

**ORDINANCE NO. 3148**



**FARMERS  
BRANCH**

**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 PLANNED DEVELOPMENT NO. 89 (PD-89); BY GRANTING A CHANGE IN ZONING FOR A 1.97 ACRE ± OF LAND DESCRIBED IN EXHIBIT "A" FROM PLANNED DEVELOPMENT NO. 39 (PD-39) TO PLANNED DEVELOPMENT NO. 89 (PD-89) FOR CONSOLIDATION WITH A 5.88 ACRE ± OF LAND ZONED PD-89, FOR RESIDENTIAL USES; PROVIDING FOR SITE PLANS, BUILDING ELEVATIONS, AND LANDSCAPE PLANS, ATTACHED AS EXHIBITS "B", "C", AND "D", RESPECTIVELY; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) DOLLARS; 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, THAT:**

**SECTION 1.** The Comprehensive Zoning Ordinance for the City of Farmers Branch, be, and the same is hereby amended by granting a change in zoning for the 1.97 acres ± of land described in Exhibit "A" attached hereto and made a part hereof for all purposes, from Planned Development No. (PD-39) to Planned Development No. 89 (PD-89). The entire property comprising Planned Development No. 89 (PD-89) is collectively referred to herein as the "Property".

**SECTION 2.** The Property shall be developed and used in accordance with the Site Plans, Building Elevations, and Landscape Plans attached as Exhibits "B", "C", and "D", respectively.

**SECTION 3.** The Property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and as amended herein with the following conditions:

**SECTION 3.** The Property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and as amended herein with the following conditions:

1. A comprehensive photometric and lighting plan for the entire property shall be submitted and approved by the City prior to the issuance of a building permit; and,
2. The entire 7.85 acres of land comprising Planned Development No. 89 (PD-89) shall be replatted prior to the issuance of any building permit.

**SECTION 4.** All ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance shall be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict herewith shall remain in full force and effect.

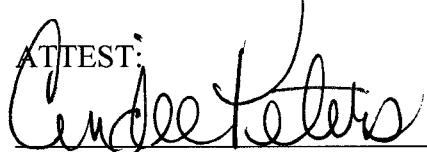
**SECTION 5.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

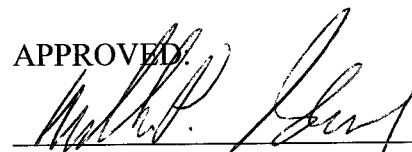
**SECTION 6.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 7.** 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 8.** 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; provided however the change in zoning provided herein for the property shall not be effective unless the sale of the property to Greystar GP, LLC or a related entity owned or controlled by Greystar GP, LLC closes on or before February 28, 2012.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,  
TEXAS, ON THIS THE 19<sup>th</sup> DAY OF July, 2011.**

ATTEST:  
  
Cindee Peters, City Secretary

APPROVED:  
  
William P. Glancy, Mayor

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

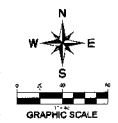
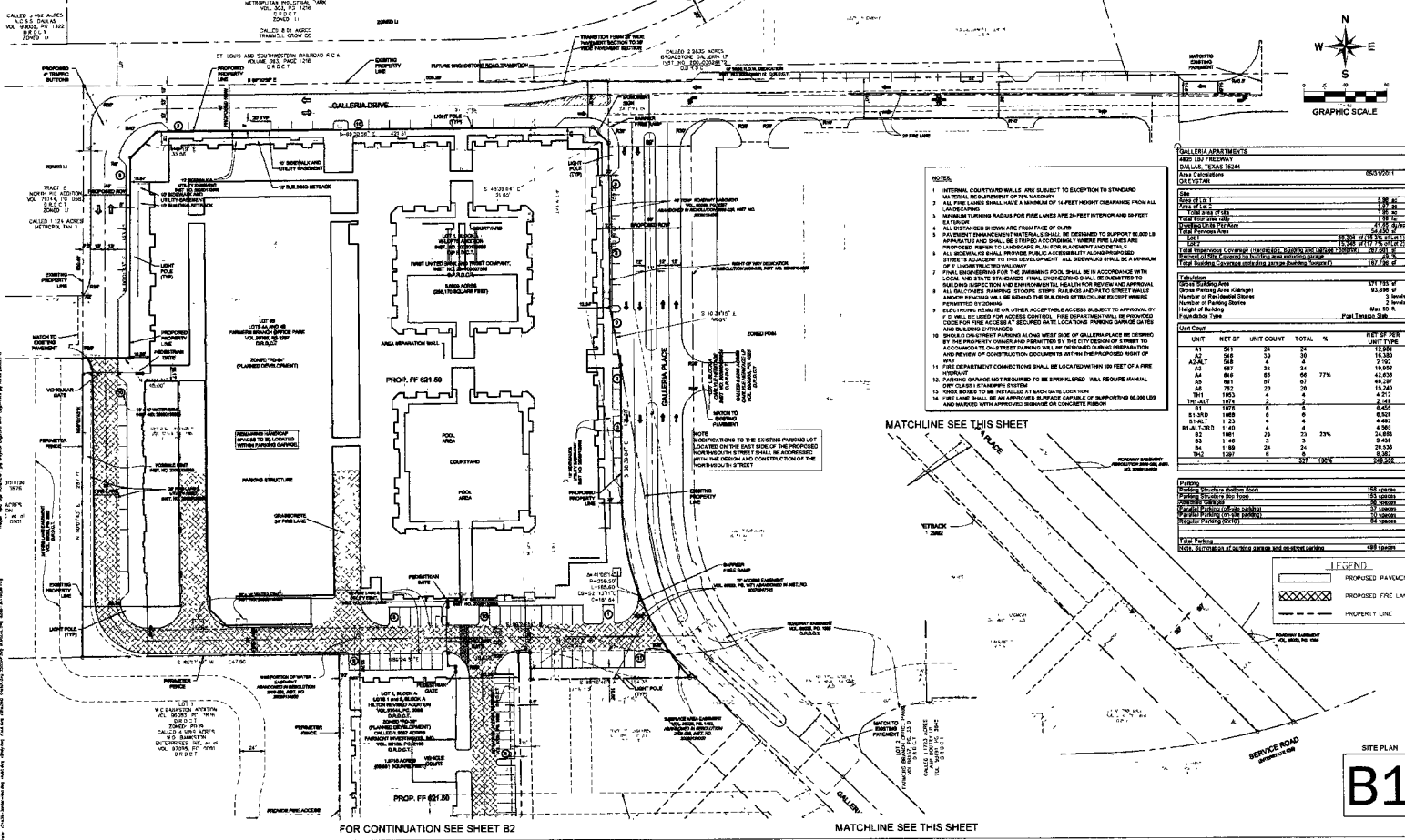
DESCRIPTION OF PROPERTY SURVEYED:

Tract I:

Being all of Lot 2, Block A of the Hilton Revised Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 97044, Page 2986, Deed Records, Dallas County, Texas.

Tract II:

Being all of Lot 1, Block A of the W-Lofts Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Clerk's Instrument No. 20080133996, Official Public Records, Dallas County, Texas.



- NOTES:**
- INTERNAL COURTYARD WALLS ARE SUBJECT TO EXCEPTION TO STANDARD
  - MINIMUM REQUIREMENT OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 IS TO MAINTAIN A CLEARANCE OF 14 FEET HEIGHT CLEARANCE FROM ALL LANDSCAPING.
  - MINIMUM TURNING RADIUS FOR FIRE LINES ARE 24 FEET INTERIOR AND 32 FEET EXTERIOR.
  - ALL DISTANCES SHOWN ARE FROM FACE OF CURB.
  - FACTORY FINISH ENHANCEMENT MATERIAL SHALL BE DESIGNED TO SUPPORT 300 LB. APPROXIMATE AND SHALL BE 1/2" THICK ACCORDING TO WOOD PRESERVATION AND SHALL BE PROTECTED BY A MINIMUM OF 1/2" THICK CONCRETE.
  - ALL EXTERIOR WALLS SHALL PROVIDE PUBLIC ACCESS TO ALL ADJACENT STREETS ADJACENT TO THIS DEVELOPMENT. ALL BUILDINGS SHALL BE A MINIMUM OF 10 FEET FROM PROPERTY LINE.
  - FINAL SPECIFICATIONS FOR THE SWIMMING POOL SHALL BE IN ACCORDANCE WITH LOCAL AND STATE STANDARDS. FINAL ENGINEERING SHALL BE SUBMITTED TO THE CITY ENGINEER AND ENVIRONMENTAL HEALTH FOR REVIEW AND APPROVAL. ALL REQUIRED BARRIERS, STAIRS, RAILS AND FENCE SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER AND ENVIRONMENTAL HEALTH. THE SWIMMING POOL SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER AND ENVIRONMENTAL HEALTH. THE SWIMMING POOL SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER AND ENVIRONMENTAL HEALTH.
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**GALLERIA APARTMENTS**  
 1422 W. GALLERIA  
 DALLAS, TEXAS 75244  
 PLAN NUMBER: 0831001  
 DATE: 05/15/11

UNIT TYPE	UNIT COUNT	TOTAL	%	REY SF PER UNIT
1-BED	54	21	21	1,500
2-BED	248	30	30	1,900
3-BED	92	4	4	4,000
4-BED	84	68	77%	42,830
5-BED	81	61	61	44,300
6-BED	75	20	20	19,240
7-BED	100	4	4	4,510
TOTAL	1074	2	2	2,160
1-BED	100	6	6	6,500
2-BED	110	4	4	4,400
3-BED	101	23	23	24,800
4-BED	84	119	24	29,350
5-BED	100	6	6	3,300
TOTAL	522	130	130%	29,300

**LEGEND**

- PROPOSED PARKING
- PROPOSED FIRE LINE
- PROPERTY LINE

**EXHIBIT "B"**  
**SITE PLAN**

**SITE PLAN**  
**B1**

**Galleria Apartments**  
 087771603  
 May 2, 2011  
 Revised May 31, 2011

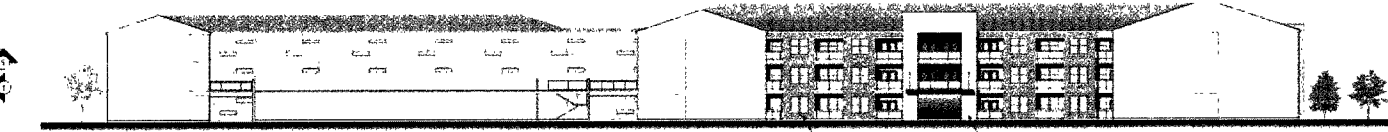
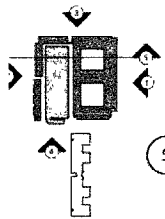
**Kimley-Horn and Associates, Inc.**  
 2204 ROCKWOOD DR. SUITE 200  
 LENO RIVER CENTRAL DRIVE  
 SUITE 100  
 DALLAS, TEXAS 75244  
 TEL: 972-770-0909

**GREYSTAR**  
 800 EAST LAS COLINAS BLVD.  
 SUITE 200  
 IRVING, TEXAS 75039  
 TEL: 972-586-0011  
 FAX: 972-586-0011

**DPLA**  
 DANNY POWELL LANDSCAPE ARCHITECTURE, LTD.  
 1202 W. NORTH WORTH STREET, 11TH FL.  
 SANTA RIFE AVE. PL. BLDG. 12149  
 TEL: 817-763-6186

**Meeks + Partners**  
 1500 MEMORIAL  
 SUITE 600  
 FORTWORTH, TEXAS 76104  
 TEL: (817) 636-6397  
 FAX: (817) 636-3327





5 INT. COURTYARD ELEVATION - BLDG I  
1/16" = 1'-0"



4 SOUTH ELEVATION - BLDG I  
1/16" = 1'-0"



3 NORTH ELEVATION - BLDG I  
1/16" = 1'-0"

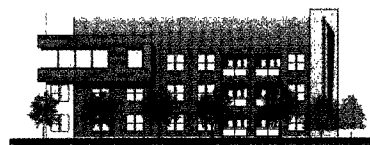
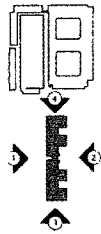


2 WEST ELEVATION - BLDG I  
1/16" = 1'-0"



1 EAST ELEVATION - BLDG I (ENTRY)  
1/16" = 1'-0"

EXHIBIT "C"  
BUILDING ELEVATIONS



3 SOUTH ELEVATION - BLDG II  
1/16" = 1'-0" 75% MASONRY



4 NORTH ELEVATION - BLDG II  
1/16" = 1'-0" 82% MASONRY



2 EAST ELEVATION - BLDG II  
1/16" = 1'-0" 88% MASONRY

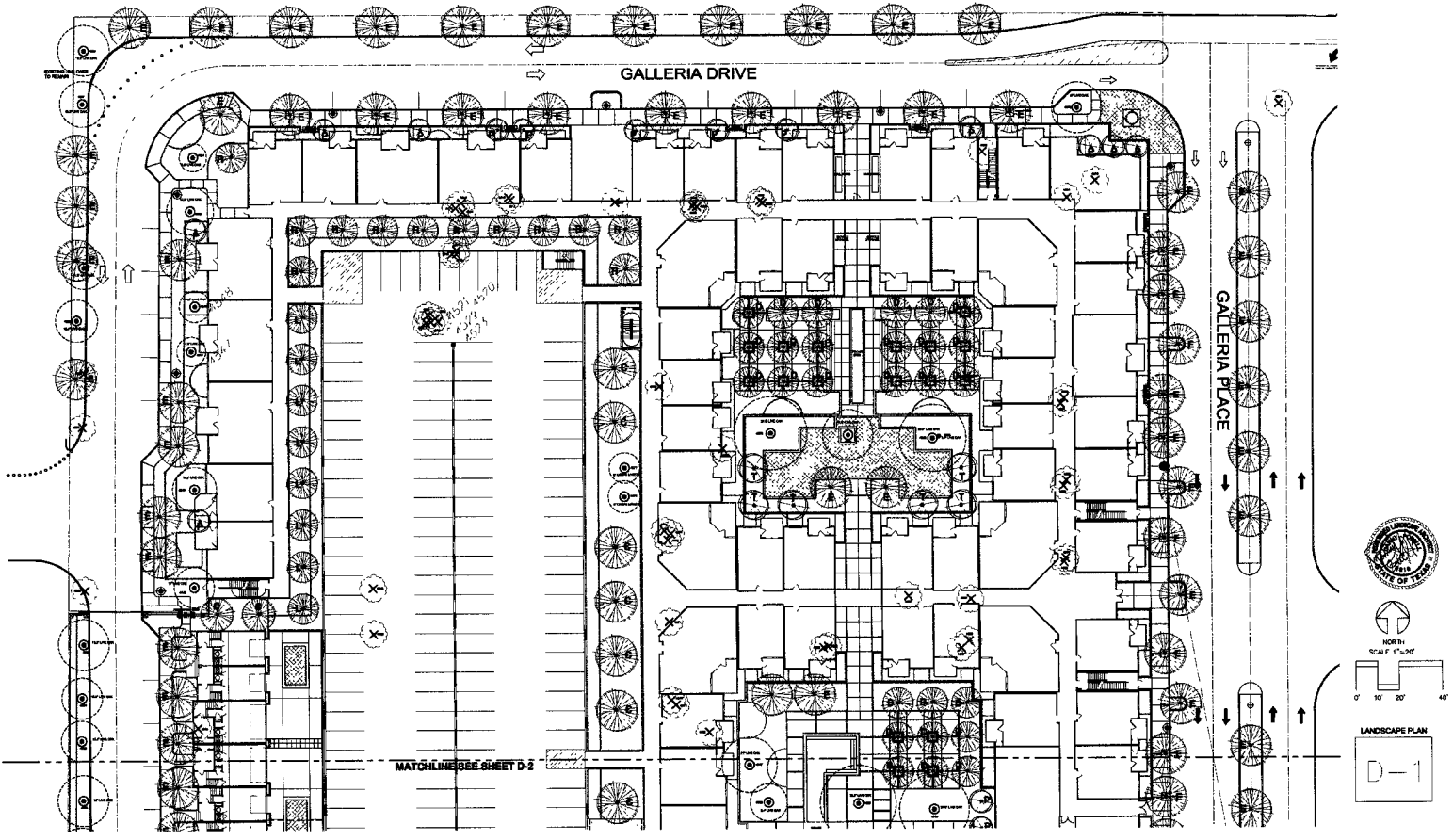


1 WEST ELEVATION - BLDG II  
1/16" = 1'-0" 80% MASONRY

EXHIBIT "C"  
BUILDING ELEVATIONS

ELEVATIONS  
C2

**EXHIBIT "D"**  
**LANDSCAPE PLAN**



**Galleria Apartments**  
067771603  
May 2, 2011  
REVISED MAY 31, 2011

**Kimley-Horn  
and Associates, Inc.**  
TRUCK HEADQUARTERS: 2100 WOODBRIDGE PARKWAY, SUITE 100  
27100 PARK CENTRAL DRIVE  
SUITE 100  
GALLERIA, TEXAS 75041  
PH: (972) 770-1500

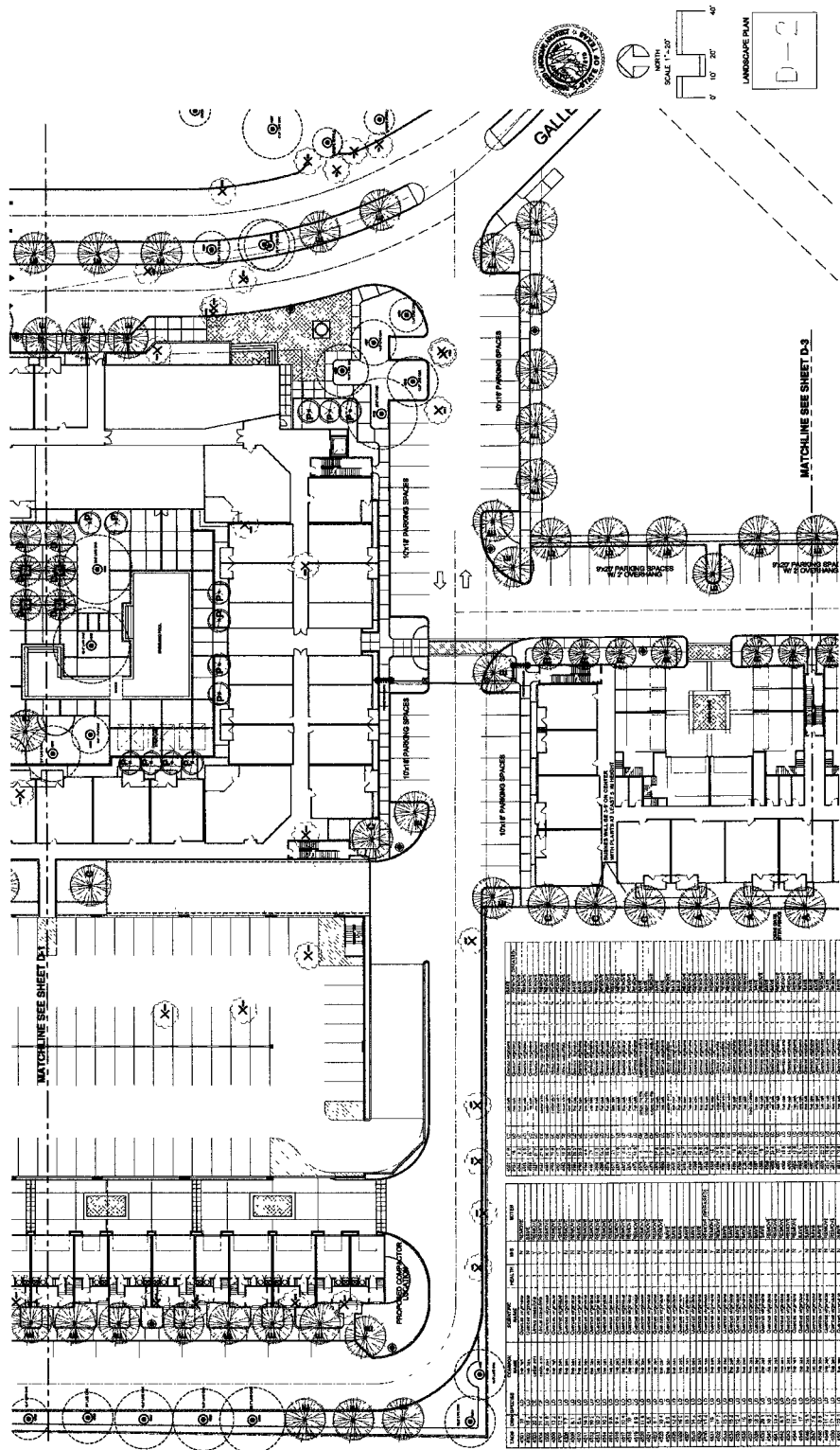
**GREYSTAR**  
800 EAST LAS COLINAS BLVD.  
SUITE 2100  
FOWLER, TEXAS 75088  
PH: (940) 886-0004  
FAX: (940) 886-0049

**DPLA**  
DANNY POWELL LANDSCAPE ARCHITECTURE, LTD.  
1025 WINTER COUNTRY, SUITE 411, 102  
SANTO RIVERA, DALLAS, TEXAS 75246  
TEL: (972) 346-4101

**Meeks - Partners**  
5800 AMERICALA  
SUITE 500  
HOUSTON, TEXAS 77057  
PH: (281) 556-9400  
FAX: (281) 556-9327



# EXHIBIT "D" LANDSCAPE PLAN



MECKE PARTNERS

**ADPLA**  
ADAM D. PERKINS ARCHITECTURE, LTD.  
1000 WEST 10TH AVENUE, SUITE 1000  
DENVER, COLORADO 80202  
TEL: 303.733.1234

