

## **ORDINANCE NO. 3688**



**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 AUTO/TRUCK LEASING OR RENTAL WITH OUTSIDE STORAGE FOR AN APPROXIMATELY 2.235± ACRES OUT OF THE F. MILLER SURVEY, ABSTRACT NO. 926 DESCRIBED IN EXHIBIT "A," ATTACHED HERETO LOCATED IN PLANNED DEVELOPMENT NO. 77 (PD-77) ZONING DISTRICT; ADOPTING A DETAILED SITE PLAN AND LANDSCAPE PLAN; 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; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR TERMINATION UNDER CERTAIN CONDITIONS**

**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, and the same is hereby amended, so as to grant a change in zoning by granting a Specific Use Permit for Auto/Truck Leasing or Rental with Outside Storage for an approximately 2.235± acre tract of land described in Exhibit "A" attached hereto and incorporated herein for all purposes ("the Property") and located within Planned Development No. 77 (PD-77) Zoning District.

**SECTION 2.** The Property shall conform in operation, location and construction to the development standards applicable to the Planned Development No. 77 (PD-77) Zoning District and, if used for the purpose of operating a truck leasing business with outside storage, in compliance with the following additional standards and conditions:

- A. The permitted outside storage of vehicles for lease shall be allowed only in the area shown on the Detailed Site Plan attached hereto as Exhibit "B" and incorporated herein by reference (the "Detailed Site Plan"), which is hereby approved, and only for so long as the

eight foot (8.0') tall wood screening fence with masonry columns existing on the effective date of this Ordinance and indicated on the Detailed Site Plan remains in place.

- B. The outside storage of vehicles for lease shall be conducted only in association with the operation of a truck leasing business occupying and using the building located on the Property.
- C. The vehicle washing facility located on the Property as shown on the Detailed Site Plan, shall only be used for washing vehicles in the inventory of the truck leasing business operating on the Property and shall at no time be open and available for use by the public.
- D. Not later than six months after the effective date of this Ordinance:
  - (1) The Property shall be brought into conformity with the Landscape Plan attached hereto as Exhibit "C" and incorporated herein by reference, including the installation of the following additional plant materials:
    - a. A row of Nellie R. Stevens shrubs (15 gallon each), minimum 36 inches tall at the time of planting, shall be installed along the southern edge of the entire vehicle storage area at six feet on center. This row of shrubs shall be maintained to grow at least six feet tall within two years of planting; and
    - b. Nine Live Oak and six Chinese Pistache trees shall be planted along the southern edge of the entire vehicle storage area at 25 feet on center; and
    - c. A solid row of Fraser's Photenia shrubs shall be installed along the north property line to the existing wood fence, minimum 36 inches tall at three feet on center at the time of planting;
  - (2) An eight foot (8.0') tall solid masonry screening wall with landscaping shall be installed around the existing dumpster as shown on the Detailed Site Plan; and
  - (3) A four foot (4.0') wide concrete sidewalk shall be installed along Senlac Drive.

**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 15<sup>th</sup> DAY OF JUNE 2021.**

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:6/2/2021:122802)

**Ordinance No. 3688**  
**EXHIBIT "A" - Boundary Description of the Property**

**LEGAL DESCRIPTION**

BEING A TRACT OF LAND SITUATED IN THE F. MILLER SURVEY, ABSTRACT NO. 926, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ALSO BEING A PORTION OF A TRACT OF LAND CONVEYED TO TRANSCONTINENTAL LAMAR INC., RECORDED IN INSTRUMENT NUMBER 20080179615, DEED RECORDS OF DALLAS COUNTY, TEXAS. SEE METES AND BOUNDS DESCRIPTION AS ATTACHED ON SHEET 2 OF 2.

Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48113C0170 K, dated July 07, 2014, this property does not lie within a 100-Year Flood Hazard Area. This property does lie within an area with reduced flood risk due to levee.

