



ORDINANCE NO. 3566

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 BATHROOM FACILITIES IN AN ACCESSORY BUILDING ON LOT 13, BLOCK C, BROOKHAVEN ESTATES NO. 6, (COMMONLY KNOWN AS 13561 BRAEMAR DRIVE) LOCATED WITHIN A ONE FAMILY RESIDENCE DISTRICT 2 (R-2); ADOPTING A DETAILED 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; 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 Bathroom Facilities in an accessory building on Lot 13, Block C, Brookhaven Estates No. 6, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 42, Page 249, Map Records, Dallas County, Texas (commonly known as 13561 Braemar Drive) (“the Property”), which is located within a One Family Residence District 2 (R-2) subject to the provisions of Section 2 of this Ordinance.

SECTION 2. The bathroom facilities shall be located in the detached garage on the Property as shown on the Detailed Site Plan attached hereto and incorporated herein as Exhibit “A” and located within said garage as shown on the Floor Plan attached hereto and incorporated herein as Exhibit “B.” At no time shall said garage be used as sleeping quarters for any person, or any addition to the garage be constructed such that the entire structure, inclusive of the bathroom, is used as an accessory dwelling.

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 16TH DAY OF APRIL 2019.

ATTEST:

APPROVED:

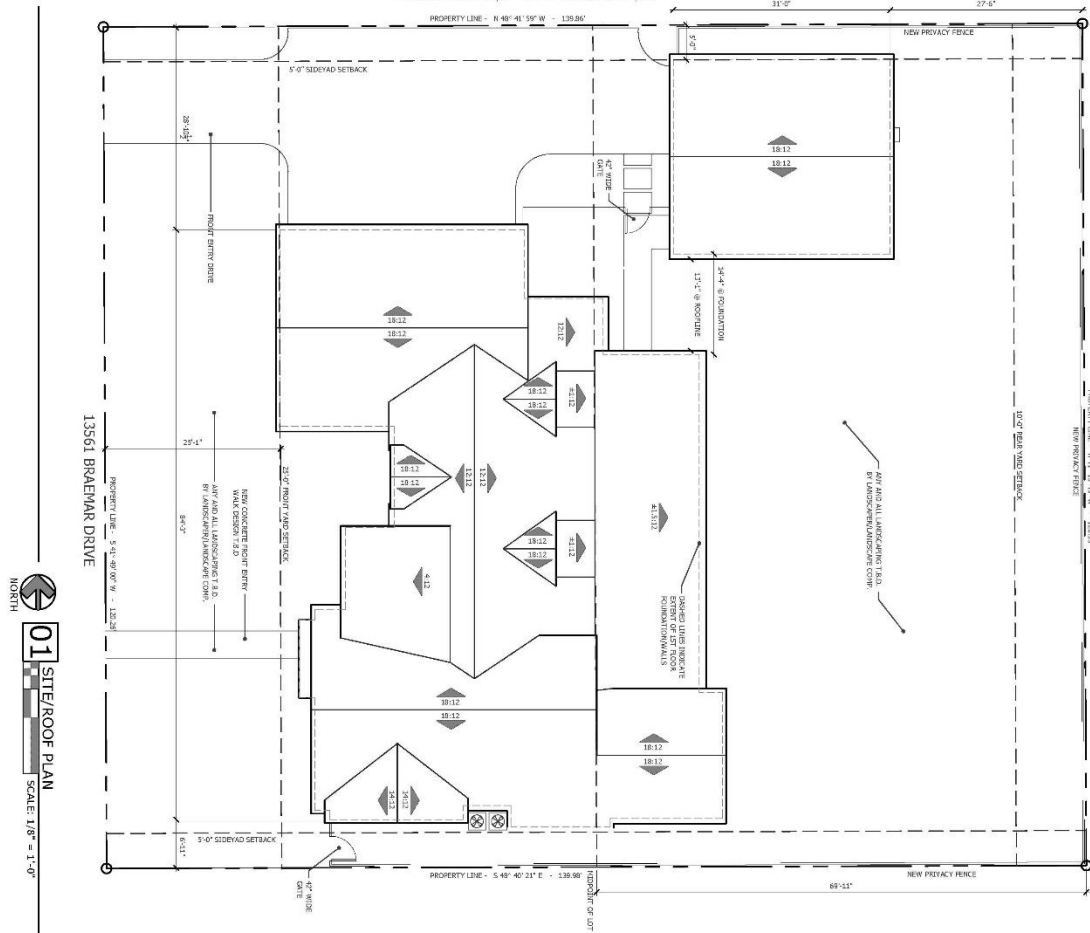
Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:3/29/19:107034)

SURVEY MEASUREMENTS PROVIDED FROM A SURVEY AS
RECORDED BY A REGISTERED SURVEYOR OF AMERISURVORS LLC,
BY DONALD EDWARD SMITH SR, IN THE STATE OF TEXAS ON JANUARY 01, 2019



GENERAL CONSTRUCTION NOTES

- [illegible]

ARCHITECTURAL DRAWING NOTES

- [illegible]

AREA CALCULATIONS

[illegible]

TOTAL	214
ALL INVOICES SHALL BE CASH ON DELIVERY AND NOT A NET 60 DAYS.	

SHEET LISTING

23 - CIDER SHEET FORMAL STEPS
 24 - SET TIDE PLAN
 25 - 2ND FLOOR PLAN
 26 - 3RD FLOOR PLAN
 27 - 4TH FLOOR PLAN
 28 - WINDOW + DOOR SCHEDULES
 29 - PITCHER + PASTOR
 30 - SCHEDULES
 31 - DEPT.
 32 - GARAGE FLOOR PLAN

PROJECT DIRECTORY

OWNER **CURTIS, R.R. 3009**
2 E. 30th St.
CHICAGO, ILL. 60616
OR UNIT **2 E. 30th St.**
CHICAGO, ILL. 60616
FOR SALE BY OWNER **1245 N. 1st St.**
CHICAGO, ILL. 60610

PROJECT LOCATION

© 2015 WILEY-VCH Verlag GmbH & Co. KGaA, Weinheim
© 2015 The Authors. *Journal of Polymer Science: Part A: Polymer Chemistry* published by Wiley-VCH Verlag GmbH & Co. KGaA, Weinheim
DOI: 10.1002/pola.23811

ZONING/BUILDING CODE

[illegible]

2018 BLUE C DESIGNS CURTISBURLBAW@GMAIL.COM

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A NEW RESIDENCE AT THE ADDRESS OF
13561 BRAEMAR DRIVE
IN THE CITY OF FARMERS BRANCH, TEXAS
FOR THE CUSICK FAMILY

ISSUE DATE
28 DEC 2018 - ISSUE FOR PERMIT
13 MAR 2019 - REV ISSUE

SHEET TITLE
SITE PLAN
GEN. NOTES

SHEET #
A1.01

PROJECT #
18-66

