



ORDINANCE NO. 1389

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 FARMERS BRANCH LANE; ON THE WEST BY STEMMONS FREEWAY; ON THE SOUTH BY THE CITY LIMITS LINE; AND ON THE EAST BY DENTON ROAD; FROM THE CURRENT ZONING DISTRICT CLASSIFICATION OF LIGHT INDUSTRIAL (LI) TO PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 32 (PD-32), ALLOWING OFFICE AND LIGHT INDUSTRIAL USES; ESTABLISHING DEVELOPMENT STANDARDS FOR PD ZONING DISTRICT NUMBER 32; PROVIDING A SAVING CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS; 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 Light Industrial to Planned Development Zoning District number thirty-two (PD-32), 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 centerline of Stemmons Freeway and centerline of Farmers Branch Lane extended; thence south along Stemmons Freeway to a point of intersection with the south city limits line; thence east along the city limits line to an intersection with the centerline of Ford Road; thence north along Ford Road to an intersection with the centerline of Farmers Branch Lane; thence west along Farmers Branch Lane to point of beginning.

SECTION 2. That all uses in Planned Development zoning district thirty-two (PD-32) 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-two (PD-32) 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.

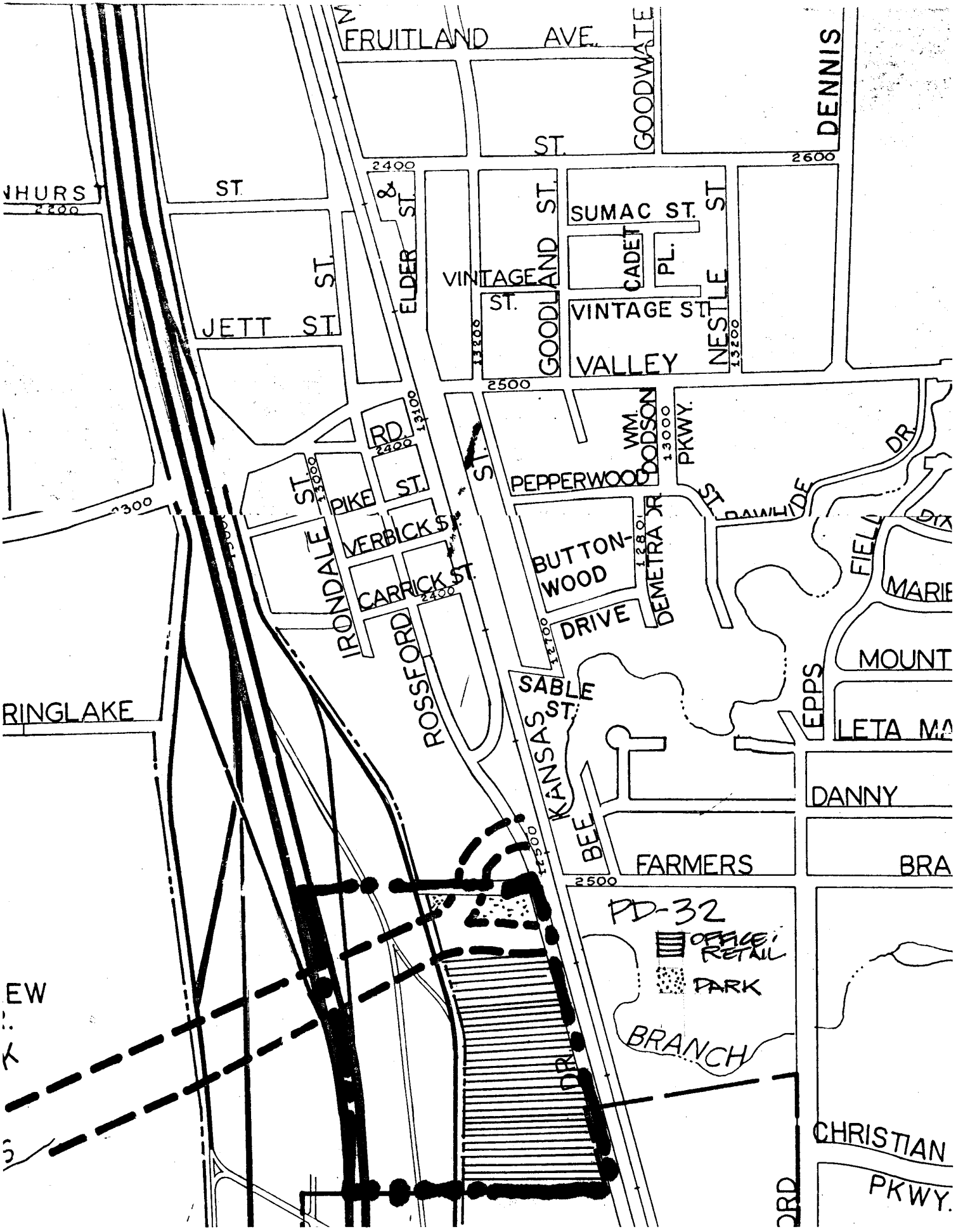
SECTION 7. Injunctive Relief. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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.

APPROVED:


Mayor



JHURST ST
2200

RINGLAKE

EW
K

S

FRUITLAND AVE.

ST

JETT ST

IRONDALE ST

VERBICK ST
CARRICK ST

ROSSFORD

SABLE ST
KANSAS ST

BEE

PD-32

OFFICE/RETAIL

PARK

BRANCH

CHRISTIAN PKWY.

2400

2600

2300

2500

2500

ELDER ST

VINTAGE ST

GOODLAND ST

SUMAC ST

VINTAGE ST

VALLEY

GOODWATER

DENNIS

NESTLE ST

RD

PIKE ST

PEPPERWOOD

BUTTONWOOD

DRIVE

W.M. DODSON

PKWY.

DEMETRA JR

ST

MARIE

MOUNT

LETA MA

DANNY

FARMERS

BRA

2RD

PERMITTED USES IN NEW PD AREA
Area 6 (PD-32)

<u>TYPE USE</u>	<u>O</u>	<u>PD-32</u> <u>LI</u>	<u>PD</u>
Hotel or Motel	S	X	X
Art Gallery or Museum		X	X
Offstreet Parking	X	X	X
Telephone, Business Office	X	X	X
Optical Shop	X	X	X
Travel Agency	X	X	X
Antique Shop		X	X
Florist	X	X	X
Offices, Professional and Admin.	X	X	X
Retail Clothing Sales	S	S	S
Churches	S	S	S
Restaurant	S	S	S
Bank and S & L Associations	X	X	X
Medical/Dental Office & Clinics	X	X	X
Lab, Medical or Dental	X	X	X
Commercial Parking Lot Incidental to Office or Hotel	X	X	X
Scientific Research Lab	S	X	X
Private Club	S	S	S
Snack or Sandwich Shop	X	X	X
Indoor Recreation			S

X Approved
S Special Use Permit

Exhibit "B"

DEVELOPMENT STANDARDS
FOR PLANNED DEVELOPMENT DISTRICT 32

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.

I. BASIC PERFORMANCE STANDARDS

A. PRINCIPAL USES PERMITTED

The following principal uses shall be permitted subject to approval of conceptual and detailed site plans.

1. Office Buildings

This includes but is not limited to: private corporate offices, speculative offices, professional offices, medical and diagnostic offices.

2. Hotels and Motels

3. Retail and restaurant functions serving the office and hotel uses

4. Financial institutions

B. SECONDARY USES PERMITTED

The following secondary uses shall be permitted only in a PD district which includes office and one other principal use.

1. Automobile oriented uses limited to:

- a) drive-in banks
- b) service stations (by Special Use Permit)

2. Business service establishments

3. Indoor recreation uses as a physically integral part of an Office or Hotel.

- a) commercial health clubs, including swimming pools and racquet sport courts

- b) skating rinks, ice or roller
- c) any other similar retail recreation use

4. Dining establishments (by special use permit)

E. BUILDING VOLUME REGULATIONS

1. Maximum floor area ratio, including garages, 4:1 (Floor is defined as the gross area of any built structure from grade level up. Basements of office and parking structures will not be counted in this ratio.)

2. Maximum building heights: No greater than that allowed by FAA. A copy of approved FAA Building height shall be submitted prior to Site Plan approval.

3. Building setbacks:

Public street right-of-way: structures shall be set back 20 feet from the property line.

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

The minimum side yard requirements in a PD zoning district shall be established on the site plan which shall be made a part of the amending ordinance. In all cases, side or rear yard shall be based on height of building(s).

F. SITE COVERAGE AND LANDSCAPE

1. The gross building footprint of buildings and parking garages should not exceed 50% of the gross site area.

2. The landscaped open space shall be not less than 5% of gross site area.

3. 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 increase shall proceed to an absolute maximum site coverage of 70% gross site area.

4. Parking lots at grade must have not less than 5% of their interior area landscaped. Border plantings at the perimeter of the lot shall not be considered as part of the interior landscaping requirements.

