



ORDINANCE NO. 3346

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, 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; ADOPTING A SITE PLAN, LANDSCAPE PLAN, AND 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 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, Texas, and being more particularly depicted on Exhibit "A," hereto ("the Property"), and which is presently located within a Light Industrial (LI) Zoning District.

SECTION 2. The Property shall conform in operation, location and construction to the development standards specified within the Light Industrial ("LI") Zoning District and, if developed as a Corporate Storage Facility as authorized by Section 1 of this Ordinance, the Property shall be subject to the following special conditions:

- A. The Property shall be developed and used only in accordance with the Site Plan attached hereto as Exhibit "A" and incorporated herein by reference;
- B. The Property shall be developed with landscaping in accordance with the Landscape Plan attached hereto as Exhibit "B," and incorporated herein by reference; and
- C. The building elevations for buildings located on the Property shall be designed and constructed substantially in accordance with the Elevations set forth in Exhibit "C," attached hereto and incorporated herein by reference.
- D. Only the existing building located on the Property on the effective date of this Ordinance may be used for a Corporate Storage Facility pursuant to Section 1 of this Ordinance.
- E. The keeping or storage of any form of personal property shall not be permitted on the exterior of the building located on the Property, including, but not limited to, the storage of vehicles not owned or leased by the owner of the Property.

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.

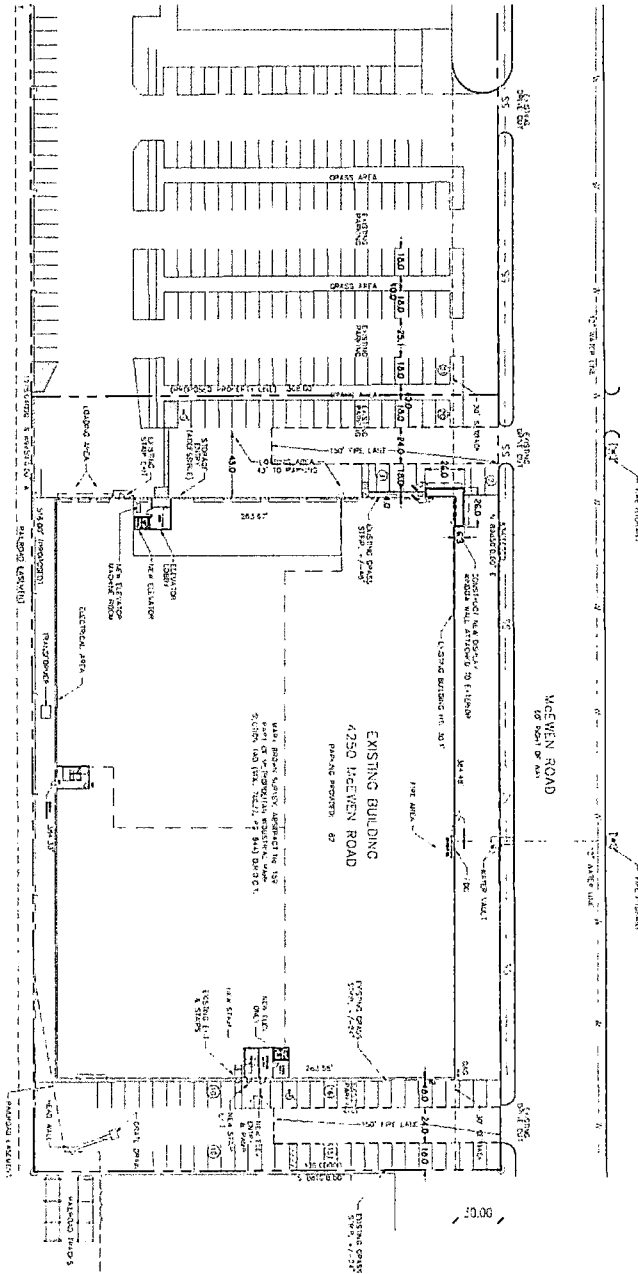
SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. 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.

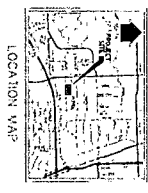
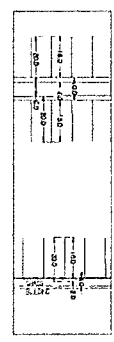
SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to 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 7. 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.