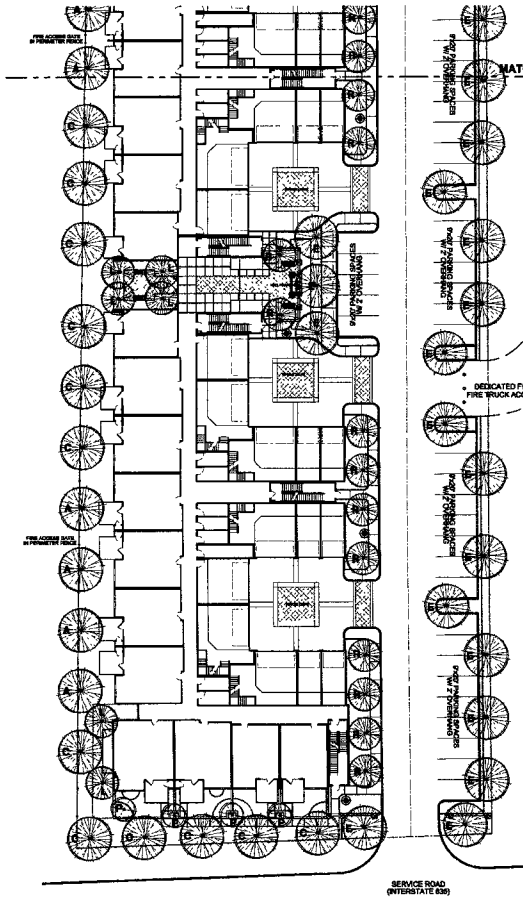
GREYSTAR  
100 WEST 10TH AVENUE, SUITE 1000  
DENVER, COLORADO 80202  
TEL: 303.733.1234

**GREYSTAR**

**Kinley-Horn and Associates, Inc.**  
2000 WEST 10TH AVENUE, SUITE 1000  
DENVER, COLORADO 80202  
TEL: 303.733.1234

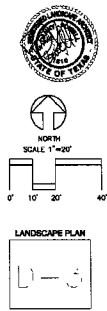
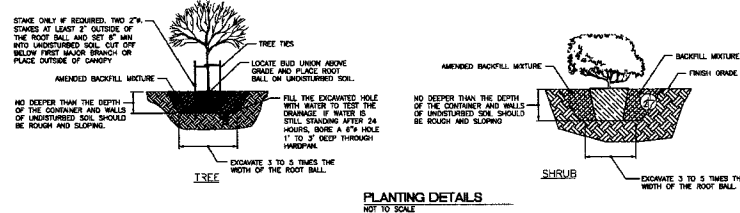
**Galleria Apartments**  
081771603  
May 2, 2011  
REVISED MAY 31, 2011

EXHIBIT "D"  
LANDSCAPE PLAN



**PLANT LIST**

GROUP	No.	Species Name	Common Name	Season	Site Requirements	Quantity	Planting Schedule
TREES	A	...	...	...	...	...	...
	B	...	...	...	...	...	...
	C	...	...	...	...	...	...
	D	...	...	...	...	...	...
SHRUBS	E	...	...	...	...	...	...
	F	...	...	...	...	...	...
	G	...	...	...	...	...	...
	H	...	...	...	...	...	...



Galleria Apartments  
067771603  
June 9, 2011

**Kimley-Horn and Associates, Inc.**  
TEXAS REGISTERED PROFESSIONAL ENGINEERS AND ARCHITECTS  
10700 PARK CENTRAL DRIVE  
SUITE 100  
DALLAS, TEXAS 75243  
PH: (972) 770-1300

**GREYSTAR**  
800 EAST LAS COLINAS BLVD  
SUITE 2100  
IRVING, TEXAS 75038  
PH: (972) 855-0000  
FAX: (972) 855-0001

**DPLA**  
DANNY POWELL LANDSCAPE ARCHITECTURE, LTD.  
1828 NORTH FRONT ST. 8TH FL. UNIT  
SANT ANTONIO, TEXAS 78204 33170  
TEL: 492-776-0558

**Meeks + Partners**  
MECKS ARCHITECTS  
SUITE 100  
HOUSTON, TEXAS 77006  
PH: (713) 584-8887  
FAX: (713) 584-8887