City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Electronic Agenda Packet - Final

Planning and Zoning Commission

Monday, December 12, 2016 | **7:00 PM** | **City Hall**

Study Session Meeting to be held at 6:00 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

1) Manske Library
2) City Hall

Additionally, the agenda packet is available for download from the City's web site at www.farmersbranchtx.gov. This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

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A. STUDY SESSION

A.1 TMP-2014 **Discuss regular agenda items.**

B. REGULAR AGENDA ITEMS

B.1 TMP-2015 **Consider approval of the November 14, 2016, Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.**

B.2 TMP-2016 **Consider approval of the November 14th, 2016 Planning and Zoning Commission minutes and take appropriate action.**

B.3 TMP-2017 **Consider approval of the 2017 Meeting Dates & Application Deadlines.**

C. PUBLIC HEARING

C.1 16 SU-018 **Conduct a Public Hearing and consider a request from Z. Makahni to amend an existing Specific Use Permit (SUP), Ordinance 3326 to allow an extended stay hotel located at 12101 Luna and take appropriate action.**

C.2 16 ZA-09 **Conduct a Public Hearing and consider a request from the City of Farmers Branch to amend and replace in its entirety the Comprehensive Zoning Ordinance.**

D. ADJOURNMENT

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planing to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on

_____

City Administration

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-2014

Agenda Date: 12/12/2016 **Version:** 1 **Status:** Study Session

In Control: Planning and Zoning Commission **File Type:** Report

Agenda Number: A.1

Discuss regular agenda items.

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-2015

Agenda Date: 12/12/2016 **Version:** 1 **Status:** Regular Agenda

In Control: Planning and Zoning Commission **File Type:** Report

Agenda Number: B.1

Consider approval of the November 14, 2016, Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

BACKGROUND:

As stated in the City of Farmers Branch Ethics Handbook for Elected Officials & Advisory Board Members, all appointed members should make every effort to attend all regularly scheduled meetings.

DISCUSSION:

Any member failing to attend three (3) consecutive meetings without being excused for good cause may be removed by City Council. By excusing an absence, the Commissioner is not penalized with using one of the three unexcused absences allowed in the Charter. A Comprehensive Attendance Matrix has been developed to keep record of these excused and unexcused absences.

Planning and Zoning Commission
2016 Attendance Record

	Blackson	Brewer	De Los Santos	Hardie	Moore	O'Quinn	Driskill	Plunk	Yarbrough
Jan 11	◆	◆	◆	◆		◆			
Jan 25	◆	◆	◆	◆		◆			
Feb 8	◆	◆	◆	◆		◆			
Feb 22	◆	◆	◆	◆		◆			
Mar 14	✓	◆	✓	◆		◆			
Apr 11	✓	◆	◆	◆		◆			◆
Apr 25	◆	◆	◆	◆		✓			◆
May 9	◆	◆	◆	◆		◆			◆
May 23	Cancelled								
Jun 13	◆	◆	◆	◆		◆			✓
Jun 27	◆	◆	◆	◆		✓			◆
Jul 11	◆	◆	✓	◆	◆	◆		◆	◆
Jul 25	◆	◆	✓	◆	◆	◆		◆	◆
Aug 8	◆	✓	✓	◆	◆	✓		◆	◆
Aug 22	◆	◆	◆	◆	◆	◆	◆	◆	◆
Sep 12	◆	◆	◆	◆	◆	◆	◆	✓	◆
Sep 26	Cancelled								
Oct 10	✓	◆	◆	◆	◆	◆	◆	◆	◆
Oct 24	◆	◆	◆	◆	◆	◆	◆	◆	✓
Nov 14	◆	◆	◆	◆	◆	◆	◆	◆	◆
*Nov 28**	Cancelled								
Dec 12									
*Dec 27**	Cancelled								

◆ Present ✓ Excused ✗ Unexcused

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-2016

Agenda Date: 12/12/2016 **Version:** 1 **Status:** Regular Agenda

In Control: Planning and Zoning Commission **File Type:** Minutes

Agenda Number: B.2

Consider approval of the November 14th, 2016 Planning and Zoning Commission minutes and take appropriate action.

RECOMMENDATION:
Staff recommends approval of the minutes of November 14th, 2016 meeting.

ACTIONS:
1. Motion to approve the minutes of November 14th, 2016.
2. Any other action desired by the Commission.

ATTACHMENTS:
Minutes of November 14th, 2016

City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Minutes

Planning and Zoning Commission

Monday, November 14, 2016 | **7:00 PM** | **City Hall**

Study Session Meeting to be held at 6:00 PM in Study Session Room

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A. STUDY SESSION

TMP-1986 **Discuss regular agenda items.**

TMP-1988 **Receive an update and report on the status of the revised Comprehensive Zoning Ordinance.**

B. REGULAR AGENDA ITEMS

Present 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Vice Chair Jason O'Quinn, Chair Nancy Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos , and Commissioner Michael Driskill

TMP-1989

Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

A motion was made by Commissioner O'Quinn, seconded by Commissioner Blackson, that this Report be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

TMP-1992

Consider approval of the October 24th, 2016 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Brewer, seconded by Commissioner De Los Santos, that the Minutes be approved as presented. The motion carried by the following vote:

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

R2016-113

Consider a request from CADG Mercer Crossing Holdings LLC for approval of a Detailed Site Plan for a 35.7 acre tract located west of Mercer Crossing Lake and south of Wittington Place and take appropriate action.

Andy Gillies, Community Services Director, provided a presentation of the community master plan of 6 new residential neighborhoods. In this meeting only 2 of the 6 are being addressed, Brighton and Ashington. This Detailed Site Plan is for a proposed single family neighborhood to be known as “Brighton”. Brighton is the easternmost residential community being developed by the applicant, Centurion American (CADG). Brighton will contain 35.7 acre total acres. It will be composed of 91 single family residential lots. Fourteen (14) of these lots will be front loaded (garages facing the street) and back up to the long linear park to the west. These are the only front loaded lots proposed within the Mercer Crossing community, and will be at least 50’ wide and 130’ in depth. The remaining 77 lots are rear loaded (driveways and garages facing the alleyway). These rear loaded lots range in width from 84’ to 60’. The depth of these lots range from 179’ to 105’. All lots within the Brighton neighborhood meet or exceed 6,300 square feet in total area. As part of the overall design of the Mercer Crossing mixed use development, CADG has developed a comprehensive set of Design Guidelines outlining the basic theme and character of the new community. This guideline document, or Pattern Book, includes design advice regarding such items as building architectural style (commercial and residential), street design, open space and parks design, trails, streetscape improvements, sign typology and standards, and wall materials and treatments. Two homebuilders, First Texas Builders and Oakdale Homes, plan to buy all the lots within Brighton. Both builders are aware of the architectural design requirements within Mercer Crossing.

Commissioner Plunk asked about the southern access to the Brighton neighborhood through Chartwell and the possible development being used as a cut-through access.

Mr. Gillies replied that in future development of the southern area of Brighton, Chartwell is not intended to provide direct access. Anticipating traffic flow will have to be monitored as we move forward with future developments.

Chairperson Hardie and Commissioner Blackson inquired about the construction of the amenity center.

Micheal Beaty, 1800 Valley View, approached the podium and explained the amenity center will be built concurrently with the homes.

Commissioner Brewer asked about the smaller lake's purpose.

Mr. Gillies explained there is some advantage of having the smaller lake in Brighton and directed further concerns to the applicant to address during their presentation.

Commissioner Driskill inquired about the trail master plan and the proposed trail connections.

Mr. Gillies explained that in the course of three months and in working with the applicant, pedestrian access and trails are a top goal. Mr. Gillies pointed out where those trails would fall within the neighborhoods and demonstrated they would be interconnected.

A motion was made by Commissioner Blackson, seconded by Commissioner

Brewer, that this Resolution be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

R2016-114

Consider a request from CADG Mercer Crossing Holdings LLC for approval of a Detailed Site Plan for a 16.1 acre tract located east of Luna Road and south of Wittington Place and take appropriate action.

Andy Gillies, Community Services Director, provided a presentation of the community master plan of 6 new residential neighborhoods. In this meeting only 2 of the 6 are being addressed, Brighton and Ashington. This Detailed Site Plan is for a proposed single family neighborhood (to be called “Ashington”) being developed by the applicant, Centurion American (CADG). Ashington will contain 16.1 total acres. It will be composed of 60 single family residential lots. All of these lots are rear loaded (driveways and garages facing the alleyway). These rear loaded lots will be a minimum of 50’ in width and 105’ in depth. All lots within the Ashington neighborhood meet or exceed 5,250 square feet in total area. A sole homebuilder, Megatel Homes, plans to buy all the lots within Ashington. Megatel Homes is aware of the architectural design requirements within Mercer Crossing.

Michael Beatty, approached the podium and thanked the Commissioners and staff effort for the opportunity to present the Centurion American proposed development. Details of the commercial aspects of this community in mind were also explained, that included the Wittington Office, the Valley View and Luna Corner, and other mixed use opportunities. The proposed architectural theme of the Mercer Crossing community is “Texas Tudor”. This unique style is combination of key English Tudor building elements (such as field stone, large wooden timbers, and steep multi-gabled roof lines), with contemporary Texas style elements. Texas Tudor weaves these two vernacular styles into a unified look for both the residential and commercial subdistricts of Mercer Crossing. The comprehensive Pattern Book gives all potential builders and property owners guidance on how to integrate their specific project vision into the Mercer Crossing community. The Residential POA will be the controlling entity for all of the open spaces and maintaining the standards of the community.

Commissioner Yarbrough asked how the builders will align their project with the theme and the ageless aspect of the contemporary Texas Tudor style.

Randi Rivera, AICP, G&A Consultant, approached the podium to confirm the builders will be encouraged and guided to integrate building elements that align with the theme. The English Tudor style has been timeless but, with the contemporary details it will remain an up-to-date style.

Commissioner O'Quinn asked about the placement of the lake and the amenity center.

Ms. Rivera responded that the lake offers a transition to the amenity center and an opportunity to use vegetation as a buffer.

Commissioner Moore asked if the second smaller lake and the flooding issue had been resolved.

Mr. Beatty explained the lake will help with storm water drainage.

Mr. Gillies approached the podium to conclude the presentation and answer any further questions.

Commissioner Brewer asked about the time frame of the project.

Mr. Beaty explained the process of finalizing plan details for the homes with the City Engineer. It is anticipated to start the project January or February 2017. Eight months later he expects to be completing the lots. Model homes will be the first to be completed. He also addressed that the builders will provide the best layout prior to the City Council meeting to ensure the community will develop as presented.

Mr. Gillies elaborated that this proposal will go to City Council December 13th and prior to that date, the three builders will be met individually to review their best plans for the new homes.

Commissioner O'Quinn asked about the possible educational opportunities in the area.

Mr. Gillies confirmed that private school setting is available.

Commissioner Blackson inquired about the school district's input in servicing the incoming residence.

Mr. Gillies explained the school district changed their position to believing they can serve the incoming residences with the existing two elementary schools in the area. It was the school district's decision to not pursue an additional school.

Commissioner Plunk asked about the demand for the commercial office space being designated.

Mr. Beaty confirmed Mr. Moyedi designated the space for office due to significant demand. The future of the building depends on a number of factors and its dificult to predict its viability.

Chairperson Hardie asked if anyone had additional questions or comments. There being none, she asked for a motion.

A motion was made by Commissioner De Los Santos, seconded by Commissioner Driskill, that this request be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

C. PUBLIC HEARING

TMP-1993

Conduct a public hearing and consider a request from Luna Taps for a Specific Use Permit to allow the sale of alcoholic beverages in a qualified restaurant at 1801 Royal Lane, Suite 700 and take appropriate action.

Alexis Jackson, Planning Manager, gave a brief presentation on the Specific Use Permit being requested. The proposed restaurant is located on 1801 Royal Lane Suite 700, East of Luna Rd and North of Royal Lane. This property is governed by Planned Development District No. 22 and Light Industrial uses. There are twelve buildings on the property, Luna Taps is proposed to be in building seven occupying approximately 2,882 sf. with adequate parking. The bar space is compliant with the 20% limit of gross space at 17%. It will offer two patio areas, one on the west of the building covered by an awning and on the south of the building uncovered near an existing tree. Nine notices were sent out to neighboring properties as required; one response was received in favor of the proposed restaurant. The proposed hours of operation will be Monday thru Sunday 11am-12pm as a neighborhood bar and grill serving the multi-family residence in the area. Mrs. Jackson concluded the presentation and opened for any questions and concerns to staff and/or the applicant.

Rick Levit, 114 Baker B Ranch Road, approached the podium to answer any questions.

Commissioner O'Quinn asked about the sign concept of the restaurant and drive-up appeal.

Mr. Levit elaborated on the simplicity and clean aspect of the restaurants' approach and presentation as well as, the naming consistency throughout all of the Tap restaurants.

Commissioner O'Quinn asked about the outdoor dining experience.

Mr. Levit emphasized the additional landscaping proposed to enhance the outdoor experience.

Commissioner De Los Santos expressed concern of the distance of handicapped parking to the main entry.

Mrs. Jackson approached the podium and explained that during the Development Review Committee meetings it was discovered that the first sidewalk option running along the main vehicle entry of Luna was not possible due to a utility box. In working with the applicant a side walk and ramp access is illustrated west of the building creating 2 handicapped parking spaces. Mr. Gillies also mentioned that the main handicapped spaces are south of the building.

Commissioner De Los Santos pointed out that curb access for the 2 handicapped spaces created would need to be addressed.

Mr. Levit confirmed the curb detail would be addressed in the building plans.

Chairperson Hardie remarked that this is a Public Hearing and invited anyone to come forward to comment. There being none, she closed the Public Hearing and asked for a motion

A motion was made by Commissioner Blackson, seconded by Commissioner O'Quinn, that this Specific Use Permit be recommended for approval. The

motion carried by the following vote:

Aye: 9 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

D. ADJOURNMENT

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Certification

I certify that the above notice of this meeting was posted at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Approved to Post:_____
City Administration

Stamp:

Posted by: Alexis Jackson

Date Posted:_____

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-2017

Agenda Date: 12/12/2016 **Version:** 1 **Status:** Regular Agenda

In Control: Planning and Zoning Commission **File Type:** Report

Agenda Number: B.3

Consider approval of the 2017 Meeting Dates & Application Deadlines.

RECOMMENDATION:
Staff recommends approval of the 2017 Meeting Dates & Application Deadlines.

ACTIONS:
1. Motion to approve the 2017 Meeting Dates & Application Deadlines.
2. Any other action desired by the Commission.

ATTACHMENTS:
2017 Meeting Dates & Application Deadlines

Planning and Zoning Commission/City Council

Meeting Dates Application Deadlines

2017

Application Deadline	Property Owner Notification	Planning & Zoning Meeting	Notice for Council	City Council Meeting
November 29, 2016 December 13, 2016	December 27, 2016 January 10, 2017	**January 9, 2017** **January 23, 2017**	January 10, 2017 January 24, 2017	**February 7, 2017** **February 21, 2017**
January 3, 2017 January 17, 2017	January 31, 2017 February 14, 2017	**February 13, 2017** **February 27, 2017**	February 14, 2017 February 28, 2017	**March 7, 2017** **March 21, 2017**
February 7, 2017 February 21, 2017	February 28, 2017 March 14, 2017	**March 13, 2017** **March 27, 2017**	March 14, 2017 March 28, 2017	**April 4, 2017** **April 18, 2017**
March 7, 2017 March 21, 2017	March 28, 2017 April 11, 2017	**April 10, 2017** **April 24, 2017**	April 11, 2017 April 25, 2017	**May 2, 2017** **May 16, 2017**
April 4, 2017 April 18, 2017	April 25, 2017 May 9, 2017	**May 8, 2017** **May 22, 2017**	May 9, 2017 May 23, 2017	**June 6, 2017** **June 20, 2017**
May 2, 2017 May 16, 2017	May 30, 2017 June 13, 2017	**June 12, 2017** **June 26, 2017**	June 12, 2017	**July 11, 2017**
May 30, 2017 June 13, 2017	June 27, 2017 July 11, 2017	**July 10, 2017** **July 24, 2017**	July 10, 2017 July 24, 2017	**August 1, 2017** **August 15, 2017**
June 27, 2017 July 18, 2017	August 1, 2017 August 15, 2017	**August 14, 2017** **August 28, 2017**	August 17, 2017 August 28, 2017	**September 5, 2017** **September 19, 2017**
August 1, 2017 August 15, 2017	August 29, 2017 September 12, 2017	**September 11, 2017** **September 25, 2017**	September 11, 2017 September 25, 2017	**October 3, 2017** **October 17, 2017**
August 29, 2017 September 12, 2017	September 26, 2017 October 10, 2017	**October 9, 2017** **October 23, 2017**	October 10, 2017 October 24, 2017	**November 7, 2017** **November 21, 2017**
October 3, 2017 October 17, 2017	October 31, 2017 November 14, 2017	**November 13, 2017** **November 27, 2017**	November 14, 2017	**December 12, 2017**
October 31, 2017	November 28, 2017	**December 11, 2017**	December 12, 2017 December 26, 2017	**January 2, 2018** **January 16, 2018**
November 21, 2017 December 12, 2017	December 26, 2017 January 9, 2018	**January 8, 2018** **January 22, 2018**	January 9, 2018 January 23, 2018	**February 6, 2018** **February 20, 2018**

***ALL dates are subject to change due to the scope of the application, cancellation, and/or holidays.**

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16 SU-018

Agenda Date: 12/12/2016 **Version:** 1 **Status:** Public Hearing

In Control: Planning and Zoning Commission **File Type:** Specific Use Permit

Agenda Number: C.1

Conduct a Public Hearing and consider a request from Z. Makahni to amend an existing Specific Use Permit (SUP), Ordinance 3326 to allow an extended stay hotel located at 12101 Luna and take appropriate action.

BACKGROUND:

The applicant, Z. Makahni, is requesting an amendment to an existing Specific Use Permit, (See Ordinance 3326). The City Council approved this Ordinance on June 16, 2015. The Ordinance rezoned the property from PD-88, “Commerce” subdistrict to “Urban Center” subdistrict to allow multi-family residential as well as granting a SUP for a hotel use. The amendment request is to allow a 4-story extended stay hotel.

RECOMMENDATION:

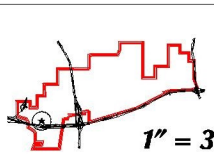
Staff recommends approval of this Specific Use Permit.

ACTIONS:

1. Motion to recommend Approval of the Specific Use Permit as presented at this meeting.
2. Motion to recommend Denial of the Specific Use Permit as presented at this meeting.
3. Motion to recommend Approval of the Specific Use Permit with the following
4. modifications …
5. Motion to continue discussion of this case at the next meeting

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Staff report
4. Ordinance 3326
5. Overall Proposed Site Plan
6. Hotel Proposed Site Plan
7. Proposed Elevations
8. HVS Report
9. Notification Map
10. Summary of Mailed Notices



N

1" = 300ft.

16-SU-18

12099 LUNA RD

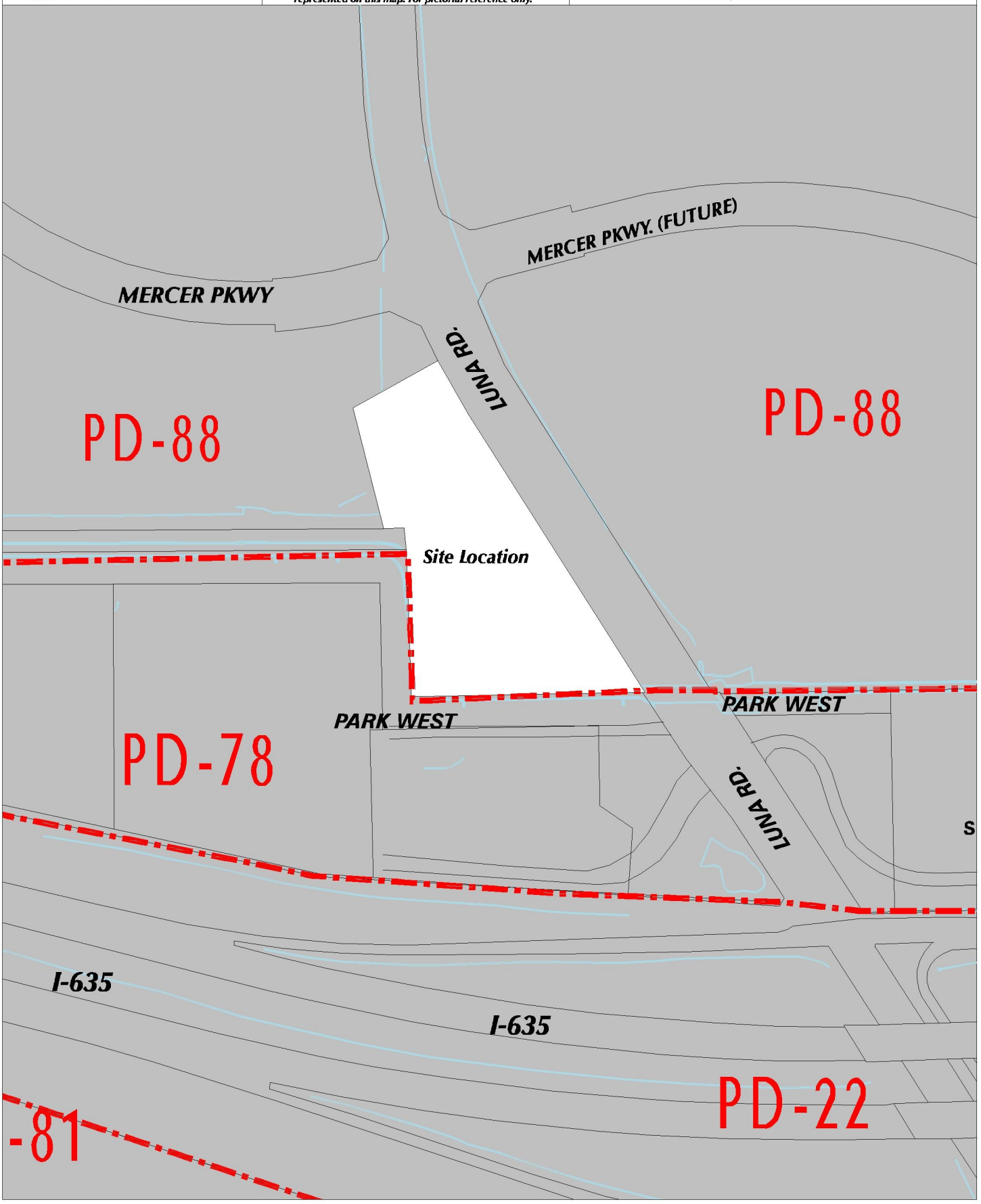
No guarantee is given or implied as to the accuracy of data represented on this map. For pictorial reference only.

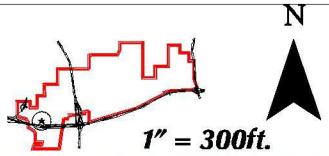
Attachment I

Location Map

FARMERS BRANCH

Produced by the Information Services Dept. of the City of Farmers Branch, Texas on March 12, 2015





N

1" = 300ft.

16-SU-18
12099 LUNA RD

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Attachment I (page 2 of 2)
Aerial Map

FARMERS BRANCH

Produced by the Information Services Dept. of the City of Farmers Branch, Texas on March 12, 2015

S T A F F R E P O R T

Case Number: 16-SU-18
Request: Specific Use Permit Amendment
Address: 12101 -12301 Luna Road
Lot Size: Approximately 6.105 Acres
Petitioner: Royal Hospitality Texas LLC, Z. Makahni

Background:
The applicant, Z. Makahni, is requesting an amendment to an existing Specific Use Permit (Ordinance 3326) approved by the City Council on June 16, 2015. The Ordinance rezoned the property from PD-88, with the subdistrict "Commerce" to the subdistrict "Urban Center" to allow multi-family residential and to grant a SUP for a hotel use.

The applicant is requesting a revision to the SUP for the southern portion of the approved associated site plan and elevations. This portion of the property had a proposed five-story, full service hotel with a restaurant (see existing Site Plan). The applicant is now proposing a four-story, extended-stay hotel without a restaurant. The proposed uses for the northern portion of the property are not subject to this request and are still being developed as a five-story retail development with multi-family use, although the number of multi-family units is requested to be increased and the associated parking is also proposed to be increased.

Summary of Proposed Changes:
Southern Portion of the Site - Hotel

- From a five-story "full service" hotel with a restaurant, to a four-story "extended-stay" hotel without a restaurant
- From 100 hotel rooms to 120 rooms
- From a predominately stucco (Hebel Panel) building material to a predominately brick and stone building material
- From a Best Western Elite to a Marriott Town Place Suites

Northern Portion of the Site – Retail and Multifamily

- From 150 multi-family units to 161 units
- From 268 parking spaces to 307 parking spaces (242 garage and 65 surface)

Existing Conditions:
The property is an approximately 6.105 acre tract of land located approximately 100 feet south of the southwest corner of Mercer Parkway and Luna Road, also known as 12101-12301 Luna Road. This site is located in the central portion of Planned Development No. 88 (PD-88).

To the south of the site is a portion of the flood control improvements controlled and operated by the Valwood Improvement District. Further south is the Parkwest II Office campus and I-635 (LBJ Freeway). To the north and west of the site is undeveloped land, but the property has been entitled for single-family use. To the east is Luna Road. (See Location Map).

Site Design:
The applicant, Z. Makahni, is proposing developing a high-density mixed-use community on this six-acre tract. This new development will include a five-story multi-family residential building with approximately 20,000 square feet of retail lease space on the ground floor. This proposed mixed-use building will contain an internal multi-level parking structure. This mixed-use building will be located on the northern portion of the tract.

On the southern portion of the tract, the applicant is proposing an extended-stay hotel. This hotel will be four-stories and contain approximately 120 rooms with meeting space. A proposed multi-level parking structure is attached to western end on the building, away from Luna Road. (See Proposed Site Plan.)

Hotel Details:
The applicant is proposing an extended-stay hotel on the southern half of the site. This hotel will contain a lobby, meeting rooms, a fitness center, and 120 hotel rooms. The rooms are comprised of studio and one bedroom units ranging from 332 square feet to 659 square feet. The proposed exterior of the hotel will be predominantly masonry, with a combination of brick, stone and concrete (99% of the total façade). (See Proposed Elevations.)

The hotel will also include its own multi-level parking structure attached to the western side of the hotel. This parking structure will include approximately 141 parking spaces. Another 30 surface parking spaces are proposed on the southern side of the hotel.

The applicant submitted a market study completed by HVS Consulting & Valuation, with this SUP amendment. The study concluded that there is market availability for an extended stay hotel at this location. The average room rate, at the beginning of the project, is projected at $109.70 a night. (See HVS Report).

Mixed-Use Building Details:
The proposed five-story mixed-use building will be approximately 220,000 square feet in size and designed with an internal parking structure. Approximately 20,000 square feet of this area, located on the first floor fronting Luna Road, is proposed to be used for retail/commercial space and restaurants. The applicant has agreed to incorporate the use of a storefront colonnade along Luna Road in the proposed first floor retail area.

The remaining upper floors will contain approximately 161 multi-family dwelling units. These apartments will be predominately one- and two-bedroom units.

An internal multi-level parking structure (completely hidden from view along Luna Road) containing 242 parking spaces is proposed in the center of the building. Approximately sixty-five surface parking spaces are proposed on this northern portion of the site surrounding the new mixed use building, including twelve on street parallel parking spaces. Special attention will be given to providing convenient loading areas next to the building for easy and convenient access to both the retail and residential spaces.

The proposed architectural style for this building is a modern style using a stucco building material. The stucco finish would be applied over a type of modular concrete system known as "Autoclaved Aerated Concrete" or AAC. AAC is a porous concrete material that can molded into various shapes including stackable bricklike units. The applicant is proposing to use AAC product called Hebel Block/Panel.

Landscaping:
Approximately fifteen percent (15%) of the site is proposed to be landscaped open space. The design team has also oriented the placement of the buildings as close to Luna Road as possible to create an urban character to the site. The use of wide sidewalks and a covered colonnade area is proposed along the retail portion of the site. An interior courtyard with pool and active outdoor entertainment improvements (including cooking stations) is proposed within the mixed-use building. The hotel will include a pool and outdoor patio area associated with the pool.

Comprehensive Plan:
The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District. Both the Westside Plan and PD-88 support the concept of a wide variety of high density land uses, including residential.

Thoroughfare Plan:
The 2013 Thoroughfare Plan identifies future Luna Road as a six-lane divided roadway. In order to make parallel parking safer along Luna Road, City staff required the applicant to create a new slip road configuration following the general design principles exhibited in the Luna Colonnade Street Type described in PD-88. The developer will be responsible for building this new public street configuration. In addition, a dedicated left turn lane will be installed at the hotel's main entrance. This street improvement will also be the responsibility of the developer. The applicant will install new sidewalks and a row of street trees along the western side of Luna Road.

Public Response:
Eight (8) zoning notification letters were mailed to the surrounding property owners on November 29, 2016. Notification signs were also placed on the property. As of December 9, 2016, no letters of opposition had been received.

FARMERS BRANCH

ORDINANCE NO. 3326

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY CHANGING THE DESIGNATION OF AN APPROXIMATELY 6.105± ACRE TRACT OF LAND OUT OF BLOCK A, WESTSIDE ADDITION, SECTION 1, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, DESCRIBED IN EXHIBIT "A," HERETO, AND LOCATED WITHIN PD-88 (MERCER CROSSING CODE) FROM "COMMERCE DISTRICT" TO "URBAN CENTER"; ADOPTING A CONCEPTUAL SITE PLAN; GRANTING A SPECIFIC USE PERMIT FOR A HOTEL USE; PROVIDING FOR ADDITIONAL DEVELOPMENT REGULATIONS AND SPECIAL EXCEPTIONS WITH RESPECT TO SAID PROPERTY; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS ($2000.00) FOR EACH OFFENSE; AND PROVIDING FOR 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 laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and Zoning Map of the City of Farmers Branch, Texas, is hereby amended by amending Planned Development No. 88 (PD-88) Mercer Crossing Code ("the Mercer Crossing Code"), as previously amended, with respect to the property described in Exhibit "A," attached hereto and incorporated herein by reference ("the Property"), as follows:

A. The Property shall be removed from the "Commerce" sub-district and be added to, and used and developed in accordance with the use and development regulations for, the "Urban Center" sub-district as set forth in Planned Development No. 88 (PD 88 -Mercer Crossing Code) except as set forth in Section 1, Paragraph C, below.

B. A Specific Use Permit is hereby granted for use and development of the southern portion of the Property for Hotel use as shown on the Site Plan.

C. The Property shall be used and developed in accordance with the Site Plan, Landscape Plan, and Elevations attached hereto as Exhibits "B," "C," and "D, "respectively and incorporated herein by reference.

D. Notwithstanding the provisions of PD-88, the Property may be developed in accordance with the following development regulations:

(1) The Required Building Line relating to the mixed use retail/residential building located on northern portion of the Property adjacent to Luna Road shall be as shown on the Site Plan.

(2) The frontage of the Property on Luna Road shall be developed in accordance with the Luna Colonnade Street Type, but may be modified to the extent shown in the Site Plan adjacent to the mixed use retail/residential building located on the northern portion of Property.

(3) The exterior construction of the building façades can be a Hebel Panel with a polymer modified cementitious base coat, in excess of 0.25 inches and a textured acrylic finish as shown on the Building Elevations.

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. 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, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 16th DAY OF JUNE, 2015.

ATTEST:

Angela Kelly, City Secretary

APPROVED:

Bob Phelps, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:5/29/15:71853)

Ordinance No. 3326
Exhibit "A"
Description of Property

BEING all that certain 6.105 acres of land, which is the tract described in the deed to Art Walker Cummings, Inc., recorded in Volume 98173, Page 4575, in the Deed Records of Dallas County, Texas, also out of Block A, Westside Addition Section 1, an addition to the City of Farmers Branch, recorded in Volume 20060017, Page 2708 in the Deed Records of Dallas County, Texas, in the Francis Miller Survey, A-926, and the James F. Chenoeth Survey, A-267, City of Farmers Branch, Dallas County, Texas, and more particularly described by metes and bounds as follows (all bearings based on the Texas State Plane Coordinate System, North Central Zone):

BEGINNING at a 5/8 inch iron rod with a cap stamped "C&B" found for the most southerly southwest corner of said Block A, Westside Addition 1, common to an angle corner of Park West Phase II, an addition to the City of Farmers Branch, recorded in Volume 84168, Page 3301 in the Deed Records of Dallas County, Texas;

THENCE North 02 degrees 17 minutes 46 seconds West - 390.36 feet along the west line of the herein described tract, common to an east line of said Park West Phase II to a 5/8 inch iron rod with a cap stamped "3963" found for an angle corner of the herein described tract, common to the most northerly northeast corner of said Park West Phase II;

THENCE South 89 degrees 48 minutes 23 seconds West - 50.06 feet to a PK Nail found for an angle corner of the herein described tract, common to the most southerly southeast corner of the 35.98 acre tract described in the Deed to TCI Mercer Crossing, Inc., recorded in Instrument Number 200600375806, in the Deed Records of Dallas County, Texas;

THENCE North 14 degrees 10 minutes 45 seconds West - 288.06 feet along the west line of the herein described tract to a 5/8 inch iron rod with a cap stamped "PATE" found for an angle corner of the herein described tract, common to an angle corner of said 35.98 acre tract;

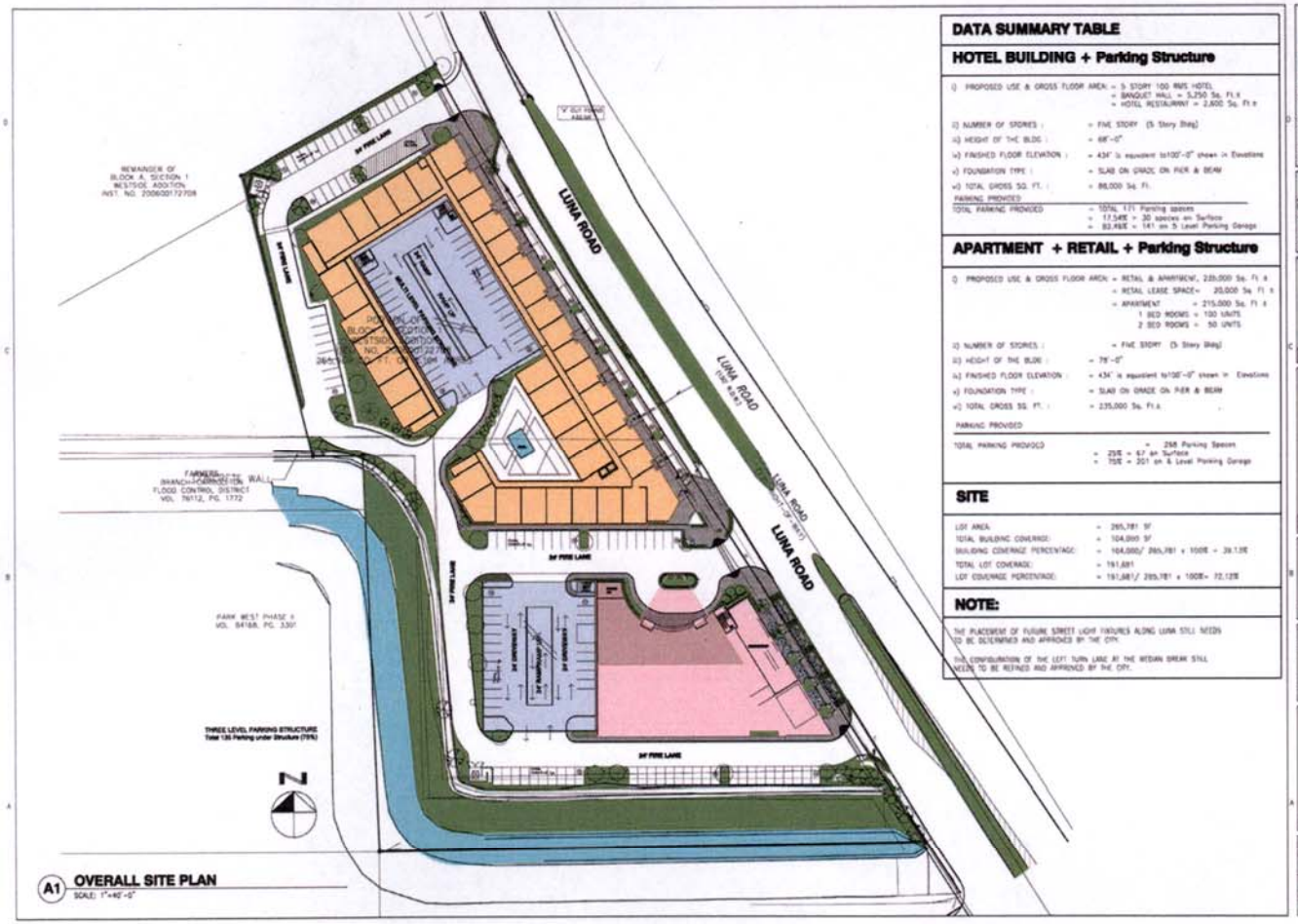
THENCE North 60 degrees 56 minutes 15 seconds East - 224.22 feet along the north line of the herein described tract to a 5/8 inch iron rod with a cap stamped "PATE" found for the most easterly southeast corner of said 35.98 acre tract, in the West right-of-way line of Luna Road (a 130 foot right-of-way), which is a point on a curve to the left, having a central angle of 05 degrees 09 minutes 55 seconds, a radius of 1,590.00 feet, and a chord bearing and distance of South 29 degrees 46 minutes 49 seconds East - 143.29 feet;

THENCE along said curve to the left, along the west right-of-way line of aforesaid Luna Road an arc distance of 143.34 feet to a 5/8 inch iron rod with a cap stamped "PATE" set for the end of curve;

THENCE South 32 degrees 21 minutes 47 seconds East - 764.52 feet continuing along the east line of the herein described tract, common to the west right-of-way line of aforesaid Luna Road to a 5/8 inch iron rod with a cap stamped "PATE" set for the southeast corner of the herein described tract, common to a northeast corner of aforesaid Park West Phase II;

THENCE South 89 degrees 09 minutes 28 seconds West - 540.19 feet along the most southerly line of the herein described tract, common to a north line of said Park West Phase II to the POINT OF BEGINNING and containing 6.105 acres of land.

Ordinance No. 3326
Exhibit "B"
Site Plan



DATA SUMMARY TABLE

HOTEL BUILDING + Parking Structure

i) PROPOSED USE & GROSS FLOOR AREA: = 5 STORY 100 RMS HOTEL
= BANQUET HALL = 5,250 Sq. Ft.±
= HOTEL RESTAURANT = 2,600 Sq. Ft.±

ii) NUMBER OF STORIES : = FIVE STORY (5 Story Bldg)

iii) HEIGHT OF THE BLDG : = 68'-0"

iv) FINISHED FLOOR ELEVATION : = 434' is equivalent to100'-0" shown in Elevations

v) FOUNDATION TYPE : = SLAB ON GRADE ON PIER & BEAM

vi) TOTAL GROSS SQ. FT. : = 86,000 Sq. Ft.