Ordinance No. 3346 Exhibit "A" - Site Plan



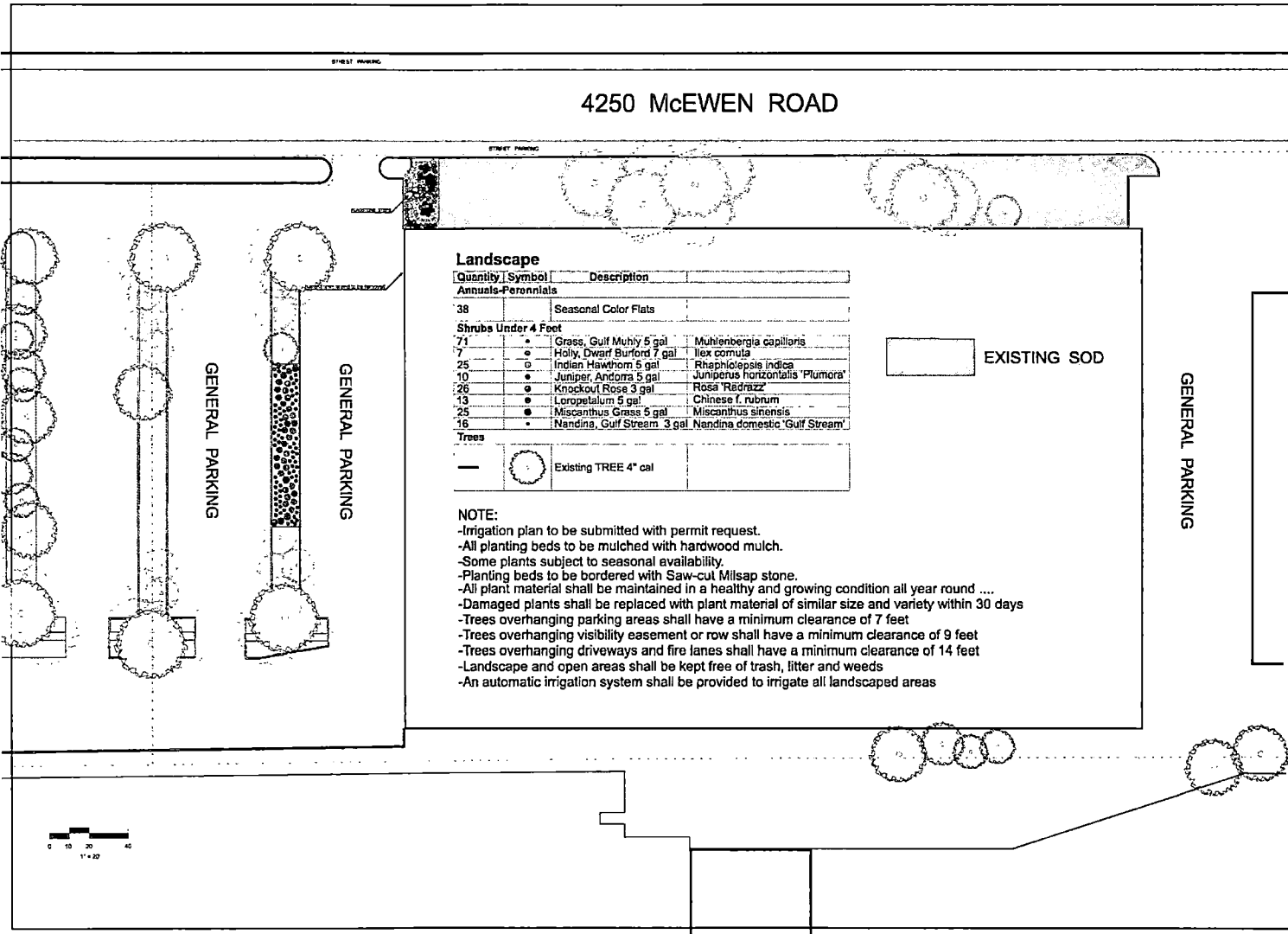
02 PARKING STALL - TYPICAL



01 SITE PLAN
SCOPE

PRELIMINARY

<p>SHEET NUMBER ASP</p>	<p>DATE: 02/27/23 SHEET TITLE: SITE PLAN</p>	<p>McEwen Self-Storage Self Storage Adaption 4250 McEwen Road Farmers Branch, Texas</p>	<p>Donald Jones Consulting 10521 Bear Creek Road Fort Worth, Texas 76244 Contact: Donald Jones Tel: 817-944-2411</p>	<p>MAULDIN ARCHITECTS San Antonio, Texas 210-313-3197 www.MaldinArchitects.com elo@MaldinArchitects.com</p>
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4250 McEWEN ROAD

Landscape

Quantity	Symbol	Description
Annuals-Perennials		
38		Seasonal Color Flats
Shrubs Under 4 Feet		
71	●	Grass, Gulf Muhly 5 gal. Muhlenbergia coarctata
7	●	Holly, Dwarf Burford 7 gal. Ilex cornuta
25	○	Indian Hawthorn 5 gal. Rhamnus indica
10	●	Juniper, Andora 5 gal. Juniperus horizontalis 'Plumora'
26	●	Knockout Rose 3 gal. Rosa 'Redrazz'
13	●	Loropetalum 5 gal. Chinese f. rubrum
25	●	Miscanthus Grass 5 gal. Miscanthus sinensis
16	●	Nandina, Gulf Stream 3 gal. Nandina domestica 'Gulf Stream'
Trees		
—	○	Existing TREE 4" cal

