

ORDINANCE NO. 3966



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 COMMERCIAL AMUSMENT (INDOOR) FOR A BASEBALL PRACTICE FACILITY FOR A 5,100 SQUARE FOOT PORTION OF THE BUILDING LOCATED ON LOT 1, BLOCK A, DENTON DRIVE ADDITION, COMMONLY KNOWN AS 13850 NORTH STEMMONS FREEWAY, SUITE 100, LOCATED IN PLANNED DEVELOPMENT DISTRICT NO. 70 “OLD FARMERS BRANCH - FREEWAY SUBDISTRICT” (PD-70-OFB-FW); ADOPTING A SITE PLAN AND A LANDSCAPE PLAN; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE. (Case No. 25-SU-06)

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 are hereby amended to grant a change in zoning by granting a Specific Use Permit for Commercial Amusement (Indoor) for a baseball practice facility for a 5,100 square foot portion of the building located on Lot 1, Block A, Denton Drive Addition, a tract of land situated in the Joseph A. Armstrong Survey, Abstract No. 28 in Farmers Branch, Dallas County, Texas, and being all of a tract of land described in deed to Gilbright Investments, LLC as recorded in Instrument No. 201800105504 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being a replat of Ray Addition, recorded in Volume 80112, Page 0922 (O.P.R.D.C.T.) (commonly known as 13850 North Stemmons Freeway, Suite 100) (“the Property”) and located within Planned Development District NO. 70 “Old Farmers Branch - Freeway Subdistrict” (PD-70-OFB-FW).

SECTION 2. The Property shall conform in operation, location, and construction to the development standards applicable to the Planned Development District NO. 70 “Old Farmers Branch - Freeway Subdistrict” (PD-70-OFB-FW), and, if used for the purpose of a baseball practice facility, such use shall comply with the following additional standards and conditions:

- A. All business operations of the Property shall be aligned with *Amusements, Commercial (Indoors)* as prescribed per the definition for said use contained within Section 3 *Definitions* within the *Development Regulations For Planned Development No. 70 (PD-70) "Old Farmers Branch Special District"* section of Exhibit A *Amended And Restated Development Regulations For Planned Development No. 70 (PD-70) "The Old Farmers Branch Special District"* of PD-70 Ordinance No. 3569.
- B. All activities on the Property shall take place wholly inside the building.
- C. All development on the Property shall conform to that illustrated in Exhibit A “Site Plan”, and all landscaping on the Property shall substantially conform to that set out in Exhibit B “Landscape Plan”, both of which are incorporated fully herein.

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 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 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 NOVEMBER 2025.**

ATTEST:

APPROVED:

Erin Flores, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Nicole Corr, City Attorney
[sr_10.20.2025]

NAME _____

DATE _____

PERIOD _____



SITE DATA SUMMARY TABLE					
BUILDING					
TYPE				M-AMCANTILE	
MARK HEIGHT	1'	26'			
SURF	Asphalt	Use			
#100	5100	Indoor commercial amusement			Proposed
#110	4000	WAREHOUSE			Existing
#120	4000	WAREHOUSE			Parking
PARKING		(SECTION 4.3 FARMERS BRANCH MUNI CODE)			
#100	Summit	5100	1000		Reg Parking
#110	4100	4000	1000		6
#120	4100	4000	1000		
		4000	1000		4
		Total req'd parking		54	54
		Total/provd of parking		23	23
LOT INFO					
Area	63,427 SF +/- 999.7 Acres				
Total Impervious Cover (SF)	36,926 SF				
Total Impervious Cover (%)	58.40%				
Total Previous Cover (SF)	6,621 SF				

INF ASSOCIATES
INF
FIRM INCORPORATED MAY 1986
GRANVILLE, TX 76051
254-306-1128
JINF.ASSOCIATES@CARME.COM

PENDULUM SWING LAB
PARTIAL INTERIOR REMODELING BY NEW TENANT
13850 NW STEMMANSON #100,
FARMERS BRANCH TX 75234
PROJECT NAME / ADDRESS

SITE

[illegible]