PARKING PROVIDED

TOTAL PARKING PROVIDED = TOTAL 171 Parking spaces
= 17.54% = 30 spaces on Surface
= 82.46% = 141 on 5 Level Parking Garage

APARTMENT + RETAIL + Parking Structure

i) PROPOSED USE & GROSS FLOOR AREA: = RETAIL & APARTMENT, 235,000 Sq. Ft.±
= RETAIL LEASE SPACE= 20,000 Sq. Ft.±
= APARTMENT = 215,000 Sq. Ft.±
1 BED ROOMS = 100 UNITS
2 BED ROOMS = 50 UNITS

ii) NUMBER OF STORIES : = FIVE STORY (5 Story Bldg)

iii) HEIGHT OF THE BLDG : = 79'-0"

iv) FINISHED FLOOR ELEVATION : = 434' is equivalent to100'-0" shown in Elevations

v) FOUNDATION TYPE : = SLAB ON GRADE ON PIER & BEAM

vi) TOTAL GROSS SQ. FT. : = 235,000 Sq. Ft.±

PARKING PROVIDED

TOTAL PARKING PROVIDED = 258 Parking Spaces
= 25% = 67 on Surface
= 75% = 201 on 6 Level Parking Garage

SITE

LOT AREA: = 265,781 SF
TOTAL BUILDING COVERAGE: = 104,000 SF
BUILDING COVERAGE PERCENTAGE: = 104,000/ 265,781 x 100% = 39.13%
TOTAL LOT COVERAGE: = 191,681
LOT COVERAGE PERCENTAGE: = 191,681/ 265,781 x 100%= 72.12%

NOTE:

THE PLACEMENT OF FUTURE STREET LIGHT FIXTURES ALONG LUNA STILL NEEDS TO BE DETERMINED AND APPROVED BY THE CITY.

THE CONFIGURATION OF THE LEFT TURN LANE AT THE MEDIAN BREAK STILL NEEDS TO BE REFINED AND APPROVED BY THE CITY.

ARCHITECT + ASSOCIATES, INC.

MAHBUB DEWAN Architect

ROYAL HOSPITALITY TEXAS, LLC.

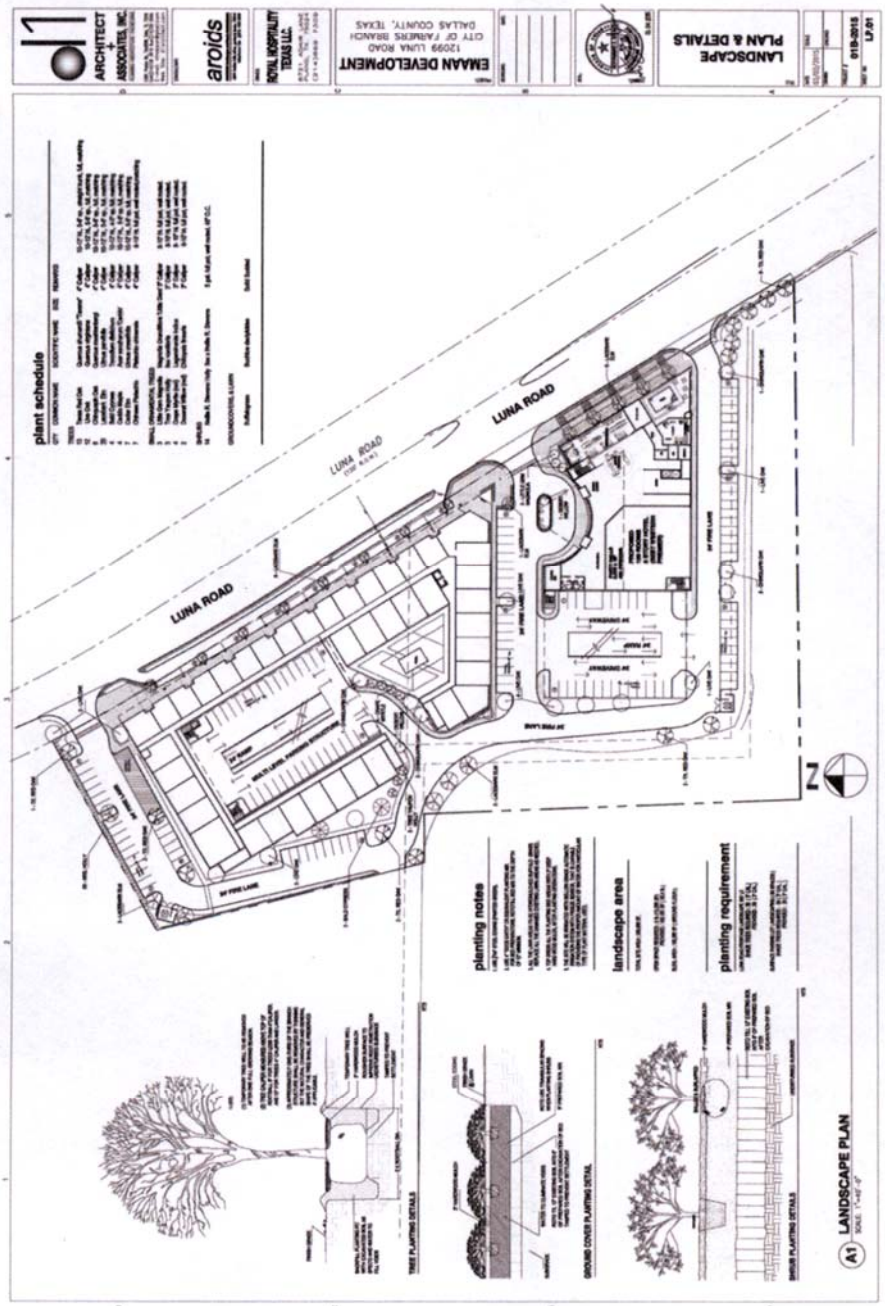
EMAAN DEVELOPMENT
12099 LUNA ROAD
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

OVERALL SITE PLAN

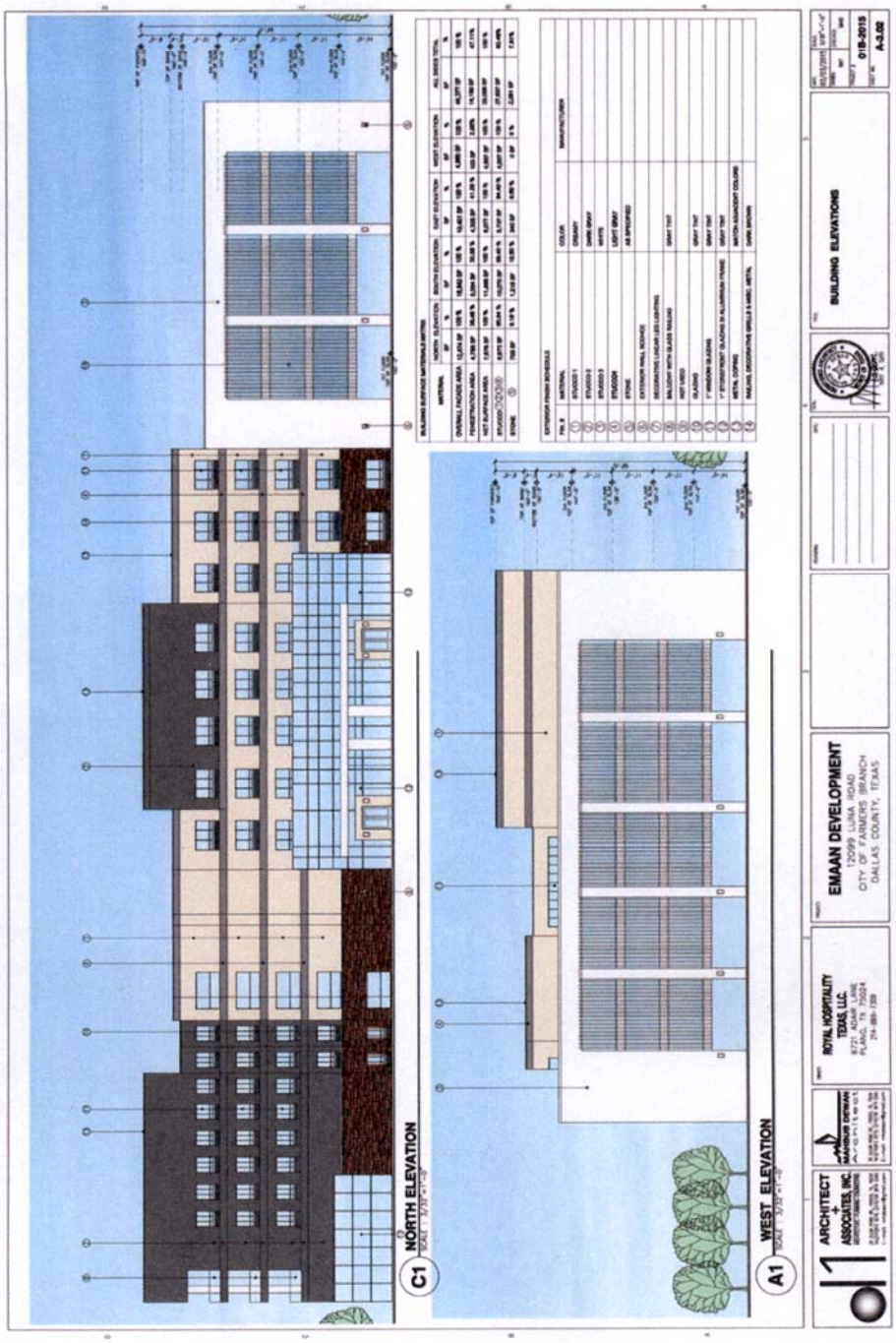
01B-2015

A-1.01

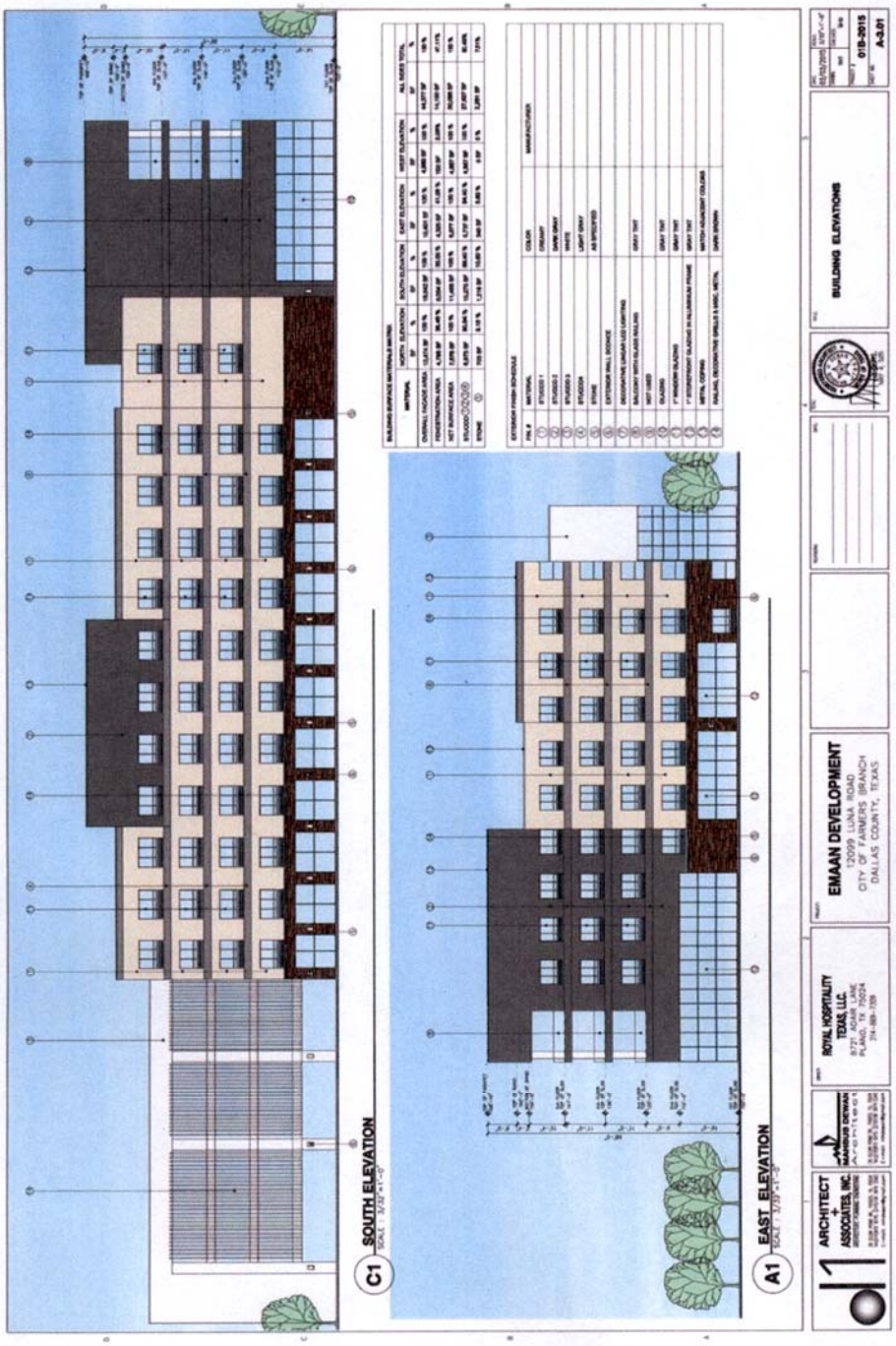
Ordinance No. 3326
Exhibit "C"
Landscape Plan



Ordinance No. 3326
Exhibit "D"
Building Elevations-Hotel



Ordinance No. 3326
Exhibit "D"
Building Elevations-Hotel (cont.)



Ordinance No. 3326
Exhibit "D"
Building Elevations- Mixed Use (cont.)

Ordinance No. 3326
Exhibit "D"
Building Elevations – Mixed Use (cont.)

LOBBY, BREAKFAST, BUFFET, BAR

STAIRS, ELEVATOR, RESTROOM

PRE–FUNCTION

VESTIBULE, ELEVATOR LOBBY, CORRIDOR

MEETING ROOM, BOARD ROOM, MULTI–PURPOSE HALL

POOL

FITNESS

GUESTROOMS

SERVICE SPACE

COMMERCIAL

PARKING STRUCTURE

LAWN

DATA SUMMARY TABLE

HOTEL BUILDING + Parking Structure

i) PROPOSED USE & GROSS FLOOR AREA: = 4 STORY 120 RMS HOTEL
= MEETING ROOMS = 2,900 Sq. Ft.±

ii) NUMBER OF STORIES : = FOUR STORY (4 Story Bldg)

iii) HEIGHT OF THE BLDG : = 65'–6"

iv) FINISHED FLOOR ELEVATION : = 434' is equvalent to100'–0" shown in Elevations

v) FOUNDATION TYPE : = SLAB ON GRADE ON PIER & BEAM

vi) TOTAL GROSS SQ. FT. : = 82,700 ± Sq. Ft.

PARKING PROVIDED

TOTAL PARKING PROVIDED = TOTAL 171 Parking spaces
= 30 Surface + (22 in Garage)= 52 Parking
= 119 on 4 Level Parking Garage

APARTMENT + RETAIL + Parking Structure

i) PROPOSED USE & GROSS FLOOR AREA: = RETAIL & APARTMENT, 223,000 Sq. Ft ±
= RETAIL LEASE SPACE= 23,500 Sq. Ft ±
= APARTMENT = 199,500 Sq. Ft ±
1 BED ROOMS = 138 UNITS
2 BED ROOMS = 23 UNITS

ii) NUMBER OF STORIES : = FIVE STORY (5 Story Bldg)

iii) HEIGHT OF THE BLDG : = 78'–0"

iv) FINISHED FLOOR ELEVATION : = 434' is equvalent to100'–0" shown in Elevations

v) FOUNDATION TYPE : = SLAB ON GRADE ON PIER & BEAM

vi) TOTAL GROSS SQ. FT. : = 223,000 Sq. Ft.±

PARKING PROVIDED

TOTAL PARKING PROVIDED =TOTAL 307 Parking Spaces
= 65 Surface + 17 in Garage= 82 Parking
= 225 on 5 Level Parking Garage

SITE

LOT AREA: = 265,781 SF

TOTAL BUILDING COVERAGE: = 104,000 SF

BUILIDING COVERAGE PERCENTAGE: = 104,000/ 265,781 x 100% = 39.13%

TOTAL LOT COVERAGE: = 191,681

LOT COVERAGE PERCENTAGE: = 191,681/ 265,781 x 100%= 72.12%

NOTE:

THE PLACEMENT OF FUTURE STREET LIGHT FIXTURES ALONG LUNA STILL NEEDS TO BE DETERMINED AND APPROVED BY THE CITY.

THE CONFIGURATION OF THE LEFT TURN LANE AT THE MEDIAN BREAK STILL NEEDS TO BE REFINED AND APPROVED BY THE CITY.

A1 OVERALL SITE PLAN
SCALE 1"=40'-0"

ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE–PLANNING–ENGINEERING
13601 Preston Rd., Ste:820W, Dallas, TX, 75240
Cell:(214)738 3619 Bus:(214)730 0666
E–mail: mhdewan@gmail.com
Web Site: d1architect.com

MAHBUB DEWAN Architect
13601 Preston Rd., Ste:820W, Dallas, TX, 75240
Cell:(214)738 3619 Bus:(214)730 0666
E–mail: mhdewan@gmail.com
Web Site: d1architect.com

OWNER: HIGHNESS HOSPITALITY LLC
5721 ADAIR LANE
PLANO, TX 75024
214–869–7309

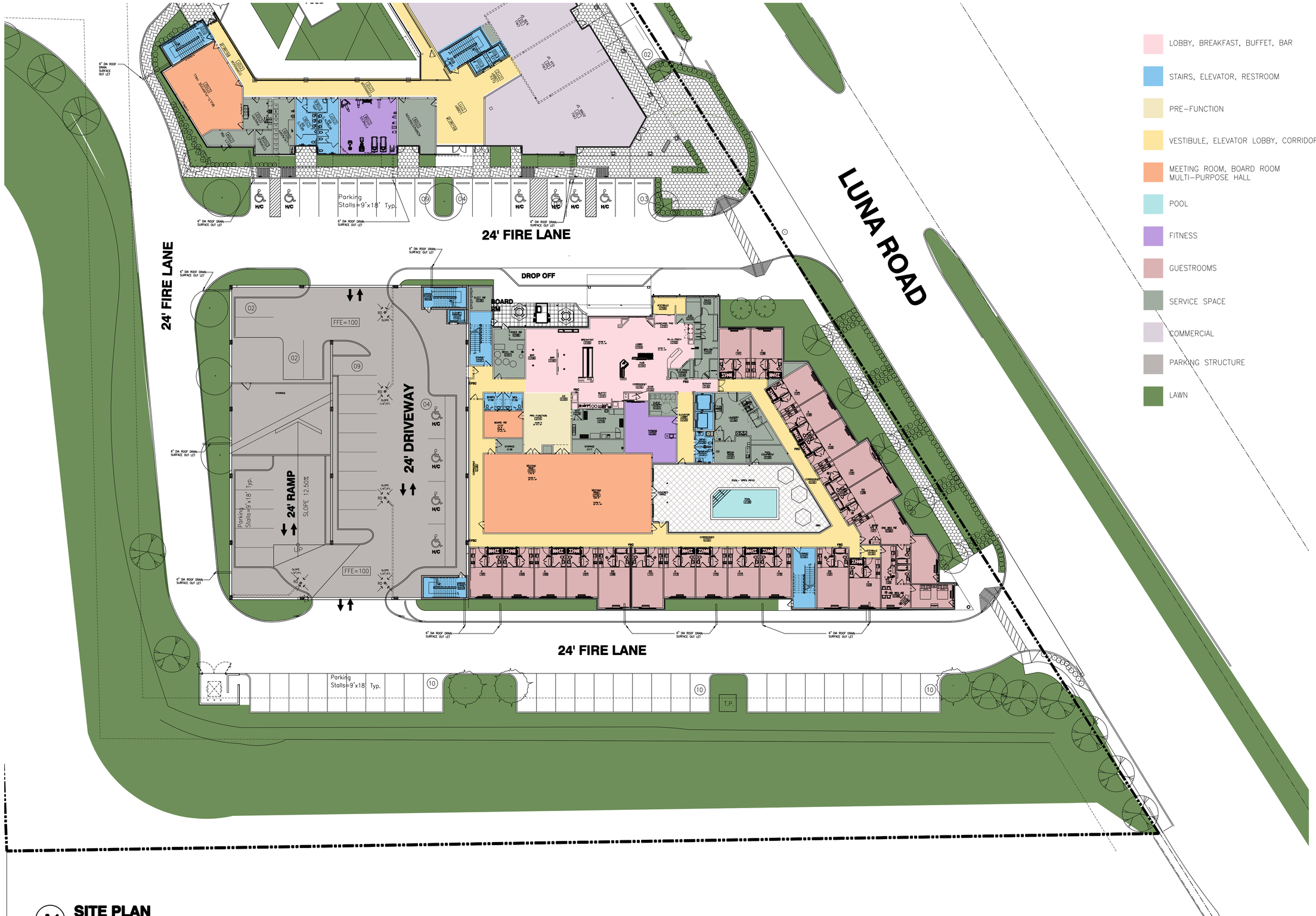
PROJECT: TownePlace SUITES® Marriott
12101 LUNA ROAD
FARMERS BRANCH, TX, 75234

SEAL: REGISTERED ARCHITECT MAHBUB H. DEWAN 17786 STATE OF TEXAS
November 15, 2016

REVISIONS: DATE:

TITLE: PRELIMINARY DESIGN SUBMITTAL
OVERALL SITE PLAN

DATE: 08/15/2016	SCALE: 1"=40'-0"
DRAWN: MM	CHECKED: MHD
PROJECT # 08B-2016	
SHEET NO: A-1.01	



A1 SITE PLAN
SCALE 1"=20'-0"

ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE-PLANNING-ENGINEERING
13601 Preston Rd., Ste820W, Dallas, TX, 75240
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E-mail: mhdewan@gmail.com
Web Site: d1architect.com

OWNER:
HIGHNESS HOSPITALITY LLC
5721 ADAIR LANE
PLANO, TX 75024
214-869-7309

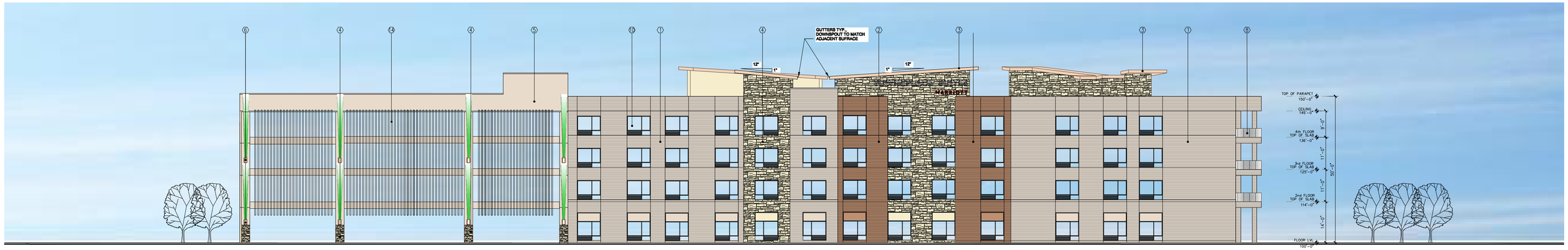
PROJECT:
TownePlace SUITES® Marriott
12101 LUNA ROAD
FARMERS BRANCH, TX, 75234

SEAL:
REGISTERED ARCHITECT MAHBUB H. DEWAN 12867 STATE OF TEXAS
November 15, 2016

REVISIONS: DATE:

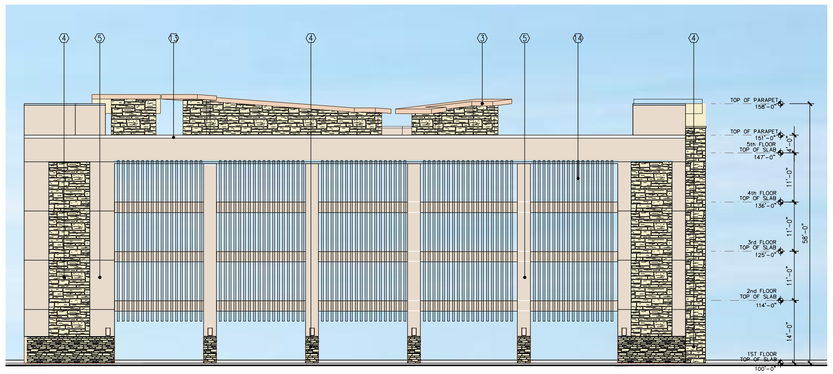
TITLE: PRELIMINARY DESIGN SUBMITTAL
SITE PLAN

DATE: 08/15/2016	SCALE: 1"=20'-0"
DRAWN: MM	CHECKED: MHD
PROJECT # 08B-2016	
SHEET NO: A-1.02	



C1 SOUTH ELEVATION

SCALE : 1/16"=1'-0"

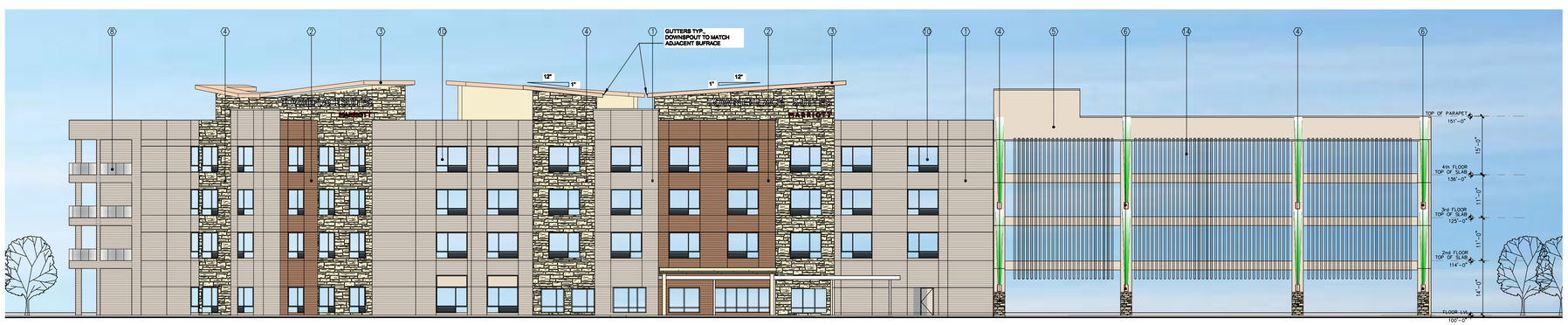


B1 WEST ELEVATION

SCALE : 1/16"=1'-0"

B2 EAST ELEVATION

SCALE : 1/16"=1'-0"



A1 NORTH ELEVATION

SCALE : 1/16"=1'-0"

BUILDING SURFACE MATERIALS MATRIX

MATERIAL	NORTH ELEVATION		EAST ELEVATION		SOUTH ELEVATION		WEST ELEVATION		ALL SIDES TOTAL	
	SF	%	SF	%	SF	%	SF	%	SF	%
OVERALL FACADE AREA	14,390	100 %	7,506	100 %	18,032	100 %	7,523	100 %	47,451	100 %
FENESTRATION AREA	5,710	40 %	2,288	30 %	6,931	39 %	3,789	50 %	18,718	40 %
NET SURFACE AREA	8,680	100%	5,218	100%	11,101	100%	3,734	100%	28,733	100 %
BRICK ①②	4,989	58%	3,538	68%	7,250	65%	0	0 %	15,777	55 %
EFIS ③	71	1%	71	1%	71	1%	0	0 %	213	1 %
STONE ④	1,585	18%	1,609	31%	1,745	16%	1,227	33 %	6,166	21 %
CONCRETE ⑤	2,035	23%	0	0%	2,035	18%	2,507	67 %	6,577	23 %

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR	MANUFACTURER
①	BRICK 1	VELOUR GLACIER WHITE	ACME
②	BRICK 2	GARNET VEL	ACME
③	EIFS	DARK GREY	-
④	DRY-STACKED STONE	WHITE	ACME
⑤	PAINT FINISH ON CONCRETE	WHITE	
⑥	EXTERIOR WALL SCONCE		
⑦	DECORATIVE LINEAR LED LIGHTING		
⑧	BALCONY WITH GLASS RAILING	GRAY TINT	
⑨	NOT USED		
⑩	GLAZING	GRAY TINT	
⑪	1" WINDOW GLAZING	GRAY TINT	
⑫	1" STOREFRONT GLAZING IN ALUMINIUM FRAME	GRAY TINT	
⑬	METAL COPING	MATCH ADJACENT COLORS	
⑭	RAILING, DECORATIVE GRILLS & MISC. METAL	DARK BROWN	

d1 ARCHITECT + ASSOCIATES, INC.
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PROJECT:
TownePlace SUITES® Marriott
12101 LUNA ROAD
FARMERS BRANCH, TX, 75234

REVISIONS: DATE:

SEAL: REGISTERED ARCHITECT MAHBUB H. DEWAN 17869 STATE OF TEXAS
November 15, 2016

TITLE: **PRELIMINARY DESIGN SUBMITTAL**

BUILDING ELEVATIONS

DATE: 08/15/2016	SCALE: 1/16"=1'-0"
DRAWN: MKB	CHECKED: MHD
PROJECT # 08B-2016	
SHEET NO: A-3.01	

HVS SUMMARY OF FINDINGS

Proposed TownePlace Suites by Marriott Farmers Branch

SUBMITTED TO:

Mr. Zahra Makhani
Highness Hospitality LLC
5721 Adair Lane
Plano, Texas, 75024

+1 (214) 869-7309

PREPARED BY:

HVS Consulting & Valuation
Division of TS Worldwide, LLC
2601 Sagebrush Drive, Suite 101
Flower Mound, Texas, 75028

+1 (972) 890-3548

HVS Summary of Findings

Date:	August 30, 2016
Property:	Proposed TownePlace Suites by Marriott Farmers Branch
Location:	12101 Luna Road Farmers Branch, Texas 75234 Dallas County
Highest and Best Use (as improved):	Extended-stay lodging facility

LAND DESCRIPTION

Area:	2.49 acres, or 108,464 square feet
Zoning:	PD - Planned Development (Zoning approved June 16, 2015)
Assessor's Parcel Numbers:	242317400A0000100
FEMA Flood Zone:	X500

IMPROVEMENTS DESCRIPTION

Planned Opening Date:	March 1, 2018
Property Type:	Extended-stay lodging facility
Building Area:	73,500 square feet (estimated)
Guestrooms:	120
Number of Stories:	Four
Food and Beverage Facilities:	Breakfast Dining Area
Meeting Space:	3,135 square feet
Additional Facilities:	an outdoor pool and sundeck, an outdoor barbecue area, a fitness room, a market pantry, a lobby workstation, and a guest laundry facility
Parking Spaces:	54 Surface Stalls, 123 Parking Structure Stalls

Project Overview

The quality of a lodging facility's physical improvements has a direct influence on marketability, attainable occupancy, and average room rate. The design and functionality of the structure can also affect operating efficiency and overall profitability. This section investigates the subject property's proposed physical improvements and personal property in an effort to determine how they are expected to contribute to attainable cash flows.

The Proposed TownePlace Suites by Marriott Farmers Branch will be an extended-stay lodging facility containing 120 rentable units. The four-story property will open on March 1, 2018. The proposed TownePlace Suites by Marriott is being developed in conjunction with an adjacent apartment community. The proposed midscale, extended-stay hotel property will be the eleventh TownePlace Suites by Marriott hotel in the greater Dallas-Fort Worth market. The hotel's central location near both the Las Colinas and Galleria business districts will allow the subject property to capture some demand from both markets. The proposed subject property is expected to feature a stylish, contemporary design and spacious, open-concept interior in line with the hotel's brand standards and its proposed location in Farmers Branch.

TYPICAL TOWNEPLACE SUITES BY MARRIOTT EXTERIOR

Summary of the Facilities

Based on information provided by the proposed subject hotel's development representatives, the following table summarizes the facilities that are expected to be available at the proposed subject hotel.

FIGURE 1-1 PROPOSED FACILITIES SUMMARY

Guestroom Configuration	Number of Units
King Studio	65
King Studio Accessible	6
Queen/Queen Studio	36
Queen/Queen Studio Accessible	2
One-Bedroom Suite	11
Total	120

Food & Beverage Facilities	Estimated Seating Capacity
Breakfast Dining Area	60

Indoor Meeting & Banquet Facilities	Estimated Square Footage
Ballroom	2,900
Ballroom A	*1,100*
Ballroom B	*1,800*
Boardroom	235
Total	3,135

Amenities & Services	
Outdoor Pool and Sundeck	Market Pantry
Outdoor Barbecue Area	Lobby Workstations
Fitness Room	Guest Laundry Facility

Infrastructure	
Parking Spaces	54 Surface, 123 Parking Structure
Elevators	2 Guest, 1 Parking Garage
Life-Safety Systems	Sprinklers, Smoke Detectors
Construction Details	Wood Frame, Poured Concrete

Site Improvements and Hotel Structure

Once guests enter the site, ample parking will be available within an attached parking structure; additional surface parking will be available near the hotel's entrance. The hotel building will likely be located on the south side of the subject site, proximate to Interstate 635; the proposed apartment building will be located north of the hotel structure, with a parking structure attached to the west side of the hotel building. Site improvements should include freestanding signage, which will likely be located near the entrance to the site (additional signage will likely be placed on the exterior of the building). We assume that all signage will adequately identify the property and meet brand standards. Planned landscaping should allow for a positive guest impression and competitive exterior appearance. Sidewalks are expected to be present along the front entrance and around the perimeter of the hotel, integrating the property into the neighboring apartment community. Other site improvements should include an outdoor pool, complete with a sundeck and barbecue area, and a trash area toward the rear of the property. Overall, the planned site improvements for the property appear adequate.

The hotel will comprise one single building, constructed of a wood frame. The exterior of the hotel will likely be finished with EIFS and stone. Two stairways and two elevators will provide internal vertical transportation within the main hotel structure. The hotel's roof will be made of wood trusses, covered with plywood and composition shingles and aluminum flashing. Double-paned windows will reduce noise transmission into the rooms. Heating and cooling will be provided by through-the-wall units and several large units for the public areas. Overall, the planned building components appear normal for a hotel of this type and should meet the standards for this market. We assume that all structural components will meet local building codes and that no significant defaults will occur during construction that would affect the future operating potential of the hotel or delay its assumed opening date.

Public Areas

Guests will enter the hotel through a single set of automatic doors, which will open to a vestibule, and then through a second set of automatic doors. The lobby will be spacious, more than adequate for a TownePlace Suites by Marriott. The lobby walls and flooring should be attractively finished with upscale materials that are in line with brand standards. The front desk will feature a granite countertop, installed with appropriate property management and telephone systems. The front desk should feature a stone or glass countertop. We assume that all property management and telephone systems, as well as other technology, will be appropriately installed for the effective management of hotel operations. The furnishings and finishes in this space should offer an appropriate first impression, and the design of the space should lend itself to adequate efficiency. We assume that all property management and guestroom technology will be appropriately installed for the effective management of hotel operations.

TYPICAL TOWNEPLACE SUITES BY MARRIOTT LOBBY

The hotel's breakfast dining area is expected to be integrated into the lobby. Its size and layout should be appropriate for the hotel. The furnishings of the space should be of a similar style and finish as lobby and guestroom furnishings.

TYPICAL TOWNEPLACE SUITES BY MARRIOTT BREAKFAST DINING AREA

The hotel is anticipated to offer approximately 2,500 square feet of meeting space on the first floor within a single ballroom, which will be divisible into smaller meeting spaces, and a small boardroom. This planned meeting space appears appropriate for a hotel of this type and is assumed to meet brand standards. Public restrooms near the entrance to the meeting space should enhance the overall functionality of the area.

TYPICAL TOWNEPLACE SUITES BY MARRIOTT MEETING ROOM

The hotel will offer a fitness center and an outdoor pool, complete with a sundeck and a barbecue area, as recreational facilities. Restrooms will be present off the pool area.

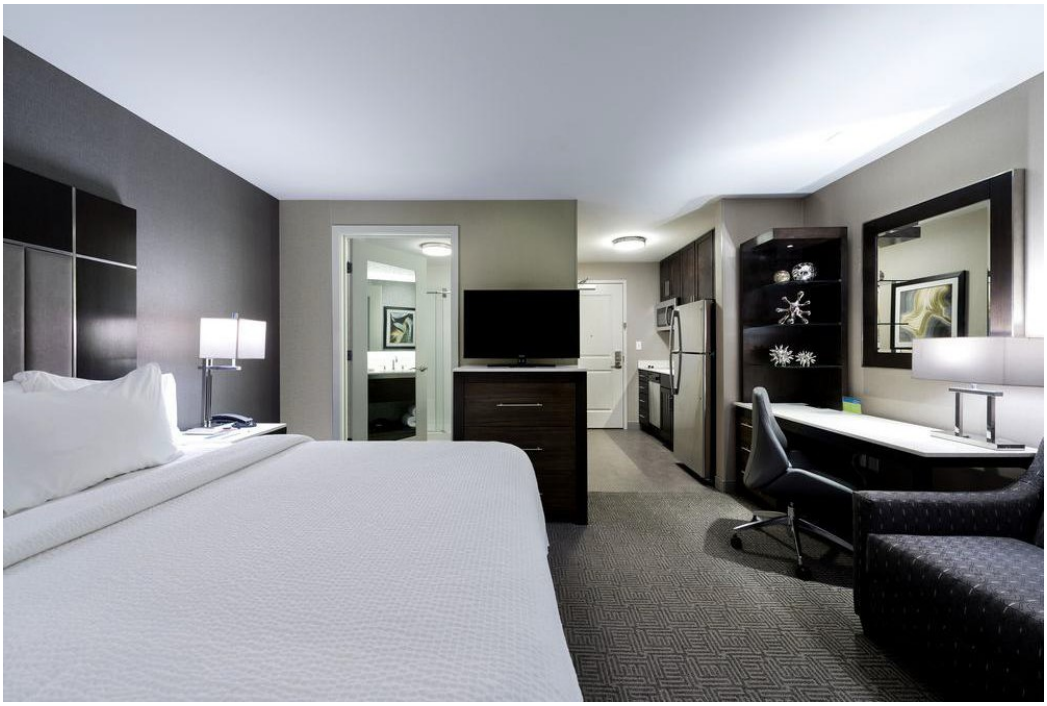
Other amenities will likely include a two-terminal lobby computer workstation, the "In A Pinch" market, and a guest laundry facility. Overall, the supporting facilities should be appropriate for a hotel of this type, and we assume that they will meet brand standards.

