



ORDINANCE NO. 4007

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR AN ACCESSORY BUILDING TO BE USED FOR GUEST/SERVANTS QUARTERS ON PROPERTY DESCRIBED AS LOT 37 OF BROOKHOLLOW ESTATES (COMMONLY KNOWN AS 3125 BROOKHOLLOW DRIVE) LOCATED WITHIN THE ONE-FAMILY RESIDENCE DISTRICT-1 (R-1) ZONING DISTRICT (CASE NO. 26-SU-04); ADOPTING A SITE PLAN AND DEVELOPMENT REGULATIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR 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

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, and the zoning map of the City of Farmers Branch, as previously amended, are further amended by granting a Specific Use Permit for an accessory building to be used for Guest/Servants Quarters within the One-Family Residence District-1 ("R-1") zoning district on Lot 37 of Brookhollow Estates, a tract of land situated in the H.C. Marsh Survey Abstract No. 915, being an unrecorded addition to the City of Farmers Branch, Texas, as described in a deed to 3125 Brookhollow LLC, recorded in Instrument No. 202400151504, Official Public Records, Dallas County, Texas (commonly known as 3125 Brookhollow Drive)("the Property"), subject to the provisions of Section 2 of this Ordinance.

SECTION 2. The 2,123± square foot attached garage located on the northeast corner of the Property on the effective date of this Ordinance and labeled as "NEW ADDITION/NEW GARAGE" on Exhibit "C," attached hereto and incorporated herein by reference, shall conform with the use and development standards specified within the R-1 Zoning District as set forth in the Comprehensive Zoning Ordinance, as amended, and as applicable to attached accessory buildings used as Guest/Servants Quarters as set forth in Section 2.9.A. of the Comprehensive Zoning

Ordinance. The structure shall substantially conform to the floor plan per Exhibit “D”.

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 provide.

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 18TH DAY OF AUGUST 2026.

ATTEST:

APPROVED:

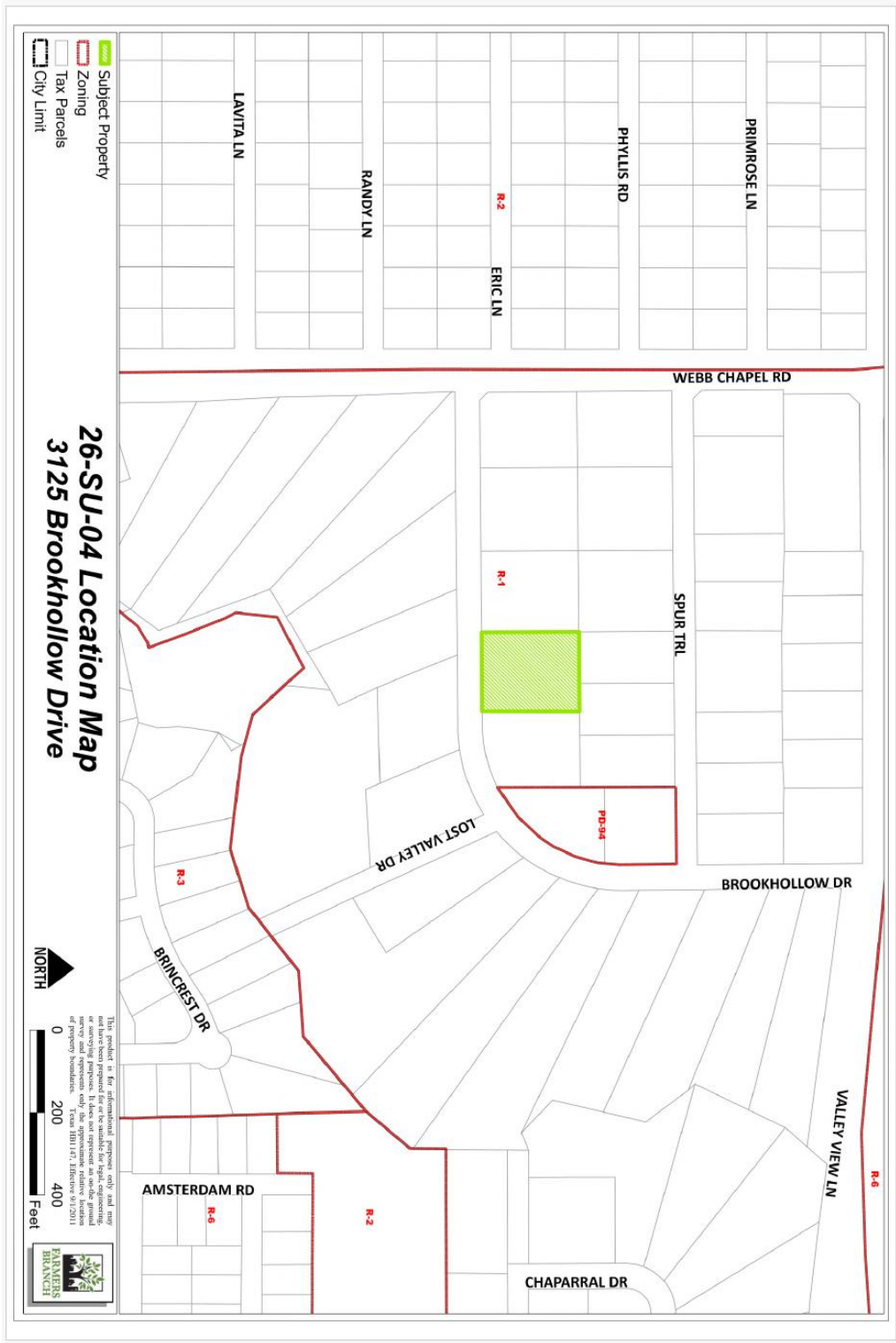
Karen Evans, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

David Berman, City Attorney
(DB 6.30.26)

Ordinance No. 4007
Exhibit "A"- Location Map



Ordinance No. 4007
Exhibit “B”- Survey

SURVEY PLAT: 3125 BROOKHOLLOW DRIVE

Being all that lot, parcel, or tract of land situated in the H. C. MARSH SURVEY, ABSTRACT No. 915, and being Lot 37, of Brookhollow Estates, an unrecorded addition, as described in a deed to 3125 Brookhollow LLC, recorded in instrument No. 202400151504, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

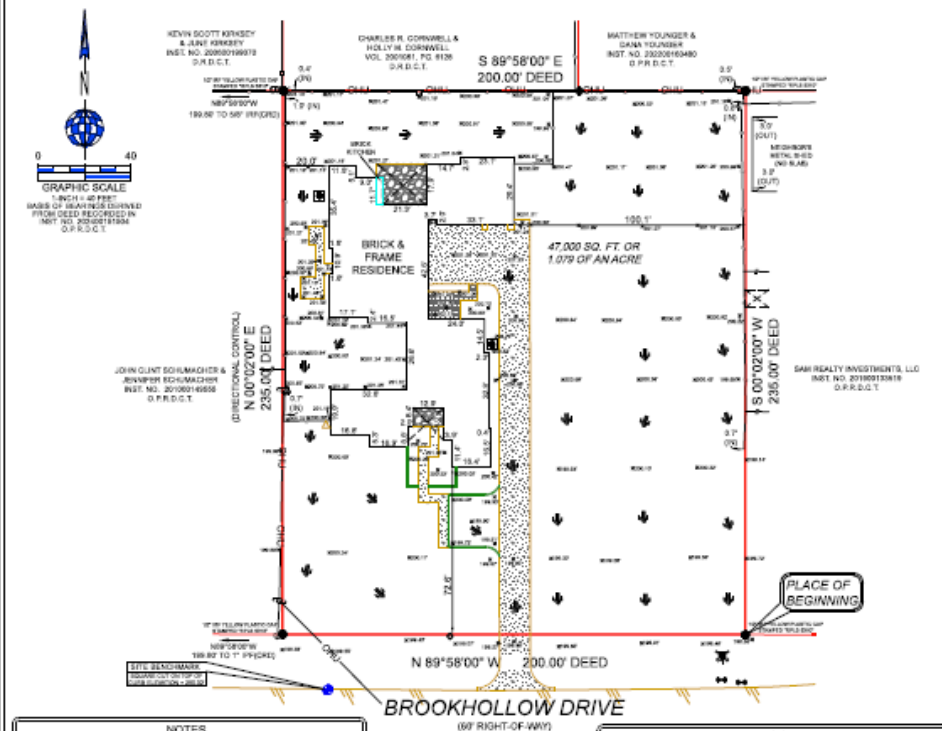
BEGINNING at an 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found in the North line of Brookhollow Drive, a 60' right-of-way, at the Southwest corner of that tract of land described in deed to Sam Realty Investments LLC, recorded in Instrument No. 2019000133519, Official Public Records, Dallas County, Texas;

