



## ORDINANCE NO. 3050

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE PLANNED DEVELOPMENT NO. 86 (PD-86) ZONING DISTRICT, ALSO KNOWN AS THE FARMERS BRANCH STATION AREA FORM-BASED CODE, ORDINANCE NO. 2800, INCLUDING THE REGULATING PLAN, URBAN DESIGN PLAN, STREET TYPE PLAN AND ASSOCIATED TEXT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINENOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING 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:**

**SECTION 1.** That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Planned Development No. 86 (PD-86) Zoning District, also known as the Farmers Branch Station Area Form-Based Code, Ordinance No. 2800 as follows:

- A. Chapter 1, "Introduction," Section B "How to Use this Code," Paragraph 1 is amended by deleting the sentence that reads "The Regulating Plan includes two slightly different versions (A and B) to allow for some flexibility in the street pattern and the character or location of public spaces."
- B. Chapter 2, "The Regulating Plan," Section C "Regulating Plan" shall be amended to read in its entirety as follows:

The following pages contain the REGULATING PLAN for the Farmers Branch Station Area. The REGULATING PLAN also includes street types plan and urban design plan.

- C. Chapter 2, "The Regulating Plan," Section C, Regulating Plan A and Regulating Plan B are hereby amended and replaced in their entirety with the Regulating Plan attached hereto as Exhibit "A" and incorporated herein by reference.
- D. Chapter 2, "The Regulating Plan," Section C, Urban Design Plan is hereby amended and replaced in its entirety with the Urban Design Plan attached hereto as Exhibit "B" and incorporated herein by reference.
- E. Chapter 2, "The Regulating Plan," Section C, Regulating Plan A Street Types is hereby amended and replaced in its entirety with the Regulating Plan Street Types attached hereto as Exhibit "C" and incorporated herein by reference.
- F. Chapter 2, "The Regulating Plan," Section D, Street Types is hereby amended to add and include Promenade 46 attached hereto as Exhibit "D" and incorporated herein by reference.

**SECTION 2.** That all provisions of the ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 3.** That 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.** That 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 immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

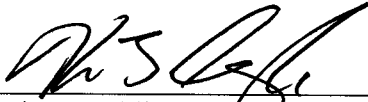
**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,  
TEXAS, ON THIS THE 11TH DAY OF AUGUST, 2009.**

APPROVED:



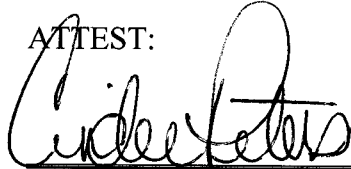
\_\_\_\_\_  
Tim O'Hare, Mayor

APPROVED AS TO FORM:



\_\_\_\_\_  
Kevin Laughlin, City Attorney

ATTEST:



\_\_\_\_\_  
Cindee Peters, City Secretary

# EXHIBIT B (Ordinance No. 3050)

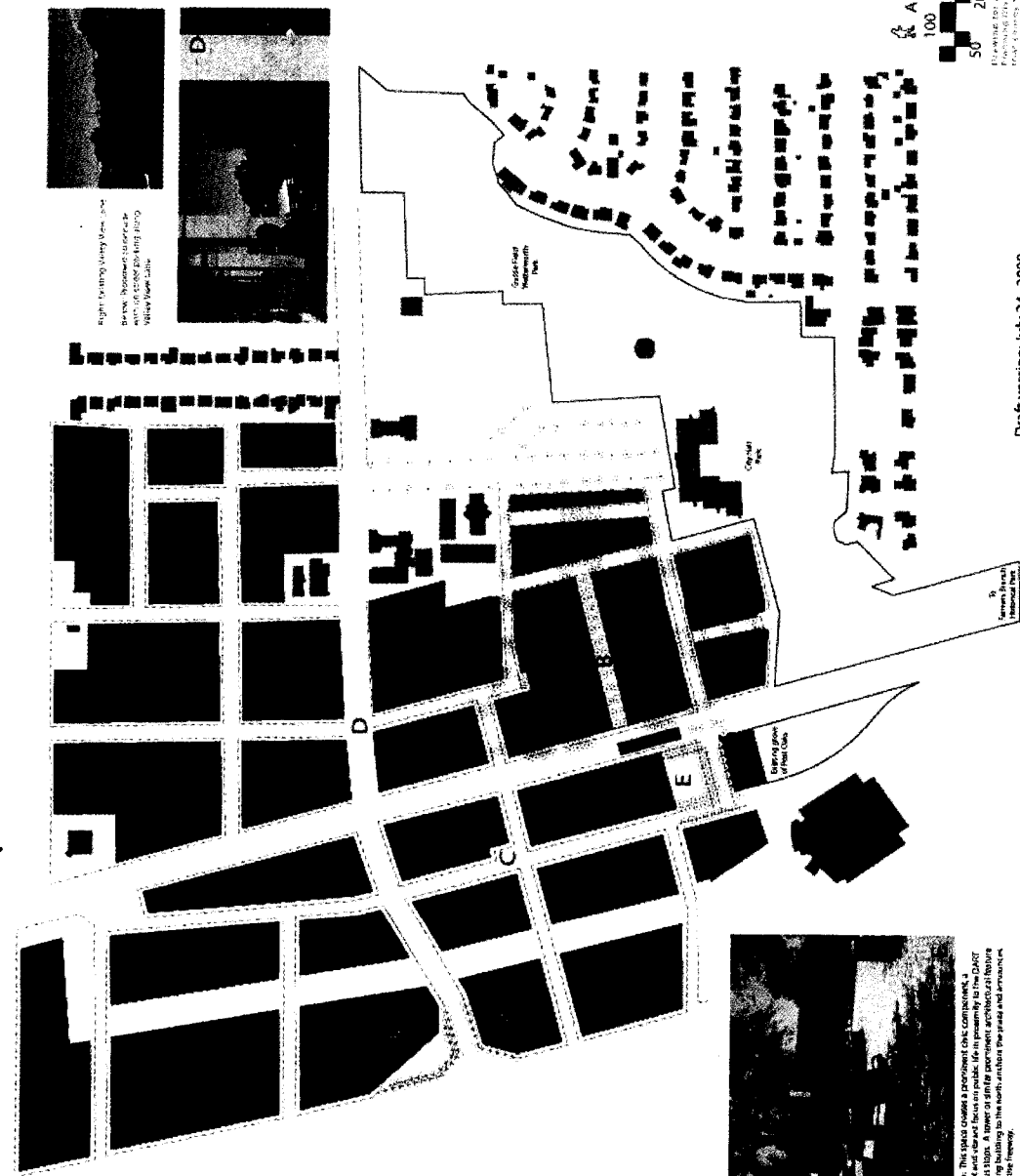
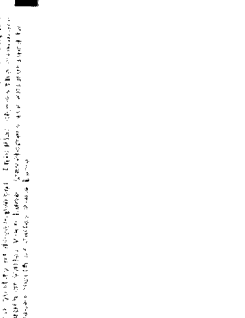
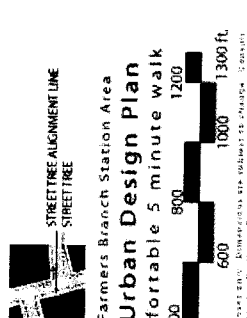
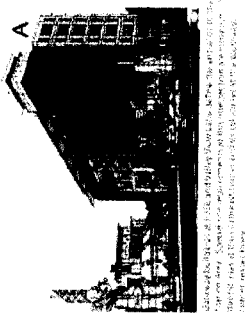


Image A: Right of way along street. Street building footprint is shown with the street building footprint. Street building footprint is shown with the street building footprint.

Image B: Street scene with a person walking and a building in the background.

Image C: Person sitting on a bench in a park-like setting.

Image D: Street with a tree and a building.

Image E: Street with a building and a tree.

Draft version: July 24, 2009



Image F: This street scene is a photograph of a street scene. It shows a building, a tree, and a street. The street scene is a photograph of a street scene.

## Farmers Branch Station Area Urban Design Plan & A comfortable 5 minute walk

100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 ft

STREET TREE ALIGNMENT LINE  
STREET TREE

Permitted for building setbacks only. Building setbacks shall be 10 feet from the street line. The setback shall be 10 feet from the street line. The setback shall be 10 feet from the street line.

Permitted for building setbacks only. Building setbacks shall be 10 feet from the street line. The setback shall be 10 feet from the street line. The setback shall be 10 feet from the street line.

Permitted for building setbacks only. Building setbacks shall be 10 feet from the street line. The setback shall be 10 feet from the street line. The setback shall be 10 feet from the street line.

Permitted for building setbacks only. Building setbacks shall be 10 feet from the street line. The setback shall be 10 feet from the street line. The setback shall be 10 feet from the street line.

Permitted for building setbacks only. Building setbacks shall be 10 feet from the street line. The setback shall be 10 feet from the street line. The setback shall be 10 feet from the street line.







