

**FARMERS  
BRANCH**

ORDINANCE NO. 1391

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 BY HAVENHURST STREET, DENTON ROAD, VALLEY VIEW LANE AND THE WEST PROPERTY LINES OF THE HOMES FACING NESTLE STREET, FROM THE CURRENT ZONING DISTRICT CLASSIFICATION OF PD-5, MF-3, R-6 AND LR-2, TO PLANNED DEVELOPMENT ZONING DISTRICT NUMBER THIRTY-FOUR (PD-34), ALLOWING COMMERCIAL, MULTI-FAMILY AND LOCAL RETAIL USES; ESTABLISHING DEVELOPMENT STANDARDS FOR PD ZONING DISTRICT NUMBER 34; 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 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 PD-5, MF-3, LR-2 and R-6 to Planned Development Zoning District number thirty-four (PD-34), 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 centerlines of both Havenhurst Street and Denton Road, thence south along Denton Road to an intersection with the centerline of Valley View Lane to an intersection with an easement line west of the residences facing Nestle Street; thence north along this easement to an intersection with centerline of Havenhurst Street; thence west to point of beginning.

SECTION 2. That all uses in Planned Development zoning district thirty-four (PD-34) 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-four (PD-34) 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. 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.

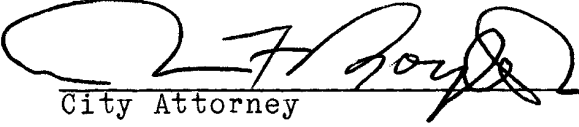
SECTION 8. Whereas, it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of 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.

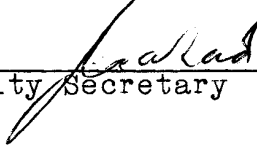
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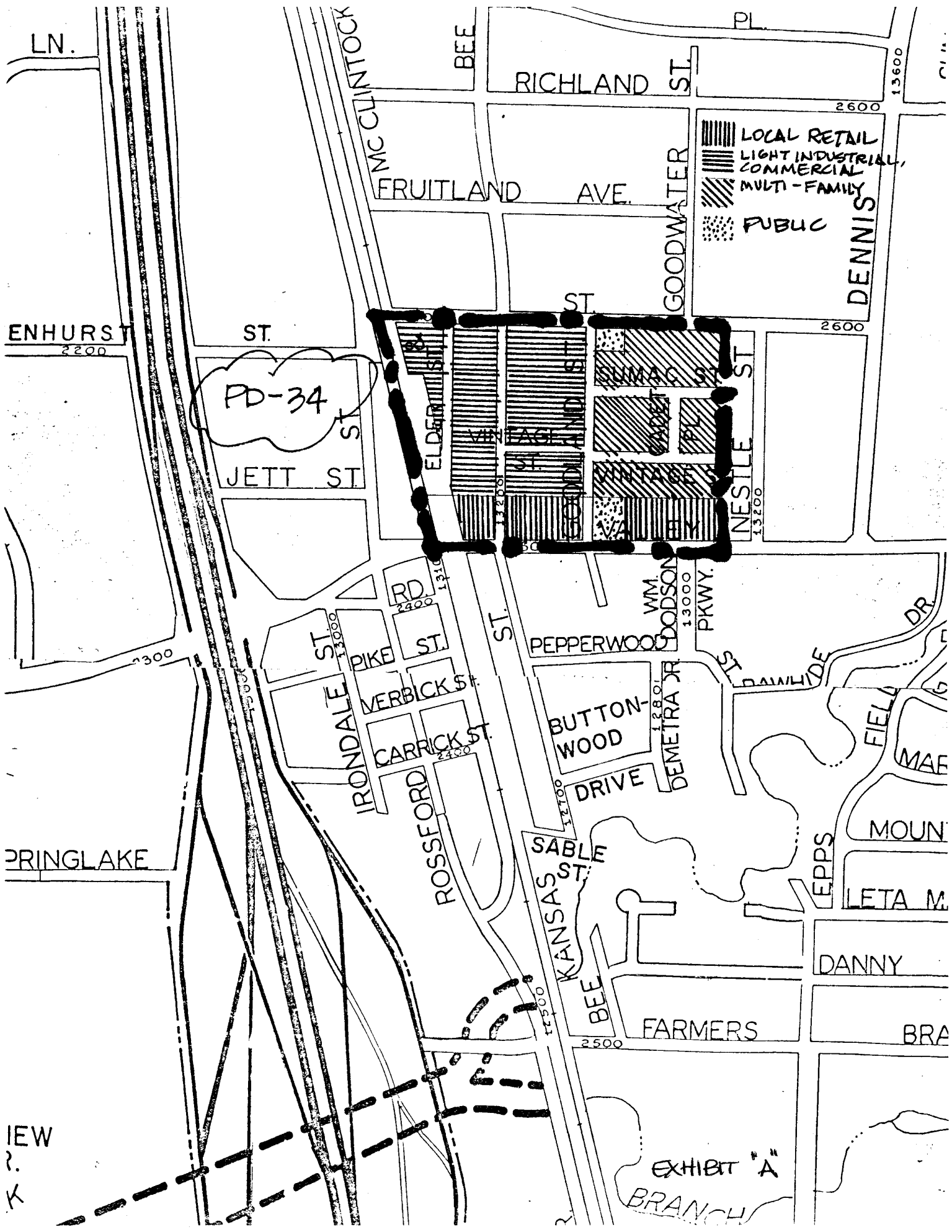
  
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

  
City Attorney

ATTEST:

  
City Secretary



LOCAL RETAIL  
LIGHT INDUSTRIAL,  
COMMERCIAL  
MULTI-FAMILY  
PUBIC

PD-34

EXHIBIT "A"  
BRANCH

LN.

ENHURST ST  
2200

PRINGLAKE

IEW  
R.  
K

MC CLINTOCK

BEE

RICHLAND ST

FRUITLAND AVE

GOODWATER ST

DENNIS

ST.

ST.

ST.

JETT ST

ELDER ST

ST.

ST.

NESTLE ST  
13200

IRONDALE ST  
13000

PIKE ST  
2400

VERBICK ST

CARRICK ST  
2400

ROSSFORD

SABLE

KANSAS ST  
14500

DRIVE

BUTTONWOOD

PEPPERWOOD

W.M. DODSON

DEMETRA JR

ST. DAWWIDE

DR

FIELD

MAE

MOUN

LETA M.

DANNY

FARMERS

BRA

2600

13600

2600

1300

1310

2400

2400

14700

12801

13000

2500

2500

PERMITTED USES IN NEW PD AREA  
Area 3 (PD-34)

<u>TYPE USE</u>	<u>LR1</u>	<u>LR2</u>	<u>MF1</u>	<u>MF2</u>	<u>D1</u>	<u>MF3</u>	<u>C</u>
Church	S	S	X	S	S	S	S
Electrical Transmission Lines	X	X	X	X	X	X	X
Telephone Line	X	X	X	X	X	X	X
Local Utility Distribution Lines	X	X	X	X	X	X	X
Railroad R.O.W.	X	X	X	X	X	X	X
Customer Personal Service Shops	X	X					X
Cleaning and Pressing Shop	X	X					X
Florist or Garden Shop	X	X					X
Offices	X	X					X
Bank/S & L	X	X					X
Barber Shop	X	X					X
Beauty Shop	X	X					X
Apartments			X	X		X	
Duplex					X		
Town Houses				X		X	
Medical/Dental Office	X	X					X
Paint and Wallpaper, Retail	X	X					X
Travel Agency	X	X					X
Optical Shop	X	X					X
Retail Shops Not Listed	S	S					S
Stationary or Letter Shop	X	X					X
Cafeteria	S	S					X
Antique Shop	X	X					X
Bakery	X	X					X
Fire Station	X	X	X	X	X	X	X
Commercial Parking Lot or Structure							X
Warehouse, Office Showroom							X

Exhibit "B"

X Approved  
S Special Use Permit

DEVELOPMENT STANDARDS  
FOR PLANNED DEVELOPMENT DISTRICT 34  
(Area 3)

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 3:

(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
Minimum Median Width	13 feet

SECONDARY STREET (UNDIVIDED)

Minimum Right-of-Way Width	70 feet
Minimum Roadway Paving Width	49 feet
Minimum Parkway Width	10.5 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.

Exhibit "C"

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.

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 on the site plan.

Rear: A rear setback shall be required from rear property line to be established on the site plan.

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 to be utilized for surfaced parking, required landscaping and maneuvering area. Floor area ratios not to exceed 2:1.

OFF-STREET PARKING: Adequate parking for all parking requirements shall be provided so as to totally eliminate the need for on-street parking. As a minimum, the following shall be required, whichever is greater:

Parking in relation to building areas (total floor area)

1 space for each 300 square feet of gross floor area used for office;

1 space for each room in a hotel, or unit or guest accommodation plus requirements for clubs, restaurants, and other areas;

1 space for every three (3) seats in a restaurant under maximum seating arrangement (minimum of five (5) spaces)

All other uses shall conform to Article 12 of City Zoning Ordinance.



Floor area of structure devoted to off-street parking of vehicles shall be exempt from inclusion in computing total building floor area for parking requirement purposes.

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 property, not covered by buildings, 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: In addition, in developments with light industrial uses, adequate area shall be required on the site for all loading and maneuvering of trucks and other vehicles such that operations will not be carried out in the streets, and such areas shall be located and screened. For light industrial and commercial, off-loading facilities shall be provided as follows:

	<u>Spaces</u>
0 to 10,000 gross square feet	none
10,000 to 50,000 gross square feet	1
50,000 to 100,000 gross square feet	2
each additional 100,000 gross square feet	1

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 and/or parking structure locations, including size in number of square feet, number of floors, proposed average height above grade, and number of parking spaces required and number provided.
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. Show proposed utilites, easements and drainage plans.
9. Other information as necessary to determine the impact of proposed project on the surrounding area.
10. Dumpster location and appropriate screening shall be shown.