



ORDINANCE NO. 3389

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 GRANTING A SPECIFIC USE PERMIT FOR A HOTEL ON A 2.45± ACRE PORTION OF LOT 1, BLOCK D, MIRA LAGO ADDITION, CITY OF FARMERS BRANCH, ADOPTING A SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS; MAKING CERTAIN FINDINGS; PROVIDING A SAVINGS CLAUSE; PROVIDING A CONFLICT RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) DOLLARS; 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. A Specific Use Permit for a Hotel is hereby granted for development of the western 2.45± acres of Lot 1, Block D, Mira Lago Addition, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 2004136, Page 134, Map Records, Dallas County, Texas and a portion of the right-of-way of Mira Vista (collectively “the Property”) as more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference subject to the following development and use regulations:

- A. Except as otherwise set forth in this Ordinance, the Property shall be developed in accordance with the PD-81 Development Regulations applicable to the Employment Core Area.
- B. The Property shall be developed and used substantially as set forth in the Site Plan, Landscape Plan, and Building Elevations attached hereto as Exhibits “B,” “C,” and “D,” respectively, and incorporated herein by reference.
- C. Notwithstanding Article Four, Section A.1.a of the PD-81 Development Standards, Building 1 (as shown on the Site Plan) may be set back greater than ten feet (10.0’) from Mira Lago Boulevard in accordance with the Site Plan.

SECTION 3. The Specific Use Permit granted pursuant to Section 2, above, is made upon the following findings:

- A. The type of hotel use for the Property authorized by this Ordinance as described on the Site Plan is compatible and consistent with, and will have no adverse affect on, existing uses located on developed property in the area of the Property;
- B. The hotel use authorized by this Ordinance is equal to or exceeds development and operation standards of other hotel or motel or other uses in the area of the Property;
- C. The hotel use authorized by this Ordinance will not adversely affect the ability to locate, in the future, additional uses that are allowed with PD-81; and
- D. The location of the hotels on the Property in accordance with the Site Plan is an appropriate use, design, and layout for the Property and the area notwithstanding the Property is less than four (4) acres in area.

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. 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 6. 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 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, 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 8. 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, THIS 6TH DAY OF SEPTEMBER, 2016.

ATTEST:

Amy Piukana, City Secretary

APPROVED:

Bob Phelps, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:8/29/16:78615)

Ordinance No. 3389
Exhibit "A" – Description of Property

BEING a 2.45 acre tract located in the William P. Shahan Survey, Abstract No. 1335, Farmers Branch, Dallas County, Texas, being part of the Mira Lago Addition, an Addition to the City of Farmers Branch as recorded in Volume 2004136, Page 134, Deed Records Dallas County Texas (DRDCT), said 2.45 acres being a portion of Lot 1, Block D and a portion of Mira Vista, a 62-foot right of way, both being part of said Addition; said 2.45 acres being more particularly described by metes and bounds as follows: (Bearing system for this survey is based on the City of Farmers Branch published control network and the Texas State Plane Coordinate System - NAD 83 (2011), North Central Zone 4202, based on observations at monuments 1 & 2.)

BEGINNING at the southwest corner for the intersection of Mira Lago Boulevard (90-foot right of way) and Lago Vista East (62-foot right of way), being the northeast corner of said Lot 1;

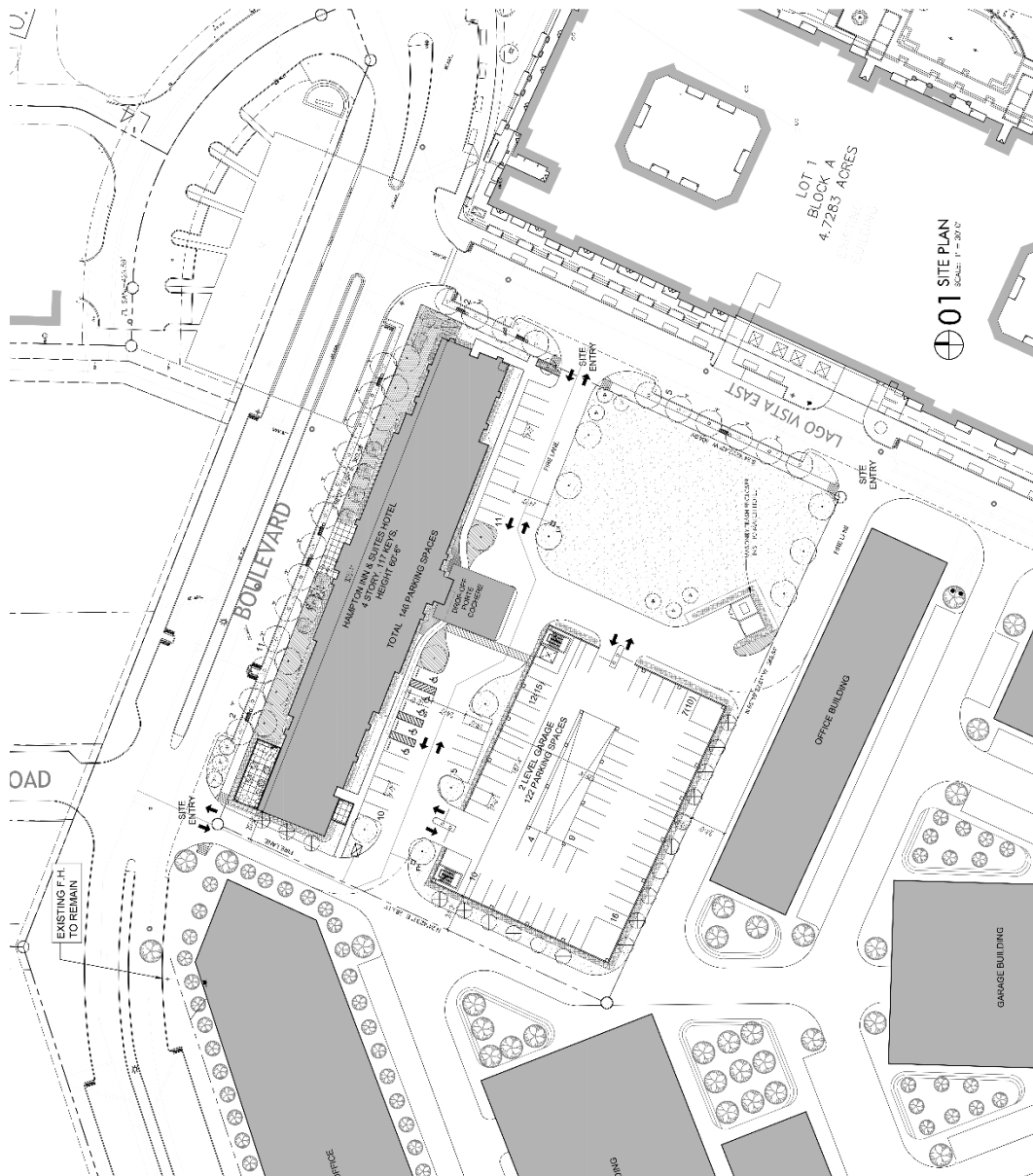
THENCE, South 24 degrees, 42 minutes, 44 seconds West, with the west right of way for said Lago Vista East and the east line of said Lot 1, a distance of 287.78 feet to a point for corner;

THENCE, North 68 degrees, 35 minutes, 55 seconds West, departing the west right of way for Lago Vista East and the east line of said Lot 1, a distance of 372.00 feet to a point for corner;

THENCE, North 24 degrees, 42 minutes, 44 seconds East, a distance of 287.78 feet to a point for corner on the south right of way line for Mira Lago Boulevard;

THENCE, South 68 degrees, 35 minutes, 55 seconds East, with said south right of way line and the north line of said Lot 1, a distance of 372.00 feet to the POINT OF BEGINNING.

CONTAINING 2.45 acres of land, more or less.



Ordinance No. 3389
Exhibit "C" – Landscape Plan



PRELIMINARY ISSUE
These documents are issued for information only and may not be used for construction purposes.

07.25.16

OWNER
HAWAIIAN LOGGING GROUP LLC
1224 Konoa Dr.
Honolulu, HI 96813
1-972-465-5200

ARCHITECT
THE ARCHITECT
2502 N. Kalia Rd., Suite 209
Honolulu, HI 96813
1-972-465-5200

CIVIL ENGINEER
PACIFIC COAST ENGINEERS
1000 Kalia Rd., Suite 100
Honolulu, HI 96813
1-972-465-5200

*Hampton
Inn & Suites*

PROJECT
Hampton Inn & Suites
1224 Konoa Dr., Suite 209
Honolulu, HI 96813

ISSUE FOR SUP
REVISIONS

FILE
LANDSCAPE PLAN

DATE
07.25.16

SHEET
L1.01



LANDSCAPE ARCHITECT
PACIFIC COAST ENGINEERS
1000 Kalia Rd., Suite 100
Honolulu, HI 96813
1-972-465-5200

- GENERAL LANDSCAPE NOTES**
1. LANDSCAPE SHALL BE DESIGNED TO COMPLEMENT THE ARCHITECTURAL DESIGN AND PROVIDE A FUNCTIONAL, AESTHETIC, AND ENVIRONMENTALLY RESPONSIVE OUTDOOR SPACE.
 2. ALL PLANT MATERIALS SHALL BE SPECIFIED BY COMMON NAME, SCIENTIFIC NAME, AND MATURE SIZE. PLANT MATERIALS SHALL BE SELECTED TO BE APPROPRIATE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.
 3. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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- PLANT MATERIAL SCHEDULE**
- | NO. | COMMON NAME | SCIENTIFIC NAME | SIZE | QUANTITY |
|-----|-----------------|-----------------|------|----------|
| 1 | Large Tree | Platanus | 12" | 1 |
| 2 | Medium Tree | Platanus | 10" | 2 |
| 3 | Small Tree | Platanus | 8" | 3 |
| 4 | Shrub | Platanus | 6" | 4 |
| 5 | Flowering Shrub | Platanus | 4" | 5 |
| 6 | Groundcover | Platanus | 2" | 6 |
| 7 | Grass | Platanus | 1" | 7 |
| 8 | Low Shrub | Platanus | 3" | 8 |
| 9 | Medium Shrub | Platanus | 5" | 9 |
| 10 | Large Shrub | Platanus | 7" | 10 |
| 11 | Small Tree | Platanus | 8" | 11 |
| 12 | Medium Tree | Platanus | 10" | 12 |
| 13 | Large Tree | Platanus | 12" | 13 |
| 14 | Shrub | Platanus | 6" | 14 |
| 15 | Flowering Shrub | Platanus | 4" | 15 |
| 16 | Groundcover | Platanus | 2" | 16 |
| 17 | Grass | Platanus | 1" | 17 |
| 18 | Low Shrub | Platanus | 3" | 18 |
| 19 | Medium Shrub | Platanus | 5" | 19 |
| 20 | Large Shrub | Platanus | 7" | 20 |
- LANDSCAPE TEMPLATES**
- PROVIDE: 1. LANDSCAPE PLAN
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Ordinance No. 3389
Exhibit "D" – Elevations



PRELIMINARY ISSUE
These documents are issued for review only and may not be used for construction without the approval of the City of San Diego.

