



ORDINANCE NO. 2041

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 PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 56 (PD-56) WHICH INCLUDES 7.8 ACRES OF LAND LOCATED APPROXIMATELY 785 FEET SOUTH OF SPRING VALLEY ROAD ON THE WEST SIDE OF INWOOD ROAD; AMENDING DEVELOPMENT PHASING REQUIREMENTS; REPEALING ORDINANCE 1550 WHICH ORIGINALLY ESTABLISHED PD-56; PROVIDING A SAVINGS CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning 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 changes to zoning classifications 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 Planned Development Zoning District Number 56 (PD-56) performance and development standards on the tract of land specifically described (when PD-56 was originally established) in Exhibit "A".

SECTION 2. That all uses in Planned Development Zoning District Number 56 (PD-56) shall conform in operation, location and construction to the performance standards set out in Exhibit "B" and, except as modified by Exhibit "B", to those established by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 3. That all uses in Planned Development Zoning District Number 56 (PD-56) shall conform to the development standards set out in 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 Ordinance Number 1550 is hereby repealed.

SECTION 6. 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 Thousand Dollars (\$2,000.00) for each offense.

SECTION 7. 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 8. 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 9. Whereas, it has been found that there has been a change in conditions in the above described property, it is now necessary that the PD-56 zoning district be amended 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 cases provides.

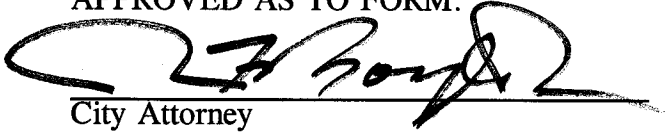
DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 19th
day of April, 1993.

APPROVED:



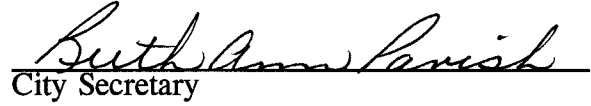
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

EXHIBIT "A"

METES & BOUNDS DESCRIPTION

**Rezoning 7.861 Acres
E. Fike Survey, A-478
City of Farmers Branch
Dallas County, Texas**

Being two tracts of land, located in the E. Fike Survey, Abstract No. 478, City of Farmers Branch, Dallas County, Texas, Tract 1 being part of Inwood Road (80' wide) and part of that called 6.8 acres described in instrument of record in Volume 74159, Page 1605, Deed of Trust Records, Dallas County, Texas, Tract 2 being part of Inwood Road Office Development Addition as recorded by Volume 83172, Page 1473, Map Records, Dallas County, Texas, said tracts being more particularly described by metes and bounds as follows:

TRACT 1

BEGINNING at the northwest corner of said 6.8 acres, said point being on the center line of a railroad tract;

THENCE, N 72 deg. 59' E, with the north line of said 6.8 acres, 473.0 feet to a point on the proposed westerly right-of-way of Inwood Road (92' wide), said point being the point of tangency for a circular curve;

THENCE, southerly with said proposed right-of-way the following three (3) courses:

Along the arc of a curve to the left, having a delta angle of 23 deg. 04'26", a radius of 546.00 feet and an arc length of 219.88 feet to a point of reverse curvature;

Along the arc of a curve to the right, having a delta angle of 23 deg. 04'26", a radius of 454.0 feet and an arc length of 182.83 feet to the end of said curve;

South 17 deg. 01' E, 312.06 feet to a point on the extension of the southerly line of the aforesaid 6.8 acre tract;

THENCE, S 89 deg. 42' W, along said southerly line 577.4 feet to a point for the southwest corner of the herein described tract, said point being on the centerline of a railroad tract;

THENCE, N 17 deg. 01' W, generally with said centerline, 537.9 feet to the **POINT OF BEGINNING** and containing 7.512 acres.

