



ORDINANCE NO. 1428

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 CHANGE THE ZONING DESIGNATION FROM LIGHT INDUSTRIAL (LI) TO PLANNED DEVELOPMENT DISTRICT NO. 43 ALLOWING OFFICE USES, ON THE TRACT OF LAND LOCATED AT 13555 AND 13595 INWOOD ROAD; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

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 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 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 forth 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 so as to change the zoning on the following described tract of land from Light Industrial (LI) to Planned Development Zoning

District Number 43 (PD-43) allowing office uses and standards as set forth in Exhibit "B". Said tract of land being shown more specifically described as follows:

13555 and 13595 Inwood Road and being bounded on the north by Alpha Road, on the east by Inwood Road, on the south by Simonton Road and on the west by north-south St. Louis and Southwestern Railroad spur.

SECTION 2. That all uses in PD zoning district Number 43 (PD-43) 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 PD Zoning District Number 43 (PD-43) 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 purpose 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 the sum of Two Hundred Dollars (\$200.00) for each offense.

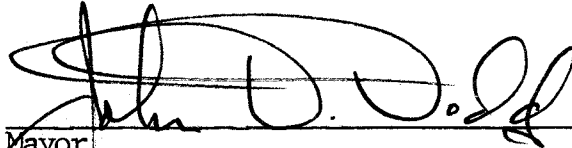
SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or portion thereof, other than that portion so decided to be invalid or unconstitutional.

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, 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 case provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 7 day of February, 1983.

APPROVED:



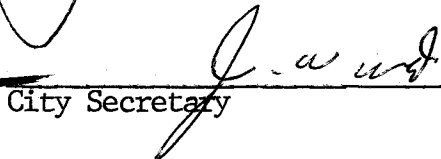
Mayor

APPROVED AS TO FORM:

ATTEST:



