



ORDINANCE NO. 1479

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AS HERETOFORE AMENDED, SO AS TO AMEND THE ZONING DESIGNATION FROM PD-14 (MF-2) (O) TO PLANNED DEVELOPMENT ZONING DISTRICT NUMBER FORTY SEVEN (PD-47) ALLOWING A FOUR STORY OFFICE BUILDING ON THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF TREEVIEW LANE AND THE LBJ FREEWAY SERVICE ROAD; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan 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 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 said change in zoning uses 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 change the zoning from Planned Development Zoning District Number Fourteen allowing Office Uses, PD-14 (0) to Planned Development Zoning District Number Fourty seven allowing Office Uses, PD-47 (0), on the tracts of land located at Treeview Lane, Maybrook Lane and the North Service Road of IH 635 E and said tracts being more specifically described and shown on Exhibit "B".

SECTION 2. That the above described tracts of land shall be used only in the manner and for the purposes provided in the Comprehensive Zoning Ordinance of the City of Farmers Branch as heretofore amended and shall conform to the standards as shown on Exhibit "A" and to the conditions and requirements of the Development Conceptual Plan attached as Exhibit "C".

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes allowed by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and as amended herein.

SECTION 4. That if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not effect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

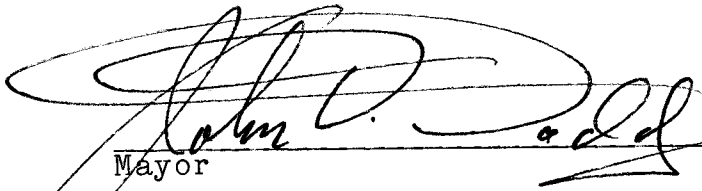
SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 6 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 7. Whereas it has been found that there has been a change in the 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 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 case provides.

DULY PASSED by the City Council of the City of Farmers Branch on the
_____ 9th _____ day of _____ January _____, 1987.


APPROVED:



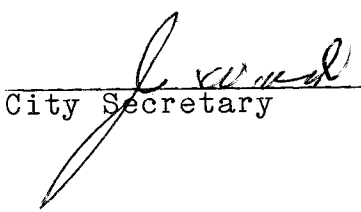
Mayor

ATTEST:

APPROVED AS TO FORM:



City Attorney



City Secretary

EXHIBIT "A"

DEVELOPMENT STANDARDS
FOR PLANNED DEVELOPMENT DISTRICT
NUMBER 47

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 with each development as described in paragraph 8-502 of the Zoning Ordinance as well as herein.

I. Basic Performance Standards

A. Uses Permitted

The following uses shall be permitted subject to approval of conceptual and detailed site plans.

1. Office

B. Use Limitations

1. All development shall conform to standards set forth in maximum and minimum development standards.
2. All uses shall be permitted only in the location shown on the approved final site plan. Should a desired alteration or change in use represent a substantial departure from the approved final site plan, then such shall be allowed only after resubmittal of the amended site plan.

C. Lot Size

The following are standards for lots on tracts to be submitted for approval as building sites.

1. Minimum lot area: 1 acre (considering phasing)
2. Minimum lot width: no requirement

D. Building Regulations

1. Maximum Floor Area: The maximum floor area is not to exceed 120,000 sq. ft. excluding basements of office and parking structures.

There will be no building north of the drainage channel and there will be no access to Treeview Lane.

2. Maximum building heights: Four stories
3. Building setbacks:

Public street right-of-way: structure shall be set back 30 feet from the property line along the LBJ Service Road and 25 feet from the property line along all other streets.

Side and rear property lines: structures shall be set back a minimum of 10 feet from property lines shared with adjacent properties and not fronting onto public right-of-way. The intent shall be to guarantee a permanently unobstructed area of 20 feet between structures for fire access purposes.

E. Site Coverage and Landscaping

1. The gross building footprint of buildings and parking garages should not exceed 50% of the gross site area.
2. The landscaped open space shall be not less than 5% of gross site area.
3. Parking lots at grade must have not less than 5% of their interior area landscaped. Border plantings at the perimeter of the lot shall not be considered as part of the interior landscaping requirements.
4. Landscaped areas shall be interpreted to mean zones of grass, ground cover, trees and shrubs, paved and landscaped areas for pedestrian uses, and lakes and fountains.

F. Parking shall be provided for the proposed uses and shall be accommodated at grade or in structures at the minimum ratio established by the Zoning Ordinance.

G. Service Facilities

1. All office use shall provide and maintain off-street loading facilities in the quantities stated below:
 - a) Office Uses;
 1. 0 to 50,000 gross square feet: no spaces
 2. 50,000 to 150,000 gross square feet: 1 space
 3. Each additional 100,000 gross square feet: 1 space
2. Loading facilities shall be designed to minimize interference with traffic flow.

H. Streets

All streets shall be constructed in conformance with City engineering design criteria.

I. Phasing

If a tract is to be developed in phase under this Planned Development Ordinance, each sub-tract shall conform to the basic performance standards of the Planned Development Ordinance, as though it were a separate site.

J. Other Standards

All other standards not specifically established by this ordinance shall comply with the requirements of the Comprehensive Zoning Ordinance of the City of Farmers Branch.

II. Detailed Site Plan

The following are submittal requirements for approval of a detailed development plan under the proposed Planned Development designation. This submittal would address a particular phase of a project, and will be required to be approved before building permits would be considered.

- A. A vicinity map at a scale not smaller than 1 inch equals 2,000 feet.
- B. A boundary survey of the property including the following:
 - 1. metes and bounds of all property line.
 - 2. total area of property.
 - 3. scale and north arrow.
 - 4. names and route numbers of boundary streets and right-of-way.
 - 5. existing topography with a maximum contour interval of two feet.
- C. A detailed scaled site plan showing:
 - 1. existing and proposed public or private streets.
 - 2. existing and proposed building or parking structure locations, including size in number of square feet, number of floors, and proposed approximate average height above grade.
 - 3. existing and proposed utility easements and fire lanes.

4. landscape plan showing proposed vegetation zones and their relationship to adjacent properties.
 5. proposed at-grade parking lots and loading facilities.
 6. a statement of proposed floor area ratio, site coverage ratio, landscaped area ratio, and the relationship between these figures and the standards set forth in the Planned Development designaton.
 7. proposed on-site identification and directional signage.
 8. parking lot lighting.
- B. Any other items needed to comply with the requirements of Section 8-502 of the Comprehensive Zoning Ordinance of the City of Farmers Branch.

F I E L D N O T E S

122,225 Sq. Ft.::

BEING a survey of a tract of 122,225 Sq. Ft. of land in the ISAAC B. WEBB SURVEY ABST. NO. 1574, Dallas County, Texas; and being part of Lot A of Block 2 of Brookhaven Park Addition, an addition to the City of Farmers Branch as per Vol. 73146, page 0061 of the Map Records of Dallas County, Texas; and said 122,225 Sq. Ft. tract being more particularly described as follows:

BEGINNING at the point of intersection of the Northerly line of Interstate Highway No. 635 with the Westerly line of Treeview Lane;
 THENCE Westerly, along the Northerly lines of said I. H. 635, as follows:
 1st. S 74°56'12" W, 233.1 ft.; 2nd. S 74°54'12" W, 112.5 ft.;
 THENCE N 15°05'48" W, 343.58 ft. to a point in the Southerly line of Maybrook Drive;
 THENCE Easterly, along the Southerly lines of Maybrook Dr., as follows:
 1st. N 86°49'12" E, 211.07 ft. to the beginning of a curve to the left that has a Central Angle of 51°41'49", a Radius of 148.05 ft. and a Tangent of 71.72 ft.
 2nd. Around said curve, 133.58 ft.;
 3rd. N 35°07'23" E, 69.93 ft. to its intersection with the Westerly line of Treeview Lane;
 THENCE Southerly, along the Westerly lines of Treeview Lane, as follows:
 1st. Around a curve to the right that has a Central Angle of 56°08'49", a Radius of 120.0 ft., a Tangent of 64.0 ft. and for a distance of 117.59 ft.;
 2nd. S 01°16'12" W, 197.2 ft., to the beginning of a curve to the left that has a Central Angle of 16°20'00", a Radius of 180.0 ft. and a Tangent of 25.83 ft.;
 3rd. Around said curve, 51.31 ft.;
 4th. S 15°03'48" E, 25.55 ft. to the POINT OF BEGINNING and containing 122,225 Sq. Ft. of land.