Scale: 1" = 80'

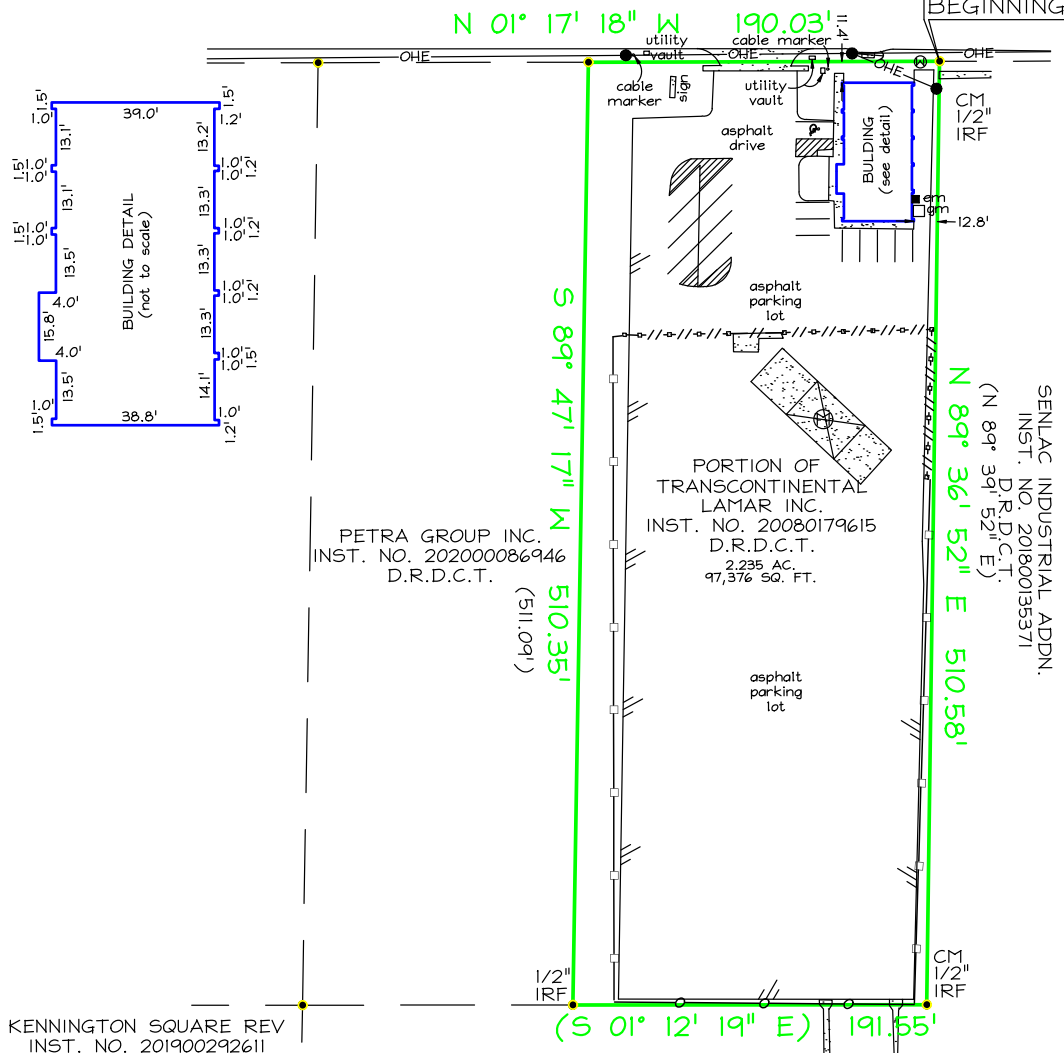
Tech: JD  
Field: NB

Job No: 2103JK01

ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY

SHEET 1 OF 2

**SENLAC DRIVE**



KENNINGTON SQUARE REV  
INST. NO. 201900292611  
D.R.D.C.T.



