



**FARMERS
BRANCH**

ORDINANCE NO. 3078

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 TO ALLOW A GAS COMPRESSOR SITE ON A 1.645 ACRE TRACT LOCATED WEST OF THE BURLINGTON NORTH RAILROAD AND APPROXIMATELY 270 FEET NORTH OF INTERSTATE 635 WESTBOUND FRONTAGE ROAD AND WITHIN PLANNED DEVELOPMENT 88 (PD-88) ZONING DISTRICT; ADOPTING A SITE PLAN, SPECIAL EXCEPTIONS, AND SPECIAL CONDITIONS; PROVIDING FOR RESOLUTION OF CONFLICTS WITH OTHER ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND (\$2,000.00) DOLLARS PER OFFENSE; PROVIDING FOR INJUNCTIVE RELIEF; 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, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch by granting a Specific Use Permit to allow development and use of a 1.645-acre tract located west of the Burlington North Railroad and approximately 270 feet north of the US Interstate 635 Westbound frontage road (11998 Knightsbridge Road) and within Planned Development 88 (PD-88) Zoning District (hereinafter the "Property"), as a natural gas compressor facility, said property being more particularly described in Exhibit "A," attached hereto and incorporated herein as if set out in full in this Section 1.

SECTION 2. The Property shall conform in operation, location and construction to the development standards specified within Planned Development 88 (PD-88) zoning district and in accordance with the Site Plan attached hereto as Exhibit "B," and shall be further developed in accordance with the following Special Exceptions and Conditions:

A. Special Exceptions:

1. The streetscape design along the section of Knightsbridge Road, a designated Edge Two Street, may be modified as illustrated on the Site Plan;
2. The building façade along future Knightsbridge Road may occupy less than 30% of the Required Building Line (RBL) as shown on the Site Plan;
3. The screening wall along the future Knightsbridge Road may be blank for a length exceeding 40 feet, provided such wall is designed and landscaped in a manner consistent with the Site Plan;
4. The entry gate may exceed 18 feet in width, but not substantially different than as shown in the Site Plan;
5. The compressor building may be designed and constructed with less than 20% fenestration provided the compressor building, including its façades, are designed and constructed in a manner substantially consistent with the Site Plan;
6. Fire lanes, travel ways and parking areas within the site may be constructed with 8" flexbase gravel (compressed to support at least 80,000 lbs vehicles).
7. A synthetic equivalent to stone or brick may be used on the exterior façade of the proposed compressor building.

B. Special Conditions:

1. The Property must be platted and such plat must be recorded in the Official Public Records of Dallas County, Texas, prior to issuance of a building permit for the Property.
2. Installation of all sidewalk, streetlights, landscaping and fence improvements along future Knightsbridge Road as shown on the Site Plan shall be completed not later than six (6) months after the date of the completion of construction of the portion of Knightsbridge Road adjacent to the Property.
3. If the Property is determined to be infeasible for gas production or use as a site for a gas compression station, the Property shall be restored to its original undeveloped condition not later than three (3) months after the date of that determination.