



**ORDINANCE NO. 2055**

**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 10.866 ACRE TRACT OF LAND GENERALLY BOUNDED BY WEBB CHAPEL ROAD TO THE EAST, A DRAINAGE CHANNEL AND MAYBROOK DRIVE TO THE SOUTH AND THE CRESTBROOK ESTATES ADDITION TO THE WEST AND NORTH, FROM ONE FAMILY RESIDENCE-4 (R-4) TO PLANNED DEVELOPMENT ZONING DISTRICT NUMBER SIXTY-NINE (PD-69); ESTABLISHING DEVELOPMENT STANDARDS FOR PD-69; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR 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, having 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, is hereby amended by amending the zoning classification of the 10.866 acre tract of land generally bounded by Webb Chapel Road to the east, a drainage channel and Maybrook Drive to the south and the Crestbrook Estates Addition to the west and north and as more specifically described in Exhibit "A".

SECTION 2. That all uses in the Planned Development Number 69 (PD-69) zoning district shall conform in operation, location and construction to the performance and development standards set out in Exhibit "B" and, to those established by the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, except as amended herein.

SECTION 3. That all uses in Planned Development Number 69 zoning district shall conform to the requirements of the site plan attached as Exhibit "C" with the following conditions:

1. That street lighting be provided in the Chapelview cul-de-sac, at the west terminus of the entrance drive off Webb Chapel, and south of the landscaped island in the vicinity of Lot 6, Block C, and
2. That the southeast corner of Lot 12, Block D be truncated and reconfigured to facilitate vehicular use of the adjoining alley. Actual radius to be determined at time of construction documents are submitted.

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 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 punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) 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 portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. 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 cases provides.

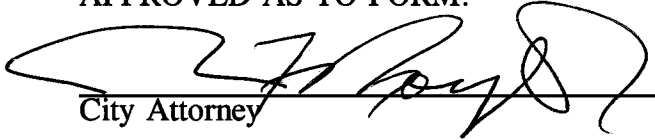
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,  
TEXAS, on this the 7 day of June, 1993.

APPROVED:



\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

ATTEST



\_\_\_\_\_  
City Secretary

FIELD NOTES FOR A 10.866-ACRE TRACT

BEING a tract of land situated in the ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574, City of Farmers Branch, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west line of Webb Chapel Road ( a 90-foot right-of-way), said point being 40 feet from the original centerline of Webb Chapel Road, and said point further being a distance of 10.00 feet east of the southwest corner of Lot 1, Block 2, of Crestbrook Estates, an addition to the City of Farmers Branch as filed in Volume 50, at page 111 of the Dallas County Map Records, an iron stake for corner;

THENCE South  $00^{\circ}54'$  West, along said Webb Chapel Road West line a distance of 539.24 feet to an iron stake for corner;

THENCE South  $75^{\circ}52'$  West, leaving said Webb Chapel Road West line and proceeding along the north boundary line of a tract conveyed to Trammel Crow, et al, by Deed filed February 20, 1964, and recorded in Volume 256, Page 443, of the Deed Records of Dallas County, Texas, a distance of 782.34 feet to the Southeast corner of Lot 5, Block 3 of said Crestbrook Estates, an iron stake for corner;

THENCE North  $0^{\circ}10'$  West, along an east line of said Crestbrook Estates a distance of 652.16 feet to an iron stake for corner;

THENCE North  $74^{\circ}52'$  East, along a southerly line of said Crestbrook Estates a distance of 298.68 feet to an iron stake for an angle point;

THENCE East along a south line of said Crestbrook Estates a distance of 480.69 feet to the POINT OF BEGINNING and containing 10.866 acres of land.

EXHIBIT "A"

**EXHIBIT "B" (Ref. Ordinance No. 2055)**

**DEVELOPMENT STANDARDS**

**FOR PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 69 (PD-69).**

All development within the Planned Development Zoning District Number 69 (PD-69 or the "District") shall strictly comply with the following development standards:

1. Permitted Use. Only single-family, detached residences may be built on the lots set out on the site plan attached hereto as Exhibit "C".
2. Number of Residences. No more than forty-nine (49) residences may be built on the forty-nine lots set out on the site plan attached as Exhibit "C".
3. Size of Lots. No lot shall contain less than five thousand (5,000) square feet in area. Neither shall any lot measure less than fifty (50) feet in width (as measured at the front building line) or ninety (90) feet in depth.
4. Setbacks. All setbacks shall be established on an approved site plan and attached hereto as Exhibit "C".
5. Lot Coverage. No primary residence shall cover more than fifty percent (50%) of any lot area. Accessory structures shall be subject to the provisions of Article 15 of the Comprehensive Zoning Ordinance.
6. Size of Residences. No residence shall contain less than 1,750 square feet of enclosed living space not including breezeways, garages, porches or other spaces not used for living purposes.
7. Exteriors. No less than seventy percent (70%) of the exterior of each residence shall be constructed of brick masonry, exclusive of windows and doors.
8. Height. No residence shall exceed two (2) stories in height. Common features and architectural elements associated with single family residential structures (e.g., chimneys, gables, etc.) shall be subject to Article 11, Section 102 of the Comprehensive Zoning Ordinance.
9. Parking. Each residence shall have a minimum of two (2) enclosed parking spaces. All garages shall be accessed only from a rear alley.
10. Common Areas. All landscaped areas, including those within publicly owned rights-of-way, and any improvements within those areas, shall be located and designed strictly in accordance with the attached site plan (Exhibit "C").

11. Homeowners Association.

All property owners within the District shall be required to maintain membership in a homeowners association which shall be responsible for the on-going maintenance of all landscaped areas and all improvements located within such areas, including irrigation systems, walls, fences or any other features. Prior to the creation of a viable homeowners association, the developer shall be responsible for the construction and maintenance of all such areas.

All documents related to the creation and continuing operation of the homeowners association, including any subsequent amendments, shall be subject to City approval and filed with the City Secretary. The City reserves the right to be a party to the Homeowners Association covenants.

Should the homeowners association ever cease to exist, individual property owners shall continue to be responsible for all costs associated with the maintenance of these areas. The specific mechanism by which enforcement of this provision is to be administered shall be subject to the approval of the City of Farmers Branch and so stated in the Developer's Contract that must be executed in conjunction with the platting of the property.

11. Streets. All public streets and alleys within the District shall be constructed in conformance with City engineering design criteria.

12. Utilities and Drainage. Engineering drawings for streets, alleys, utilities and drainage (including hydraulics associated with the adjacent channel before and after development) shall be approved by City Staff prior to the final plat being considered by the Planning and Zoning Commission and City Council.

Developer must demonstrate that adequate capacity exists in the existing sewer mains that will serve the proposed development as shown in the attached site plan (Exhibit "C").

13. Changes. Any amendment of these standards shall first require notification of all property owners within the District and those within two hundred (200) feet of the District as well as public hearings before the Planning and Zoning Commission and City Council, as required by State Law and the Comprehensive Zoning Ordinance.

No significant change to the attached site plan (Exhibit "C") shall be permitted unless duly approved by the City Council following a recommendation of the Planning and Zoning Commission.

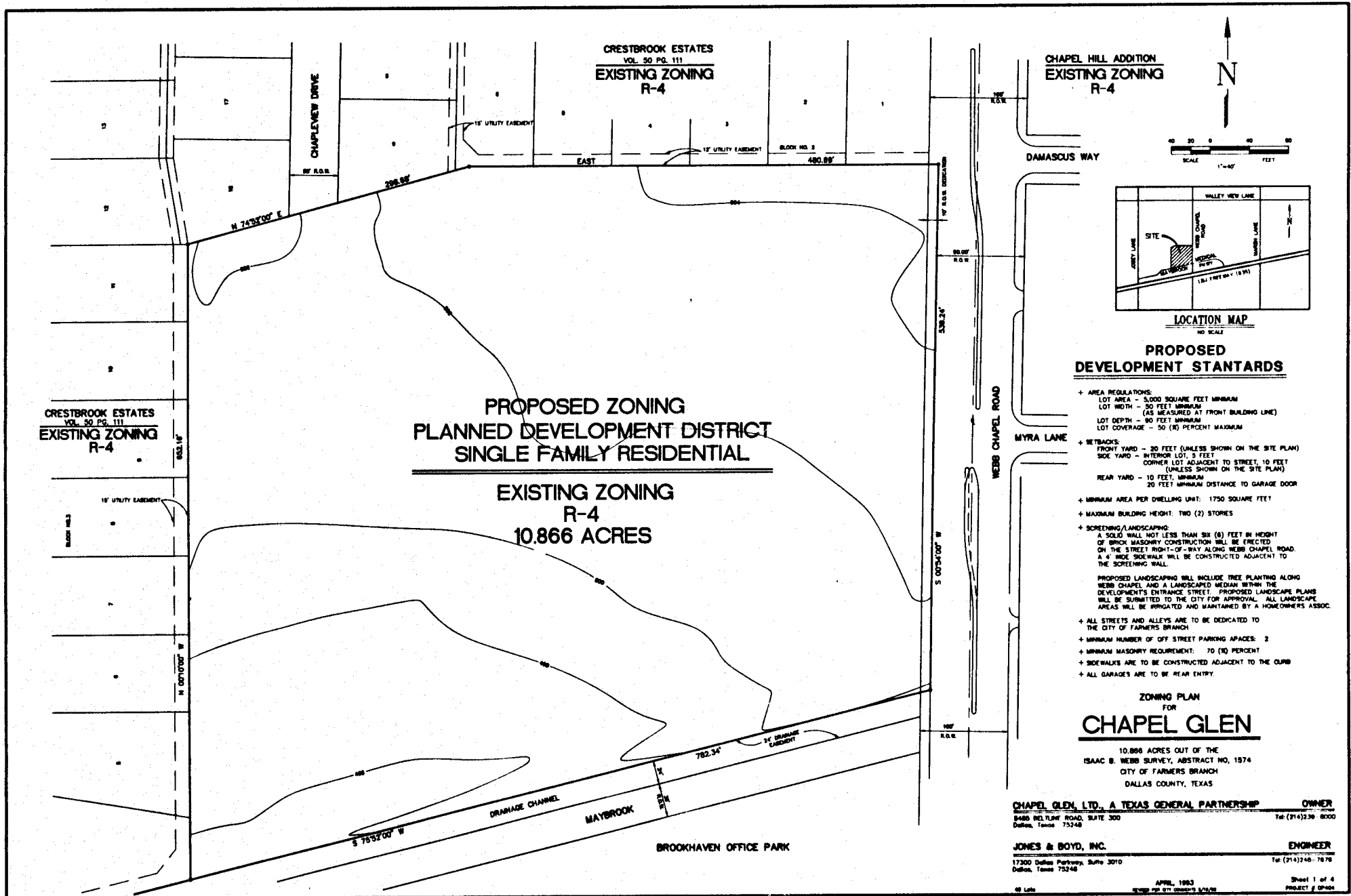
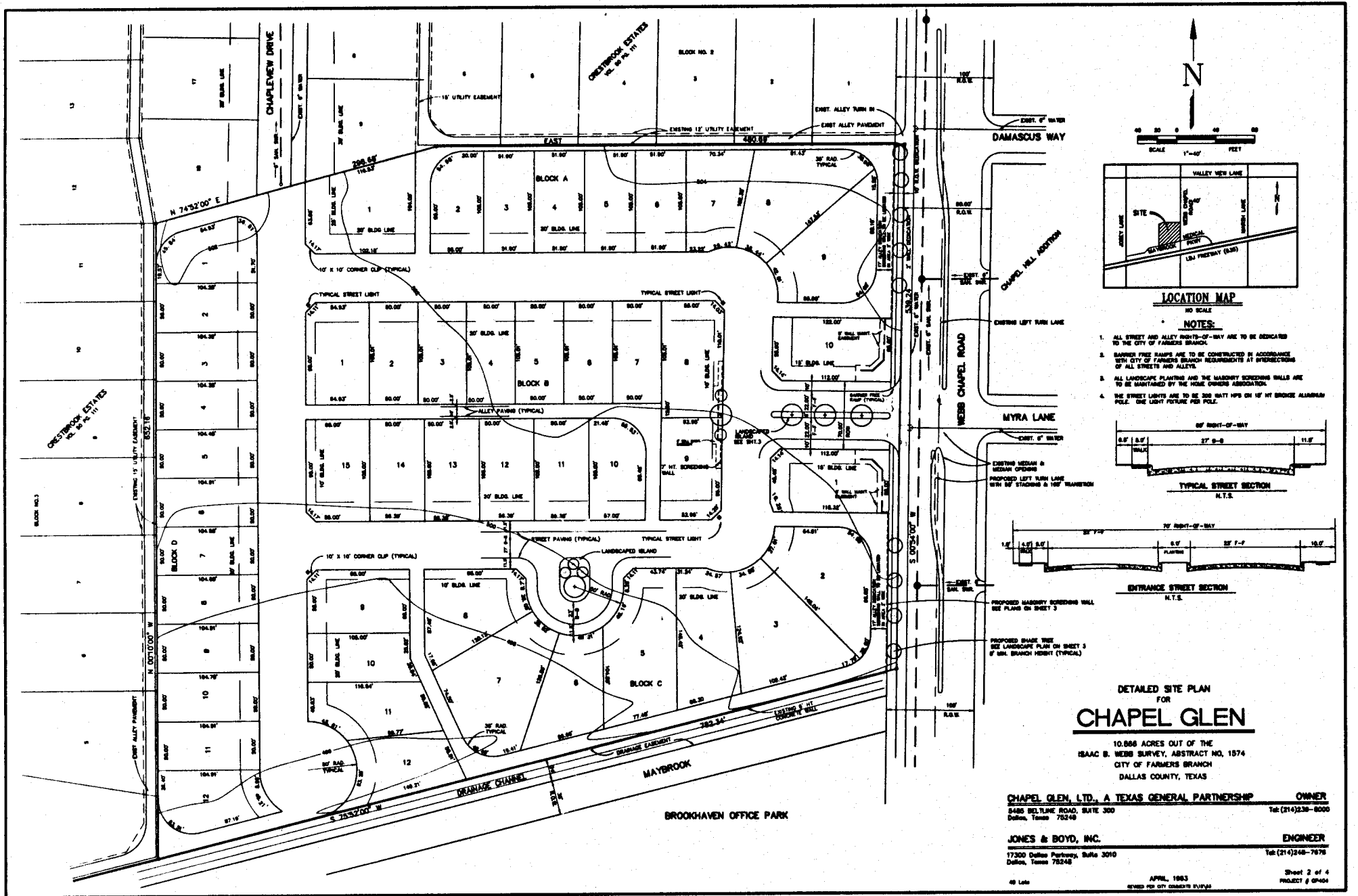


EXHIBIT "C" (1 of 4)

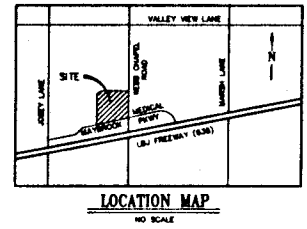
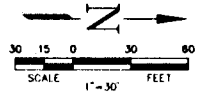
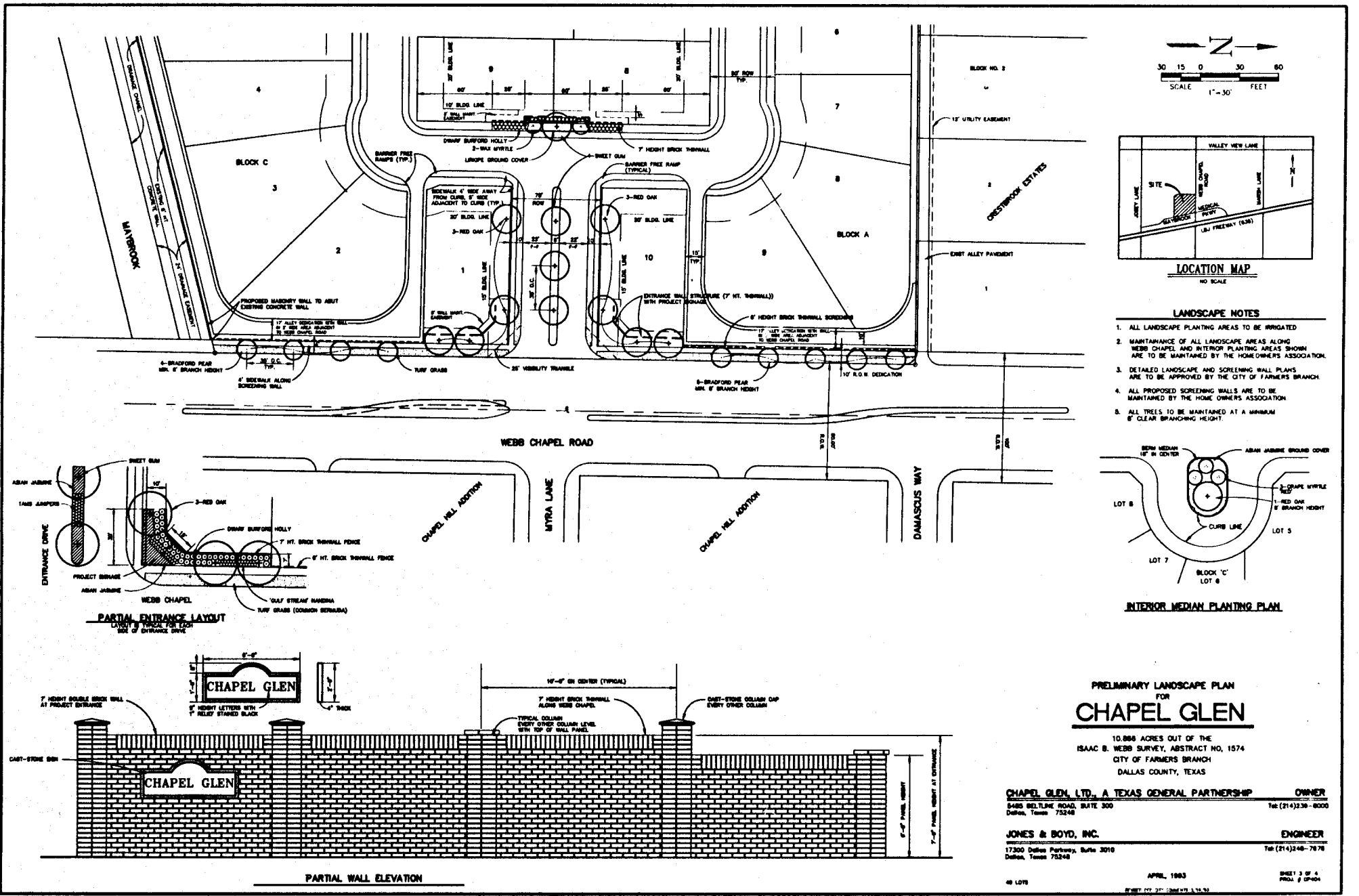
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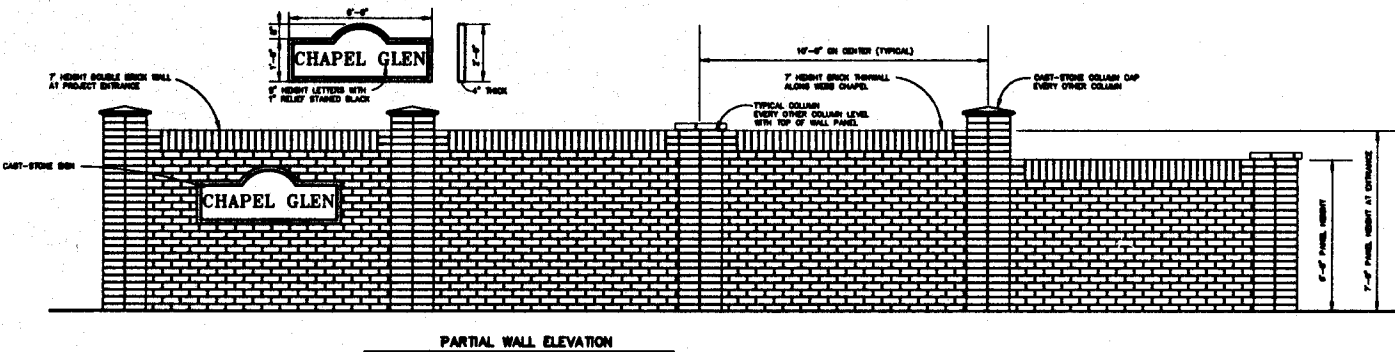
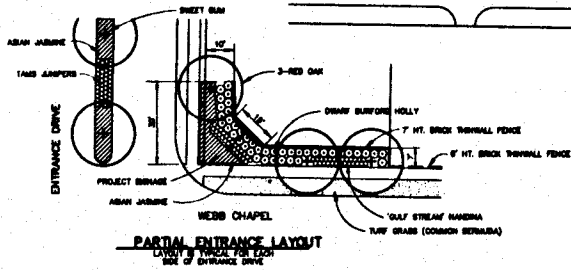
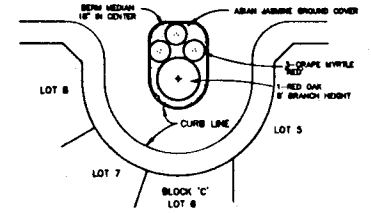
EXHIBIT "C" (2 of 4)





**LANDSCAPE NOTES**

1. ALL LANDSCAPE PLANTING AREAS TO BE IRRIGATED
2. MAINTENANCE OF ALL LANDSCAPE AREAS ALONG WEBB CHAPEL AND INTERIOR PLANTING AREAS SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. DETAILED LANDSCAPE AND SCREENING WALL PLANS ARE TO BE APPROVED BY THE CITY OF FARMERS BRANCH.
4. ALL PROPOSED SCREENING WALLS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. ALL TREES TO BE MAINTAINED AT A MINIMUM 6' CLEAR BRANCHING HEIGHT.



**PRELIMINARY LANDSCAPE PLAN FOR CHAPEL GLEN**

10.884 ACRES OUT OF THE ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574 CITY OF FARMERS BRANCH DALLAS COUNTY, TEXAS

CHAPEL GLEN, LTD., A TEXAS GENERAL PARTNERSHIP OWNER  
5400 MELTUNE ROAD, SUITE 300 DALLAS, TEXAS 75248 Tel: (214)236-8000

JONES & BOYD, INC. ENGINEER  
17300 Dallas Parkway, Suite 3070 DALLAS, TEXAS 75248 Tel: (214)246-7878

49 LOTS APRIL, 1983 SHEET 3 OF 4  
PLOT 2 OF 4

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EXHIBIT "C" (3 of 4)