Permitted for building setbacks only. Building setbacks shall be 10 feet from the street line. The setback shall be 10 feet from the street line. The setback shall be 10 feet from the street line.

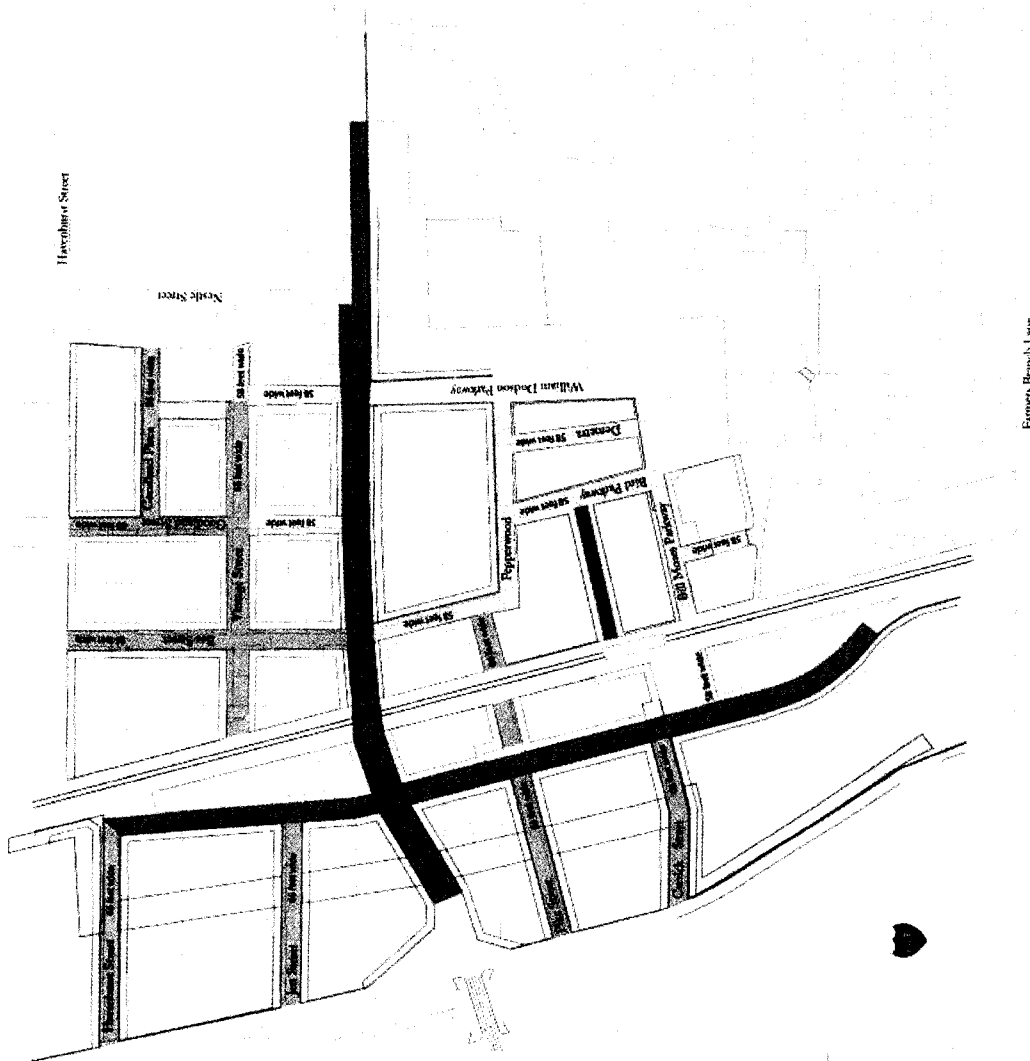
Permitted for building setbacks only. Building setbacks shall be 10 feet from the street line. The setback shall be 10 feet from the street line. The setback shall be 10 feet from the street line.

# EXHIBIT C (Ordinance No. 3050)

This Plan indicates the locations of five street types within the Station Area. The streetscape standards (such as street widths, placement of street trees, and other amenities or appearances) associated with the different street types are featured on pages 28-32.

The purpose of the streetscape standards is to ensure coherent streets, and to assist developers and owners with understanding the relationship between the public spaces and individual buildings.

-  Valley View Lane (streetscape standards on page 29)
-  Colomade Street (streetscape standards on page 28)
-  Denton Street (streetscape standards on page 30)
-  Street 66 (streetscape standards on page 31)
-  Street 38 (streetscape standards on page 32)
-  Promenade 46 (streetscape standards on page 32)

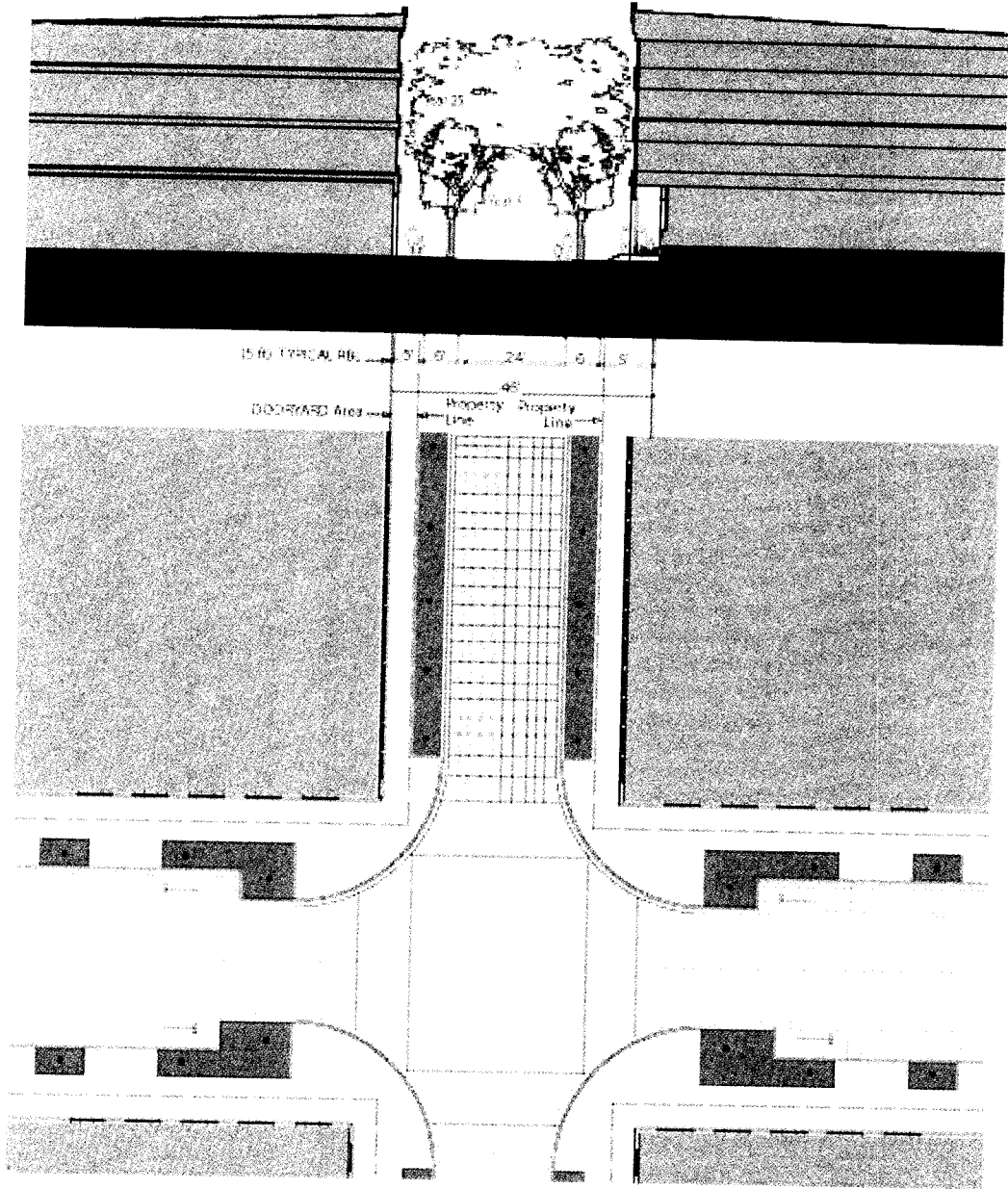


## Farmers Branch Station Area Regulating Plan Street Types



Graphic courtesy of City of Farmers Branch, Texas. All rights reserved. Scale: 1 inch = 100 feet.

**EXHIBIT D (Ordinance No. 3050)**



**Promenade 46**

**Streetspace** 46'

**Pedestrian-way**

24ft. (unobstructed)  
Constructed to fire lane  
structural standards

**Sidewalk** Enhanced pavement  
not less than 10 ft. wide

**Trees**

Average spacing  
30' on center

This drawing is for illustrative purposes only. Final design of the pedestrian-way including the use of enhanced pavement materials and alternative pavement materials that meet fire lane structural requirements will be determined at time of site plan approval.