NOTE::

1. Vacant.
2. Utility Easement along I. H. 635.
3. 5' Telephone Utility Easement along Maybrook Dr.
4. Asphalt Parking Encroachment along West line.
5. Approximate location Lone Star Gas Co Pipeline - Easement vol 73136, pg 1938.

30,666 Sq. Ft.::

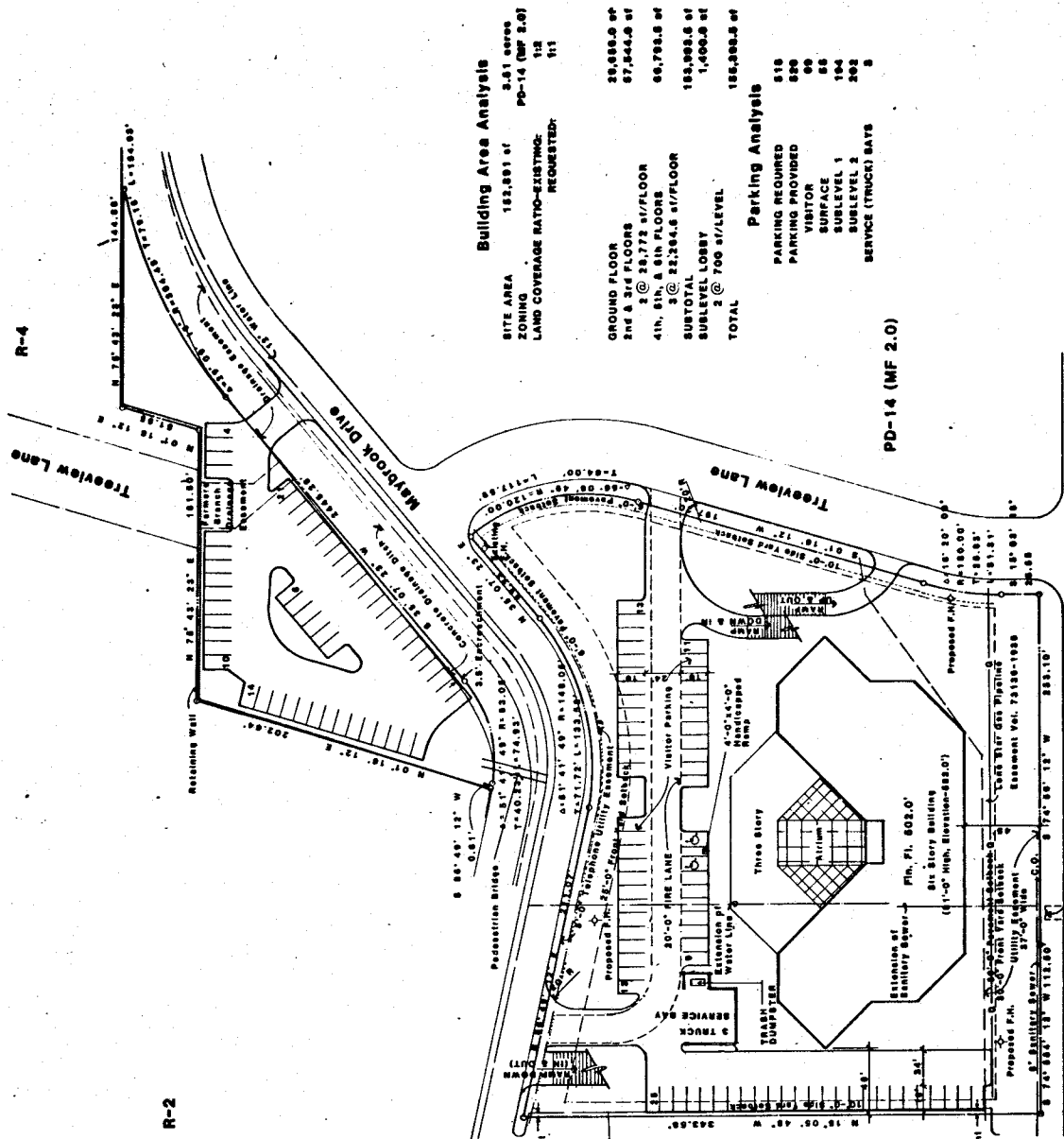
BEING a survey of a tract of 30,666 Sq. Ft. of land in the ISAAC B. WEBB SURVEY ABST. NO. 1574, Dallas County, Texas; and being part of Brookhaven Park Addition, an addition to the City of Farmers Branch as per Vol. 73146, page 0061 of the Map Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point in the most Southerly North line of said Addition that is N 86°49'12" E, 1145.26 ft. from the point of intersection of said North line with the Easterly line of Josey Lane;
 THENCE along the lines of the Crestbrook Estates Addition to Farmers Branch, (same being the lines of said Brookhaven Park Addn.), as follows:
 1st. N 01°16'12" E, 202.64 ft.;
 2nd. N 75°43'23" E, 181.5 ft.;
 3rd. N 01°16'12" E, 51.86 ft.;
 4th. N 75°43'23" E, 144.88 ft. to a point in the Northerly line of a 30' wide drainage easement;
 THENCE Southwesterly, along the Northerly lines of said Drainage easement, as follows:
 1st. Around a curve to the left that has a Central Angle of 29°09'16", a Radius of 304.48 ft., a Tangent of 79.18 ft. and for a distance of 154.93 ft.;
 2nd. S 35°07'23" W, 245.28 ft. to the beginning of a curve to the right that has a Central Angle of 51°41'49", a Radius of 83.05 ft. and a Tangent of 40.23 ft.;
 3rd. Around said curve, 74.93 ft.;
 4th. S 86°49'12" W, 0.61 ft. to the POINT OF BEGINNING and containing 30,666 Sq. Ft. of land.

