

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, PROVIDING FOR DEVELOPMENT STANDARDS OF THAT PORTION OF THE CITY DESIGNATED AS A PLANNED DEVELOPMENT DISTRICT - 5 AND IS DELINEATED ON THE ZONING DISTRICT MAP AS PD-5-C; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. The following standards are set forth for the purpose of guiding the conversion, upgrading and development of that portion of Farmers Branch designated as a Planned Development District - 5 and delineated on the Zoning District Map as PD-5-C:

- (1) Circulation and Access - The basic framework of the street access and circulation in PD-5-C is shown on the accompanying Plan. The minimum rights-of-way of the primary access streets of Rossford and Pike are established at 60 feet south of Valley View Lane and west of the MK&T Railroad. Carrick Street is proposed to have a 60 foot right-of-way between Rossford and I.H. 35 E. Oak Street, Irondale Street, Sable Street, Elder Street, Verbick Street and a portion of Carrick Street are subject to closing when such action is agreeable to the abutting property owners. All land in the right-of-way of Oak, Irondale, Elder, Verbick, or the portion of Carrick Street shall upon closing be subject to the standards and regulations herein established for PD-5-C. Denton Drive shall remain unchanged as a secondary means of access except for intersection adjustments and provision for one way operation in certain sections. Pike Street is proposed to be extended across the MK&T Railroad to

connect with Pepperwood Street to create circulation and access on the east side of the MK&T Railroad. Rossford Street north of Valley View Lane shall have a minimum right-of-way of 50 feet and be subject to the same set back standards as measured from the centerline as are provided for the section south of Valley View Lane.

- (2) Permitted Uses - The uses permitted in PD-5-C shall be in accordance with the Use Schedules 8-100 through 8-112 of the Farmers Branch Zoning Ordinance except that no existing residential structure shall be converted to a non-residential use and all future business, commercial or other non-residential uses located in the PD-5-C area shall be constructed to comply with building code standards for the type of occupancy intended.
- (3) Building Set Back (Yards) and Coverage - No set back from the property line shall be required for any new non-residential structure provided; however, that in no case shall a building be constructed nearer than thirty (30) feet to the centerline of any adjacent street and provided further that no more than 50 per cent of any lot, tract or parcel may be covered by a building or structure. The remaining (uncovered) 50 per cent of any lot, tract or parcel shall be used for off-street parking and on-site landscaping. Provided, however, that all buildings along Valley View Lane shall be set back twenty-five (25) feet from the property line.
- (4) Off-Street Parking - Off-street parking for all uses and buildings shall be provided in accordance with Article 12 (12-102) of the Farmers Branch Zoning Ordinance.
- (5) Other Development Standards - All buildings, drainage structures, curbs, parking areas and walks shall be

designed to conform to the overall Access and Circulation Framework Plan adopted as part of PD-5-C. The grade of all parking areas, drives, curbs, building floor levels, walks and drainage structures, shall be subject to approval by the City of Farmers Branch and such improvements shall be made in accordance with the City of Farmers Branch standards and specification.

SECTION 2. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction in the Corporation Court shall be subject to a fine not to exceed Two Hundred Dollars (\$200.00) for each offense and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 3. The fact that the City of Farmers Branch has no ordinances providing for development standards of Planned Development District -5 creates an urgency and an emergency and in the preservation of the public health, safety and welfare, requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on the 6 day of April, 1970.

APPROVED:


MAYOR

DULY RECORDED:


CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY