



ORDINANCE NO. 3447

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 2.029± ACRE PORTION OF LOT 1, BLOCK C AND LOT 1, BLOCK D, MIRA LAGO ADDITION; 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 2.029± acres out of Lot 1, Block C and 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 and Mira Lago Boulevard (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.

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 within 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 11TH DAY OF JULY, 2017.**

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:7/2/17:86862)

Ordinance No. 3447
Exhibit "A" – Description of Property

A 2.029 acre (88,388 square foot) tract of land situated in the William P. Shahan Survey, Abstract No. 1337, City of Farmers Branch, Dallas County, Texas; said tract being part of Lot 1, Block C and Lot 1, Block D, Mira Logo Addition, an addition to the City of Farmers Branch according to the plat recorded in Instrument No. 200402975498 of the Official Public Records of Dallas County, Texas; said tract also being part of Mira Vista (a 62-foot wide right-of-way) and part of Mira Lago Boulevard (a 90-foot wide right-of-way); said 2.029 acre tract being more particularly described as follows:

BEGINNING, at a point for corner in the north line of said Lot 1, Block C and the south line of said Mira Lago Boulevard; from said point the intersection of the east right-of-way line of Lago Vista West (a 62-foot wide right-of-way) and the said south line of Mira Lago Boulevard bears South 72 degrees, 31 minutes, 38 seconds West, a distance of 108.53 feet;

THENCE, North 72 degrees, 31 minutes, 38 seconds East, a distance of 327.63 feet to a point for corner;

THENCE, South 87 degrees, 40 minutes, 03 seconds East, a distance of 42.84 feet to a point for corner;

South 68 degrees, 00 minutes, 28 seconds East, a distance of 67.17 feet to a point for corner;

THENCE, South 25 degrees, 18 minutes, 21 seconds West, a distance of 283.11 feet to a point for corner;

THENCE, South 69 degrees, 14 minutes, 00 seconds West, a distance of 211.91 feet to a point for corner;

THENCE, North 20 degrees, 46 minutes, 00 seconds West, a distance of 277.64 feet to the POINT OF BEGINNING;

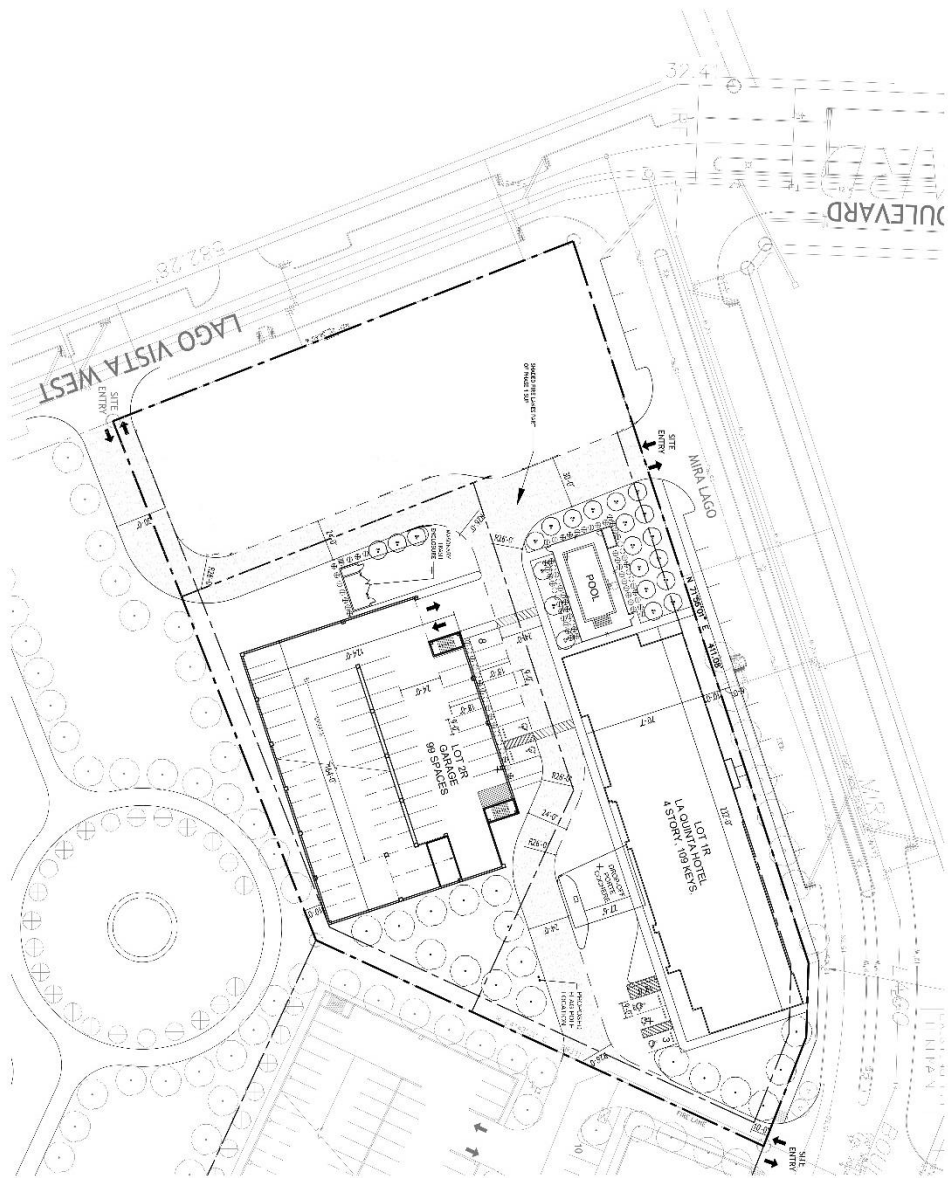
CONTAINING: 88,388 square feet or 2.029 acres of land, more or less.

This description was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Ordinance No. 3447
Exhibit "B" – Site Plan

01 PROPOSED SITE PLAN - PHASE 1

SCALE: 1" = 30'-0"



PRELIMINARY ISSUE

This drawing is a preliminary issue and is not for construction. It is intended to provide a general overview of the proposed development and to illustrate the general layout and design of the project. It is not intended to be used for any other purpose.

04/26/2017

OWNER
FARMERS BRANCH HOSPITALITY LLC
1625 S. Seward Blvd.
Ft. Worth, TX 76103

ARCHITECT
STUDIO RED DOT
1625 S. Seward Blvd.
Ft. Worth, TX 76103
TEL: 817.339.1415 FAX: 817.339.1416
WWW.STUDIOREDODOT.COM

ENGINEER
FACCHIO ECKHART
2701 KENNEDY BLVD., SUITE 1400
DALLAS, TX 75201
TEL: 214.225.9231 FAX: 214.225.9232

PROJECT
FARMERS BRANCH
FARMERS BRANCH, TEXAS

REVISIONS
ISSUE FOR SUP

FILE

Site Plan
Phase 1

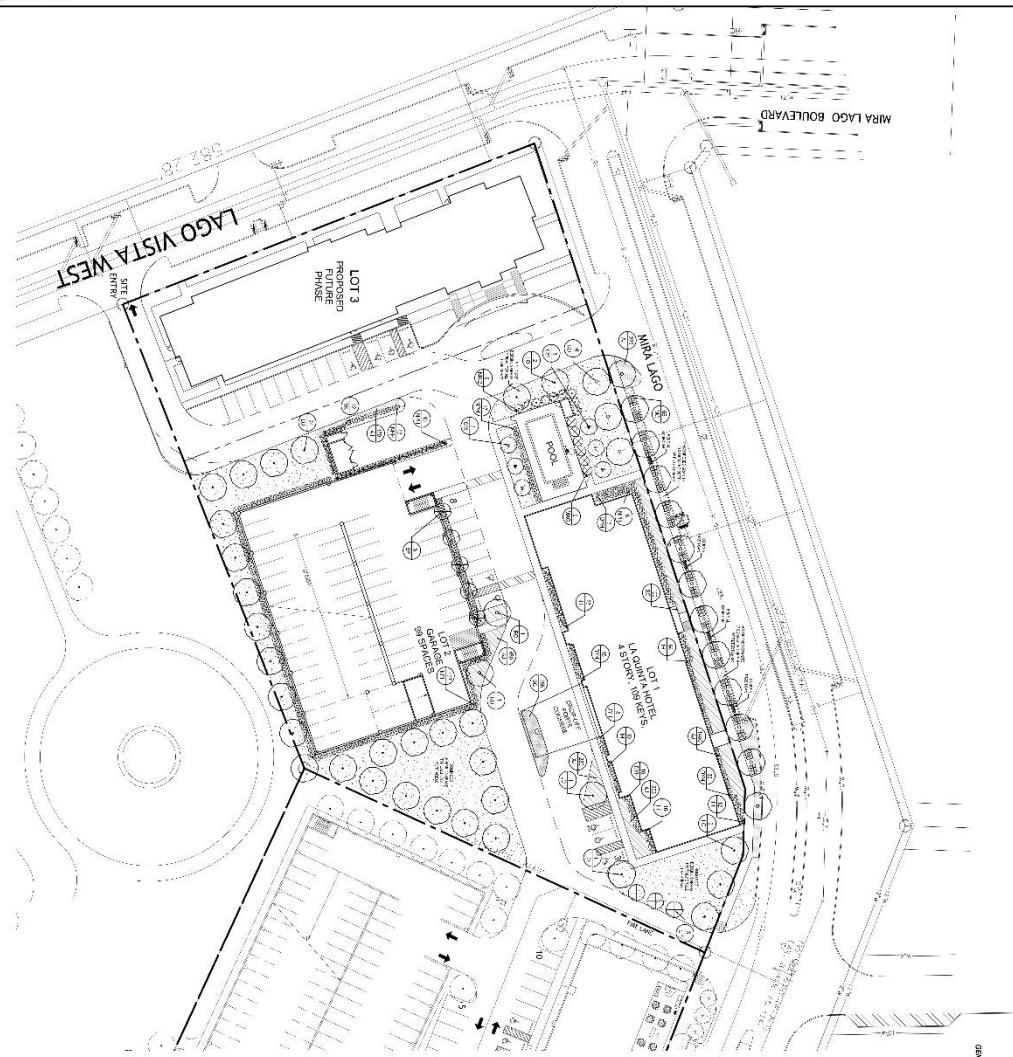
DATE: 04/26/2017

BY:

AS1.02

Ordinance No. 3447 Exhibit "C" – Landscape Plan

PLOTTED: 20-SEP-2017 10:42



GENERAL LAND NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

SOLID SOIL NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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LANDSCAPE NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

PLANT MATERIAL SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
1	1" x 6" x 8" SYPRESS	100	LF	1.50
2	2" x 4" x 6" SYPRESS	50	LF	1.50
3	4" x 4" x 6" SYPRESS	50	LF	1.50
4	6" x 6" x 6" SYPRESS	50	LF	1.50
5	8" x 8" x 8" SYPRESS	50	LF	1.50
6	10" x 10" x 10" SYPRESS	50	LF	1.50
7	12" x 12" x 12" SYPRESS	50	LF	1.50
8	14" x 14" x 14" SYPRESS	50	LF	1.50
9	16" x 16" x 16" SYPRESS	50	LF	1.50
10	18" x 18" x 18" SYPRESS	50	LF	1.50

PLANT KEY

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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LANDSCAPE MATERIALS

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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DATE: 04/24/2017
DRAWN: L1.01

