



**FARMERS
BRANCH**

ORDINANCE NUMBER 2194

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A MOTEL WITHIN THE PLANNED DEVELOPMENT NUMBER 25 (PD-25) ZONING DISTRICT AT 13313 STEMMONS FREEWAY, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; 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 Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made;

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 zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for a motel within the Planned Development Number 25 (PD-25) zoning district and located at 13313 Stemmons Freeway.

SECTION 2. That the motel shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A".

SECTION 3. That access to motel guest rooms shall be restricted exclusively to interior corridors accessed via the main lobby of the building or entryways individually equipped with some form of security controlled access system.

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a motel.

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 provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon convictions shall be punishable by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense.

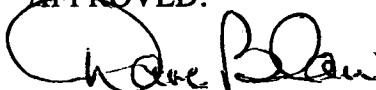
SECTION 6. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 7th day of August, 1995.

APPROVED:



Mayor

APPROVED AS TO FORM:

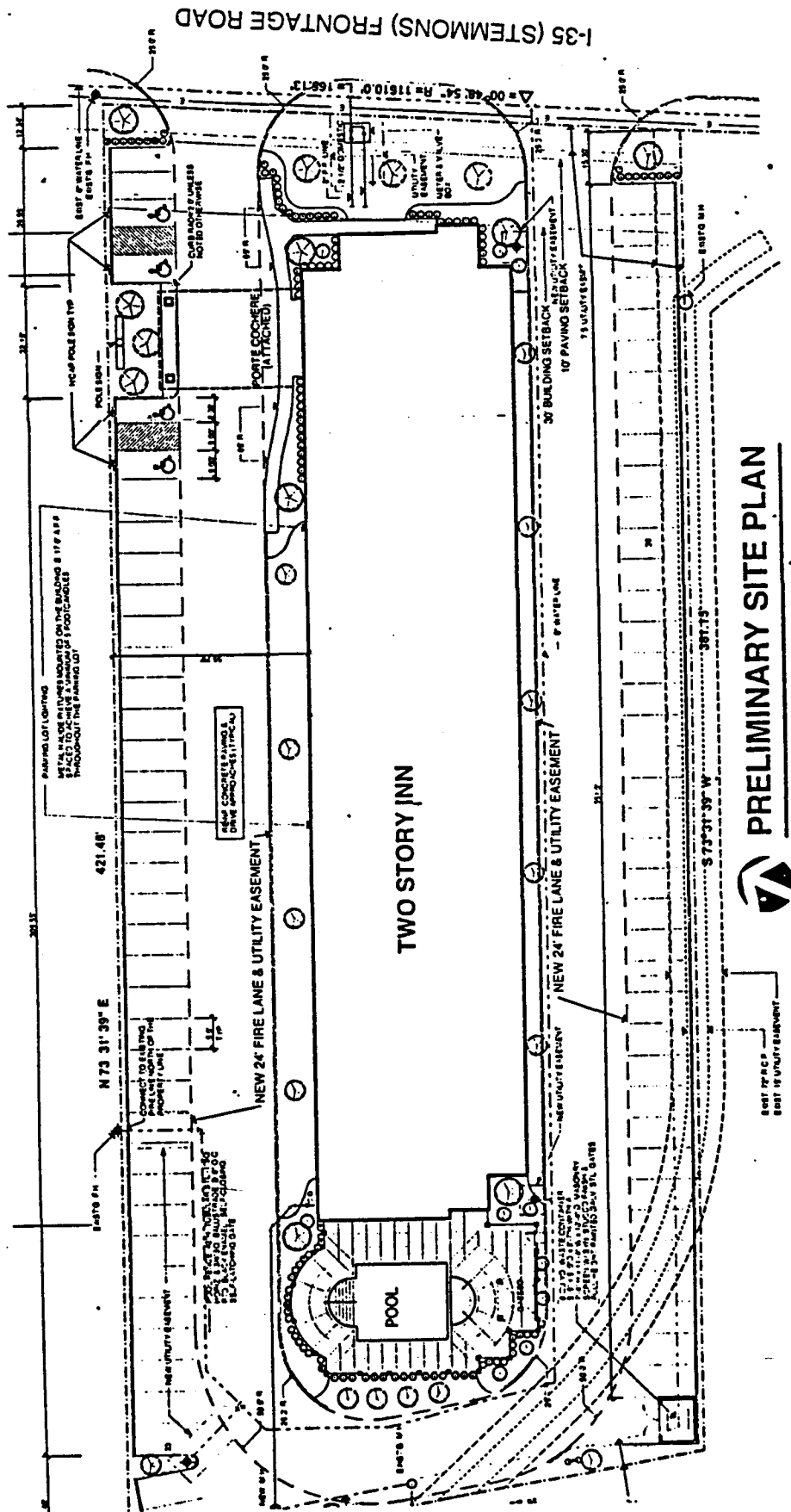


City Attorney

ATTEST:



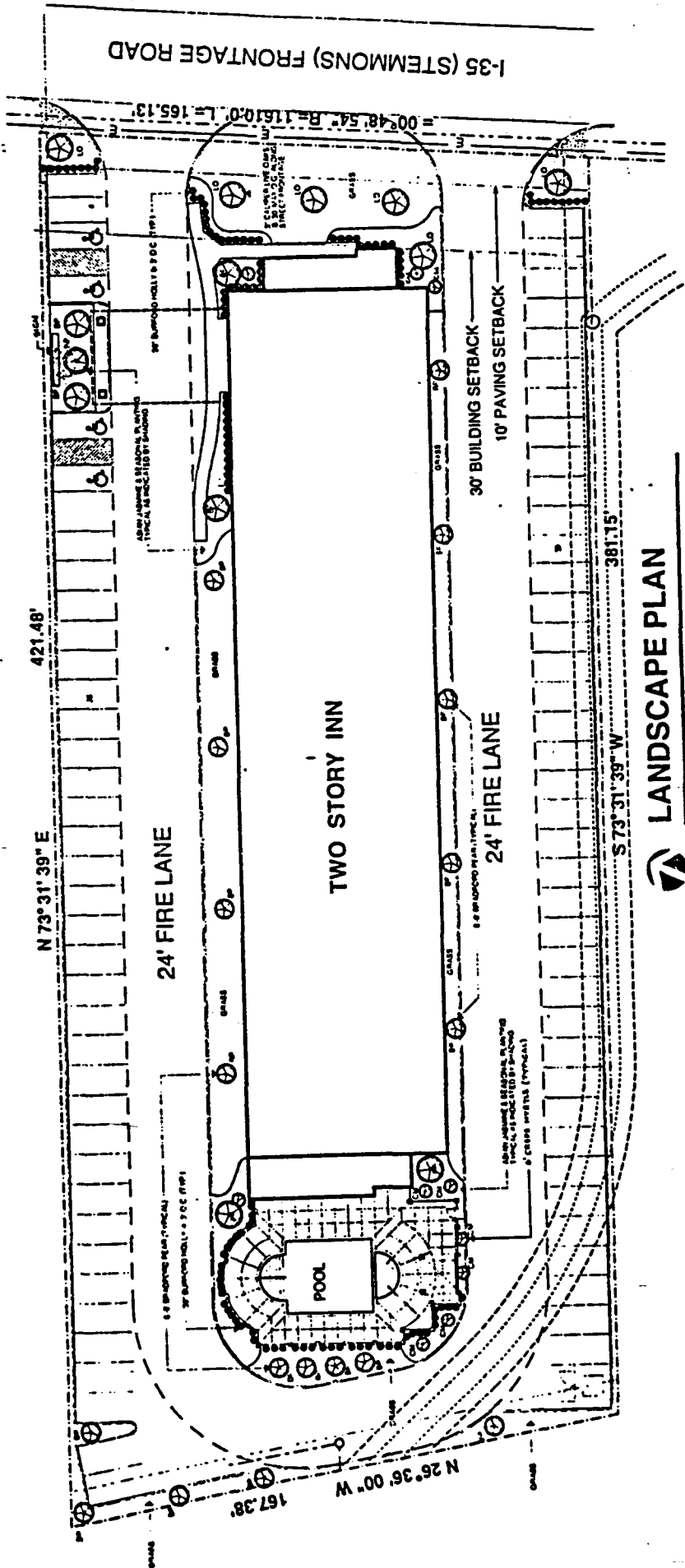
City Secretary



PRELIMINARY SITE PLAN



EXHIBIT "A" (1 of 8)



LANDSCAPE PLAN

EXHIBIT "A" (Z of 8)

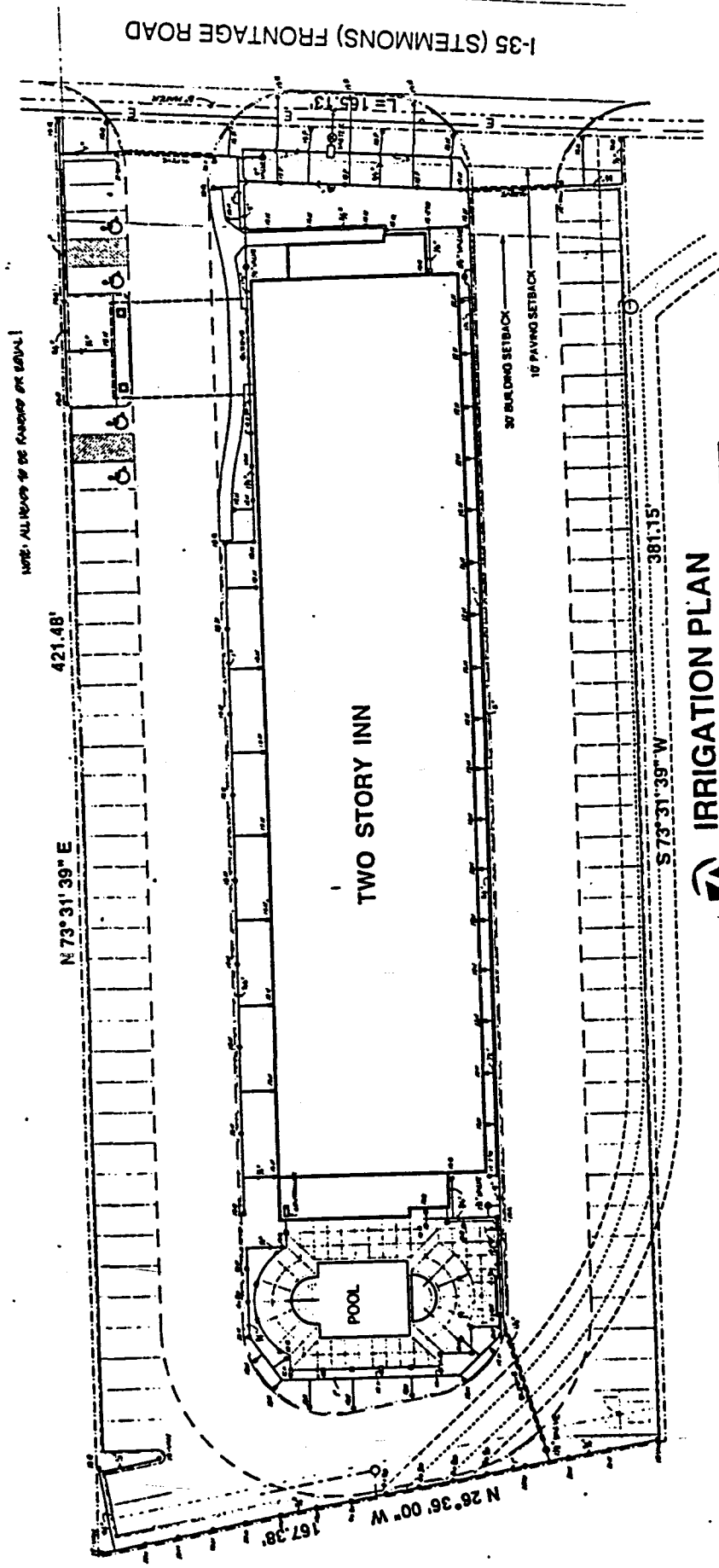
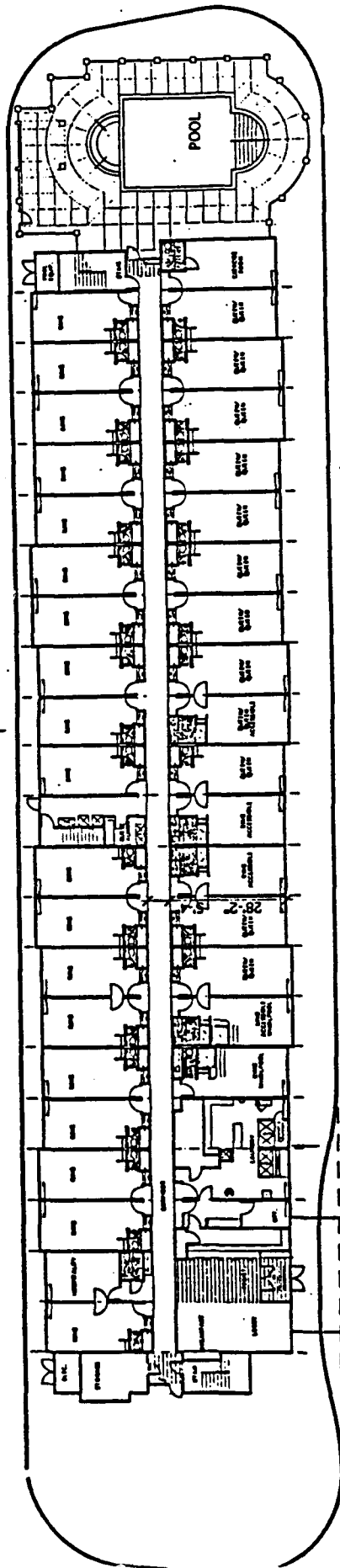


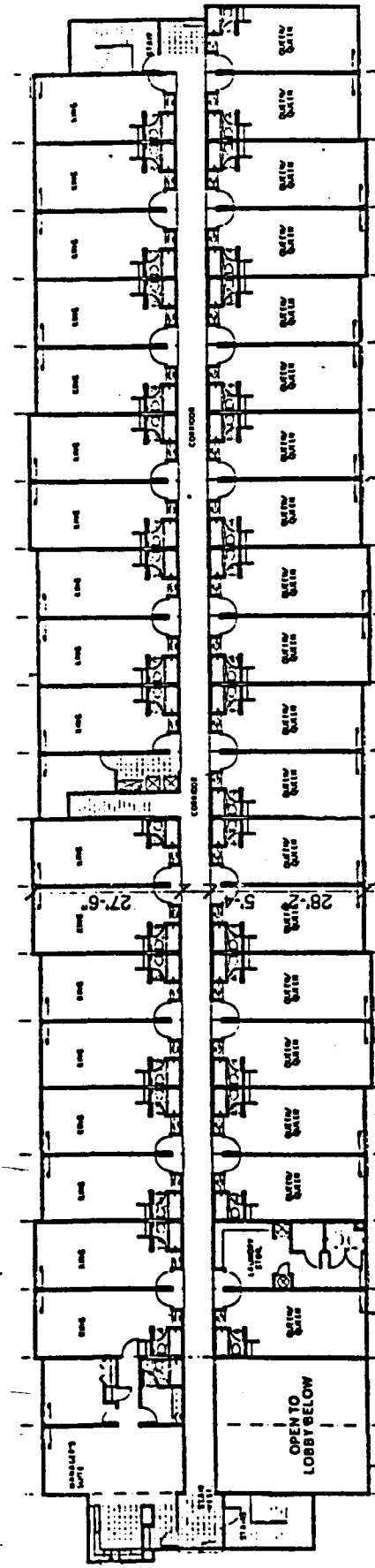
EXHIBIT "A" (3 of 8)



PRELIMINARY 1st FLOOR PLAN

EXHIBIT "A" (4 of 8)





PRELIMINARY 2nd FLOOR PLAN

EXHIBIT "A" (5 of 8)

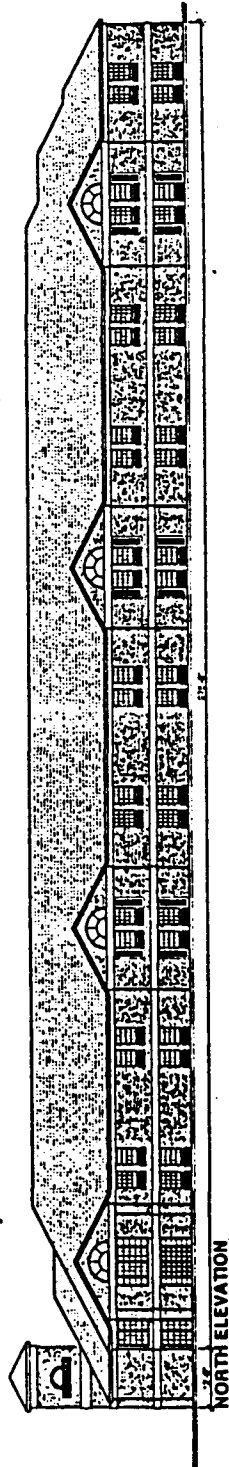
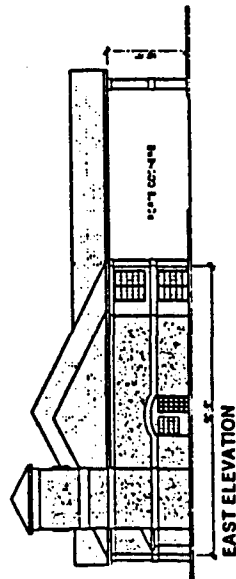
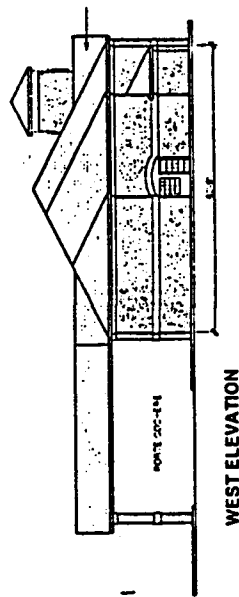
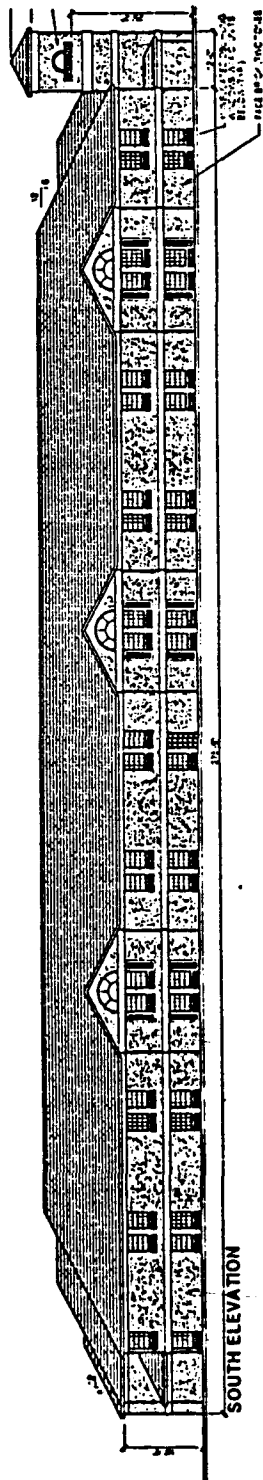


EXHIBIT "A" (6 of 8)

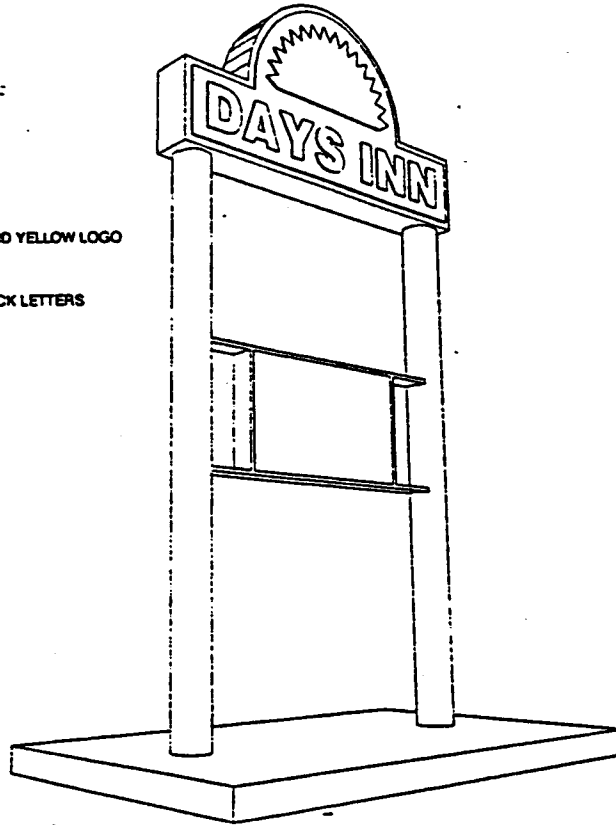
SIGNS

POLE SIGN

DAYS INN STANDARD COLOR SIGN W/ LOGO
 BLACK BACKGROUND W/ WHITE LETTERS AND YELLOW LOGO
 BLACK STEEL POLE
 21'W X 11'H (1154 SF EA. SIDE)
 TOP OF SIGN @ 50'-0" ABOVE GRADE
 MARQUIS SIGN - 5' X 8' (40 SF) WHITE W/ BLACK LETTERS
 TOP OF MARQUIS @ 20'-0" ABOVE GRADE
 GRAND TOTAL = 194 SF

BUILDING SIGN

DAYS INN STANDARD LOGO & COLORS
 ONE ON NORTH SIDE OF BLDG TOWER
 ONE ON SOUTH SIDE OF BLDG TOWER
 BLACK BACKGROUND W/ WHITE LETTERS
 AND YELLOW LOGO
 8'-4"W X 4'-2"H (25 SF)




SIGN ELEVATION
 NO SCALE

PROJECT ANALYSIS

PROJECT NAME	DAYS INN - FARMERS BRANCH
FACILITY USE	74 UNIT HOTEL
ZONING DISTRICT	PD-25 (LI)
TOTAL SITE AREA	1.5173 AC. / 66,094 S.F.
TOTAL BUILDING AREA	33,576 S.F.
BUILDING FOOTPRINT (%)	16,788 S.F. (25.4%)
FLOOR AREA RATIO (FAR)	0.5 : 1
LANDSCAPED AREA PROVIDED	10,200 S.F. (15.4%)
PARKING REQUIRED	78 SPACES
PARKING PROVIDED	78 SPACES
100% FIRE SPRINKLERED	YES
SMOKE DETECTION	YES
MANUAL FIRE PULL STATIONS	EACH EXIT
CONSTRUCTION	V-1 HOUR
OCCUPANCY	R-1
STORIES	2 (37'-9" TOWER HT.)

PARKING CALCULATIONS

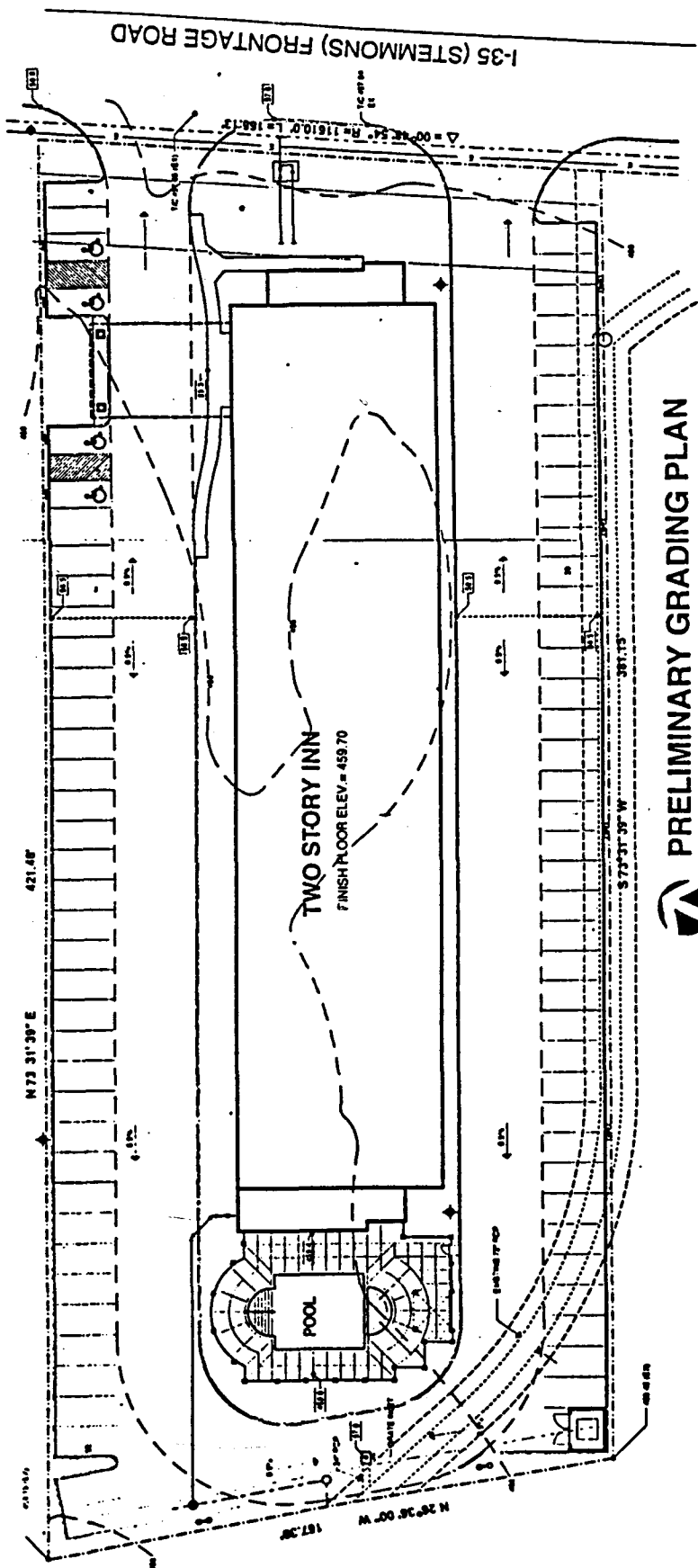
74 UNITS (1 SPACE / UNIT)	74
OFFICE- 351 S.F. @ (1 / 300 S.F.)	2
STORAGE- 1260 S.F. @ (1 / 1000 S.F.)	2
TOTAL REQUIRED	78



DAYS INN

13313 STEMMONS FREEWAY (I-35) FARMERS BRANCH, TEXAS

EXHIBIT "A" (7 of 8)



PRELIMINARY GRADING PLAN
 SCALE: 20"=1'-0"



EXHIBIT "A" (8 of 8)