



ORDINANCE NO. 1392

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 TRACT OF LAND BOUNDED ON THE NORTH BY VALLEY VIEW LANE; ON THE WEST BY DENTON ROAD; ON THE SOUTH BY RAWHIDE CREEK; AND ON THE EAST BY A LINE EXTENDED SOUTH FROM THE EASEMENT LINE BEHIND THE RESIDENCES ON THE WEST SIDE OF NESTLE STREET, EXTENDING TO RAWHIDE CREEK; FROM THE CURRENT ZONING DISTRICT CLASSIFICATION OF PD-5, OFFICE, MF-3, AND R-6 TO PLANNED DEVELOPMENT ZONING DISTRICT NUMBER THIRTY-FIVE (PD-35), ALLOWING OFFICE, LOCAL RETAIL (LR-1, LR-2) AND TOWNHOUSE USES; ESTABLISHING DEVELOPMENT STANDARDS FOR PD ZONING DISTRICT NUMBER 35; PROVIDING A SAVING CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS; PROVIDING AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning and Zoning Commission of the City of Farmers Branch, and the governing body of the City, in compliance with the City Charter and the State Law with reference to the granting of zoning changes under the Zoning Ordinance regulations and Zoning Map, have given the requisite notices by publication and otherwise and after holding due hearings and affording 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 due to a change in condition and in order to protect the public

Zoning Ordinance of the City of Farmers Branch as heretofore amended, and as amended herein.

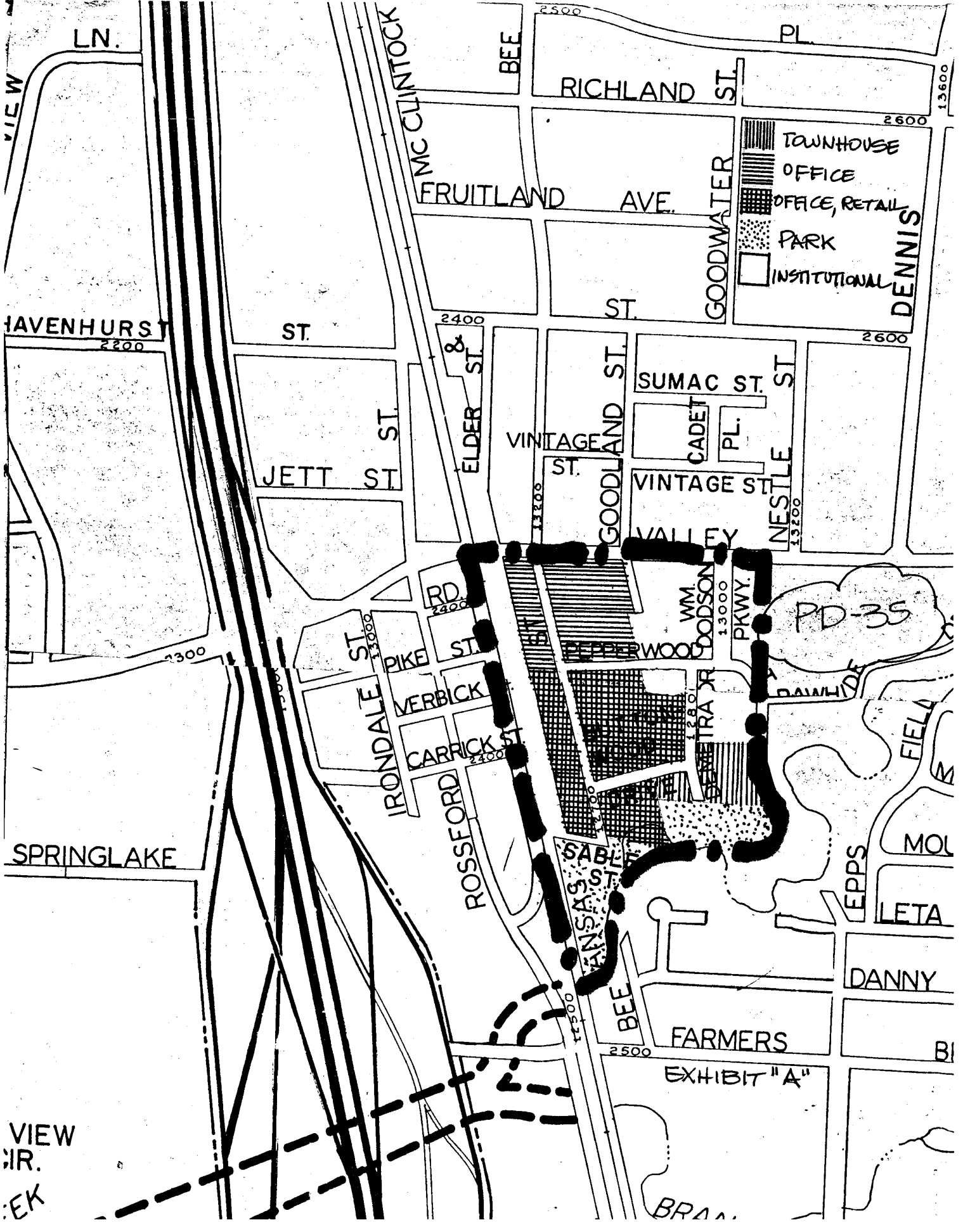
SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) 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 part or portion thereof, other than that portion so decided to be invalid or unconstitutional.

SECTION 7. 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 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 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.



VIEW LN.

HAVENHURST ST. 2200

SPRINGLAKE

VIEW DR. EK

MC CLINTOCK

BEE

RICHLAND ST.

FRUITLAND AVE.

- TOWNHOUSE
- OFFICE
- OFFICE, RETAIL
- PARK
- INSTITUTIONAL

DENNIS

ST.

JETT ST.

2400

ELDER ST.

VINTAGE ST.

GOODLAND ST.

SUMAC ST.

CADET PL.

VINTAGE ST.

VALLEY

NESTLE

RD. 2400

PIKE ST.

VERBICK ST.

CARRICK ST.

2400

IRONDALE ST.

ROSSFORD

SABLE ST.

ANSA'S ST.

PKWY.

WM. DODSON

PEPPERWOOD

DEWEY DR.

PD-35

RAWHIDE

FIELD

MOL

LETTA

DANNY

FARMERS

EXHIBIT "A"

BRA...

BI

PERMITTED USES IN NEW PD AREA
Area 4 (PD-35)

<u>TYPE USE</u>	<u>O</u>	<u>LR1</u>	<u>LR2</u>	<u>MF3</u>	<u>C</u>
Electrical Transmission Lines	X	X	X	X	X
Telephone Lines	X	X	X	X	X
Local Utility Distribution Lines	X	X	X	X	X
Railroad R.O.W.	X	X	X	X	X
Optical Shop	X	X	X		X
Travel Agency	X	X	X		X
Office Uses	X	X	X		X
Florist or Garden Shop		X	X		X
Laundry and Cleaning Shop		X	X		
Stationary, Mimeo Shop		X	X		X
Cafeteria		S	S		S
Park and Recreation	X	X	X	X	X
Cemetary	S	S	S	S	S
Church	S	S	S	S	S
School	X	X	X	X	X
Civic Center	X	X	X	X	X
Townhouse or Condominiums				X	
Office Showroom					X
Retail Grocery		X	X		X
Snack or Sandwich Shop	X	X	X		X

X Allowed
S Special Use Permit

Exhibit "B"

DEVELOPMENT STANDARDS
FOR PLANNED DEVELOPMENT DISTRICT 35
(Area 4)

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, as amended.

SITE COVERAGE: For multi-family uses, maximum coverage cannot exceed 40% of the total site; office and commercial uses cannot exceed 50% coverage compared to total site. The remaining area will be utilized for surfaced parking, landscaping or maneuvering area as required.

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 twenty-five (25) feet from the street right-of-way.
- Secondary Street - Structures shall be set back from the street right-of-way a minimum of twenty-five (25) feet.
- Minor Street - Structures shall be set back from the street right-of-way a minimum distance of twenty-five (25) feet.
- Side: The side yard requirements in a Planned Development district shall be established on the site plan which shall be made a part of the amending Ordinance.
- Rear: A rear setback shall be required from the rear property line to be established on the Site Plan, becoming a part of the amending Ordinance.

SITE LANDSCAPING: A landscape plan shall be required for each site. Parking areas are included in the requirement to landscape five (5) per cent of all site not covered by building structure.

OFF-STREET LOADING: For office buildings and similar establishments, off-loading facilities shall be provided as follows:

	<u>berths</u>
0 to 10,000 square feet	= none
10,000 to 50,000 square feet	= 1 space
50,000 to 100,000 square feet	= 2 spaces
100,000 to 200,000 square feet	= 3 spaces
each additional 200,000 square feet	= 1 space

Size of parking berths shall be a minimum of 10' x 50'.

OFF-STREET PARKING: Adequate parking for all parking requirements shall be provided so as to totally eliminate the need for on-street parking. Refer to Zoning Ordinance, Section 12-101, 102 and 103 for specific requirements.

STREETS: All streets shall be constructed in conformance with the Thoroughfare Plan and City Standards as to type, location and construction. The following shall be considered the minimum for development within Planning Area 4.

(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