LANDSCAPE PLAN

886

ISSUE FOR REVIEW ONLY

revision

project

location

description

notes

drawn by

checked by

approved by

date

scale

sheet

total

project

location

description

notes

drawn by

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approved by

date

scale

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total

project

location

description

notes

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checked by

approved by

date

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Ordinance No. 3447

Exhibit "D" – Elevations

COLOR & FINISH LEGEND

	SWATCH 1: DARK BROWN
	SWATCH 2: MEDIUM BROWN
	SWATCH 3: LIGHT BROWN
	SWATCH 4: DARK GRAY
	SWATCH 5: MEDIUM GRAY
	SWATCH 6: LIGHT GRAY
	SWATCH 7: WHITE
	SWATCH 8: DARK GREEN
	SWATCH 9: MEDIUM GREEN
	SWATCH 10: LIGHT GREEN
	SWATCH 11: DARK BLUE
	SWATCH 12: MEDIUM BLUE
	SWATCH 13: LIGHT BLUE
	SWATCH 14: DARK PURPLE
	SWATCH 15: MEDIUM PURPLE
	SWATCH 16: LIGHT PURPLE
	SWATCH 17: DARK RED
	SWATCH 18: MEDIUM RED
	SWATCH 19: LIGHT RED
	SWATCH 20: DARK ORANGE
	SWATCH 21: MEDIUM ORANGE
	SWATCH 22: LIGHT ORANGE
	SWATCH 23: DARK YELLOW
	SWATCH 24: MEDIUM YELLOW
	SWATCH 25: LIGHT YELLOW

NOTE: COORDINATION TO THE ARCHITECT'S DRAWINGS IS REQUIRED. ALL MATERIALS AND FINISHES MUST BE APPROVED BY THE CITY.

01 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



MATERIAL PERCENTAGES
NORTH ELEVATION TOTAL AREA: 3,887 SF

1	SWATCH 1
2	SWATCH 2
3	SWATCH 3
4	SWATCH 4
5	SWATCH 5
6	SWATCH 6
7	SWATCH 7
8	SWATCH 8
9	SWATCH 9
10	SWATCH 10
11	SWATCH 11
12	SWATCH 12
13	SWATCH 13
14	SWATCH 14
15	SWATCH 15
16	SWATCH 16
17	SWATCH 17
18	SWATCH 18
19	SWATCH 19
20	SWATCH 20
21	SWATCH 21
22	SWATCH 22
23	SWATCH 23
24	SWATCH 24
25	SWATCH 25

MATERIAL PERCENTAGES
EAST ELEVATION TOTAL AREA: 4,008 SF

1	SWATCH 1
2	SWATCH 2
3	SWATCH 3
4	SWATCH 4
5	SWATCH 5
6	SWATCH 6
7	SWATCH 7
8	SWATCH 8
9	SWATCH 9
10	SWATCH 10
11	SWATCH 11
12	SWATCH 12
13	SWATCH 13
14	SWATCH 14
15	SWATCH 15
16	SWATCH 16
17	SWATCH 17
18	SWATCH 18
19	SWATCH 19
20	SWATCH 20
21	SWATCH 21
22	SWATCH 22
23	SWATCH 23
24	SWATCH 24
25	SWATCH 25

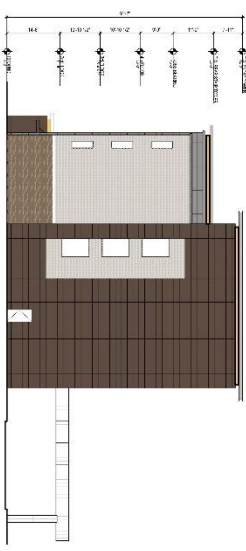
MATERIAL PERCENTAGES
WEST ELEVATION TOTAL AREA: 4,279 SF

1	SWATCH 1
2	SWATCH 2
3	SWATCH 3
4	SWATCH 4
5	SWATCH 5
6	SWATCH 6
7	SWATCH 7
8	SWATCH 8
9	SWATCH 9
10	SWATCH 10
11	SWATCH 11
12	SWATCH 12
13	SWATCH 13
14	SWATCH 14
15	SWATCH 15
16	SWATCH 16
17	SWATCH 17
18	SWATCH 18
19	SWATCH 19
20	SWATCH 20
21	SWATCH 21
22	SWATCH 22
23	SWATCH 23
24	SWATCH 24
25	SWATCH 25