07.27.16

OWNER
LAGO VEGGING GROUP LLC
1700 LA JOLLA VILLAGE
SAN DIEGO, CA 92037

ARCHITECT
FACRECO ARCHITECTS
1700 LA JOLLA VILLAGE
SAN DIEGO, CA 92037

CIVIL ENGINEER
FACRECO ENGINEERS
1700 LA JOLLA VILLAGE
SAN DIEGO, CA 92037

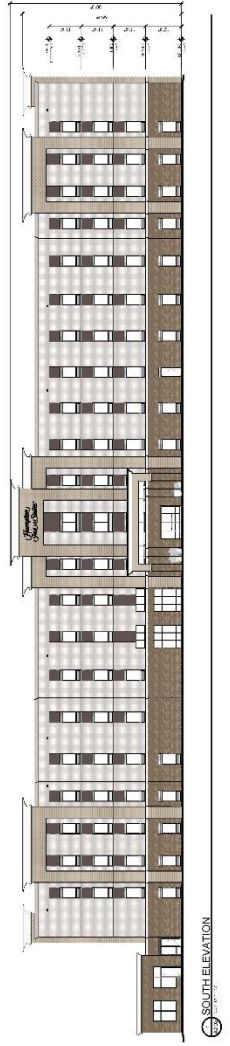
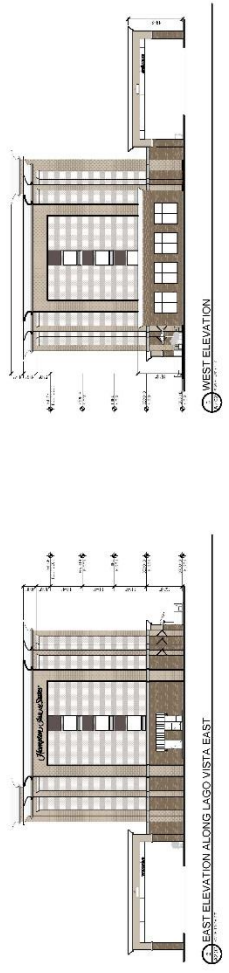
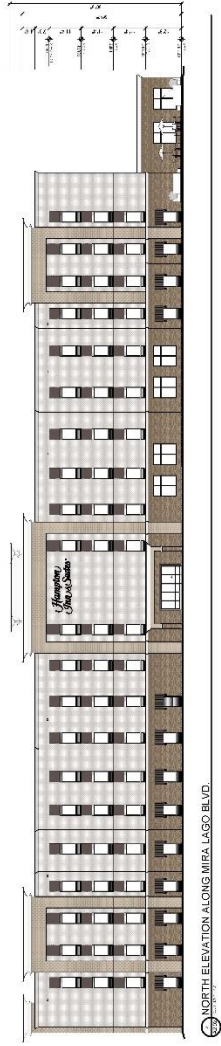
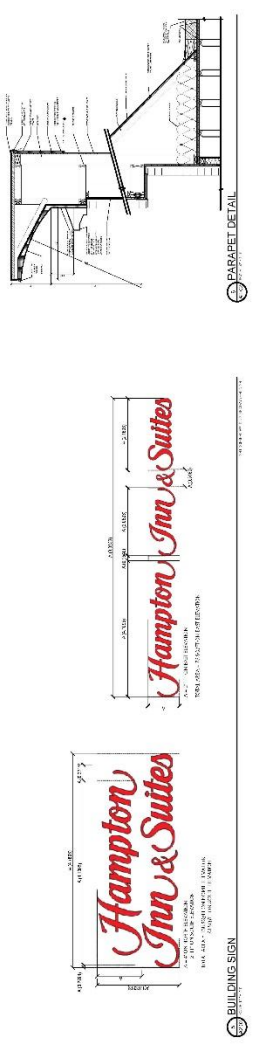


PROJECT
HAMPTON INN & SUITES
1700 LA JOLLA VILLAGE

ISSUE FOR SUP
REVISIONS

DATE
07.27.16

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BASE MATERIAL: 1. STONE	2. BRICK
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