



## **ORDINANCE NO. 3494**

**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 A DETACHED GARAGE WITH ROOF PLATE HIGHER THAN TEN FEET (10') ON PROPERTY DESCRIBED AS LOT 1, BLOCK 20, JOHNSTON PARK, THIRD INSTALLMENT (COMMONLY KNOWN AS 13426 CASTLETON DRIVE) LOCATED WITHIN A ONE-FAMILY RESIDENTIAL DISTRICT 6 (R-6) ZONING DISTRICT; ADOPTING A SITE PLAN AND ELEVATIONS; 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 TERMINATION UNDER CERTAIN CIRCUMSTANCES; 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 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 Detached Garage with a Roof Plate Higher than Ten Feet (10.0') within a One-Family Residential District 6 ("R-6") zoning district on Lot 1, Block 20, Johnston Park, Third Installment, an addition to the City of Farmers Branch, Texas, according to the revised plat thereof recorded in Volume 37, Page 89, Map Records, Dallas County, Texas (commonly known as 13426 Castleton Drive) ("the Property"), subject to the provisions of Section 2 of this Ordinance.

**SECTION 2.** The detached garage 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-6 Zoning District as set forth in the Comprehensive Zoning Ordinance, as amended, except as follows:

- A.** The detached garage shall be located on the Property as shown on the Site Plan attached hereto as Exhibit "A" and incorporated herein by reference.

- B.** The height of the roof plate of the detached garage shall not exceed fourteen feet (14.0') 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").
- C.** The design and materials of the detached garage shall substantially conform to the Elevations.

**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 and the right to use the Property in accordance with the Specific Use Permit granted pursuant to Section 1 of this Ordinance is subject to termination in accordance with Section 6.5.C. of the Comprehensive Zoning Ordinance, as amended.

**SECTION 8.** 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.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS, THE 3<sup>RD</sup> DAY OF APRIL, 2018.**

ATTEST:

APPROVED:

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Amy Piukana, City Secretary

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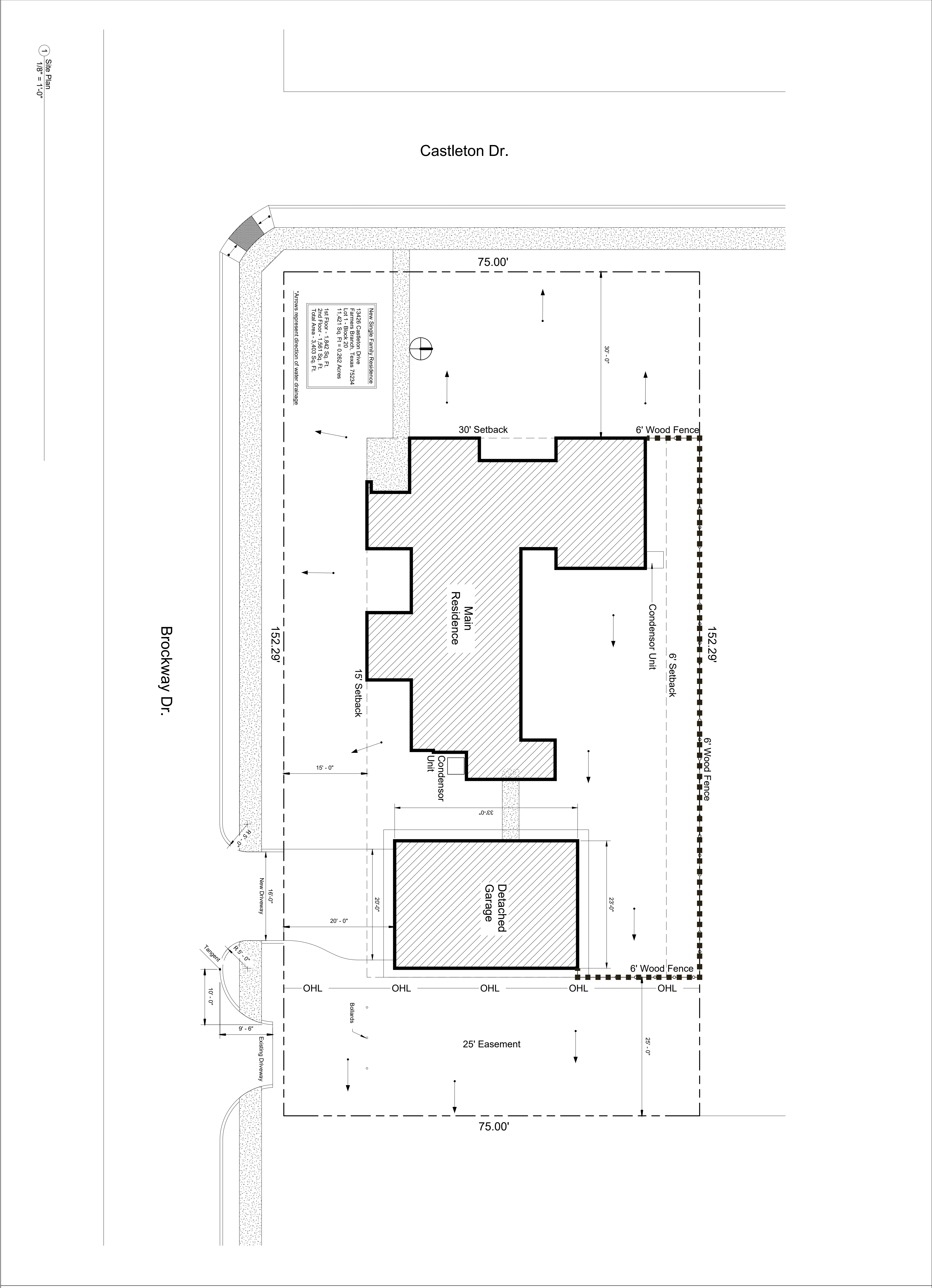
Robert C. Dye, Mayor

APPROVED AS TO FORM:

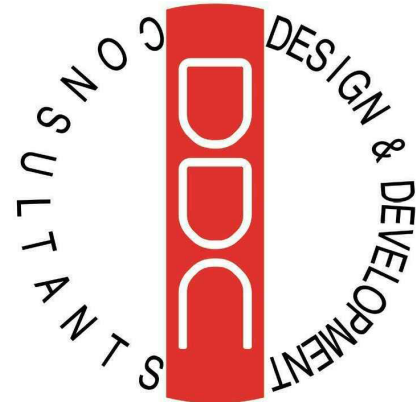
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Peter G. Smith, City Attorney  
(kbl:3/14/18:97072)

Ordinance No. 3494  
Exhibit “A”- SITE PLAN



1 Site Plan  
1/8" = 1'-0"



**Design & Development Consultants**  
737 S. R. L. Thornton Fwy • Dallas, TX 75203  
Ph (469) 628 2642 • Fax (214) 946 1166  
www.ddclean.com

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Ph (469) 628 2642  
Fax (214) 946 1166  
Email: mjohnson@ddclean.com

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No.	Description	Date
1	Revised	11.06.2017

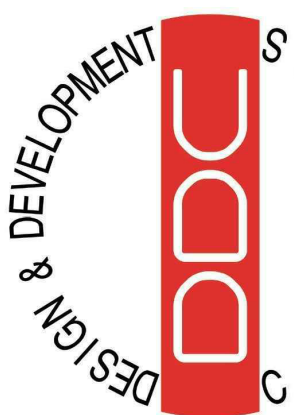
**Spooner Residence**  
13426 Castleton Dr.  
Farmers Branch, TX 75234

<b>Site Plan</b>	<b>2016.29</b>
Project number	2016.29
Date	09.13.2017
Drawn by	J.
Checked by	MJ

**SP100**

Scale 1/8" = 1'-0"

# Exhibit “B”- ELEVATIONS



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[illegible]

## Spooner Residence

13426 Castleton Dr.  
Farmers Branch, TX 75234

## Garage Floor Plan

Project number	<b>2016.29</b>
Date	<b>10.24.17</b>
Drawn by	<b>I. Gonzalez</b>
Checked by	<b>M. Johnson</b>

3.0

 $1/8" = 1'-0"$ 

Door Schedule			
Mark	Description	Height	Width
1	2-1/8" Thick Aluminum Sectional Door	8' - 0"	18' - 0"
2	Solid metal door with weather strip	6' - 8"	3' - 0"

Window Schedule				
Type	Mark	Description	Height	Sill Height
A	Fixed		1' - 6"	5' - 6"
A	Fixed		1' - 6"	5' - 6"

**NOTE**

All window, door and hardware schedules are provided as part of these plans for convenience and reference only. DDC does not warrant the accuracy of said schedules. It is the owner's and contractor's responsibility to independently confirm the correct size and composition of the windows, doors and associated hardware to ensure compliance with building, fire and other applicable codes.

