



## **ORDINANCE NO. 3462**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR AN ACCESSORY BUILDING COVERING AN AREA GREATER THAN 120 SQUARE FEET ON PROPERTY DESCRIBED AS LOT 27, BLOCK 4, PARKWAY NORTH ADDITION (COMMONLY KNOWN AS 13412 CHARCOAL LANE) LOCATED WITHIN A ONE-FAMILY RESIDENTIAL DISTRICT 3 (R-3) ZONING DISTRICT; ADOPTING A SITE PLAN AND DEVELOPMENT REGULATIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR TERMINATION**

**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, and the zoning map of the City of Farmers Branch, as previously amended, are further amended by granting a Specific Use Permit for an accessory building covering a lot area greater than 120 square feet within a One-Family Residential District 3 ("R-3") zoning district on Lot 27, Block 4, Parkway North Addition, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 99, Page 2253, Map Records, Dallas County, Texas (commonly known as 13412 Charcoal Lane)("the Property"), subject to the provisions of Section 2 of this Ordinance.

**SECTION 2.** The accessory building authorized to be located on the Property pursuant to this Ordinance shall conform in height, operation, location and construction to the development standards specified within the R-3 Zoning District as set forth in the Comprehensive Zoning Ordinance, as amended, except as follows:

- A.** The floor area of the accessory building may cover an area of the Property not greater than 936 square feet.

- B.** The accessory building shall be located on the Property as shown on the Site Plan attached hereto as Exhibit “A” and incorporated herein by reference.
- C.** The total height of the accessory building (i.e. to the peak of the roof) shall not exceed eleven feet (11.0’) from the existing ground level and otherwise conform to the dimensions set forth on the Elevations attached hereto as Exhibit “B” and incorporated herein by reference (“the Elevations”).
- D.** The design and materials of the accessory building shall substantially conform to the Elevations.
- E.** The floor plan layout of the accessory building shall substantially conform with and not exceed the dimensions of the Floor Plan attached hereto as Exhibit “C,” and incorporated herein by reference.
- F.** Prior to final inspection and authorization is granted by the City Building Official for use and occupancy of the accessory structure authorized by this ordinance, the structures labeled as “tool shed” and “dog kennel” on the Site Plan must be demolished and removed from the Property.

**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.** An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 5.** If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

**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, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

**SECTION 7.** This ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance as the law and the City Charter in such cases provides.

**SECTION 8.** This ordinance shall be subject to termination pursuant to Section 6.5.C of the Comprehensive Zoning Ordinance, as amended.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,  
TEXAS, ON THIS, THE 12<sup>TH</sup> DAY OF SEPTEMBER, 2017.**

ATTEST:

APPROVED:

\_\_\_\_\_  
Amy Piukana, City Secretary

\_\_\_\_\_  
Robert C. Dye, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(kbl:8/23/17:89482)

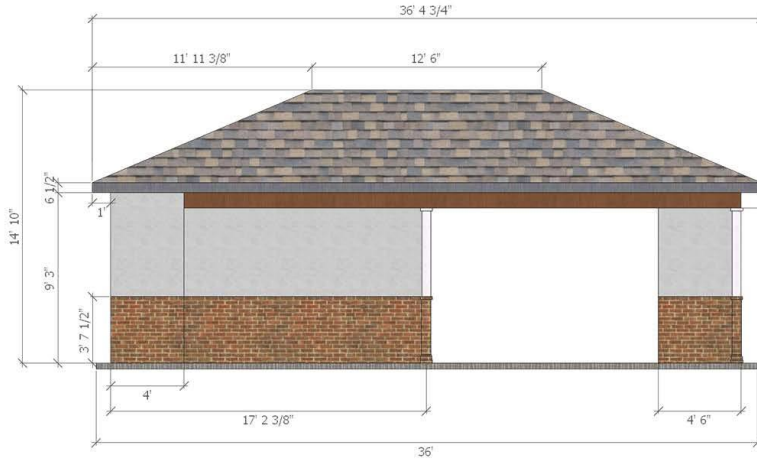
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DATE: \_\_\_\_\_

**CHARCOAL LANE**  
(PUBLIC RIGHT-OF-WAY)

# Ordinance No. 3462

## Exhibit "B"- ELEVATIONS



SCALE: 1/4" = 1'



SCALE: 1/4" = 1'

## SCOD SERVICES

SCOD Services  
 Mike Montemayor  
 Tel: 469.735.2907  
 scodservices@gmail.com

ASSOCIATE 1  
 Giovanni Montemayor  
 Tel: 214.552.1012  
 giomontemayor21@gmail.com

CLIENT  
 Manuel Aguilar  
 13412 Charcoal Ln  
 Farmers Branch, TX 75234  
 Tel: 972.243.4351

PROJECT  
 Aguilar Outdoor Living Area

DRAWN BY  
 GM  
 ISSUE  
 05.09.2017

DESCRIPTION  
 SOUTH ELEVATION

A<sub>0.5</sub>

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PROJECT  
 Aguilar Outdoor Living Area

DRAWN BY  
 GM  
 ISSUE  
 05.09.2017

DESCRIPTION  
 WEST ELEVATION

A<sub>0.3</sub>

**Ordinance No. 3462**  
**Exhibit "C"- FLOOR PLAN**

