



ORDINANCE NO. 3352

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING ORDINANCE NO. 3346 GRANTING A SPECIFIC USE PERMIT FOR A CORPORATE STORAGE FACILITY ON THE EASTERN 3.648± ACRE PORTION OF LOT 8, BLOCK 3, METROPOLITAN INDUSTRIAL PARK, SECTION TWO REVISED, FARMERS BRANCH, TEXAS, (COMMONLY KNOWN AS 4250 McEWEN), LOCATED WITHIN A LIGHT INDUSTRIAL (LI) ZONING DISTRICT; BY ADOPTING AN AMENDED SITE PLAN, AMENDED LANDSCAPE PLAN, AND AMENDED BUILDING ELEVATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING 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, the governing body, in the exercise of its 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 amending as follows Ordinance No. 3346 granting a Specific Use Permit for a Corporate Storage Facility on the eastern 3.648± acre portion of Lot 8, Block 3, Metropolitan Industrial Park, Section Two Revised, an Addition to the City of Farmers Branch, Texas, according to the plat recorded in Volume 70027, Page 644, Plat Records, Dallas County, (“the Property”), and which is presently located within a Light Industrial (LI) Zoning District:

- A. The Site Plan attached to Ordinance No. 3346 as Exhibit “A” shall be amended in its entirety as set forth in Exhibit “A-1” attached hereto and incorporated herein by reference;
- B. The Landscape Plan attached to Ordinance No. 3346 as Exhibit “B,” shall be amended in its entirety as set forth in Exhibit “B-1” attached hereto and incorporated herein by reference; and

APPROVED AS TO FORM:

A handwritten signature in cursive script, appearing to read "Peter G. Smith", written over a horizontal line.

Peter G. Smith, City Attorney
(kbl:12/23/15:74814)

- C. The Elevations attached to Ordinance No. 3346 as Exhibit "C," shall be amended in their entirety as set forth in Exhibit "C-1" attached hereto and incorporated herein by reference.
- D. A new Paragraph F shall be added to Section 2 of Ordinance No. 3346 to read as follows:
- F. The Property shall be developed with no fewer than 38 off-street parking spaces located substantially as shown on the Site Plan.

SECTION 2. 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 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. 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, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect after the passage of this Ordinance, the publication of the caption hereof as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 5th DAY OF JANUARY, 2016.

ATTEST:

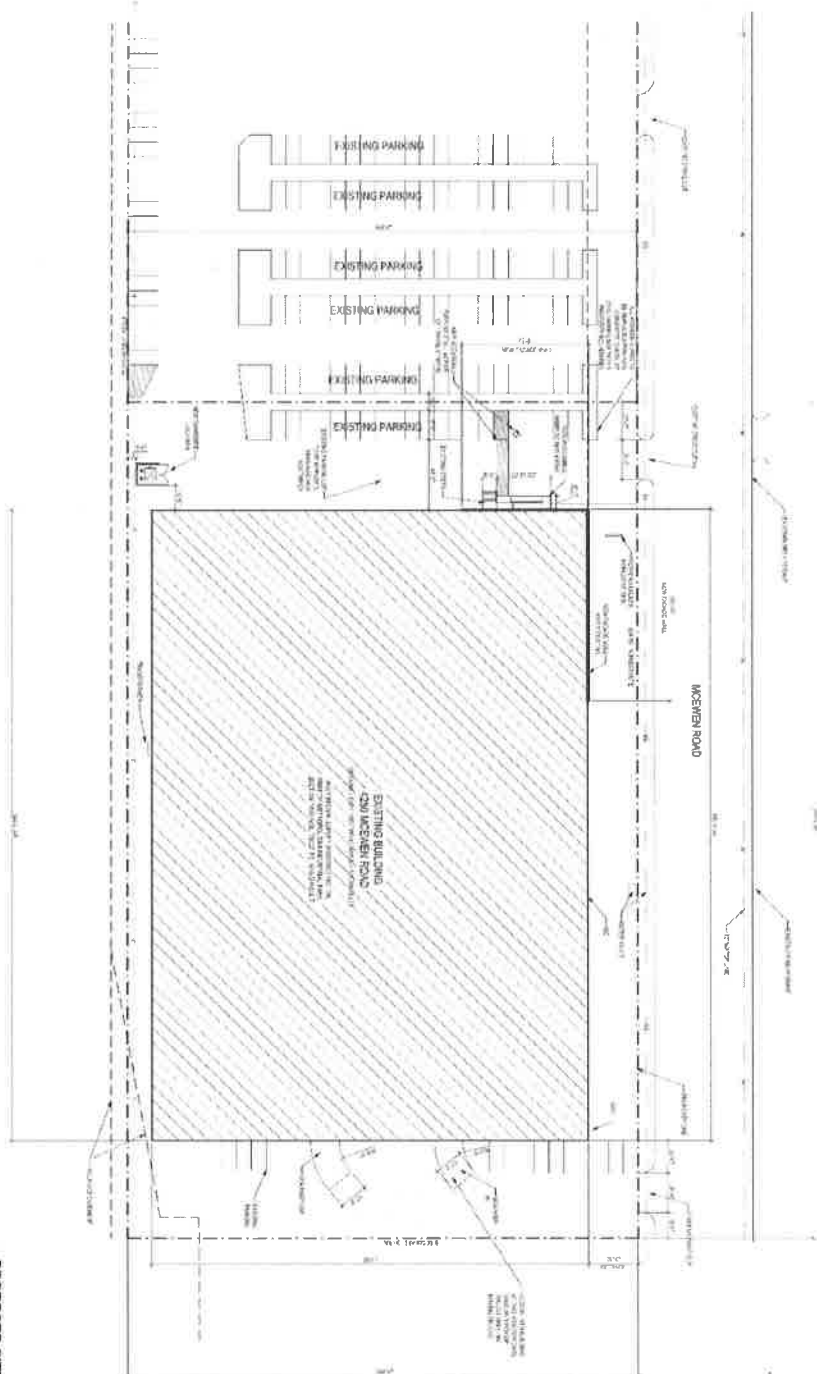
APPROVED:


Amy Lukana, City Secretary


Bob Phelps, Mayor



Ordinance No. 3352 Exhibit "A-1" - Site Plan



01 PROPOSED SITE PLAN

A1	SITE PLAN	SCALE: 1/8"=1'-0"		STORAGE CHOICE McSWEN WAREHOUSE FARMERS BRANCH, TX	<small>DATE: 08/14/2018 DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS PROJECT NO: 180801</small>	<small>ARCHITECTS DANIEL VAUGHN 10000 FARMERS BRANCH ROAD FARMERS BRANCH, TX 75442 TEL: 972.261.1111 WWW.DANIELVAUGHNARCHITECTS.COM</small>	NCA Partners <small>ARCHITECTURAL</small>
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Ordinance No. 3352 Exhibit "B-1" – Landscape Plan

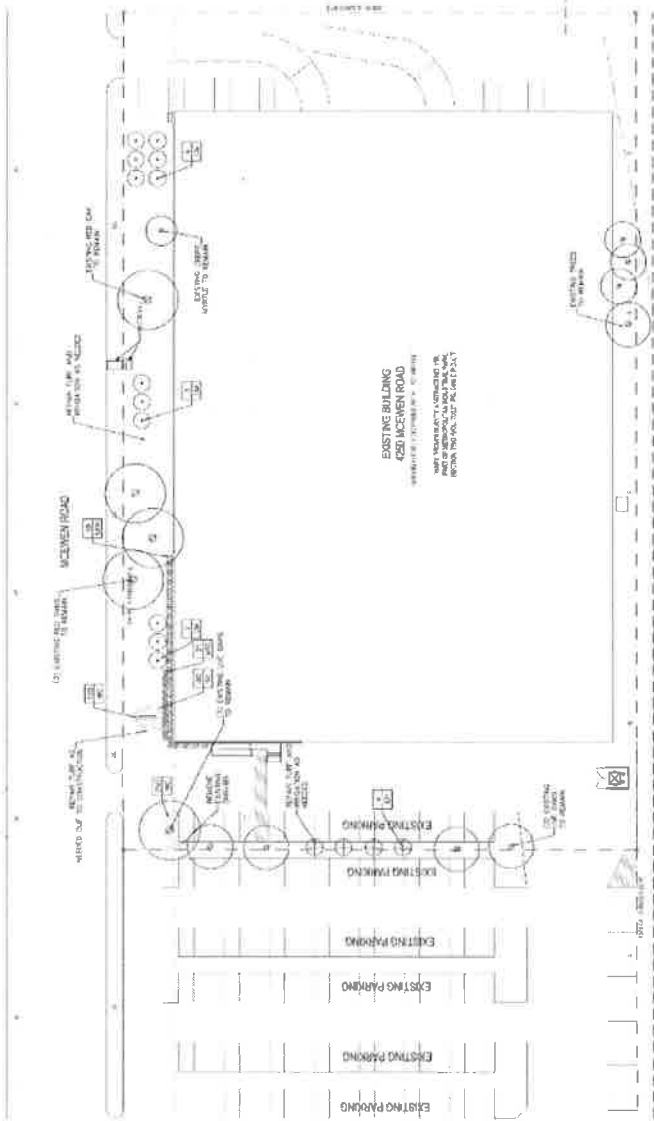
SMR
Landscape Architects, Inc.
11302 West Loop West, Suite 100
Dallas, Texas 75241
Tel: 972.281.8899
www.smr.com

MCEWEN STORAGE
4250 MCEWEN ROAD
CITY OF FARMERS BRANCH, TEXAS



Scale: 1" = 10'-0"
 Proposed
 Existing
 Notes
 Construction

LANDSCAPE PLAN
 SHEET NO. L1.01



LANDSCAPE NOTES

1. All trees shall be planted in accordance with the City of Farmers Branch Ordinance No. 3352.
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MAINTENANCE NOTES

