



ORDINANCE NO. 1162

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 ZONING DISTRICT CLASSIFICATION OF THE TRACT OF LAND BOUNDED ON THE EAST BY THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD LINE; BOUNDED ON THE WEST BY THE TRINITY RIVER AND THE WESTERN CITY LIMITS OF THE CITY OF FARMERS BRANCH, BOUNDED ON THE SOUTH BY ROYAL LANE AND THE SOUTHERN CITY LIMITS OF THE CITY OF FARMERS BRANCH; AND BOUNDED ON THE NORTH BY THE NORTHERN CITY LIMITS OF THE CITY OF FARMERS BRANCH FROM THE CURRENT ZONING DISTRICT CLASSIFICATION OF LIGHT INDUSTRIAL TO PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 22 ALLOWING LIGHT INDUSTRIAL USES; ESTABLISHING DEVELOPMENT STANDARDS FOR PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 22; PROVIDING A SAVING CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00); AND PROVIDING AN EFFECTIVE DATE.

Whereas, the City Planning and Zoning Commission of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of changes of zoning under 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 the 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 due to a change in condition and in order to protect the public health, welfare and safety, said changes of zoning should be granted, as set out herein;

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, Texas so as to change the zoning on the following described tract of land from Light Industrial (LI) to Planned Development Zoning District number twenty-two, allowing Light Industrial uses (PD-22 (LI)) and standards as set forth on exhibit "B". Said tract of land being shown on exhibit "A" and more specifically described as follows:

The tract bounded on the east by the Chicago, Rock Island and Pacific Railroad line; bounded on the west by the Trinity River and the western city limits of the City of Farmers Branch, bounded on the south by Royal Lane and the Southern City limits of the City of Farmers Branch; and bounded on the north by the northern city limits of the City of Farmers Branch.

SECTION 2. That all uses in Planned Development zoning district number twenty-two (PD-22) shall conform in operation, location and construction to the performance standards established by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 3. That all uses in Planned Development zoning district number twenty-two (PD-22) shall conform to the development standards as shown on Exhibit "B".

SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and as amended herein.

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, and upon conviction shall be punished by a fine not to exceed Two Hundred (\$200.00) 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 part or portion thereof, other than that portion so decided to be invalid or unconstitutional.

SECTION 7. Injunctive Relief. 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. Whereas, it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage, and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas on the 7th day of November, 1977.

APPROVED:

Bice Bradford
Mayor Pro-Tem

APPROVED AS TO FORM:

Ray Hutchison
City Attorney

ATTEST:

J. Earl White
City Secretary

DEVELOPMENT STANDARDS
FOR PLANNED DEVELOPMENT DISTRICT
NUMBER 22

The Following standards shall be considered in the design, location, and siting of structures and other development features within the Planned Development District. A comprehensive site plan will be required for each development as described in paragraph 8-502 of the Zoning Ordinance. Variances to these development standards may be requested by the developer and shall be considered as a part of the site plan approval.

Streets: All streets shall be constructed in conformance with the major throughfare plan as to type and location, and the engineering design criteria of the City. The following standards shall be considered as a minimum for development within the Planned Development District:

Note: Distances shall be measured from back of curb.

MAJOR STREET (Divided)

Minimum Right-of-Way Width	110 feet
Minimum Roadway Paving Width	37 feet
Minimum Number of Roadways	2
Minimum Median Width	14 feet

MAJOR STREET (Undivided)

Minimum Right-of-Way Width	100 feet
Minimum Roadway Paving Width	73 feet

SECONDARY STREET (Divided)

Minimum Right-of-Way Width	84 feet
Minimum Roadway Paving Width	25 feet
Minimum Number of Roadways	2
Minimum Median Width	14 feet

SECONDARY STREET (Undivided)

Minimum Right-of-Way Width	70 feet
Minimum Roadway Paving Width	49 feet

MINOR STREET (Undivided)

Minimum Right-of-Way Width	64 feet
Minimum Roadway Paving Width	44 feet

Curb intersections on all streets shall have a minimum radius of 30 feet. Right-of-way intersections shall be chamfered as required to accommodate such radius.

"EXHIBIT B"

Building Setbacks:

Front - Structures shall be set back a minimum distance from the right-of-way line of streets as described following, and such setbacks shall be required on all sides of any structure facing on a street. Setbacks shall apply to all parts and variations in heights of structures.

Major Street - Structures shall be setback a minimum of 50 feet from the street right-of-way line.

Secondary Street - Structures shall be setback a minimum of twice the building height from the street right-of-way line, except where such street has a landscaped median of at least 50 feet in width, in which case the minimum structure setback from the street right-of-way line shall be a distance equal to the height of the building.

Minor Street - Structures shall be setback from the street right-of-way line a minimum distance equal to the height of the structure.

Side - No minimum setback shall be required from side property lines except that a side setback shall be required such that structures in adjacent properties shall be no closer than 20 feet, with such area being permanently unobstructed for fire access purposes.