TRACT 2

COMMENCING at the northeast corner of that called 6.8 acre tract described in Volume 74159, Page 1605, Deed of Trust Records, Dallas County, Texas, said point being on the westerly right-of-way of Inwood Road (80' wide);

THENCE, N 72 deg. 59' E, along the extension of the north line of said 6.8 acre tract, 80.0 feet to the POINT OF BEGINNING on the easterly right-of-way of existing Inwood Road;

THENCE, N 72 deg. 59' E, 80.0 feet to a point for corner on the east line of Inwood Road Office Development Addition, as recorded by Volume 83172, Page 1473, Map Records, Dallas County, Texas;

THENCE, S 17 deg. 01' E, with said east line, 391.92 feet to a point for corner, the beginning of a curve for the proposed realignment of Inwood Road;

THENCE, northerly with said proposed alignment, the following two courses:

Along the arc of a curve to the left, having a delta angle of 23 deg. 04'26", a radius of 546.0 feet and an arc length of 219.88 feet to a point of reverse curvature;

Along the arc of a curve to the right, having a delta angle of 23 deg. 04'26", a radius of 454.0 feet and an arc length of 182.83 feet to the POINT OF BEGINNING and containing 0.349 acre, giving a total for the two tracts of 7.861 acres.

Note: This description and the accompanying exhibit have been prepared for the purposes of a Rezoning Hearing and have been compiled exclusively using record information.

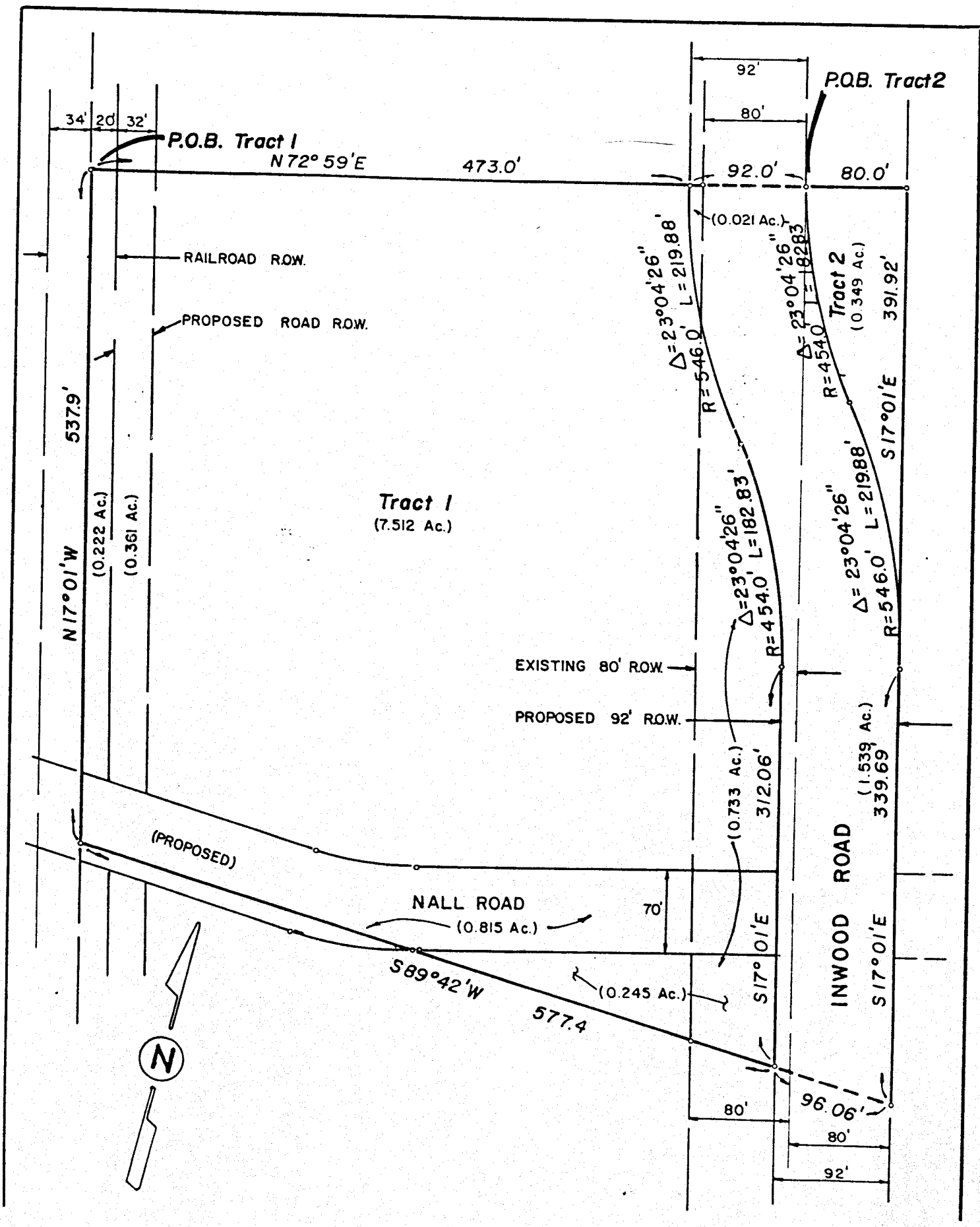


EXHIBIT "B"