Guestrooms

The hotel is expected to feature studio and one-bedroom suites, with guestrooms located on all levels of the property within the one building. The guestroom suites are anticipated to be of a standard size, offering typical amenities for this product type. In addition to the standard furnishings, suites should feature a kitchen with a full-size refrigerator, a stovetop, a coffeemaker, a microwave, a dishwasher, a sink, and basic cooking and dining utensils. In-room amenities should also include high-speed, wireless Internet access and an iron and ironing board. Overall, the guestroom suites should offer a competitive product for this Farmers Branch neighborhood.

Guestroom bathrooms are expected to be of a standard size, with a shower-in-tub or shower stall, commode, and single sink with vanity area. The floors should be finished with tile, and the walls should be finished with a material that is in line with brand standards. Bathroom amenities are anticipated to include a hairdryer and complimentary toiletries. Overall, the bathroom design should be appropriate for a product of this type.

TYPICAL TOWNEPLACE SUITES BY MARRIOTT GUESTROOM



We assume that the guestroom corridors will be wide and functional, permitting the easy passage of housekeeping carts. Corridor flooring, signage, and lighting should be in keeping with the overall look and design of the rest of the property.

Back-of-the-House

The hotel will be served by the necessary back-of-the-house space, including an in-house laundry facility, administrative offices, and a full commercial kitchen to service the breakfast dining and banquet areas. These spaces should be adequate for a hotel of this type and should allow for the efficient operation of the property under competent management.

ADA and Environmental

We assume that the property will be built according to all pertinent codes and brand standards. Moreover, we assume its construction will not create any environmental hazards (such as mold) and that the property will fully comply with the Americans with Disabilities Act.

Capital Expenditures

Our analysis assumes that, after its opening, the hotel will require ongoing upgrades and periodic renovations in order to maintain its competitive level in this market and to remain compliant with brand standards. These costs should be adequately funded by the forecasted reserve for replacement, as long as a successful, ongoing preventive-maintenance program is employed by hotel staff.

Project Overview Conclusion

Overall, the proposed subject hotel should offer a well-designed, functional layout of support areas and guestrooms. All typical and market-appropriate features and amenities appear to be included in the hotel's design. We assume that the building will be fully open and operational on the stipulated opening date and will meet all local building codes and brand standards. Furthermore, we assume that the hotel staff will be adequately trained to allow for a successful opening and that pre-marketing efforts will have introduced the product to major local accounts at least six months in advance of the opening date.

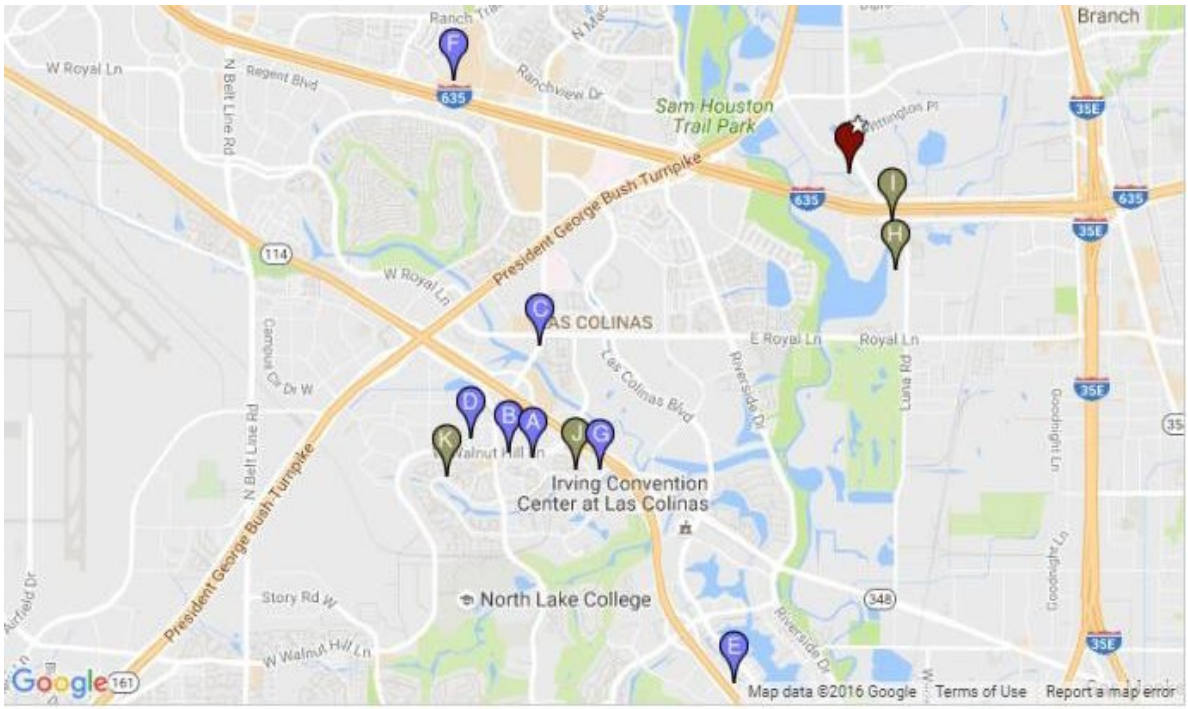
Market Overview

The market area for a lodging facility is the geographical region where the sources of demand and the competitive supply are located. The subject site is located in the city of Farmers Branch, the county of Dallas, and the state of Texas. Farmers Branch borders the Irving-Las Colinas area, which is home to over 9,000 companies, including nine Fortune 1000 global headquarters and locations for 53 Fortune 500 corporations. Farmers Branch is situated strategically in the middle of the Dallas/Fort Worth Metroplex, and the Dallas/Fort Worth International Airport is located within minutes of the area. Freeport tax exemptions, which allow tenants to be exempt from personal property taxes on inventories held less than 175 days and shipped out of the state of Texas, and a foreign trade zone are other factors that help to promote business. In addition, the area offers a vast transportation network that includes a web of highways, a commuter rail service, and a light-rail line. Several world-class business centers, the historic Las Colinas Central Business District, and a workforce of over three million people all contribute to the local economy.

The proposed subject property's market area can be defined by its Combined Statistical Area (CSA): Dallas-Fort Worth, TX-OK. The CSA represents adjacent metropolitan and micropolitan statistical areas that have a moderate degree of employment interchange. Micropolitan statistical areas represent urban areas in the United States based around a core city or town with a population of 10,000 to 49,999; the MSA requires the presence of a core city of at least 50,000 people and a total population of at least 100,000 (75,000 in New England). The following exhibit illustrates the market area.

The following map illustrates the locations of the subject property and its future competitors.

MAP OF COMPETITION



- Proposed TownePlace Suites by Marriott
- TownePlace Suites by Marriott Dallas Las Colinas (Primary)
- Residence Inn by Marriott Las Colinas (Primary)
- Hyatt House Dallas Las Colinas Irving (Primary)
- Staybridge Suites Irving Las Colinas (Primary)
- Homewood Suites by Hilton Dallas Irving Las Colinas (Primary)
- Staybridge Suites DFW Airport North (Primary)
- Candlewood Suites Dallas Las Colinas (Primary)
- DoubleTree by Hilton Hotel Dallas Farmers Branch (Secondary)
- Omni Dallas Park West (Secondary)
- Extended Stay America Dallas Las Colinas Green Park Drive (Secondary)
- Extended Stay America Dallas Las Colinas Meadow Creek Drive (Secondary)

FIGURE 1-19 SECONDARY COMPETITOR(S) – OPERATING PERFORMANCE

		Est. Segmentation					Estimated 2014				Estimated 2015			
Property	Number of Rooms	Extended-Stay	Commercial	Leisure	Group	Total Competitive Level	Weighted Annual Room Count	Occ.	Average Rate	RevPAR	Weighted Annual Room Count	Occ.	Average Rate	RevPAR
DoubleTree by Hilton Hotel Dallas Farmers Branch	160	0 %	60 %	25 %	15 %	50 %	80	60 - 65 %	$105 - $110	$70 - $75	80	65 - 70 %	$110 - $115	$75 - $80
Omni Dallas Park West	337	0	55	25	20	50	169	60 - 65	110 - 115	70 - 75	169	65 - 70	115 - 120	75 - 80
Extended Stay America Dallas Las Colinas Green Park Drive	126	75	5	15	5	35	44	80 - 85	35 - 40	30 - 35	44	85 - 90	35 - 40	30 - 35
Extended Stay America Dallas Las Colinas Meadow Creek Drive	116	75	5	15	5	35	41	85 - 90	30 - 35	25 - 30	41	85 - 90	35 - 40	30 - 35
Totals/Averages	**739**	**23 %**	**41 %**	**22 %**	**14 %**	**45 %**	**333**	**69.1 %**	**$87.56**	**$60.47**	**333**	**71.6 %**	**$91.33**	**$65.37**

** Specific occupancy and average rate data was utilized in our analysis, but is presented in ranges in the above table for the purposes of confidentiality.*

FIGURE 1-20 ACCOMMODATED ROOM-NIGHT DEMAND – BASE YEAR

Market Segment	Marketwide Accommodated Demand	Marketwide Percentage of Total
Extended-Stay	166,563	49 %
Commercial	85,180	25
Leisure	64,061	19
Group	25,090	7
Total	**340,893**	**100 %**

Projection of Occupancy and Average Rate

Along with average rate results, the occupancy levels achieved by a hotel are the foundation of the property's financial performance and market value.

FIGURE 1-22 FORECAST OF MARKET OCCUPANCY

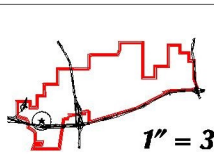
	2016	2017	2018	2019	2020	2021	2022
Extended-Stay							
Base Demand	169,894	176,690	181,990	183,810	183,810	183,810	183,810
Unaccommodated Demand	16,700	17,368	17,889	18,068	18,068	18,068	18,068
Total Demand	186,594	194,058	199,880	201,878	201,878	201,878	201,878
Growth Rate	12.0 %	4.0 %	3.0 %	1.0 %	0.0 %	0.0 %	0.0 %
Commercial							
Base Demand	86,883	89,924	92,622	93,548	93,548	93,548	93,548
Unaccommodated Demand	5,627	5,824	5,999	6,059	6,059	6,059	6,059
Total Demand	92,510	95,748	98,621	99,607	99,607	99,607	99,607
Growth Rate	8.6 %	3.5 %	3.0 %	1.0 %	0.0 %	0.0 %	0.0 %
Leisure							
Base Demand	64,702	66,319	68,641	70,013	70,013	70,013	70,013
Unaccommodated Demand	2,477	2,539	2,628	2,680	2,680	2,680	2,680
Total Demand	67,179	68,858	71,268	72,694	72,694	72,694	72,694
Growth Rate	4.9 %	2.5 %	3.5 %	2.0 %	0.0 %	0.0 %	0.0 %
Group							
Base Demand	25,341	25,974	26,364	26,627	26,627	26,627	26,627
Unaccommodated Demand	812	832	845	853	853	853	853
Total Demand	26,153	26,806	27,209	27,481	27,481	27,481	27,481
Growth Rate	4.2 %	2.5 %	1.5 %	1.0 %	0.0 %	0.0 %	0.0 %
Totals							
Base Demand	346,820	358,907	369,616	373,999	373,999	373,999	373,999
Unaccommodated Demand	25,616	26,563	27,360	27,660	27,660	27,660	27,660
Total Demand	372,436	385,471	396,977	401,659	401,659	401,659	401,659
less: Residual Demand	25,848	25,275	8,941	818	818	818	818
Total Accommodated Demand	346,588	360,196	388,036	400,842	400,842	400,842	400,842
Overall Demand Growth	1.7 %	3.9 %	7.7 %	3.3 %	0.0 %	0.0 %	0.0 %
Market Mix							
Extended-Stay	50.1 %	50.3 %	50.4 %	50.3 %	50.3 %	50.3 %	50.3 %
Commercial	24.8	24.8	24.8	24.8	24.8	24.8	24.8
Leisure	18.0	17.9	18.0	18.1	18.1	18.1	18.1
Group	7.0	7.0	6.9	6.8	6.8	6.8	6.8
Existing Hotel Supply	1,205	1,205	1,205	1,205	1,205	1,205	1,205
Proposed Hotels							
Proposed TownePlace Suites Farmers Branch [1]			101	120	120	120	120
Proposed TownePlace Suites DFW Irving North [2]		35	60	60	60	60	60
WoodSpring Suites Signature Irving Las Colinas [3]			23	39	39	39	39
Proposed Candlewood Suites Farmers Branch [4]	29	43	43	43	43	43	43
Proposed Holiday Inn Express Farmers Branch [5]			16	27	27	27	27
Available Room Nights per Year	450,360	468,217	527,938	544,909	544,909	544,909	544,909
Nights per Year	365	365	365	365	365	365	365
Total Supply	1,234	1,283	1,446	1,493	1,493	1,493	1,493
Rooms Supply Growth	2.4 %	4.0 %	12.8 %	3.2 %	0.0 %	0.0 %	0.0 %
Marketwide Occupancy	**77.0 %**	**76.9 %**	**73.5 %**	**73.6 %**	**73.6 %**	**73.6 %**	**73.6 %**

[1] Opening in March 2018 of the 100% competitive, 120-room Proposed TownePlace Suites Farmers Branch
[2] Opening in June 2017 of the 50% competitive, 119-room Proposed TownePlace Suites DFW Irving North
[3] Opening in June 2018 of the 50% competitive, 78-room WoodSpring Suites Signature Irving Las Colinas
[4] Opening in May 2016 of the 35% competitive, 122-room Proposed Candlewood Suites Farmers Branch
[5] Opening in June 2018 of the 25% competitive, 106-room Proposed Holiday Inn Express Farmers Branch

FIGURE 1-27 TEN-YEAR FORECAST OF INCOME AND EXPENSE

	2018/19		2019/20		2020/21		2021/22		2022/23		2023/24		2024/25		2025/26		2026/27		2027/28	
Number of Rooms:	**120**		**120**		**120**		**120**		**120**		**120**		**120**		**120**		**120**		**120**	
Occupied Rooms:	**29,346**		**31,974**		**32,850**		**33,288**		**33,288**		**33,288**		**33,288**		**33,288**		**33,288**		**33,288**	
Occupancy:	**67%**		**73%**		**75%**		**76%**		**76%**		**76%**		**76%**		**76%**		**76%**		**76%**	
Average Rate:	**$109.70**	**% of**	**$114.15**	**% of**	**$118.76**	**% of**	**$122.32**	**% of**	**$125.99**	**% of**	**$129.77**	**% of**	**$133.67**	**% of**	**$137.68**	**% of**	**$141.81**	**% of**	**$146.06**	**% of**
RevPAR:	**$73.50**	**Gross**	**$83.33**	**Gross**	**$89.07**	**Gross**	**$92.97**	**Gross**	**$95.75**	**Gross**	**$98.63**	**Gross**	**$101.59**	**Gross**	**$104.63**	**Gross**	**$107.77**	**Gross**	**$111.01**	**Gross**
OPERATING REVENUE																				
Rooms	$3,219	94.7 %	$3,650	95.0 %	$3,901	95.2 %	$4,072	95.2 %	$4,194	95.2 %	$4,320	95.2 %	$4,449	95.2 %	$4,583	95.2 %	$4,720	95.2 %	$4,862	95.2 %
Other Operated Departments	139	4.1	147	3.8	152	3.7	157	3.7	162	3.7	167	3.7	172	3.7	177	3.7	183	3.7	188	3.7
Miscellaneous Income	42	1.2	44	1.1	46	1.1	47	1.1	49	1.1	50	1.1	52	1.1	53	1.1	55	1.1	56	1.1
Total Operating Revenue	3,400	100.0	3,841	100.0	4,099	100.0	4,277	100.0	4,405	100.0	4,537	100.0	4,673	100.0	4,813	100.0	4,957	100.0	5,106	100.0
DEPARTMENTAL EXPENSES*																				
Rooms	781	24.3	831	22.8	865	22.2	896	22.0	923	22.0	950	22.0	979	22.0	1,008	22.0	1,038	22.0	1,070	22.0
Other Operated Departments	97	69.8	101	68.6	104	68.2	107	68.0	110	68.0	114	68.0	117	68.0	121	68.0	124	68.0	128	68.0
Total	878	25.8	932	24.3	969	23.6	1,003	23.4	1,033	23.5	1,064	23.4	1,096	23.5	1,129	23.5	1,163	23.5	1,197	23.5
DEPARTMENTAL INCOME	2,522	74.2	2,909	75.7	3,130	76.4	3,274	76.6	3,372	76.5	3,473	76.6	3,577	76.5	3,685	76.5	3,795	76.5	3,909	76.5
UNDISTRIBUTED OPERATING EXPENSES																				
Administrative & General	289	8.5	304	7.9	316	7.7	326	7.6	336	7.6	346	7.6	357	7.6	367	7.6	378	7.6	390	7.6
Marketing	166	4.9	152	4.0	158	3.9	163	3.8	168	3.8	173	3.8	178	3.8	184	3.8	189	3.8	195	3.8
Franchise Fee	225	6.6	256	6.7	273	6.7	285	6.7	294	6.7	302	6.7	311	6.7	321	6.7	330	6.7	340	6.7
Prop. Operations & Maint.	113	3.3	143	3.7	165	4.0	170	4.0	175	4.0	181	4.0	186	4.0	192	4.0	197	4.0	203	4.0
Utilities	144	4.2	152	4.0	158	3.9	163	3.8	168	3.8	173	3.8	178	3.8	184	3.8	189	3.8	195	3.8
Total	938	27.5	1,006	26.3	1,070	26.2	1,108	25.9	1,141	25.9	1,176	25.9	1,211	25.9	1,247	25.9	1,285	25.9	1,323	25.9
GROSS HOUSE PROFIT	1,584	46.7	1,903	49.4	2,060	50.2	2,166	50.7	2,231	50.6	2,298	50.7	2,366	50.6	2,437	50.6	2,510	50.6	2,586	50.6
Management Fee	102	3.0	115	3.0	123	3.0	128	3.0	132	3.0	136	3.0	140	3.0	144	3.0	149	3.0	153	3.0
INCOME BEFORE NON-OPER. INC. & EXP.	1,482	43.7	1,788	46.4	1,937	47.2	2,037	47.7	2,098	47.6	2,162	47.7	2,226	47.6	2,293	47.6	2,361	47.6	2,433	47.6
NON-OPERATING INCOME AND EXPENSE																				
Property Taxes	212	6.2	290	7.5	298	7.3	307	7.2	317	7.2	326	7.2	336	7.2	346	7.2	356	7.2	367	7.2
Insurance	45	1.3	47	1.2	48	1.2	50	1.2	51	1.2	53	1.2	54	1.2	56	1.2	58	1.2	59	1.2
Reserve for Replacement	68	2.0	115	3.0	164	4.0	171	4.0	176	4.0	181	4.0	187	4.0	193	4.0	198	4.0	204	4.0
Total	325	9.5	452	11.7	511	12.5	528	12.4	544	12.4	560	12.4	577	12.4	594	12.4	612	12.4	631	12.4
EBITDA LESS RESERVE	$1,157	34.2 %	$1,336	34.7 %	$1,427	34.7 %	$1,509	35.3 %	$1,554	35.2 %	$1,601	35.3 %	$1,649	35.2 %	$1,699	35.2 %	$1,749	35.2 %	$1,802	35.2 %

*Departmental expenses are expressed as a percentage of departmental revenues.



N

1" = 300ft.

16-SU-18

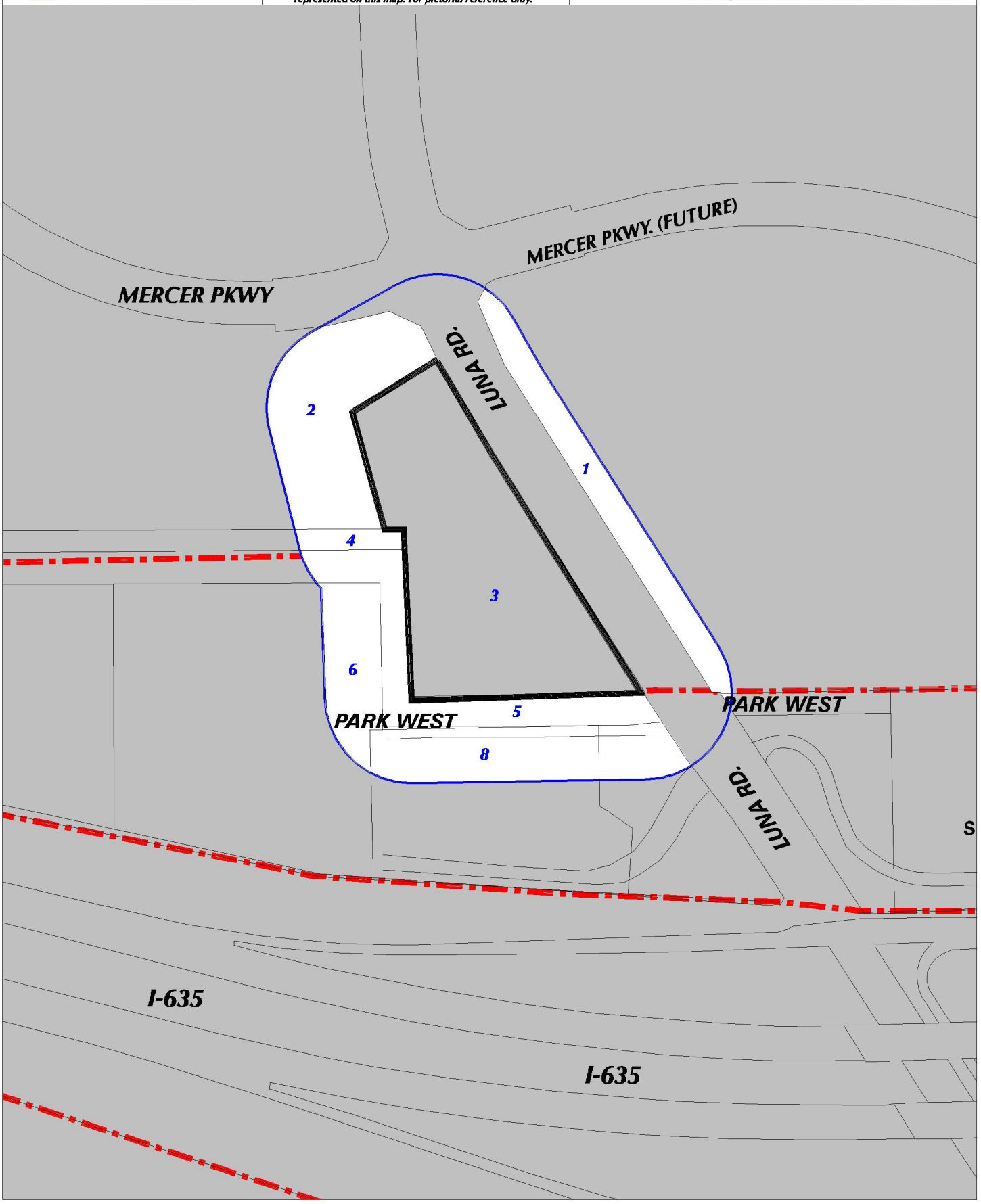
12099 LUNA RD

No guarantee is given or implied as to the accuracy of data represented on this map. For pictorial reference only.

FARMERS BRANCH

Notification Map

Produced by the Information Services Dept. of the City of Farmers Branch, Texas on March 12, 2015



Summary of Mailed Notices
Property Owner List
16-SU-18

Map	First Name	Address	City	State	Zip	Written Response
1	INCOME OPPORTUNITY REALTY	1603 LBJ FWY STE 300	DALLAS	Texas	75234	No response
2	TCI MERCER CROSSING INC	1603 LBJ FWY STE 300	DALLAS	Texas	75234	No response
3	ROYAL HOSPITALITY TEXAS LLC	5721 ADAIR LN.	PLANO	Texas	75024	No response
4	VALWOOD IMPT AUTHORITY	1430 VALWOOD PKWY STE 160	CARROLLTON	Texas	75006	No response
5	FENTON MERCER CROSSING HOLDCO LLC	1505 LBJ FWY #180	FARMERS BRANCH	Texas	75234	No response
6	FENTON MERCER CROSSING HOLDCO LLC	1505 LBJ FWY #180	FARMERS BRANCH	Texas	75234	No response
7	PRENTISS PPTIES ACQUIS	2711 N HASKELL STE 2150 LB 13	DALLAS	Texas	75204	No response
8	FENTON MERCER CROSSING HOLDCO LLC	1505 LBJ FWY #180	FARMERS BRANCH	Texas	75234	No response

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16 ZA-09

Agenda Date: 12/12/2016 **Version:** 1 **Status:** Public Hearing

In Control: Planning and Zoning Commission **File Type:** Zoning Amendment

Agenda Number: C.2

Conduct a Public Hearing and consider a request from the City of Farmers Branch to amend and replace in its entirety the Comprehensive Zoning Ordinance.

BACKGROUND:
The Comprehensive Zoning Ordinance regulates land use and development throughout the City, determining the location and types of zoning districts in which certain land uses may be located. In addition to the location of zoning districts, each zoning district has specific regulations and restrictions appropriate to the land uses within each district. The Comprehensive Zoning Ordinance also establishes the process for amending ordinances. The current Comprehensive Zoning Ordinance (CZO) used by the City was originally adopted in 1969. Since that time numerous minor text amendments have been made to this document, but never a massive rewrite or “overhaul” of the document was attempted.

RECOMMENDATION:

Staff recommends approval of the Comprehensive Zoning Ordinance.

ACTIONS:

1. Motion to recommend approval of the Comprehensive Zoning Ordinance as outlined and presented at this meeting.
2. Motion to recommend denial of the Comprehensive Zoning Ordinance as outlined and presented at this meeting.
3. Motion to recommend approval of the Comprehensive Zoning Ordinance with the following modifications…….
4. Motion to continue discussion of this case to the next regular meeting.

ATTACHMENTS:

1. Staff Report
2. Draft Comprehensive Zoning Ordinance

S T A F F R E P O R T

Case Number: 16-ZA-09
Request: Amendment to Comprehensive Zoning Ordinance
Address: Citywide
Petitioner: City of Farmers Branch

Summary:
The current Comprehensive Zoning Ordinance (CZO) used by the City was originally adopted in 1969. Since that time numerous minor text amendments have been made to this document; however, a complete rewrite or "overhaul" of the document has not been accomplished. As many 47-year-old products, the existing CZO has started to show its age, and its ability to keep up with the new land use trends is limited at best. In response to the growing obsolescence of this keystone planning tool, City Staff began the process of reformatting the basic elements, adding appropriate land uses, and modifying some of the regulations to create a more modern and user-friendly land use control document.

Large, extensive changes to the document were not made. The changes were mainly in the formatting, consistency, clarifications and modernizing it to respond to today's business environment.

Proposed Amendments:
The existing CZO contains twenty-nine (29) Articles. The new CZO organizes all the existing elements into seven (7) Articles, described below.

<u>Article 1- General Provisions</u>
The general provisions of the CZO regarding the purpose, authority, applicability, legal rights, creation of a building site, etc. have been combined within this Article. Essentially, none of the basic requirements, authority, applicability or processes have been altered; merely reorganized into this article.

No major amendments are being proposed within this article.

<u>Article 2- Zoning Districts and Uses</u>
One of the most important articles within the CZO, Staff is proposing a substantial number of proposed amendments in Article 2. Not only does this article establish the twenty (20) different zoning districts within the City, it also includes the "Schedule of Use" table. This table provides the reader with a quick visual understanding of what land uses are allowed in each of the twenty zoning districts, either "by right" or with the approval of a "Specific Use Permit (SUP)." A SUP imposes additional requirements, such as minimum lot size, increased setbacks and/or performance standards in addition to those listed in each zoning district. These additional requirements ensure that the land use will be compatible with adjacent land uses and contribute to the appropriate location of businesses and the general prosperity of the City as a whole.

In the current CZO these assorted land uses are oddly categorized and not alphabetized. In the new proposed CZO special care has been taken to assemble these land uses in logical groupings and alphabetize each subset. In addition to the reorganization of these land uses, several new land uses have been included. Examples of these new land uses include but are not limited to the following; Community Garden, Radio/TV/ Broadcast Studio, Live/Work Units, Pharmacy, and Brewery.

Article 2 also includes the requirements for land uses that require Special Performance Standards. These land uses include hotels, tattoo studios, sexually oriented businesses, alcoholic beverage sales, natural gas well sites, and telecommunication towers, among others. In most cases these land uses are allowed in certain zoning districts once the additional standards required by this article can be confirmed by obtaining approval of a Specific Use Permit (SUP).

One of the more substantial changes proposed in this article was made pertaining to the sale of alcohol in qualified restaurants. For example, City Staff is recommending reducing the food/alcohol sales ratio requirement from 60:40 to 50:50, and allow these alcohol serving restaurants "by right" in most commercial zoning districts. Another substantial change was to increase the size of a detached accessory building in a residential zoning district from 120 square feet to 200 feet before requiring an SUP.

Amendments to Article 2 include revisions in the Table of Uses, additions and deletions of land uses allowed in certain zoning districts, revisions in development standards, most notably regarding food and alcohol consumption in restaurants. Much of the changes to the table reflect deletion of outdated land use types, for example "Drapery, Needlework or Weaving Shop".

Article 3- Zoning Districts Dimensional Standards

This section of the CZO establishes the required lot sizes, setbacks, lot coverage, and height requirements for the 20 zoning districts. In the current CZO these dimensional standards are scattered throughout six (6) different articles. The new CZO has consolidated all the dimensional standards for each zoning district in one place. In addition, graphics illustrating the height, lot widths, lot lengths, setbacks, and other key factors have been added to provide better clarity to the written requirements and standards. This article has substantial formatting changes designed to be more user-friendly, but no development standards have been revised.

No substantial content was changed within this article.

Article 4- Site Development Standards

Article 4 provides all the other site related requirements for each zoning district. These requirements include such elements as minimum landscaping, parking, and loading standards. In addition, this article outlines the performance standard requirements for noise, smoke, odor, explosive and toxic materials. In the current CZO these requirements are spread throughout several articles and are difficult to find. Consolidating all these rules in one article is much more useful, both to staff and to the potential developer or applicant.

A reference to Chapter 62 "Signs, Advertising and Merchandise Display" of the Code of Ordinances is included in Article 4.

No substantial content was changed within this article.

Article 5- Special Districts

This article establishes the various special development districts within the City. These special development districts may be composed of several different zoning districts, but all share an extra development requirement or limitation. The best example of this would be the Flood Plain district. Because of this district's propensity to flood during moderate rain events, additional limitations on the type of development have been outlined. Additional special development districts within this article include

- Historic Landmark Preservation District
- Eastside Business District, and
- Beer and Wine Sales Overlay Districts (nine separate districts).

This article also establishes the basic development and approval process for Planned Development Districts (PDs). In the existing CZO these special districts were scattered throughout the document. The proposed CZO places all of these special districts in Article 5.

No substantial changes or amendments were proposed to any of these special districts within this article.

Article 6- Administration

Within the existing CZO the administrative elements were located in several articles. The new CZO consolidates all these functions and requirements into Article 6. Within this article is the establishment of the Board of Adjustment and the rules pertaining to that board, requirements for a zoning map amendment, requirements for a text amendment, establishment and requirements for a Specific Use Permit, and the establishment and requirements for nonconforming uses and structures. This article also establishes penalties for violation of the Comprehensive Zoning Ordinance.

The only substantial amendment to this article was regarding Specific Use Permits. In the current CZO an approved SUP is a permanent land use improvement to the property, regardless on the ownership. With the new CZO, approved SUPs will expire within six (6) months if not utilized for that approved land use within that time period. For example, if a banquet hall remains vacant for six (6) months the SUP for that specific land use will expire at the end of that period.

Article 7- Definitions

The new CZO has significantly increased and amended the definitions within Article 7. Many of the land use terms and definitions in the existing CZO were obsolete or inaccurate for use in 2016. New definitions were carefully researched before being included in this new CZO. Definitions related to land uses have also been updated within this article.

Definitions were changed to more accurately describe the uses. New definitions were added.

Appendix A- Planned Development Ordinances

This section lists and generally describes the ninety-nine (99) Planned Development Districts currently within the City and will be amended as new PDs are approved.

Appendix B- Specific Use Permits

This section lists and generally describes the Specific Use Permits currently within the City and will be amended as new SUPs are approved.

Appendix C- Maps

This section includes several of the special development districts within the City and will be amended as rezoning cases are approved.

Public Response:

A public notice was published in the Dallas Morning News regarding this proposed amendment to the Comprehensive Zoning Ordinance. In addition, City Staff provided notices of these changes on various social media platforms, including Facebook and the City website. As of the printing of this packet, no letters of opposition have been received by the City for this CZO revision.

FARMERS BRANCH
COMPREHENSIVE
ZONING ORDINANCE

Draft

2016
Adopted

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Article 1. General Provisions

1.1 APPLICABILITY

A. The provisions of this Chapter apply to the use and development of all land within the incorporated limits of the City.

B. Except as provided in this Chapter, no person shall erect, construct, or proceed or continue with, the erection or construction of any building or structure within the City in a manner that does not comply with this Chapter.

C. All land, buildings, structures or building appurtenances within the City which are occupied, used, erected, altered, removed, demolished or converted shall be used, removed, placed and erected in conformance with the development and use regulations applicable to the zoning district in which such land or building is located.

1.2 SHORT TITLE

This Chapter is to be known as the "Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas" and is sometimes referred to herein as "this zoning ordinance" or "this Chapter."

1.3 EFFECTIVE DATE

This Chapter was adopted on January 10th, 2017 became effective on January 10th, 2017.

1.4 PURPOSE

The regulations and districts established in this Chapter have been:

A. Enacted in accordance with a Comprehensive Plan for promoting the health, safety, morals, and general welfare of the City;

B. Designed to lessen the congestion in the streets, to secure safety from fire, panic and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and

C. Made with reasonable consideration, among other things, for the character of the district, and its suitability for the particular uses specified; and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the City consistent with a Comprehensive Plan.

1.5 MINIMUM REQUIREMENTS

The requirements of this Chapter shall constitute the minimum requirements for the promotion of the public health, safety and general welfare within the City.

1.6 CONFLICTING PROVISIONS

A. The provisions of this zoning ordinance shall not interfere with, abrogate or annul any easement, covenant or other agreement between parties.

B. Where this zoning ordinance imposes a greater restriction upon property than that imposed by other resolutions, rules, regulations, easements, covenants or agreements, the provisions of this zoning ordinance shall govern.

C. All development within the City must comply with relevant Federal and State regulations. Whenever any provision of this zoning ordinance impose a greater requirement or a higher standard than is required in any Federal or State statute or regulation, the provisions of this zoning ordinance shall control unless preempted by Federal or State law.

1.7 ANNEXED LAND

A. All territory annexed to the City shall be temporarily classified as R-1, One-Family Residence District until permanent zoning is established by the City Council. The procedure for establishing permanent zoning on annexed territory shall conform to the procedure established by law for the adoption of original zoning regulations.

B. In an area temporarily classified as R-1, One-Family Residence District:

1. No person shall erect, construct or proceed or continue with the erection or construction of any building or structure or cause the same to be done in any newly annexed territory to the City without first applying for and obtaining a Building Permit from the City Manager Designee.

2. No permit, other than a permit that will allow the construction of a building permitted in R-1, shall be issued for the construction of a building or use of land unless and until such territory has been classified in a zoning district other than R-1 by the City Council in the manner provided by law except as provided in Section 1.7B.3.

3. An application for a permit for any use other than that specified in Section 1.7B.2 received by the City shall be referred to the Commission for consideration and recommendation to the City Council. In making its recommendation to the City Council concerning any such permit, the Commission shall take into consideration the appropriate land use for the area and the Comprehensive Plan.

1.8 PLATTING PROPERTY NOT PERMANENTLY ZONED

A. The Commission shall not approve any plat of any subdivision within the city limits until the area within the boundaries of the proposed plat is permanently zoned by the City Council.

B. The Commission of shall not approve any plat of any subdivision within any area where a petition or ordinance for annexation or a recommendation for annexation to the City is pending before the City Council unless and until such plat has been approved by resolution by the City Council.

C. If the Commission holds a hearing regarding a proposed annexation, the Commission may concurrently hold a hearing upon the permanent zoning to be assigned to the area or tract to be annexed and make a recommendation on both matters to the City Council so that the City Council, if it desires, may act on the matter of permanent zoning and annexation at the same time.

1.9 PRESERVING RIGHTS IN PENDING LITIGATION AND VIOLATIONS UNDER EXISTING ORDINANCES

No use that was an illegal use or a legal but nonconforming use on the effective date of this Chapter shall not be deemed to have become a permitted use unless the property on which such use is occurring is located within a zoning district where the use is a permitted use. No offense committed, and no liability, penalty or forfeiture, either civil or criminal, incurred prior to the time the existing zoning ordinance was repealed and this Chapter adopted, shall be discharged or affected by such repeal; but prosecutions and suits for such offenses, liabilities, penalties, or forfeitures may be instituted or causes presently pending proceeded with in all respects as if such prior ordinance had not been repealed.

1.10 VALIDITY

If any section, paragraph, subdivision, clause, phrase or provision of this Chapter shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Chapter as a whole or any part or provisions, other than the part so decided to be invalid or unconstitutional.

1.11 CREATION OF BUILDING SITE

No permit for the construction of a building or buildings upon any property within the City shall be issued until a building site, building tract or building lot has been created in compliance with the following conditions:

A. The property is within the boundaries of a recorded final plat approved by the City and filed in the Official Public Records of Dallas County; or

B. The property is all or part of a site plan adopted as part of the regulations of a Planned Development District, which shows all utility and drainage easements, alleys, streets and other public improvements necessary to satisify the requirements for obtaining approval of a final platin accordance with the Subdivision Ordinance as well as the designation of building areas and such required easements, alleys and streets have been dedicated and the necessary public improvements constructed and accepted by the City; or

C. The property is located within a Light Industrial ("LI") Zoning District, has a total FAR of 0.5 or greater and is contained within a site plan for the property that has been approved by the City Council after recommendation by the Planning and Zoning Commission, that shows all utility and drainage easements, alleys, streets, and other public improvements, the designation of uses, building areas, other public and private easements, landscaping, signage, accessory buildings, ingress and egress, parking areas, building heights, screening walls, refuse collection areas, and other items as may be required to comply with all applicable City Ordinances.

1.12 COMPLETION OF BUILDING UNDER CONSTRUCTION

No change shall be required in the plans, construction or designated use of a building actually under construction on the effective date of this Chapter.

1.13 MINIMUM ACCESS STANDARDS

A. To facilitate the adequate provision of transportation, to lessen the congestion of the streets, and to secure safety from fire, panic and other dangers, minimum standards of primary access to various types of uses are established.

