



ORDINANCE NO. 3931

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 APPROXIMATELY 28± 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; REPEALING ORDINANCE NO. 3850; 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 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, **Tracts 1 and 2** of the Property as described in Exhibit “A” 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:
 - Warehouse and Distribution; and
 - 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.

D. Notwithstanding the provisions of PD-74, **Tracts 3 and 4** of the Property as described in Exhibit “A” 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:
 - Warehouse and Distribution; and
 - Light Assembly and Fabrication.
- (2) A minimum of one (1) off-street parking space shall be provided for each 2,000 square feet of gross floor area used for storage or warehousing, and a minimum of one (1) off-street parking space shall be provided for each 400 square feet of gross floor area used for office.

E. Prior to commencement of any development on any portion of the Property, a Detailed Site Plan must be submitted to the Development Review Committee (DRC) for approval. No construction permits for any portion of the Property shall be issued prior to approval of the Detailed Site Plan. Prior to the granting of such permits, all outstanding liens, taxes, and fees owing from the property, including hotel occupancy taxes, penalties, and interest, must be paid in full to the City. Approval of the Detailed Site Plan shall be based on compliance with the PD-74 Development Regulations, the Comprehensive Zoning Ordinance, and the Conceptual Site Plan, and subject to the following:

- (1)** Any significant deviation in the development of the Property from the Conceptual Site Plan, Landscape Plan, and/or Elevations not constituting a Minor Modification as provided below shall require an amendment to the Site Plan, Landscape Plan, and/or Elevations, as applicable, in accordance with the procedures required for a zoning amendment. The Planning Director shall make the determination as to whether a requested deviation set forth in any application for a development permit and/or plans and specifications relating to the development of the Property constitutes a Minor Modification.
- (2)** For the purposes of these Development Regulations, a "Minor Modification" is a deviation to the Site Plan, Landscape Plan, and/or Elevations set forth in any application for a permit and/or plans and specifications relating to the development of the Property that does not:
 - a.** Materially change the circulation and building locations shown on the Site Plan;
 - b.** Increase the building area permitted by these Development Regulations;
 - c.** Materially alter the relationship between building(s) and the internal streets through the alteration of minimum setback requirements;
 - d.** Allow a use not otherwise authorized by these Development Regulations;
 - e.** Increase the allowable intensity or density of any land use within the District;
 - f.** Increase or decrease the number of stories as shown on the Elevations;
 - g.** Substantially alter the architectural character and/or building form as shown on the Elevations; or
 - h.** Otherwise effectively result in an amendment to these Development Regulations or the Comprehensive Zoning Ordinance to an extent beyond the amendments established by these Development Regulations.
- (3)** The Planning Director shall have the authority to require any proposed Detailed Site Plan be reviewed by the Planning and Zoning Commission and approved by the City Council.

SECTION 2. Ordinance No. 3850 is hereby repealed.

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, the provisions of this Ordinance shall be controlling.

SECTION 4. 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 5. 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 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, 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 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 17th DAY OF JUNE 2025.

ATTEST:

APPROVED:

Erin Flores, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney
[sr_06.06.2025]

Ordinance No. 3931
Exhibit "A"- Description of Property

TRACTS 1 & 2:

Tracts 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), situated in the Isaac Webb Survey, Abstract No. 1574, and containing approximately **16.039 acres** of land.

TRACT 3:

BEING a tract of land situated in the ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574, City of Farmers Branch, Dallas County, Texas and being a portion of the same tract of land as described in deed to Baldwin-Harris Company (Tract III), recorded in Volume 85071, Page 4876, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, at the intersection of the Southerly right-of-way line of Villa Creek Drive (60' right-of-way) and the East right-of-way line of Ford Road (80' right-of-way);

THENCE North 82 deg 55 min 26 sec East, departing said East right-of-way line and along said Southerly right-of-way line, a distance of 3.48 feet to a 5/8-inch iron rod found for corner and the beginning of a curve to the left having a radius of 602.96 feet, a central angle of 15 deg 51 min 24 sec, a chord bearing of North 74 deg 59 min 43 sec East and a chord length of 166.34 feet;

