



health, safety and welfare said changes of zoning should be granted as set forth herein;

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 following described tracts of land from Light Industrial (LI) and Planned Development/Commercial (PD-5(C)) to Planned Development Zoning District number thirty-one (PD-31), allowing the uses set forth in Exhibit "B" and standards as set forth in Exhibit "C", said tracts of land being shown in Exhibit "A" and more specifically described as follows:

The tract starting at the intersection of right-of-way centerlines of Valley View Lane and Denton Drive, continuing south along Denton Drive right-of-way extended to an intersection with the centerline of right-of-way for Farmers Branch Lane; thence west along the centerline of Farmers Branch Lane to an intersection with centerline of Stemmons Freeway; thence north to an intersection with centerline of Valley View Lane; thence east along centerline of Valley View Lane; thence east along centerline of Valley View to point of beginning.

SECTION 2. That all uses in Planned Development zoning district thirty-one (PD-31) shall conform in operation, location and construction to the performance standards established by the Comprehensive Zoning Ordinance of the City of Farmers Branch and this ordinance.

SECTION 3. That all uses in Planned Development zoning district thirty-one (PD-31) shall conform to the development standards as shown in Exhibit "C".

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. Property that received site plan approval in 1982 and prior to July 19, 1982 shall be exempt from the requirement of obtaining specific use permit zoning.

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 Hundred Dollars (\$200.00) 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. Injunctive Relief. 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 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 of the City of Farmers Branch, and creates 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.

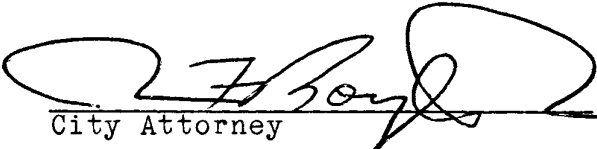
DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 2 day of August, 1982.

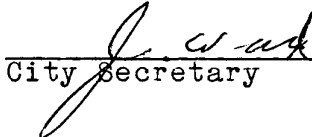
APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

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

DEVELOPMENT STANDARDS  
FOR PLANNED DEVELOPMENT DISTRICT 31

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 as described in Paragraph 8-502 of the Zoning Ordinance.

STREETS: All streets shall be constructed in conformance with the major thoroughfare plan as to type and location, and the engineering design criteria of the City. The following standards shall be considered the minimum for development within the Planning Area 2:

(NOTE: Distances shall be measured from back of curb.)

MAJOR STREET (DIVIDED)

Minimum Right-of-Way Width	100 feet
Minimum Road Paving Width	34 feet
Minimum Number of Roadways	2 feet
Minimum Median Width	13 feet

MINOR STREET (UNDIVIDED)

Minimum Right-of-Way Width	60 feet
Minimum Roadway Paving Width	44 feet
Minimum Parkway Width	8 feet

Curb intersections on all streets shall have a minimum radius of twenty (20) feet. Right-of-way intersections shall be chamfered as required to accommodate such radius.

BUILDING SETBACKS:

Front: Structures shall be set back a minimum distance from the right-of-way line of streets as described following, and

such setbacks shall be required on all sides of any structure facing on a street.

Major Street - Structures shall be set back a minimum of thirty (30) feet from the street right-of-way.

Minor Street - Structures shall be set back from the street right-of-way a minimum distance of twenty-five (25) feet.

Side: A minimum setback shall be required from side property lines of ten (10) feet unless otherwise required by the Site Plan.

Rear: A rear setback shall be required from rear property line and when determined by the Site Plan, to become a part of this Ordinance.

SITE COVERAGE: No building or accessory buildings shall be constructed which, in the aggregate, would cover more than 50% of the total lot area. The remaining area may be utilized for surfaced parking, landscaping, or maneuvering area. Floor area ratio not to exceed 4:1.

BUILDING HEIGHT: Maximum building heights: No greater than that allowed by FAA.

OFF-STREET PARKING: It is recognized that existing office and hotel uses may be integrated into future developments. To foster mixed-use interaction between existing and future uses, the Planning and Zoning Board shall consider shared parking agreements between owners of adjacent properties, and authorize a reduction in the required parking as outlined in section below. This shall be established on site plan by developers.

Parking shall be provided for the proposed uses at the following minimum ratios, and shall be accommodated at grade or in structures.

1. Offices: one space per 333 square feet of gross area.
2. Hotels and Motels: one space per rental unit for the first 250 rooms, and one-half space per rental unit for all additional rooms, plus such spaces as required by restaurants, ballrooms, and affiliated facilities.
3. Retail and affiliated office support services: one space per 250 square feet of gross area.
4. Eating establishments: one space per 100 square feet of gross area.
5. Mixed use parking discounts: in order to provide adequate off-street parking for large-scale mixed use development projects, the following are excluded in the calculation of off-street parking requirements:
  - a) Discount ten percent of the required parking for an office use when that use totals in excess of 250,000 square feet in gross area and is developed on the same lot with qualifying hotel, retail, or restaurant uses outlined in this subsection.
  - b) Discount ten percent of the required parking for a hotel use when that use totals in excess of 250 guest rooms and is developed on the same lot with qualifying office, retail, or restaurant uses outlined in this sub-section.
  - c) Discount ten percent of the required parking for all retail uses, when those uses total in excess of 10,000 square feet and are developed on the same lot with qualifying office, hotel, or restaurant uses outlined in this sub-section.
  - d) Discount fifty percent of the required parking for all recreation, entertainment, bar, and restaurant uses when developed on the same lot as qualifying office or hotel uses outlined in this sub-section.

SITE LANDSCAPING: A landscape plan shall be required for each site.

Parking areas visible from the streets shall be planted with vertical landscaping and shown on the landscaping plan. A minimum of 5% of the gross site area shall be landscaped. Site coverage may be increased as landscaped open space is increased. For every 1% increase above 5%

in landscaped open space, site coverage may be increased 2% above the 50% limit. This allowable maximum site coverage increase shall not exceed 70% of gross site area. Parking lots at grade must have not less than 5% of interior area landscaped. Border plantings at perimeter of parking lot shall not be considered a part of interior landscape requirements. Landscaped areas shall be interpreted to mean zones of grass, plant cover, trees and shrubs, and paved areas for pedestrian use. Paved parking shall not be considered part of this classification.

OFF-STREET LOADING:

Commercial:		<u>Minimum berths</u>
	0 to 10,000 gross square feet	= none
	10,000 to 50,000 square feet	= 1 space
	50,000 to 100,000 square feet	= 2 spaces
	each additional 100,000 square feet	= 1 space

Minimum parking berth: 10" x 45'

The City Staff shall determine off-street loading requirements for uses not specified on the most similar use listed in the current Zoning Ordinance of the City, or above.

Industrial:		<u>Minimum berths</u>
	0 to 5,000 square feet	= none
	5,000 to 15,000 square feet	= 1
	15,000 to 40,000 square feet	= 2
	40,000 to 65,000 square feet	= 3
	65,000 to 100,000 square feet	= 4
	each additional 50,000 square feet	= 1 additional

Loading facilities shall be designed to minimize interference with traffic flow.

PHASING: If a tract is to be developed in phase under the Planned Development Ordinance, each sub-tract shall conform to the basic



performance standards of the Planned Development Ordinance, as though it were a separate site.

DETAILED DEVELOPMENT PLAN: A detailed scaled Site Plan shall show:

1. Existing and proposed public or private streets;
2. Existing and proposed building or parking structure locations, including size in number of square feet, number of floors, proposed average height above grade, and number of parking spaces.
3. Existing and proposed utility easements and fire lanes.
4. Landscape plan showing proposed vegetation zones and their relationships to adjacent properties.
5. Proposed at-grade parking lots and loading facilities.
6. Proposed on-site identification and directional signage.
7. A statement of proposed floor area ratio, site coverage per cent, landscape area per cent, and relationship between these figures and PD requirements.
8. Other information as necessary to determine the impact of proposed project on the surrounding area.
9. Dumpster location and appropriate screening; approval to be a part of Site Plan.



PERMITTED USES IN NEW PD AREA  
Area 5 (PD-31)

<u>TYPE USE</u>	<u>PD</u>
Hotel or Motel	X
Art Gallery or Museum	X
Offstreet Parking	X
Telephone, Business Office	X
Optical Shop	X
Travel Agency	X
Antique Shop	X
Florist	X
Offices Professional and Admin.	X
Retail Clothing Sales	S
Churches	S
Restaurant	S
Bank and S & L Associations	X
Medical/Dental Offices & Clinics	X
Lab, Medical or Dental	X
Commercial Parking Lot Incidental to Office or Hotel	X
Scientific Research Lab	X
Private Club	S
Nursery School	S
Inst. of Religious or Phil. Nature	S
School, Public or Denominational	S
College or University	S
Snack or Sandwich Shop	X
Indoor Recreation	S

X Approved  
S Special Use Permit

Exhibit "B"