



ORDINANCE NO. 3448

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 ON PROPERTY DESCRIBED AS LOT 6, BLOCK 5, BROOKHAVEN HILLS (COMMONLY KNOWN AS 14430 TANGLEWOOD DRIVE) LOCATED WITHIN A ONE-FAMILY RESIDENTIAL DISTRICT 2 (R-2) 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; 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 covering a lot area greater than 120 square feet within a One-Family Residential District 2 (“R-2”) zoning district on Lot 6, Block 5, Brookhaven Hills, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 51, Page 207, Map Records, Dallas County, Texas (commonly known as 14430 Tanglewood 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 285 square feet.

- B.** The accessory building shall be located as shown on the 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 eleven feet (11.0’) 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 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 “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 11TH DAY OF JULY, 2017.**

ATTEST:



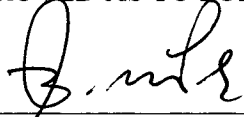
Amy Piukana, City Secretary

APPROVED:



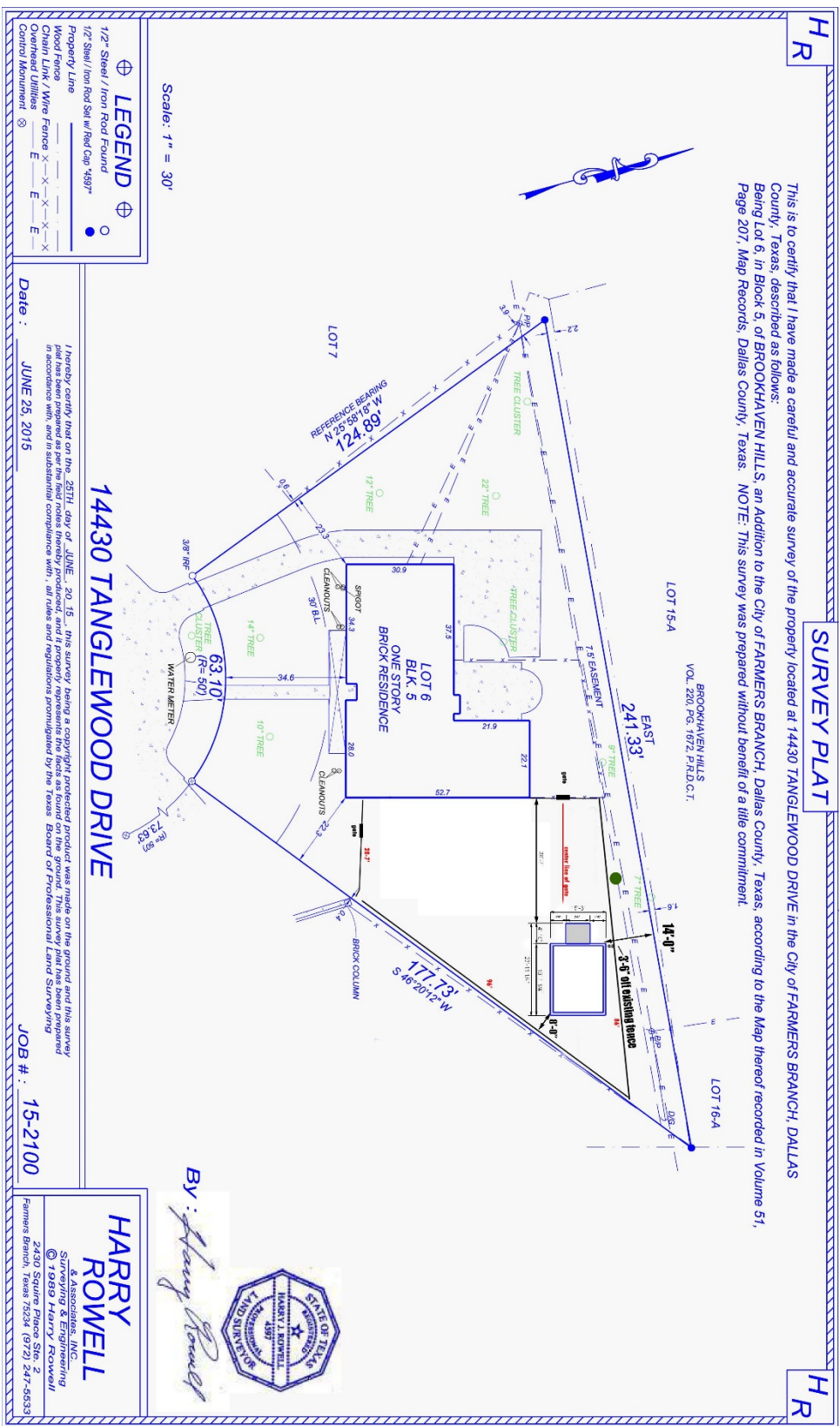
Robert C. Dye, Mayor

APPROVED AS TO FORM:



Peter G. Smith, City Attorney
(kbl:7/2/17:86867)

Ordinance No. 3448 Exhibit "A"- SITE PLAN



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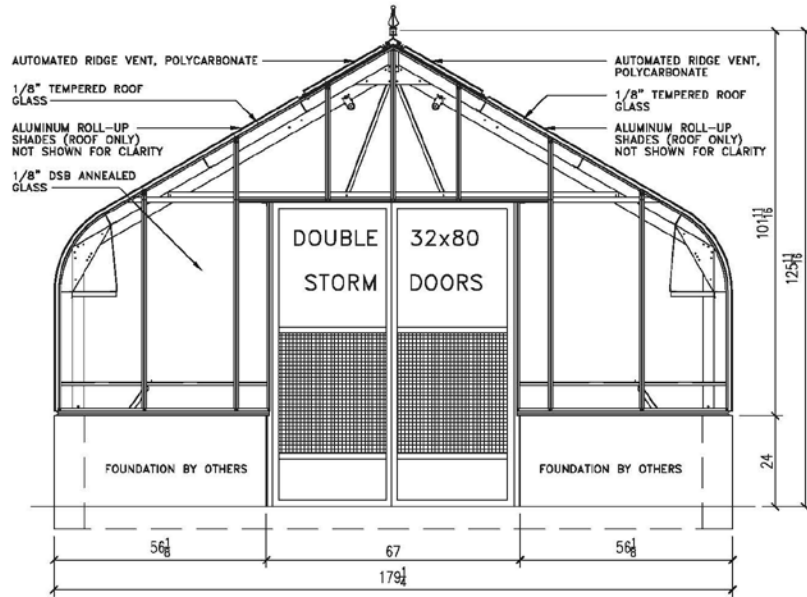
SURVEY PLAT

H
R

This is to certify that I have made a careful and accurate survey of the property located at 14430 TANGLEWOOD DRIVE in the City of FARMERS BRANCH, DALLAS County, Texas, described as follows:
Being Lot 6, in Block 5, of BROOKHAVEN HILLS, an Addition to the City of FARMERS BRANCH, Dallas County, Texas, according to the Map thereof recorded in Volume 51, Page 207, Map Records, Dallas County, Texas. NOTE: This survey was prepared without benefit of a title commitment.

BROOKHAVEN HILLS
VOL. 220, PG. 1672, P.R.D.C.T.

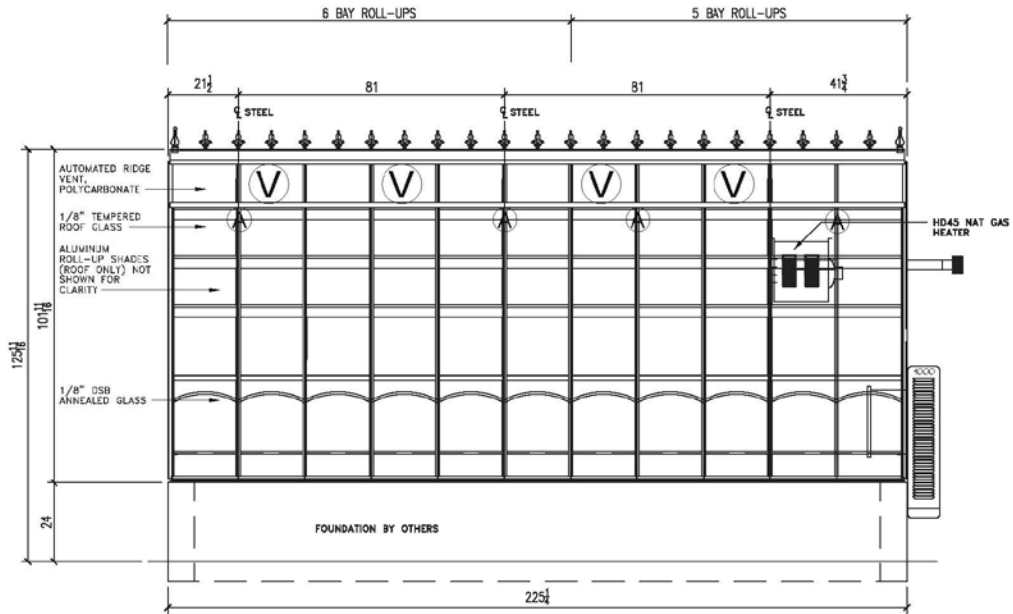
Ordinance No. 3448 Exhibit "B"- ELEVATIONS



PAGE 5 OF 7

ACSE 1518/24" DOOR END			
SCALE: 3/8"=1'-0"	APPROVED BY:	DATE:	DRAWN BY: JLS
DATE: 17 JAN 2017			REVISION: 00 MAY 17
	PROJECT:	WEBER BAKER	
TEXAS GREENHOUSE COMPANY INC. 812 SMT MEMORIAL DRIVE FORT WORTH, TEXAS 76102	DRAWING NUMBER:	17002AC	

POWDER COATED:WHITE



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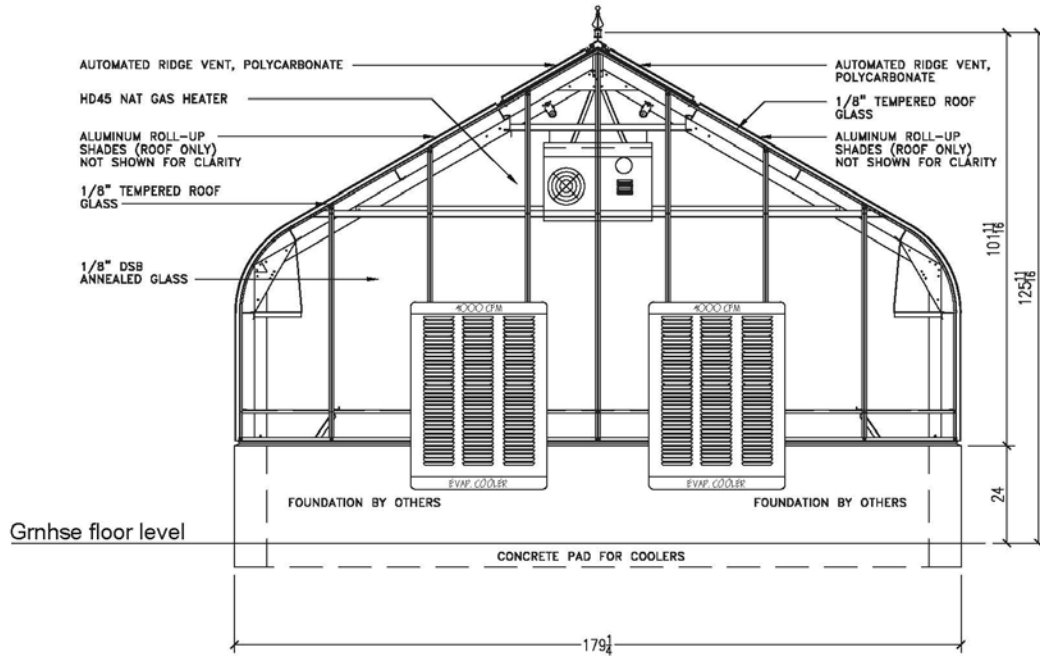
ACSE 1518/24" SIDE END			
SCALE: 3/8"=1'-0"	APPROVED BY:	DATE:	DRAWN BY: JLS
DATE: 17 JAN 2017			REVISION: 00 MAY 17
	PROJECT:	WEBER BAKER	
TEXAS GREENHOUSE COMPANY INC. 812 SMT MEMORIAL DRIVE FORT WORTH, TEXAS 76102	DRAWING NUMBER:	17002AC	

