

**FARMERS
BRANCH**

ORDINANCE NO. 1899

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 ZONING DISTRICT CLASSIFICATION OF THE 6.92 ACRE TRACT OF LAND GENERALLY BOUNDED ON THE EAST BY LUNA ROAD, ON THE SOUTH BY CROWN DRIVE, AND ON THE NORTH BY LAKE DRIVE FROM THE CURRENT ZONING DISTRICT CLASSIFICATION OF PLANNED DEVELOPMENT DISTRICT NUMBER FORTY-FIVE (PD-45) TO PLANNED DEVELOPMENT DISTRICT NUMBER SIXTY-SEVEN (PD-67) ALLOWING MIXED COMMERCIAL USES; ESTABLISHING DEVELOPMENT STANDARDS FOR PD ZONING DISTRICT NUMBER 67; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO-THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.

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 amending the Zoning Ordinance Regulations 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, the governing body of the City of Farmers Branch is of the opinion that a Satellite Antenna Ordinance should be established.

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, Texas, so as to change the zoning on the tract of land specifically described in Exhibit "A" from Planned Development Zoning District Number Forty-Five (PD-45) to Planned Development Zoning District Number Sixty-Seven (PD-67), allowing mixed commercial uses and establishing development standards as set out in Exhibit "B".

SECTION 2. That all uses in Planned Development Zoning District Number Sixty-Seven (PD-67) shall conform in operation, location and construction to the performance standards set out in Exhibit "B" and, to those established by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 4. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

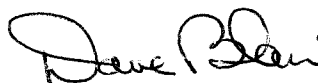
SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

SECTION 7. 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 6th day of August, 1990.

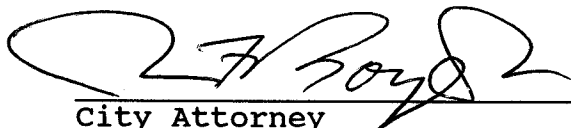
APPROVED:

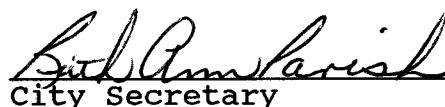


Mayor

APPROVED AS TO FORM:

ATTEST:

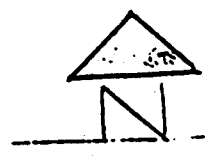


City Attorney

City Secretary

Jackson-Shaw Company

SCALE: 1" = 100'



LUNA RD.

ORIG. R-O-W LINE

100'

LAKE DR.

64'

EAST 300.00'

EAST 173.00'

N 71° 51' 54" E
57.82'

R = 1,032.00'
Δ = 02° 51' 56"
T = 25.81
L = 57.61' (VERIFY)

N 00° 46' 13" E 507.51'

SOUTH 536.75'

N 44° 36' 54" W 14.05'

WEST 576.49'

CROWN DR.

64'

15.0'

Survey

BEING LOT ONE (1), BLOCK "A" of THE LAKES ON LBJ NORTH, 1ST INSTALLMENT, an addition to the City of Farmers Branch, Texas, according to the Map thereof recorded in Volume 80153, Page 2450, Map Records of Dallas County, Texas, and being more particularly described by the following metes and bounds description:

Situated in Dallas County, Texas, and being a 7.0297 acre tract of land out of the WM. P. SHAHAN SURVEY, ABSTRACT NO. 1337, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in the North Right-of-Way line of Crown Drive (64' R.O.W.), said point being a distance of 15.00 feet East of the intersection of said Right-of-Way line with the East Right-of-Way line of Luna Road (100' R.O.W.);

THENCE North 44 deg. 36 min. 54 sec. West a distance of 14.05 feet to a point for corner;

THENCE North 00 deg. 46 min. 13 sec. East 5.00 feet East of and parallel to the East Right-of-Way line of Luna Road, a distance of 507.51 feet to a point for corner in the south right-of-way line of a proposed street;

THENCE East along said proposed right-of-way line, a distance of 300.00 feet to a point for corner;

THENCE North 71 deg. 51 min. 54 sec. East continuing along said proposed right-of-way line, a distance of 57.82 feet to a point for corner;

THENCE East continuing along said proposed right-of-way line, a distance of 173.00 feet to the point of beginning for a curve to the left, said curve having a central angle of 02 deg. 51 min. 56 sec. and a radius of 1032.00 feet;

THENCE along said curve to the left and continuing along said proposed right-of-way line, a distance of 52.61 feet to a point for corner;

THENCE South a distance of 536.75 feet to a point for corner in the North right-of-way line of Crown Drive;

THENCE West along the North right-of-way line of Crown Drive, a distance of 576.49 feet to the Point of Beginning and containing 306,217.65 square feet or 7.0297 acres of land, more or less.

104.
6.9257 A. (As shown on Abstract

EXHIBIT "B"
ZONING PERFORMANCE & DEVELOPMENT STANDARDS

CITY OF FARMERS BRANCH, TEXAS

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 for each development. Variances to these development standards may be requested by the developer and shall be considered as a part of the site plan approval.

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

1. Office (includes but is not limited to private corporate offices, professional offices, medical and diagnostic offices).
2. Warehouse
3. Showroom
4. Any combination of numbers 1, 2 or 3 above.
5. Hotel.
6. Eating establishments without outside service or sales window
7. Retail stores and shops (as regulated in Local Retail District 1 (LR-1) of the Comprehensive Zoning Ordinance or equivalent retail zoning district in effect at the time a certificate of occupancy is requested)
8. Manufacturing. Any operation involving the manufacturing, formulation or assembly of products shall require a specific use permit
9. Public building of the local, state or federal government
10. Signage and other property or tenant related identification uses
11. The following uses shall be specifically prohibited within the District:
 - a. Automotive or other vehicular related uses except for retail sales of parts and accessories
 - b. Outside storage or sales

- B. Density: The term density as used herein shall mean the relationship between the gross square footage of above grade buildings or structures of any type placed on the Property and the square footage area of the property. The maximum density within this zoning district shall be determined as follows:

Floor Area Ratio:

The maximum allowable floor area ratio (F.A.R.), computed by comparing the gross building structure square footage on each site to the area of each site measured in square feet, shall not exceed a 1:1 ratio, with such building structure calculation including the square footage area of all at-grade and above-grade parking structure levels. Any below-grade mechanical rooms and related accessways and/or below-grade parking structure levels shall not be included in the building structure calculation in determining this ratio.

- C. Maximum Building Height: The maximum building height in feet of any building structure at any location within the zoning district, said height being measured from proposed finish grade at any such structure to the top of its highest physical protrusion above the ground shall be the lesser of: (i) that height in feet established on the Site Plan for the Property as hereinafter required; or, (ii) that height in feet as may be certified in writing by the Federal Aviation Authority (the "FAA") in a form satisfactory to the City. In calculating the height of any building structure, parapets, penthouses, signs, antennae or any other elements protruding above the roof of the upper most floor shall be included in said calculation.

- 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 Rights-of-Way (ROW):

Above ground building structures shall be setback a minimum 30 feet from all ROW lines.

2. Side and Rear Property Lines:

Above ground building structures shall be setback a minimum of 15 feet from property lines shared with adjacent properties and not fronting onto public street ROW.

3. Underground Setbacks:

All underground parking or other underground structures shall be setback a minimum of 15 feet from any property line of the Property.

- E. Pavement Setback: No pavement, except for drive approaches, shall be placed closer than 15 feet to any street right-of-way. The area between the street right-of-way line and the pavement setback line shall consist of landscape features such as berms or plantings designated to provide visual relief between surface parking areas and public streets.
- F. Building Site Coverage: Maximum ground floor gross square foot building coverage within the zoning district shall not exceed 50% of the total square foot area of each site remaining after deduction of any required public street right-of-way dedications.
- G. Landscaped Open Space: For purposes of this Section, Landscaped Open Space shall be defined as those unpaved areas of each site within which are planted trees, shrubs, ground cover, grass and flowering plants. The following are minimum requirements for the provision of Landscape Open Space within the zoning district.
1. The Landscaped Open Space area provided within the zoning district shall be not less than 15% of the total square foot area of each site remaining after deduction of any public street right-of-way dedications along the external boundaries of the site or within the site. If development within the zoning district is phased, the 15% requirement for developed Landscaped Open Space shall be required for each phase.
 2. Landscaped Open Space shall be limited to areas of the property located outside the external walls of building structures. Open courtyard areas internal to buildings specifically are excluded from being counted in meeting minimum landscaped open space requirements provided for herein.
 3. All surface parking areas shall have not less than 5% of the total internal area of such parking area developed as Landscaped Open Space, provided however, that Landscaped Open Space areas located along the perimeter of any parking area or outside the property line shall not be counted in meeting this requirement.
 4. All Landscaped Open Space areas within the zoning district shall be supplied with a fully automatic irrigation system.
 5. All Landscaped Open Space areas and supporting automatic irrigation systems within the zoning district shall be installed in strict accordance with the landscape and irrigation plan required under these Standards.

6. All Landscaped Open Space and other physical development located within the zoning district shall conform with the City pathway system, as may be amended.

H. Parking: Parking shall be provided for the proposed uses at the following minimum ratios:

1. Offices (other than Medical Offices): one space per 333 square feet of gross floor area

2. Medical and Diagnostic Offices: one space per 175 square feet of gross floor area

3. Warehouse/Storage/Manufacturing: one space per 1000 square feet of gross floor area

4. Retail: one space per 200 square feet of gross floor space

5. Eating Establishments: one space per 100 square feet of gross floor space

6. Hotels: one space for each of the first 250 rooms, plus 3/4 space per room for the next 250 rooms, plus 1/2 space for each additional room, plus such spaces as required by restaurants, ballrooms and affiliated facilities

I. 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. 10,000 to 50,000 GSF: one space

ii. Each additional 100,000 GSF: one space

b. Commercial uses:

i. 0 to 20,000 GSF: one space

ii. Each additional 20,000 GSF: one space

c. Hotel uses:

i. 1 space per each 100,000 GSF

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. Dimensions of loading facilities, including tractor trailer facilities, will be determined and recommended by the City Staff as a part of the approved Site Plan. In any case, loading facilities shall consist of a minimum area of 10 feet by 45 feet and shall be located such that their view from public streets is minimized to the greatest extent possible.

5. Loading facilities for more than one building may be provided in a common terminal if connections between the buildings and the terminal are off-street.

6. Loading facilities shall be designed to minimize interference with traffic flow and to eliminate the need to use any public street for maneuvering of any delivery vehicle.

- J. STREETS: All public streets and rights-of-way, public alleys, and fire lanes within the zoning district shall be constructed in conformance with City engineering design criteria. Prior to the issuance of any building permit within the zoning district, all street rights-of-way necessary to comply with the City's Thoroughfare Plan shall be dedicated along the perimeter of the zoning district.
- K. SIGNAGE: One free standing sign, designed to be an integral part of the landscape features located between the street right-of-way line and the pavement setback line, shall be permitted within the zoning district along each public street. Each sign may be for the purpose of identifying a building or complex of buildings, the address or addresses of the buildings and identifying the tenants within the buildings. No sign shall display material prohibited by other codes or ordinances. The sign and location of such signs shall conform to the following:
1. Luna Road
 - a. Location - Minimum 10 foot setback from street right-of-way line.
 - b. Height - Maximum 6 feet above the top of the curb along Luna Road. If curbs do not exist along Luna Road at the time of development, the maximum height shall be 6 feet above the roadway surface.
 - c. Size - Maximum seventy-two (72) square feet.
 2. Lake Drive, Crown Drive, Other Public Streets

- a. Location - Minimum 10 foot setback from street right-of-way line.
- b. Height - Maximum 4 feet above the top of the curb along the frontage road.
- c. Maximum forty (40) square feet.

L. SITE PLAN APPROVAL: Prior to beginning of any development on a building site within the zoning 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 site plan submittal shall be completed and approved before a building permit shall be issued. The following are the submittal requirements:

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. An aerial photograph of the building site and all adjacent properties within at least 500 feet, stating date of photograph.
4. 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 easements and fire lanes.

- d. Landscape and irrigation plan for Landscaped Open Space areas within the Property to include:
 - i. A planting plan showing the proposal locations, types, and sizes at time of planting for all types of trees, shrubs, ground cover, flowering plants and other plant materials.
 - ii. An irrigation system plan showing: the proposed locations and sizes of supply pipes; locations, types, capacities and coverage areas for irrigation heads; and, type, location(s) and zoning for any automatic control system.
 - e. Proposed at-grade parking lots and loading facilities.
 - f. A statement of proposed floor area ratio, building site coverage ratio, and landscaped area ratio.
 - 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 location and all fire hydrants.
5. 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.
 6. 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.
 7. An other information requested by the City Staff, Planning and Zoning Commission, and/or City Council necessary to determine compliance of the Site Plan with the Comprehensive Zoning Ordinance, as amended hereby.

Jenkins & Gilchrist

A PROFESSIONAL CORPORATION

100 CONGRESS
SUITE 1800
AUSTIN, TEXAS 78701
(512) 478-7100
TELECOPIER (512) 322-3199

1445 ROSS AVENUE
SUITE 3200
DALLAS, TEXAS 75202-2711

(214) 855-4500
TELECOPIER (214) 855-4300

TELEX 73-2595
TWX 910-861-4047

WRITER'S DIRECT DIAL NUMBER

RECEIVED



AUG 09 1990

1200 SMITH STREET
SUITE 1200
HOUSTON, TEXAS 77002
(713) 951-3300
TELECOPIER (713) 951-3314

(214) 855-4788

August 7, 1990

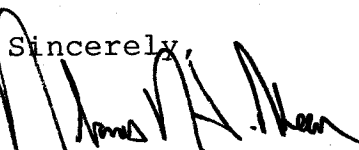
Ms. Ruth Anne Parrish
City Secretary
City of Farmers Branch
P.O. Box 819010
Farmers Branch, Texas 75381-9010

Re: Luna Road @ Crown Drive Zoning Case

Dear Ms. Parrish:

The City Council, at its regularly scheduled meeting on August 6th, approved Item C2 on the agenda, a request to amend the zoning of a 6.9 acre tract of land bounded by Luna Road, Crown Drive, and Lake Drive from Planned Development No. 45 (PD-45) to allow an expanded list of uses in accordance with the City Staff's recommendations. I would appreciate receiving a certified copy of the ordinance implementing that change.

Thank you for your cooperation and service.

Sincerely,


Thomas H. Keen

THK:bt

cc: Greg Brooke
Financial Resource Management, Inc.
P.O. Box 830106
Dallas, Texas 75283-0106

Connie J. Miller
NCNB Texas National Bank-Dallas
P.O. Box 831000
Dallas, Texas 75283-1000

*Sent Certified Ordinance
8/15/90*