B. Minimum right-of-way and street surfacing standards shall not be less than required by the City's Thoroughfare Plan, Subdivision Regulations or other City ordinances or policies.

Article 2. Zoning Districts and Uses

2.1 ZONING DISTRICTS ESTABLISHED

The following zoning districts are established and are applied to property within the City as set forth on the Zoning District Map.

ABBREVIATED DESIGNATION	ZONING DISTRICT
R-1	One-Family Residence District -1
R-2	One-Family Residence District -2
R-3	One-Family Residence District -3
R-4	One-Family Residence District -4
R-5	One-Family Residence District -5
R-6	One-Family Residence District -6
D-1	Two-Family Residence District
D-2	Two-Family Residence District
MF-1	Multiple-Family Residence District -1
MF-2	Multiple-Family Residence District -2
MF-3	Multiple-Family Residence District -3
MF-4	Multiple-Family Residence District -4
I-RU	Institutional-Religious Uses District
O	Office District
LR-1	Local Retail District -1
LR-2	Local Retail District -2
C	Commercial District
LI	Light Industrial District
HI	Heavy Industrial District
PD	Planned Development District

Note: An "FP" prefix to any district designation as it appears on the Zoning District Map designates a sub-district subject to the flood plain provisions of Section 5.1.

2.2 ZONING DISTRICT MAP

A. Zoning Map Incorporated

1. The boundaries of the zoning districts are delineated upon the Zoning District Map that is incorporated as part of this zoning ordinance.
2. Three original, official and identical copies of the Zoning District Map are hereby adopted bearing the signature of the Mayor and attestation of the City Secretary. The official originals of the Zoning District Map shall be filed and maintained as follows:
   a. One copy shall be filed in the office of the City Secretary, retained as the original record of the City and shall not be changed in any manner. A new original shall be filed in the office of the City Secretary following each amendment to the Zoning District Map.

b. One copy shall be filed with the Building Official and shall be maintained up-to-date by posting all changes and subsequent amendments for observation in issuing Building Permits, Certificates of Occupancy and Compliance and for enforcing this Chapter.

c. One copy shall be filed with the Planning Director for reference purposes and shall be maintained up-to-date by posting all changes and subsequent amendments.

B. Rules of Interpretation

The boundary lines of zoning districts shown on the Zoning District Map are usually located along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the the boundary of a zoning district as shown on the Zoning District Map, the following rules shall apply.

1. Zoning district boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.

2. Zoning district boundaries indicated as approximately following platted lot lines shall be construed as following such lines.

3. Zoning district boundaries indicated as approximately following the boundary lines of the city limits shall be construed as following such boundary lines.

4. Zoning district boundaries indicated as following railroad rights-of-way shall be construed to be the centerline of such right-of-way or, if no centerline is established, the boundary shall be interpreted to be midway between the boundaries of the right-of-way.

5. Zoning district boundaries indicated as following shorelines shall be construed to follow such shorelines. In the event of a change in the shoreline, the zoning district boundary shall be construed as following the relocated shoreline. Notwithstanding the foregoing, if the zoning district boundary is shown to follow a shoreline, but the property line of the property on which the body of water is located extends beyond the shoreline located on the property, the zoning district boundary shall be construed as extending to the property line of said property.

6. Zoning district boundaries indicated as approximately following the centerlines of streams, rivers, lakes or other bodies of water shall be construed to follow such center lines. Notwithstanding the foregoing, if the zoning district boundary is shown to follow the centerlines of a stream, river, lake or other body of water, and the centerline later changes, but the property line of the property located on the stream, river, lake or other body of water extends beyond the the adjusted centerline, the zoning district boundary shall be construed as extending to the property line of said property.

7. Zoning distrct boundaries indicated as parallel to or extensions of features indicated in Section 2.2B.1 through 2.2B.5 shall be so construed. Distances not specifically indicated on the Zoning District Map shall be determined from the graphic scale on the Zoning District Map.

8. Whenever any street, alley or other public way is vacated by official action of the City Council, or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley or

way, and all area so involved shall then and henceforth be subject to all regulations of the extended zoning districts.

9. Where physical features of the ground differ from information shown on the Zoning District Map, or the application of Section 2.2B.1 through Section 2.2B.8 cannot resolve the uncertainty of how or if a property is zoned, the property shall be deemed to be located where the majority of the area of the prpoerty is located.

2.3 INTERPRETATION OF THE ZONING ORDINANCE

The City Manager and his designees are hereby authorized and directed to enforce the provisions of this Chapter and shall have the authority to render interpretations of this Chapter. Interpretations shall be in conformance with the intent and purpose of this Chapter and no interpretation shall have the effect of waiving requirements specifically provided for in this Chapter. Interpretations or determinations made by the City Manager or his designee may be appealed as provided in Section 6.1C.

2.4 PERMITTED USES

A. Classification of New and Unlisted Uses

The classification of any form of land use which is not defined in this Chapter or which is defined in this Chapter but has not been classified by placement in the Permitted Use Tables in Section 2.4.C (i.e., a "new or unlisted use") shall be defined and/or classified as follows:

1. The Director of Communicty Services or designee shall refer the question of any new or unlisted use to the Commission requesting an interpretation as to the zoning classification into which such use should be placed accompanied by a statement of facts listing the following:

- **a.** the general description of the use;
- **b.** whether the contains a residential component;
- **c.** with respect to non-residential components of the use, a general description of the types of sales, processing, or manufacturing and the goods to be sold, processed, or manufactured;
- **d.** if intended as a type of office use, a general description of the services to be provided;
- **e.** whether the use requires a storage component, the amount or nature of such storage, and whether the storage areas is enclosed or open;
- **f.** anticipated number of employees;
- **g.** transportation requirements, including the nature of the public street access required for the use, and the types of vehicles which such use will likely require for its operations
- **h.** the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated by the use; and
- **i.** the general requirements for public utilities such as water and sanitary sewer which the use will need for its operations.

2. The Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be

permitted or permitted upon grant of a specific use permit.

3. The Commission shall forward its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall consider the recommendation of the Commission and make a final determination concerning the classification of such use.

B. Use of a Residential Property for Non-Residential Purposes

It is unlawful to use any building, structure or property located in the R-1, R-2, R-3, R-4, R-5, R-6, D-1, D-2, MF-1, MF-2, MF-3, MF-4 zoning or in residential use PD districts for a non-residential purpose except as a home occupation or as otherwise authorizedin this Chapter or other City ordinance.

C. Use Table

1. **Classification of Uses**. The uses for property within the City are classified as "Permitted," "Specific Use Permit Required," or "Not Permitted." Uses for which classifications have been established are set forth in the Use Table set forth in Section 2.4.C.2.

2. **Use Table Key**

   a. **Use Permitted (X)**

   An "X" indicates that a use is allowed in the respective zoning district subject to a use standard, if applicable. Such use is also subject to all other applicable requirements of this Chapter.

   b. **Specific Use Permit Required (S)**

   An "S" indicates a use may be permitted in the respective zoning district only where approved by the City Council in accordance with Section 6.5, Specific Use Permit. Specific uses are subject to all other applicable requirements of this Chapter, including all applicable use standards, except where such use standards are expressly modified by the City Council as part of the specific use permit approval.

   c. **Use Not Permitted**

   A blank cell indicates that a use is not allowed in the respective zoning district.

   d. **Use Standard**

   The column of the Use Table marked "Use Stds" indicates a cross-reference to a provision of this Chapter where compliance with additional development and use regulations may be required prior to a use being permitted or permitted following the grant of a Specific Use Permit.

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	I-RU	O	LR-1	LR-2	C	LI	HI	Use Stds
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																				
Agricultural Type Uses																				
Animal Clinic or Hospital (No outside runs, play area or pens allowed)																S	S	X	X	
Animal Clinic, Hospital or Kennel w/ outside runs, play area or pens																		S	X	
Community Garden															S	X	X	X	X	
Farm or Ranch	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Farmers Market															S	X	X	X		
Greenhouse or Plant Nursery (Commercial)																	S	S	X	
Commercial Type Uses																				
Alcohol Sales (Wholesale)																		X	X	
Bakery (Wholesale)																	X	X	X	
Bakery (Retail)														X	X	X	X	X	X	
Beauty Salon														S	X	X	X	X	X	
Brewery																S		X	X	
Brewpub																		X	X	
Building Material Sales																	X	X	X	
Cabinet and Upholstery Shop																	X	X	X	
Catering Services																	X	X	X	
Dry Cleaning and Laundry Plant																	X	X	X	
Feed Store																	X	X	X	
Food Processing																		X	X	
Heavy Construction Equipment Rental																		S	X	
Heavy Machinery Sales and Storage																		X	X	
Job Printing or Newspaper Printing																	X	X	X	
Lab, Medical or Dental														S	S	X	X	X	X	
Lab, Scientific or Research														S	S	S	X	X	X	
Lawn Mower Sales, Service, and Repair (Small Engine)																S	X	X	X	
Manufacture or Light Compounding or Fabrication																		X	X	
Milk Depot, Dairy or Ice Cream Plant																	X	X	X	
Paint Shop																	X	X	X	
Petroleum Products Storage -Wholesale																		X	X	
Plumbing Shop																	X	X	X	
Radio/TV/Cable Broadcast Studio																	X	X	X	
Self-Storage Facility																		S	X	
Trailer Rental or Sales																	S	S	X	
Transfer, Storage & Baggage Terminal																	X	X	X	
Wholesale Office and Showroom																	X	X	X	
Educational & Institutional Uses																				
Adult Day Care													S	S	S	S	S	S		
Art Gallery or Museum														S	X	X	X	X	X	
Benevolence Storage and Distribution													S							
Cemetery or Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	
Crematorium																			X	

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	I-RU	O	LR-1	LR-2	C	LI	HI	Use Stds
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																				
Community Center (Public)	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Day Camp													S	S	S	S		X		
Driving School																S		X	X	
Fraternal Organization, Lodge or Civic Club														S		X	X	X	X	
Home for Care of Alcoholic, Narcotic, or Psych											S			S			X	X	X	
Hospital (Acute Care)													X	X	X	X	X	X	X	
Hospital (Chronic Care)														S	S	S	X	X	X	
Institutions of Religious or Philanthropic Nature					S	S	S	S	S	S	S	S	X	S	S	S	X	X	X	
Library (Public)	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Local Government Public Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Mortuary or Funeral Home														S	S	S	S	X	X	
Nursing or Residence Home for Aged					S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	
Park or Playground	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Rectory, Monastery or Convent	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	
School, Business or Trade														S	X	X	X	X	X	
School, Nursery, Kindergarten (or Day Care)			S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	S		
School, Denominational (or Day Care)	S	S	S	S	S	S	X	X	X	X	X	X	S	X	X	X	S	S	S	
School, College or University			S	S	S	S	S	S	S	S	S	S		X	X	X	S	S	S	
School, Private Primary or Secondary			S	S	S	S	S	S	S	S	S	S	S	X	X	X	S	S	S	
School, Public	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Temporary Use of Civic or Philanthropic Nature	By Resolution of City Council																			
Test Preparatory School															X	X				
Worship Facility	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	
Manufacturing and Industrial Uses																				
Light Manufacturing or Industrial Uses as outlined by Section 4.5 as meeting performance standards for light industrial classification																		X	X	4.5
Heavy Manufacturing or Industrial Uses as outlined by Section 4.5 as meeting performance standards for heavy industrial classification																			X	4.5
Natural Resource Storage and Extraction																				
Extraction and Storage of Sand, Caliche, Stone or Gravel																	S	S	S	
Mining or Storage or Mining Wastes																		S	S	
Recreational and Entertainment Uses																				
Amusement, Commercial (Indoors)																S	S	S	S	
Amusement, Commercial (Outdoors)																	S	S	S	
Country Club (Private) with Golf Course	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X	
Golf Course (Public)	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Park or Playground (Public)	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Playfield or Stadium (Public)	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Private Club												S		S	S	S	S	S	S	
Shooting Range (Indoor)																		S	S	
Stable																	S	X	X	
Swim or Tennis Club	S	S	S	S	S	S	S	S	S	S	S	X		X	X	X	X	X	X	
Temporary Carnival or Circus	By Resolution of City Council																			
Theater, Drive-In																	S	S	S	

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	I-RU	O	LR-1	LR-2	C	LI	HI	Use Stds
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																				
Theater, Indoor															S	S	S	S	S	
Residential Uses																				
Boarding or Rooming House									S	S	S	S					X			
Home Occupation	X	X	X	X	X	X	X	X												
Multiple-Family Dwelling or Apartment									X	X	X	X								
One-Family Detached	X	X	X	X	X	X	X	X	X	X	X	X								
One-Family Attached						X	X		X	X	X	X								
Two-Family Dwelling							X	X	X	X	X	X								
Live/Work Units															S	S	X	X	X	
Retail and Service Type Uses																				
Antique Shop															X	X	X	X	X	
Bank or Financial Institution														S	X	X	X	X	X	
Beer and Wine Package Sales Establishment[1]	Beer and Wine Sales Overlay Zones (BW) Only)																			
Bicycle sales and service															X	X	X	X	X	
Check Cashing businesses, Payday Advance/Loan businesses or Car Title Loan businesses																S				2.5
Consignment Store																	X	X	X	
Dry Cleaners (Full Service)															X	X	X	X	X	
Dry Cleaning/Laundry Pickup Station														X	X	X	X	X	X	
Gun (Firearm) Sales																S		X	X	
Florist															X	X	X	X	X	
Furniture Store (New)															S	S	X	X		
Garden and Nursery Sales															S	S	S	S	S	
Hookah/Smoke Lounge																				
Hotel														S			S	S	S	2.5B
Household Appliance Repair																X	X	X	X	
Household Appliance Sales															X	X	X	X	X	
Laundromat (Self Service)															S	S	X	X	X	
Massage Business														S	S	X	X	X	X	
Mortuary or Funeral Parlor														S	S	X	X	X	X	
Offices, Medical & Dental Offices and Clinics														X	X	X	X	X	X	
Offices, Professional and Administrative														X	X	X	X	X	X	
Optical Store														X	X	X	X	X	X	
Outside Sales (Permanent)																S	S	S	S	
Outside Sales (Temporary)															X	X				
Paint, Wallpaper and Related															X	X	X	X	X	
Pawn Store																	X	X	X	
Pet Store, Small Animals and Related, No Outside Runs															X	X	X	X	X	
Pet Store with Outside runs																	S	S	X	
Pharmacy															X	X	X	X	X	
Prepackaged Retail Sales (Drive Through)																				
Printing or copy center														X	X	X	X	X	X	
Reflexology (Hand and Foot Massage)															S	X	X	X	X	
Restaurant, General														S	X	X	X	X	X	

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	I-RU	O	LR-1	LR-2	C	LI	HI	Use Stds
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																				
Restaurant, with Drive Through Service															S	S	X	X	X	
Restaurant, with Drive-in Service																S	S	S	S	
Restaurant, Qualifying															X	X	X	X	X	
Retail, General															X	X	X	X	X	
Retail, Personal Services															X	X	X	X	X	
Retail, Warehouse																S	X	X	X	
Retail Store Consisting Primarily of Specialty and Novelty Items																S	S	S	S	
Small Handtool and Hand Carried Equipment (Indoor Display and Storage)																S	X	X	X	
Studio for Photographer, Musician, Artist or Health															X	X	X	X	X	
Supermarket															S	S	X	X	X	
Temporary Real Estate Office (model home)	Approved administratively on a case-by-case basis																			Temp.
Tobacco Sales (Including E-Cigarette)																X	X	X	X	
Tattoo Studio																S	S	S		2.5C
Tool, Equipment,Trailer Rental																	S	S	X	
Travel Agencies														X	X	X	X	X	X	
Used Merchandise																	X	X	X	
Sexually Oriented Business																				
Adult Arcade																		S	S	2.5D
Adult Bookstore or Adult Video Store																		S	S	2.5D
Adult Cabaret																		S	S	2.5D
Adult Motel																		S	S	2.5D
Adult Motion Picture Theater																		S	S	2.5D
Adult Theater																		S	S	2.5D
Escort Agency																		S	S	2.5D
Nude Modeling Studio																		S	S	2.5D
Sexual Encounter Center																		S	S	2.5D
Special Industrial Processes																				
Batching Plant (Permanent) Asphalt or Concrete																		S	X	4.5
Batching Plant Temporary On-Site	Allowed in any Zoning District, not to exceed 60 days																			4.5
Batching Plant Temporary Off-Site	Allowed in any Zoning District, not to exceed 60 days (Requires Resolution of City Council)																			4.5
Bottling Plant																		X	X	
Cement or Hydrated Lime Manufacture																			X	4.5
Dump or Sanitary Fill Area																		S	X	4.5
Gas Wells and Gas Compressor Stations																				2.7
Inside Paper Sorting and Bailing for Recycling																		S	X	4.5
Meat Packing Plant																		S	X	4.5
Recycling Plant (non-putrescent materials only)																		X	X	
Smelter or Refinery																			X	4.5
Welding or Machine Shop																	S	X	X	4.5
Transportation Related Uses																				
Airport Landing Field																			X	
Bus Station or Terminal																	X	X	X	

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	I-RU	O	LR-1	LR-2	C	LI	HI	Use Stds
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																				
Hauling or Storage Company (no outdoor storage)																		X	X	
Heliports																		S	X	
Motor Freight Terminal																			X	
Railroad Freight Terminal																	S	S	X	
Railroad Passenger Station																X	X	X	X	
Railroad Track or Right-of-Way	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Switching Yard																			X	
Utility, Accessory & Incidental Uses																				
Accessory Building	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Community Center (Private)											X	X			X	X	X	X	X	
Electrical Generating Plant																	S	X	X	
Electrical Substation	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	
Electrical Transmission Line	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Field or Construction Office (Temporary)	Subject to Approval and Control by Building Official																			
Fire Station or Similar Public Safety Building	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Gas Transmission Line	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Gas Metering Station	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	
Lift Station (Sewage)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Local Utility Distribution Lines	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Municipal Water Tower	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Off-Street Parking Incidental to Main Use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Private Utility Shop or Storage																	X	X	X	
Public Building, Shop or Yard of Local, State or Federal Government							S	S	S	S	S	S		S	S	S	X	X	X	
Telecom (Cellular) Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Sewage Treatment Plant																	S	S	X	
Sign- Off Premise (Billboard)																			X	
Telephone Exchange, Switching Relay and Transmitting Equipment	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	
Water Reservoir, Pumping Station or Well	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Vehicle Related Uses																				
Boat Sales																	S	S	X	
Car Wash																S	S	S	S	
Commercial Parking Lot for Automobiles														S	S	S	X	X	X	
Commercial Parking Lot for Trucks																		S	X	
Gasoline Service Station																S	S	S	S	
Enclosed Vehicle Storage Facility																		S	X	
Tires and Wheel Accessories																S	S	X	X	
Towing Impound Yard																				
Vehicle Maintenance (diagnostic, lube, brakes, state inspections, glass repair, paintless dent repairs, installation of accessories)																X	X	X	X	
Vehicle Parts and Accessory Sales (Indoor)															X	X	X	X	X	
Vehicle Rental																	S	S	X	

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	I-RU	O	LR-1	LR-2	C	LI	HI	Use Stds
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																				
Vehicle Repair (general repair and reconditioning, paint and body, engine rebuild, undercoating, mufflers, exhaust, custom shop)																		S	X	
Vehicle Sales and Leasing (New)																	S	S	X	
Vehicles Sales and Leasing (Used)																	S	S*	S	
Wrecking and/or Salvage Operation																			S	

*Use is allowed with a Specific Use Permit (SUP), except in the Eastside Business District.
[1] In no case shall a Pre-Packaged Retail Sales (Drive Through) which is also a Beer and Wine Package Sales Establishment be permitted in any zoning district, it being the intent of this ordinance to expressly prohibit the use and development of all Pre-Packaged Retail Sales (Drive Through) uses within the City.

2.5 LAND USES REQUIRING SPECIAL PERFORMANCE STANDARDS

A. Check Cashing, Payday Advance/Loan, and Car Title Loan Businesses

Approval of a specific use permit is required prior to the development and use of property for a check cashing business, payday advance/loan business, car title loan business and all related activities subject to the following:

1. No check cashing business, payday advance/loan business or car title loan business may be located within 1,000 feet of another check cashing business, payday advance/loan business.

2. No check cashing business, payday advance/loan business or car title loan business may be located within 500 feet of the right of way of US Interstate 35 East, US Interstate 635 (LBJ Freeway) President George Bush Tollway or the Dallas North Tollway.

3. For the purposes of this Section 2.5.A, the measurement of the distances described in paragraphs 1 and 2, shall be made in a straight line, without regard to intervening structures or objects.

a. With respect to paragraph 1, from the nearest portion of the property line of the property where the existing business is located to the nearest portion of the property line of the property where the new business is proposed; and

b. With respect to paragraph 2, from the nearest portion of the right-of-way line of US Interstate 35 East, US Interstate 635 (LBJ Freeway), President George Bush Tollway, or the Dallas North Tollway to the property line of the property where the new business is proposed.

B. Hotel/Motel

Approval of a specific use permit is required prior to the development and use of property for a hotel or motel subject to the following:

1. Following receipt of a recommendation from the Commission, the City Council finding that:

a. The type of hotel or motel use proposed is compatible and consistent with, and will have no adverse effect on, existing uses located on developed properties in the area;

b. The proposed use is equal to or exceeds development and operation standards of other hotels or motels or other uses in the area; and

c. The proposed hotel or motel use will not adversely affect the future ability to locate additional uses that are allowed within the zoning district within the area of the proposed hotel or motel use.

2. To better ensure that a proposed hotel/motel development is equal to or exceeds the standards established by existing structures in the area, the characteristics of the surrounding area, and with future development plans of the neighboring properties, following the recommendation of the Commission, the City Council may require the application for specific use permitinclude, but not necessarily be limited to, the following information:

a. A market study designed to determine the viability of a hotel or motel in a specific area and the impact on surrounding areas;

b. Information such as franchise agreements and operation plans; and

c. Security measures and plans.

3. To better ensure that a proposed hotel/motel development is equal to or exceeds the standards established by existing structures in the area, the characteristics of the surrounding area, and with future development plans of the neighboring properties, following the recommendation of the Commission, the City Council may include the following as conditions to be satisfied in a specific use permit granted for a hotel or motel use:

a. The specification of the materials for the exterior walls and roof of the hotel or motel structure;

b. The installation of additional landscaping, such as, shrubs, trees, or earthen berms, in accordance with a landscape plan;

c. The inclusion of plans, specifications, and other materials as necessary to depict the proposed hotel or motel development of sufficient detail to allow a determination that the facility will be equal to or exceed standards of the area and that it will be compatible with existing and future development; and

d. Installation of a fire protection system, if not otherwise required by other City ordinances.

4. A hotel or motel shall be located on a lot with an area of not less than four acres; provided, however, a hotel or motel may be developed on a lot with an area of less than four acres upon a finding by the City Council, following receipt of the recommendation of the Commission and after review of submitted data and facts, that the proposed hotel or motel is an appropriate use, design and lay-out for the building site and area.

5. A specific use permit may be granted for a hotel or motel which provides access from other than a central interior corridor upon a finding of the City Council, following receipt of the recommendation of the Commission, and after review of submitted data and facts, that the proposed design of the hotel or motel is appropriate for the area.

C. Tattoo Studio Regulations

Approval of a specific use permit is required prior to the development and use of property for a tattoo studio, which shall be subject to the following:

1. No specific use permit shall be granted for use of property for a tattoo studio if the premises where the tattoo studio is to be operated is located within 1,000 feet of any worship facility, public or private school or the zoning district boundary of any R-1 through I-RU zoning district.
2. The distance referenced in paragraph 1, above, shall be measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a tattoo studio is to be operated, to the nearest property line of the premises of a worship facility or school, or to the nearest boundary of an affected residential district, or residential lot.
3. The 1,000-foot separation distance required by paragraph 1, above, may be reduced or waived by the City Council upon the City Council's finding that operation of the tattoo studio would not be detrimental or injurious to the public health, safety or general welfare, or otherwise offensive to the neighborhood.
4. This Section 2.5.C. does not apply to a medical facility licensed under state law or an office or clinic of a person licensed by the Texas Medical Board.
5. A business primarily operated as a barber shop, beauty shop, skin care or cosmetics salon, nail salon, or similar business which provides the service of applying permanent cosmetics or makeup solely as an incidential use of the business shall be exempt from this Section 2.5.C, if the property may otherwise be developed and used as a barber shop, beauty shop, skin care or cosmetics salon, nail salon, or similar business in accordance with the Use Table (Section 2.4.C.).
6. Tattoo studios shall at all times be in full compliance with all requirements of state laws and regulations applicable to tattooing and operation of a tattoo studio.

D. Sexually Oriented Businesses

Approval of a specific use permit is required prior to the development and use of property for a sexually oriented business; provided, however, no specific use permit shall be granted for such use until a permit for the proposed sexually oriented business pursuant to Chapter 26, Article IV of the Code of Ordinances, as amended.

E. Garden and Nursery Sales (Outdoors)

The following standards shall be used in the design, location and sighting of Garden and Nursery Sales (Outside). A comprehensive site plan shall be submitted for approval by the Building Official prior to permit approval. Garden and Nursery Sales (Outside) sites shall comply with the following:

1. *Location* -The site shall be adjoining the building in which the primary business is conducted. No sales shall be located in front of the building. The site shall be located in such a manner so that it will not impede or hinder traffic flow.
2. *Screening* - The sales area shall be screened from public view by a minimum six-foot-high, maximum eight foot high screening fence. No merchandise may be stacked above the fence. No merchandise may be displayed outside the sales area. Fencing shall be of a material consistent with the exterior of the building. Visual openings may be allowed in the fence provided the opening does not exceed four inches in width with a minimum of eight feet between openings. Visual openings in the fence shall be constructed of wrought iron with no space larger than six feet, measured in any direction. Tree limbs may extend above the required fence.
3. *Roof* - A roof shall be required over the sales area. The roof shall be consistent with materials and construction methods approved by the Building Code.
4. *Accessibility* - The sales area shall have ingress and egress only through the main building.
5. *Deliveries and Customer Pick-up* - An opening ten feet wide, equipped with a gate, may be allowed only on the side or the rear of the sales area for deliveries and customer pick-up of merchandise. This opening may not be used as an entrance to the sales area, except as indicated in this section.
6. *Drainage* - A 12 inches high concrete curb shall be placed on all sides of the sales area to prevent drainage of chemicals into the public storm sewer system. An onsite drainage system with a dilution basin shall be installed when required by the Plumbing Code.
7. *Exceptions* - Exceptions to these operation standards may be requested by the applicant. Exceptions must be submitted on a site plan and approved by the Commission and City Council.

2.6 ALCOHOLIC BEVERAGE SALES IN RESTAURANTS AND PRIVATE CLUBS

A. Compliance with Additional Regulations

The sale of alcoholic beverages in a restaurant or private club on any property within the City, whether by right or pursuant to a specific use permit, shall be in compliance with this section.

B. Definitions

Whenever used in this section, the following words and phrases shall have the meaning set forth below unless specifically defined otherwise:

1. *Private Club*: An association of persons, whether incorporated or unincorporated under the laws of the State of Texas, that is the holder of a valid and subsisting private club permit issued by the Texas Alcoholic Beverage Commission and whose stated purpose is for the promotion of some common object and whose members must be passed upon by a committee made up of members of the club.

2. *Qualifying Restaurant*: An existing or proposed eating establishment whose gross sale of food and non-alcoholic beverages shall constitute at least 50% of the establishment's combined gross sales of food, non-alcoholic and alcoholic beverages quarterly.

3. *Restaurant*: Unless specifically indicated otherwise, the term "restaurant" shall mean a qualifying restaurant where the operator is the holder of a mixed beverage permit or a private club permit.

4. *Holder of a Mixed Beverage Permit*: Holder of a mixed beverage permit issued by the Texas Alcoholic Beverage Commission pursuant to Chapter 28 of the Texas Alcoholic Beverage Code.

C. Continuation of Existing Private Clubs. All existing and legal private clubs are declared legal and valid and may continue to operate as legal and valid operations after the effective date of this ordinance.

D. Eleemosynary Corporations*:* No application for a specific use permit for an applicant claiming to be an eleemosynary corporation, may be considered or approved until, based on data and information provided by the applicant, the City Attorney has determined the applicant is an eleemosynary corporation as defined in Section 2.6B.5.

E. Structural and Building Requirements

1. No qualifying restaurant may be located in a hotel unless such hotel:
   - **a.** Has at least 200 sleeping rooms; or
   - **b.** Has at least 160 sleeping rooms and meeting space in excess of 2,000 square feet.

2. Exterior signs or signs visible from the restaurant’s exterior that advertise the sale of alcoholic beverages are prohibited.

3. No qualifying restaurant shall be located within 300 feet of a church, school (public or private), or public hospital. The method for measuring distance shall be as determined in Texas Alcoholic Beverage Code §109.33(b), as amended.

F. Food Service

1. Qualifying restaurants shall provide regular food service for their customers.

2. All qualifying restaurants shall receive from the sale of food at least 50% of the restaurant’s gross sales at that location which sales figures shall be accurately reflected on a quarterly basis, subject to verification by the City in accordance with Section 2.6J.

3. A qualifying restaurant may provide service in an attached patio or garden subject to approval of a specific use permit by the City Council.

4. Only attached patios or gardens that occupy an area greater than or equal to 50% of the total floor area occupied by the enclosed portion of a qualifying restaurant shall be included in the calculation of minimum required parking.

5. No drive-in, curb-service or service of any kind outside the building or attached patio or garden, except as provided in paragraph 3, above, shall be permitted.

6. The qualifying restaurant shall designate a portion of its total combined floor area for food preparation and storage adequate to service customers in a manner that permits and allows the qualifying restaurant to maintain the prescribed food to alcoholic beverage sales ratio prescribed herein.

7. A private club or mixed beverage serving area located in a hotel or motel will be allowed in an area totally separate from the restaurant area subject to the following:

a. The qualifying restaurant must be located within the same building as the hotel or motel.

b. Not less than 2,000 square feet of floor area shall be occupied by qualifying restaurant facilities (total qualifying restaurant operations).

c. The floor area devoted to the sale of alcoholic beverages within the qualifying restaurant does not exceed the floor area devoted to food service.

d. The qualifying restaurant will designate a portion of its total combined floor area for food preparation and storage adequate to service customers in a manner that permits and allows the qualifying restaurant to maintain the prescribed food to alcoholic beverage sales ratio prescribed in this Chapter.

e. The sale and consumption of alcoholic beverages may be permitted within the restaurant area.

f. Pursuant to Texas Alcoholic Beverage Code §28.01 (b), the holder of a mixed beverage permit for a qualifying restaurant in a hotel zoned pursuant to this Chapter may deliver mixed beverages, including wine and beer, to individual rooms of the hotel or to any other location in the hotel building or grounds, except a parking area on the licensed premises or another alcoholic beverage establishment, without regard to whether the place of delivery is part of the licensed premises. A permittee in a hotel may allow a patron or visitor to enter or leave the licensed premises, even though the patron or visitor possesses an alcoholic beverage, if the beverage is in an open container and appears to be possessed for present consumption.

G. Application Time Limit

In the event an application for a building permit for a qualifying restaurant is not made within one year from the granting of the specific use permit for service of alcoholic beverages in a qualifying restaurant, the City Council may direct the Commission to call a public hearing for the purpose of considering the rezoning and termination of such Specific Use Permit.

H. Application and Submission Requirements

The following information shall be submitted to the City at the time an application for building permit, a certificate of occupancy (if no building permit is required), and/or a specific use permit, if required, for service of alcoholic beverages in a qualifying restaurant is made:

1. A site plan comparable in graphic content to that normally required for development in a PD district and that also includes a drawing indicating the distance from all uses stated in Section 2.6E.3.

2. A floor plan showing location, square footage, and arrangement of areas designated for:

- **a.** Private club or sale of alcoholic beverages;
- **b.** Eating;
- **c.** Kitchen and food preparation;
- **d.** Bar/holding area (not to exceed 20% of the restaurant);
- **e.** Dancing and/or live entertainment;
- **f.** All other proposed uses within the restaurant.

I. Remodeling and Alterations

Any proposed remodeling or change to the original floor plan and bar layout of the original approved site plan, which requires issuance of a building permit, shall be reviewed and subject to approval of the Director. If changes to the original approved plans are determined to constitute an amendment to the specific use permit, if approval of a specific use permit was originally required, approval by the City Council shall be required following the procedures required for an amendment to the zoning regulations for the property.

J. Food Sales Compliance

1. The operator of the qualifying restaurant shall be responsible for complying with Section 2.6.G.2 and shall maintain and keep records necessary to demonstrate such compliance.

2. Upon notice from the City Manager or the City Manager's designee, the operator of a qualifying restaurant shall make available for inspection any and all records necessary to confirm compliance with Section 2.6.G.2. as soon as practicable, but in no event later than 30 days after receipt of the notice from the City Manager.

K. Alcohol Awareness Program

The applicant for a specific use permit to allow the sale of alcoholic beverages in a qualifying restaurant shall submit an alcohol awareness program with the specific use permit application. Any such alcohol awareness program shall be commensurate with the size and character of the restaurant operation for which the specific use permit is being requested. The submitted alcohol awareness program shall be used as criteria in considering the Specific Use Permit.

L. Non-Compliance

Violation of any provision of the terms of this section and/or any additional regulations set forth in a specific use permit regarding the sale of alcoholic beverages in a qualifying restaurant shall be cause for the City Council to direct the Commission to hold a public hearing to make a recommendation whether such specific use permit or certificate of occupancy should be amended, changed or revoked.

M. Amusement Devices

Installation and use of gaming or amusement devices, such as billiard (pool) tables, pinball, or any other coin-operated or electronic game machines shall comply with the City's ordinances governing such operations.

N. Hours of Operation

Applicable state law shall be strictly enforced relative to the hours of operation of the service of alcoholic beverages in a qualyfing restaurant.

O. Brewpubs. A qualifying restaurant may operate as a brewpub if the qualifying restaurant is located within a zoning district where a brewpub is otherwise a permitted use.

P. Private Clubs Operating Pursuant to a Lawful Zoning Ordinance Prior to October 6, 1986

Private Clubs lawfully operating prior to October 6, 1986, pursuant to a City ordinance authorizing such Private Club use shall have the option to operate with either a private club permit or a mixed beverage permit. All such clubs and restaurants shall comply with the definition of qualifying restaurants whose gross sale of food shall constitute at least 50% of the establishment's quarterly gross sales. The operator of such Private Club shall notify the City prior to the change in use from Private Club to a Mixed Beverage Permit by making application for a Certificate of Occupancy.

Q. Eleemosynary Corporations

Eleemosynary corporations shall not be required to comply with Sections 2.6F.1, 2.6F.4, 2.6F.6 and 2.6M; provided, however, eleemosynary corporations:

1. shall be allowed to operate only with a private club license and not with a mixed beverage permit, and
2. shall at all times provide food service during the time that alcohol beverages are served and consumed.

2.7 GAS WELLS

A. Gas Wells Allowed

Natural gas wells and all related gas exploration activity, other than a transmission pipeline, shall be allowed subject to approval of a specific use permit in accordance with Section 6.5 and issuance of a Gas Well Permit pursuant to Ch. 34, Art. X of the Code of Ordinances, as amended, and only within the following zoning districts:

1. Planned Development No. 22
2. Planned Development No. 24
3. Planned Development No. 25

4. Planned Development No. 50
5. Planned Development No. 61
6. Planned Development No. 72
7. Planned Development No. 77
8. Planned Development No. 78
9. Planned Development No. 81 (excluding the Mixed-Use Residential District)
10. Planned Development No. 88 (Commerce Sub District only)

B. Specific Use Permit Required

An application for a specific use permit for a gas well site shall include, at a minimum, the following additional documents and information:

1. A proposed transportation route for equipment, chemicals, and waste products used on the gas well site, which shall also include all ingress and egress from the site to public streets.
2. Location and description of all improvements and structures within 600 feet of the gas well site measured as required by Section 2.7.C.8.
3. A site plan of the proposed operation site showing the location of all improvements and equipment, including the location of the proposed gas well and other facilities including, but not limited to, tanks, pipelines, compressors, separators and storage tanks of storage sheds, and outside storage areas.
4. Location of the 100-year flood limits where applicable.
5. Preliminary drainage plan.
6. The X, Y, and Z (elevation) coordinates in reference to the NAD 83 Texas State Plane Coordinate System for the proposed Gas Well site.
7. Copies of all appropriate Texas Railroad Commission approved forms, such as the W-1 and P-4 related to the gas well.
8. A signed right-of-way maintenance and repair agreement with the City.
9. A copy of the Storm Water Pollution Prevention Plan (SWPPP) for the gas well site.
10. A copy of the Spill Prevention, Control and Countermeasure Plan (SPCC) for the site.
11. A Tree Survey and Preservation Plan that identifies all trees that are six caliper inches in diameter or larger on the site. This plan shall also address where new vegetative screening shall be installed within the site.
12. A copy of the Hazardous Materials Management Plan for the site.
13. A copy of the Emergency Response Plan for the site.
14. A map showing the location of all existing and proposed gas pipelines serving the site and the location of the existing or proposed connection to the high volume gas transmission gas line.

C. Distance Requirements

It shall be unlawful to drill, re-drill, deepen, re-enter, activate or convert any well, the center of which, at the surface of the ground, is located:

1. Within 600 feet of any playground, athletic field, swimming pool, water slide and playground, concession stand, pavilion or picnic area within a public park, or any other park facilities or similar improvements as determined by the City Manager or his designee.
2. Within 600 feet of any residence, worship facility, public building, hospital building or school or for which a building permit has been issued prior to the date of the application for a Gas Well Permit is filed with the City.
3. Within 300 feet of any retail or commercial building, hospital building (including parking structures) or for which a building permit has been issued prior to the date the application for a Gas Well Permit is filed with the City.
4. Within 200 feet of any commercial or industrial building not designed for human occupancy (such as a pump house or switching station) or for which a building permit has been issued prior to the date the application for a Gas Well Permit is filed with the City.
5. Within 300 feet of an existing active water well.
6. Within 100 feet of any property line or right of way. Replatting the property may be required to meet this requirement.
7. Within 200 feet of any river, creek, stream or existing body of water.
8. The measurement of all distances shall be calculated from the proposed well bore, in a straight line, without regard to intervening structures or objects, to the closest point of the object listed above in Sections 2.7C.1 through 2.7C.4. A Registered Professional Land Surveyor shall prepare the above calculations.
9. Tank batteries, separators, and gas lift compressors shall be located at least 300 feet from any playground, athletic field, picnic area within a public park, or from any residence, worship facility, public building, hospital building or school, or any other building used, or designed for and intended to be used, for human occupancy, for which a building permit has been issued on the date the application for a Gas Well Permit is filed. The distance shall be calculated from the closest tank batteries, separators or compressors, in a straight line, without regard to intervening structures or objects, to the closest part of the playground, athletic field, picnic area, residence, worship facility, public building, hospital building or school, or any other building used or designed and intended to be used to human occupancy.
10. Gas compressors, other than gas lift compressors, shall be fully enclosed. All gas compressors, including gas lift compressors, shall be designed and/or installed with sufficient soundproofing so that no gas compressor shall produce a sound level greater than 5 dB(a) when measured at a distance of 300 feet from the compressor. Enclosed gas compressors shall be located at least:
    a. 600 feet from playground, athletic field, picnic area within a park, or from a residence, worship facility, public building, hospital or school;
    b. 200 feet from any nonresidential structure intended for human occupancy;
    c. 100 feet from any nonresidential structure not intended for human occupancy (such as a pump house or switching station).