Ⓧ = VENT ARM LOCATIONS

Ⓐ = "A" BRKT LOCATIONS

POWDER COATED:WHITE

Ordinance No. 3448
Exhibit "B"- ELEVATIONS (cont.)




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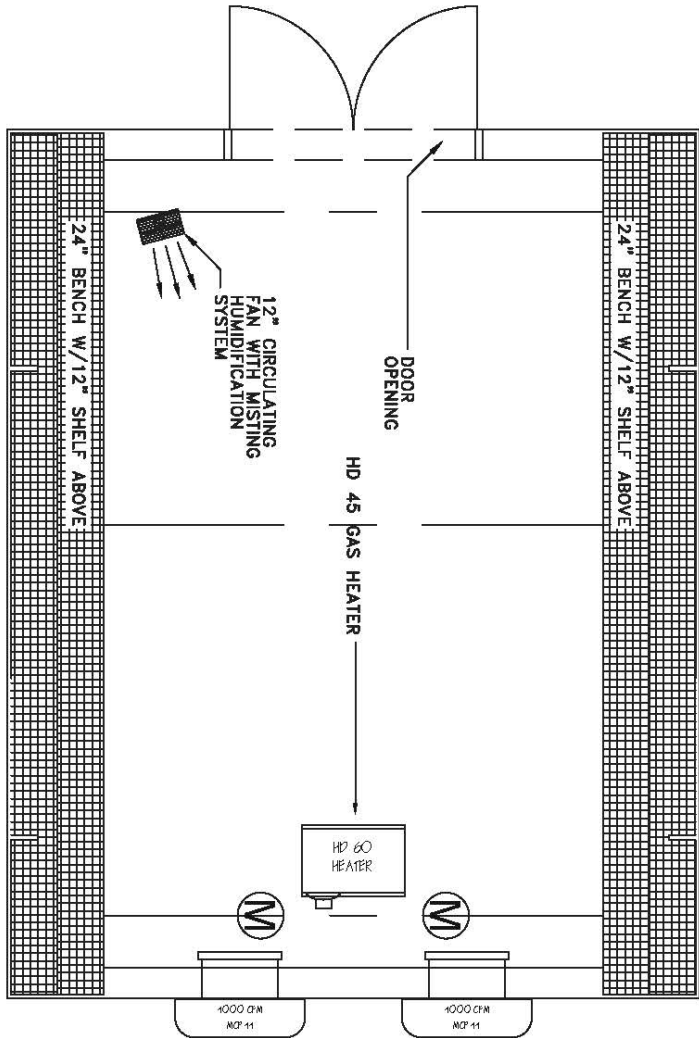
ACSE 1518/24" DOOR END			
SCALE: 3/8"=1'-0"	APPROVED BY:	DATE:	DRAWN BY: JES
DATE: 17 JAN 2017			REVISED: 22 MAY 17
	PROJECT:	WEBER BAKER	
TEXAS GREENHOUSE COMPANY, INC.	DRAWING NUMBER:	17002AC	
818 EAST NEWSPRING DRIVE FORT WORTH, TEXAS 76102			

POWDER COATED:WHITE

Ordinance No. 3448 Exhibit "C"- FLOOR PLAN

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ACSE 1518/24" FLOOR PLAN			
SCALE: 1/4"=1'-0"	APPROVED BY:	DATE:	ISSUE NO. JLS
DATE: 17 JAN 2017			ISSUE NO. MAY 17
 TEXAS GREENHOUSE COMPANY INC. 912 WEST NORTHWIND DRIVE FORT WORTH, TEXAS 76104		SEALER: WEBER BAKER	PROJECT NUMBER: 17002ZAC



Ⓜ = VENT MOTOR LOCATION