5. Landscaped areas shall be interpreted to mean zones of grass, ground cover, trees and shrubs, paved and landscaped areas for pedestrian uses, and lakes or fountains.

Paved areas for parking or regular traffic flow shall not be considered as part of this classification.

- G. 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.

6. 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 above. This shall be established on site plan by developers.

H. SERVICE FACILITIES

1. All office, commercial, hotel and restaurant uses shall provide and maintain off-street loading facilities in the quantities stated below:
 - a) Office uses:
 - i. 0 to 50,000 gross square feet: no spaces
 - ii. 50,000 to 150,000 gross square feet: 1 space
 - iii. each additional 100,000 gross square feet: 1 space
 - b) Commercial uses:
 - i. 0 to 10,000 gross square feet: no spaces
 - ii. 10,000 to 50,000 gross square feet: 1 space
 - iii. each additional 100,000 gross square feet: 1 space
 - c) Hotel uses:
 - i. 0 to 50,000 gross square feet: no spaces
 - ii. 50,000 to 100,000 gross square feet: 1 space
 - iii. 100,000 to 300,000 gross square feet: 2 spaces
 - iv. each additional 200,000 gross square feet: 1 space
 - d) Restaurant uses:
 - i. 0 to 50,000 gross square feet: no spaces
 - ii. 5,000 to 25,000 gross square feet: 1 space
 - iii. 25,000 to 50,000 gross square feet: 2 spaces
 - iv. each additional 50,000 gross square feet: 1 space
2. The City Staff shall determine off-street loading requirements for uses not specified, based on the most similar use listed in Zoning Ordinance, as amended.
3. A structure containing more than one use must meet the loading requirements of each use unless one use occupies

90 percent or more of the gross building area, in which case the loading requirement is calculated as if that use occupied the entire structure.

4. The first required space, and thirty percent of all other spaces, must be suitable for semi-tractor trailer delivery vehicles.
5. Loading facilities for more than one building may be provided in a common terminal if connections between building and terminal are off-street.
6. Loading facilities shall be designed to minimize interference with traffic flow.

J. STREETS

All streets shall be constructed in conformance with City engineering design criteria to be approved on Site Plan.

K. PHASING

If a tract is to be developed in phases under this 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.

II. REQUIRED SUBMISSIONS

A. CONCEPTUAL DEVELOPMENT PLAN

The following are submittal requirements for Staff review of a conceptual development plan under the proposed Planned Development designation for an entire site.

1. A vicinity map at a scale not smaller than 1 inch = 1,000 feet.
2. A Boundary Survey of the property, including the following:
 - a) Metes and bounds of all property lines
 - b) total area of property
 - c) scale and north arrow
 - d) names and route numbers of boundary streets and rights-of-way
 - e) existing topography with a maximum contour interval of two feet.

3. A statement confirming ownership of the subject property and stating the place of the record of the latest instrument in the chain of title.
4. A generalized land use plan showing approximate location of proposed land uses, circulation corridors, and public utility corridors. This should include a statement of maximum allowable building and parking space and anticipated building heights as allowed by the Planned Development Ordinance.
5. A statement or visual presentation of how adjacent and neighboring properties shall be affected by the proposed development. This statement should address vehicular access plans, site context, and existing and anticipated land uses.

B. DETAILED DEVELOPMENT PLAN

The following are submittal requirements for approval of a detailed development plan under the proposed Planned Development designation. This submittal would address a particular phase of a project, and would be required before building permits would be considered.

1. A vicinity map at a scale not smaller than 1 inch = 2,000 feet.
2. A boundary survey of the property including the following:
 - a) Metes and bounds of all property lines
 - b) total area of property
 - c) scale and north arrow
 - d) names and route numbers of boundary streets and right-of-way
 - e) existing topography with a maximum contour interval of two feet
3. A detailed scaled site plan showing:
 - a) existing and proposed public or private streets
 - b) existing and proposed building or parking structure locations, including size in number of square feet, number of floors, and proposed approximate average height above grade.
 - c) existing and proposed utility easements and fire lanes
 - d) landscape plan showing proposed vegetation zones and their relationship to adjacent properties

- e) proposed at-grade parking lots and loading facilities
 - f) a statement of proposed floor area ratio, site coverage ratio, landscaped area ratio, and the relationship between these figures and the standards set forth in the Planned Development designation
 - g) proposed on-site identification and directional signage
4. These Development Plans follow the regular Site Plan approval process.