NOTE::

1. Vacant.
2. Drainage Easement to the City of Farmers Branch.
3. Concrete Drainage Ditch Encroachment along South line
4. Retaining Wall along Northerly lines - Protrudes along most Northerly line.

EXHIBIT "C"



Building Area Analysis

SITE AREA	152,891 sf	2.81 acres
ZONING	PD-14 (MF 2.0)	
LAND COVERAGE RATIO-EXISTING	112	
REQUESTED	111	

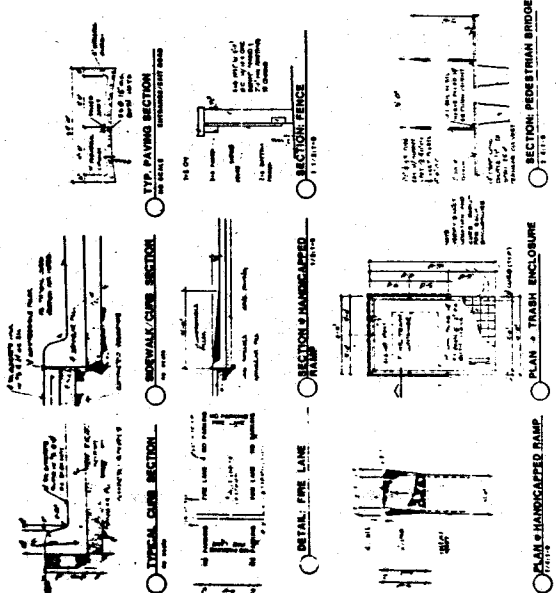
GROUND FLOOR	26,889.5 sf
2nd & 3rd FLOORS	67,844.9 sf
4th, 5th, & 6th FLOORS	66,788.8 sf
SURTOTAL	161,523.2 sf
SURLEVEL LOBBY	1,400.8 sf
SURLEVEL 2	152,888.5 sf
TOTAL	162,984.0 sf

Parking Analysis

PARKING REQUIRED	515
PARKING PROVIDED	600
VISITOR	60
SURFACE	85
SURLEVEL 1	104
SURLEVEL 2	202
SERVICE (TRUCK) BAYS	3

PD-14 (MF 2.0)

PD-14 (MF 2.0)



L.B.J. Freeway (I.H. #655) Access Road

SITE PLAN



1:40-0