



ORDINANCE NO. 3903

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 AMENDING THE REGULATIONS RELATED TO THE DEVELOPMENT AND USE OF APPROXIMATELY 5.06 ACRES OF LAND COMMONLY KNOWN AS 4355 LBJ FREEWAY WITHIN PLANNED DEVELOPMENT DISTRICT NO. 40 (PD-40); PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; 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 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 of the City of Farmers Branch, Texas, the Development Standards of Planned Development District No. 40 (PD-40) as set forth in Ordinance No. 1415, as amended by Ordinance Nos. 1533 and 2639 (collectively, the "PD-40 Regulations"), are hereby amended only as set forth in Section 2, below, and only relating to the use and development of an approximately 5.06 acre portion of Metropolitan Industrial Park, Section 3, an addition to the City of Farmers Branch as recorded in Volume 410, Page 1281, Map Records, Dallas County, Texas and further described in "**Exhibit A**" ("the Property"):

SECTION 2. The Property shall be developed and used in accordance with the CZO and the PD-40 Regulations except as follows:

- A.** The Property shall be used and developed in accordance with the Detailed Site Plan attached hereto as **Exhibit "B"** and incorporated herein by reference.
- B.** All existing site landscaping as shown on "**Exhibit B**" shall be maintained. Landscaping that dies or is otherwise destroyed by natural occurrences shall be replaced with the same or a comparable species or caliper plant. Removal of trees that are in healthy, growing condition is not permitted.
- C.** In addition to uses listed in the PD-40 Regulations, the Property may be used and developed for Amusement, Commercial (Indoors) purposes.

D. One wall sign per building tenant shall be permitted in the general locations shown on the Signage Plan attached hereto as “**Exhibit C**”. Each sign is limited to a maximum area of 400 square feet and shall consist of individual channel lettering or logos only.

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 18th DAY OF FEBRUARY 2025.

ATTEST:

APPROVED:

Stacy Henderson, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney
[sr_01.23.2025]

Ordinance No. 3903
Exhibit "A"- Description of Property

Being a tract of land out of the Mary Brown Survey, Abstract No. 159 and being part of Block 1 of Metropolitan Industrial Park Section Three, an Addition to the City of Farmers Branch, as recorded in Volume 67222, Page 1464, of the Map Records of Dallas County, Texas, and being the tract of land conveyed to D & H Freed Real Estate, Ltd., by Deed recorded in Volume 2003026, Page 7787, Deed Records, Dallas County, Texas, less that tract of land conveyed to the State of Texas by Deed recorded in Instrument No. 200600188792, Official Public Records, Dallas County, Texas, with the remainder being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument for corner in the East line of Midway Park Addition, an Addition to the City of Farmers Branch, as recorded in Volume 94058, Page 4581, Map Records of Dallas County, Texas, said point being on the current North right-of-way line of LBJ Freeway (Interstate 635)(variable width right-of-way);

THENCE North 00 degrees 19 minutes 47 seconds West, along said East line of Midway Park Addition, a distance of 584.52 feet to a 1/2 inch iron rod found at the Northeast corner of said Midway Park Addition, said point being in the South line of Lot 2, Block A of Midway-McEwen Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the map recorded in Instrument No. 20160012808, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 12 minutes 30 seconds East, along said South line Lot 2, Block A, a distance of 396.56 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 2, Block A of Revised Texas Credit Union Center Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the map recorded in Volume 2002039, Page 50, Map Records, Dallas County, Texas, said point being on the South line of Block 3 of the 2nd Revision of Metropolitan Industrial Park Section Two, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the map recorded in Volume 70027, Page 644, Map Records, Dallas County, Texas;