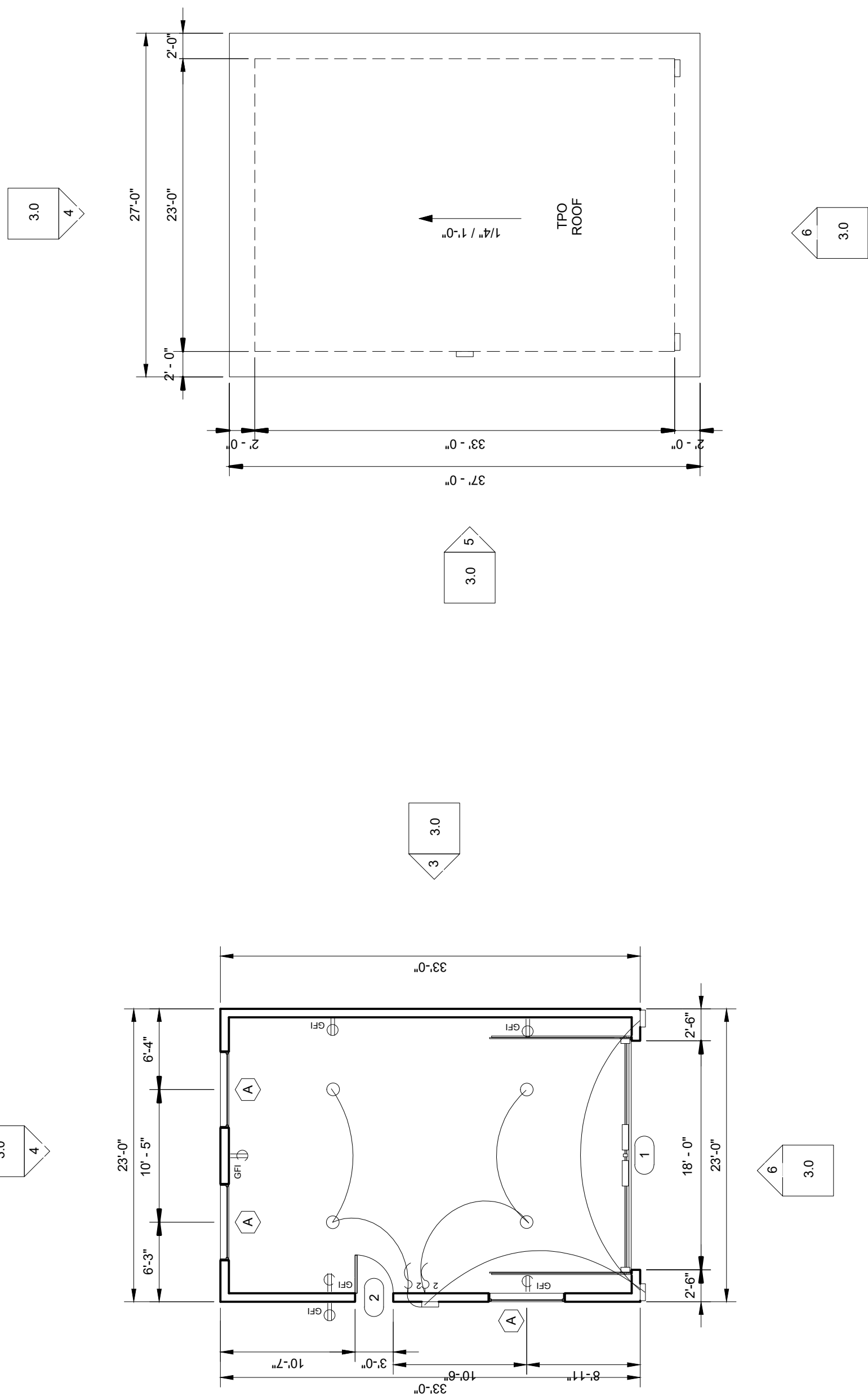
DDC assumes neither liability nor responsibility for the accuracy of doors, window and hardware quantities and their compliance with building, fire and other applicable codes. As part of the service of plan preparation, DDC will assist the owner or contractor, in its presence, in reviewing the door, window and hardware schedule.

