



ORDINANCE NO. 4008

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AS HERETOFORE AMENDED, BY AMENDING THE ZONING DESIGNATION AND REGULATIONS RELATING TO THE DEVELOPMENT AND USE OF A 3.286-ACRE PORTION OF LOT 1, BLOCK F OF METROPOLITAN BUSINESS PARK, SECTION FIVE FROM LIGHT INDUSTRIAL (LI) ZONING DISTRICT TO PLANNED DEVELOPMENT DISTRICT NUMBER 1 [REDACTED] (PD-1 [REDACTED]) FOR MULTI-FAMILY USES; ADOPTING DEVELOPMENT REGULATIONS; 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. (Case No. 25-ZA-10)

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, be and the same are hereby amended by amending the zoning designation and regulations relating to the use and development of a 3.286-acre portion of Lot 1, Block F, Metropolitan Business Park, Section Five, an addition to the City of Farmers Branch, Dallas County, Texas, according to the map thereof recorded in Volume 72192, Page 602, Deed Records, Dallas County, Texas (the "Property") which is presently zoned as Light Industrial (LI), by changing the zoning to create Planned Development District No. 1 [REDACTED] (PD-1 [REDACTED]) for multifamily uses subject to the use and development regulations set forth in Exhibit "A.1" and "A.2" attached hereto and incorporated herein by reference (the "PD-1 [REDACTED] Development Regulations").

SECTION 2. The Property shall be developed and used in accordance with applicable provisions of the City of Farmers Branch Comprehensive Zoning Ordinance, as amended ("CZO"), except to the extent modified by the PD-1 [REDACTED] Regulations.

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 AUGUST 2026.

ATTEST:

APPROVED:

Erin Flores, TRMC, City Secretary,

Terry Lynne, Mayor

APPROVED AS TO FORM:

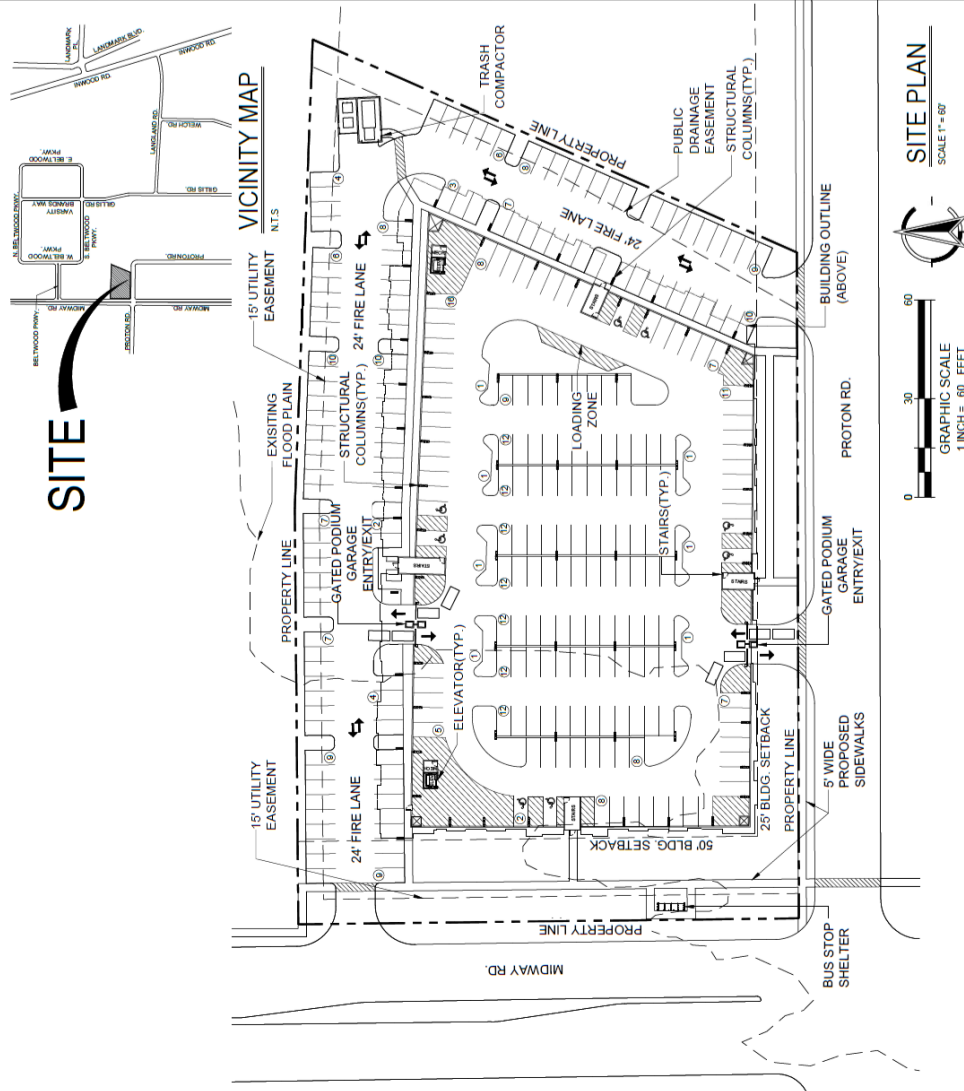
David Berman, City Attorney

Cross architects
PROJECT: # 25112

DATE: 09.30.25

A1.0a
PODIUM LEVEL
SITE PLAN

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SITE DATA
 -ZONING: -"LI" - LIGHT INDUSTRIAL
 -RE-ZONE - "PD" - PLANNED DEVELOPMENT
 -4-STORY RESIDENTIAL FLOORS
 -1-STORY PODIUM GARAGE
 -75'0" AT HIGHEST ROOF PEAK
 -47'-7 1/2" FROM GRADE TO HIGHEST FINISH FLOOR
 -UNIT AVERAGE NET SQ.FT. ~788 S.F.

-242 UNITS
-3.28 ACRES TOTAL
-73.78 UNITS/ACRE

AMENITIES
-CLUBHOUSE ~8,000 S.F.
-RAISED POOL DECK
-COURTYARD

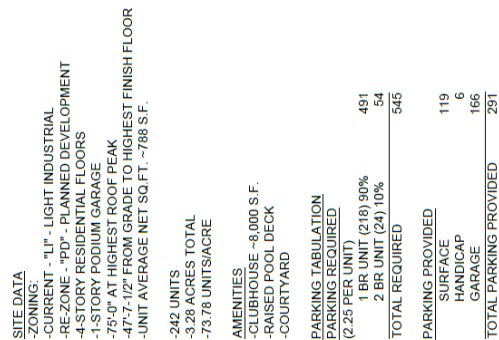
<u>PARKING TABULATION</u>	
<u>PARKING REQUIRED</u>	
(2.25 PER UNIT)	
1 BR UNIT (218) 90%	491
2 BR UNIT (24) 10%	54
<u>TOTAL REQUIRED</u>	<u>545</u>

<u>PARKING PROVIDED</u>	
SURFACE	119
HANDICAP	6
GARAGE	166
<u>TOTAL PARKING PROVIDED</u>	<u>291</u>

Cross Architects
 PROJECT # 25112

PROTON & MIDWAY APARTMENTS
FARMERS BRANCH, TEXAS

DATE: 09.30.25
A1.0
 UNIT LEVEL
 SITE PLAN



ARCHITECTURAL FEATURES:
 ACCENT WINDOWS AND FRAMED WITH FINER
 VERTICAL ELEMENTS CABLED ON STAIRWELLS
 AND PATIOS

OVERALL BUILDING MATERIALS PERCENTAGE:
 BRICK "RANDOM" LAP BOWNS 2.78% SQ FT (18%)
 BOARD ON BATTON 1.64% SQ FT (10%)
 TOTAL 4.42% SQ FT (28%)

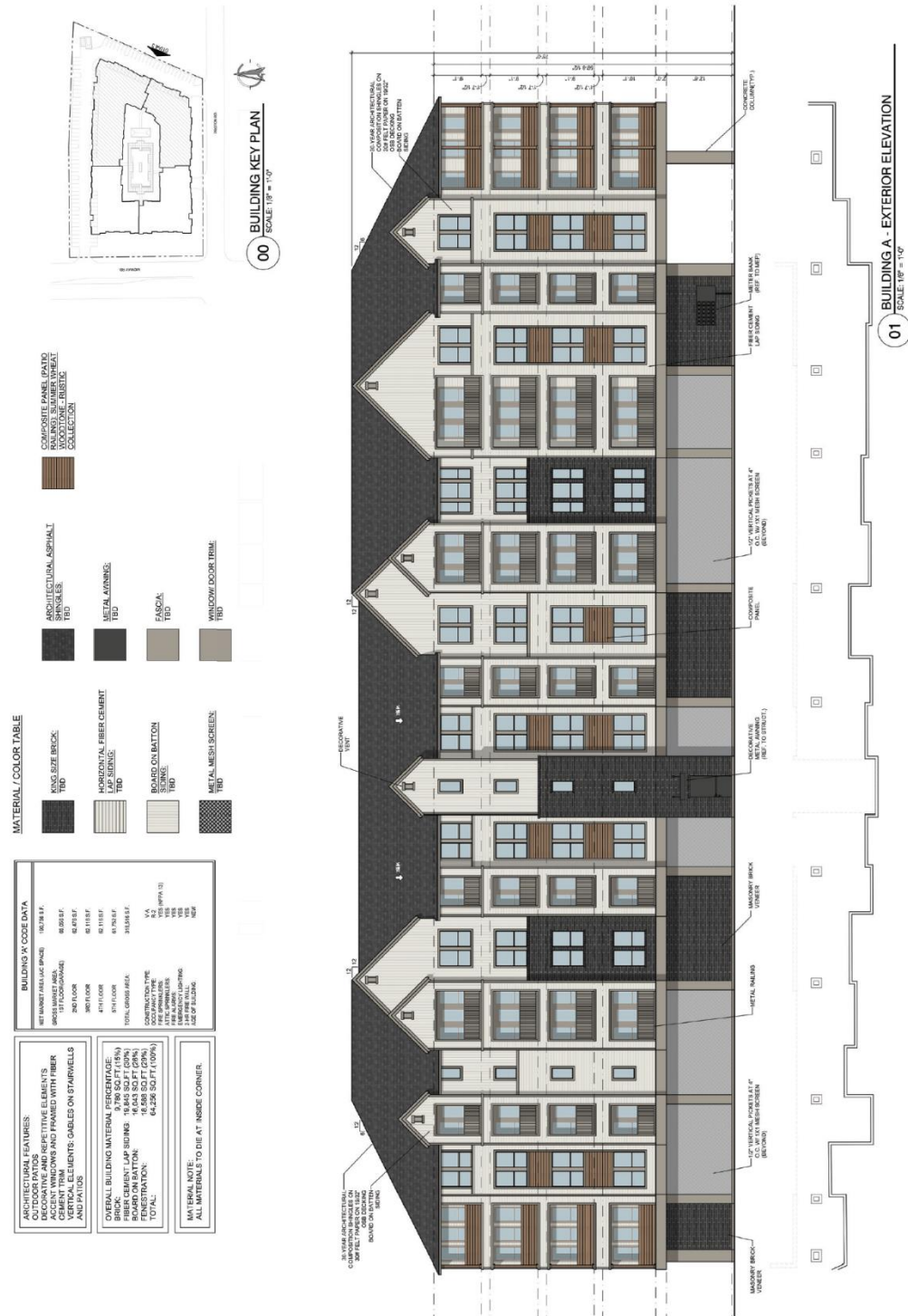
FINISHES:
 ALL MATERIALS TO DIE AT INSIDE CORNER

BUILDING X CODE DATA:
 NET MARKET VALUE (AC SPACES) 162,736 S.F.
 GROSS MARKET VALUE 88,862 S.F.
 2ND FLOOR 42,474 S.F.
 3RD FLOOR 46,292 S.F.
 4TH FLOOR 87,115 S.F.
 5TH FLOOR 91,754 S.F.
 TOTAL GROSS AREA 300,538 S.F.
 CONSTRUCTION TYPE 5.2
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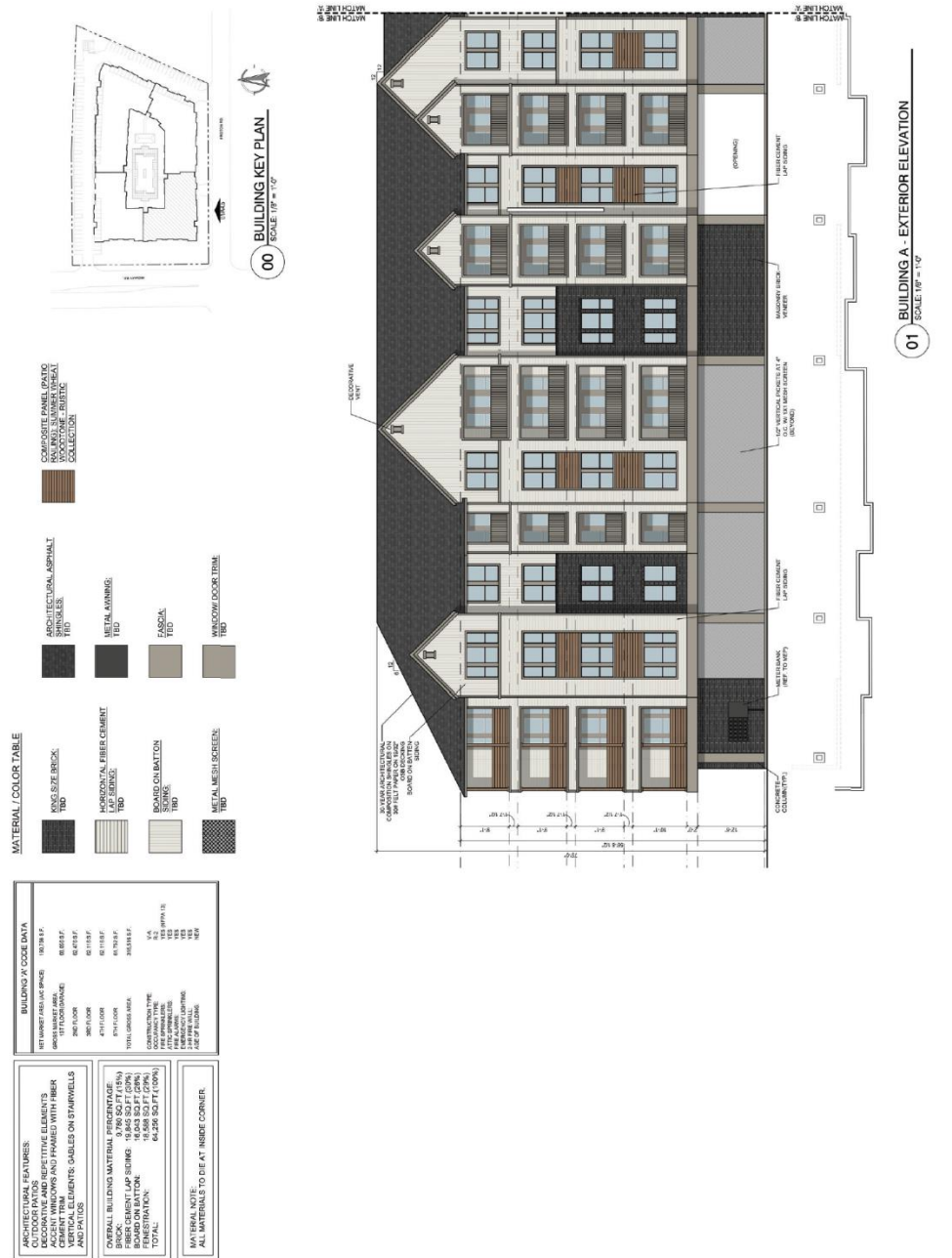
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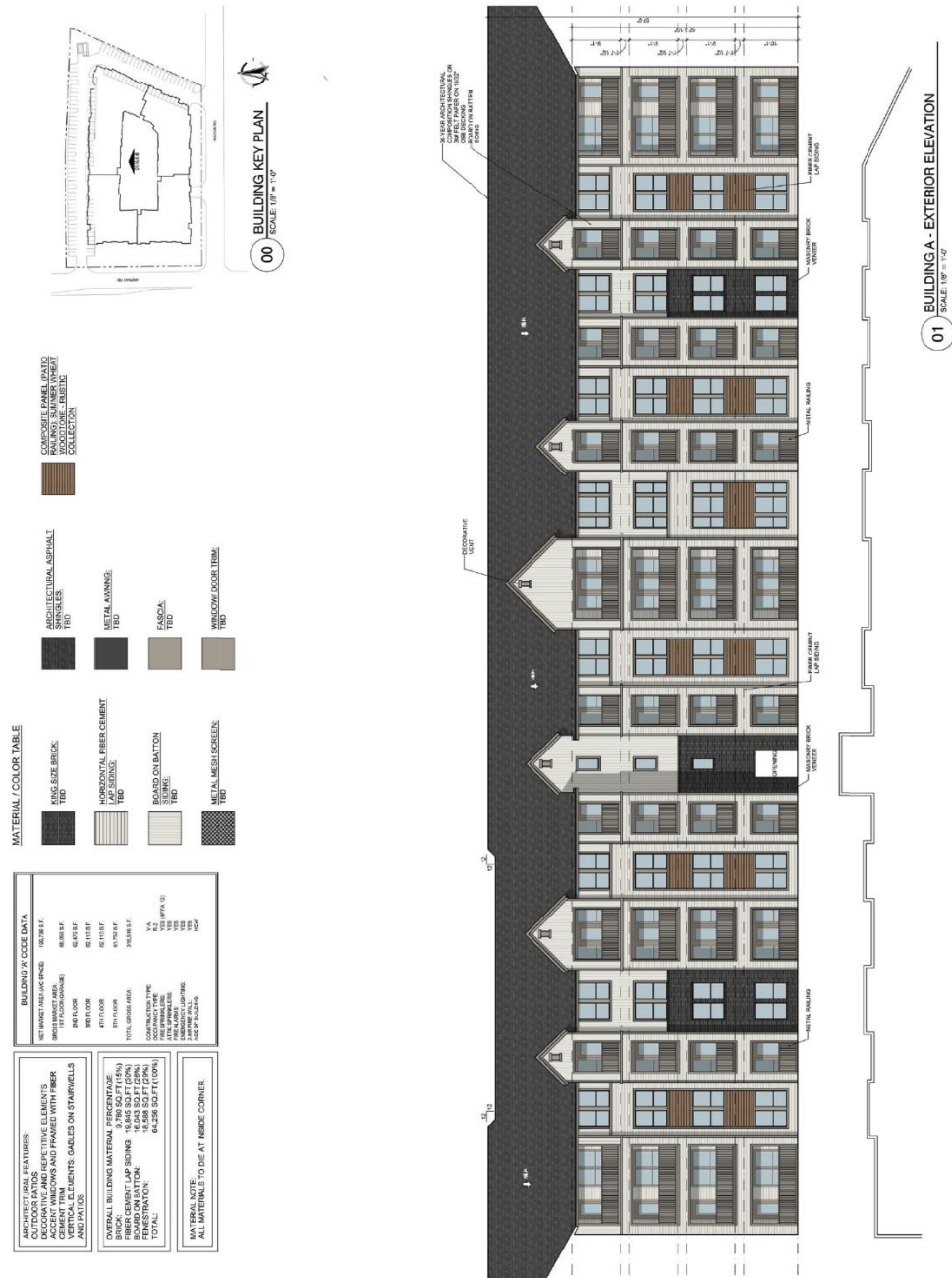
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Exhibit “B.4” – Conceptual Building Elevations (continued)

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Ordinance No. 4008
Exhibit "C" – Conceptual Landscape Plan