11. Notwithstanding the provisions of this section, gas wells or compressor stations may be located less than 600 feet but no closer than 300 feet from an existing residenceif the owner of such residence provides written consent signed and acknowledged by a notary publicagreeing to allow such well to be drilled within the proposed distance from the owner's property. Written consent is required from the owners of all residential property located less than 600 feet of a proposed well bore prior to an application, and shall be included in the application for a specific use permit submitted to the Planning Division.

12. Notwithstanding the provisions of this section, gas wells or compressor stations may be located less than 300 feet but no closer than 200 feet from an existing retail or commercial structure if the owner of such property provides written consent signed and acknowledged by a notary public agreeing to allow such well to be drilled within the proposed distance from the owner's property. Written consent is required from the owners of all retail and commercial property located less than 300 feet of a proposed well bore prior to an application, and shall be included in the application for a specific use permit submitted to the Planning Division

13. Notwithstanding the provisions of this section:

a. New residential units may be built no closer than 600 feet from an existing gas well or existing fully enclosed compressor station;

b. New nonresidential buildings intended for human occupancy may be built no closer than 200 feet from an existing gas well or existing fully enclosed compressor station; and

c. New nonresidential buildings not intended for human occupancy may be built no closer than 100 feet from an existing gas well or existing fully enclosed compressor station.

2.8 ANTENNAS

A. Satellite Antennas

1. A ground mounted satellite antenna may be installed in any zoning district with a building permit provided it meets the following criteria:

a. The antenna shall not exceed ten feet in height from the ground to the highest point of the station.

b. The antenna shall not exceed ten feet in diameter.

c. The antenna shall be located in the rear yard and comply with all building setbacks for the applicable zoning district.

d. The antenna shall be screened on at least three sides by a solid fence or wall or dense screening hedge to a minimum height of six feet as approved by the Director. The screening shall be of a material that is compatible with the building materials in the area.

e. The antenna shall meet all building and electrical codes, including proper grounding and wind load design.

f. The antenna shall not be portable or movable.

2. A roof mounted satellite antenna may be installed in any R-1 through MF-4 district with provided it meets the following:

a. Only one roof top unit shall be allowed per premise.

b. Roof top units shall be limited to 30 inches maximum dimension.

c. Screening for roof units shall not be necessary unless specifically required by the City.

d. The antenna shall comply with building and electrical codes as specified for ground mounted units above.

3. One roof mounted satellite antenna may be installed in any R-1 through MF-4 district, with a building permit, provided that:

a. The antenna does not exceed ten feet in diameter or ten feet above the tallest portion of the roof;

b. The antenna is not located within 500 feet of residential property or developed City owned park; and that the antenna is screened from public street rights-of-way on at least three sides.

c. Any antenna structure attached to the building that exceeds the height of the eaves shall be construed to be roof mounted.

4. Antenna installations in compliance with this section may be installed in any zoning district as an accessory use. Variances to the above standards may be considered and granted by the Board of Adjustment.

B. Mounted Antennas

1. General

a. A mounted antenna is an arrangement of wires or metal rods, including housings for the arrangements, used in transmission, retransmission and/or reception of radio, television, electromagnetic, or microwave signals.

b. An apparatus constructed of solid, mesh, or perforated materials of any configuration that is used to receive and/or transmit microwave signals from a terrestrial or orbitally located transmitter or transmitter relay (i.e., satellite dishes) shall not be considered a mounted antenna.

c. Antennas that vary from the requirements of this section shall not be considered a mounted antenna and shall require approval of a specific use permit prior to installation.

d. Mounted antennas may be installed in an O, LR-1, LR-2, C, LI and HI district with a building permit and in a PD district with site plan approval and a building permit provided it complies with Section 2.8.B.2.

e. Mounted antennas may only be installed within any R-1 through MF-4 district following approval of a specific use permit and with a building permit. Mounted antennas may be installed within the I-RU district with a building permit; provided, however, if the subject property is located adjacent to any R-1 through D-2 district, then the mounted antenna may only be installed following approval of a specific use permit. A site plan drawing shall be submitted and reviewed as a component of the specific use permit application.

f. All commercial signs, flags, lights and attachments other than those required for communications operations, structural stability, or as required for flight visibility by the Federal Aviation Administration (FAA) and Federal

Communication Commission (FCC) shall be prohibited on any antenna or antenna support structure.

2. Mounted Antenna Standards

a. The mounted antenna, including mounting equipment, shall not exceed 15 feet in length measured from the point on the structure at which the antenna is mounted.

b. Mounted antennas shall only be attached to electrical transmission towers, multi-story buildings, or water towers at a height of not less than 75 feet above grade; provided, however, the mounted antenna may be placed at any height within any structure if totally enclosed by the architectural elements of the structure such that no part of the antenna is visible from the exterior of the structure.

c. An exterior mounted antenna must be painted or have a surface finish compatible with the structure to which it is attached.

d. No more than three mounted antennas shall be attached to any building or water tower.

e. Only one mounted antenna is permitted per electrical transmission tower.

f. The antenna shall comply with all building and electrical codes.

g. The mounted antenna shall include mounting equipment, devices, and platforms necessary to attach and secure the antenna to a structure.

3. Auxiliary Structures

a. A mounted antenna auxiliary structure, which houses electronic equipment needed for operation of the antenna and the associated communication system, and which is located at ground level adjacent to an elevated water storage tank, electrical transmission tower or multi-story building or adjacent to or on a rooftop of a multi-story building shall be permitted as an accessory use to a mounted antenna when meeting the criteria below.

b. Only one auxiliary structure is permitted per mounted antenna site.

c. Auxiliary structures installed on a rooftop of a building shall be screened so that they are not visible from all street rights-of-way and neighboring properties.

d. The auxiliary structure shall not exceed a maximum of seven feet in height and 55 square feet in area.

e. All auxiliary structures shall be setback a minimum of 50 feet from any street right-of-way or located behind the established building line and shall comply with all other property setbacks for the zoning district in which the auxiliary structure is located.

f. The following standards may be imposed by the City Manager or appointed designee to ensure that an auxiliary structure is compatible architecturally with adjacent structures, with the characteristics of the surrounding area, and is consistent with future development plans of the neighboring properties.

i. The exterior walls of an auxiliary structure shall be comprised of materials as determined and approved by the City Manager or appointed designee

ii. The City Manager or appointed designee may require an auxiliary structure be screened by landscaping such as a dense screening hedge of shrubs (i.e., red tip photinias) or by a masonry screening fence or wall to a minimum height of six feet or by a combination of earthen berm, landscaping and masonry walls.

iii. All auxiliary structures must be setback a minimum of 20 feet from any adjoining R-1 through MF-4 district and all fans, air conditioning units, and similar equipment shall be installed on the auxiliary structure wall located farthest from any R-1 through MF-4 district.

iv. All required landscape screening shall be supplied with an underground automatic irrigation system.

C. Communication Antenna and Tower Regulations

1. Applicability

This Section 2.8.C. shall apply to the location and operation of all telephonic, radio, television, microwave, communication antenna and towers located within the City.

2. Specific Use Permit

A specific use permit approved in accordance with Section 6.5 is required for the installation of any telephonic, radio, television or microwave, communication antennas and towers in any zoning district of the City, except as otherwise provided in Sections 2.8A and 2.8B.

3. Height

The maximum height of any telephonic, radio, television or microwave, communication antennas and towers shall be the height set forth in the approved specific use permit regardless of location or zoning district.

4. Definitions

a. *Telephonic, radio, television or microwave and communication antennas* means an arrangement of wires, metal rods, including housings for the arrangements, used in transmission, retransmission and/or reception of telephonic, radio, television, electromagnetic, or microwave signals.

b. *Tower* means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers or monopole towers, for transmitting or receiving any portion of the radio spectrum, but excluding noncommercial antenna installations for home use of radio or television. The term includes telephonic, radio and television transmission towers, microwave towers, telephone towers and the like.

2.9 ACCESSORY USES AND STRUCTURES

A. R-1 to R-6 and D-1 to D-2 Districts

All accessory buildings in the R-1 through D-2 zoning districts shall comply with the following:

1. General Requirements

a. An accessory building may not be used for operation of a business except in association with a home occupation or as a dwelling except as permitted in Section 2.9.A.2.

b. Accessory buildings shall not be used for rental purposes or barter exchange.

2. Guest/Servants Quarters. An accessory building may be used as a dwelling only in an R-1 or R-2 zoning district after approval of a specific use permit for such purpose and subject to the following:

a. The accessory building may be occupied only by immediate family members, a personal guest and/or full-time domestic service worker or service workers of the owner or lessee of the property in which the accessory building is located. The family of a live-in service worker may reside in the accessory building only if all adult members of the family are employed as full-time domestic service workers by the owner or lessee of the property.

b. The accessory building must comply with the minimum standards established in the Building Code and the Minimum Housing Code for habitable space.

c. The accessory building must otherwise comply with the regulations of this Section 2.9.

3. Additional Development Standards. Except as otherwise provided in this Chapter, all accessory buildings shall comply with the following development standards:

a. Accessory buildings may be furnished with utility sinks and water.

b. No accessory building shall be furnised with a bathroom, kitchen, or cooking and food preparation facilities prior to approval of a specific use permit for such purpose.

c. Gas and/or electricity for an accessory building shall not be served by a separate utility meter from the utility meter(s) through which service is provided to the main structure on the property.

d. The location of an accessory building adjacent to a side street must comply with the side yard setback requirements of the main structure.

e. The vehicle entryway of an accessory building used as a garage, carport, or similar vehicle storage structure and designed to be entered from an alley or street must be a minimum of ten feet (10.0’) from the property line adjacent to said street or alley.

f. The appearance, construction and color of a portable or movable accessory building, regardless of size, must be compatible with the adjacent main residence located on the same property.

g. No trailers, containers, commercial boxes or other similar structures shall be used as storage or accessory buildings.

h. Accessory buildings which are not:

i. physically attached to the main structure; and

ii. located entirely in the rear half of the lot and/or entirely in the rear yard

shall comply with the requirements for attached accessory buildings in Section 2.9A.44.

i. The Director may authorize the location of a temporary accessory building or portable building on a property provided such use is solely for construction purposes and such building is removed from the property after completion of construction of the project not later than the date designated by the Director.

j. No accessory building (other than a detached garage or carport used only for vehicle storage) covering a lot area greater than 200 square feet shall be installed or constructed on any property prior to approval of a specific use permit for such purpose.

k. An accessory building with a floor area greater than 100 square feet must be constructed on permanent concrete foundation, designed and constructed with materials similar to the main structure, and architecturally compatible with the main structure. Additional requirements will be addressed at the building permit level.

l. Accessory buildings with a floor area of 100 square feet or less and constructed on a moveable base may be located in easements subject to written consent of the owner(s) of the easement(s): provided, however, no such accessory building may be located in a drainage easement prior to review and approval by the City Engineer or designee of the proposed location.

m. Accessory buildings with a floor area of fifty (50) square feet or less which were located in the side yard of a main building on September 22, 1997, shall constitute a non-conforming structure and cannot be replaced if moved or destroyed. A Building Permit shall not be issued for any property which has an accessory building located in the required side yard of the main building.

4. Attached Accessory Structures In addition to the provisions of Section 2.9.A.3, attached accessory buildings shall comply with the following development standards:

a. The location of an attached accessory building shall comply with the front, side, and rear setback requirements of the main building on the property.

b. The height of an attached accessory structure shall not exceed the allowable height of the main structure to which it is attached.

c. Attached accessory buildings shall be architecturally compatible with the main building and shall be constructed on a permanent concrete foundation.

5. Detached Accessory Building Regulations In addition to the provisions of Section 2.9.A.3, detached accessory buildings shall comply with the following development standards:

a. Detached accessory buildings shall be located no closerto the main structure on the property than the largest minimum distance allowed by the building code and/or fire code. No equipment or appurtenances other than eaves, cornices and other architectural features normally found on the main structure on the property may be located with the area between the main structure and the detached accessory building.

b. The main building and the detached accessory building may be connected by a breezeway or covered walk provided all structures are in compliance with Section 2.9A.66.

c. Detached accessory buildings or structures shall observe a side yard setback of not less than three feet (3.0') from an interior side lot line or easement line measured to the wall of the structure. The eave of a detached accessory building may project no greater than 18 inches into the required side setback.

d. Detached accessory structures shall be set back not less than three feet from the rear property line, alley line or easement line measured to the wall of the structure. The eave of a detached accessory building may project no greater than 18 inches into the required rear setback.

e. The height of the top plate of a detached accessory buildings with a floor area equal to or less than 200 square feet shall not exceed eight feet (8.0') above the average natural grade.

f. The height of the roof of a detached accessory buildings with a floor area equal to or less than 200 square feet shall not exceed twelve feet (12.0') measured to the peak of the roof. For purpose of this paragraph f., roof slopes exceeding a 12:12 pitch shall be considered a vertical wall surface.

g. Detached accessory buildings may exceed twelve feet (12.0') in height and may have roof pitches in excess of 12:12 upon approval of a specific use permit authorizing a greater height and/or roof pitch.

h. Detached accessory buildings with a floor area greater than 200 square feet shall comply with the following additional development regulations:

i. The top plate shall not exceed ten feet (10.0') above the average natural grade;

ii. No vertical wall taller than the ten foot (10.0') top plate height shall be located within a distance less than ten percent of the lot width from the side property line;

iii. No vertical wall above the ten foot (10.0') top plate height, adjacent to the rear property line shall be within a distance less than fifteen feet (15.0') from the rear property line; and

iv. Roof slopes exceeding a 12:12 pitch shall be considered a vertical wall surface.

6. Breezeways or Covered Walks

A breezeway or covered walk may connect a main building with a detached accessory building subject to the following:

a. The breezeway or covered walk is a one story unenclosed passageway not exceeding ten feet (10.0') in height and six feet (6.0') in cross-sectional width

(measured between supports) and having eaves or roof overhang not exceeding twenty-four inches (24.0").

b. The detached accessory building is constructed in compliance with Section 2.9A.5).

c. The main structure and the accessory structure are constructed not less than fifteen feet (15.0') apart. **(HUGH)**

d. The breezeway is designed and constructed to be architecturally compatible with the main structure.

e. The breezeway is constructed with a minimum of two draft stops to prevent fire from transferring from one structure to another.

7. Location of Mechanical Equipment

Air conditioning compressors, cooling towers, pool and spa equipment, and other similar accessory equipment shall be located as follows:

a. At all times behind the front setback line:

b. If located in the rear half of the lot, not less than three feet from the side lot line and rear lot line;

c. If located in the front half of the lot, the equipment shall observe the setbacks for attached accessory structures set forth in Section 2.9A.4.

d. If located in the side yard of a corner lot, adjacent to a side street, or in the front half of the lot, such equipment shall be screened from view by a fence, wall, or shrubbery.

8. Swimming Pools

All swimming pools and spas shall be located behind the required front building line. No swimming pool, spa or other similar body of water shall be located less than five feet (5.0') from a side or rear property line to the water's edge.

B. MF-1 to MF-4 Districts

1. Accessory buildings located in any MF-1 through MF-4 zoning district shall comply with all of the accessory building regulations established in Sections 2.9A.1 through 2.9A.4.

2. The area of the accessory buildings and the area of the main buildings located in the rear half of a lot located in any MF-1 through MF-4 zoning district shall not exceed 50% of the total area of the rear half of the lot.

C. Nonresidential Zoning Districts

All accessory buildings in any I-RU, O, LR-1, LR-2, C, LI or HI zoning district, or a PD district which does not allow residential uses, shall comply with the following:

1. Accessory buildings shall be used solely as an incidental use to the main use of the property;

2. Accessory buildings shall be constructed on a permanent concrete foundation and be designed and constructed to be architecturally compatible with the main building;

3. Accessory buildings shall comply with the setback requirements for the main building;

4. Portable or movable accessory buildings, regardless of their size, shall not be

permitted;

5. No trailers, containers, commercial boxes or other similar structures shall be used as storage or accessory buildings; provided, however, the Director may grant permission based on good and satisfactory reasons for the temporary use of shipping containers, commercial boxes or similar containers for a limited time period, provided the temporary use does not adversely affect the adjoining property and no safety or nuisance hazards are created and.

6. The Director may authorize the location of a temporary accessory building or portable building provided such use is solely for construction purposes and such building is removed from the property after completion of construction of the project not later than the date designated by the Director.

Article 3. Zoning District Dimensional Standards

3.1 APPLICABILITY

Except as otherwise provided in this chapter, every building or structure, or part of a building or structure, erected, altered or converted for any use permitted in the zoning district in which the building or structure is located must comply with this Article.

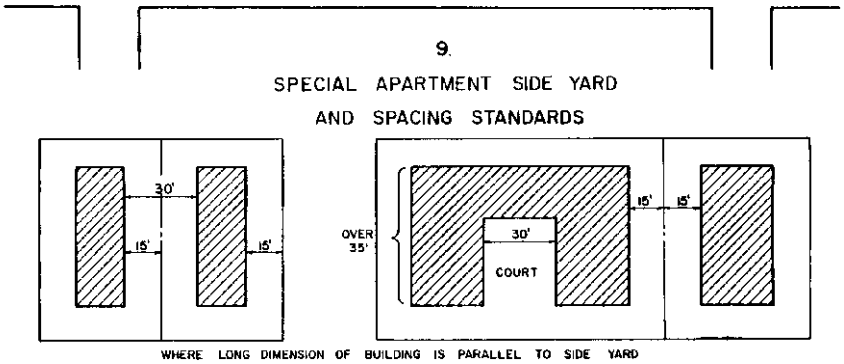
3.2 GENERAL

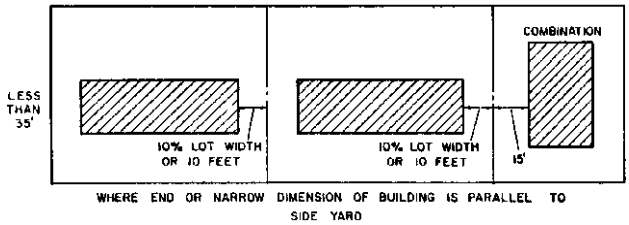
A. Location of Dwellings and Buildings

1. Except as other authorized pursuant to an approved site plan, no more than one main building for one-family, two-family or multiple-family use with permitted accessory buildings may be located upon a lot
2. Each dwelling shall face or front upon a public street, or approved place, other than an alley, which means of access shall have a dedicated right-of-way width of not less than thirty feet (30.0').
3. More than one main building may be located upon a lot located within a PD zoning district which allows for residential, retail, commercial or industrial use or within property for which a site plan has been approved provided the buildings conform to all the open space, parking and density requirements applicable to the uses and districts where the lot is located.
4. Subject to approval of a site plan as required by this chapter, a single lot may be developed with two or more main buildings, or portions of buildingsthat do not face upon a public street; provided, however, no parking area, storage area, or required open space for any one of such buildings shall be computed as being part of the required open space, yard or area for any other building.

B. Building Separation

1. Apartment buildings shall be constructed with an exterior wall separation of not less than:
   - **a.** Twenty feet (20.0'), if adjacent walls are equal to or less than thirty-five feet (35.0') long; and
   - **b.** Thirty feet (30.0') if adjacent walls are greater than thrity-five feet (35.0') long.





2. Subject to prior approval of the Building Official and Fire Marshall, balconies and patios may encroach into the separation area described in Paragraph 1, above, provided not less than 15 feet of open clearance is maintained for emergency access if otherwise allowed by applicable construction codes. No obstructions encroaching upon said 15 foot clearance area is permitted.

C. Courts

The faces of all opposite walls within an inner court created by the construction of one or more apartment buildings shall be a minimum distance of thirty feet (30.0') apart, and no balcony or canopy shall extend into such court area for a distance greater than five feet (5.0').

3.3 MEASUREMENT AND EXCEPTIONS

A. Description

This section identifies and explains forms of measurement used throughout this Chapter and exceptions thereto.

B. Height of Building

1. The "height" of a building shall be the vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to:

- **a.** The highest point of the roof's surface;
- **b.** To the deck line of mansard roofs;
- **c.** To the peak for hip and gable roofs; but excluding
- **d.** Encroachments such as, but not limited to, chimneys, cooling towers, elevator bulkheads, penthouse, tanks, water towers, radio towers, ornamental cupolas, domes and spires, and parapet walls not exceeding ten additional feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.

2. Within the I-RU district only, building height shall be measured from the average established grade prior to development.

C. Height Encroachments

All buildings must comply with the height restrictions set forth in this Article 3 applicable to the zoning district in which the building is located; provided, however, in zoning districts where the height of buildings is restricted to two or three stories, encroachments, such as, but not limited to, towers, chimneys, and vent stacks may extend for an additional height not to exceed forty feet (40.0') above the maximum

height otherwise allowed in the zoning district. Water stand pipes and tanks, church steeples, domes and spires, and school and institutional buildings may be constructed up to three stories in height in residential district that are otherwise restricted to two stories in height provided that the side and rear yard setbacks for such lot shall be increased by one foot (1.0') for each one foot (1.0') that such structures exceed two stories in height.

D. Story Height

The "height of a story" when "story" is used to mean the number of floors in a building means the height between the successive floors of a building or from the top floor to the roof. The standard height for a story is 14 feet.

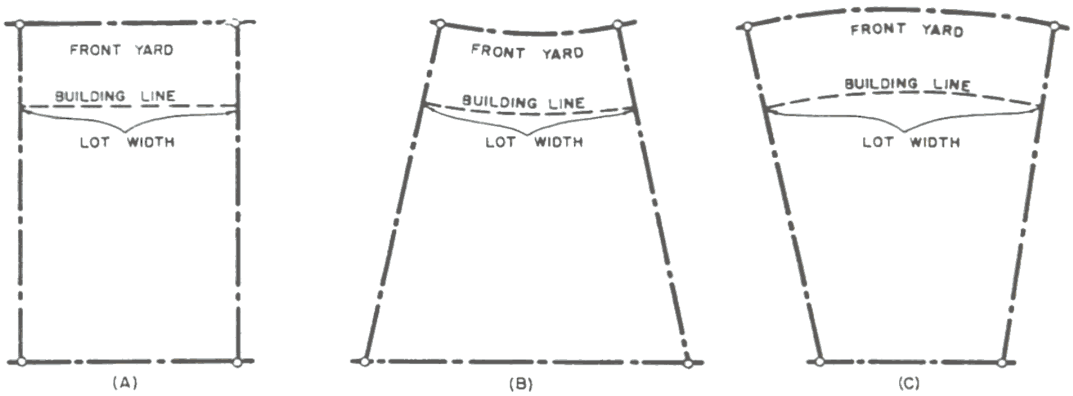
E. Lot Area

1. "Lot Area" or "area of a lot" means the number of square feet contained within the property lines of a parcel of land.
2. All property developed within the City must comply with the lot area requirements set forth in this Article 3 applicable to the zoning district in which the building is located; provided, however, a lot which was a Lot of Record may be developed and used as a one-family dwelling with less than the minimum lot area required for the zoning district in which the lot is located. No lot which existed at the time of adoption of this Chapter shall be reduced below the minimum lot area.

F. Lot Width

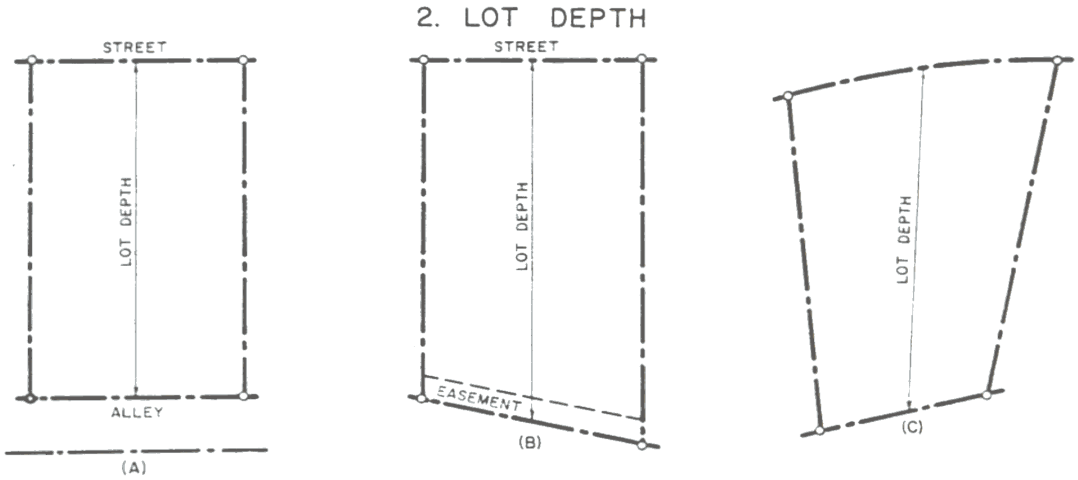
1. "Lot width" means the distance between the side property lines measured at the front building line.
2. All property developed within the City must comply with the lot width requirements set forth in this Article 3 applicable to the zoning district in which the building is located; provided, however, a lot which was a Lot of Record may be developed and used as a one-family dwelling with less than the minimum lot width No lot which existed at the time of adoption of this Chapter shall be reduced below the minimum lot width.

I. LOT WIDTH



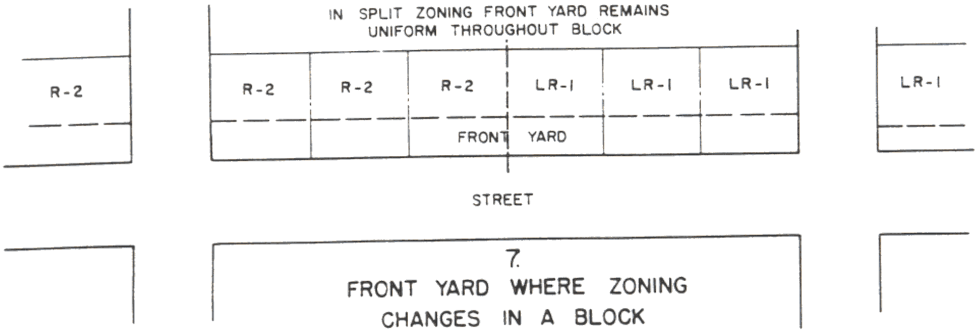
G. Lot Depth

1. "Lot depth" means the horizontal distance between the front and rear lot lines.
2. All property developed within the City must comply with the lot depth requirements set forth in this Article 3 applicable to the zoning district in which the building is located; provided, however, a lot which was a Lot of Record may be developed and used as a one-family dwelling with less than the minimum lot depth. No lot that existed at the time of adoption of this Chapter shall be reduced below the minimum lot depth.



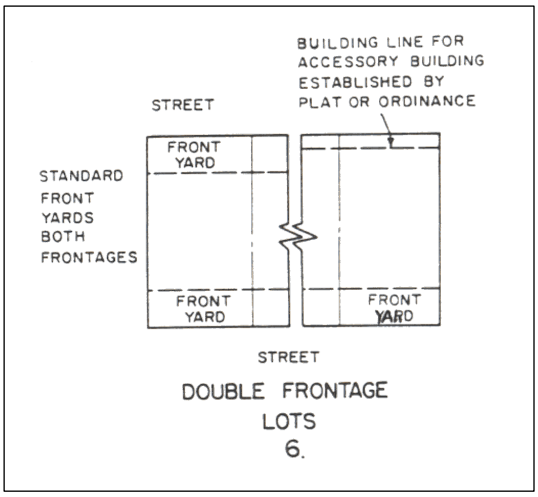
H. Front Yard

1. "Front Yard" means the open, unoccupied space on a lot facing a street extending across the front of a lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the zoning district in which it is located.
2. All property developed within the City must comply with the front yard requirements set forth in this Article 3 applicable to the zoning district in which the building is located except as follows:
   a. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.



b. Where a building line has been established by plat or City ordinance and such line requires a greater or lesser front yard setback than is prescribed by this Chapter for the zoning district in which the building line is located, the required front yard shall comply with the building line so established by such City ordinance or plat.

c. Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by prior ordinance, in which event only one required front yard need be observed.



d. If buildings along the frontage of any street in a residential block have been constructed with an average setback that is greater or lesser in dimension than the minimum front yard established in the zoning district, the minimum front yard for lots within that block shall be the average front yard of all buildings in the block. Solely, for purposes of the foregoing calculation, all vacant lots along the same street frontage shall be assumed to have been constructed subject to the minimum front yard specified by this Article for the zoning district. Notwithstanding anything herein to the contrary, this Paragraph d. shall not be applied in a manner to require a front yard of more than 50 feet or require any building to be constructed with a setback exceeding 10 feet greater than the minimum front yard setback applicable to any adjacent lot.

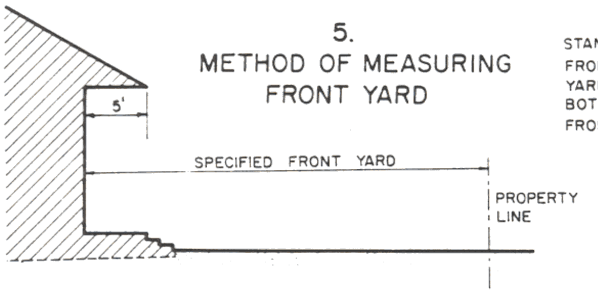
e. The minimum front yard for property located within an MF-4 Zoning District shall be the greater of (i) 30 feet and (ii) the distance from the centerline of the street on which a building fronts to the front face of the building be less than one-half the height of the building; but in no case shall a front yard setback of more than 50 feet from the property line be required.

f. In addition to setbacks required elsewhere in this Chapter, the building setback line along both sides of Dallas Parkway shall be 100 feet from the centerline of Dallas Parkway. Appeals from this setback requirement shall be heard by the City Council.

g. Unless expressly allowed by other City ordinance, in the R-1, R-2, R-3, R-4, R-5, R-6, D-1, D-2 and I-RU Districts, no building, structure, fence or improved parking area shall be located, erected or placed in the required front yard; provided, however, driveways, circular driveways, and landscaping shall be allowed within the required front yard.

h. If 75% of the buildings that front any street in a residential block do not have garage doors that face the street in the front half of the lot, then the front facing garage doors must maintain a minimum setback of 10 feet greater than that of the main structure and must be designed in a way not to dominate the front façade of the structure. A maximum of (i) two single car garage doors, each being no greater than 10 feet wide) or (ii) one double car garage door no more than 22 feet wide shall be allowed. Only residential units constructed on lots with less than 81 feet of street frontage, with existing street oriented driveways, and located within the R-3, R-4, R-5 and R-6 zoning districts may be constructed with a garage orientation and design and provided in this paragraph h.

i. The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed 5 feet and subsurface structures may not project into the front yard to a height greater than 40 inches.



I. Side Yard

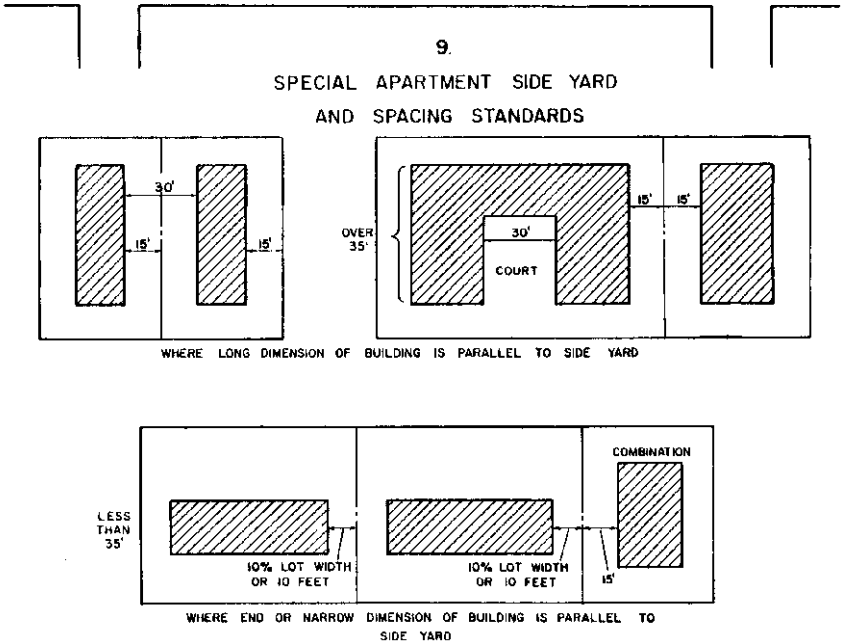
1. "Side yard" means the open, unoccupied space or spaces on one side or two sides of a main building and on the same lot with the building, situated between the building and a side line of the lot and extending through from the front yard to the rear yard. Any lot line, not the rear line, or a front line, shall be deemed a side line.

2. All property developed within the City must comply with the side yard requirements set forth in this Article 3 applicable to the zoning district in which the building is located except as follows:

a. Multiple family dwellings not exceeding two stories in height shall be located on a lot to provide a minimum side yard between all building walls and any side lot line as follows;

i. The side yard adjacent to a building face or wall less than or equal to 35 feet in width shall be not less than 10 feet; and

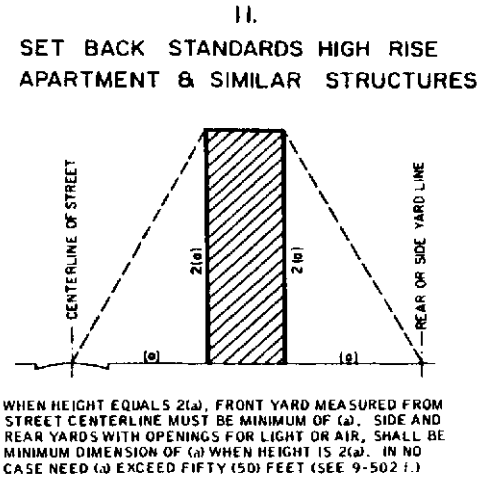
ii. The side yard adjacent to a building face or wall greater than 35 feet in width shall be not less than 15 feet.



b. Multiple Family Dwellings exceeding two stories in height shall be located on a lot in a manner to provide a side yard between all building walls and any side lot line as follows:

i. If the building face or wall has openings for light, air, or access, the side yard adjacent to such wall shall be not less than 1 foot for every 2 feet of building height adjacent to such side yard, but in no case shall the side yard be required to exceed 50 feet; and

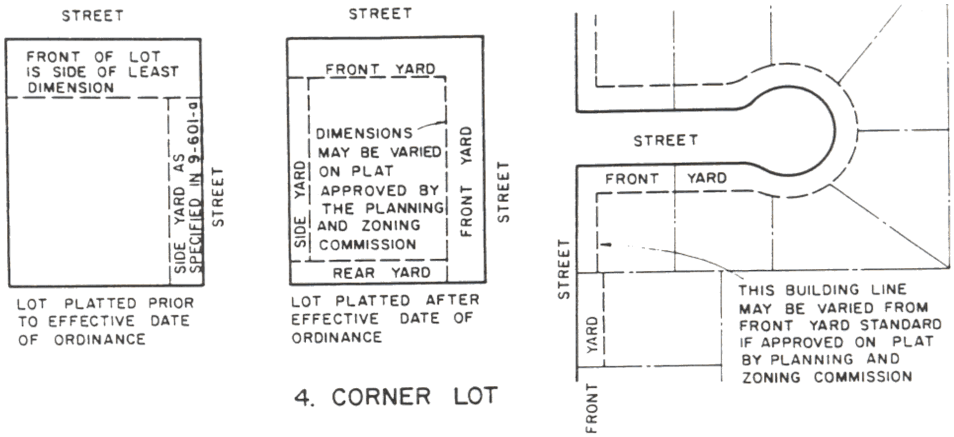
ii. If the building face or wall contains no openings for access, light or air, the side yard adjacent to such wall shall not be less than 10 feet.



c. On a corner lot platted after February 24, 1969, and used for a one-family or two-family dwelling, both street exposures shall be treated as front yards; provided, however, a side yard building line of 10 feet or more designated

and shown on a plat approved by the Planning and Zoning Commission after February 24, 1969, shall control over a conflict with this paragraph c.

d. The minimum side yard adjacent to a side street on a Lot of Record shall be 10 feet.



e. The side yard adjacent to a side street of a lot developed with a one-family attached dwelling shall be not less than 30 feet. The end of each one-family attached dwelling complex shall have a side yard of not less than 10 feet so that the end of any two adjacent building complexes shall be at least 20 feet apart.

f. Every part of a required side yard shall be open and unobstructed except for permitted accessory buildings and the permitted encroachment of architectural features of the main structure, which encroachment shall not exceed:

i. 1 foot for window sills, belt courses, and cornices; and

ii. 2 feet for roof eaves.

g. A side yard adjacent to a street of a corner lot developed with a multiple-family dwelling not exceeding two stories in height shall not be less than 30 feet. No balcony, porch, or any portion of the building may extend into such required side yard, except that a roof may overhang such side yard up to 4 feet. Notwithstanding the foregoing, a side yard established by other ordinances or platon a lot of record shall control if in conflict with this paragraph g.

J. Rear Yard

1. "Rear Yard" means the open, unoccupied space, except for permitted accessory buildings, extending across the rear of a lot from one side lot line to the other side lot line and having a depth between the building and the rear lot line as specified in the zoning district in which the lot is located.

2. All property developed within the City must comply with the rear yard requirements set forth in this Article 3 applicable to the zoning district in which the building is located except as follows:

a. In all residential zoning districts, no main residential building may be constructed closer than 15 feet to (i) the rear property line or (ii) if a public or private utility or drainage easement is located on the lot adjacent to the rear lot line, the boundary of such easement, whichever is the farthest distrance from the rear lot line.

b. The main residential building and all accessory buildings (subject to the provisions of Section 2.9) shall cover no more than 50% of that portion of the lot lying to the rear of a projected line joining the mid-point on one side lot line with the mid-point of the opposite side lot line.

c. Multiple-family dwellings exceeding two stories in height must be located on the lot in such a manner as to provide a rear yard equal to 1 foot for every 2 feet of building height; provided, however, such rear yard shall not be required to exceed 50 feet.

K. Lot Coverage and Floor Area Ratio

1. "Lot Coverage" means the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross-sectional area of the building.

2. "Floor Area Ratio (FAR)" means the ratio between the total square feet of floor area in a structure and the total square feet of land in the lot or tract on which the structure is located.