THENCE continuing along said Southerly right-of-way line and along said curve to the left, an arc distance of 166.87 feet to a 5/8-inch iron rod found for corner and the beginning of a curve to the right having a radius of 542.96 feet, a central angle of 16 deg 59 min 07 sec, a chord bearing of North 75 deg 33 min 35 sec East and a chord length of 160.37 feet;

THENCE continuing along said Southerly right-of-way line and along said curve to the right, an arc distance of 160.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Northwest corner of Roadway Inn-Metro Square Subdivision, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 78069, Page 3122, Deed Records, Dallas County, Texas;

THENCE South 04 deg 00 min 58 sec East, departing the Southerly right-of-way line of said Villa Creek Drive and along the West line of said Roadway Inn-Metro Square Subdivision, a distance of 596.48 feet to a 1/2-inch iron rod found for corner, said iron rod being the Southwest corner of said Roadway Inn-Metro Square Subdivision and being situated in the Northerly right-of-way line of Interstate Highway 635 (LBJ Freeway, variable width right-of-way);

THENCE South 76 deg 21 min 11 sec West, departing the West line of said Roadway Inn-Metro Square Subdivision and along said Northerly right-of-way line, a distance of 192.16 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE departing the Northerly right-of-way line of said Interstate Highway 635 and along a multi-line corner clip at the intersection of said Northerly right-of-way line and the East right-of-way line of said Ford Road, the following: South 80 deg 52 min 06 sec West, a distance of 89.56 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 74 deg 47 min 45 sec West, a distance of 52.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 29 deg 26 min 49 sec West, a distance of 44.16 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 14 deg 04 min 24 sec West, a distance of 42.35 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the East right-of-way line of said Ford Road;

THENCE North 00 deg 27 min 45 sec West, departing said multi-line corner clip and along the East right-of-way line of said Ford Road, a distance of 477.93 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds **4.594 acres** or 200,122 square feet of land, more or less.

TRACT 4:

BEING a tract of land situated in the ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574, City of Dallas, Dallas County, Texas and being a portion of Rodeway Inn-Metro Square Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 79009, Page 1735, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714' set for the Northeast corner of said Rodeway Inn-Metro Square Subdivision and being the intersection of the Southerly right-of-way line of Villa Creek Drive (60' right-of-way) and the West right-of-way line of Metro Boulevard (80' right-of-way);

THENCE South 00 deg 28 min 01 sec East, departing said Southerly right-of-way line and along said West right-of-way line, a distance of 464.73 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714' set for the Northeast end of a corner clip at the intersection of the West right-of-way line of said Metro Boulevard and the Northerly right-of-way line of Interstate Highway 635 (LBJ Freeway, variable width right-of-way);

THENCE South 25 deg 03 min 02 sec West, along said corner clip, a distance of 61.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714' set, said iron rod being situated in the Northerly right-of-way line of said Interstate Highway 635;

THENCE South 77 deg 57 min 59 sec West, departing said corner clip and along said Northerly right-of-way line, a distance of 314.19 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714' set for corner;

THENCE South 76 deg 21 min 11 sec West, continuing along said Northerly right-of-way line, a distance of 211.93 feet to a 1/2-inch iron rod found for corner;

