



ORDINANCE NO. 3934

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 A DRIVE-THRU RESTAURANT ON LOT 4, BLOCK A, PACE ADDITION, FARMERS BRANCH, TEXAS, LOCATED WITHIN PLANNED DEVELOPMENT NO. 68 (PD-68) ZONING DISTRICT; ADOPTING A SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS; REPEALING ORDINANCE NO. 2017; PROVIDING A SAVINGS CLAUSE; PROVIDING CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; 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, the governing body, in the exercise of its 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 are hereby amended, by repealing Ordinance 2017 and granting a Specific Use Permit for a Drive-Thru Restaurant for Lot 4, Block A, Pace Addition, an Addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 93045, Page 3876, Map Records, Dallas County, Texas ("the Property") which is presently zoned Planned Development No. 68 (PD-68) Zoning District.

SECTION 2. The Property shall conform in operation, location, and construction to the development standards specified within the PD-68 Zoning District and, if developed as a Drive-Thru Restaurant as authorized by Section 1 of this Ordinance, the Property shall be subject to the following special conditions:

- A. The Property shall be developed and used only in accordance with the Site Plan attached hereto as Exhibit "A" and incorporated herein by reference;
- B. The Property shall be developed with landscaping in accordance with the Landscape Plan attached hereto as Exhibit "B," and incorporated herein by reference; and

- C. The building elevations for buildings located on the Property shall be designed and constructed substantially in accordance with the Elevations set forth in Exhibit “C,” attached hereto and incorporated herein by reference.
- D. The existing pole sign located on the Property may be refaced but shall not exceed 50 feet in height and 300 square feet in area.

SECTION 3. Ordinance No. 2017 is hereby repealed.

SECTION 4. 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 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.

SECTION 8. This ordinance and the right to use the Property in accordance with the Specific Use Permit granted pursuant to Section 1 of this Ordinance is subject to termination in accordance with Chapter 94, Section 6.5.C. of the Comprehensive Zoning Ordinance, as amended. With respect to the enforcement of this Section 7, each use for which a Specific Use Permit is granted pursuant to this Ordinance shall be treated separately such that the cessation and termination of one use does not result in the cessation and termination of all uses for which a Specific Use Permit was granted.

SECTION 9. 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 5th DAY OF AUGUST 2025.

ATTEST:

APPROVED:

Erin Flores, TRMC, City Secretary

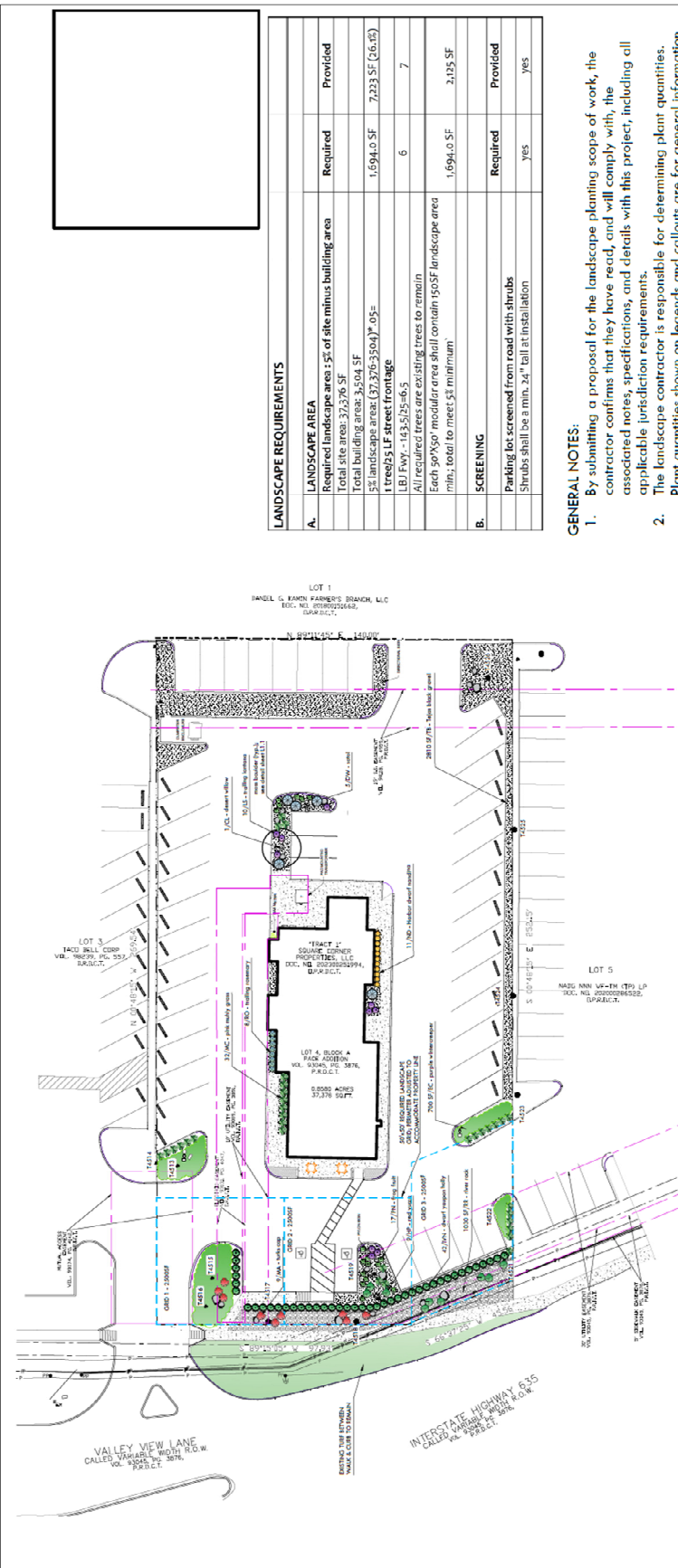
Terry Lynne, Mayor

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney
[sr_05.24.2025]

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Ordinance No. 3934
Exhibit "B" – Landscape Plan



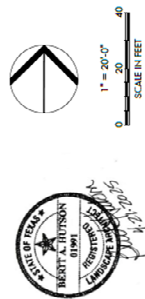
LANDSCAPE REQUIREMENTS			
A. LANDSCAPE AREA			
Required landscape area 5% of site minus building area	Required	Provided	
Total site area: 32,276 SF			
Total building area: 3,504 SF			
5% landscape area (32,276-3,504)*.05=	1,594.0 SF	7,223 SF (26.4%)	
1 tree/55 LF street frontage			
LB Fwy - 14,552 SF ab-5	6	7	
All required trees are existing trees to remain			
Each 50'x50' modular area shall contain 150SF landscape area			
min; total to meet 5% minimum	1,594.0 SF	2,125 SF	
B. SCREENING			
Parking lot screened from road with shrubs	Required	Provided	
Shrubs shall be a min. 24" tall at installation	YES	YES	

GENERAL NOTES:

1. By submitting a proposal for the landscape planting scope of work, the contractor confirms that they have read, and will comply with, the associated notes, specifications, and details with this project, including all applicable jurisdiction requirements.
2. The landscape contractor is responsible for determining plant quantities. Plant quantities shown on legends and callouts are for general information only. In the event of a discrepancy between the plan and the plant legend, the plant quantity as shown on the plan (for individual symbols) or callout (for groundcover patterns) shall take precedence.
3. All landscape areas shall be irrigated with an underground sprinkler system. System shall provide 100% coverage and be installed per acre and local codes.
4. Landscape installed must be maintained in a healthy growing condition.

Tag Number	Description
T4533	multi stem crape myrtle
T4534	multi stem crape myrtle
T4535	multi stem crape myrtle
T4536	multi stem crape myrtle
T4537	16" oak
T4538	16" oak
T4539	multi stem crape myrtle
T4540	multi stem crape myrtle
T4541	multi stem crape myrtle
T4542	multi stem crape myrtle
T4543	14" bradford pear
T4544	14" bradford pear
T4545	14" bradford pear
T4546	16" oak

CODE	COMMON NAME	BOTANICAL NAME	QTY	SIZE	NOTES
CL	doyle willow	Chilopsis linearis	1	30G	single stem tree form; min. full, well branched
DW	total		5	7G	
HP	red yucca	Hesperaloe parviflora	9	3G	
KN	dwarf yaupon holly	Ilex vomitoria 'Nana'	42	5G	24" min. hgt. at installation
LS	trailing lantana	Lantana yellowana	10	1G	
MA	turks cap	Malvaviscus arboreus var. drummondii	9	3G	
MC	purple mulberry	Morus nigra	32	3G	
ND	harbor dwarf nandina	Nandina domestica 'Harbor Dwarf'	11	3G	
RO	trailing rosemary	Rosemarinus officinalis var. Prostratus	8	1G	
EC	purple wintercreeper	Eurodymus carolinus	700 SF	4" peak	12" OC unless otherwise shown
PN	frag. fruit	Phytolacca	17	1G	24" OC unless otherwise shown
RR	Colorado river rock		1030 SF	1-2"	3" deep over weed mat; install per detail
TB	Tajps black gravel		2800 SF		3" deep over weed mat; install per detail



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