



ORDINANCE NO. 2143

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED; BY AMENDING THE BUILDING VOLUME REGULATIONS ESTABLISHED UNDER ORDINANCE 2071 FOR THE PLANNED DEVELOPMENT NO. 39 (PD-39) ZONING DISTRICT ALLOWING HIGH DENSITY OFFICE USES, AND WHICH IS BOUNDED BY THE LBJ FREEWAY (I-635) TO THE SOUTH, WELCH ROAD TO THE WEST, SIMONTON ROAD AND A 40 FOOT RAILROAD RIGHT-OF-WAY TO THE NORTH, AND INWOOD ROAD TO THE EAST; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 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 with reference to changes of zoning standards 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 due to a change in condition and in order to protect public health, welfare, and safety, 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 Exhibit "B" of Ordinance No. 2071, Development Standards for Planned Development District No. 39, Section I.D., "Building Volume Regulations", paragraph 3. "Building Setbacks" to read as follows:

3. Building Setbacks.

Public street right-of-way: structures shall be setback a minimum of twenty (20) feet from the property line.

Public alleys and service ways: alleys and service ways will have a minimum right-of-way of thirty (30) feet; structures shall be set back a minimum of five (5) feet from the property line.

Side and rear property lines: structures shall be set back a minimum of ten (10) feet from the property lines shared with adjacent properties and not fronting onto public rights-of-way unless a lesser setback is established on a site plan duly approved by the City Council following a recommendation of the Planning and Zoning Commission.

SECTION 2. That a new paragraph "4." relating exclusively to existing structures located within Lot 4 of the Farmers Branch Office Park Addition shall be added to Exhibit "B" of Ordinance No. 2071, Development Standards for Planned Development District No. 39, Section I.D., "Building Volume Regulations" and read as follows:

4. Building Setbacks: Lot 4 of the Farmers Branch Office Park Addition.

A minimum setback of ten (10) feet shall be maintained between the following existing buildings and roadway easements or street rights-of-way:

	<u>Building</u>	<u>Street</u>
a.	"Existing 01 Tower"	Road "A"
b.	"01" Parking Garage	McEwen Road
c.	"Existing 02 Tower"	Road "B"
d.	"02" Parking Garage	McEwen Road

Setbacks shall remain in effect for as long as the above referenced structures exist in accordance with the approved site plan for Block "B" of the Heritage Square development (Resolution No. 88-087); "Existing 01 Tower" and "Existing 02 Tower" being identified as same on the approved site plan and the existing parking garages each being identified as "2 level garage" on the "Existing Conditions" page of the same approved site plan and attached hereto as Exhibit "A".

SECTION 3. 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.

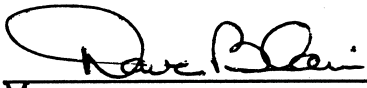
SECTION 4. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof, other than that portion so decided to be invalid or unconstitutional.

SECTION 5. Injunctive Relief. In addition to and cumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 6. 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 case provides.


DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 17th day of October 1994.

APPROVED:




Mayor

APPROVED AS TO FORM:

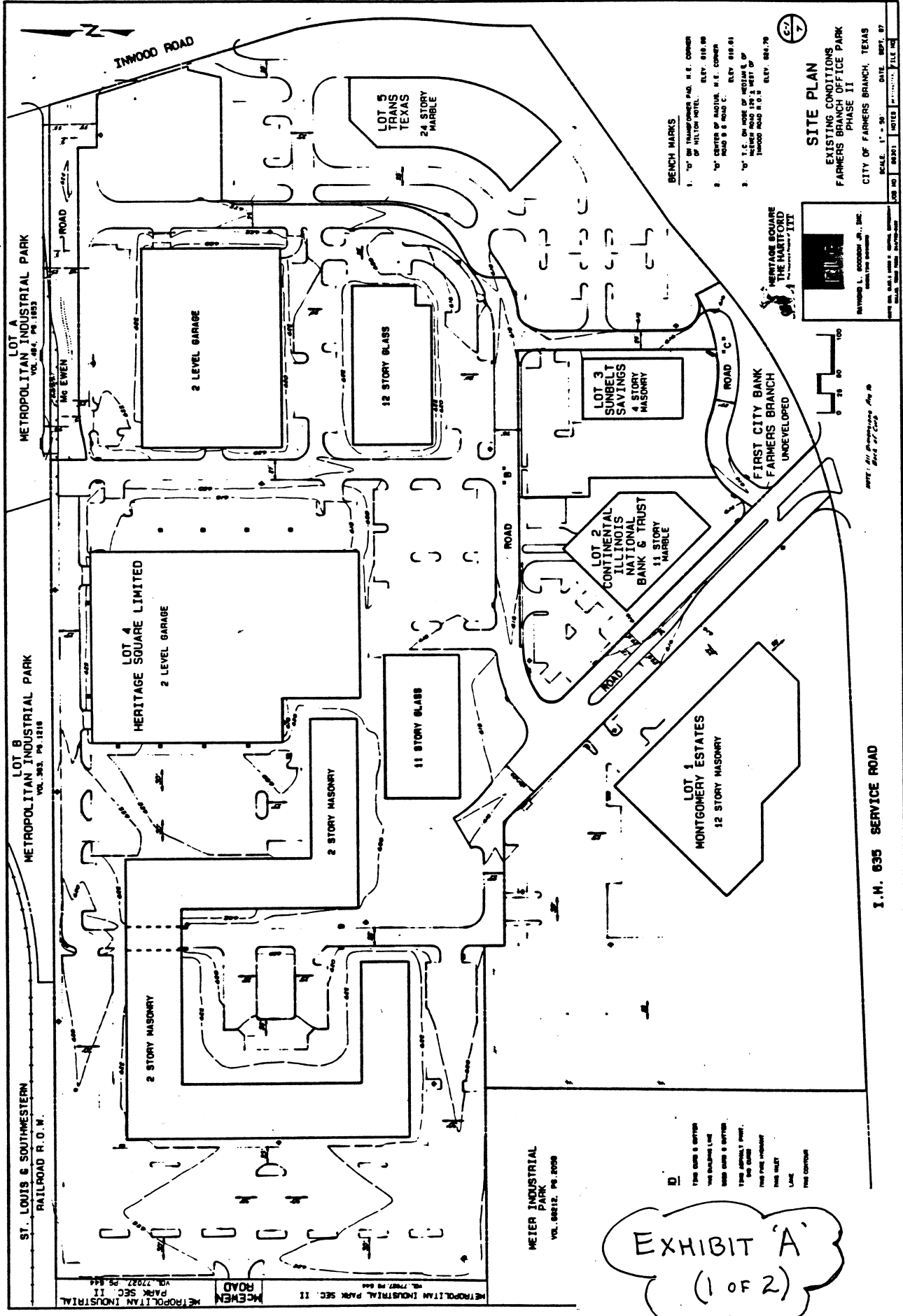


City Attorney

ATTEST:



City Secretary



LOT A
METROPOLITAN INDUSTRIAL PARK
VOL. 487, PG. 1853

LOT B
METROPOLITAN INDUSTRIAL PARK
VOL. 383, PG. 1516

ST. LOUIS & SOUTHWESTERN
RAILROAD R. O. W.

METROPOLITAN INDUSTRIAL
PARK SEC. 11
VOL. 27827, PG. 844

METROPOLITAN INDUSTRIAL PARK SEC. 11
VOL. 27827, PG. 844

METER INDUSTRIAL
PARK
VOL. 68212, PG. 2008

- D
- 1" = 10' SCALE
- 1" = 20' SCALE
- 1" = 30' SCALE
- 1" = 40' SCALE
- 1" = 50' SCALE
- 1" = 60' SCALE
- 1" = 70' SCALE
- 1" = 80' SCALE
- 1" = 90' SCALE
- 1" = 100' SCALE

- BENCH MARKS**
1. "1" 10' MARKERS AND N.E. CORNER OF MILTON HOTEL. ELEV. 610.00
 2. "2" CENTER OF MAJICA, N.E. CORNER ROAD 8 & ROAD C. ELEV. 610.01
 3. "3" I.C. ON CORNER OF HERITAGE SQUARE, N.W. CORNER ROAD 10 & WEST OF INWOOD ROAD R.O.W. ELEV. 604.70

HERITAGE SQUARE
THE HARTFORD
INSURANCE CO. III



HERITAGE SQUARE
THE HARTFORD
INSURANCE CO. III
1000 W. BROADWAY
HARTFORD, CT 06102

SITE PLAN
EXISTING CONDITIONS
FARMERS BRANCH OFFICE PARK
PHASE II
CITY OF FARMERS BRANCH, TEXAS



CITY OF FARMERS BRANCH, TEXAS
1000 W. BROADWAY
HARTFORD, CT 06102

SCALE: 1" = 50'

1.M. 635 SERVICE ROAD

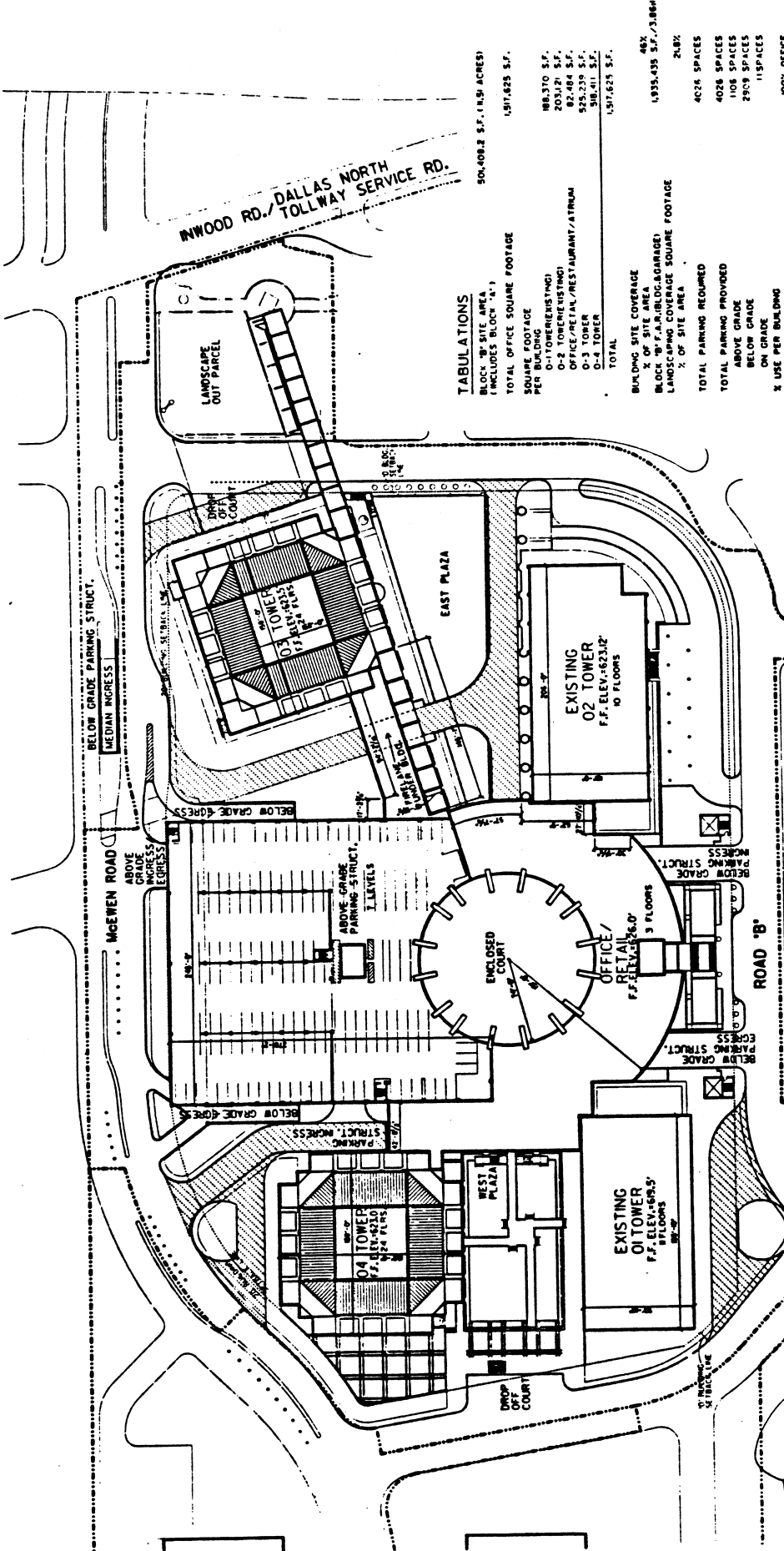
DATE: 11-11-90

BY: [Signature]

FILE NO.

EXHIBIT 'A'
(1 OF 2)

2c



TABLATIONS
 BLOCK 'B' SITE AREA (INCLUDES BLOCK 'A') 501,408.2 S.F. (1.153 ACRES)
 TOTAL OFFICE SQUARE FOOTAGE 1,917,625 S.F.
 SQUARE FOOTAGE PER BUILDING
 O-1 TOWER (EXISTING) 88,370 S.F.
 O-2 TOWER (EXISTING) 203,121 S.F.
 OFFICE/RETAIL/RESTAURANT/ATRIUM 525,239 S.F.
 O-3 TOWER 30,211 S.F.
 O-4 TOWER 1,517,625 S.F.
TOTAL 46X
 1,935,435 S.F. / 3.864
 21.8X
 4026 SPACES
 4026 SPACES
 1106 SPACES
 2909 SPACES
 11 SPACES
 100% OFFICE
 100% OFFICE
 OFFICE/RETAIL/RESTAURANT/ATRIUM 61.1% OFFICE/RETAIL/ATRIUM
 100% OFFICE
 100% OFFICE

BUILDING SITE COVERAGE
 BLOCK 'B' F.A.R. (BLDG./GARAGE) 1.0
 LANDSCAPING COVERAGE SQUARE FOOTAGE % OF SITE AREA
TOTAL PARKING PROVIDED
 ABOVE GRADE
 BELOW GRADE
 ON GRADE
 X USE PER BUILDING
 O-1 TOWER
 O-2 TOWER
 OFFICE/RETAIL/RESTAURANT/ATRIUM 61.1% OFFICE/RETAIL/ATRIUM
 O-3 TOWER
 O-4 TOWER

24'-0" WIDE FIRE LANE

FIN.F.L.R./BLDG.HI.DATA

BLDG NO.	FIN.F.L.R.	BLDG.HI.	DATA
O-1	623.0	11 FLOORS	760.5
O-2	623.12	10 FLOORS	746.37
O-3	623.15	24 FLOORS	967.0
O-4	623.0	24 FLOORS	967.0
O/R	624.0	3 FLOORS	880.0
ENCLOSED COURT	626.0		700.0
PARKING STRUCTURE 680.0/684.0	682.5	7 LEVELS	682.5



THE HARTFORD
 The Insurance Group of TX
HMBH ARCHITECTS
 DALLAS, TEXAS

BLOCK 'B' REDEVELOPMENT
 SITE PLAN
 NORTH 0 20 40 80 120

EXHIBIT A
 (2 OF 2) (2D)