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GENERAL NOTES

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DATE AND TIME

DATE: 01/15/2021
 TIME: 10:00 AM

SCALE

1" = 10'-0"

DATE AND TIME

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 TIME: 10:00 AM

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 TIME: 10:00 AM

SCALE

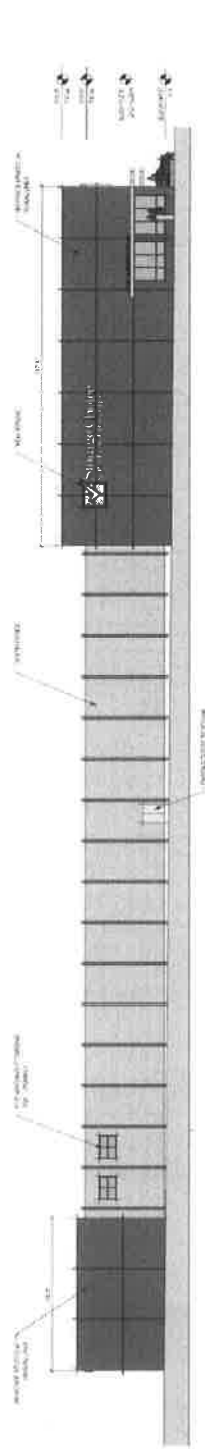
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DATE AND TIME

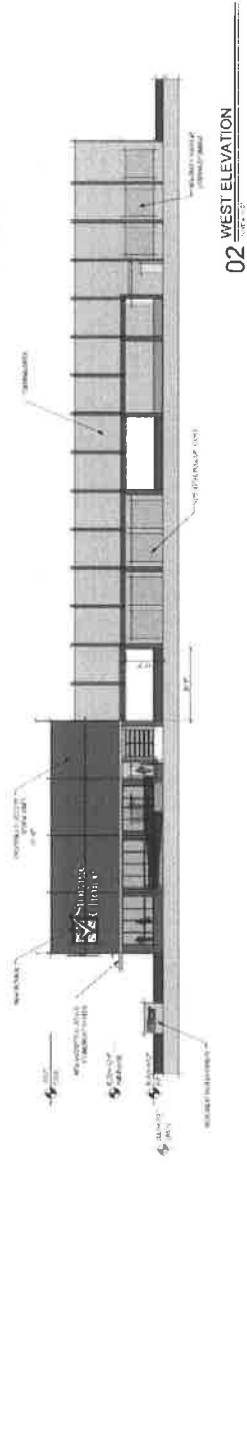
DATE: 01/15/2021
 TIME: 10:00 AM

Ordinance No. 3352 Exhibit "C-1" – Elevations

NCA Partners ARCHITECTS 1100 W. 15TH ST. SUITE 100 FORT WORTH, TX 76102 TEL: 817.339.1111 FAX: 817.339.1112	STORAGE CHOICE FARMERS BRANCH, TX		ELEVATIONS A4
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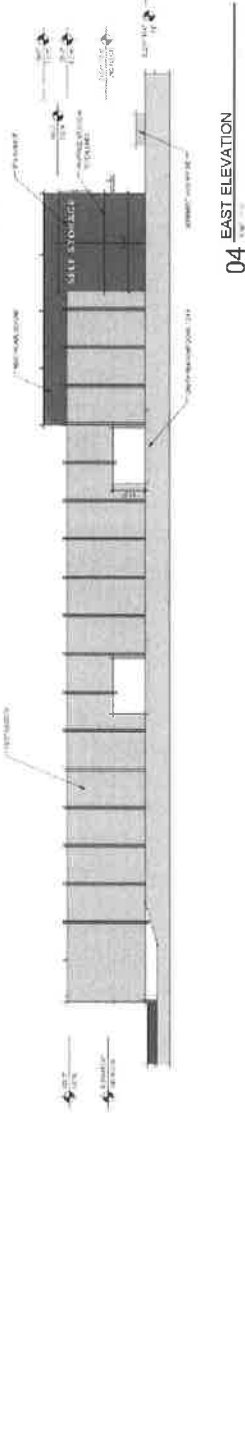
01 NORTH ELEVATION



02 WEST ELEVATION



03 SOUTH ELEVATION



04 EAST ELEVATION

**Ordinance No. 3352
Exhibit "C-1" – Elevations (cont)**

NCA Partners ARCHITECTURE	17000 N. W. 22nd St. Suite 100 Fort Lauderdale, FL 33311 Tel: 954.576.1100 Fax: 954.576.1101 www.ncaarchitect.com	STORAGE CHOICE KEMEN WAREHOUSE PARKERS BRANCH, FL	DATE: 02/01/2017 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: 1/8" = 1'-0"		SHEET NO. 15107 PERSPECTIVES	A5
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01 PERSPECTIVE FROM NORTHWEST



02 PERSPECTIVE FROM NORTHEAST