



## ORDINANCE NO. 3443

**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 COVERING AN AREA GREATER THAN 120 SQUARE FEET FOR A 1.056 ACRE TRACT IN THE H.C. MARSH SURVEY, ABST. NO. 915, (COMMONLY KNOWN AS 3116 SPUR TRAIL) LOCATED WITHIN A ONE-FAMILY RESIDENTIAL DISTRICT 1 (R-1) ZONING DISTRICT; ADOPTING A 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 an accessory building covering a lot area greater than 120 square feet within a One-Family Residential District 1 (“R-1”) zoning district on a 1.056 acre tract in the H.C. Marsh Survey, Abstract No. 915, City of Farmers Branch, Dallas County, Texas, (commonly known as 3116 Spur Trail) more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (“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-1 zoning district, Article 15 of 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 448 square feet.

- B. The accessory building shall be located as shown on the Site Plan attached hereto as Exhibit "B" and incorporated herein by reference.
- C. The total height of the accessory building (i.e. to the peak of the roof) shall not exceed fifteen feet (15.0') from the existing ground level and otherwise conform to the dimensions set forth on the Elevations attached hereto as Exhibit "C" and incorporated herein by reference ("the Elevations").
- D. The design and materials of the accessory building shall substantially conform to the Elevations.
- E. 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 "D," 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.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS, THE 16<sup>TH</sup> DAY OF MAY, 2017.**

ATTEST:

APPROVED:

  
\_\_\_\_\_  
Amy Piukana, City Secretary

  
\_\_\_\_\_  
Bob Phelps, Mayor

APPROVED AS TO FORM:



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Peter G. Smith, City Attorney  
(kbl:5/8/17:86027)

**Ordinance No. 3443**  
**Exhibit "A" – PROPERTY DESCRIPTION**

BEING a tract of land situated in the H.C. Marsh Survey, Abstract No. 915, Dallas County, Texas, being known as Lot 31 of Brookhollow Estates, an unrecorded addition to Dallas County, Texas, being the same tract of land conveyed to Randy K. and Laura S. Knowles by deed recorded in Volume 88125, Page 3403, Deed Records Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the South line of Spur Trail, (a 60 foot R.O.W.), said point being the Northwest corner of said Knowles tract, same being the Northeast corner of a tract of land conveyed to Troy and Faithe Fields, by deed recorded in Volume 72090, Page 1846, Deed Records Dallas County, Texas, said point of beginning being East, a distance of 184 feet from a 1/2" iron rod found at the intersection of the said South line of Spur Trail, with the East line of Webbs Chapel Road, (a 100 foot R.O.W.), a 1/2" iron rod found for corner;