### NOTE

All exterior walls to be 2 X 6 stud unless noted otherwise.

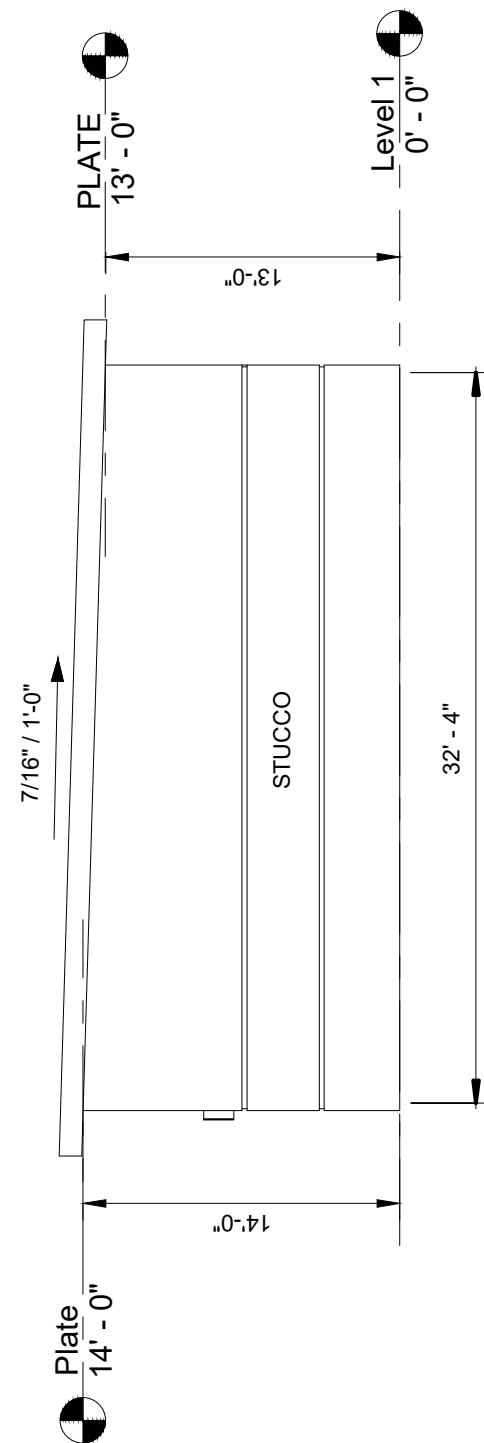
All exterior dimensions shown are to the face of masonry unless noted otherwise.

Interior dimensions are from centerline of stud unless noted otherwise.

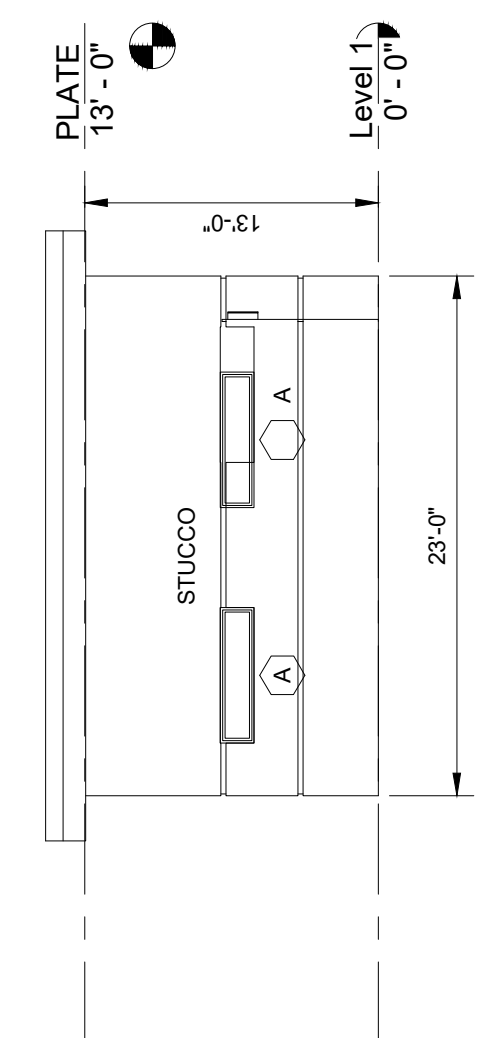


1 GARGE FLOOR PLAN  
1/8" = 1'-0"

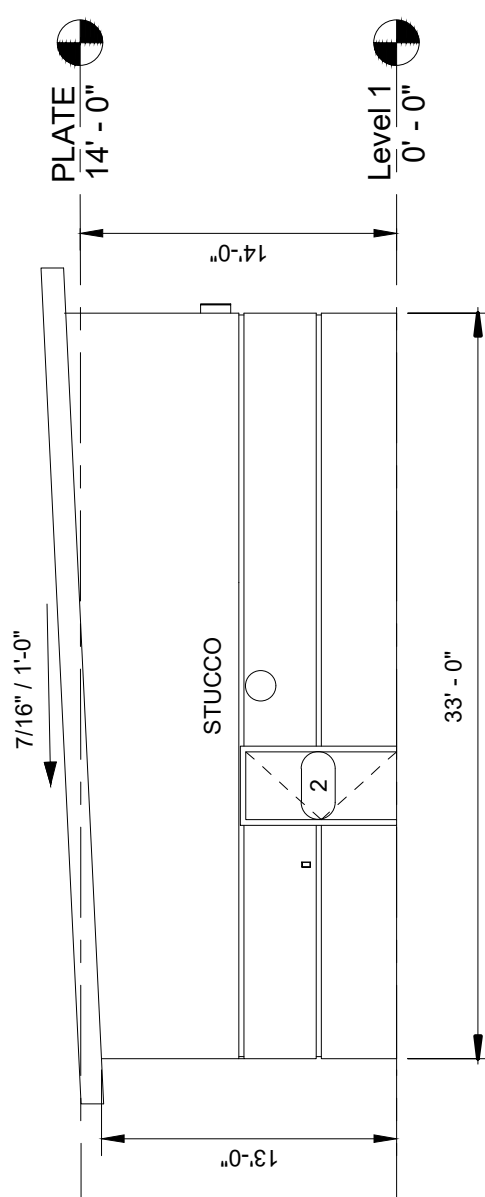
2 GARAGE ROOF PLAN  
1/8" = 1'-0"



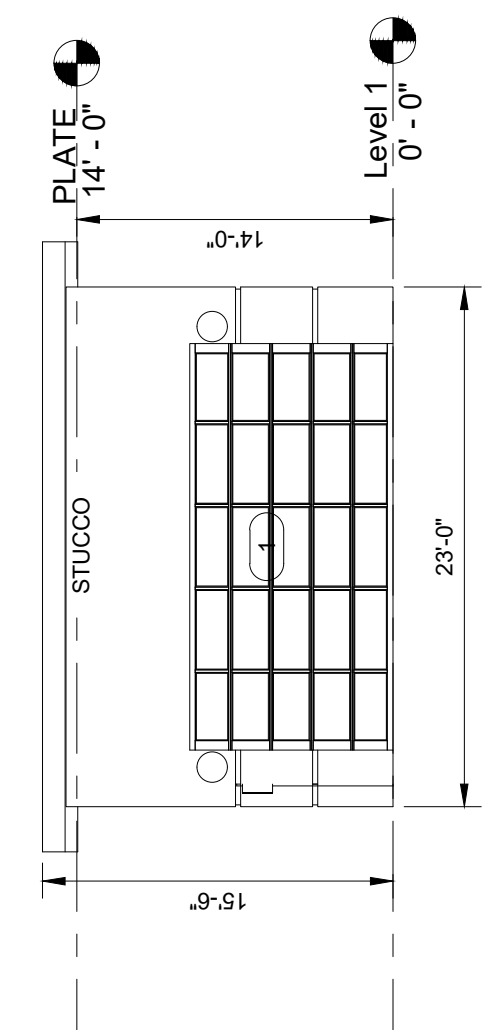
3 EAST ELEVATION  
1/8" = 1'-0"



