



ORDINANCE NO. 3565

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 CONSTRUCTED WITH NO FULL WALLS COVERING AN AREA GREATER THAN 200 SQUARE FEET ON PROPERTY DESCRIBED AS LOT 38, BLOCK D, BROOKHAVEN ESTATES NO. 14 (COMMONLY KNOWN AS 13215 WOODHAVEN DRIVE) LOCATED WITHIN A ONE-FAMILY RESIDENTIAL DISTRICT 2 (R-2) ZONING DISTRICT; 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; 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 constructed with no full walls covering a lot area greater than 200 square feet within a One-Family Residential District 2 ("R-2") zoning district on Lot 38, Block D, Brookhaven Estates No. 14, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 80253, Page 1120, Deed Records, Dallas County, Texas (commonly known as 13215 Woodhaven Drive)("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-2 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 483 square feet.

- B.** The accessory building shall be located on the Property as shown on the Detailed 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 12.5 feet 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 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.

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 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:4/4/19:107033)

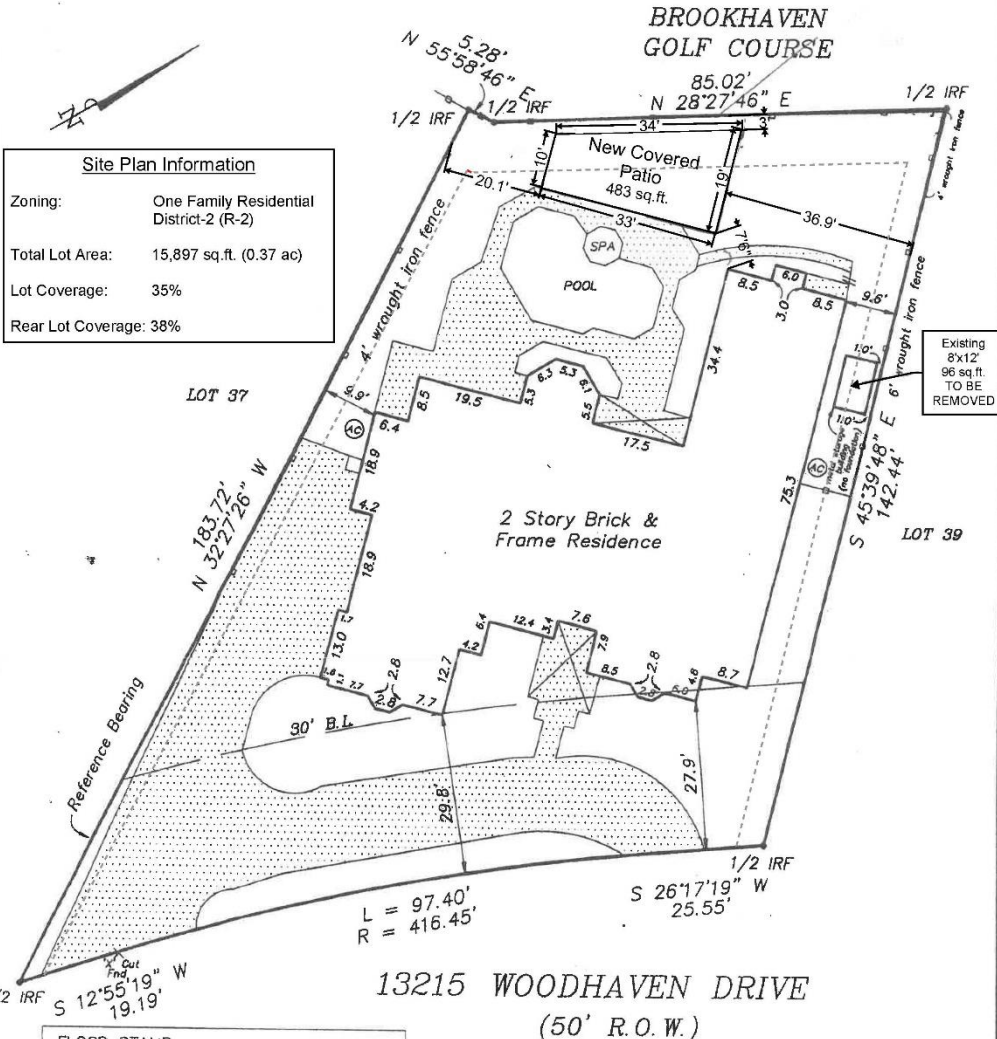
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Exhibit "A"- DETAILED SITE PLAN

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have this date, made a careful and accurate survey on the ground of the property located at
13215 WOODHAVEN DRIVE, in the City of FARMERS BRANCH, Texas,
 Lot No. 38, Block No. D, City Block No. _____ of
REPLAT OF BROOKHAVEN ESTATES NO. 14 an addition to the City of
FARMERS BRANCH, DALLAS COUNTY, Texas, according to the PLAT THEREOF recorded in Vol. 80253
 Page 1120 MAP _____ Records, DALLAS County, Texas.



I, Steve Donaldson, Registered Professional Land Surveyor No. 4004, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use.

PURCHASER: LOCKLEAR
 BEARINGS BASED ON RECORDED
 PLAT UNLESS NOTED OTHERWISE



CARMAN-DONALDSON SURVEYING
 12989 JUPITER RD., SUITE 206
 DALLAS, TEXAS 75238
 214-349-8885 FAX 340-3603



By: Steve Donaldson, RPLS 4004

NOT FOR CONSTRUCTION

LEGEND
 IPF = IRON PIPE FOUND
 IRF = IRON ROD FOUND
 ISF = IRON ROD SET
 DENTOTES CONC. PVT

Date: 11-14-00

Date Surveyed: 11-10-2000

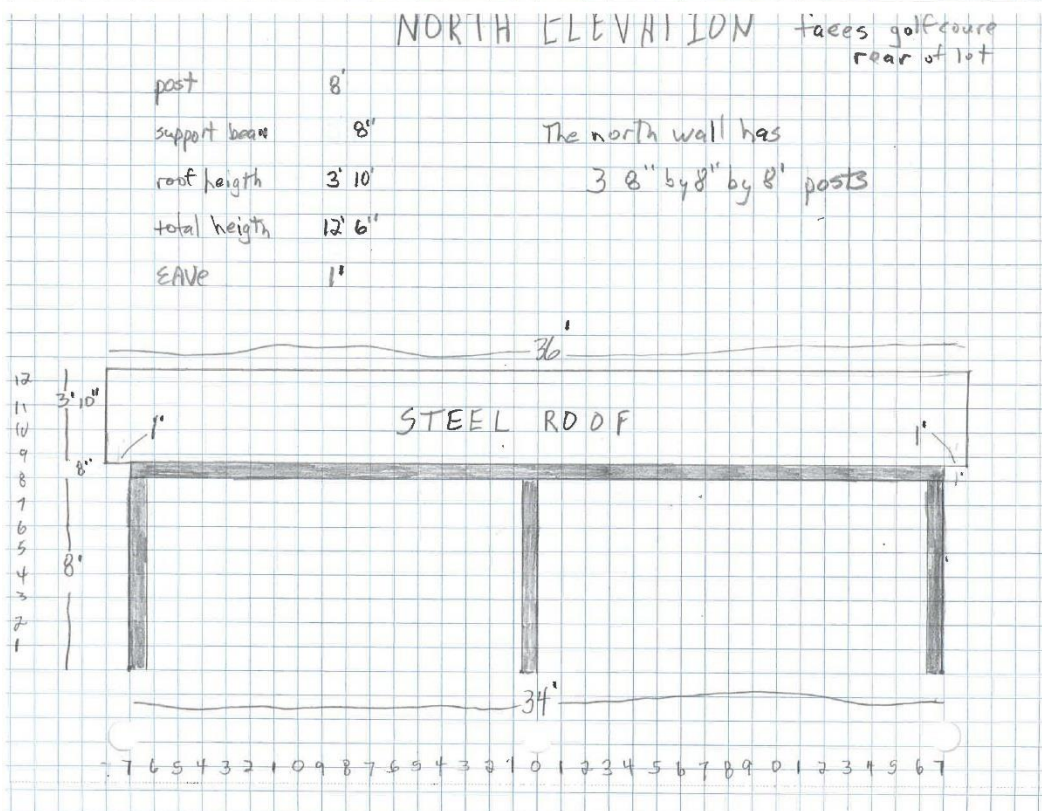
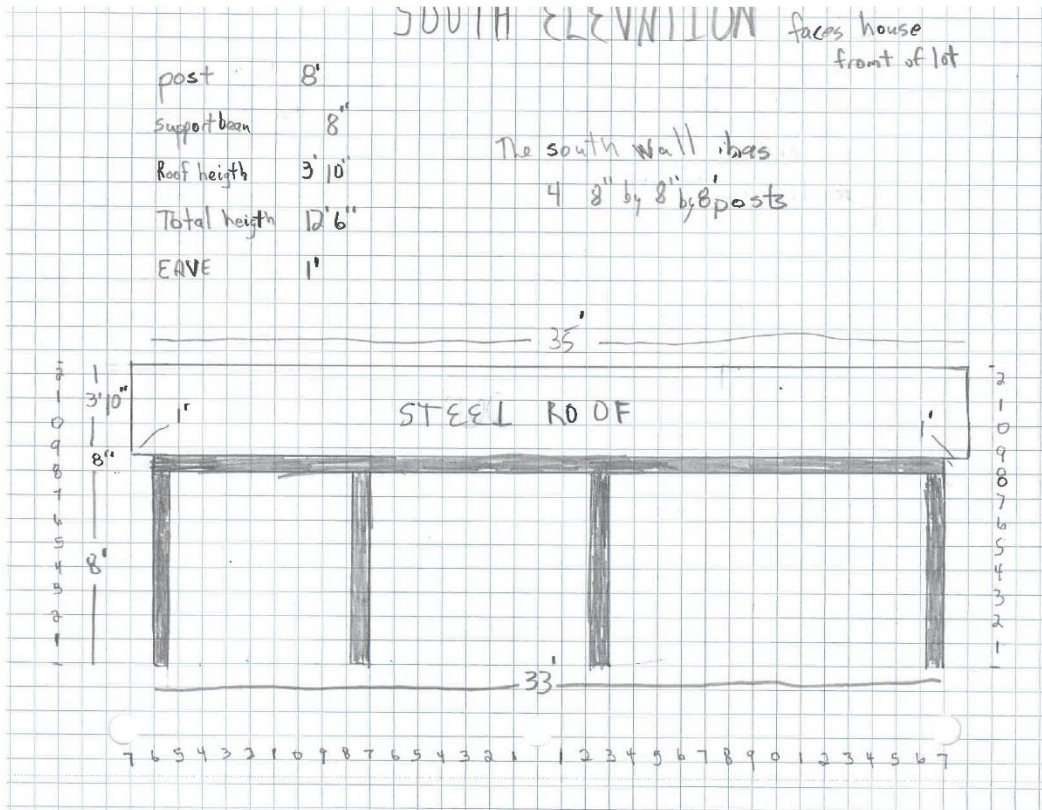
Job No.: 141359

G.F. No.: FLAQ128886

Title Company: HEXTER-FAIR

Scale: 1" = 20'

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Exhibit "B"- ELEVATIONS

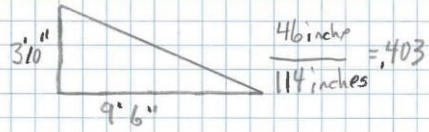


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Exhibit "B"- ELEVATIONS (cont.)

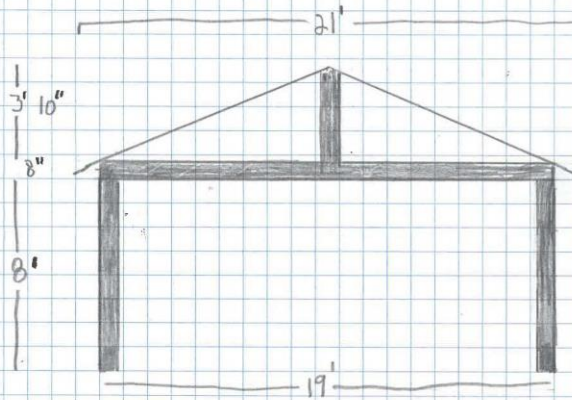
EAST ELEVATION

Post 8'
 support beam 8"
 roof height 3' 10"
 total height 12' 6"
 eave

Pitch



12
11
10
9
8
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3
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1

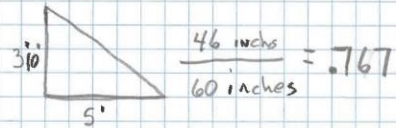


9 8 7 6 5 4 3 2 1 1 2 3 4 5 6 7 8 9 10

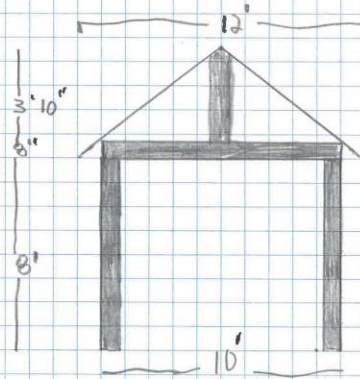
WEST ELEVATION

Post 8'
 support beam 8"
 roof height 3' 10"
 total height 12' 6"
 eave 1"

Pitch



12
11
10
9
8
7
6
5
4
3
2
1



5 4 3 2 1 0 1 2 3 4 5

[illegible]

TOP VIEW

rectangle $10 \times 33 = 330$

triangle $9 \times 34 \times \frac{1}{2} = 153$

483 54 ft

North (golf course)

34

1. Handwritten letters: T, D, P, V, F, L, M

LAST

5.5M

South (house)

654321098765432112245671274567