



ORDINANCE NO. 1349

AN ORDINANCE OF THE CITY OF FARMERS BRANCH AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE THE DESIGNATED ZONING ON THE 7.6315 ACRE TRACT OF LAND LOCATED AT THE NORTHWEST CORNER OF GARDENBROOK DRIVE AND MARSH LANE, SAID TRACT BEING A PART OF BLOCK 7 OF BROOKHAVEN BUSINESS PARK PHASE II, FROM LIGHT INDUSTRIAL TO A PLANNED DEVELOPMENT ZONING DISTRICT ALLOWING RESIDENTIAL CONDOMINIUM USE ONLY WITH STANDARDS ESTABLISHED BY SITE PLAN APPROVAL, PROVIDING FOR APPROVAL OF THE HOMEOWNERS ASSOCIATION COVENANTS, PROVIDING FOR THE EXTERIORS OF THE CONDOMINIUM UNITS TO BE OF SIXTY PERCENT BRICK AND FORTY PERCENT WOOD, PROVIDING FOR SEVERABILITY, PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS 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 the 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 areas, 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, Texas, so as to change the zoning classification on the following described tract of land from Light Industrial (LI) to Planned Development No. 28 allowing residential condominium uses only.

Being part of Block 7, Phase II, Brookhaven Business Park, an Addition to the City of Farmers Branch, Texas, and being more particularly described as follows:

Beginning at the northwest intersection of Marsh Lane and Gardenbrook Drive;

Thence North $89^{\circ} 41'$ West along the north line of Gardenbrook Drive 764.59 ft. to the beginning point of curve;

Thence along a curve to the right having a radius of 270 ft., through a central angle of $39^{\circ} 58' 30''$ a distance of 188.38 ft. to corner;

Thence north $60^{\circ} 48'$ east along the center line of the 50 ft. drainage easement 284.15 ft. to the beginning point of curve;

Thence along a curve to the left having a radius of 200 ft., a central angle of $57^{\circ} 57'$ a distance of 202.28 ft. to end of curve;

Thence north $2^{\circ} 51'$ east 102.06 ft. to corner;

Thence east along the south line of the City of Farmers Branch Water Reservoir Site 582.39 ft. to corner;

Thence south along the west line of Marsh Lane parallel with and 50.0 ft. west of the original center line of Marsh Lane 473.48 ft. to place of beginning.

SECTION 2. That all uses in Planned Development zoning district Number twenty eight (PD-28) shall conform in operation, location and construction, to the standards established by the comprehensive zoning ordinance of the City of Farmers Branch and to the standards and conditions of a site plan approved by the City Council.

SECTION 3. That a site plan indicating proposed improvements must be approved by the City Council prior to building permits being issued. Said site plan shall be attached to, and become a part of this ordinance.

SECTION 4. That the homeowners association covenants must be submitted to and approved by the City Administration prior to building permits being issued. The homeowners association covenants shall set forth the methods of refuse collection and provide for the maintenance of paved areas by allowing the City of Farmers Branch to make needed repairs and access or place liens as needed after proper notice and failure of the association to perform needed repairs.

SECTION 5. That the exteriors of the condominium units, excluding doors and windows, shall be not less than sixty percent (60%) brick and not more than forty percent (40%) wood.

SECTION 6. 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 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.

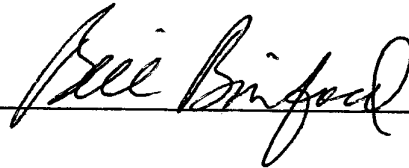
SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed Two Hundred (\$200.00) dollars for each offense.

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 it be given the above zoning classification in order to permit its proper

development, and in order to protect the public interest, conform 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 cases provides.

DULY Passed by the City Council of the City of Farmers Branch, Texas, on the 15 day of June, 1981.

APPROVED:

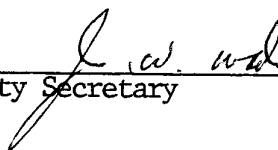


APPROVED AS TO FORM:

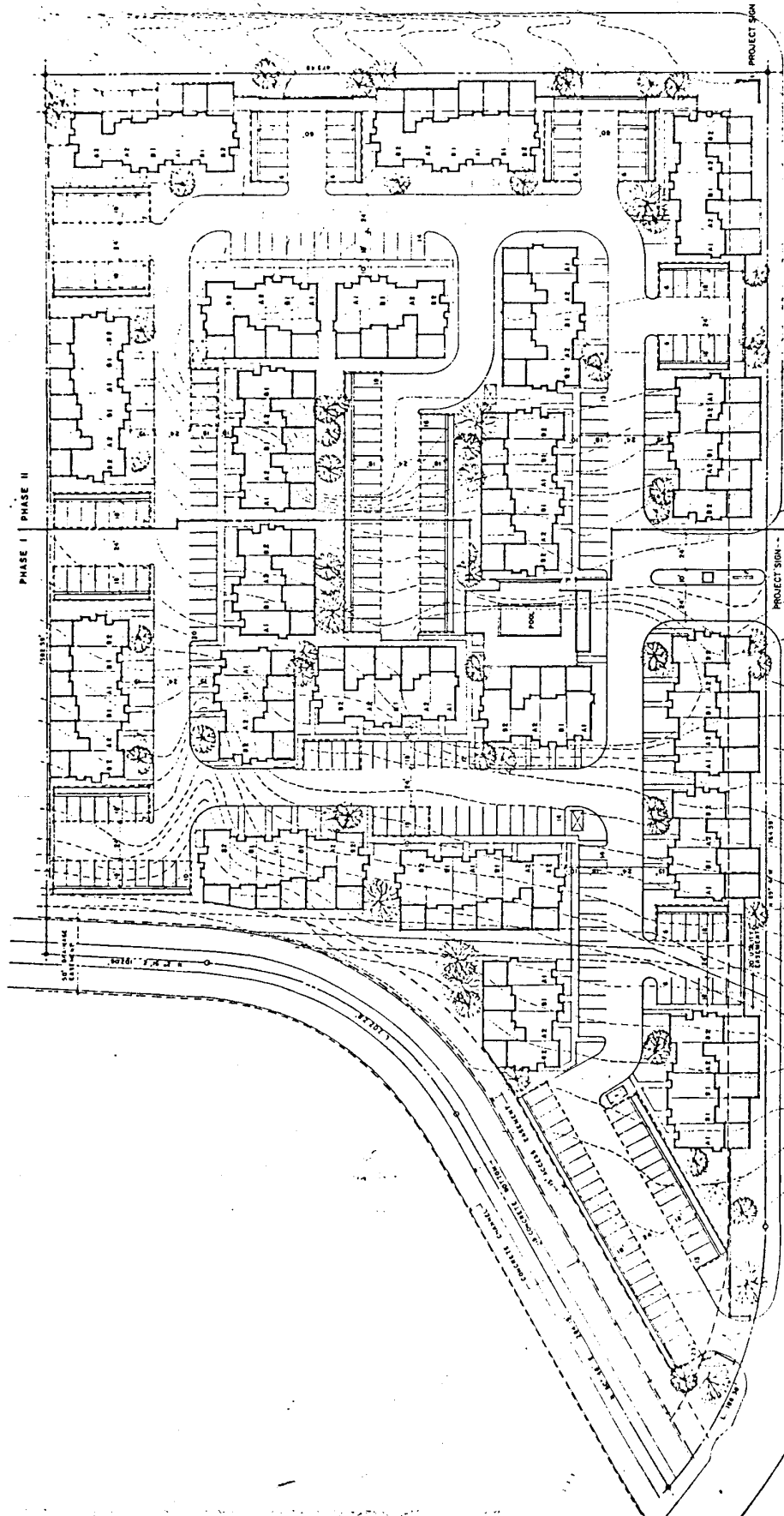


City Attorney

ATTEST:



City Secretary



PROJECT DATA

PHASE ONE		PHASE TWO	
810 SF	1 BEDROOM, 1 1/2 BATH	810 SF	1 BEDROOM, 1 1/2 BATH
1,000 SF	1 B. 2 B. 1 BEDROOM, DEN, 1 1/2 BATH	1,000 SF	1 B. 2 B. 1 BEDROOM, DEN, 1 1/2 BATH
1,000 SF	1 B. 1. 2 BEDROOM, 2 1/2 BATH	1,000 SF	1 B. 1. 2 BEDROOM, 2 1/2 BATH
1,208 SF	1 B. 2. 2 BEDROOM, 2 1/2 BATH	1,208 SF	1 B. 2. 2 BEDROOM, 2 1/2 BATH
33 UNITS		33 UNITS	
COVERED PARKING (CARPORTS)		COVERED PARKING (CARPORTS)	
80 SPACES		80 SPACES	
80 SPACES		80 SPACES	
PHASE ONE		PHASE TWO	
8,700 SF	1 BEDROOM, 1 1/2 BATH	8,700 SF	1 BEDROOM, 1 1/2 BATH
13,526 SF	1 B. 2 B. 1 BEDROOM, DEN, 1 1/2 BATH	13,526 SF	1 B. 2 B. 1 BEDROOM, DEN, 1 1/2 BATH
16,884 SF	1 B. 1. 2 BEDROOM, 2 1/2 BATH	16,884 SF	1 B. 1. 2 BEDROOM, 2 1/2 BATH
36,232 SF		36,232 SF	