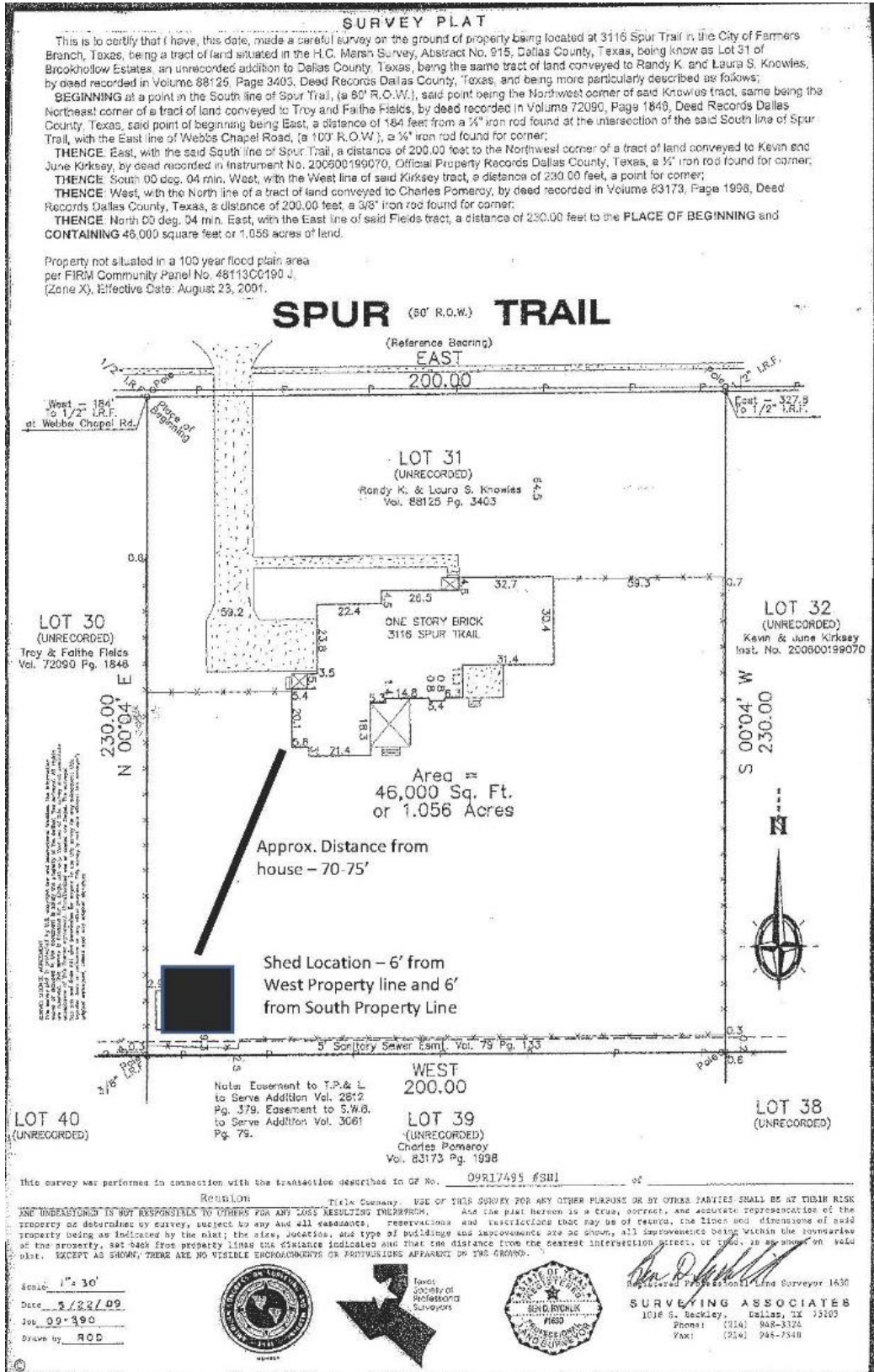
THENCE: East, with the said South line of Spur Trail, a distance of 200.00 feet to the Northwest corner of a tract of land conveyed to Kevin and June Kirksey, by deed recorded Instrument No. 200600199070, Official Property Records Dallas County, Texas, a 1/2" iron rod found for corner;

THENCE: South 00 degrees 04 minutes West, with the West line of said Kirksey tract, a distance of 230.00 feet, a point for corner;

THENCE: West, with the North line of a tract of land conveyed to Charles Pomeroy, by deed recorded in Volume 83173, Page 1998, Deed Records Dallas County, Texas, a distance of 200.00 feet, a 3/8" iron rod found for corner;

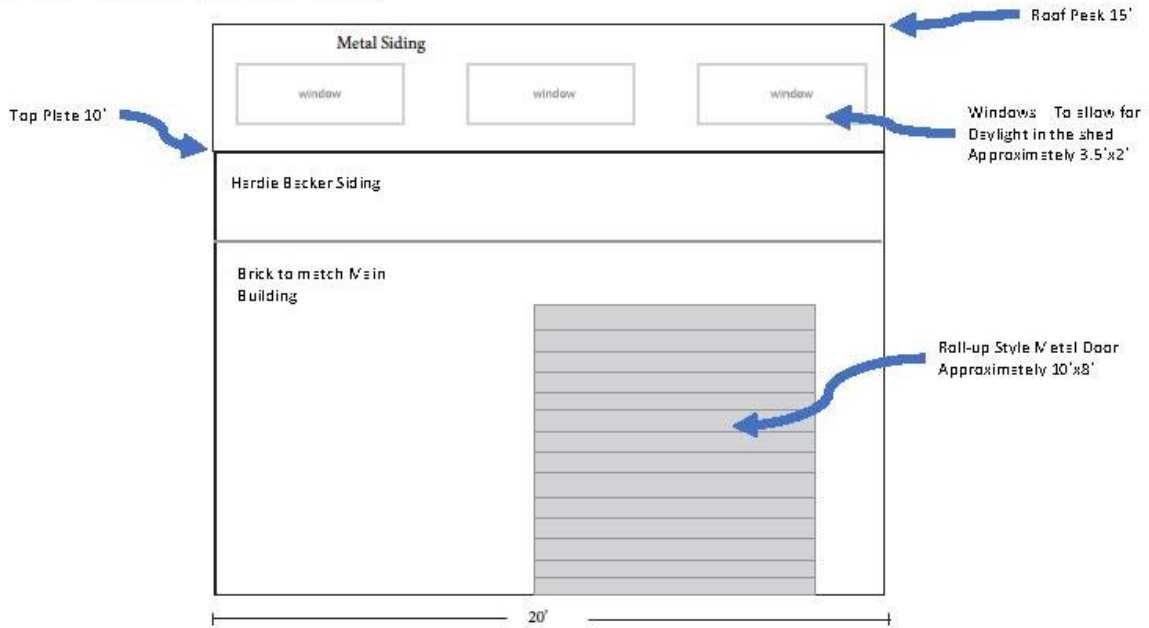
THENCE: North 00 degrees 04 minutes East, with the East line of said Fields tract, a distance of 230.00 feet to the PLACE OF BEGINNING and CONTAINING 46,000 square feet or 1.056 acres of land.

# Ordinance No. 3443 Exhibit "B"- SITE PLAN



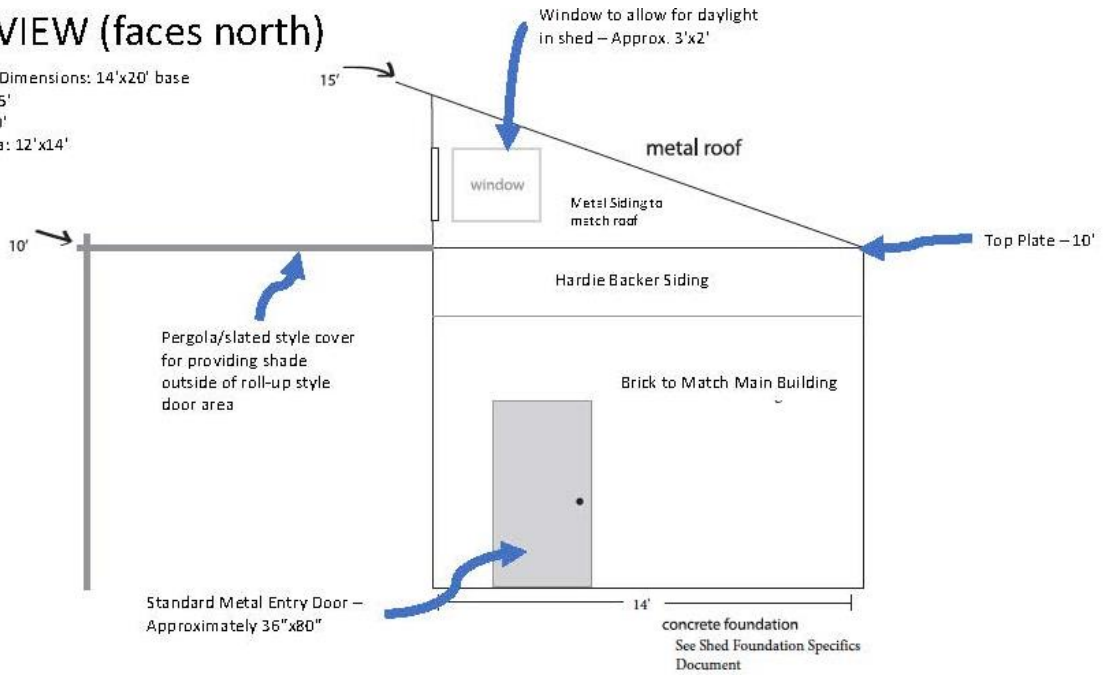
**Ordinance No. 3443**  
**Exhibit "C"- ELEVATIONS**