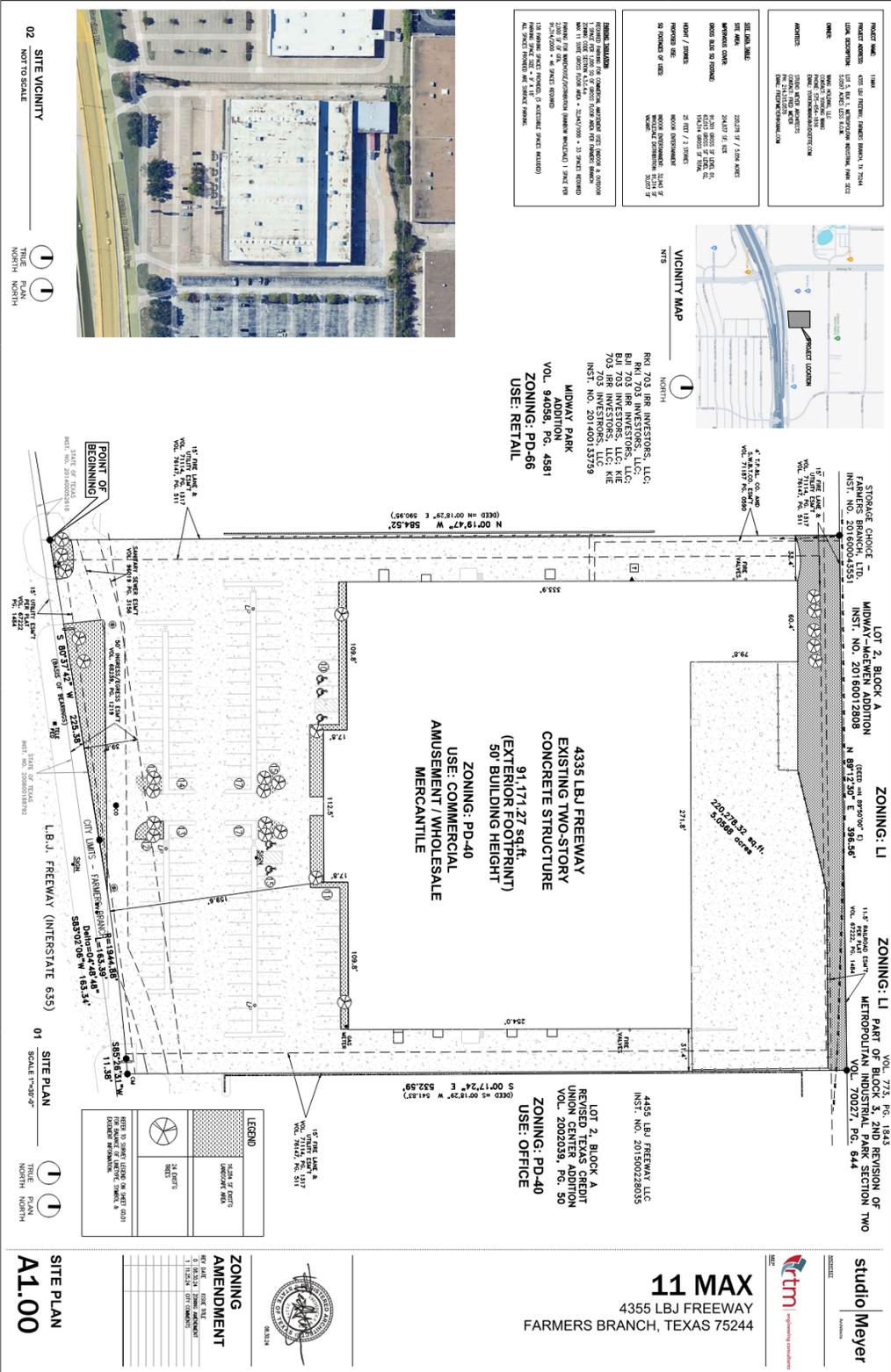
THENCE South 00 degrees 17 minutes 24 seconds East, along the West line of said Lot 2, Block A of Revised Texas Credit Union Center Addition, a distance of 532.59 feet to a concrete monument for corner on the aforementioned current North right-of-way line of LBJ Freeway;

THENCE along the said North right-of-way line of LBJ Freeway as follows;

South 85 degrees 26 minutes 31 seconds West, a distance of 11.38 feet to a 1/2 inch iron rod found at the beginning of a curve to the left having a delta angle of 04 degrees 48 minutes 48 seconds, a radius of 1944.88 feet, and a chord that bears South 83 degrees 02 minutes 06 seconds West, a chord distance of 163.34 feet, and an arc distance of 163.39 feet to a concrete monument for corner;

South 80 degrees 37 minutes 42 seconds West, a distance of 225.38 feet to the POINT OF BEGINNING and containing 220,278 square feet or 5.056 acres of land.

Ordinance No. 3903 Exhibit "B" - Detailed Site Plan



PROJECT NAME: 11 MAX
PROJECT ADDRESS: 4355 LBJ FREEWAY, FARMERS BRANCH, TX 75044
LINE DESCRIPTION: LOT 2, BLOCK A, REVISION OF METROPOLITAN INDUSTRIAL PARK SECTION TWO
OWNER: 11 MAX, LLC
PREPARED BY: STUDIO MEYER ARCHITECTS, PLLC
DATE: 08/21/2024
SCALE: AS SHOWN
CONTACT: TERRY BROWN
PHONE: 214-430-1111
EMAIL: TERRY@STUDIOMEYER.COM

SITE DATA:
SITE AREA: 202,029 SF / 4.66 ACRES
IMPROVED COVER: 24,000 SF / 11.9%
DRIVE RITE BY PAVEMENT: 10,000 SF / 4.9%
IMPROVED DRIVE: 14,000 SF / 6.9%
PROPOSED DRIVE: 10,000 SF / 4.9%
NO COVER OF ASPH: 188,029 SF / 9.3%
MOISTURE RETENTION: 22,000 SF / 10.9%
MOISTURE CONTRIBUTION: 22,000 SF / 10.9%