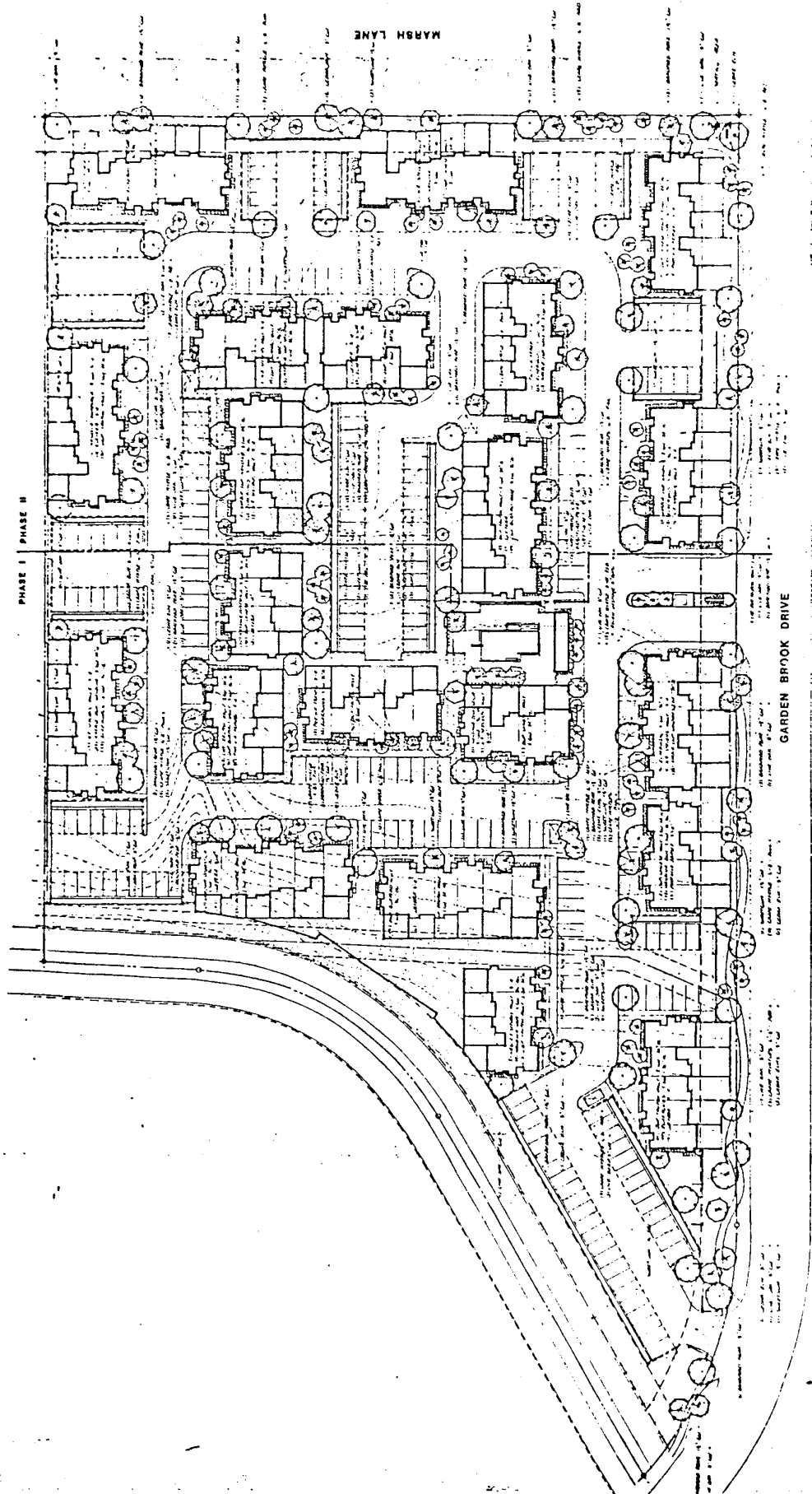
GARDEN BROOK DRIVE

SITE PLAN

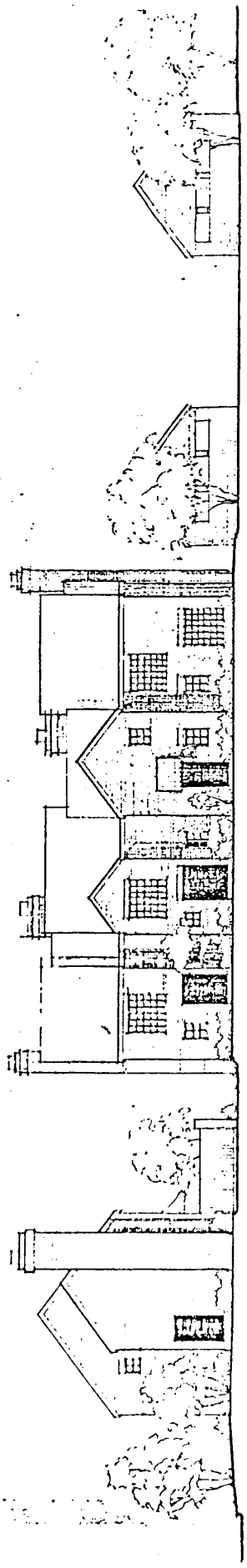
1 SITE PLAN



4

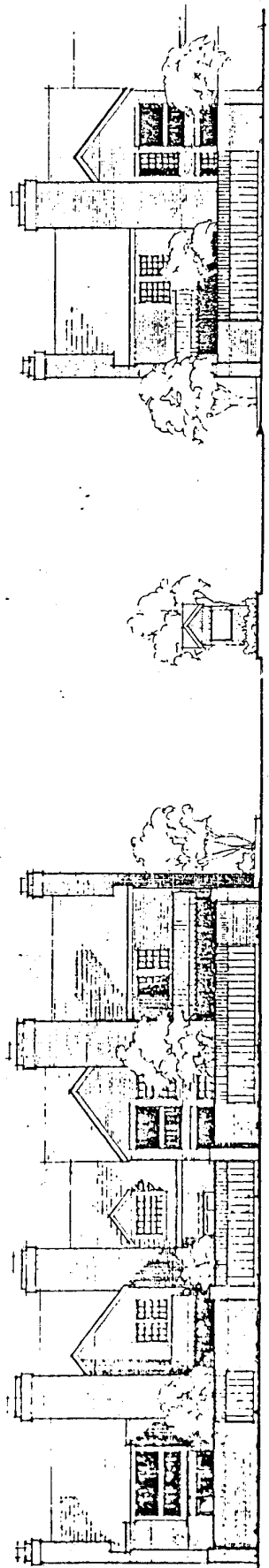


LANDSCAPE PLAN (5)