PERFORMANCE AND DEVELOPMENT STANDARDS FOR PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 56 (PD-56)

Attached is a Conceptual Site Plan illustrating the development potential of the site based upon the proposed ordinance. The Concept Plan conforms to all of the requirements of the City of Farmers Branch.

The following performance and development standards shall be considered in the use, operation, design, siting, and construction of structures and other development features within this Planned Development District.

A. USES: The following uses shall be permitted within the District:

1. Principal Uses Permitted:

- a. Office building (includes, but is not limited to: private corporate offices, professional offices, medical and diagnostic offices).
- b. Hotels.
- c. Banks, savings and loan associations, and other financial institutions.
- d. Medical and dental laboratories.
- e. Sign and identification uses permitted in a PD under paragraph 8-108 of the Comprehensive Zoning Ordinance and shall be approved on site plan.

2. Secondary Uses Permitted:

- a. Barber and beauty shops.
- b. Bakery and confectionery shop (retail).
- c. Cafeteria.
- d. Cleaning and pressing, small shop or pick up.
- e. Custom personal service shop.
- f. Florist or garden shop.
- g. Mimeograph, stationery, or letter shop.
- h. Studio for photographer, musician or artist.
- i. Optical shop.
- j. Travel agencies.
- k. Snack and sandwich shop.
- l. Print shop.

3. Specific Use Permit Required:

- a. Skating rink, roller or ice.
- b. Vacant.
- c. Private clubs.
- d. Indoor theatre (movie or legitimate).

- e. Health club or studios, public and private.
- f. Transportation related uses.
- g. Drive-in banking facilities.

4. Use Limitation:

- a. All developments within each building site shall conform to standards set forth in maximum and minimum development standards.
- b. Secondary uses shall be permitted only within office uses, or hotel.
- c. The gross floor area of secondary uses, except parking, shall not exceed 3% of the total principal uses of the development.
- d. All primary uses shall be permitted only in locations shown on the site plan. The secondary use(s), unless specifically addressed on the final site development plan, shall be a part of the indicated building. Should a desired alteration or change in use represent departure from the approved Site Plan, then such shall be allowed only after resubmittal of the amended Site Plan and subsequent approval by the Planning and Zoning Commission and City Council.

B. DENSITY: The following shall be the allowable density within the District.

- 1. Floor Area Ratio: Maximum allowable floor area ratio shall be 3.57:1 including parking structures if above grade level. All below grade mechanical rooms as well as parking structures shall not be counted in determining this ratio.
- 2. Maximum floor area within the District devoted to primary and secondary uses as defined in A.1 & 1.2 above shall be limited to one million square feet (1,000,000 SF).
- 3. Garages and parking structures below grade shall not be counted in computing floor area referred to in B-1 above.

C. MAXIMUM BUILDING HEIGHT: Maximum building height shall be not greater than that permitted by the Federal Aviation Authority (FAA) provided the height is approved on the Site Plan. Certification of FAA approval of proposed building height shall be submitted to the City Building Official prior to issuance of any building permit for this property.

D. BUILDING SETBACKS: Setbacks shall be established on the Site Plan. Minimum setback distance from the right-of-way line of public streets and adjacent property lines are as follows:

- 1. Public streets right-of-ways: building structures shall be setback a minimum of 30 feet from Inwood and 25 feet from all other rights-of-way lines.

2. Side and rear property lines: building structures shall be setback a minimum of 20 feet from property lines shared with adjacent properties and not fronting onto public street rights-of-way. The intent shall be to guarantee a permanently unobstructed area of 24 feet between building structures for fire access purposes.
3. 15' - 0" setback from property lines at all underground structures.