ZONING REGULATIONS: THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FOLLOWING REGULATIONS:
PD-40: PERMITTED DEVELOPMENT IN THE INDUSTRIAL PARK SECTION TWO ZONING DISTRICT. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FOLLOWING REGULATIONS:
PD-66: PERMITTED DEVELOPMENT IN THE INDUSTRIAL PARK SECTION TWO ZONING DISTRICT. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FOLLOWING REGULATIONS:
OFFICE: PERMITTED DEVELOPMENT IN THE INDUSTRIAL PARK SECTION TWO ZONING DISTRICT. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FOLLOWING REGULATIONS:
AMUSEMENT / WHOLESALE: PERMITTED DEVELOPMENT IN THE INDUSTRIAL PARK SECTION TWO ZONING DISTRICT. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FOLLOWING REGULATIONS:
MERCANTILE: PERMITTED DEVELOPMENT IN THE INDUSTRIAL PARK SECTION TWO ZONING DISTRICT. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FOLLOWING REGULATIONS:



VICINITY MAP
 NORTH
 RRI 703 IRR INVESTORS, LLC;
 RRI 703 INVESTORS, LLC;
 BAI 703 INVESTORS, LLC; KIE
 703 IRR INVESTORS, LLC; KIE
 703 IRR INVESTORS, LLC; KIE
 INST. NO. 201400133759
 MIDWAY PARK
 VOL. 94056, PG. 481
 ZONING: PD-66
 USE: RETAIL

02 SITE VICINITY
 NOT TO SCALE



LOT 2, BLOCK A
 ZONING: LI
 4335 LBJ FREEWAY
 EXISTING TWO-STORY
 CONCRETE STRUCTURE
 91,171.27 sq.ft.
 (EXTERIOR FOOTPRINT)
 50' BUILDING HEIGHT
 ZONING: PD-40
 USE: COMMERCIAL
 AMUSEMENT / WHOLESALE
 MERCANTILE

LOT 2, BLOCK A
 REVISED TEXAS CREDIT
 UNION CENTER ADDITION
 VOL. 2002658, PG. 50
 ZONING: PD-40
 USE: OFFICE

LOT 2, BLOCK A
 4455 LBJ FREEWAY LLC
 INST. NO. 201500228035

STORAGE CHOICE -
 FARMERS BRANCH, LTD.
 INST. NO. 20160043551

LOT 2, BLOCK A
 PART OF BLOCK 3, 2ND REVISION OF
 METROPOLITAN INDUSTRIAL PARK SECTION TWO
 INST. NO. 2016012808
 N 89°12'30" E 598.58'
 N 89°12'30" E 598.58'
 N 89°12'30" E 598.58'

LEGEND
 HATCHED AREA: EXISTING IMPROVEMENTS
 SOLID AREA: PROPOSED IMPROVEMENTS

ZONING AMENDMENT
 PD-40
 PD-66
 OFFICE
 AMUSEMENT / WHOLESALE
 MERCANTILE

11 MAX
 4355 LBJ FREEWAY
 FARMERS BRANCH, TEXAS 75244

studio Meyer
 ARCHITECTS, PLLC
 1100 W. WILSON ROAD, SUITE 100
 FARMERS BRANCH, TEXAS 75044
 TEL: 214-430-1111
 WWW.STUDIOMEYER.COM

01 SITE PLAN
 SCALE: 1"=50'-0"



SITE PLAN
 A1.00

Ordinance No. 3903 Exhibit "C"- Signage Plan

01 EXTERIOR ELEVATION - SOUTH
SCALE 1/16"=1'-0"

PROJECT NAME: 11MAX	PROJECT ADDRESS: 4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244
LEGAL DESCRIPTION: LOT 1, BLK. 1, BENTLEY/CLARK INDUSTRIAL PARK SEC. 2	OWNER: 11 MAX, LLC
OWNER CONTACT: 11 MAX, LLC	OWNER ADDRESS: 4355 LBJ FREEWAY, FARMERS BRANCH, TX 75244
OWNER PHONE: 972-231-1111	OWNER FAX: 972-231-1111
OWNER EMAIL: INFO@11MAX.COM	OWNER WEBSITE: WWW.11MAX.COM
ARCHITECT: FARMERS BRANCH ARCHITECTS	ARCHITECT ADDRESS: 1100 W. WYOMING, FARMERS BRANCH, TX 75244
ARCHITECT PHONE: 972-231-1111	ARCHITECT FAX: 972-231-1111
ARCHITECT EMAIL: INFO@FARMERSBRANCH.COM	ARCHITECT WEBSITE: WWW.FARMERSBRANCH.COM

VICINITY MAP
N/T/S
TRUE NORTH

ZONING AMENDMENT

BY DATE:	DATE SET:
1/15/24	1/15/24
1/15/24	1/15/24
1/15/24	1/15/24
1/15/24	1/15/24
1/15/24	1/15/24
1/15/24	1/15/24
1/15/24	1/15/24
1/15/24	1/15/24
1/15/24	1/15/24

11 MAX
4355 LBJ FREEWAY
FARMERS BRANCH, TEXAS 75244

studio Meyer
ARCHITECTS

EXTERIOR ELEVATION
A3.00

studio Meyer
ARCHITECTS