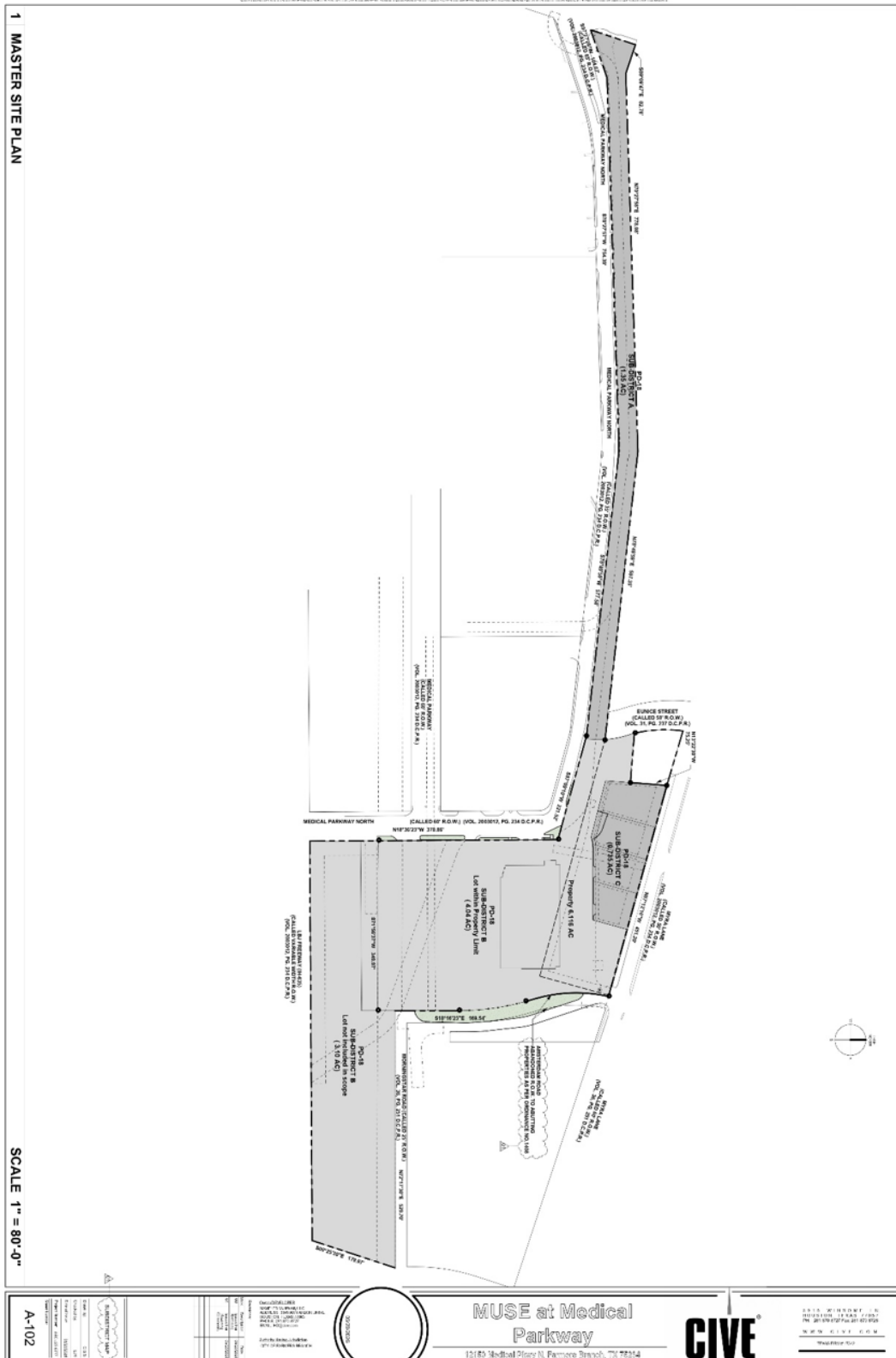


EXHIBIT C (Omitted)