E. **BUILDING SITE COVERAGE & LANDSCAPING:** The following shall govern the building site coverage and its landscaping:

1. Gross ground floor area of buildings may cover up to but shall not exceed 40% of gross site area, after required dedication of required street right-of-way.
2. Landscaped open space on a building site shall not be less than 20% of the gross building site area, after dedication of required street right-of-way.
3. Landscaping shall be defined as zones of grass, vines, ground covers, trees, shrubs, streams, lakes or fountains and any combination of the above approved in a landscape plan.
4. Parking lots greater than 60 feet or two rows deep located on-grade shall have not less than 5% of their area developed as landscaping which is located interior to the parking lot. Landscaping located along the perimeter of the parking lot shall not be counted as fulfillment of the interior landscaping requirement.
5. The project shall conform to City of Farmers Branch pathway system.

F. **PARKING:** Parking shall be provided for the proposed uses at the following minimum ratios:

1. Offices (other than Medical Offices): One space per 300 square feet (SF) of gross floor area.
2. Medical and Diagnostic Offices: one space per 175 SF of gross floor area.
3. Hotels: one space for each room, plus such spaces as required by restaurants, ballrooms, and affiliate facilities.
4. Retail and Affiliated Office Support Systems: one space per 250 SF of gross floor area.
5. Eating Establishments: one space per 100 SF of gross floor area.
6. Theaters: one space for every three seats.

G. LOADING FACILITIES

1. All office, commercial, hotel and restaurant uses shall provide and maintain off-street loading facilities in the quantities stated below:
 - a. Office uses:
 - i. 0 to 150,000 gross square feet (GSF): one space.
 - ii. Each additional 100,000 GSF: one space.
 - b. Commercial uses:
 - i. 0 to 20,000 GSF: one space.
 - c. Hotel uses:
 - i. 1 to 100,000 GSF: one space.
 - ii. 100,000 to 200,000 GSF: one space.
 - iii. Each additional 100,000 GSF: one space.
 - d. Restaurant uses:
 - i. 0 to 50,000 GSF: one space.
 - ii. Each additional 50,000 GSF: one space.
2. The City Staff shall determine the off-street loading requirements for uses not specified, based on the most similar use listed above.
3. A structure containing more than one use must meet the loading requirements of each use unless one use occupies 90% or more of the gross building area, in which case the loading requirement is calculated as if that use occupied the entire structure.
4. Whether or not a required loading facility must be suitable for semi-tractor trailer delivery vehicles, shall be determined and recommended by the City Staff as a part of the approved Site Plan.
5. Loading facilities for more than one building may be provided in a common terminal if connections between building and terminal are off-street.
6. Loading facilities shall be designed to minimize interference with traffic flow to eliminate the need to use any public street for maneuvering of any delivery vehicle.
7. Loading facilities shall consist of a minimum area of 10 feet by 45 feet.

- H. STREETS: All public streets and rights-of-way, public alleys, and fire lanes within the District shall be constructed in conformance with City engineering design criteria.**

I. **CONCEPT PLAN APPROVAL:** Prior to submittal of the first Site Plan within the District, a Concept Plan for the District shall be submitted for approval. This submittal shall be for the purpose of setting forth the general overall location of uses within the District, but shall not be conclusive as to future development on specific building sites within the District. The following are the submittal requirements for Concept Plan approval:

1. A vicinity map at a scale of 1" = 1,000 ft. as a part of the Concept Plan including ownership of all land immediately adjacent to the District.
2. A boundary survey of the District including the following:
 - a. Metes and bounds of all boundary lines of the District.
 - b. Total land area within the District.
 - c. Graphic Scale and north arrow.
 - d. Names and route numbers of boundary streets and rights-of-way.
 - e. Existing topography with a maximum contour interval of two feet.
3. A statement confirming ownership of the property within the District and stating the place of record of the latest instrument in the chain of title.
4. An aerial photograph of the District and all adjacent properties within at least 500 feet.
5. A generalized land use plan showing approximate location of proposed land uses, circulation corridors, and public utility corridors. This shall include a statement of maximum allowable building area and parking space and anticipated building heights.
6. A map showing size, boundary configuration and ownership of all land immediately adjacent to the District.
7. A traffic study based upon guidelines established by the City of Farmers Branch Traffic Department.
8. A water and sewer impact analysis.

J. **SITE PLAN APPROVAL:** Prior to beginning of any development on a building site within the District, a comprehensive Site Plan detailing the proposed development shall be submitted for approval as required by paragraph 8-502 of the Comprehensive Zoning Ordinance. This submittal shall be required before a building permit shall be issued. The following are the submittal requirements for such approval:

1. a vicinity map at a scale of 1" = 1,000 ft. as part of Site Plan.
2. A boundary survey of the building site including the following:

- a. Metes and bounds of all boundary lines of the building site.
 - b. Total land area within the property.
 - c. Graphic scale and north arrow.
 - d. Names and route numbers of boundary streets and rights-of-way.
 - e. Existing topography with a maximum contour interval of two feet.
3. A statement confirming ownership of the building site and stating the place of the record of the latest instrument in the chain of title.
 4. An aerial photograph of the building site and all adjacent properties within at least 500 feet.
 5. A detailed and to scale building Site Plan showing:
 - a. Existing and proposed public or private streets and curb cuts.
 - b. Existing and proposed building and parking structures locations, including size in number of square feet, number of floors, number of spaces and size of spaces in parking structures, and height above grade. This should include a statement of maximum allowable building heights as restricted by the FAA.
 - c. Existing and proposed utility easements and fire lanes.
 - d. Landscape and irrigation plan showing proposed vegetation zoned and their relationship to adjacent properties.
 - e. Proposed at-grade parking lots and loading facilities.
 - f. A statement of proposed floor area ratio, building site coverage ratio, and landscape area ration.
 - g. Proposed on-site identification and directional signage.
 - h. Anticipated uses within the building site.
 - i. Proposed drainage and grading plan.
 - j. All existing and proposed utilities, including site and tap locations and all fire hydrants.
 6. If any portion of the buildings or parking structures within the building site are to be located below grade, a separate below grade building site plan shall be submitted showing the boundaries of the building site; above ground public street rights-of-way and street paving; the elevations and grades of the ground level floor of all buildings and parking structures; the elevation and grade of all surface parking; plans for all proposed underground structures including parking levels and vehicle circulation; graphic scale and north arrow. The underground structures shall be drawn in solid lines, and the above ground structures shall be shown with dashed lines.
 7. If a building site is to be developed in phases, the submittal shall also include a conceptual plan for future phases showing the approximate location of circulation corridors and public utility corridors, and the approximate location of buildings and parking for future phases.

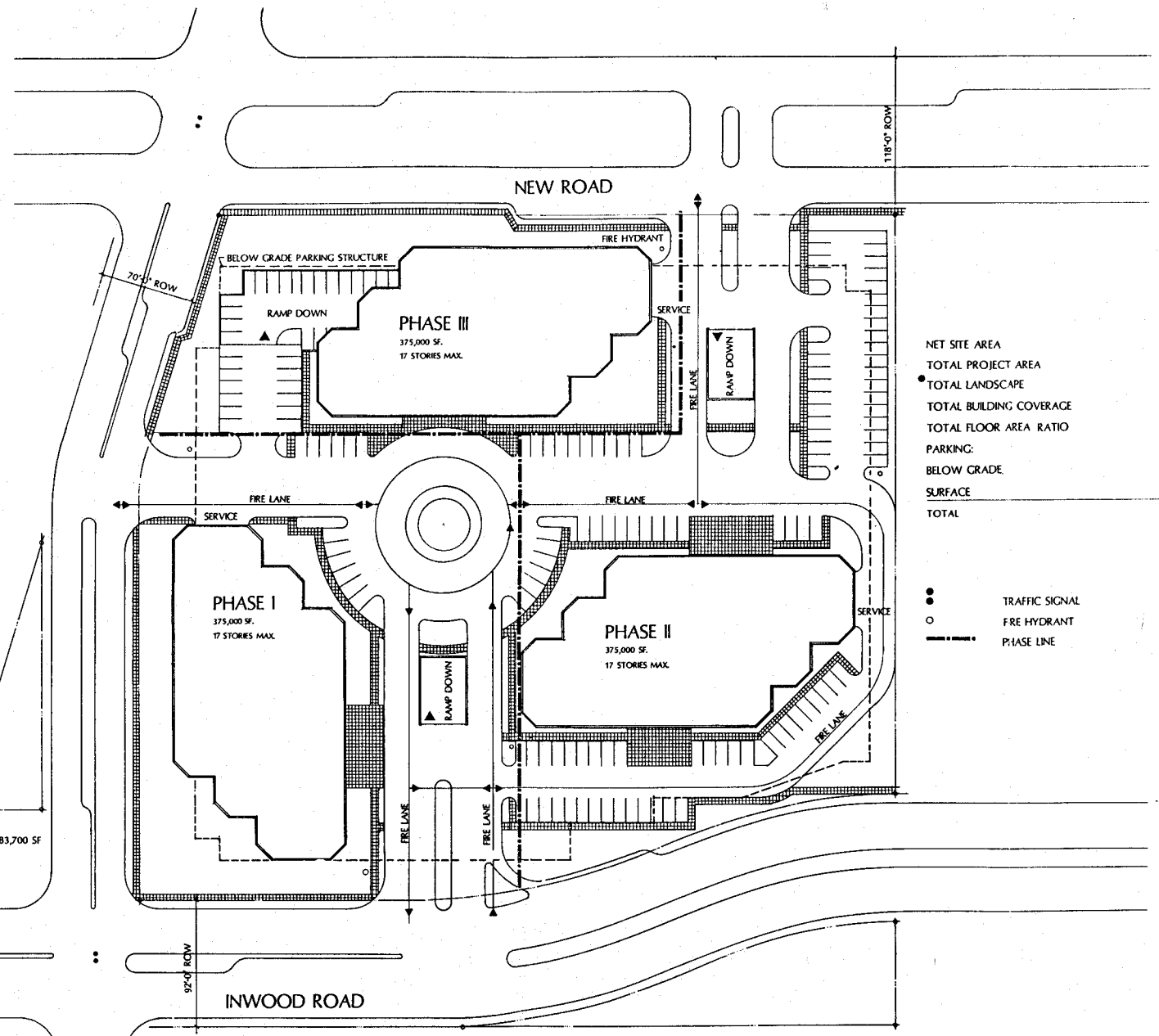
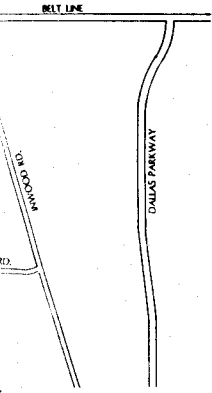
8. All other information requested by Staff, Planning & Zoning, and/or City Council reasonably necessary to determine compliance of the Site Plan with the Comprehensive Zoning Ordinance, as amended hereby.

K. DEVELOPMENT PHASING:

1. No street improvements shall be required in conjunction with improvements, modifications or additions to the existing facility provided there is no change in use and such expansion of the existing facility does not exceed 50,000 additional square feet.
2. Prior to issuance of any building permits for redevelopment of any portion of the District in accordance with the approved Concept Plan (Exhibit "C"), the following improvements must be in place:
 - (a) Nall Road, as a four (4) lane undivided roadway, forty-five (45) feet in width, extending from Inwood Road west to the existing railroad right-of-way abutting the District's west boundary,
 - (b) A traffic signal located at the Inwood Road/Nall Road intersection, and
 - (c) A right turn lane, having no less than one hundred twenty (120) feet of storage, to accommodate southbound traffic on Inwood Road at Nall Road.
3. Prior to issuance of any building permits for development in excess of five hundred thousand (500,000) square feet, Nall Road, as a four (4) lane undivided roadway, forty-five (45) feet in width, must fully traverse the railroad right-of-way abutting the District's west boundary.

END OF EXHIBIT "B"

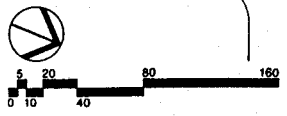
EXHIBIT "C"



| | |
|-------------------------|-----------------|
| NET SITE AREA | 6.46 ACRES |
| TOTAL PROJECT AREA | 1,125,000 SF |
| TOTAL LANDSCAPE | 33.5% 94,373 SF |
| TOTAL BUILDING COVERAGE | 26.6% 75,000 SF |
| TOTAL FLOOR AREA RATIO | 4.0:1 |
| PARKING: | |
| BELOW GRADE | 3,413 CARS |
| SURFACE | 137 CARS |
| TOTAL | 3550 CARS |

- ● ● TRAFFIC SIGNAL
- ○ ○ FIRE HYDRANT
- PHASE LINE

● TOTAL LANDSCAPE W/O AREA SOUTH OF NALL ROAD 29.7% 83,700 SF



MASTER SITE PLAN

- Revisions:
- Δ REVISION 12-29-84
 - Δ REVISION 1-10-85
 - Δ REVISION 1-17-85

Date: 12/29/84
Job No: HKS# 1960
Sheet No: