



ORDINANCE NO. 3451

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 RESEARCH LABORATORY FOR A 5800± SQUARE FOOT PORTION OF THE BUILDING LOCATED ON LOT 4, BLOCK 1, PARK WEST PHASE II ADDITION (COMMONLY KNOWN AS 1501 LBJ FREEWAY, SUITE 100), LOCATED IN PLANNED DEVELOPMENT DISTRICT NO. 78 (PD-78); ADOPTING A SITE PLAN AND DEVELOPMENT REGULATIONS; 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

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 amended by granting a Specific Use Permit for Research Laboratory for the 5,800± square foot portion of the first floor of the building located on Lot 4, Block 1, Park West Phase II, an Addition to the City of Farmers Branch, Texas, more commonly known as 1501 LBJ Freeway, Farmers Branch, Texas ("the Property") and presently located in Planned Development District No. 78 (PD-78).

SECTION 2. The development of the Property shall be subject to the use and development of the regulations set forth in the Comprehensive Zoning Ordinance and PD-78, as amended, and, if developed and used for Research Laboratory, as authorized by Section 1, above ("the SUP Use"), the SUP Use shall be limited to the 5,800 square foot area of the first floor of the building (commonly referred to as "Suite 100") as shown on the Floor Plan attached hereto as Exhibit "A" and incorporated herein by reference; provided, however, use of the off-street parking located adjacent and on the Property is located in association with the SUP Use is permitted;

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. 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 11TH DAY OF JULY, 2017.

ATTEST:

APPROVED:

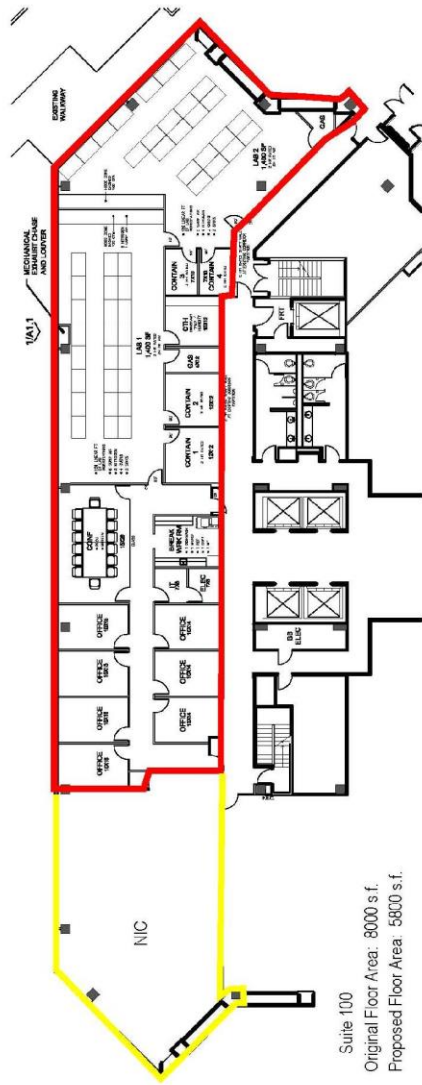
Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM

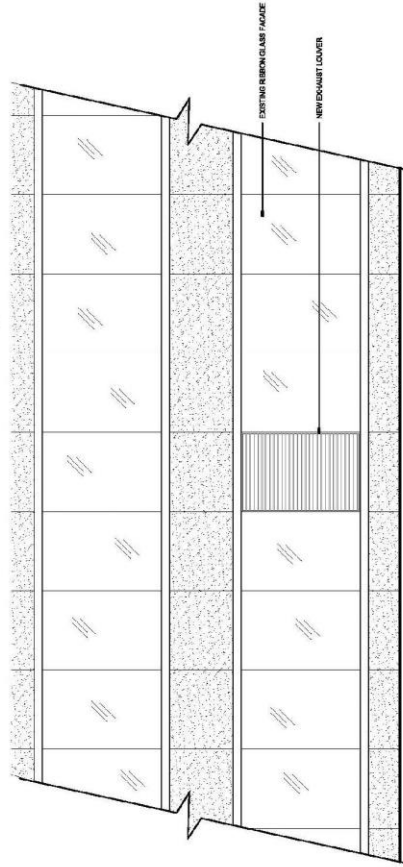
Peter G. Smith, City Attorney
(kbl:7/2/17:87696)

Ordinance No. 3451 Exhibit "A" - Floor Plan



Suite 100
Original Floor Area: 8000 s.f.
Proposed Floor Area: 5800 s.f.

FIRST FLOOR PLAN
N.T.S.



1 ELEVATION AT PROPOSED LOUVER LOCATION
N.T.S.

VERSION #
A1.1
04.12.2017

SEKESUI
1503 LBJ FREEWAY FARMERS BRANCH TEXAS

SEASON
HEAVY
ARCHITECTS

Copyright 2017 Season Heavy and Associates, Inc.