EXHIBIT D

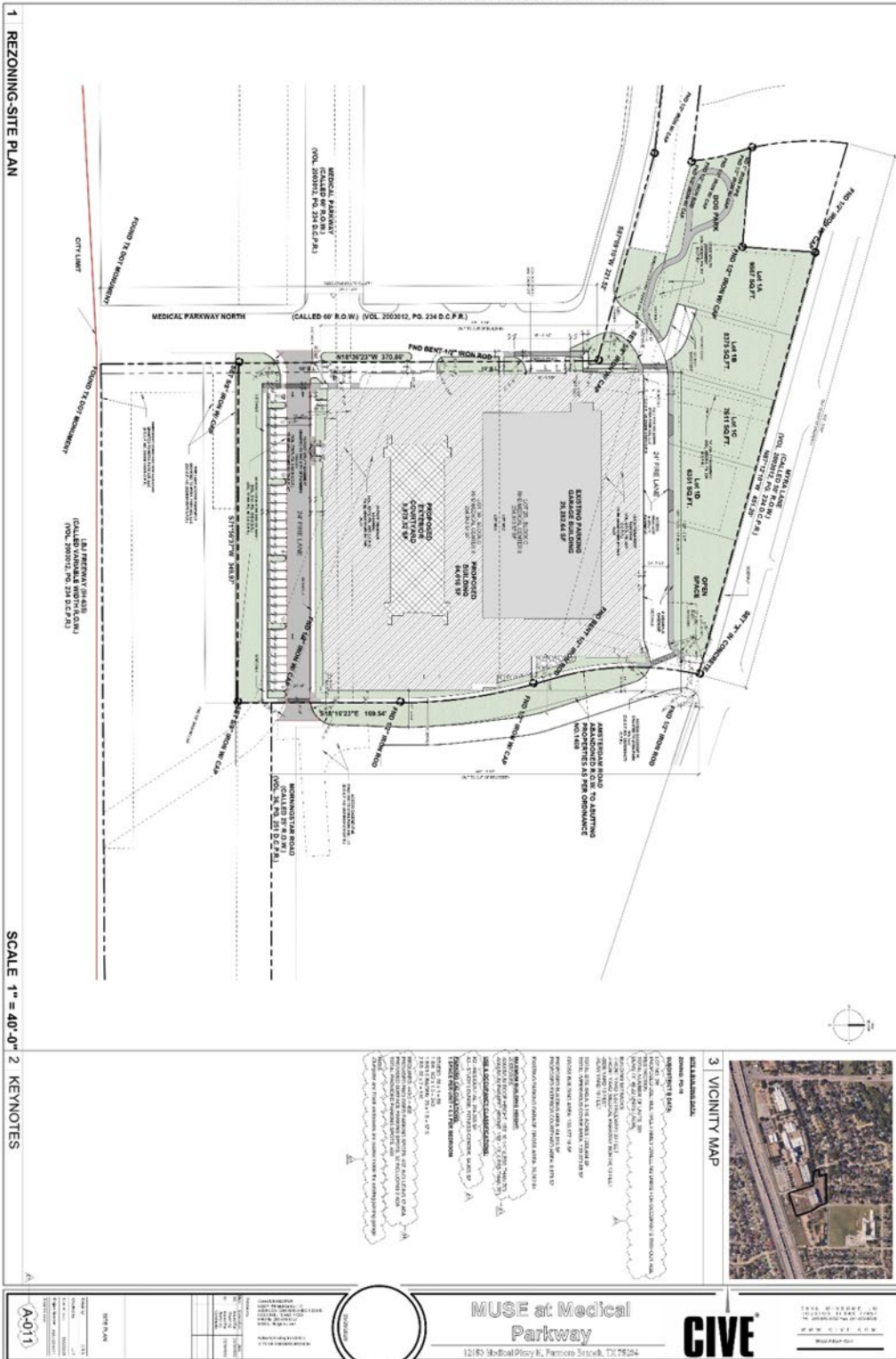


EXHIBIT E