Address: 13210 SENLAC DRIVE

*Paul G. Fuller II*

Date: 03/19/2021

I hereby certify that this plat is true and correct to the best of my knowledge and belief as surveyed by me or under my direct supervision. This survey was done without a title search and shows only easements on the recorded subdivision plat and does not include other easements of record which may affect this property.

DATE:  
ACCEPTED BY:

**FULLER ENGINEERING  
& LAND SURVEYING, INC.**

**LEGEND OF ABBREVIATIONS AND SYMBOLS**

B.L. = Building Line	I.P.F. = Iron Pipe Found	P.O.S.E. = Power Pole	—//— = Wood Fence
C.M. = Control Monument	I.R.F. = Iron Rod Found	R.O.W. = Right of Way	—o— = Chain Link Fence
D.E. = Drainage Easement	I.R.S. = Capped Iron Rod Set	⊗ = Water Meter	—□— = Iron Fence
D.U.E. = Drainage & Utility Easement	O.H.E. = Overhead Electric	U.E. = Utility Easement	—X— = Wire Fence
M.E. = Maintenance Easement ( )	( ) = Record Data	⊠ <sup>gm</sup> = Gas Meter	■ <sup>em</sup> = Electric Meter
ET = Electric Transformer	( ) = Bearing Basis		

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According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 4813C0170 K, dated July 07, 2014, this property does not lie within a 100-Year Flood Hazard Area. This property does lie within an area with reduced flood risk due to levee.

Scale: 1" = 80'

Tech: JD  
Field: NB

Job No:  
2103JK01

ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY

SHEET 2 OF 2

**METES AND BOUNDS DESCRIPTION**

BEING A TRACT OF LAND SITUATED IN THE F. MILLER SURVEY, ABSTRACT NO. 926, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ALSO BEING A PORTION OF A TRACT OF LAND CONVEYED TO TRANSCONTINENTAL LAMAR INC., RECORDED IN INSTRUMENT NUMBER 20080179615, DEED RECORDS OF DALLAS COUNTY, TEXAS, (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND A SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO SENLAC INDUSTRIAL ADDITION, RECORDED IN INSTRUMENT NUMBER 201800135371, DRDCT, SAID IRON ROD ALSO BEING IN THE EAST LINE OF SENLAC DRIVE;

THENCE N 89°36'52" E (DEED CALL - N 89°39'52" E), WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTH LINE OF THE SAID SENLAC TRACT, A DISTANCE OF 510.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND A SOUTHERLY CORNER OF THE SAID SENLAC TRACT;

THENCE S 01°12'19" E (BEARING BASIS), WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND AN INTERNAL LINE OF THE SAID SENLAC TRACT, A DISTANCE OF 191.55 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PETRA GROUP INC., RECORDED IN INSTRUMENT NUMBER 202000086946, DRDCT;

THENCE S 89°47'11" W, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE NORTH LINE OF THE SAID PETRA TRACT, A DISTANCE OF 510.35 FEET (DEED- 511.09 FEET) TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE NORTHWEST CORNER OF THE SAID PETRA TRACT, SAID POINT ALSO BEING IN THE SAID EAST LINE OF SENLAC DRIVE;

THENCE N 01°17'18" W, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SAID EAST LINE OF SENLAC DRIVE, A DISTANCE OF 190.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.235 ACRES (97,376 SQUARE FEET) OF LAND, MORE OR LESS.



Address: 13210 SENLAC DRIVE

*Paul G. Fuller II*

Date: 03/19/2021

I hereby certify that this plat is true and correct to the best of my knowledge and belief as surveyed by me or under my direct supervision. This survey was done without a title search and shows only easements on the recorded subdivision plat and does not include other easements of record which may affect this property.

DATE:  
ACCEPTED BY:

Purchaser

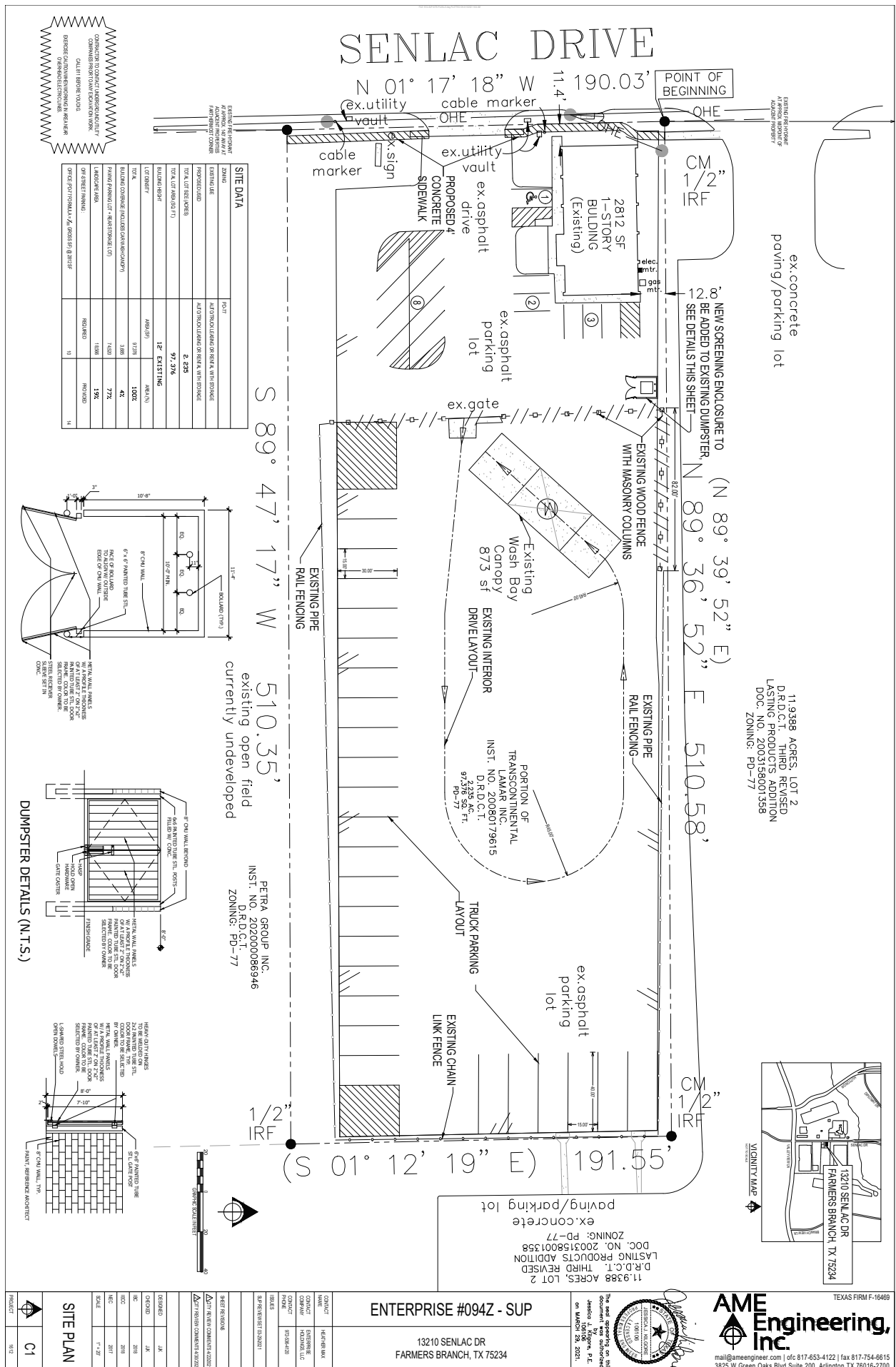
Purchaser

**FULLER ENGINEERING  
& LAND SURVEYING, INC.**

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**Ordinance No. 3688**  
**EXHIBIT “B” - Detailed Site Plan**



## EXHIBIT “C” - Landscape Plan

