

**FARMERS
BRANCH**

ORDINANCE 2042

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 PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 58 (PD-58); THE TRACT OF LAND BOUNDED ON THE NORTH BY LANGLAND ROAD; ON THE EAST BY INWOOD ROAD; ON THE SOUTH BY J. L. WILLIAMS SUBDIVISION; AND ON THE WEST BY WELCH ROAD; REPEALING ORDINANCE 1560 WHICH ORIGINALLY ESTABLISHED PD-58 AS A HIGH DENSITY OFFICE DISTRICT; ESTABLISHING DEVELOPMENT STANDARDS THAT DELETE ALL REFERENCES OR OBLIGATIONS RELATED TO OFF-SITE INFRASTRUCTURE IMPROVEMENTS; PROVIDING A SAVINGS CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the City Planning 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 changes of 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 use 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 58 (PD-58) zoning development standards by deleting the development standards established by Ordinance Number 1560 and by establishing new development standards for PD-58 which have no references or obligations related to off-site infrastructure improvements, and retaining the Planned Development Zoning District Number 58 (PD-58) classification. Said Planned Development Zoning District Number 58 (PD-58) being specifically shown on Exhibit "A".

SECTION 2. That all uses in Planned Development Zoning District Number 58 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 58 (PD-58) shall conform to the development standards set out in Exhibit "B".

SECTION 4. That all uses in Planned Development District Fifty Eight (PD-58) shall conform to the conditions and requirements of the approved Concept Plan attached as Exhibit "C".

SECTION 5. 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 6. That Ordinance Number 1560 is hereby repealed.

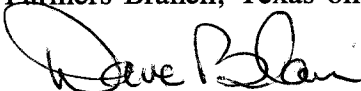
SECTION 7. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 8. 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 portion thereof other than that portion so decided to be invalid or unconstitutional.


SECTION 9. 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 10. Whereas, it appears that the above described property requires that it be given the Planned Development District Fifty Eight (PD-58) zoning designation in order to permit its proper use and 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 case provides.

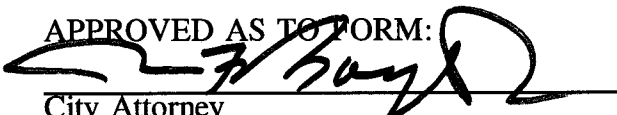
DULY PASSED by the City Council of the City of Farmers Branch, Texas on this the 19th day of April, 1993.



Mayor, City of Farmers Branch

ATTEST:


City Secretary

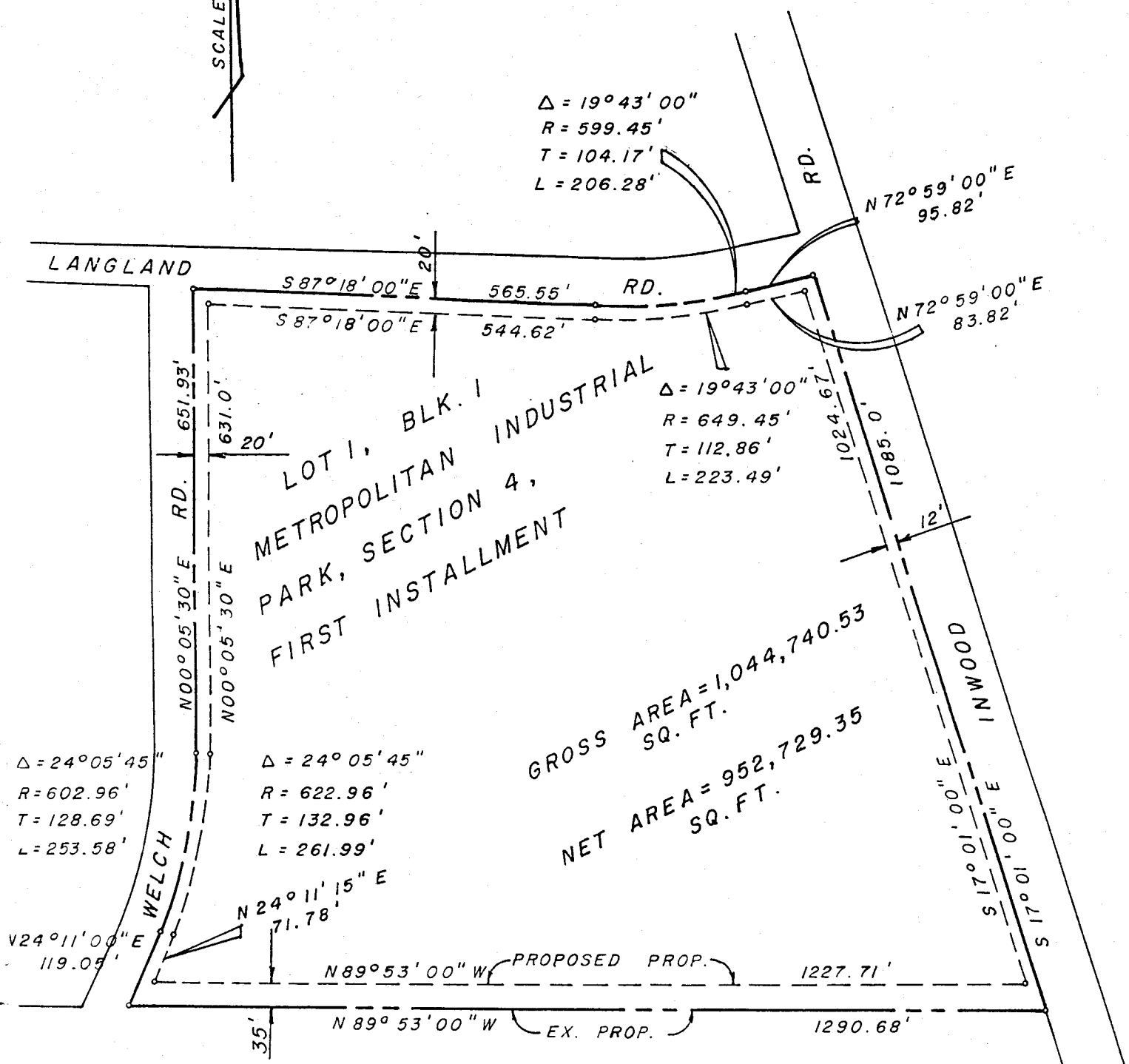
APPROVED AS TO FORM:


City Attorney

CULLUM DEVELOPMENT

FARMERS BRANCH, TEXAS

SCALE: 1" = 200'



REDD-YOUNG ENGINEERING & SURVEYING
 4230 LBJ, SUITE 506
 DALLAS, TEXAS 75244
 392-3644

EXHIBIT "A"

DEVELOPMENT STANDARDS
EXHIBIT "B"

PERFORMANCE & DEVELOPMENT STANDARDS

These standards shall apply to the Planned Development Zoning District Number 58 (PD-58), a 21.87 acre tract of land located at the southwest corner of Inwood Road and Langland Road in Farmers Branch, Texas. The property has 1,024 feet of frontage on Inwood Road, 851 feet of frontage on Langland Road, 965 feet of frontage on Welch Road, and 1,228 feet of frontage on a new east/west R.O.W.

This development shall be phased as shown on the approved Concept Plan. For Phase I, Inwood Road and Langland Road shall both be improved as shown on the approved Concept Plan with free right turn lane on Langland turning south bound onto Inwood Road. With Phase II, the developer shall build the north half of the street on the southern boundary. For Phase III, Welch Road shall be constructed as shown on the approved Concept Plan.

This development shall be phased as shown on the approved Concept Plan, Exhibit "C". All on-site improvements required by other ordinances and contracts or by these standards shall be installed conforming to the conditions of the other ordinances and contracts or these standards, to support each phase of the development. Building permits shall not be issued for any phase of construction until the utility and street improvements required to support that phase are in place or under construction. Certificates of Occupancy shall not be issued unless and until the utility and street improvements required to support that phase are complete and accepted by the City.

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 buildings (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. Customer 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 agency.
- k. Snack and sandwich shop.
- l. Print shop.

3. Specific Use Permit Required:

- a. Skating rinks, roller or ice.
- b. Private Clubs.
- c. Indoor theatre (movie or legitimate).
- d. Health clubs or studios, public and private.
- e. Transportation related uses.
- f. Restaurant establishments.
- 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 5% of the total principal uses of the development.
- d. All primary uses shall be permitted only in locations shown on the site plan. Any 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 a departure from the approved Site Plan, then such shall be allowed only after resubmittal of the amended Site Plan.

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

- 1. Floor Area Ratio: Maximum allowable floor area ratio shall be 2.27:1 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 two million one hundred sixty four thousand square feet (2,164,000 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-way: 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 20 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 30% 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 25% 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 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 affiliated 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. Theatres: 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 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. 0 to 100,000 GSF: one space.
 - ii. 100,000 to 300,000 GSF: one space.
 - iii. Each additional 200,000 GSF: one space.
 - d. Restaurant uses:
 - i. 0 to 50,000 GSF: one space.
 - ii. Each additional 100,000 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 semitractor 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 indicating 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, stating date of photography.
 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.

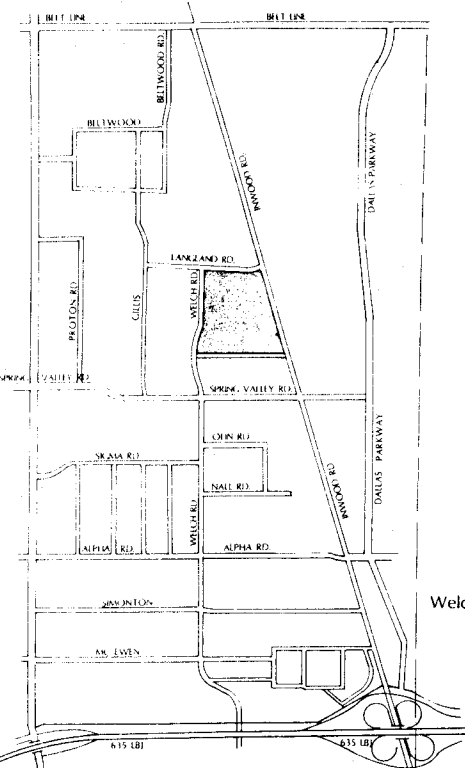
6. A map showing size, boundary configuration and ownership of all land immediately adjacent to the District.
7. A traffic study based upon guidelines established by the City of Farmers Branch Traffic Department.
8. A water and sewer impact analysis.

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, stating date of photography.
5. A detailed and to scale 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.

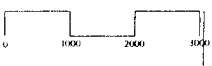
- g. Proposed on-site identification and directional signage.
 - h. Anticipated uses within the building site.
 - i. Proposed drainage and grading plan.
 - j. All existing and proposed utilities, including site and tap locations and all fire hydrants.
6. If any portion of the buildings or parking structures 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. Any 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.

END OF EXHIBIT "B"



LOCATION MAP

EXHIBIT 'C'



- Fire Hydrant
- Below Grade Parking
- - - Phase Line

Net Site Area	2187 Acres
Total Project Area	2,164,800 SF
Total Landscape	38% 366,225 SF
Total Building Coverage	25% 237,000 SF
Total Floor Area Ratio	2.27:1

Parking	
Below Grade	7,473 Cars 2,675,750 SF
Surface	267 Cars
Total	7,640 Cars