Rear - No minimum setback shall be required from rear property lines except for rail access purposes and except that a rear setback shall be required such that structures on adjacent properties shall be no closer than 20 feet, with such area being permanently unobstructed for fire access purposes.

Site Coverage: No building or accessory buildings shall be constructed which, in the aggregate, would cover more than 50% of the total lot area. The remaining area may be utilized for surfaced parking or maneuvering area, open storage, and landscaping.

Off-Street Parking: Surfaced off-street parking shall be provided adequate for all of the parking requirements of the use to eliminate totally the need for on-street parking. As a minimum, the following shall be required, whichever is greater:

Parking in relation to personnel:

- 1 space for each 1½ production or warehousing employee
- 1 space for each managerial personnel
- 1 visitor space for each 10 managerial personnel

Parking in relation to building area (total floor area):

- 1 space for each 1,000 square feet of gross floor area used for warehousing and distribution
- 1 space for each 500 square feet of gross floor area used for production or manufacturing
- 1 space for each 300 square feet of gross floor area used for office.

Site Positioning - Off-street parking shall be setback from the right-of-way line of streets as described following, and such setbacks shall be required along all streets.

Major Street - No paving shall be permitted forward of the building setback line except where such street has a landscaped median of at least 50 feet in width, in which case the minimum paving setback shall be 15 feet from the street right-of-way line.

Secondary Street - No paving shall be permitted forward of the building setback line, except where such street has a landscaped median of at least 50 feet in width, in which case the minimum paving setback shall be 15 feet from the street right-of-way line.

Minor Street - The minimum paving setback shall be 15 feet from the street right-of-way line.

Loading and Maneuvering: Adequate area shall be required on the property for all loading and maneuvering of trucks and other vehicles such that such operations will not be carried out in the streets, and such areas shall be located and screened as described following:

Major Street - No loading doors shall face the street nor be placed on the sides of buildings for a distance of 65 feet from the building setback line.

Secondary Street - Loading doors may face the street provided that the building is setback a minimum of 80 feet from the street right-of-way and provided that screening is constructed, and loading doors may be located on the sides of buildings closer than 65 feet from the building setback line provided that screening is constructed.

Minor Street - Loading doors may face the street provided that the building is setback a minimum of 80 feet from the street right-of-way line and provided that screening is constructed, and loading doors may be located on the sides of buildings.

Screening: All roof mounted equipment shall be screened on all sides. Any allowed outside storage shall be screened from all sides fronting on a street. All loading areas requiring screening shall be screened on all sides fronting on a street. Screening shall, at a minimum, consist of a solid opaque man made fence or wall a minimum of 6 feet and a maximum of 8 feet in height, and shall be architecturally consistent with the adjoining structure. Gates, if provided at drives, need not be solid or opaque. The type and location of screening shall be shown on the site plan, and such screening shall be located no closer than 15 feet to a street right-of-way line.

Loading areas which are allowed to face the street may provide as alternative screening a landscaped area adjacent to the street of at least 25 feet in width with an earthen berm averaging 5 feet in height.

Outside Storage: Outside storage shall be allowed only as an accessory use to an operation contained inside a building on the same property, except that outside storage as a primary use may be permitted only as may be approved under a specific use permit. No outside storage shall be allowed on any side of a building fronting a street, except that display areas in front of a building and outside storage in the area of a lot siding on a street may be permitted as a part of the site plan. All allowed outside storage, except such display areas as may be approved, shall be screened on all sides fronting on a street and no allowed outside storage may extend above the height of the screening wall or fence.

Site Landscaping: A landscape plan shall be required for each site. Parking areas visible from the street shall be broken up with vertical landscaping and shown on the landscaping plan. A minimum of 5% of the total property area shall be landscaped between the building and all street right-of-way lines. As a minimum, the following shall be required:

Major Street - Paving areas (except drives) placed closer than 50 feet to the street right-of-way line shall be screened from the street with a landscaped earthen berm averaging 3 feet in height. Where no paving is forward of the building line, trees shall be installed in the front yard at irregular intervals at the rate of no less than one tree per 30 lineal feet of front property line.

Secondary Street - Paving areas (except drives) placed forward of the building setback line shall be screened from the street with a landscaped earthen berm averaging 3 feet in height. Where no paving is forward of the building line, trees shall be installed in the front yard at irregular intervals at the rate of no less than one tree per 30 lineal feet of front property line.

Minor Street - A landscaping area of at least the required building setback, except that no more than 15 feet shall be required, shall be planted with trees or other vertical landscape material at the rate of no less than one tree per 30 lineal feet of front property line.

Signs: No billboards or advertising signs other than those identifying the user, nature of the business, and products shall be allowed. All signs should be affixed at ground level or on the face of the building. Only two signs shall be permitted for each site, and these shall be of a design and material consistent with the building itself. The only other allowed signs would be of a directional nature, or temporary signs indicating "for sale" or "for rent".