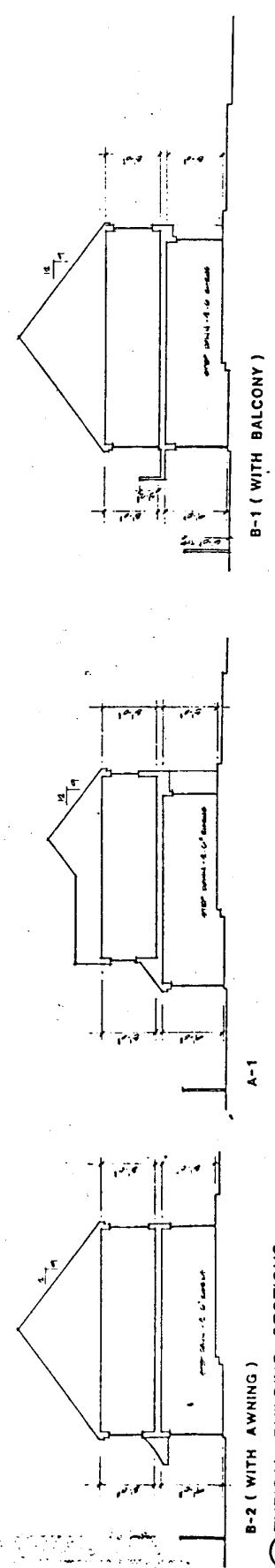


1 TYPICAL END ELEVATION

2 TYPICAL FRONT ELEVATIONS



3 STREET ELEVATION @ GARDEN BROOK DRIVE ENTRANCE



B-2 (WITH AWNING)

A-1

B-1 (WITH BALCONY)

BUILDING ELEVATIONS 6

