



ORDINANCE NO. 3891

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS AMENDED, BY ADOPTING A CONCEPTUAL SITE PLAN RELATING TO THE USE AND DEVELOPMENT OF TRACT 1 IN PLANNED DEVELOPMENT NO. 90 (PD-90) ZONING DISTRICT; 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, be, and the same is hereby amended by amending as set forth in Section 2, below, the Development Standards of Planned Development District No. 90 (PD-90) as set forth in Exhibit "C" of Ordinance No. 2921, as amended by Ordinance Nos. 2995 and 3660 (collectively, the "PD-90 Regulations"), relating to the use and development of Tract 1 of PD-90 more fully described as Lot 2-R, Block A of GRANITE TOWER AT THE CENTRE, an addition to the City of Farmers Branch as recorded in Volume 98039, Page 72, Map Records, Dallas County, Texas ("Tract 1") :

SECTION 2. Tract 1 shall be developed and used in accordance with the CZO and the PD-90 Regulations except as follows:

- A.** In addition to uses listed in the PD-90 Development Requirements, Article I "Land Uses", Section 1 "Primary Permitted Uses," Tract 1 may be used and developed for Private Primary or Secondary School purposes.
- B.** Tract 1 shall be used and developed in accordance with the Conceptual Plan and Landscape Plan, attached hereto as Exhibits "A" and "B," respectively, attached hereto and incorporated herein by reference (collectively, the "Tract 1 Site Plan"). To the extent of any conflict between the Conceptual Master Plan set forth in Exhibit "E" to Ordinance No. 2921 and the Tract 1 Site Plan, the Tract 1 Site Plan shall control.

C. Notwithstanding Section 22-264 of the Code of Ordinances and any provision of the PD-90 Regulations to the contrary, a black iron screening fence, not less than six feet (6.0') tall nor more than eight feet (8.0') tall, may be constructed between the building façade and public rights-of-way adjacent to Tract 1, provided such fence is located no closer to the property boundaries as shown on the Tract 1 Site Plan.

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 8th DAY OF OCTOBER 2024.

ATTEST:

APPROVED:

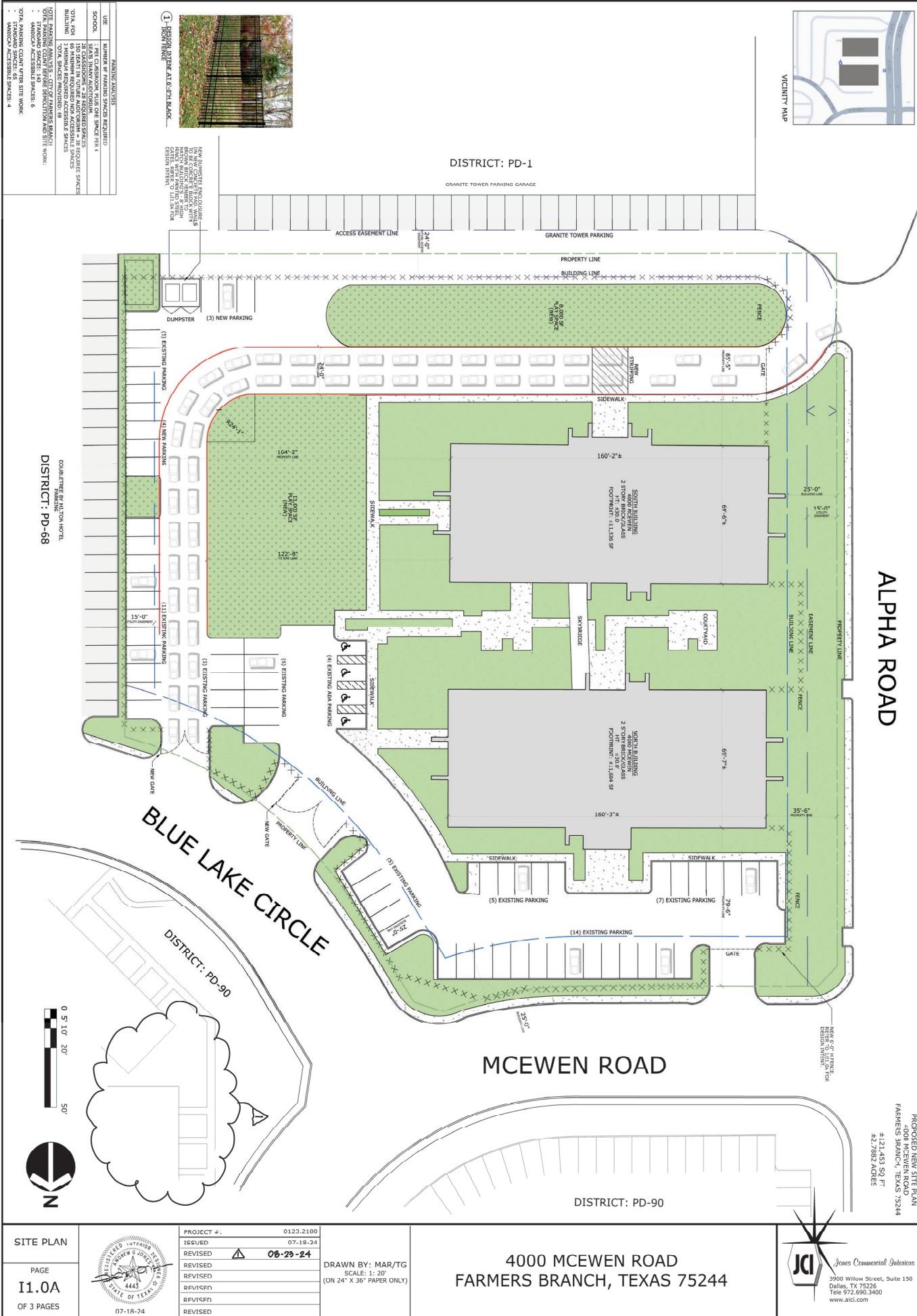
Stacy Henderson, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney

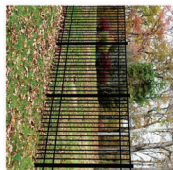
Ordinance No. 3891 Exhibit "A" - Conceptual Site Plan



1- HIGHLY RECOMMENDED BLACK

FOR ALL STUDENT RECREATION AREAS, PLAYGROUND, AND COURT AREAS, THE PRINTER SHALL BE BLACK. THE PRINTER SHALL BE BLACK. THE PRINTER SHALL BE BLACK. THE PRINTER SHALL BE BLACK.

USE	PARKING ANALYSIS
SCHOOL	NUMBER OF PARKING SPACES REQUIRED: 1
	SEATS MANY ALTERNATIVE: 1
	150 SEAT IN OUTSIDE AUTOMOBILE: 38 SQUARE SPACES
	PERMANENTLY REQUIRED ACCESSIBLE SPACES: 2
	TOTAL SPACES PROVIDED: 19
	TOTAL PARKING CAPACITY: 19
	TOTAL TRAVEL AND SITE WORK:
	STANDOFF SPACES: 6
	TOTAL PARKING SPACES: 13
	STANDOFF SPACES: 6
	TOTAL PARKING SPACES: 19
	STANDOFF SPACES: 4

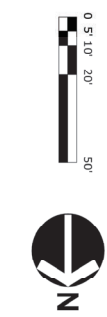


DOUBLE FENCE SIGNATURE HOTEL
DISTRICT: PD-68

ALPHA ROAD

BLUE LAKE CIRCLE

MCEWEN ROAD



SITE PLAN

PAGE
11.0A

OF 3 PAGES



PROJECT #:	0123.2100
ISSUED:	07-18-24
REVISED:	08-29-24
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	

DRAWN BY: MAR/TG
SCALE: 1" = 20'
(ON 24" X 36" PAPER ONLY)

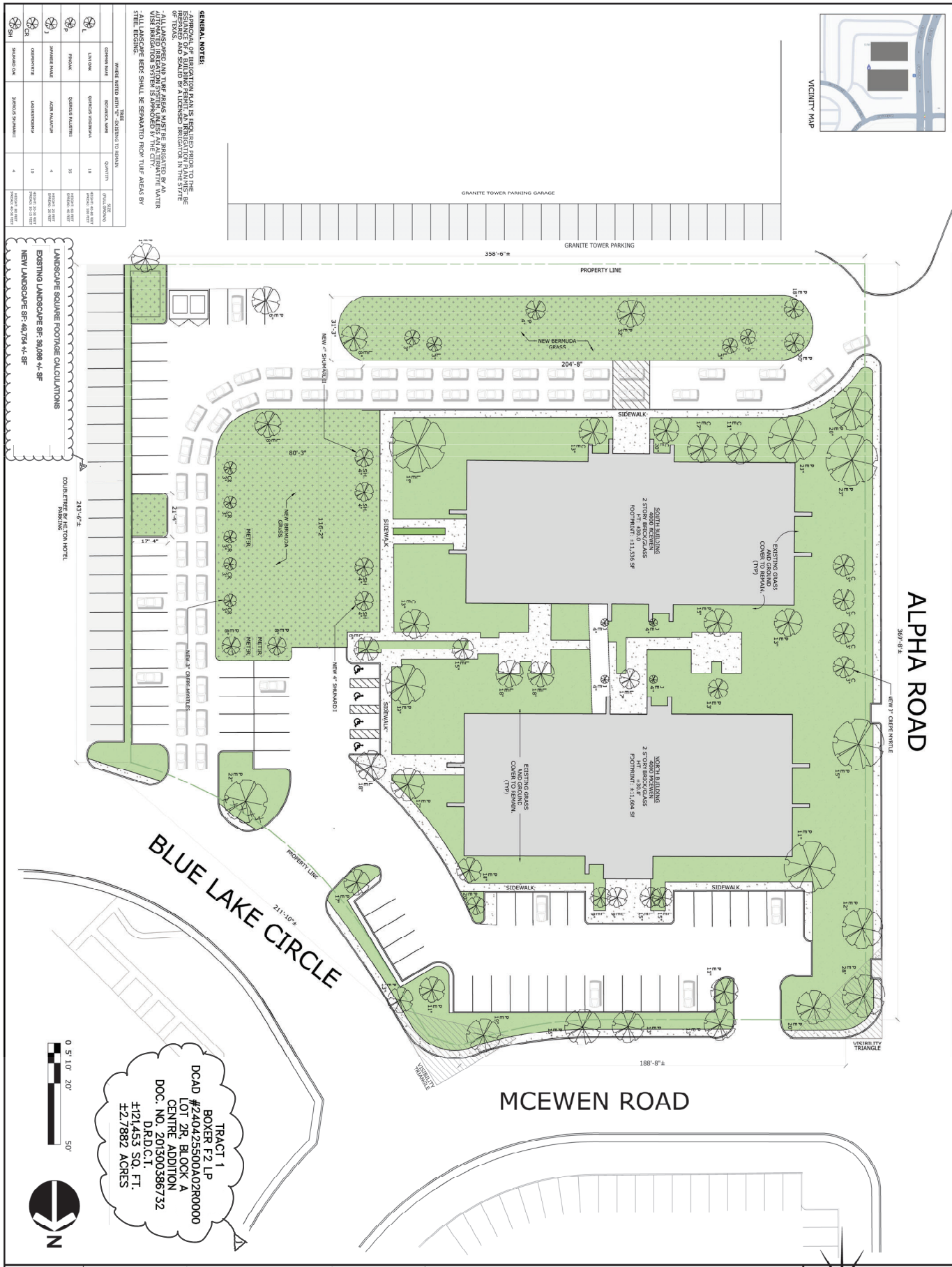
**4000 MCEWEN ROAD
FARMERS BRANCH, TEXAS 75244**



PROPOSED NEW SITE PLAN
FARMERS BRANCH, TEXAS 75244
41,211,453 SQ. FT.
42,782 ACRES

Jones Commercial Interiors
3900 Willow Street, Suite 150
Dallas, TX 75226
Tel: 972.691.3400
www.jci.com

Ordinance No. 3891 Exhibit "B"- Landscape Plan



GENERAL NOTES:
 1. APPROX. OF IRRIGATION PLANS IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AS IRRIGATION LAWS IN THE STATE OF TEXAS REQUIRE A PERCENTAGE OF IRRIGATION IN THE SYSTEMS OF TEXAS.
 2. ALL LANDSCAPING AND TREE PLANTS MUST BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM APPROVED BY THE CITY OF FARMERS BRANCH. ALL IRRIGATION DEBS SHALL BE SEPARATED FROM TURF AREAS BY THE DESIGN.

VEHICLE	NOTED AFTER 2017	EXCEPTED TO REMAIN
	QUERCUS VARIETALS	10
	TRINAKIA	10
	QUERCUS VARIETALS	10
	ADONIS PALMATA	4
	QUERCUS VARIETALS	10
	QUERCUS VARIETALS	4

LANDSCAPE SQUARE FOOTAGE CALCULATIONS

EXISTING LANDSCAPE	SF	NEW LANDSCAPE	SF
EXISTING LANDSCAPE	90,098	NEW LANDSCAPE	49,754

TRACT 1 LP
 BOXER F2 LP
 DCAD #240425500A02R0000
 LOT 2R, BLOCK A
 CENTRE ADDITION
 DOC. NO. 201300386732
 D.R.D.C.T.
 4121453 SQ. FT.
 12.7882 ACRES