THENCE North 89°58'00" West, along said North line, a distance of 200.00' to a 1/2" Iron rod with a yellow plastic cap stamped "RPLS 5310" found at the Southeast corner of that tract of land described in deed to John Clint Schumacher & Jennifer Schumacher, recorded in instrument No. 201000149555, Official Public Records, Dallas County, Texas;

THENCE North 00°02'00" East, a distance of 235.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found at the Northeast corner of said Schumacher tract, same point being the common South corner of that tract of land described in deed to, Kevin Scott Kirksey & Jane Kirksey, recorded in Instrument No. 2006001199070, Official Public Records, Dallas County, Texas, and that tract of land described in deed to Charles R. Cornwell & Holly M. Cornwell recorded in, Volume 2001051, Page 6128, Deed Records, Dallas County, Texas;

THENCE South 89°58'00" East, passing @ a distance of 127.90' to the common South corner of said Cornwell tract, and that tract of land described in deed to Matthew Younger & Dana Younger recorded in, Instrument No. 202200160480, Official Public Records, Dallas County, Texas; and continuing along the South line of said Younger tract a total distance of 200.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found at the Northwest Corner of aforementioned Sam Realty tract;

THENCE South 00°02'00" West, a distance of 235.00' to the PLACE OF BEGINNING and containing 47,000 square feet or 1.079 acres of land.



NOTES

- 1) This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
- 2) All elevations shown hereon are assumed and relative to each other only.

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310". CRD = Corner of Record Dignity

FLOOD

According to the Flood Insurance Rate Map, Community Panel No. 48113C 0190K, dated 07-07-2014, The subject property is located in Zone "X". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies.

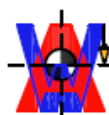
LEGEND

LEGEND																	
	1\"/> FOUNDING		A-FOUND		TULL BOX		BOLLARD POST		UTILITY POLE		OVERHEAD UTILITY LINE		CONCRETE AREA		CONCRETE		BUILDING LINE
	12\"/> BERT		A-AET		CABLE BOX		SEPTIC COVER		WATER METER		ELECTRIC ANCHOR		ASPHALT		BRICK		BARBERST
	18\"/> FOUNDING		A-FOUND		ELECTRICAL BOX		SAIL SEED MAIL		LANDSCAPE WOOD FENCE		PINE LANE STRIPS		GRAVEL		BOUNDARY		
	36\"/> FOUNDING		A-FOUND		TRUCK COLLARS		INTERLOCK CONCRETE		IRON FENCE		BRICK DET WALL		STONE		RED-BANK LINE		
	60\"/> FOUNDING		A-FOUND		POINT FOR CORNER		FENCE COLUMN		WOODEN FENCE		STONE DET WALL		WOOD DECK		PINE FLOOD LINE		
	76\"/> SAIL SET		CON MEASUREMENT		ELECTRICAL BOX		PIPE HYDRANT		WOOD FENCE		CON DET WALL		BUILDING WALL				
	96\"/> FOUNDING		SAIL SET FOUND		SAIL SEED COIL		PILE DRIVE		ASPHALT PAVED		BLK DET WALL		TILE		HANDCAP SPACE		

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Survey Plan is a true, correct and accurate representation of the property shown herein as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent encroachments, enclosures or intrusions, except as shown. The survey meets or exceeds the minimum standards required by the Texas Board of Professional Geospatial and Land Surveyors.

This survey was performed exclusively for the parties shown herein and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

John S. Turner
JOHN S. TURNER HP13 021



A&W SURVEYORS, INC.
Professional Land Surveyors

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JOB# 24-17747TG	DRAWN BY: AD
DATE: 10-06-2025	CHECKED BY: JH DESIGN BUILD LLC

*A standard content is available in your local library.

[illegible]

Ordinance No. 4007
Exhibit "D" – Floor Plan

