



FARMERS
BRANCH

ORDINANCE NO. 3134

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 ORDINANCE NO. 2852 AS AMENDED BY ORDINANCE NO. 2920 GRANTING A SPECIFIC USE PERMIT FOR TOWNHOME DEVELOPMENT USES FOR A PORTION OF PLANNED DEVELOPMENT NO. 64 (PD-64) ZONING DISTRICT DESCRIBED IN EXHIBIT "A" HERETO AND CONSTITUTING A PORTION OF CAMBRIDGE CROSSING ADDITION; BY AUTHORIZING THE DEVELOPMENT OF THE PROPERTY FOR ONE FAMILY RESIDENTIAL DETACHED; AMENDING THE PREVIOUSLY ADOPTED SITE PLAN; PROVIDING FOR SPECIAL EXCEPTIONS; PROVIDING FOR ADDITIONAL DEVELOPMENT CONDITIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A CONFLICT RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.

*alpha
Sigma*

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 and Zoning Map of the City of Farmers Branch, Texas, are amended by amending Ordinance No. 2852, as amended by Ordinance No. 2920, granting a Specific Use Permit for Townhome Development for a portion of the Planned Development No. 64 Zoning District ("PD-64"), authorizing the property described in Exhibit "A" attached hereto, and incorporated herein by reference ("the Property") to be developed by One Family Residential Detached purposes subject to the following:

- A. The Site Plan set forth in Exhibit "C" of Ordinance No. 2852, as amended by Ordinance No. 2920, is hereby further amended with respect to the extent that it affects the Property, and only the Property, such that the Property shall be used and developed in accordance with Exhibit "B," attached hereto and incorporated herein by reference ("the Site Plan").

- B. The Property shall be further used and developed in accordance with the following special exceptions:**
- (1) The fifty-seven (57) Zero Lot Line Patio Home lots shown on the Site Plan may have a Lot Coverage Ratio up to, but no greater than, 80%;
 - (2) The eighteen (18) One Family Residential Detached Lots (i.e. without a zero lot line) may have a Lot Coverage Ratio up to, but no greater than, 65%;
 - (3) All One Family Residential Detached Lots must provide a minimum of two on-site parking spaces; and
 - (4) All One Family Residential Detached Lots may be developed with less than 10% Landscaped Open Space.
- C. In addition to the conditions and notes set forth on the Site Plan, the Property shall be developed in accordance with the following additional conditions:**
- (1) All One Family Residential Detached homes shall be constructed with high quality (i.e. not less than 30 year warranty) five-tab dimensional fiberglass composite roof shingles that substantially match the color of the townhomes existing within the Cambridge Crossing subdivision as of the effective date of this Ordinance;
 - (2) All One Family Residential Detached homes shall have exterior walls composed of not less than 90% masonry material as illustrated in the elevations set forth in the Site Plan;
 - (3) The chimneys of all One Family Residential Detached homes shall be constructed of 100% masonry material with all vent stacks located away from public view and painted to match the color of the roof;
 - (4) The yards of all One Family Residential Detached homes must be fully irrigated with an underground automatic irrigation system;
 - (5) All driveways must be constructed of concrete or paver brick; and
 - (6) All sidewalks constructed along Alpha Road and Sigma Road must be at least five (5) feet wide.
- D. To the extent of any conflict between the notes shown on the Site Plan and the specific exceptions and conditions set forth in Paragraphs B and C of this Section 1, the language set forth in Paragraphs B and C of this Section 1 shall be controlling.**