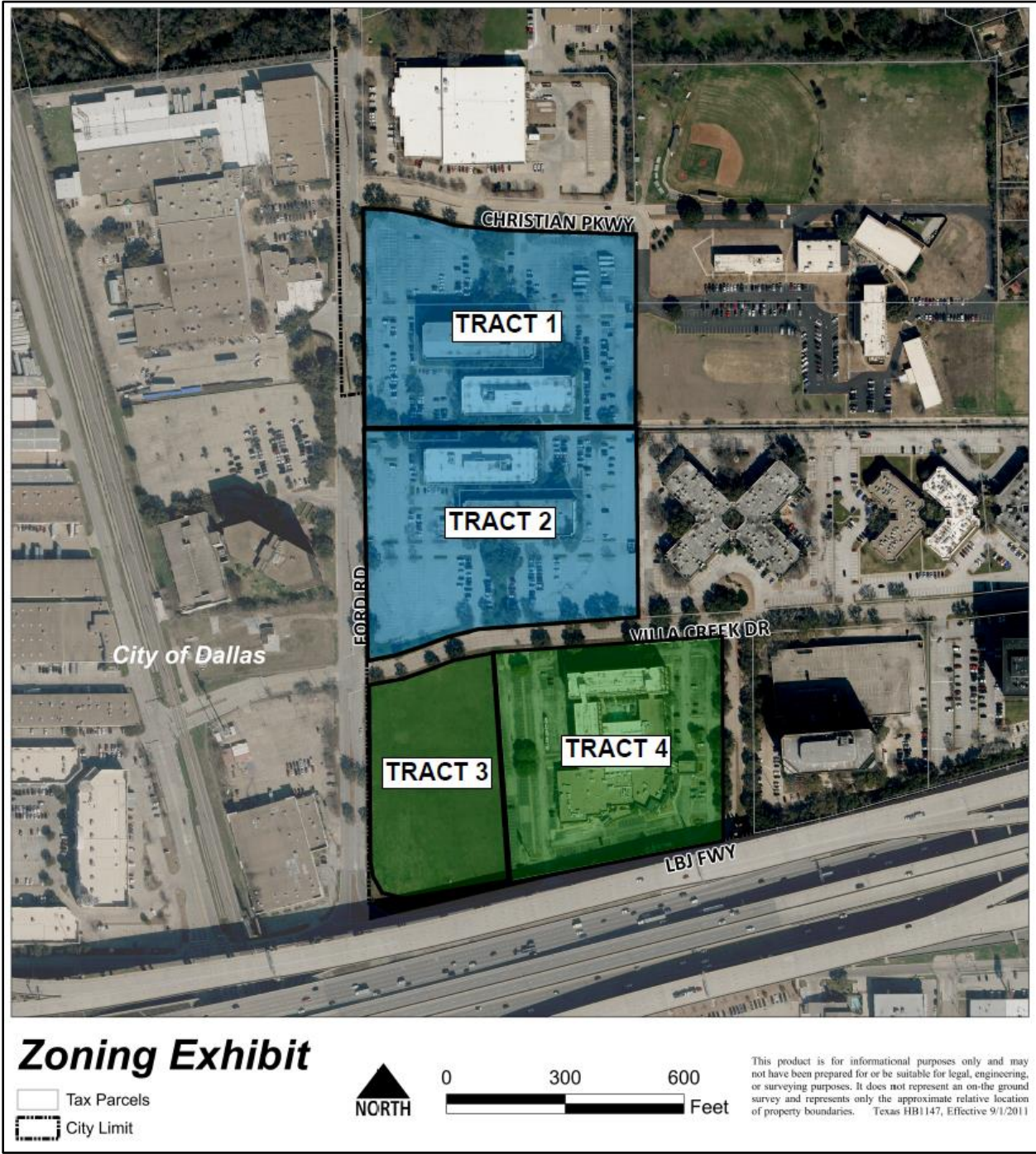
THENCE North 04 deg 00 min 58 sec West, departing the Northerly right-of-way line of said Interstate Highway 635 and along the East line of a tract of land as described in deed to Baldwin Harris Co., recorded in Volume 85071, Page 4876, Deed Records, Dallas County, Texas, a distance of 596.48 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714' found for corner, said iron rod being situated in the Southerly right-of-way line of said Villa Creek Drive and being the beginning of a non-tangent curve to the right having a radius of 542.96 feet, a central angle of 01 deg 55 min 52 sec, a chord bearing of North 85 deg 01 min 06 sec East and a chord length of 18.30 feet;

THENCE departing said East line and along said Southerly right-of-way line and along said non-tangent curve to the right, an arc distance of 18.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714' set for corner;

THENCE North 85 deg 59 min 02 sec East, continuing along said Southerly right-of-way line, a distance of 560.37 feet to the POINT OF BEGINNING.

CONTAINING **7.119 acres** or 310,125 square feet of land, more or less.

Ordinance No. 3931
Exhibit "A"- Description of Property



FLOOD NOTE:
According to the Federal Emergency Management Agency Flood Insurance Rate Map Community Flood Map No. 481020010K, dated July 1, 2004, this property is within Flood Zone X and Flood Zone A. Areas determined to be within Flood Zone X are shown in red and Flood Zone A is shown in yellow.

WELLMAIR INTERNATIONAL, INC.
VOL. 97104, PG. 2879

CHANG LONG INV CORP OF AMERICA & NORTHPOINTE GROUP LLC
INST. NO. 201700286560
FEMA FLOOD ZONE X (Unshaded, according to FEMA Panel No. 481020010K, dated July 1, 2004)

90' LONG STAR GAS EASEMENT
VOL. 3113, PG. 189
(approximate location)

ENDSEARCH CORPORATION

FEMA FLOOD ZONE X (Unshaded, according to FEMA Panel No. 481020010K, dated July 1, 2004)

TRACT 2
METRO GLEN, L.P.
VOL. 2003161, PG. 3667
7.944 ACRES
(346,057 SQ. FT.)

BUILDING A
FEE-478
PARKING: 150

FOURTH INSTALLMENT OF METRO SQUARE-PHASE II
INST. NO. 73203, PG. 691
16.640 ACRES
(698,688 SQ. FT.)

TRACT 1
JBA PORTFOLIO
INST. NO. 201700286560
8.095 ACRES
(352,631 SQ. FT.)

BUILDING B
FEE-474
PARKING: 154

CHRISTIAN PARKWAY
COLLEGE DRIVE
(80' right-of-way)

FORD ROAD
(16'-0" to 18'-0" wide)

VILLA CREEK DRIVE
(40'-0" to 42'-0" wide)

REMANDED OF DALLAS CHRISTIAN ACQUISITION
VOL. 68093, PG. 1605

PUBLIC UTILITY & DRAINAGE EASEMENT
VOL. 76072, PG. 747

GUPTA PROPERTIES-ONE METRO, LLC
INST. NO. 20080350863

90' LONG STAR GAS EASEMENT
VOL. 3113, PG. 189
(approximate location)

BOUNDARY
PROPOSED SORMAX
PROPOSED LANDSCAPE (LWS)

VICINITY MAP
NOT TO SCALE

SITE DATA TABLE

EXISTING ZONING	PD-74
TRACT 2 AREA	7.944 ACRES
TRACT 1 AREA	8.095 ACRES
TOTAL AREA	16.039 ACRES
BUILDING A AREA	146,057 SF
BUILDING B AREA	352,631 SF
BUILDING A F.F.E.	478 SF
BUILDING B F.F.E.	474 SF
INTERVIEWS AREA	297,147 SF
BUILDING B AREA	157,276 SF
BUILDING B F.F.E.	474 SF
INTERVIEWS AREA	297,147 SF
BUILDING B PARKING PROVIDED	154 SPACES
BUILDING B PARKING PROVIDED	154 SPACES

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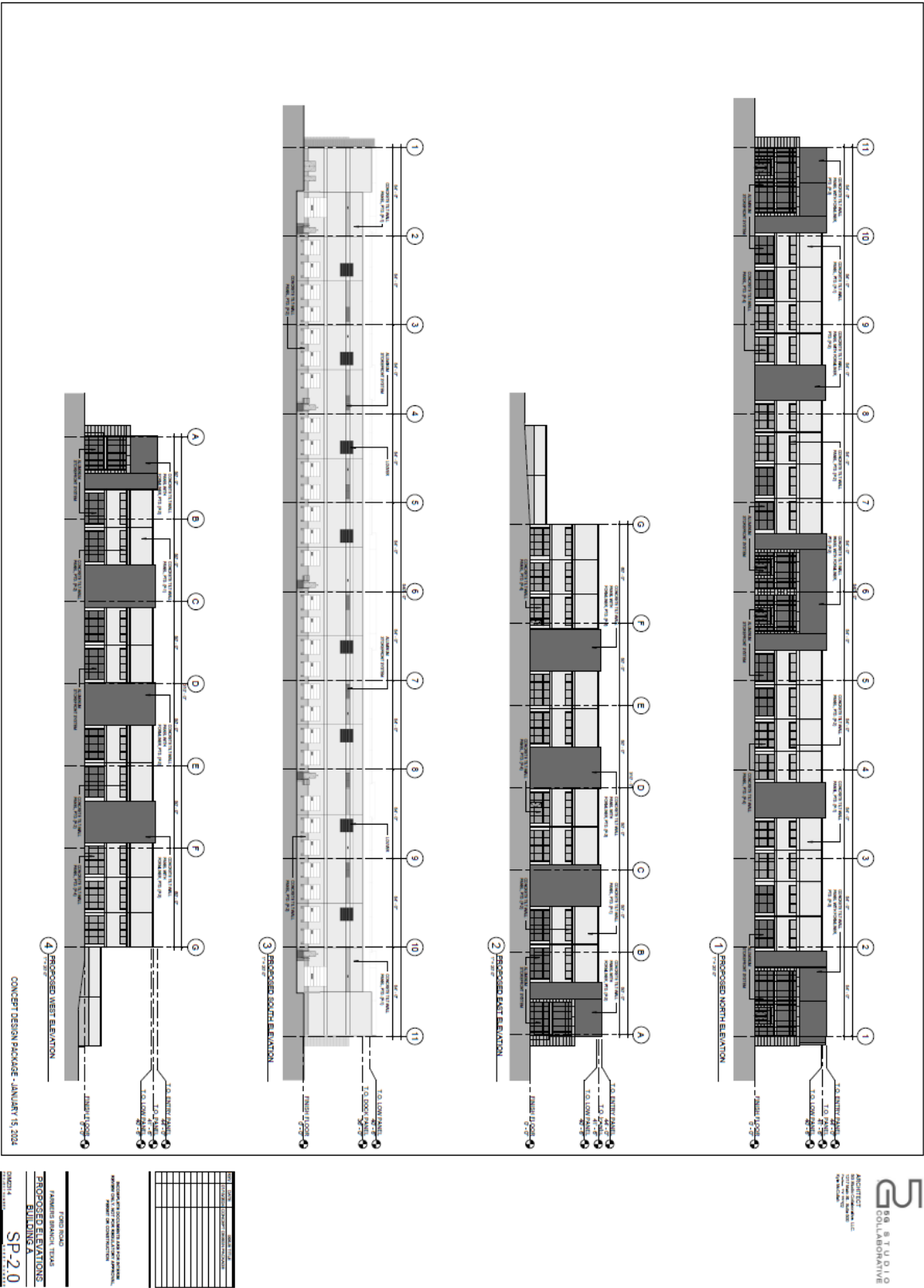
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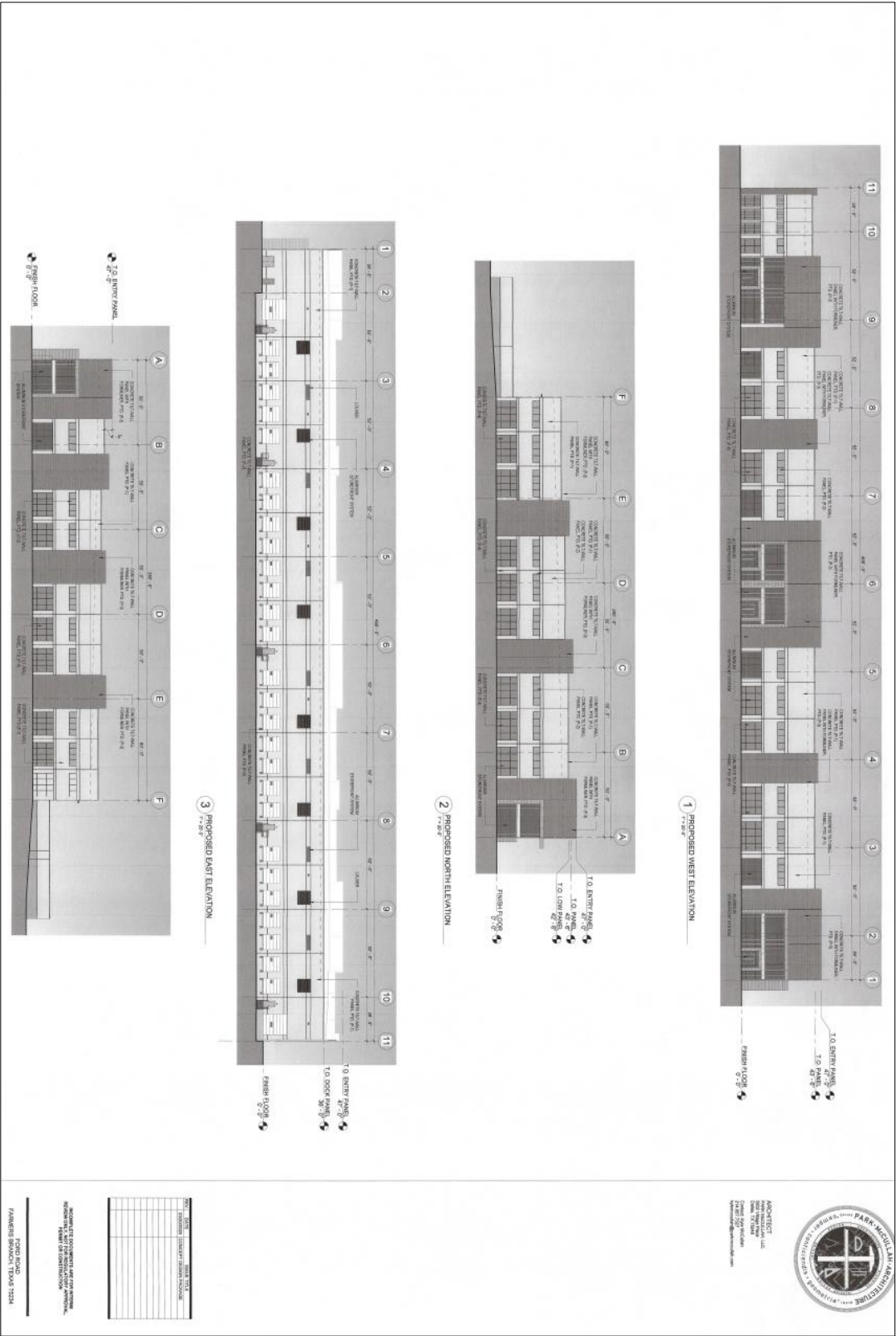
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Ordinance No. 3931
Exhibit “D”- Conceptual Building Elevations (Tract 1/Building A)



Architectural drawings showing the proposed North and West elevations of a building. The drawings include a grid system (1-11 and A-F) and a scale of 1/8" = 1'-0". The North Elevation (top) shows a long, multi-story building with a grid of 11 vertical lines (1-11) and 6 horizontal lines (A-F). The West Elevation (bottom) shows a shorter building with a grid of 6 vertical lines (A-F) and 11 horizontal lines (1-11). Both elevations include detailed window and door placements, material callouts, and a scale of 1/8" = 1'-0". A north arrow is located in the bottom right corner.

Ordinance No. 3931
Exhibit “D”- Conceptual Building Elevations (Tract 3/Building C)



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