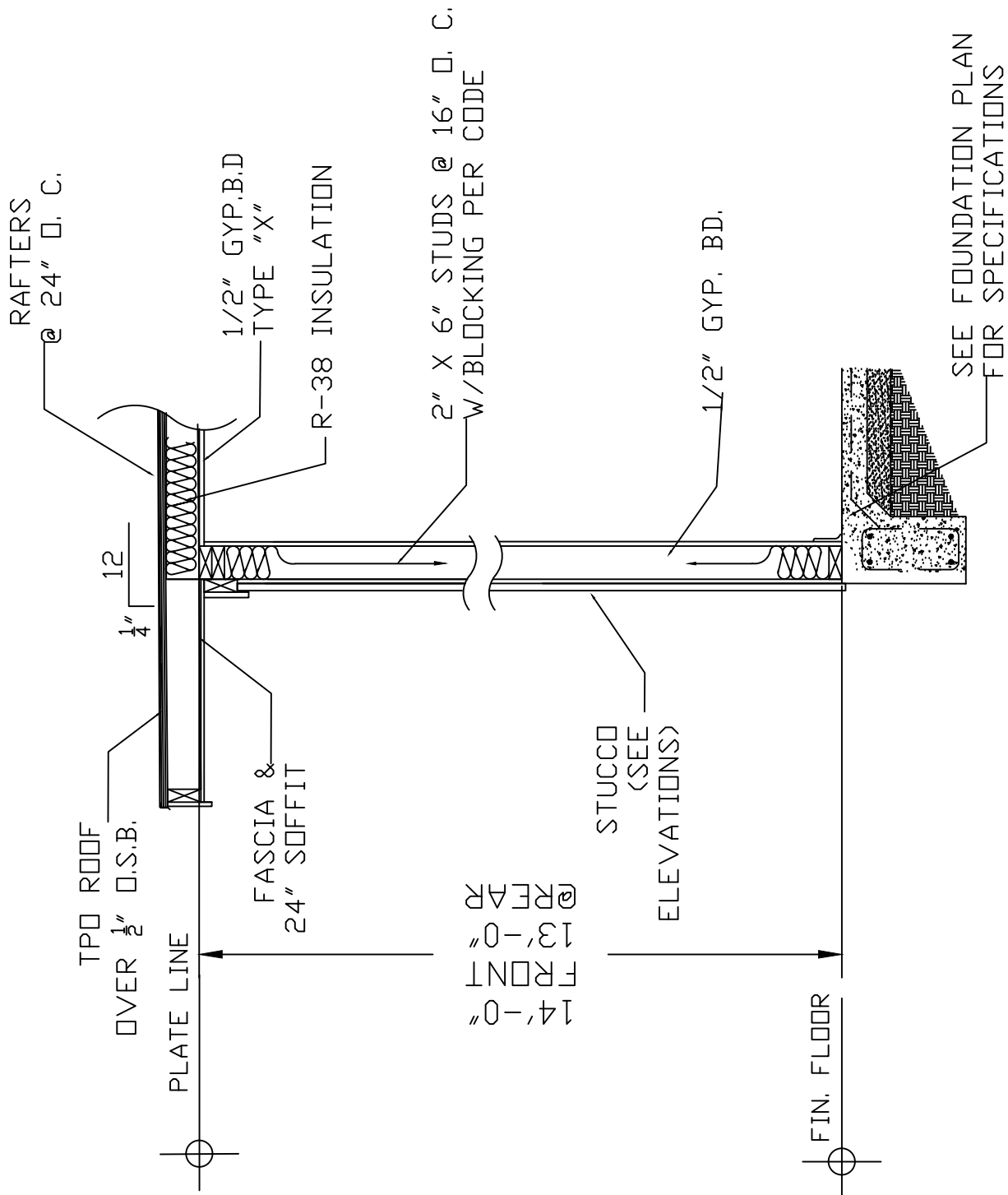
4 NORTH ELEVATION  
1/8" = 1'-0"



5 WEST ELEVATION  
1/8" = 1'-0"



6 SOUTH ELEVATION  
1/8" = 1'-0"



7 TYPICAL WALL SECTION  
3/4" = 1'-0"