MATERIAL PERCENTAGES
SOUTH ELEVATION TOTAL AREA: 12,489 SF

1	SWATCH 1
2	SWATCH 2
3	SWATCH 3
4	SWATCH 4
5	SWATCH 5
6	SWATCH 6
7	SWATCH 7
8	SWATCH 8
9	SWATCH 9
10	SWATCH 10
11	SWATCH 11
12	SWATCH 12
13	SWATCH 13
14	SWATCH 14
15	SWATCH 15
16	SWATCH 16
17	SWATCH 17
18	SWATCH 18
19	SWATCH 19
20	SWATCH 20
21	SWATCH 21
22	SWATCH 22
23	SWATCH 23
24	SWATCH 24
25	SWATCH 25

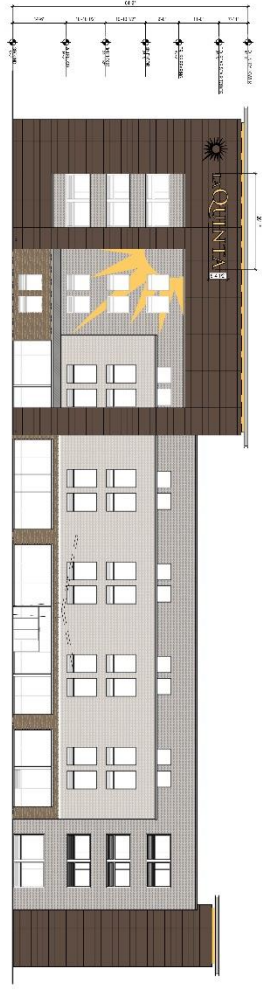
02 WEST ELEVATION
SCALE: 1/16" = 1'-0"



03 EAST ELEVATION
SCALE: 1/16" = 1'-0"



04 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



PRELIMINARY ISSUE

This drawing is preliminary and is not for construction. It is intended for review only and is not to be used for bidding, permit or other construction purposes.

04/26/2017

OWNER:
FARMERS BRANCH HOSPITALITY LLC
1824 Shumard Oak Ln.
Irving, TX 75063

ARCHITECT:
STUDIO RED DOT
3837 E. Mockingbird Ln. #660
Dallas, TX 75206
T: 469.941.4145 F: 214.291.5777

Civil Engineer:
PACIFIC ROCH
7557 Kemper St., Suite 1400
Dallas, TX 75231
T: 972.235.5031

PROJECT:
La Quinta
Furness Branch, Texas

ISSUE FOR SUP

revisions

title
Exterior Elevations

date 04/26/2017
sheet
A3.01

Ordinance No. 3447
Exhibit "D" – Elevations (cont.)



04 NORTH-EAST VIEW



03 NORTH - WEST VIEW



02 SOUTH - WEST VIEW



01 SOUTH - EAST VIEW



PRELIMINARY ISSUE
This document is a preliminary design proposal and is not intended to be used for construction. It is subject to change without notice and is not a contract. It is provided for informational purposes only.

04/26/2017

OWNER
FARMERS BRANCH HOSPITALITY LLC
1001 SHAWNEE COURT, SUITE 100
FARMERS BRANCH, TEXAS 75440

DESIGN TEAM
STUDIO RED DOT
1001 SHAWNEE COURT, SUITE 100
FARMERS BRANCH, TEXAS 75440
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ARCHITECT
PACHICO ARCHITECTS
7527 FARMERS RD., SUITE 300
FARMERS BRANCH, TEXAS 75440
P: 409.844.4444 | F: 409.844.1777

PROJECT
La Quinta
1001 SHAWNEE COURT, SUITE 100
FARMERS BRANCH, TEXAS 75440

ISSUE FOR SUP
This document is a preliminary design proposal and is not intended to be used for construction. It is subject to change without notice and is not a contract. It is provided for informational purposes only.

REVISIONS

DATE

PERSPECTIVE

DATE 04/26/2017
SHEET A4.01