3. The development of all property within the City must comply with the lot coverage and floor area ratio requirements for the respective zoning districts as set forth in this Article 3; provided, however, a building constructed before February 24, 1969, that exceeds the maximum lot coverage or floor area ratio set forth in this zoning ordinanceshall be considered a conforming structure.

L. Floor Area per Dwelling Unit

1. "Floor Area" means the total square feet of floor space within the outside dimensions of a building inclusive of all floor levels, but excluding cellars, carports or garages.

2. "Dwelling Unit" means a building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters and includes facilities for food preparation and sleeping for one family.

3. Minimum floor area of a dwelling unit shall be computed exclusive of breezeways, garages, open porches, carports, or accessory buildings or accessory space not designed and used directly and specifically for dwelling purposes.

4. All property development within the City with a dwelling unit must comply with the minimum area per dwelling unit requirements for the respective zoning districts as set forth in this Article 3 except as follows:

a. A structure designed or erected for multiple-family occupancy shall contain no more than 6,000 square feet per floor. In determining the maximum floor area permitted by this paragraph a, all covered halls, walks, and parking areas shall be included when the structure is attached to another building, or shall be limited to a maximum of 6,000 square feet when the structure is not attached to another building.

b. The location of more than one dwelling structure for one family, two family or multiple family use on a single lot or tract approved in accordance with Section 3.2.A.4 shall comply with this Sections 3.3L.4.a.

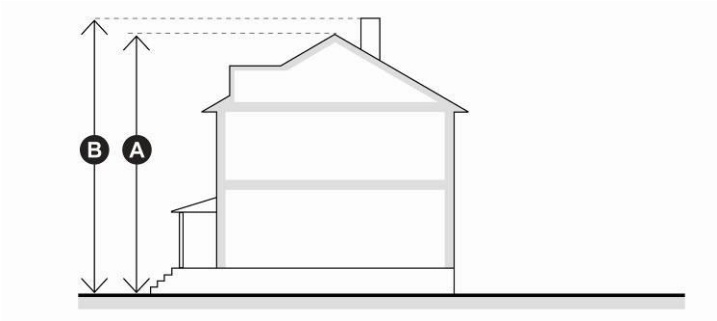
M. Building Length. No single wall or side of any multiple dwelling structure shall exceed 200 feet in length.

3.4 R-1 (ONE FAMILY RESIDENCE DISTRICT-1)

Description

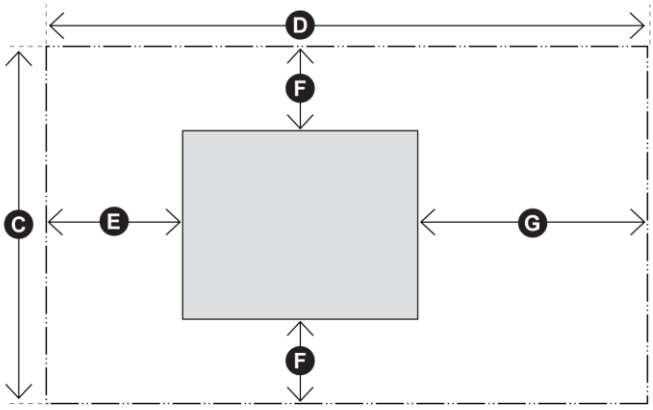
The R-1 District is intended to accommodate one-family detached houses on large individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 2,200 square feet. The minimum lot size of one acre generates a low density development pattern, the lowest of the R-districts. The district should be applied in areas where the land use pattern is predominately one-family detached houses on large individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (2.5 max stories)
- A Height of Building (35 max ft)
- B Height of Encroachments (40 max ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (min 1 acre)

- C Lot Width (min 150 ft)
- D Lot Depth (min 150 ft)
- E Front Yard (min 50 ft)
- F Side Yard, (min 10% of lot width, not to exceed 20 ft)
- G Rear Yard (min 15 ft)

Lot Coverage (max 25%)
Floor Area Per Unit (min 2,200 sq ft)

Notes

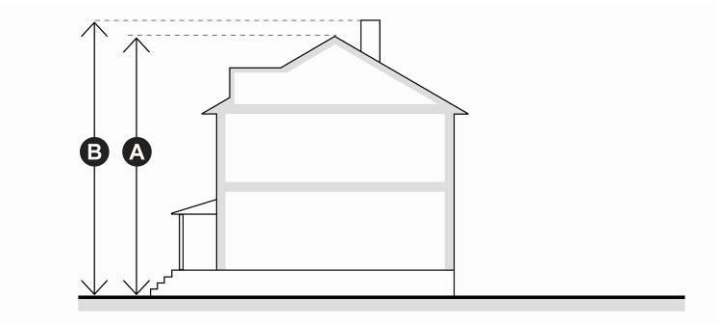
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d.
3. For allowed encroachments for 2 and 3 story buildings, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a, and b.
6. For location and regulation of accessory structures, see Section 2.9.

3.5 R-2 (ONE FAMILY RESIDENCE DISTRICT-2)

Description

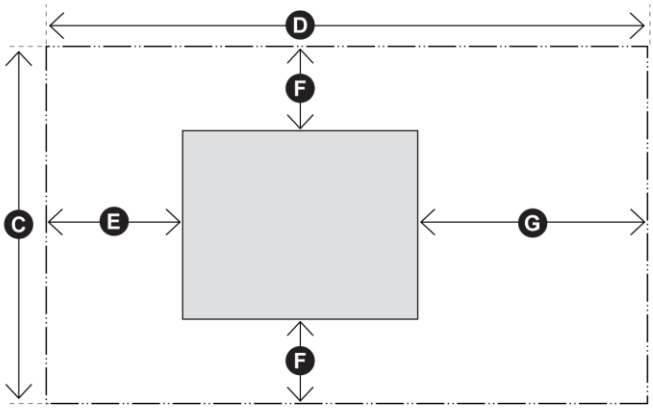
The R-2 District is intended to accommodate one-family detached houses on medium-sized individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,900 square feet. The minimum lot size of 13,000 square feet generates a low density development pattern that is more dense than R-1. The district should be applied in areas where the land use pattern is predominately one-family detached houses on medium-sized individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 2.5 stories)
- A Height of Building (max 35 ft)
- B Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (min 13,000 sq ft)

- C Lot Width (min 100 ft)
- D Lot Depth (min 110 ft)
- E Front Yard (min 30 ft)
- F Side Yard, (min 10% of lot width, not to exceed 10 ft)
- G Rear Yard (min 15 ft)

Lot Coverage (max 35%)
Floor Area Per Unit (min 1,900 sq ft)

Notes

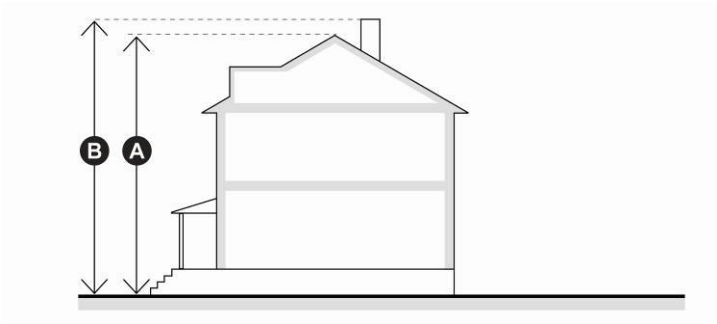
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d.
3. For allowed encroachments for 2 and 3 story buildings, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.6 R-3 (ONE FAMILY RESIDENCE DISTRICT-3)

Description

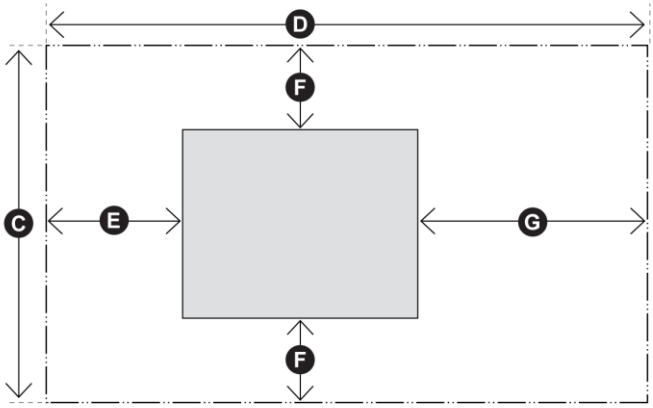
The R-3 District is intended to accommodate one-family detached houses on medium sized individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,800 square feet. The minimum lot size of 10,000 square feet generates a low density development pattern that is more dense than those allowed in the R-2 district. R-3 allows the same density as R-4, but the minimum floor area of a house in R-3 is greater than in R-4. The district should be applied in areas where the land use pattern is predominately one-family detached houses on medium-sized individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 2stories)
- A Height of Building (max 35 ft)
- B Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (min 10,000 sq ft)

- C Lot Width (min 80 ft)
- D Lot Depth (min 110 ft)
- E Front Yard (min 30 ft)
- F Side Yard, (min 10% of lot width, not to exceed 10 ft)
- G Rear Yard (min 15 ft)

Lot Coverage (max 35%)

Floor Area Per Unit (min 1,800 sq ft)

Notes

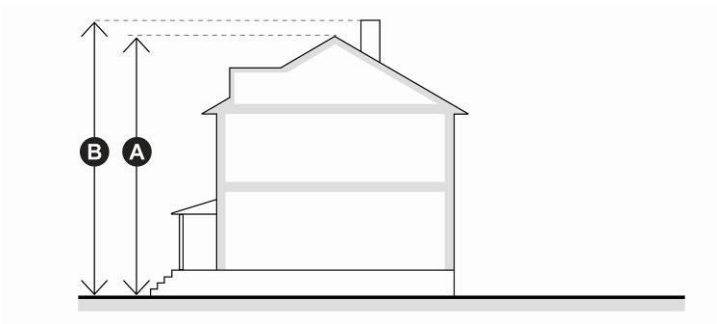
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d
3. For allowed encroachments for 2 and 3 story buildings, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.7 R-4 (ONE FAMILY RESIDENCE DISTRICT-4)

Description

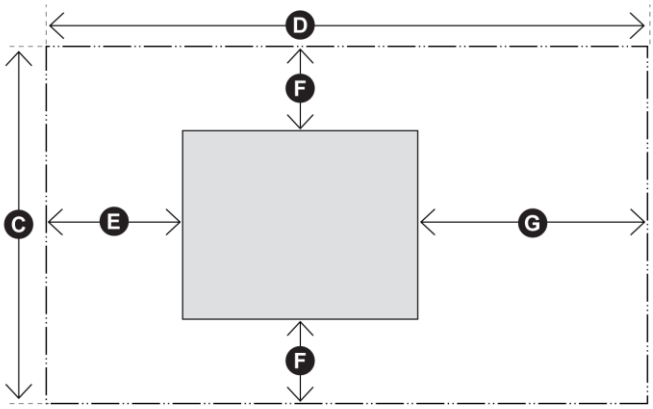
The R-4 District is intended to accommodate one-family detached houses on medium-sized individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,600 square feet. The minimum lot size of 10,000 square feet generates the same density as R-3, but the minimum floor area of a house in R-4 is less than in the R-3 district. The district should be applied in areas where the land use pattern is predominately one-family detached houses on medium-sized individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 2 stories)
- A Height of Building (max 35 ft)
- B Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (min 10,000 sq ft)

- C Lot Width (min 80 ft)
- D Lot Depth (min 110 ft)
- E Front Yard (min 30 ft)
- F Side Yard, (min 10% of lot width, not to exceed 10 ft)
- G Rear Yard (min 15 ft)

Lot Coverage (max 35%)

Floor Area Per Unit (min 1,600 sq ft)

Notes

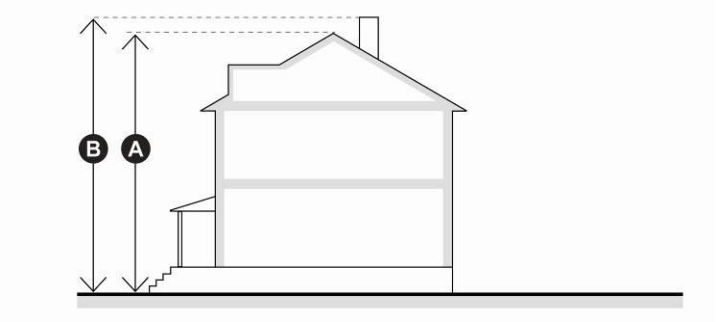
1. For placement of structures, parking areas and driveways in front yards, see 3.3H.2.g.
2. Average front setback may apply, see 3.3H.2.d
3. For allowed encroachments for 2 and 3 story buildings, see 3.3C.
4. For setbacks on corner lots, see 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.8 R-5 (ONE FAMILY RESIDENCE DISTRICT-5)

Description

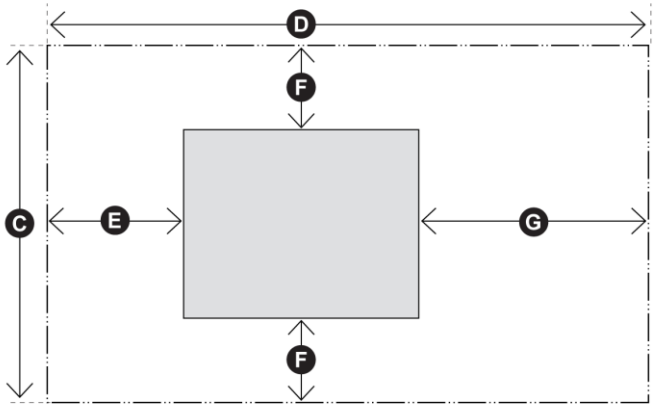
The R-5 District is intended to accommodate one-family detached houses on small individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,500 square feet. The minimum lot size of 8,700 square feet generates a low density development pattern that is higher than other R-districts. R-5 allows the same density as R-6, but the minimum floor area for a house in R-5 is greater than in R-6. The district should be applied in areas where the land use pattern is predominately one-family detached houses on small individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 2 stories)
- A Height of Building (max 35 ft)
- B Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (min 8,700 sq ft)

- C Lot Width (min 70 ft)
- D Lot Depth (min 110 ft)
- E Front Yard (min 30 ft)
- F Side Yard, (min 10% of lot width, not to exceed 10 ft)
- G Rear Yard (min 15 ft)

Lot Coverage (max 40%)

Floor Area Per Unit (min 1,500 sq ft)

Notes

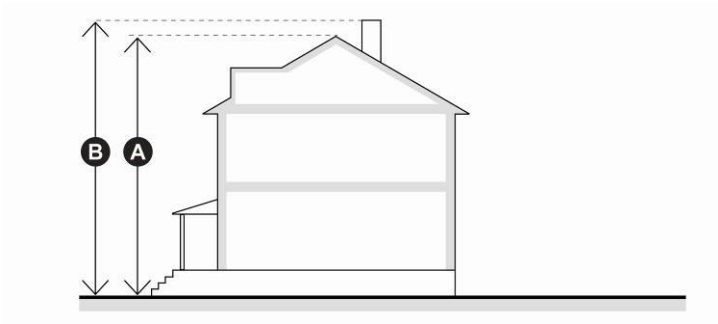
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d
3. For allowed encroachments for 2 and 3 story buildings, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.9 R-6 (ONE FAMILY RESIDENCE DISTRICT-6)

Description

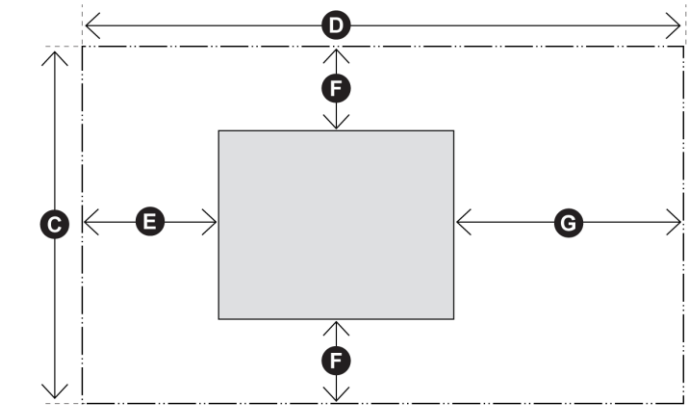
The R-6 District is intended to accommodate one-family detached houses on small individual lots. Compatible civic and institutional uses are also permitted. Houses have a minimum floor area of 1,300 square feet. The minimum lot size of 8,700 square feet generates a low density development pattern. R-6 allows the same density as R-5, but the minimum floor area for a house in R-6 is greater than in the R-5 district. The R-6 district should be applied in areas where the land use pattern is predominately one-family detached houses on small individual lots or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 2 stories)
- A Height of Building (max 35 ft)
- B Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (min 8,700 sq ft)

- C Lot Width (min 70 ft)
- D Lot Depth (min 110 ft)
- E Front Yard (min 30 ft)
- F Side Yard, (min 10% of lot width, not to exceed 6 ft)
- G Rear Yard (min 10 ft)

Lot Coverage (max 50%)

Floor Area Per Unit (min 1,300 sq ft)

Notes

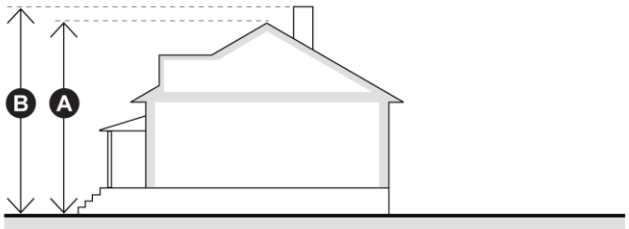
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d
3. For allowed encroachments for 2 and 3 story buildings, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.10 D-1 (TWO FAMILY RESIDENCE DISTRICT-1)

Description

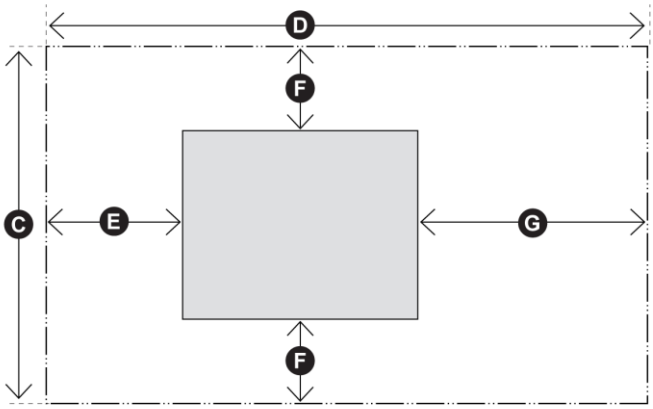
The D-1 District is intended to accommodate duplexes and one-family houses on individual lots and provide two housing options within the same district. Compatible civic and institutional uses are also permitted. Each dwelling unit has a minimum floor area of 1,200 square feet. Lot sizes are medium and vary with building type. Lot sizes are larger than in D-2 and density is lower. The district should be applied in areas where the land use pattern is a mixture of duplexes and one-family houses or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 1 story)
- A Height of Building (max 35 ft)
- B Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (min sq ft)
One Family Detached (8,700 per unit)
Two-Family (4,350 per unit)

- C Lot Width (min 70 ft)
- D Lot Depth (min 110 ft)
- E Front Yard (min 30 ft)
- F Side Yard, (min 10% of lot width, not to exceed 10 ft)
- G Rear Yard (min 15 ft)

Lot Coverage (max 40%)

Floor Area Per Unit (min 1,200 sq ft)

Notes

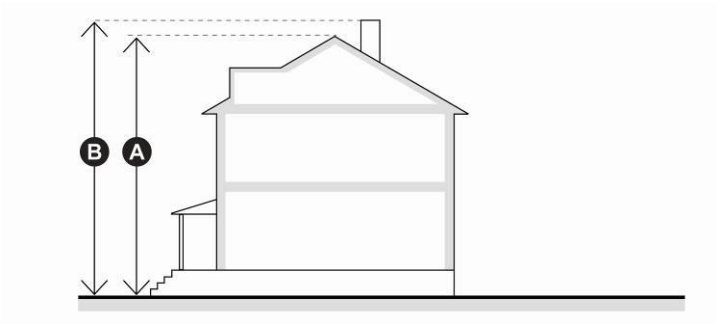
1. For placement of structures, parking areas and driveways in front yards, see Section 3.3H.2.g.
2. Average front setback may apply, see Section 3.3H.2.d.
3. For allowed encroachments for 2 and 3 story buildings, see Section 3.3C.
4. For setbacks on corner lots, see Section 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.11 D-2 (TWO FAMILY RESIDENCE DISTRICT-2)

Description

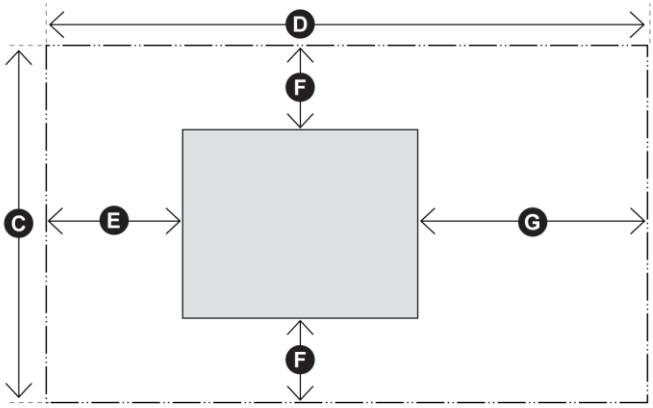
The D-2 District is intended to accommodate duplexes and one-family houses on individual lots and provide two housing options within the same district. Compatible civic and institutional uses are also permitted. Each dwelling unit has a minimum floor area of 1,000 square feet. Lot sizes are medium and vary with building type. Lot sizes are smaller than in D-1 and density is greater. The district should be applied in areas where the land use pattern is a mixture of duplexes and one-family houses or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 2 stories)
- A Height of Building (max 35 ft)
- B Height of Encroachments (max 40 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (min sq ft)
One Family Detached (7.500 per unit)
Two Family (3,750 per unit)

- C Lot Width (min 60 ft)
- D Lot Depth (min 110 ft)
- E Front Yard (min 30 ft)
- F Side Yard, (min 10% of lot width, not to exceed 10 ft)
- G Rear Yard (min 15 ft)

Lot Coverage (max 40%)
Floor Area Per Unit (min 1,000 sq ft)

Notes

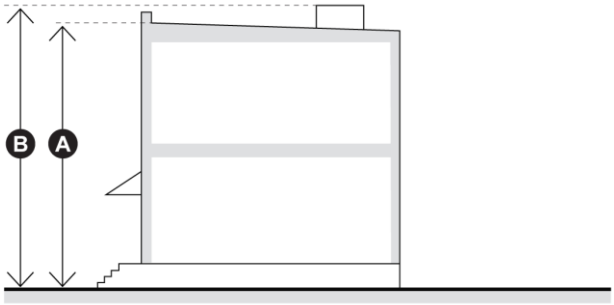
1. For placement of structures, parking areas and driveways in front yards, see 3.3H.2.g.
2. Average front setback may apply, see 3.3H.2.d
3. For allowed encroachments for 2 and 3 story buildings, see 3.3C.
4. For setbacks on corner lots, see 3.3I.2.c. and d.
5. For rear yard and lot coverage requirements, see 3.3J.2.a.
6. For location and regulation of accessory structures, see Section 2.9.

3.12 MF-1 (MULTIPLE-FAMILY RESIDENCE DISTRICT-1)

Description

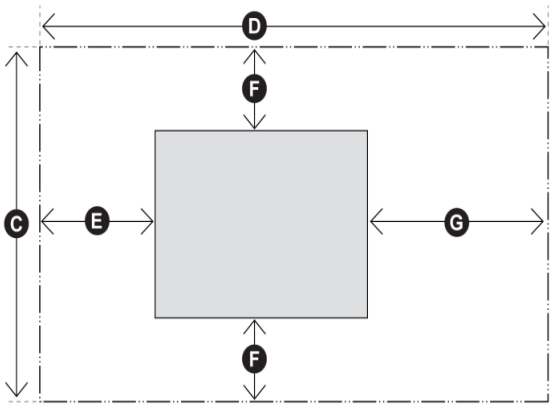
The MF-1 District is intended to accommodate a variety of housing opportunities up to two stories including multi-family, duplex, one-family attached, and one-family detached houses. Compatible civic and institutional uses are also permitted. The intent of the district is to create a mix of higher density housing options in a two-story urban environment. Floor area per unit varies by housing type and number of bedrooms. Floor area per unit is generally greater than the other MF districts and density lower. The district should be applied in areas where the land use pattern is predominantly urban in character or where residential infill is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 2stories)
- A Height of Building (max 40 ft)
- B Height of Encroachments (max 50 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area per Dwelling Unit (min sq ft)
One Family Detached (min 7,500 sq ft)
One Family Attached (min 2,500 sq ft)
Two Family (min 3,750 sq ft)

C Lot Width
1-Family, detached (min 60 ft)
1-Family and 2-Family,attached (min 25 ft)
Multiple Family (min 70 ft)

D Lot Depth
1-Family and 2-Family (min 110 ft)
Multiple Family (min 120 ft)

E Front Yard (min 30 ft)

F Side Yard (min 10% of lot width)

G Rear Yard (min 15 ft)

Floor Area Per Unit:
One Family, Two Family (min 1,200 sq ft)
Multiple Family, 1 BR (min 800 sq ft)
Multiple Family, 2 BR (min 1,000 sq ft)
Multiple Family, 3 BR (min 1,150 sq ft)
Multiple Family, 4 BR (min 1,300 sq ft)

Notes

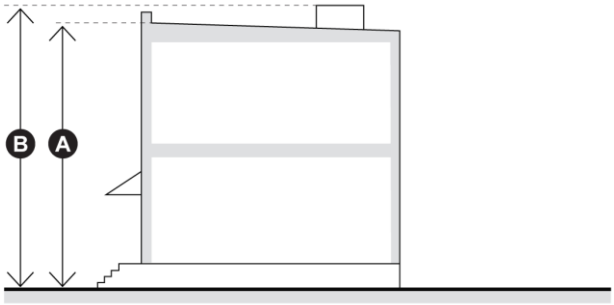
1. For allowed encroachments for 2 and 3 story buildings, see Section 3.3C.
2. For side setbacks for multiple family structures not exceeding 2 stories, see Section 3.3I.2.a.
3. For side setbacks for multiple family structures on corner lots, not exceeding two stories, see Section 3.3I.2.gg.
4. For setbacks for one or two family dwellings on corner lots, see Section 3.3I.2.c.
5. For side setbacks for one family attached dwellings, see Section 3.3I.2.e.
6. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
7. For floor area requirements for multiple family structures, see Sections 3.3L.4.a and **Error! Reference source not found.**
8. For building separation of apartments, see Section 3.2B.1.

3.13 MF-2 (MULTIPLE-FAMILY RESIDENCE DISTRICT-2)

Description

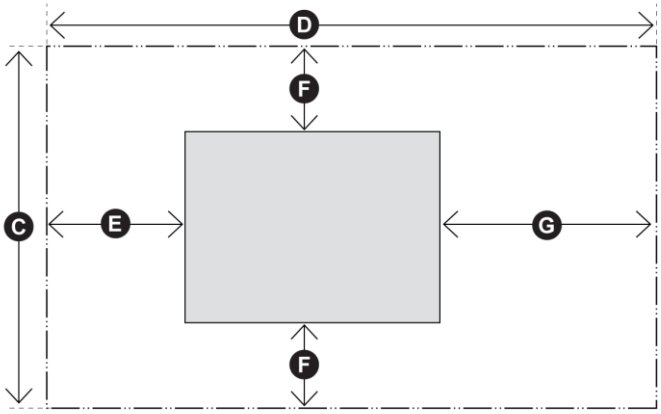
The MF-2 District is intended to accommodate a variety of housing opportunities up to two stories including multi-family, duplex, one-family attached, and one-family detached houses. Compatible civic and institutional uses are also permitted. The intent of the district is to create a mix of higher density housing options in a two-story urban environment. Floor area per unit varies by housing type and number of bedrooms, and is generally less than MF-1. Density is greater than MF-1. The district should be applied in areas where the land use pattern is predominantly urban in character or where residential infill is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 2 stories)
- A Height of Building (max 40 ft)
- B Height of Encroachments (max 50 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area per Dwelling Unit
- One Family Detached (min 7,500 sq ft)
- One Family Attached (min 2,500 sq ft)
- Two Family (min 3,750 sq ft)
- Multiple Family (min 3,500 sq ft)

C Lot Width
- One Family Detached (min 60 ft)
- Two Family (min 25 ft)
- One Family Attached (min 25 ft)
- Multiple Family (min 70 ft)

D Lot Depth
- One Family, Two Family (min 110 ft)

Multiple Family (min 120 ft)

E Front Yard (min 30 ft)

F Side Yard, (min 10% of lot width)

G Rear Yard (min 15 ft)

Lot Coverage (max 40%)

Floor Area Per Unit

One Family, Two Family (min 1,200 sq ft)

Multiple Family, 1 BR (min 800 sq ft)

Multiple Family, 2 BR (min 1,000 sq ft)

Multiple Family, 3 BR (min 1,150 sq ft)

Multiple Family, 4 BR (min 1,300 sq ft)

Notes

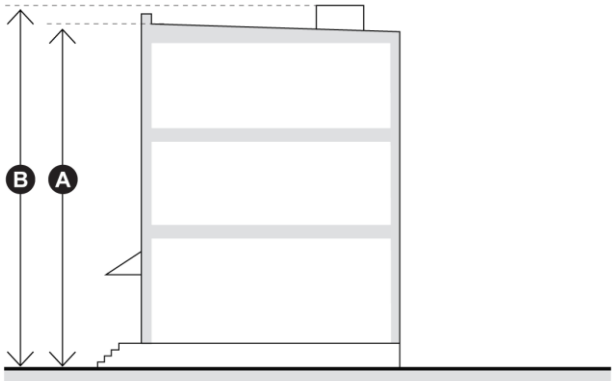
1. For allowed encroachments for 2 and 3 story buildings, see Section 3.3C.
2. For side setbacks for multiple family structures not exceeding 2 stories, see Section 3.3I.2.a.
3. For side setbacks for multiple family structures on corner lots, not exceeding two stories, see Section 3.3I.2.g.
4. For setbacks for one or two family dwellings on corner lots, see Section 3.3I.2.c.
5. For side setbacks for one family attached dwellings, see Section 3.3I.2.e.
6. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
7. For floor area requirements for multiple family structures, see Sections 3.3L.4.a and **Error! Reference source not found.**.
8. For building separation of apartments, see Section 3.2B.1.

3.14 MF-3 (MULTIPLE-FAMILY RESIDENCE DISTRICT-3)

Description

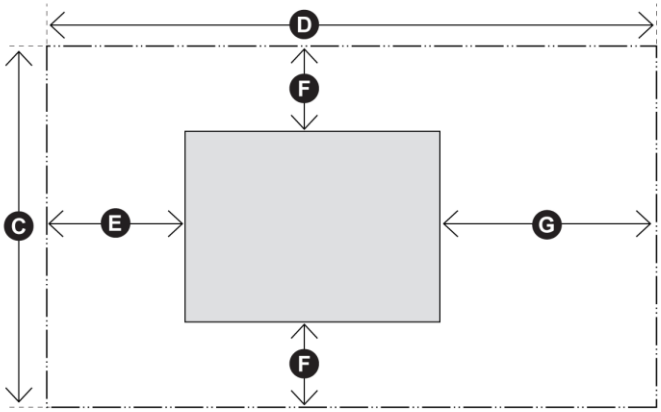
The MF-3 District is intended to accommodate a variety of housing opportunities up to three stories including multi-family, duplex, one-family attached, and one-family detached houses. Compatible civic and institutional uses are also permitted. The intent of the district is to create a mix of higher density housing options in an urban environment that includes three story buildings. Floor area per unit varies by housing type and number of bedrooms, and is generally less than MF-2. Density is greater than MF-2. The district should be applied in areas where the land use pattern is predominantly urban in character or where residential infill is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 3stories)
- A Height of Building (max 50 ft)
- B Height of Encroachments (max 60 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area per Dwelling Unit
- One Family Detached (min 7,500 sq ft)
- One Family Attached (min 2,500 sq ft)
- Two Family (min 3,750 sq ft)
- Multiple Family (min 1,800 sq ft)

C Lot Width
- One Family Detached (min 60 ft)
- Two Family (min 25 ft)
- Multiple Family (min 25 ft)
- One Family Attached (min 25 ft)

D Lot Depth
- One Family, Two Family (min 110 ft)
- Multiple Family (min 120 ft)

E Front Yard (min 30 ft)

Notes

1. For allowed encroachments for 2 and 3 story buildings, see Section 3.3C.
2. For side setbacks for multiple family structures not exceeding 2 stories, see Section 3.3I.2.a.
3. For side setback for apartment buildings over 2 stories, see Section 3.3I.2.b.
4. For side setbacks for multiple family structures on corner lots, not exceeding two stories, see Section 3.3I.2.g.
5. For setbacks for one or two family dwellings on corner lots, see Section 3.3I.2.c.
6. For side setbacks for one family attached dwellings, see Section 3.3I.2.e.
7. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
8. For rear setback for multiple family structures over 2 stories, see Section 3.3J.2.c.
9. For floor area requirements for multiple family structures, see Sections 3.3L.4.a and **Error! Reference source not found.**.
10. For building separation of apartments, see Section 3.2B.1.

F Side Yard, (min 10% of lot width)

G Rear Yard (min 15 ft)

Lot Coverage (max 40%)

Floor Area Per Unit

One Family, Two Family (min 1,100 sq ft)

Multiple Family, 1 BR (min 650 sq ft)

Multiple Family, 2 BR (min 825 sq ft)

Multiple Family, 3 BR (min 1,000 sq ft)

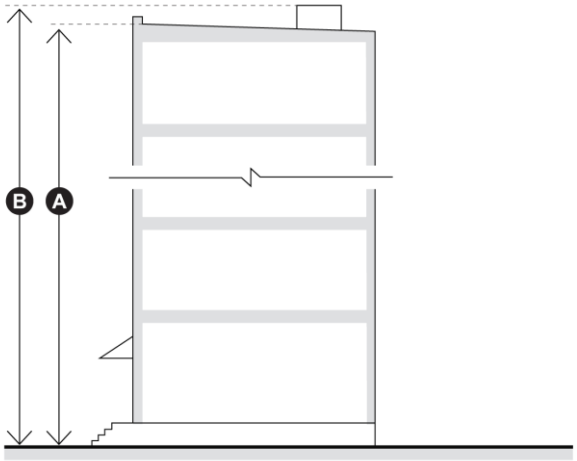
Multiple Family, 4 BR (min 1,175 sq ft)

3.15 MF-4 (MULTIPLE-FAMILY RESIDENCE DISTRICT-4)

Description

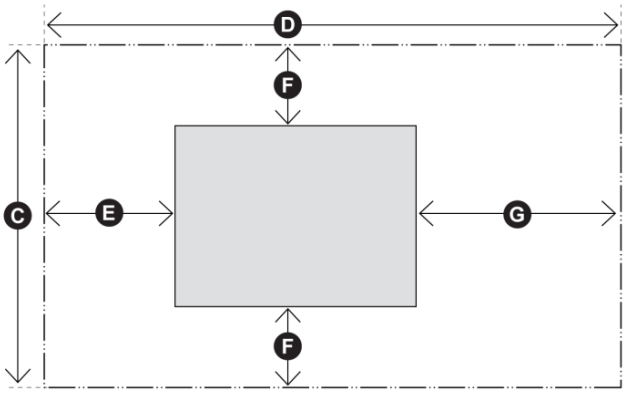
The MF-4 District is intended to accommodate a variety of housing opportunities up to twenty stories including high rise apartment buildings, and permitting multi-family, duplex, one-family attached, and one-family detached houses. Complimentary civic and institutional uses are also permitted. The intent of the district is to create a mix of higher density housing options in a dense urban environment which includes high-rise apartments. Floor area per unit varies by housing type but is generally the lowest of the MF districts. MF-4 has the highest density of the MF districts. The district should be applied in areas where the land use pattern is densely urban in character or where residential infill is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 20 stories)
- A Height of Building (max 280 ft)
- B Height of Encroachments (max 290 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area per Dwelling Unit
- One Family Detached (min 7,500 sq ft)
- One Family Attached (min 2,500 sq ft)
- Two Family (min 3,750 sq ft)
- Multiple Family, 1-2 stories (min 1,800 sq ft)
- Multiple Family, over 2 stories (min 600 sq ft)

C Lot Width
- One Family Detached (min 60 ft)
- Two Family, Multiple Family (min 60 ft)
- One Family Attached (min 25 ft)

D Lot Depth
- One Family, Two Family (min 110 ft)
- Multiple Family (min 120 ft)

Notes

1. For allowed encroachments for 2 and 3 story buildings, see Section 3.3C.
2. For setbacks for 1 or 2 family dwellings on corner lots, see Section 3.3I.2.c.
3. For special front setback requirements, see Section 3.3H.2.e.
4. For side setbacks for multiple family structures not exceeding 2 stories, see Section 3.3I.2.a.
5. For side setbacks for multiple family structures on corner lots, not exceeding two stories, see Section 3.3I.2.g.
6. For side setback for apartment buildings over 2 stories, see Section 3.3I.2.b.
7. For side setbacks for one family attached dwellings, see Section 3.3I.2.e.
8. For rear yard and lot coverage requirements, see Section 3.3J.2.a.
9. For rear setback for multiple family structures over 2 stories, see Section 3.3J.2.c.
10. For floor area requirements for multiple family structures, see Sections 3.3L.4.a and **Error! Reference source not found.**.
11. For building separation of apartments, see Section 3.2B.1.

Ⓔ Front Yard (min 30 ft)

Ⓕ Side Yard, (min 10% of lot width)

Ⓖ Rear Yard (min 15 ft)

Lot Coverage (max 40%)
Floor Area Ratio (4:1 max)
Floor Area Per Unit
One Family, Two Family (min 1,100 sq ft)
Multiple Family, 1 650 BR
Multiple Family, 2 BR (min 825 sq ft)
Multiple Family, 3 BR (min 1,000 sq ft)

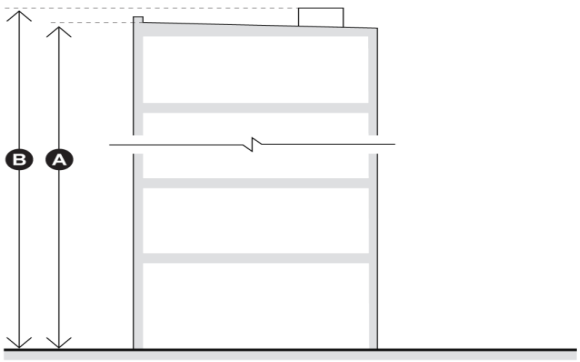
3.16 I-RU (INSTITUTIONAL-RELIGIOUS USES DISTRICT)

Description

The I-RU District is intended to accommodate structures used by religious organizations or congregations that provide religious worship, religious training, or education of their members. Accessory uses such as rectories, convents, or monasteries for the housing of religious organization personnel, meeting halls, offices for administration of the institution, day care facilities, education or schools, recreation associated with schools or day care facilities, cemeteries and mausoleums may be allowed only in conjunction with a worship facility and on the same platted lot. The district should be applied to areas that house religious, institutional, and civic uses that do not easily assimilate into other zoning districts.

