



ORDINANCE NO. 3434

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 REGULATING PLAN AND STREET SCAPES FOR PLANNED DEVELOPMENT NO. 86 (PD-86) ZONING DISTRICT (FARMERS BRANCH STATION AREA FORM-BASED CODE, ORDINANCE NO. 2800) RELATING TO BEE STREET SOUTH OF VALLEY VIEW LANE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); 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 of the City of Farmers Branch, Texas, as amended, by amending as follows Planned Development No. 86 (PD-86) Zoning District (also known as the “Farmers Branch Station Area Form-Based Code, Ordinance No. 2800”), as amended:

- A. Chapter II, Section D of Exhibit “C” to Ordinance No. 2800, as previously amended, is further amended by adding the Street Type titled “BEE STREET – South of Valley View Lane” as set forth in Attachment 1, attached hereto and incorporated herein by reference; and
- B. The illustration titled “Regulating Plan-Street Types”, set forth in Chapter II, Section C of Exhibit “C” to Ordinance No. 2800, as previously amended, is further amended to conform to the amendment described in Paragraph A, above, as set forth in Attachment 2, hereto, and incorporated herein by reference.

SECTION 2. All provisions of the ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. 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 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 remainder of the Comprehensive Zoning Ordinance.

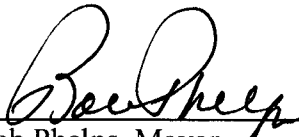
SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. 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 6. 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.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 21ST DAY OF MARCH, 2017.

APPROVED:



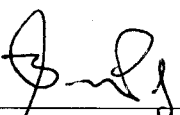
Bob Phelps, Mayor

ATTEST:



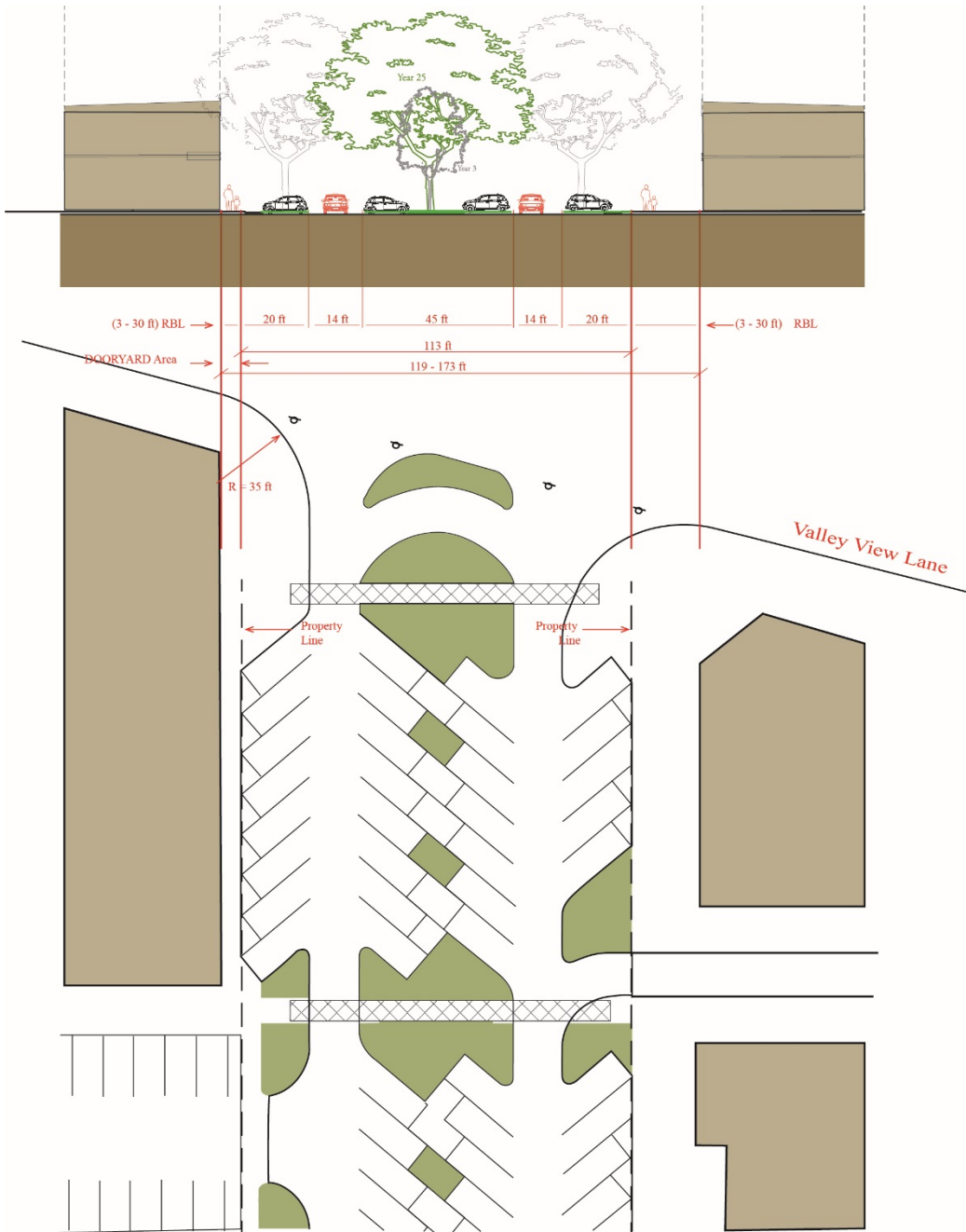
Amy Piukana, City Secretary

APPROVED AS TO FORM



Peter G. Smith, City Attorney
(kbl:3/9/17:84408)

**Ordinance No. 3484
ATTACHMENT 1
“Street Type – BEE STREET South of Valley View Lane”**



Bee Street
south of Valley View Lane

Streetspace	113 ft	Median	
Sidewalks	3 to 30 ft clear	(on-street parking + planting strip)	45 ft
On-street parking (angled)	20 ft	Travel lanes	2 @ 14 ft

This drawing is for illustrative purposes only. Refer to the REGULATING PLAN for site specific situations.

Ordinance No. 3484 ATTACHMENT 2 Revised "Regulation Plan – Street Types"



The purpose of the streetscape standards is to ensure coherent streets and to assist developers and owners with understanding the relationship between the public spaces and individual buildings.

- Valley View Lane (streetscape standard on page 29)
- Cdornrade Street (streetscape standard on page 28)
- Denton Street (streetscape standard on page 29)
- Street 65 (streetscape standard on page 31)
- Street 58 (streetscape standard on page 32)
- Pionernde 46 & Pionernde Pathway (streetscape standard on page 33)
- Streets to be abandoned
- Blue Street / Urban Village (part south of Valley View Lane) (reference standard on page 34... Ordinance 3424, 2017)



March 2017
adopted with Ordinance 3434
Farmers Branch Station Area
Regulating Plan
Street Types