**FRONT VIEW (faces east)**



**SIDE VIEW (faces north)**

Overall Bldg Dimensions: 14'x20' base  
 Roof Peak: 15'  
 Top Plate: 10'  
 Covered Area: 12'x14'





**Ordinance No. 3443**  
**Exhibit "C"- ELEVATIONS (cont.)**

**Example Metal Style  
Roll Up Door**

These are meant to provide examples of the type of roll-up style door that is planned and what it will look like on the exterior and interior of the shed



Example of type of metal roll up door



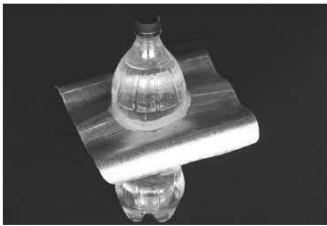
Example of view from Exterior



Example of view from interior

**Solar Bottle Bulb**

Since the Shed will not have electricity lighting will be provided by windows and the Solar Bottle Bulbs.



Solar Bottle Bulb – Exterior Roof



Inside of shed with Solar Bottle Bulb

**Ordinance No. 3443  
Exhibit "C"- ELEVATIONS (cont.)**

**Solar Vent Fan**

Since the Shed will not have electricity and no air conditioning the solar vent fans are installed to vent the building to keep it from reaching excess temperatures in the summertime. As a note, two are installed on the main building to vent the attic.



Picture of Solar Fan



Picture of Solar Vent Fan installed on a roof

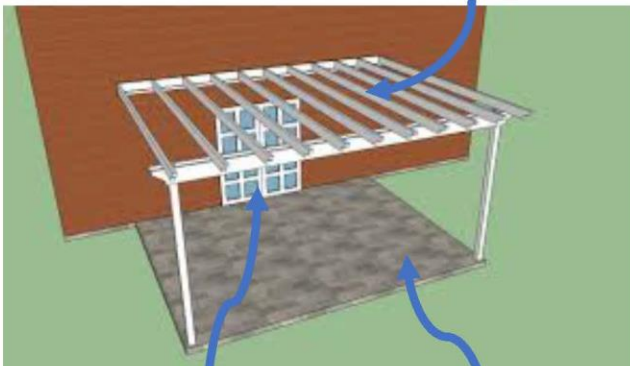


Picture of inside of roof of installed Solar Vent Fan

**Example Pergola Style Cover**

Please note that these are examples to illustrate the 12'x14' Pergola/Slated Cover that is planned for the East side of the shed. These are meant to provide additional detail for what is planned.

Pergola/Slated Cover



Roll Up Style door

Crushed Rock/Concrete cover



Picture to illustrate the material and design that is planned for the Pergola/slatted cover on the East side of the shed. Similar style, material, and method of attaching to the building will be used



**Ordinance No. 3443**  
**Exhibit "D"- FLOOR PLAN**

**ROOF VIEW**

Solar Bottle Bulbs for Daylighting in Shed  
See attached "How to Build a Solar Bottle Bulb" Spec Sheet

Solar Roof Fans For Venting – See attached Solar Fan Spec Sheet