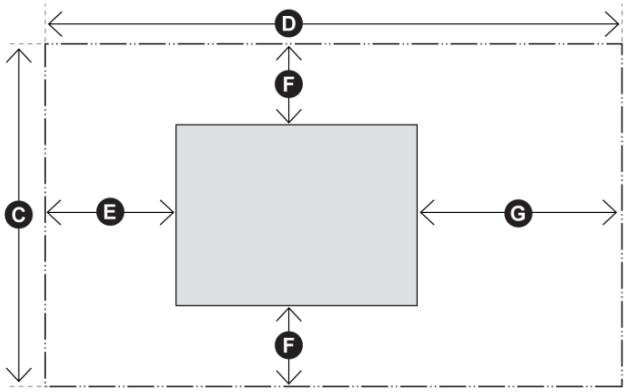
1. If a rezoning application is submitted to the City requesting to rezone a property to the I-RU District, the area of the property shall be not less than two acres, not including any portions of the property dedicated as public rights-of-way.
2. If a rezoning application is submitted to the City requesting to rezone two or more properties to the I-RU District, the properties must be contiguous and have a total area of not less than two acres, not including any portions of the property dedicated as public rights-of-way.
3. Outdoor recreational facilities may be developed in association with the use of the property as a worship facility only following approval of a site plan by the City Manager or appointed designee.
4. No outdoor playground area located within 50 feet of an R-1 or R-2 zoning district may be developed in association with the use of property as a worship facility without the prior approval of a site plan by the City Manager or appointed designee.
5. No outdoor recreational facilities or outdoor playground areamay be lighted for night use without the prior approval of a site plan by the City Manager or appointed designee.
6. An applicant may appeal the decision of the City Manager or appointed designee to the Planning and Zoning Commission and City Council to deny a site plan required by this Section 3.16. An appeal request shall be submitted in writing to the Director of Planning no later than 15 days after receipt of the final decision of the City Manager or designee.

Height (see Section 3.3 for additional height provisions)



- A Height (no max stories)
- A Height of Building (max 60 ft)
- B Height of Encroachments (max 75 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (min 2 acres)
C Lot Width (min 50 ft)
D Lot Depth (no min depth)
E Front Yard (min 20 ft)
F Side Yard (min 10 ft)
G Rear Yard (min 15 ft)
Lot Coverage (max 50%)

Notes

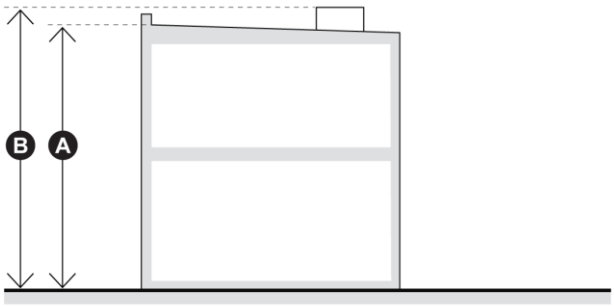
1. Height shall be measured in accordance with Section 3.3B.2.
2. Authorized encroachments for 2 and 3 story buildings shall comply with Section 3.3C.
3. Structures over 28 feet in height must add 2 feet to side setback and 2 feet to rear setback for every foot above 28 feet in height.
4. Maximum finished floor height of the highest occupied story is 25 feet for offices, classrooms, meeting rooms, nurseries, fellowship halls, and similar places, unless a specific use permit is granted pursuant to Section 6.5.
5. Worship facilities require a lot area of not less than two acres, not including portions of the property dedicated for public rights-of-ways.
6. Minimum street frontage is 50 feet. Street frontage must be adjacent to and accessible from a street that has minimum right-of-way width of 60 feet and a minimum pavement width of 41 feet.
7. Main access to the property must be from a street with a minimum right-of-way of 60 feet and minimum pavement width of 41 feet.
8. The placement of structures, parking areas and driveways in front yards must comply with Section 3.3H.2.g.
9. Parking requirements shall comply with Section 4.3.

3.17 O (OFFICE DISTRICT)

Description

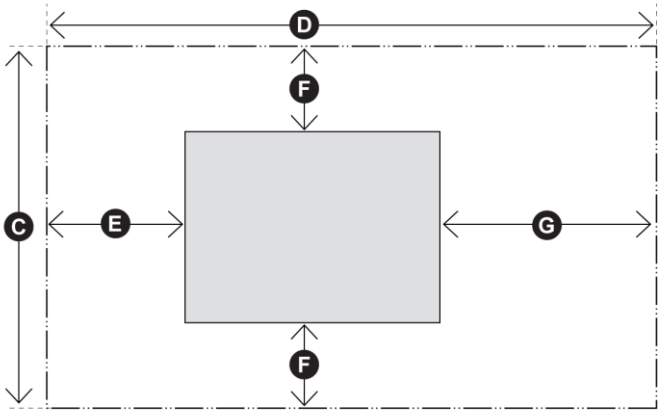
The O District is intended to be within close proximity to residential uses. This low intensity district should act as a buffer area between residential and commercial land uses with a neighborhood friendly range of professional office uses. The district is intended to accommodate offices that do not engage in significant on-site retail activity.

Height (see Section 3.3 for additional height provisions)



- A Height (max 2 stories)
- A Height of Building (max 35 ft)
- B Height of Encroachments (max 45 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (no min sq ft)
- C Lot Width (no min)
- D Lot Depth (no min)
- E Front Yard (min 25 ft)
- F Side Yard (no min)
- G Rear Yard (min 10 ft)
- Floor Area Ratio (1:2 max)

Notes

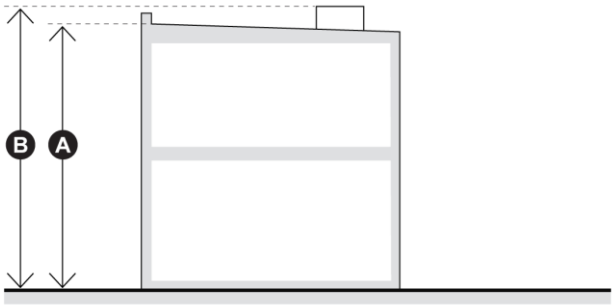
1. Encroachments for a two story buildings are allowed in accordance with Section 3.3C.
2. If the lot abuts a residential lot, a 10 foot minimum side setback is required on the side abutting the residential lot unless another provision of this zoning ordinance requires a greater side setback, in which case the other provision shall control.
3. Parking requirements shall comply with Section 4.3.

3.18 LR-1 (LOCAL RETAIL DISTRICT-1)

Description

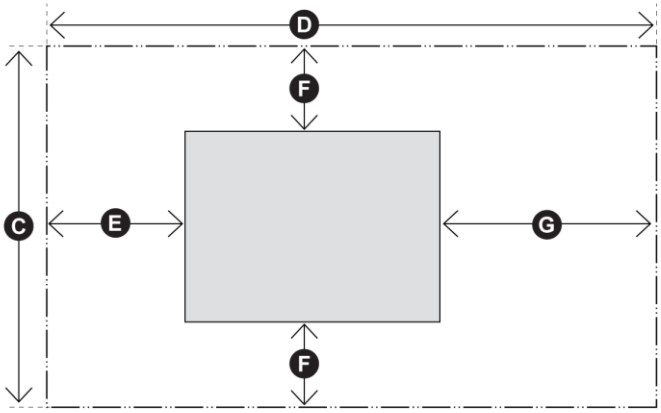
The LR-1 District is intended to accommodate lower intensity retail and service type uses and neighborhood-oriented commercial facilities. The intent of the district is to provide small-scale service establishments close to dwelling units and to ensure these uses are compatible with the character of nearby neighborhoods. The district permits fewer uses and retail establishment types than LR-2. The district may be used as a transition between major roads and established residential neighborhoods. The district should be applied in areas where the land use pattern has retail locations close to residential areas or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 2 stories)
- A Height of Building (max 40 ft)
- B Height of Encroachments (max 50 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (no min sq ft)

- C Lot Width (no min)
- D Lot Depth (no min)
- E Front Yard (min 25 ft)
- F Side Yard (no min)
- G Rear Yard (min 10 ft)

Floor Area Ratio (1:2 max)

Notes

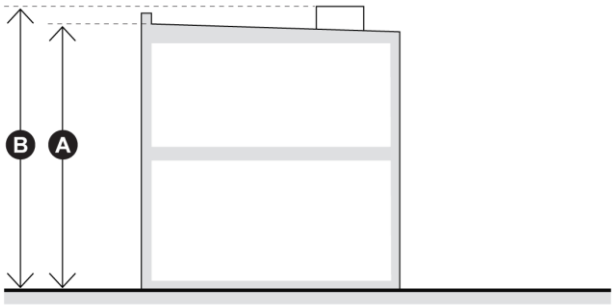
1. Encroachments for two story buildings are allowed in accordance with Section 3.3C.
2. If a lot abuts a residential lot, a 10 foot minimum side setback is required on the side abutting the residential lot unless another provision of this zoning ordinance requires a greater side setback, in which case the other provision shall control.
3. Parking requirements shall comply with Section 4.3.

3.19 LR-2 (LOCAL RETAIL DISTRICT-2)

Description

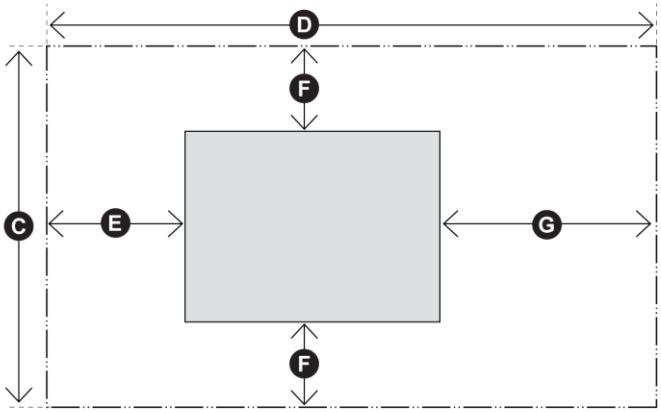
The LR-2 District is intended to accommodate retail and service type uses and neighborhood-oriented commercial facilities. The intent of the district is to provide a wide range of service establishments close to dwelling units and to ensure these uses are compatible with the character of nearby neighborhoods. The district permits more uses and retail establishment types than LR-1. The district may be used as a transition between major roads and established residential neighborhoods. The district should be applied in areas where the land use pattern has retail locations close to residential areas or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 2 stories)
- A Height of Building (max 40 ft)
- B Height of Encroachments (max 50 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (no min sq ft)
- C Lot Width (no min)
- D Lot Depth (no min)
- E Front Yard (min 25 ft)
- F Side Yard (no min)
- G Rear Yard (min 10 ft)
- Floor Area Ratio (1:2 max)

Notes

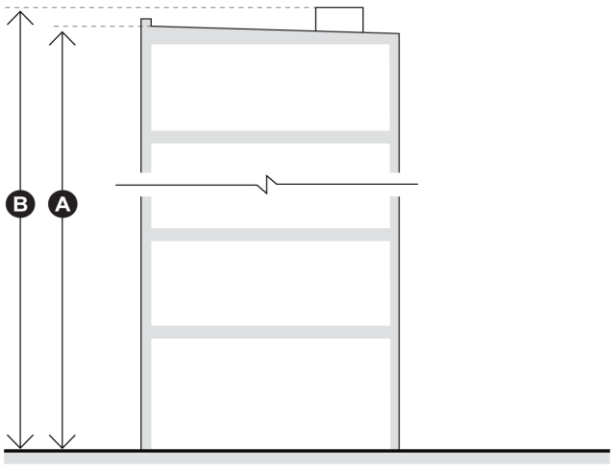
1. Encroachments for two story buildings are allowed in accordance with Section 3.3C.
2. If a lot abuts a residential lot, a 10 foot minimum side setback is required on the side abutting the residential lot unless another provision of this zoning ordinance requires a greater side setback, in which case the other provision shall control.
3. Parking requirements shall comply with Section 4.3.

3.20 C (COMMERCIAL DISTRICT)

Description

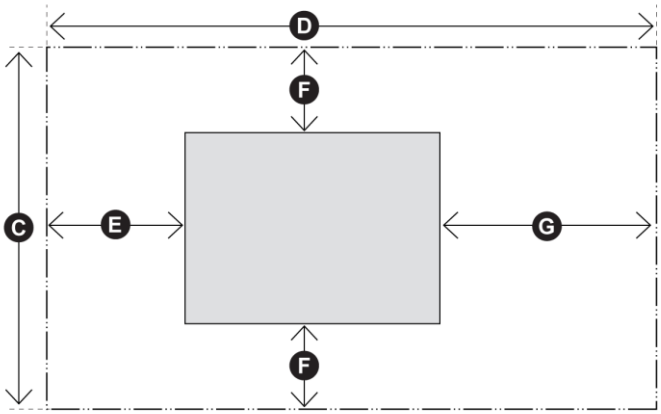
The C District is intended to accommodate a broad range of retail, service and commercial uses to promote economic viability and encourage employment growth in specific areas. The district promotes compatibility with nearby residential areas by restricting heavy machinery and industrial uses. The district may be used as a transition between industrial districts and less intense commercial areas and established residential neighborhoods. The district should be applied in areas where the land use pattern is predominantly commercial or where such a pattern is desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (max 20 stories)
- A Height of Building (max 280 ft)
- B Height of Encroachments (max 290 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (no min)
- C Lot Width (no min)
- D Lot Depth (no min)
- E Front Yard (min 25 ft)
- F Side Yard (no min)
- G Rear Yard (min 10 ft)
- Floor Area Ratio (2:1max)

Notes

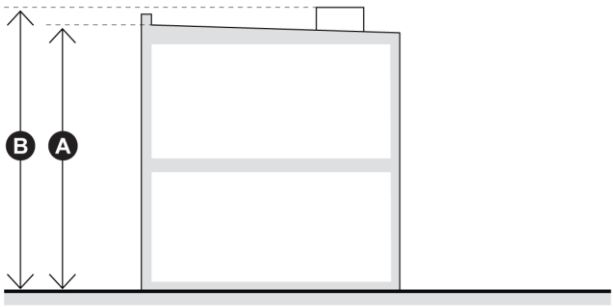
1. Encroachments for 2 and 3 story buildings are allowed in accordance with Section 3.3C.
2. If lot abuts a residential lot, a 10 foot mininmum side setback is required on the side facing residential lot unless another provision of this zoning ordinance requires a greater side setback, in which case the other provision shall control.
3. Parking requirements shall comply with Section 4.3.

3.21 LI (LIGHT INDUSTRIAL DISTRICT)

Description

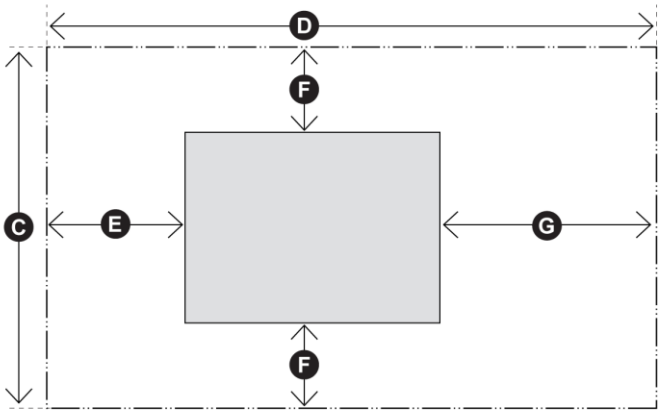
The LI District is intended to accommodate offices, light manufacturing, research and development, warehousing, wholesale, processing and commercial uses in order promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Facilities in the district should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses. The district should be applied in established industrial areas or where such a land use pattern in desired in the future.

Height (see Section 3.3 for additional height provisions)



- A Height (no max stories)
- A Height of Building (Set by FAA)
- B Height of Encroachments (max 10 ft)

Siting (see Section 3.3 for additional lot and yard provisions)



- Lot Area (no min)
- C Lot Width (no min)
- D Lot Depth (no min)
- E Front Yard (no min)
- F Side Yard (min 5 ft)
- G Rear Yard (no min)
- Floor Area Ratio (1:1 max)

Notes

1. Buildings may be built to any height not prohibited by other laws and ordinances.
2. Buildings constructed on a lot fronting on a street with a right-of-way with a width of 100 feet or greater must have a front yard setback of at least 30 feet. For corner lots, frontage along both streets are considered front yards.
3. Except along secondary streets where automobile parking areas are allowed within six (6) feet of the front property line, front yards must be kept free and clear of structures, parking areas, accessory buildings, fences, and other uses, unless allowed in other sections of this zoning ordinance.
4. Loading docks located on the front of the building must be set back not less than 60 feet.

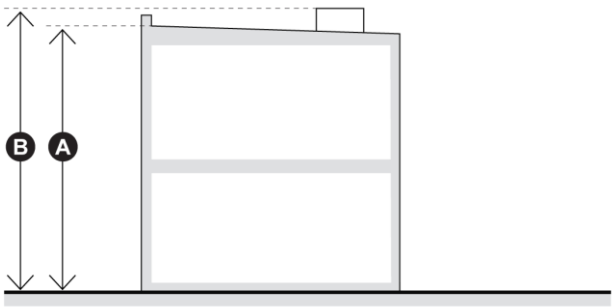
5. Two approach driveways not exceeding 40 feet in width each may be located in the front yard. Additional driveways require approval of a specific use permit in accordance with Section 6.5.
6. The area between the lot line and the minimum side yard line must be kept free and clear of accessory buildings and storage areas, but may be paved and used as driveways.
7. When retail, commercial, or industrial uses back to a common lot line with a residential district, a 10 feet rear setback is required unless another provision of this zoning ordinance requires a greater rear setback, in which case the other provision shall control.
8. When commercial or industrial uses do not back upon an alley or easement with a width of at least 20 feet, a 10 foot rear setback is required.
9. Parking requirements shall comply with Section 4.3.

3.22 HI (HEAVY INDUSTRIAL DISTRICT)

Description

The HI District is intended to accommodate a broad range of high-impact manufacturing, industrial or other uses, including extractive and waste-related uses, that by their nature create some nuisance, and which are not properly associated with or are not compatible with nearby residential districts or other less intense districts. The district should be applied in established heavy industrial areas or where such a land use pattern in desired in the future.

Height (see Section 3.3 for additional height provisions)

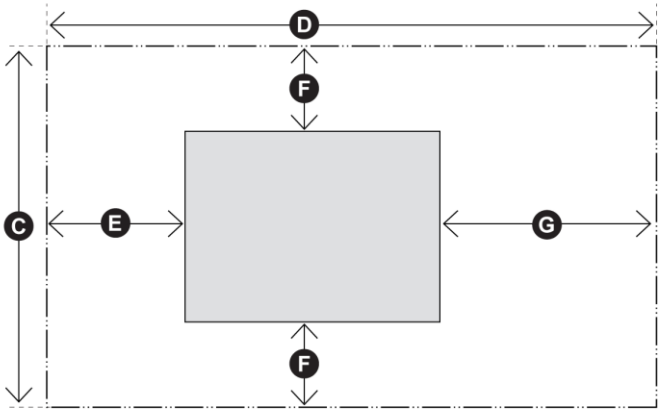


A Height (no max)

A

B Height of Encroachments (no max)

Siting (see Section 3.3 for additional lot and yard provisions)



Lot Area (no min)

C Lot Width (no min)

D Lot Depth (no min)

E Front Yard (no min)

F Side Yard (min ft)

G Rear Yard (no min)

Floor Area Ratio (1:1 max)

Notes

1. Buildings may be built to any height not prohibited by other laws and ordinances.
2. Gasoline pumps must be set back not less than 18 feet from the street right-of-way line.
3. Buildings constructed on a lot fronting on a street with a right-of-way with a width of 100 feet or greater must have a front yard setback of at least 30 feet. For corner lots, frontage along both streets are considered front yards.
4. Except along secondary streets where automobile parking areas are allowed within 6 feet of the front property line, front yards must be kept free and clear of structures, parking areas, accessory buildings, fences, and other uses, unless allowed in other sections of zoning ordinance.
5. Loading docks located on the front of the building must be set back not less than 60

feet.

6. Two approach driveways not exceeding 40 feet in width each may be located in the front yard. Additional driveways require approval of a specific use permit pursuant to Section 6.5.
7. The area between the side lot line and the minimum side yard linemust be kept free and clear of accessory buildings and storage areas but may be paved and used as driveways.
8. When retail, commercial, or industrial uses back to a common lot line with a residential district, a 10 foot rear setback is required unless another provision of this zoning ordinance requires a greater rear setback, in which case the other provision shall control.
9. When commercial or industrial uses do not back upon an alley or easement with a width of least 20 feet, a 10 foot rear setback is required.
10. Parking requirements shall comply with Section 4.3.

3.23 PD (PLANNED DEVELOPMENT DISTRICT)

Description

The PD District is intended to accommodate master-planned residential communities, commercial, industrial, office, civic and mixed use developments. Developments that include residential may contain a mix of housing types including associated amenities with appropriate perimeter buffering and open space. This district should be applied to large-scale projects that require either additional flexibility not available in the residential districts or greater scrutiny by the City due to their scale. See individual Planned Development District Ordinances for specific Development Standards.

Article 4. Site Development Standards

4.1 LANDSCAPING

A. Applicability

This Section 4.1 shall apply to all districts except R-districts.

B. Objectives

The objective of this section is to improve the surrounding neighborhoods and promote the general welfare by providing for the installation and maintenance of landscaping for screening and other public benefits.

C. Planned Development Districts

This section shall be a minimum standard and shall apply to all zoning districts, except residential and multiple family districts, unless landscape standards have been established by separate ordinance.

D. Landscape Plans

1. Plan

a. Prior to the issuance of any Building Permit in any zoning district other than R-1 through D-2, a landscape plan shall be submitted to the Community Services Department for approval

b. The landscape plan shall be drawn to a scale large enough to adequately show the details of the plan.

c. The drawings will consist of plans and elevation views plus detailed plans of special structural elements such as walls, fountains, raised planters, and berms.

2. Specifications

Accompanying the plan will be a set of specifications which must include the following:

a. Common and scientific names of all plant material.

b. Size and quantity of plant materials.

c. Bed preparation procedure and required materials.

d. Specifications for developing all supporting structural elements.

E. Minimum Landscape Requirements

1. Prescribed Area

a. A minimum of five percent of the entire lot area not covered by buildings and not a part of any right-of-way shall be landscaped in accordance with this section.

b. Each modular area of land 50 feet by 50 feet not covered by buildings shall contain 150 square feet or more of landscaped area in accordance with this section. These modules shall collectively comprise the five percent total landscaped area in paragraph a, above. Rear areas not open to view may be approved for exclusion from the landscaping requirements.

c. Parking areas visible from the street shall be broken up with vertical landscaping and shown on the landscaping plan. A minimum of five percent of the total property area shall be landscaped between the building and all street right-of-way lines.

d. When a driveway intersects a public right-of-way or when the property abuts the intersection of two or more rights-of-way, all landscaping within sight triangular areas shall provide unobstructed cross-visibility. Except for required grass or ground cover, landscaping shall not be located closer than three feet from the edge of any driveway pavement

e. The area between the property line and the street curb shall be included on the landscape plan, and shall be maintained by the abutting property owner.

f. All landscaping shall be maintained in a living growing condition. Any landscaping that is removed must be replaced with the same or comparable species and caliper plant, as when it was originally installed.

2. Plant Requirements

a. Trees

i. At the time of planting, trees required as part of the landscaping plan shall be not less than three inch diameter measured at a height of five feet above the ground. One tree for each 25 feet of street frontage, or one tree per each 50 by 50 foot module, whichever is greater, shall be planted within the areas from the front of the building to the front property line. The trees may be planted within the street right-of-way when approved by the Director. An exception may be granted where larger turf areas exist and grouping of trees is desirable.

ii. Plants not considered trees but grown to tree form (example: Crape Myrtle, Ligustrum, etc.) and which can be substituted for trees shall be a minimum of six feet in height at time of planting.

b. Screen Plantings

Plantings that are to serve as a living screen shall be not less than four feet high with a minimum spacing of five feet apart at time of planting.

c. Shrubs

Shrubs planted as part of the approved landscape plan shall be no smaller than three gallon containers and, where used for continuous hedge effect, shall be spaced so that the shrubs grow to fill in all gaps with two- years after planting.

d. Ground Cover Plants

No minimum size is required; provided, however, planting shall be sufficiently dense to develop full coverage of the area to be covered as shown on the landscape within 18 months after planting.

3. Structural Requirements

All structural elements in the landscape plan are to support the living landscape development and not replace it. Each element will be judged on its individual merits. Structural elements will be defined as walks, walls, fountains and will also include artificial plants, gravel and various surface treatments.

F. Establishment

All landscape materials shown on the landscape plan shall be developed within 18 months after planting. The owner or his agent in control of the property shall maintain the landscape in a healthy, living condition and free of all plants not included in the plan. All landscaped areas shall be provided with a readily available water supply with at least one outlet located within 100 feet of all plant materials to be maintained.

G. Changes or Redevelopment

When the landscaped areas of a property subject to previously approved landscape plans requires change or redevelopment, approval of the Community Services Department will be required.

H. Special Conditions

No Building Permit shall be issued in any zoning district other than R-1 through D-2 prior to the approval of the landscape plan by the Director, which landscape plan shall be in substantial compliance with the minimum landscape requirements set forth in this Chapter and any adopted planned development regulations and detailed site plan applicable to the property. Prior to the issuance of any certificate of occupancy, all approved screening and landscaping must be in place, or if seasonal considerations prohibit the completion of the landscape, a Certificate of Occupancy subject to the written authorization of the City Manager that sets forth the date by which the installation of all required landscaping must be completed. Failure to complete the installation of required landscaping by the date required by the City Manager shall be a violation of this zoning ordinance.

I. Buffer

Any lot or tract zoned for any purpose other than one-family or two-family residences and lying immediately adjacent to a tract or lot zoned for one-family or two-family residences shall have a solid structural masonry wall not less than six feet in height designed by a Texas Registered Professional Engineer separating the two different uses.

J. Recommended Plant Materials

The following list of recommended plant materials is intended to assist in the selection of plant materials but is not an inclusive list. These plants have been identified as well suited for the soils found in the city.

- Quercus virginiana — Live Oak
- Quercus buckleyi shurmardi — Red Oak
- Quercus muhlenbergii — Chinquapin Oak
- Pistacia chinensis — Chinese Pistache
- Ulmus parvifolia — Lacebark Elm
- Gleditsia triacanthos var. inermis — Thornless Honey Locust
- Taxodium distichum — Bald Cypress
- Taxodium ascendens — Pond Cypress
- Carya illinoinensis — Pecan
- Quercus macrocarpa — Bur Oak

- Magnolia grandiflora — Magnolia
- Cercis canadensis var. texensis — Texas redbud
- Cercis x texensis — Oklahoma Redbud
- Sophora affi nis — Eve's Necklace
- Ilex vomitoria — Yaupon Holly
- Ginkgo biloba — Ginkgo (male only)
- Lagerstromia Indica — Crepe Myrtle

4.2 Refuse Containers. Garbage, trash or refuse containers located on property used for any purpose other than single family residential use shall not be located in front of the main building and must be screened from view of the public. The container screening enclosure shall consist of a minimum six foot high masonry screening wall designed by a Texas registered professional enginner in which the exterior of the wall shall be architecturally consistent with the primary building and solid opaque metal gates shall be provided, primed and painted to match the masonry screening walls. In addition to the screening walls, shrubs, trees or other landscaping shall be required as approved by the Director or as required by any applicable planned development regulations or approved detailed site plan.

4.3 PARKING AND LOADING

A. Applicability

No building or structure or part of a structure shall be erected, altered, or converted for any use permitted in the zoning district in which it is located unless there shall be provided on the lot or tract or within 150 feet of such buildings or structures, vehicle parking in the ratio of vehicle spaces for the uses specified in the designated districts as set forth in Section 4.2.C. or as otherwise provided in the zoning ordinance. No existing vehicle parking developed in connection with any use as of February 24, 1969, may be reduced below the minimum number of spaces required as of said date.

B. Parking Space

For purposes of determining compliance with this Section 4.2, a "parking space" shall mean an enclosed or unenclosed all-weather surfaced area, measuring approximately nine (9) feet by 18 feet, not located on a public street or alley, together with an all-weather surfaced driveway connecting the area with a street or alley permitting free ingress and egress without encroachment on the street or alley. Any parking space adjacent to a public street where maneuvering on the public street is required to access and enter the parking space shall not be classified as an off-street parking space when computing the parking requirements for any use.

C. Parking Ratios

1. Calculation

a. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building or development.

b. The floor area of a structure devoted to off-street parking shall be excluded from the total building area when computing the off-street parking requirements of any use.

2. Residential Uses

The minimum off-street parking spaces required for residential zoning districts are as follows:

Zoning District	Parking Spaces
R-1, One-Family Residence District	3 spaces per dwelling unit
R-2, One-Family Residence District	2 spaces per dwelling unit
R-3, One-Family Residence District	2 spaces per dwelling unit
R-4, One-Family Residence District	2 spaces per dwelling unit
R-5, One-Family Residence District	2 spaces per dwelling unit
R-6, One-Family Residence District	2 spaces per dwelling unit
D-1, Two-Family Residence District	2 spaces per dwelling unit
D-2, Two-Family Residence District	2 spaces per dwelling unit
MF-1, Multiple Family Residence District	2¼ spaces per dwelling unit in apartment structure, 2 spaces all other dwelling units
MF-2, Multiple Family Residence District	2¼ spaces per dwelling unit in apartment structure, 2 spaces all other dwelling units
MF-3, Multiple Family Residence District	2¼ spaces per dwelling unit in apartment structure, 2 spaces all other dwelling units
MF-4, Multiple Family Residence District	2¼ spaces per dwelling unit in apartment structure, two spaces all other dwelling units
PD, Planned Development District	2¼ spaces per dwelling unit plus additional requirements as may be specified by the amending ordinance

3. Non-Residential Uses

The minimum off-street parking spaces required for the identified non-residential zoning districts are as follows:

Use	Minimum Parking Spaces Required
Adult Day Care Center	One space per 500 sq ft of gross floor area
Bank, Savings and Loan or similar financial establishment	One space per 300 sq ft of gross floor area
Bowling Alley	6 per lane
Worship Facilities	One space per 3 seats in main place of assembly
Clinics or Doctors' Offices	One space per 300 sq ft of gross floor area (minimum of five spaces)
Commercial Outdoor Amusement	20 spaces plus one space per 100 sq ft of gross floor area over 1,000 sq ft
Convalescent Home or Home for Aged	One space per 6 rooms or beds
Furniture Store	One space per 800 sq ft of gross floor area.
Gasoline Service Station	Minimum of 6 spaces
Golf Course	Minimum of 30 spaces
High School, College or University	One space per classroom, laboratory or instruction area plus one space per 2 students in the institution
Hospitals	One space per 2 beds
Hotel or Motel	One space per room, unit or guest accommodation plus requirements for clubs, restaurants and other uses
Institutions of a philanthropic nature	10 spaces plus one space per employee
Library or Museum	10 spaces plus one per 300 sq ft of gross floor area
Manufacturing, processing or repairing	One space per 2 employees or one space per 1,000 sq ft of gross floor area, whichever is greater
Offices, general	One space per 300 sq ft of gross floor area (minimum 5 spaces)
Places of public assembly not listed	One space per 3 seats
Recreational, private or commercial area or building (other than listed)	One space per 3 persons normally accommodated in the establishment
Restaurant or Cafeteria	One space per 3 seats under maximum seating arrangement (minimum of 5 spaces)
Retail or personal service	One space per 200 sq ft of gross floor area (minimum of 5 spaces)

Schools, Elementary or Junior High	One space per classroom plus one space per 4 seats in any auditorium, gymnasium, or other place of assembly
Storage or warehousing	One space per 2 employees or one space per 1,000 sq ft of gross floor area, whichever is greater
Theaters, meeting rooms and places of public assembly	One space per 3 seats

4. Parking Requirements for New and Unlisted Uses

a. The Director shall determine the minimum off-street parking requirements for any use not specifically listed in Sections 4.2.C.2 or 3.

b. If the minimum parking requirements cannot be readily determined by the Director for a new or unlisted use, or an owner disagrees with the determination of the Director made pursuant to paragraph a, above, the minimum off-street parking requirement shall be established in accordance with the process for classifying new and unlisted uses as provided in Section 2.4A.

D. Additional Parking Requirements

1. Parking Location

a. Required off-street parking spaces shall be located in a manner that allows a person to maneuver a motor vehicle from each space to the nearest adjacent public street or alley without encroachment on other off-street parking spaces.

b. The required off-street parking spaces for new residences in the R-1 through D-2 zoning districts shall (i) be located behind the front building line, (ii) be enclosed in a garage structure suitable for vehicle storage, and (iii) not be located within the required side yard.

c. All one-family and two family residences with required parking spaces located in the front yard existing as of August 24, 1970, may retain and maintain the required parking in the required front yard provided the existing garage or carport is not converted into space other than vehicle storage space.

2. Commercial Vehicle Parking

a. In any R-1 through MF-4 zoning district, or a PD district with a base zoning consisting any of the R-1 through MF-4 zoning districts, no off-street parking space, garage, carport or other automobile storage space or structure shall be used for the parking or storage of any commercial motor vehicle, including but not limited to a commercial type truck, panel truck, box truck, commercial type van, or box van, and truck, van or other vehicle that exceeds a 3/4 ton capacity. A vehicle is deemed to have been “stored” if parked continuously for 48 hours or longer on the same property.

b. In the O, LR-1 and LR-2 districts, no parking space or other automobile storage space which is visible from the street shall be used for the storage of any commercial type vehicle including, but not limited to, commercial type

truck, panel truck, box truck, commercial type van, box van, and trucks, vans or other vehicle that exceeds a 3/4-ton capacity.

c. The provisions of paragraphs a. and b., above, shall not apply to the following:

i. Pickup trucks or passenger vans used for personal noncommercial purposes without commercial advertisement and rated one ton or less may be legally parked or stored on property in any R-1 through MF-4 district.

ii. One pickup truck or van not exceeding a 3/4-ton capacity, with commercial signage, may be parked, but not stored, on property in any R-1 through MF-4 district.

3. Carport and Garages

a. Where existing garages or carports are closed in or converted into space for use other than vehicular storage or converted to provide additional living area in a dwelling, the required number of off-street parking spaces shall be provided behind the front building line and an enclosed garage structure suitable for vehicle storage shall be constructed which shall be capable of storing the same number of vehicles as the existing garage or carport. Head-in or dead-end parking spaces in the required front yard shall not be permitted.

b. In all zoning districts allowing one-family, two-family or multiple family dwelling units, garages, carports, or other similar structures originally intended and constructed for the parking of motor vehicles, boats, trailers or other similar items may not be converted, temporarily or permanently, to use for human habitation, storage, or any other use or purpose other than originally intended.

c. Where driveways are located in the front yard after closing in or converting a garage or carport, the driveway shall be removed or reconfigured to provide access to the required parking spaces behind the front building line. No head-in or dead-end parking spaces in the required front yard shall be permitted.

4. Screening

Where parking for other than one-family or two family dwellings is constructed adjacent to one-family or two family dwellings, a structural masonry wall of at least six feet in height shall be erected.

E. Loading

1. All retail commercial, industrial and service structures shall provide and maintain off-street facilities for receiving and loading merchandise, supplies and materials within a building or on the lot or tract.

2. Off-street loading space may be adjacent to a public alley or private service drive or may consist of a truck berth within the structure.

3. Off-street loading space or truck berth shall consist of a minimum area of 10 feet by 45 feet.

4. For retail, commercial sales, service or industrial use buildings and establishments, off-street loading facilities shall be provided as set forth below.

Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 to 5,000	None
5,000 to 15,000	1
15,000 to 40,000	2
40,000 to 65,000	3
65,000 to 100,000	4
Each Additional 50,000	1 Additional

For hotels, office buildings, restaurants and similar establishments, off-street loading facilities shall be provided as set forth below in accordance with the following schedule:

Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 to 10,000	None
10,000 to 50,000	1
50,000 to 100,000	2
100,000 to 200,000	3
Each Additional 50,000	1 Additional

5. The Director shall determine the minimum off-street loading requirements for any circumstances not otherwise specified in this Section 4.2.E.

4.4 SIGNS

Signs shall be permitted for specified uses in appropriate zoning districts as indicated by Chapter 62 "Signs, Advertising and Merchandise Display" of the Code of Ordinances and as permitted in the respective Planned Development Districts.

4.5 PERFORMANCE STANDARDS

A. Applicability

1. All uses in all zoning districts shall conform in operation, location, and construction to the performance standards specified for noise, odorous matter, toxic and noxious matter and glare set forth in this Section 4.4.

2. All uses in the C, LI, HI, or PD zoning districts shall conform in operation, location and construction to the performance standards specified for noise, odorous matter, toxic and noxious matter, glare, smoke, particulate matter and other air contaminants, fire and explosive or hazardous matter, vibration, open storage, planting, waste materials, and sanitation set forth in this Section 4.4.

B. C, LI and PD Districts

1. Applicability

The provisions of this Section 4.4.C. shall apply only within the C, LI, and PD zoning districts.

2. Noise

At no point at the bounding property line of any use shall the sound pressure level of any operation or plant exceed the decibel limits specified in the Octave Bands groups designated in the following table:

a. The maximum permissible daytime octave band-decibel limits at the bounding property line shall be as follows:

Octave Band (Cycles per Second)	37 -75	75 - 150	150 - 300	300 - 600	600 - 1200	1200 - 2400	2400 - 4800	4800 - 9600	A Scale
Decibel Band Limit (dB re 0.0002 micro-bars)	86	76	70	65	63	58	55	53	70

Note: Scale levels are provided for monitoring purposes only and are not applicable to detailed sound analysis.

b. The following corrections shall be made to the table of octave band-decibel limits in determining compliance with the noise level standards:

i. When noise is present at nighttime: subtract -7 dB.

ii. When noise contains strong pure-tone components or is impulsive, that is, when meter changes at 10 decibels or more per second: subtract -7 dB.

iii. When noise is present for not more than ½ minute in any ½-hour period, 1 minute in any 1-hour period, 10 minutes in any 2-hour period, or 20 minutes in any 4-hour period: add 10 dB.

c. Measurement of noise shall be made with a sound level meter or Octave band analyzer meeting the standards prescribed by the American Standards Association.