City Attorney



City Secretary

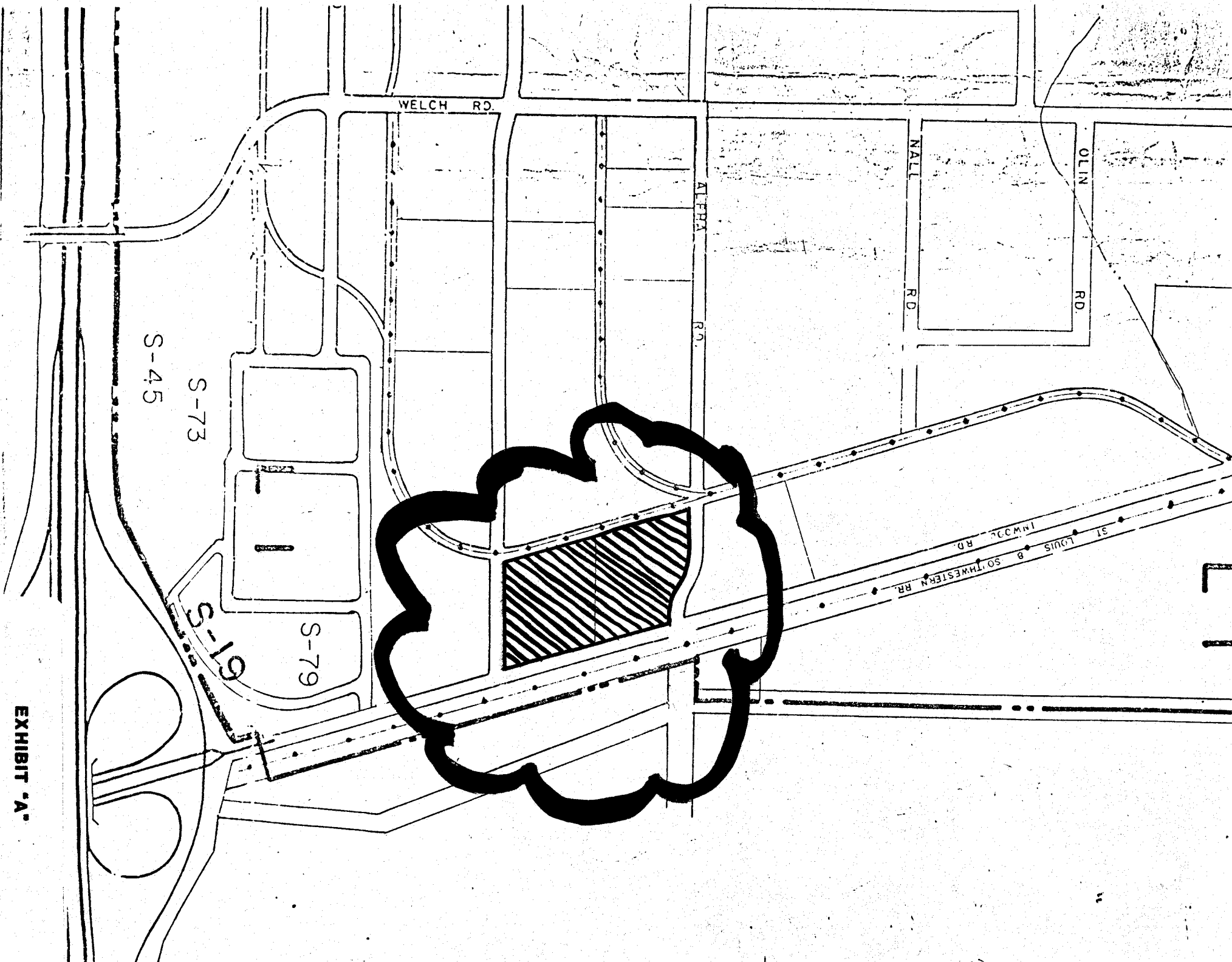


EXHIBIT "A"

DEVELOPMENT STANDARDS FOR PD-43

LOCATED AT 13555 AND 13595 INWOOD ROAD

EXHIBIT "B"

1. A detailed site plan be submitted and approved prior to any permits being issued.
2. The uses be limited to office uses.
3. A traffic study be submitted prior to or along with the site plan.
4. Parking, setbacks and landscaping requirements to be established on the site plan.
5. Floor area to lot area ratio to be a maximum of 4 to 1 including parking structures.
6. The building coverage to be a maximum of 50%.
7. The maximum height of buildings to be in compliance with the F.A.A. standards.



US Department
of Transportation
**Federal Aviation
Administration**

Southwest Region
P. O. Box 1689
Fort Worth, Texas 76101



RECEIVED

JUL 2 1986

OFFICE OF
CITY MANAGER

IN REPLY REFER TO
AERONAUTICAL STUDY
NO. 86-ASW-0444-OE

DETERMINATION OF NO HAZARD TO AIR NAVIGATION

| | | | | |
|------------------------------|---|--|--|-------------------------------|
| SPONSOR | Cambridge Development Company ATTN: Michael Hilley 14800 Quorum Drive, Suite 330 Dallas, Texas 75240 | | CONSTRUCTION LOCATION | |
| | | | PLACE NAME FARMERS BRANCH, TEXAS | |
| | | | LATITUDE 32°55'58" | LONGITUDE 96°49'28" |
| CONSTRUCTION PROPOSED | DESCRIPTION Office Building | | HEIGHT (IN FEET) | |
| | | | ABOVE GROUND 200 | ABOVE MSL 830 |
| | | | | |

An aeronautical study of the proposed construction described above has been completed under the provisions of Part 77 of the Federal Aviation Regulations. Based on the study it is found that the construction would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the construction would not be a hazard to air navigation provided the following conditions are met:

Conditions: The structure should be lighted in accordance with Chapters 4, 5, and 9 in FAA Advisory Circular AC 70/7460-1, Obstruction Marking and Lighting, which is available free of charge from the Department of Transportation, Subsequent Distribution Unit, M-494.3, 400 7th Street, S.W., Washington, D.C. 20590.

Supplemental notice of construction is required any time the project is abandoned (use the enclosed FAA form), or

- At least 48 hours before the start of construction (use the enclosed FAA form).
- Within five days after the construction reaches its greatest height (use the enclosed FAA form).

This determination expires on February 10, 1988 unless:

- (a) extended, revised or terminated by the issuing office;
- (b) the construction is subject to the licensing authority of the Federal Communications Commission and an application for a construction permit is made to the FCC on or before the above expiration date. In such case the determination expires on the date prescribed by the FCC for completion of construction, or on the date the FCC denies the application.

NOTE: Request for extension of the effective period of this determination must be postmarked or delivered to the issuing office at least 15 days prior to the expiration date.

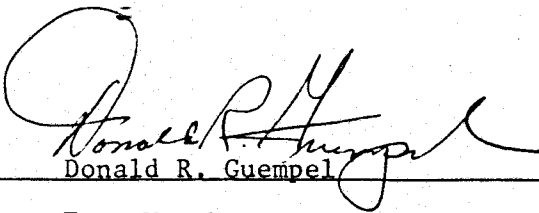
This determination is subject to review if an interested party files a petition on or before July 31, 1986. In the event a petition for review is filed, it should be submitted in triplicate to the Manager, Flight Information and Obstructions Branch, AAT-210, Federal Aviation Administration, Washington, D.C. 20591, and contain a full statement of the basis upon which it is made.

This determination becomes final on August 10, 1986 unless a petition for review is timely filed, in which case the determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review.

An account of the study findings, aeronautical objections, if any, registered with the FAA during the study, and the basis for the FAA's decision in this matter will be found on the following page(s).

If the structure is subject to the licensing authority of the FCC, a copy of this determination will be sent to that Agency.

This determination, issued in accordance with FAA Part 77, concerns the effect of this proposal on the safe and efficient use of the navigable airspace by aircraft and does not relieve the sponsor of any compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

SIGNED  TITLE Manager, Airspace and Procedures Branch
ISSUED IN Fort Worth, Texas ON July 1, 1986