NOTE:

- Irrigation plan to be submitted with permit request.
- All planting beds to be mulched with hardwood mulch.
- Some plants subject to seasonal availability.
- Planting beds to be bordered with Saw-cut Milsap stone.
- All plant material shall be maintained in a healthy and growing condition all year round
- Damaged plants shall be replaced with plant material of similar size and variety within 30 days
- Trees overhanging parking areas shall have a minimum clearance of 7 feet
- Trees overhanging visibility easement or row shall have a minimum clearance of 9 feet
- Trees overhanging driveways and fire lanes shall have a minimum clearance of 14 feet
- Landscape and open areas shall be kept free of trash, litter and weeds
- An automatic irrigation system shall be provided to irrigate all landscaped areas

M. Johnson and Associates
 PO Box 460987
 Garland Texas 75048
 817-442-7758
 www.mjohnsonandassociates.com

PROJECT:
 Donald Jones Consulting
 4250 McEwen Road
 Richardson, TX, USA
 ATTN: Donald Jones (817) 442-9658 mobile

REVISIONS:
 24 AUG 2015
 11 SEP 2015

DATE:
 24 AUG 2015

JOB NUMBER:
 4250

DRAWN BY:
 John Fossum

CHECKED BY:
 Same

SCALE:
 1" = 20'

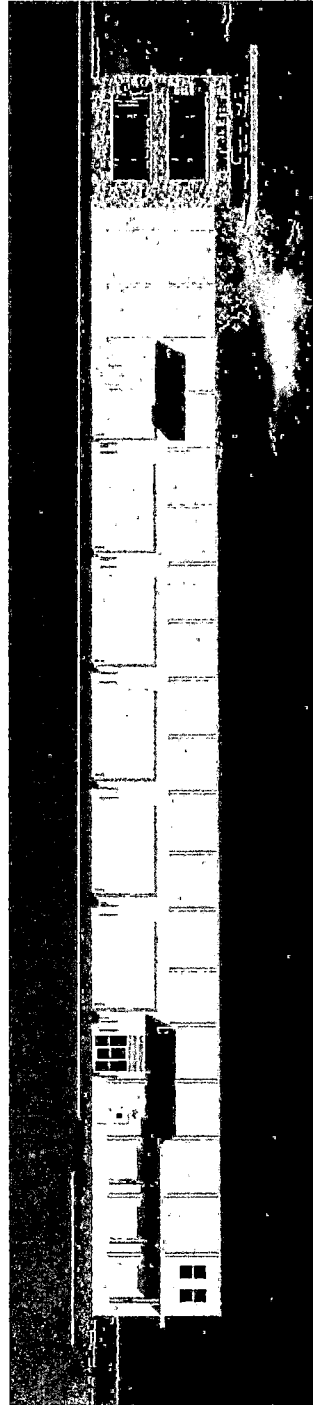
SHEET:
 1 of 1

Ordinance No. 3346
 Exhibit "B" – Landscape Plan

**Ordinance No. 3346
Exhibit "C" – Elevations**



01 STREET ELEVATION

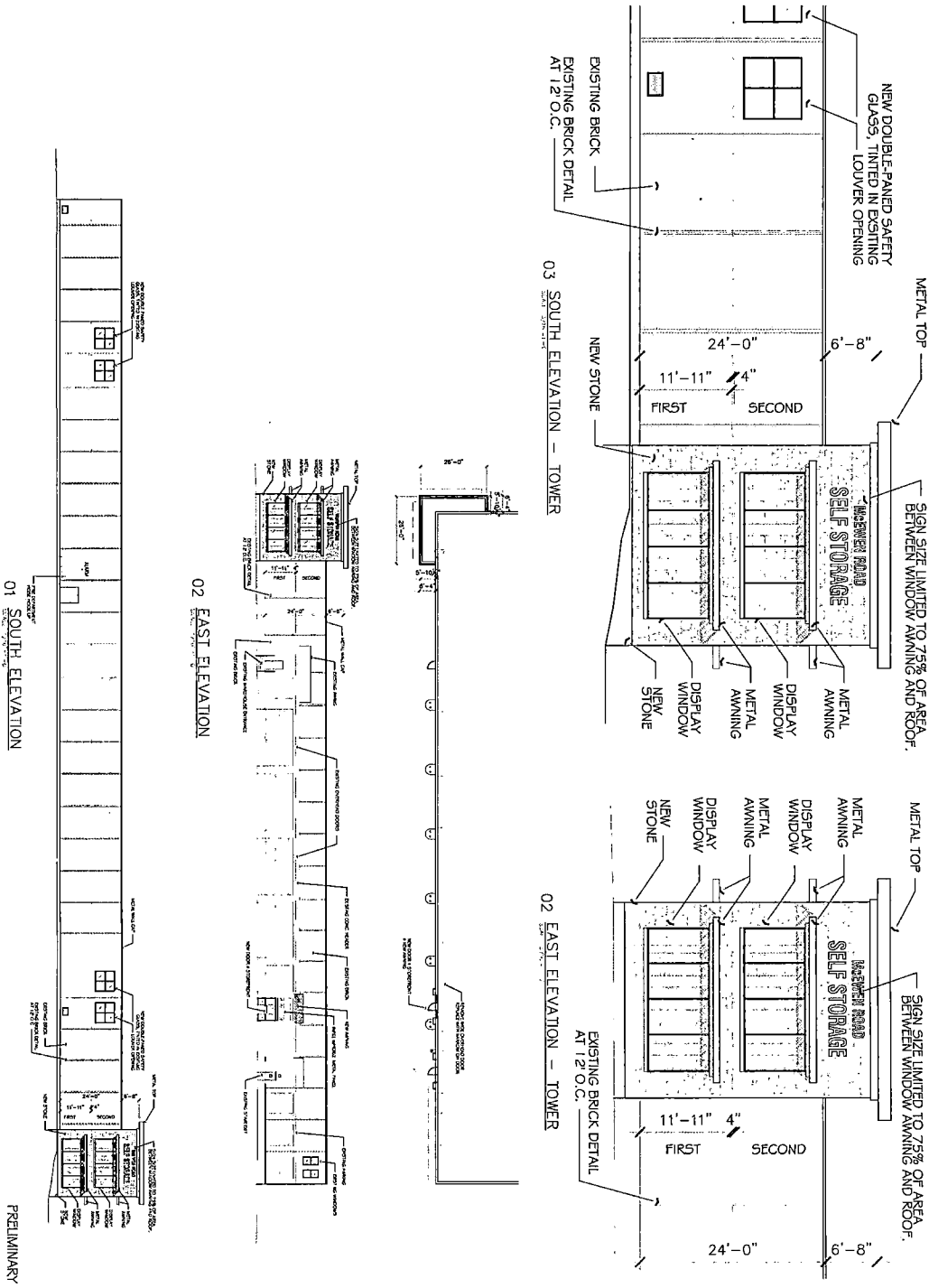


02 SIDE ELEVATION

PRELIMINARY

A2.0 <small>SHEET NUMBER</small>	REVISIONS NO. DATE BY 1 11/15/11 DJ	McEwen Self-Storage Self Storage Adaption 4250 McEwen Road Farmers Branch, Texas	Donald Jones Consulting 10521 Deer Creektra Fort Worth, Texas 76244 Contact: Donald Jones Tel: 817-944-2411	MICHAEL D. MAULDIN ARCHITECT 10521 DEER CREEK TRAIL FORT WORTH, TEXAS 76244 APPROVAL:	MAULDIN ARCHITECTS San Antonio, Texas 210-313-3197 www.MaldinArchitects.com info@MaldinArchitects.com
	SHEET TITLE ELEVATION REVISIONS				

Ordinance No. 3346 Exhibit "C" – Elevations (cont)

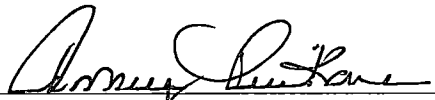


<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>DATE: 06/29/2016 PROJECT TITLE: ELEVATIONS</p>	NO.	DESCRIPTION	DATE				<p>McEwen Self-Storage Self Storage Adaption 4250 McEwen Road Farmers Branch, Texas</p>	<p>Donald Jones Consulting 10521 Deer Creek Trail Fort Worth, Texas 76244 Contact: Donald Jones Tel: 817-944-2411</p>	<p style="text-align: center;">MAULDIN ARCHITECTS</p> <p style="text-align: center;">San Antonio, Texas 210-313-3197 www.MaldinArchitects.com info@MaldinArchitects.com</p>
NO.	DESCRIPTION	DATE							

SHEET NUMBER
A2.1

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THIS THE 20th DAY OF OCTOBER, 2015.**

ATTEST:



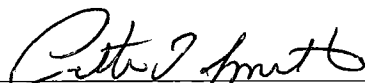
Amy Piukana, City Secretary

APPROVED:



Bob Phelps, Mayor

APPROVED AS TO FORM:



Peter G. Smith, City Attorney

(kbl:10/7/15:73653)