3. Smoke and Particulate Matter

No operation or use shall cause, create or allow the emission for more than three minutes in any one hour of air contaminants which at the emission point or within the property are:

a. As dark or darker in shade as that designated as No. 2 on the Ringleman Chart as published by the United States Bureau of Mines Information Circular 7118;

b. Of such opacity as to obscure an observers view to a degree equal to or greater than does smoke or contaminants in the standard prescribed in Section 4.5B.3.a above except that; when the presence of uncombined water is the only reason for failure to comply or when such contaminants are emitted inside a building which prevents their escape into the outside atmosphere, the standards in Sections 4.5B.3.a and 4.5B.3.b shall not apply;

c. The emission of particulate matter from all sources shall not exceed 0.5 pounds per acre of property within the 0.5 pounds per acre of property within the plan site per any one-hour; or

d. The open storage and open processing operations, including on-site transportation movements which are the source of wind or airborne dust or other particulate matter, or which involves dust or other particulate air contaminant generating equipment such as used in paint spraying, grain handling, sand or gravel processing or storage, or sand blasting, shall be so conducted that dust and other particulate matter so generated are not transported across the boundary line of the tract on which the use is located in concentrations exceeding 4 grains per 1,000 cubic feet of air.

4. Odorous Matter

a. No use shall be permitted which involves the emission of odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the bounding property line or any point beyond the tract on which such use or operation is located.

b. The odor threshold shall be determined by observation by on or more people. In any case, where uncertainty may arise, the operator or owner of an odor emitting use may disagree with the enforcing officer, or specific measurement of odor concentration is required, the method and procedures as specified by American Society for Testing Materials A.S.T.M.D. 1391-57 titled "Standard Method for Measurement of Odor in Atmospheres" shall be used as the standard for determining the odor threshold, which standards are incorporated herein by reference.

5. Fire and Explosive Materials

No use involving the manufacture or storage of compounds or products which decompose by detonation shall be permitted except that chlorates, nitrates, perchlorates, phosphorous and similar substances and compounds in small quantities for use by industry, school laboratories, druggists or wholesalers may be permitted when approved by the City's Fire Department.

6. Toxic and Noxious Matter

No operation or use shall emit across the bounding property line of the tract on which such operation or use is located a concentration of toxic or noxious matter which will exceed ten percent of the concentration (exposure) considered as the threshold limit for an industrial worker as set forth by the Texas State Department of Health in Threshold Limit Values Occupational Health Regulation No. 3, a copy of which is incorporated herein by reference and is on file in the office of the Director.

7. Vibration

No operation or use shall at any time create earth-borne vibrations which, when measured at the bounding property line of the source of operation, exceed the limits of displacement set forth in the following table in the frequency ranges specified.

Frequency (Cycles per Second)	Displacement (In Inches)
0-10	.0010
10-20	.0008
20-30	.0005
30-40	.0004
40 & Over	.0003

8. Open Storage

a. Open storage shall be permitted as an accessory use to a main use which is located in a building in a C, LI or PD district allowing uses and standards in accordance with the LI zoning district.

b. The area designated as open storage shall not exceed 15% of the total gross square foot of the building located on the same lot as the open storage prior to approval of a specific use permit in accordance with.Section 6.5.

c. Open storage shall be located on the rear one-half of the lot.

d. No open storage shall be located in front of the main building.

e. No open storage may be used for a wrecking, junk or salvage yardprior to approval of a specific use permit Section 6.5 authorizing such use.

f. All open storage areas shall be screened from view of the public by a masonry wall not less than six feet nor greater than eight feet in height, and shrubs, trees or other landscaping as approved by the Director.

g. Items stored in an authorized open storage area shall not extend above the required screening fence or wall.

9. Glare

No use or operation shall be located or conducted so as to produce intense glare or direct illumination across the bounding property line from a visible source of illumination nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property.

C. HI District

1. Applicability

The provisions of this Section 4.4.C shall apply only to property located within the HI zoning districts.

2. Noise

a. At no point at the bounding property line of any use shall the sound pressure level of any operation or plant exceed the decibel limits specified in the

Octave Band groups designated in the following table.Maximum permissible daytime octave band-decibel limits at the bounding property line shall be as follows:

Octave Band (Cycles per Second)	37 -75	75 - 150	150 - 300	300 - 600	600 - 1200	1200 - 2400	2400 - 4800	4800 - 9600	A Scale
Decibel Band Limit (dB re 0.0002 micro-bars)	90	80	74	69	65	62	60	58	70

Note: Scale levels are provided for monitoring purposes only and are not applicable to detailed sound analysis.

b. The following corrections shall be made to the table of octave band-decibel limits in determining compliance with the noise level standards:

i. When Noise is present at nighttime: subtract -7 dB.

ii. When Noise contains strong pure-tone components or is impulsive, that is, when meter changes at 10 decibels or more per second: subtract -7 dB.

iii. When Noise is present for not more than ½ minute in any ½-hour period, 1 minute in any 1-hour period, 10 minutes in any 2-hour period, or 20 minutes in any 4-hour period: add 10 dB.

c. Measurement of noise shall be made with an Octave band analyzer meeting the standards prescribed by the American Standards Association.

3. Smoke and Particulate Matter

No operation or use shall cause, create, or allow the emission for more than 3 minutes in any 1 hour of air contaminants which at the emission point or within the bounds of the property are:

a. As dark or darker in shade as that designated as No. 2 on the Ringleman Chart as published by the United States Bureau of Mines Information Bulletin 7118.

b. Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants in the standard prescribed in Section 4.5C.3.a above except that; when the presence of uncombined water is the only reason for failure to comply or when such contaminants are emitted inside a building which prevents their escape into the atmosphere, the standards specified in Sections 4.5C.3.a and 4.5C.3.b shall not apply.

c. The emission of particulate matter from all sources shall not exceed 1.0 pounds per acre of property within the plant site per any one hour.

d. The open storage and open processing operations including on site transportation movements which are the source of wind or airborne dust or

other particulate air contaminants generating equipment such as used in paint spraying, grain handling, sand or gravel processing or storage, or sand blasting shall be so conducted that dust and other particulate matter so generated are not transported across the boundary line of the tract on which the use is located in concentrations exceeding 4 grains per 1,000 cubic feet of air.

4. Odorous Matter

a. No use shall be located or operated which involves the emission of odorous matter from a source operation where the odorous matter exceeds a concentration at the bounding property line or any point beyond which, when diluted with an equal volume of odor free air, exceeds the odor threshold (two odor units).

b. The odor threshold and odor unit shall be determined by observation by one or more people. In any case where uncertainty may arise, the operator or owner of an odor emitting use may disagree with the enforcing officer, or specific measurement of odor concentration is required, the method and procedures specified by the American Society for Testing Materials, A.S.T.M.D. 1391-57 titled *Standard Method for Measurement of Odor in Atmosphere* shall be used as the standard for determining the odor threshold, which standards are incorporated herein by reference.

5. Fire or Explosive Hazard Material

a. No use involving the manufacture or storage of compounds or products which decompose by detonation shall be permitted except when such use is in conformance with all other City ordinances and has been approved by the City's Fire Department.

b. The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents and petroleum products shall be permitted only when such storage or use conforms to the standards and regulations of City's Fire Department.

6. Toxic and Noxious Matter

No operation or use shall emit across the bounding property line of the tract on which such use or operation is located a concentration of toxic or noxious matter which will exceed ten percent of the concentration (exposure) considered as the threshold limit for an industrial worker as such standards are set forth by the Texas State Department of Health in *Threshold Limit Values Occupational Health Regulation No. 3*, a copy of which is incorporated herein by reference and on file in the office of the Director.

7. Vibrations

No operation or use shall at any time create earthborne vibrations which, when measured at the bounding property line of the source operation, exceeds the limit of displacement set forth in the following table in the frequency ranges specified:

Frequency (Cycles per Second)	Displacement (In Inches)
0-10	.0020
10-20	.0016
20-30	.0010
30-40	.0006
40 & Over	.0005

8. Open Storage

a. Open storage shall be permitted as an accessory use to a main use which is located in a building in an HI district or a PD district allowing uses and standards in accordance with the HI zoning district.

b. The area designated as open storage shall not exceed the total gross square foot of the building located on the same lot as the open storage areawithout the prior approval of a specific use permit in accordance with Section 6.5.

c. Open storage shall be located on the rear one-half of the lot.

d. No open storage shall be located in front of the main building.

e. No open storage area shall be used as a wrecking, junk or salvage yardprior to approval of as a specific use permit in accordaince with Section 6.5 authorizing such use.

f. All open storage areas shall be screened from view of the public by a masonry wall not less than six feet nor greater than eight feet in height, and shrubs, trees or other landscaping as approved by the Director.

g. Items stored in an authorized open storage area shall not extend above the required screening wall or fence.

9. Waste Materials

No use or operation shall discharge onto the ground or into any driveway, open pit, pond or into any street or street right-of-way, any waste materials, liquids, residue or by products for storage, decomposition, disposal or fill, unless approved by the Director.

D. "Daytime" and "Bounding Property Line"

1. "Daytime"As used in Sections 4.4.B. and C., "daytime" means the hours between sunrise and sunset on any given day.

2. "Bounding Property Line"

As used in Sections 4.4.B. and C., "bounding property line" means (i) the far side of any street, alley, stream or other permanently dedicated open space from the noise source when such open space exists between the property line of the noise source and adjacent property, and (ii) when no such open space exists, the common line between two parcels of property.

Article 5. Special Districts

5.1 FLOOD PLAIN

A. Flood Plain Prefix

To provide for the appropriate use of land that has a history of inundation or is determined to be subject to flood hazard, and to promote the general welfare and provide protection from flooding, portions of certain districts are designated with a Flood Plain Prefix, "FP." Areas designated on the Zoning District Map by an "FP" Prefix shall be subject to the following provisions:

B. Uses Permitted

The permitted uses in that portion of any district having a Flood Plain ("FP") prefix shall be limited to the following:

1. Agricultural activities including the ordinary cultivation or grazing of land and legal types of animal husbandry.
2. Off-street parking incidental to any adjacent main use permitted in the district.
3. Electrical substation.
4. All types of local utilities including those requiring Specific Use Permits when approved as provided in Section 6.5.
5. Parks, community centers, playgrounds, public golf courses.
6. Private open space.
7. Heliport when approved by specific use permit as provided in Section 6.5.

C. Flood Plain Requirements

In addition to the provisions of this zoning ordinance applicable to the zoning district in which the subject land is located, the use and development of land located within an area of special flood hazard or controlled flood protection shall be subject to the provisions of Chapter 42 of the Code of Ordinances, as amended. In the event of any irreconcilable conflict between the provisions of this zoning ordinance and said Chapter 42, the provisions of said Chapter 42 shall control.

5.2 HISTORIC LANDMARK PRESERVATION

A. Historic Landmark

1. Any zoning district designation appearing on the Zoning District Map may be followed by the suffix "H" indicating a Historic Landmark subdistrict. Such subdistrict may include buildings, land, areas, or districts of historical, architectural, archaeological, or cultural importance or value which merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people.
2. The "H" designation shall apply to those premises, lots, or tracts designated through procedures set forth in this zoning ordinance. Additional uses may be permitted in any specific "H" subdistrict and shall be enumerated in the ordinance establishing such subdistrict. Such suffix shall not affect the legal use of the property except as provided in the ordinance establishing the subdistrict.

B. Defined

As used in this section, the term "Historic Landmark" shall mean any buildings, land, areas or districts of historical, architectural, archaeological, or cultural importance or value, which the City Council determines shall be protected, enhanced, and preserved in the interest of the culture, prosperity, education and welfare of the people.

C. Declaration of Policy

The City Council finds and declares as a matter of public policy that the protection, enhancement, preservation and use of historic landmarks is a public necessity and is required in the interest of the culture, prosperity, education and welfare of the people.

D. Designation

1. The City Council may designate certain buildings, land, areas, and districts in the City as historic landmarks and define, amend and delineate the boundariesby establishing a historic landmark designation in the same manner as required to amend, repeal or alter the zoning on a tract or parcel of land.
2. The suffix "H" shall indicate the zoning subdistrict designation of those buildings, land, areas and districts which the City Council has designated historic landmarks.
3. Such designation shall be in addition to any other zoning district designation established in the zoning ordinance. All Zoning District Maps shall reflect the designation of a historical landmark subdistrict by the letter "H" as a suffix.

E. Criteria to be Used in Determination

In making such designation as set forth in Section 5.2D, the City Council and the Commission shall consider one or more of the following criteria:

1. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Farmers Branch, State of Texas, or the United States;
2. Identification with a person or persons who significantly contributed to the culture and development of the City;
3. Location as the site of a significant historic event;
4. Exemplifications of the cultural, economic, social, or historical heritage of the City;

5. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on historical, cultural or architectural motif;
6. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City;
7. Value as an aspect of community sentiment or public pride.

F. Removal, Demolition or Substantial Alteration

1. If an application is received by the Building Department for demolition, removal, razing or substantial reconstruction of any designated historic landmark, the Commission shall hold a public hearing, and make a recommendation to the City Council on whether to grant or deny the application.
2. No permit shall be issued to demolish, remove, raze or substantially alter or reconstruct until such matter is resolved.
3. The Commission shall conduct a hearing within 30 days of receipt of the application by the Director.
4. After the public hearing, the Commission shall recommend to the City Council whether to grant or deny the application.

G. Council Action

The City Council shall consider the Commission's recommendation not later than 30 days after the Commission close of the meeting at which the Commission voted on its recommendation. The City Council, after conducting a public hearing and taking into consideration all of the factors presented, may approve or disapprove the application for a permit to demolish, remove, raze, or substantially alter or reconstruct. The Council's action shall be final.

H. Present Use Not Affected

Use classifications of all property included in a historic landmark subdistrict shall continue to be governed by this zoning ordinance.

5.3 PLANNED DEVELOPMENT DISTRICT (PD)

A. Creation

A Planned Development District may be created relating to the use and development of property within the City for any one or more uses which are otherwise permitted within the City but which use requires to adoption of customized use and development regulations in order to provide a development which will be appropriate given the location of the property and the uses of property within close proximity to the property being developed.

B. Comprehensive Site Plan

1. Prior to beginning development within a Planned Development District established in accordance with this section, the developer shall obtain approval of a Comprehensive Site Plan of the development from the City Council after review and recommendation by the Commission.

2. No building permit shall be issued for property located in a Planned Development District until approval of a Comprehensive Site Plan for the property on which the permit is sought.
3. A Comprehensive Site Plan shall set forth the requirements for ingress and egress to the property, public and/or private streets or drives, adequate right-of-way to conform to the City's thoroughfare plan, sidewalks, utilities, drainage, parking space, height of building, maximum lot coverage, yards and open spaces, screening walls or fences, landscaping, building locations, recreation areas and protective requirements considered necessary to create a reasonable transition to and protection of the adjacent property, including varying the uses allowed, and their locations, within the district.

C. Approval

1. Every Planned Development District approved under the provisions of this zoning ordinance shall constitute an amendment to the zoning ordinance as applicable to the property within the boundaries of the proposed district.
2. In approving a Planned Development District, the City Council may impose conditions relative to the standard of development, which may include conditions to which compliance must be obtained before a building permit and/or certificate of occupancy is issued for the construction and/or use of the land or any structure which constructed on property within the Planned Development District. Such conditions shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be construed as conditions precedent to the granting of a building permit and/or certificate of occupancy, as the case may be.
3. All Planned Development Districts approved in accordance with the provisions of this zoning ordinance shall be referenced on the Zoning District Map and a list of such Planning Development Districts together with the category of permitted uses shall be maintained in Appendix A of this zoning ordinance.
4. A public hearing may be held on any site plan required as a condition of a Planned Development District when such plan is submitted or whenever significant changes are proposed in such plan and the public hearing shall be subject to the same procedure of notice as is specified for amending the zoning ordinance.

5.4 EASTSIDE BUSINESS DISTRICT

A. Purpose

The purpose of the Eastside Business District is to effectively manage vehicle sales within the City by requiring all used vehicle sales, regardless of its indoor or outdoor status, to be located within either a Light Industrial or Heavy Industrial zoning district. The Eastside Business District was created to stimulate design-related retail activity in the area.

B. Location

Eastside Business District means all properties within the City subject to the development and use regulations of the Light Industrial District (including any planned development with a base zoning of LI "Light Industrial") located within the following boundaries:

Beginning at a point in the east right of way of Midway Road 200 feet north of the intersection of Midway Road and Spring Valley Road; then easterly to the northeast corner of property described as Lot 1, Block A, J. L. Williams Industrial Park No. 1, (also known as 4601 Spring Valley Road); then southerly along the east property line of said 4601 Spring Valley Road to the north right of way line of Spring Valley Road; then westerly along the north right of way line of Spring Valley Road to its intersection with Welch Road;then southerly along the east right of way line of Welch Road to its intersection with the south right of way line of Olin Road; then easterly along the southern right of way line of Olin Road and continuing along the same line to the east line of the railroad right of way (being also the west property line of a parcel within Lot B, Block 3, Metropolitan Industrial Park, Section No. 1 also known as 14107 Inwood Road); then southerly along the eastern line of the railroad right of way to its intersection with Alpha Road, then continuing across Alpha Road and following the split in the railroad right of way that curves to the southwest, then westerly along the southern line of the railroad right of way to the northeast corner of a 2.9 acre parcel being part of Lot B, Block 2, Metropolitan Industrial Park, Section No. 1 (also known as 13524 Welch Road), then southerly along the east property line of said 13524 Welch Road and crossing Simonton Road to a point in its south right of way line; then west along the south right of way line to the northeast corner of the property described as a 2.315 acre tract out of Lot C, Block 1, Metropolitan Industrial Park, Section No. 1 (also known as 4600 Simonton Road); then southerly along the east property line of said 4600 Simonton Road to the southeast corner of said property; then westerly along the south property line of said 4600 Simonton Road, continuing westerly across Welch Road, and along the south property lines of properties described as (i) a 7.631 acre tract out of Metropolitan Industrial Park Section No. 2 (also known as 4552 Simonton Road), (ii) a 3.5352 acre tract out of Revised Metropolitan Industrial Park, Section 2 (also known as 4430 Simonton Road), (iii) an 8.1841 acre tract out of Revised Metropolitan Industrial Park, Section No. 2 (also known as 4248 Simonton Road), and (iv) a 3.3082 acre tract (per Dallas Central Appraisal District records) out of Revised Metropolitan Industrial Park, Section No. 2 (also known as 13400 Midway Road) to the east right of way line of Midway Road; then northerly along the east right of way line of Midway Road to the point of beginning, said boundaries being generally depicted on Appendix C of this zoning ordinance. For purposes of this definition, all subdivisions referenced herein are additions to the City of Farmers Branch, Dallas County, Texas.

5.5 BEER AND WINE SALES OVERLAY DISTRICT

A. Purpose

A Beer and Wine Sales Overlay District ("BW") is an area designated within the City where property located within the district's boundaries may be developed and used as a Beer and Wine Package Sales Establishment. Because the sale of alcoholic beverages has been prohibited in all zoning districts except in Heavy Industrial (HI) Districts by right and in Light Industrial ("LI") Zoning Districts by specific use permit since 1972, the Beer and Wine Sales Overlay District is intended, consistent with the Texas Alcoholic Beverage Code, to lessen the 1972 restrictions on the location of establishments which may sell beer and wine for off-premises consumption to specific areas within existing zoning districts where such establishments may be located in addition to the uses allowed within such zoning districts. The use and development of property located within a Beer and Wine Sales Overlay District shall continue to be subject to the applicable use and development regulations of the base zoning district, but may additionally be used and developed as Beer and Wine Package Establishment. The designation of a Beer and Wine Sales Overlay District is intended to substantially advance a legitimate governmental interest that includes enhancing the quality of life in City, to regulate the character of growth within the Beer and Wine Sales Overlay District, and to ensure the careful and orderly growth of such establishments.

B. Location

1. Any zoning district designation appearing on the Zoning District Map may be followed by the suffix "BW" indicating a Beer and Wine Sales Overlay subdistrict.

2. **Designated Beer and Wine Sales Overlay Districts**

   The following described areas of the City shall each constitute a Beer and Wine Sales (BW) Overlay District, each of which may consist of two or more subdistricts as described below:

   Beer and Wine Sales (BW) Overlay District 1:

   BW Subdistrict 1-A: Being an area bounded on the west by Interstate Highway 35E; on the north by the common city limit line between the City of Farmers Branch and the City of Carrollton; on the east by Denton Drive; and on the south by Valwood Parkway.

   BW Subdistrict 1-B: Being all of Lot 1, Block 1, Daltex Addition, an area that is bounded on the north by Valwood Parkway; on the west by Interstate Highway 35E; on the east and south by Lot 2-A, Block 1, Daltex Addition No. 2.

   BW Subdistrict 1-C: Being all of Lot 2-B, Block 1, Daltex Addition No. 2, an area that is bounded on the north by Valwood Parkway; on the east by Denton Drive; and on the west and south by Lot 2-A, Block 1 Daltex Addition No. 2.

BW Subdistrict 1-D: Being all of M&G Produce aka M.S. Subdivision No.1, and all of American Petrofina Subdivision, an area that is bounded on the north by Valwood Parkway; on the west by the DART rail right of way; on the east by Distribution Way; and on the south by the north line of S.U.M Subdivision that is approximately 150 south of Valwood Parkway.

BW Subdistrict 1-E: Being Lot 1, Block 1, Valwood Distribution Industrial Park addition bounded on the north by Valwood Parkway; on the west by Distribution Way; on the south by K.D. Industrial Park Subdivision, and on the east by Lot 2, Block 1, Valwood Distribution Industrial Park addition.

Beer and Wine Sales (BW) Overlay District 2:

BW Subdistrict 2-A: Being an area bounded on the north by Valley View Lane; on the west by the DART rail right-of-way; on the east by Bee Street; and on the south by Pike Street.

BW Subdistrict 2-B: Being an area bounded on the north by Valley View Lane; on the west by Bee Street; on the south by Pepperwood Street and Krause-Braack Addition; and bounded on the east by Lot 1, Block 1, First Baptist Church Addition and Goodland Street.

Beer and Wine Sales (BW) Overlay District 3: Being an area bounded on the west by Treeview; on the south by LBJ Freeway; on the east by Webb Chapel and on the north by Maybrook Drive.

Beer and Wine Sales (BW) Overlay District 4 (Four Corners):

BW Subdistrict 4-A (Southwest corner): Being an area bounded on the north by Valley View Lane; on the east by Josey Lane; on the south by Tara Place Addition; on the west by a north/south line located approximately 660 feet west of Josey Lane that extends from the north line of said Tara Place Addition a distance of approximately 800 feet northward to a point on the south right of way line of Valley View Lane that is approximately 660 feet west of Josey Lane.

BW Subdistrict 4-B (Northwest corner): Being an area bounded on the south by Valley View Lane; on the west by Wilmington Drive and also bounded on the west by a 1.394 acre parcel of land at the northeast corner of Valley View Lane and Wilmington Drive known as Tract 1, J.C. Whitten Addition; and bounded on the north by Lots 1 through 11, Block B, Revised Parkway South addition; and also bounded on the north by a 0.938 acre tract of land conveyed to the City of Farmers Branch by deed recorded in Volume 71024, Page 0882, Deed Records, Dallas County, Texas; and bounded on the east by Josey Lane.

BW Subdistrict 4-C (Northeast corner): Being an area bounded on the west by Josey Lane; on the south by Valley View Lane; on the east by Green Meadows Estates addition; and on north by Shelly Square Addition.

BW Subdistrict 4-D (Southeast corner): Being an area bounded on the north by Valley View Lane; on the west by Josey Lane; on the east by Veronica Road, and also bounded on the east by a 0.9811 acre tract of land described in deed recorded as Instrument No. 201000048029, Deed Records, Dallas County, Texas, said tract being part of the Valley View Village Shopping Center addition; and bounded on the south by Lots 1 through 8, Block E, Valley View Estates No.1 Addition.

Beer and Wine Sales (BW) Overlay District 5 (The Beltline Corridor): Being an area within the city limits of the City of Farmers Branch, Texas, known as The Beltline Corridor, and being comprised of subdivisions and tracts of land generally having frontage on Belt Line Road, Webb Chapel Road, Marsh Lane, Venture Drive, Trend Drive, Enterprise Drive, Towerwood Road, and Garden Brook Drive, said area being more particularly described as follows:

Beginning at the intersection of south right of way line of Belt Line Road and east right of way line of Webb Chapel Road;

Thence in an easterly direction, along the south right of way line of Belt Line Road, a distance of approximately 9,500 feet to a point at the intersection of the south right-of-way line of Belt Line Road with the west right-of-way line of Marsh Lane;

Thence in a southerly direction along the west right of way of Marsh Lane to a point at the southeast corner of Mason Addition, an addition to the City of Farmers Branch, Dallas County, Texas as recorded in Volume 2004182, Page 0086 of the Deed Records, Dallas County, Texas;

Thence along the south line of said Mason Addition, a distance of 377.29 feet to the beginning of a curve to the left, said curve having a radius of 225.00 feet;

Thence along said curve to the left, a distance of 202.82 feet to a point for corner, said point being the most southerly southwest corner of said Mason Addition;

Thence in a northerly direction along the west line of said Mason Addition a distance of approximately 343 feet more or less to a point that is approximately 175 feet south of said Belt Line Road right of way;

Thence departing said west line of said Mason Addition, North 89 degrees 41 minutes West, a distance of approximately 375 feet to a point in the centerline of Venture Drive (a 60 foot wide ROW);

Thence in a southerly direction along said Venture Drive centerline a distance of approximately 240 feet to a point that is approximately 400 feet south of the south right of way line of said Belt Line Road;

Thence departing said Venture Drive centerline, parallel to and approximately 400 feet south of said Belt Line Road, in a westerly direction a distance of approximately 700 feet to a point in the center line of Trend Drive (a 60 foot wide ROW);

Thence in a southerly direction, along said center line of Trend Drive, a distance of approximately 108 feet to a point that is approximately 509 feet south of the south right of way line of said Belt Line Road;

Thence departing said Trend Drive centerline in a westerly direction, parallel to said Belt Line Road and at 30 feet passing the southeast corner of a 6.75 acre tract of land, and continuing along the south line of said tract a distance of approximately 578 feet to the southwest corner of said 6.75 acre tract, and continuing in a westerly direction a distance of 30 feet to a point in the center line of Enterprise Drive (a 60 foot wide ROW).

Beer and Wine Sales (BW) Overlay District 6:

BW Subdistrict 6-A: Being all of East Valley View at LBJ Addition, an area that is bounded on the north by Valley View Lane; on the south by LBJ Freeway; and on the west by Morans Valley View Addition.

BW Subdistrict 6-B: Being all of Greenbriar Midway Addition and Pace Addition Replat, an area that is bounded on the east by Midway Road; on the south by LBJ Freeway and Valley View Lane; on the north by Blue Lake Circle.

BW Subdistrict 6-C: Being all of Exxon No.6-3903 Addition and all of Midway Park Addition, an area that is bounded on the west by Midway Road; on the south by LBJ Freeway; and on the east by Lot 1, Block 5, Metropolitan Industrial Park Section 2 addition, aka the Freed Furniture property.

Beer and Wine Sales (BW) Overlay District 7:

BW Subdistrict 7-A: Being all of Lots 1 and 2, Block A, Great Indoors Addition, an area that is bounded on the north by Alpha Road; on the east by Inwood Road; on the west by Cambridge Concourse; and on the south by the south by Simonton Road.

BW Subdistrict 7-B: Being a part of Lot 1, Block 1, Broadstone Galleria Addition that is bounded on the north by Simonton Road; on the south by Galleria Drive; on the east by Inwood Road; and on the west by a north/south line extending within a dedicated fire lane between the north right of way line of Galleria Drive and the south right of way line of Simonton Road from points on said rights of way that are respectively located approximately 345 feet and approximately 120 feet west of the west right of way line of Inwood Road.

BW Subdistrict 7-C: Being all of Lots 1, 2, 3, 4, and 5 of Inwood Parkway Office Park Addition, an area that is bounded on the north by Alpha Road; on the west by Inwood Road; on the east by the common city limit line of the City of Farmers Branch and the City of Dallas; and on the south by Galleria Drive eastward extension to said city limit line.

Beer and Wine Sales (BW) Overlay District 8: Being an area bounded on the east by Inwood Road; on the west by a 54 foot wide rail right of way owned by the St. Louis Southwestern Railway; and bounded on the south and west by Lot A, Block 3, Metropolitan Industrial Park Sect 1 addition, and on the extreme south by Alpha Road.

Beer and Wine Sales (BW) Overlay District 9: Being an area that is bounded on the north by IH635 and on the west by Luna Road and being that same 7.105 acre tract of land described as Tract IV - Pac Trust in a Trustee's Deed to Graham Mortgage Corporation, recorded as Document No. 201100087228, in the Deed Records, Dallas County, Texas, said property also known as Lot 1, Block 1, Park West Phase 5 , in Volume 87007, Volume 3105, of the Deed Records of Dallas, Texas. (See Appendix C for map of various BW overlay districts and subdistricts**).**

C. Residential Uses Within a Beer and Wine Sales Overlay District

Section 46-2 of the Code of Ordinances shall be controlling with respect to the sale of beer and wine in residential areas and on property used for residential purposes located within a Beer and Wine Sales Overlay District. Nothing in this Section 5.5 shall be construed as authorizing the development and use of property as a Beer and Wine Package Sales Establishment in a residential area or on property used for a residential purpose that is located in a Beer and Wine Sales Overlay District except where the sale of beer and wine does not constitute a violation of Section 46-2(a) of the Code of Ordinances as described in Section 46-2(c) of the Code of Ordinances.

Article 6. Administration

6.1 BOARD OF ADJUSTMENT

A. Organization

1. The Board of Adjustment shall consist of five members, each to be appointed by the Mayor and subject to confirmation by the City Council for a term of two years and removable for cause by the appointing authority upon written charges and after public hearing.
2. Board members shall be appointed on a staggered annual basis. Three full members shall be appointed one year and two full members shall be appointed the following year.
3. Vacancies shall be filled for the unexpired term of any member whose place becomes vacant for any cause, in the same manner as the original appointment was made.
4. Appointed members shall serve until the end of their appointments, resignations, or removals and afterwards each member reappointed or each new appointee shall serve for a full term of two years unless removed as provided above. Provided, however, that the Mayor and the City Council may appoint two alternate members of the Board of Adjustment who shall serve in the absence of one or more of the regular members when requested to do so by the Chairman of the Board, or their appointed representative, as the case may be, so that all cases to be heard by the Board of Adjustment will always be heard by a minimum number of four members. The alternate members, when appointed, shall serve for the same two-year time period as the regular members, and any vacancy shall be filled in the same manner and they shall be subject to the same removal provisions as regular members.

B. Procedure

1. The Board of Adjustment shall adopt rules to govern its proceedings consistent with this zoning ordinance or statutes of the State of Texas.
2. Meetings of the Board of Adjustment shall be held at the call of the Chairman and at such other times as the Board may determine.
3. The Chairman, or in the absence of the Chair, the Vice-Chair, or other person elected by the remainder of the Board to serve as Acting Chair, may administer oaths and compel the attendance of witnesses.
4. Except for closed (executive) meetings held in accordance with the Texas Open Meeting Act, all meetings of the Board of Adjustment shall be open to the public and subject to the Texas Open Meetings Act, as amended.
5. The Board of Adjustment shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicate such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of Adjustment and shall be a public record.

C. Appeals

1. Appeals to the Board of Adjustment can be taken by any person aggrieved, or by an officer, department or board of the municipality affected by the decision of the Building Official.
2. Appeals shall be taken within 15 days after the decision has been rendered by the Building Official, by filing with the Director and with the Board of Adjustment, a notice of appeal specifying the grounds on which the appeal is based. The Director shall then transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.
3. An appeal shall stay all proceedings of the action appealed from unless the Building Official certifies to the Board of Adjustment, after the notice of appeal shall have been filed with the Director, that by reason of facts stated in the certificate, a stay would, in the Building Official's opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed, otherwise, than by restraining order that may be granted by the Board of Adjustment or by a court of record on application on notice to the Building Official and due cause shown.
4. The Board of Adjustment shall fix a reasonable time for the hearing of an appeal, give the public notice by posting such notice in the mail addressed to all owners of real property located within 200 feet of property on which the appeal is made and by publishing notice of such hearing in a newspaper of general circulation in the City. Both the posted and published notice shall be given at least ten days prior to the date set for the hearing. Upon the hearing, any party may appear in person or by attorney or by agent.

D. Jurisdiction

When in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board of Adjustment may, in specific cases, after public notice and public hearing, and subject to appropriate conditions and safeguards, authorize the following special exceptions to the regulations:

1. Permit the reconstruction, extension or enlargement of a building occupied by a nonconforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use and permit the expansion of off-street parking and off-street loading for a nonconforming use.
2. Permit modifications of the height, yard, lot area coverage, floor area, minimum access, parking regulations as may be necessary to secure appropriate development of a parcel of land that differs from other parcels in the district by being of such restricted area, shape or slope, that it cannot be appropriately developed without modification.
3. Require the discontinuance of nonconforming uses of land or structure under any plan where the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity of all property to conform to the regulations of this zoning ordinance. All actions to discontinue a nonconforming use of land and

structure shall be taken with due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconforming use and the conservation and preservation of property. The Board of Adjustment shall from time to time, on its own motion or upon cause presented by interested property owners or upon request of the City Council, inquire into the existence, continuation or maintenance of any nonconforming use with the City.

E. Actions of the Board

1. In exercising its powers, the Board of Adjustment may, in conformity with the provisions of Texas Local Government Code §§211.009 and 211.010, as amended, revise or reform, wholly or partly, or may modify the order, requirement, decisions, or determinations of the Director appealed from and make such order, requirement, decision or determination as ought to be made and shall have all the powers of the officer from whom the appeal is taken including the power to impose reasonable conditions to be complied with by the applicant.
2. The concurring vote of four members of the Board of Adjustment shall be necessary to revise any order, requirement, decision or determination of the Director, or to decide in favor of the applicant on any matter upon which it is required to pass under this zoning ordinance or to affect any variance to this zoning ordinance.
3. An appeal of a decision of the Board of Adjustment may be made in accordance with Texas Local Government Code §211.011, as amended.

6.2 MAP AMENDMENT

A. Authority

Any person or corporation having a legal or equitable ownership interest in any real property may petition the City Council for a change or amendment of the Zoning District Map or the regulations relating to a specific tract of land located within the City, or the Commission may on its own motion or on request from the City Council institute study and proposal for such changes and amendments in the public interest.

B. Procedure

1. The City Council may, from time to time, amend or change by ordinance the boundaries of the various zoning districts or the use and development regulations relating to a specific property in accordance with the manner provided by state law.
2. Before taking action on any proposed amendment or change, the City Council shall submit the proposed amendment to the Commission for its recommendation and report.
3. The Commission shall hold a public hearing on any application for any map amendment or change prior to making its recommendations and report to the City Council.
4. Written notice of all public hearings before the Commission on a proposed amendment or change to the Zoning District Map, including an amendment or change to the use and development regulations governing a specific tract of land,

shall be sent to all owners of real property lying within 200 feet of the property regarding which the change is requested. Notice shall be given not less than ten days before the date set for the hearing by posting such notice properly addressed and postage-paid to each taxpayer as the ownership appears on the last approved City tax roll.

5. A public hearing shall be held by the City Council before adopting any proposed map amendment or development regulation change relating to a specific tract of land. Notice of such hearing shall be given by publication in the City's official publication stating the time and place of such hearing, which time shall not be earlier than 15 days from the date of publication.

6. If a written protest against such change is submitted in accordance with Section 6.2.E by the owners of 20% or more of either (i) the area of the lots or land covered by the proposed change or (ii) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, such map amendment shall not become effective except by the favorable vote of three-fourths of all the members of the City Council.

7. In computing the percentage of land area under Subsection 6, above, the area of streets and alleys shall be included.

C. Public Notification Signage

1. Any person, firm or corporation requesting a change in zoning from one zoning classification to another zoning classification on a specific site or other amendments to the use and development regulations governing such property shall erect and maintain a sign, provided by the City upon said property. Such sign shall be:

a. Located within 15 feet of the closest, adjacent, most heavily traveled thoroughfare;

b. Located perpendicular to the street so as to be clearly visible and both sides of the sign are clearly readable from the thoroughfare and not obstructed in any manner;

c. Located so as not to create a hazard to traffic on, entering or leaving public rights-of-way abutting the property; and

d. Erected on the subject property at least 10 days prior to the hearing of such request by the Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the request by the applicant. Removal of the required public notification sign, by the applicant, prior to final action of the City Council shall constitute a withdrawal of the request.

2. It shall be unlawful for anyone to remove, destroy, deface or obstruct the view of a required sign which gives notice that a zoning hearing has been requested, however, it shall be an affirmative defense to prosecution of the underlying zoning request has been finally approved or denied by the City Council or if such request has been withdrawn by the applicant.

3. In the event the applicant should fail to erect or maintain any required sign in accordance with any appropriate standard in this section, then the public hearing before the Commission and/or City Council shall be postponed to a date in the future that should allow time for compliance.
4. The sign shall be two-sided and state that a zoning change is requested and shall list a phone number of an appropriate City department that may be contacted for information regarding this request.
5. There shall be a cost attributed to the receiving of each sign by the applicant and such cost shall be determined by resolution of the City Council.
6. Failure to comply with the posting of the signs required by this Section 6.2.C. or to otherwise strictly comply with the manner in which such signs are posted, shall not invalidate any public hearing or action taken by either the Commission or the City Council relating to a request to amend the zoning regulations relating to the property.

D. Site Plan Public Hearing Process for Local Government Public Facilities

New development or substantial expansion of Local Government Public Facilities shall require site plan review by the Commission and approval by City Council. Such site plans shall require public hearings following the procedure outlined below:

1. The Commission shall hold a public hearing to review the proposed site plan prior to making a recommendation to City Council. Written notice of this public hearing shall be sent to all owners of real property located within 200 feet of the development site. Such notice shall be given not less than ten days before the date set for the hearing by posting such notice properly addressed and postage paid to each taxpayer as the ownership appears on the last approved City tax roll.
2. A public hearing shall be held by the City Council before approving the proposed site plan. Notice of such hearing shall be given by publication in the official publication of the City of Farmers Branch stating the time and place of such hearing, which time shall not be earlier than 15 days from the date of publication.
3. City-owned park improvements, public safety facilities and public utility facilities shall be exempt from this public hearing process.

E. Written Protests Procedures

1. *Purpose.*
   a. State law expressly enables the governing body of a municipality to establish procedures for adopting and enforcing zoning regulations and district boundaries. Pursuant to that authority, the City Council enacts this Section 6.2.E governing the receipt of written protests submitted for the purpose of requiring the favorable vote of three-fourths of all members of the City Council to effect a change in a zoning district classification or boundary.
   b. This Section 6.2.E. is not intended to conflict with state law; it is being enacted at a time when the state law does not explicitly provide how, when, or where a written protest must be filed. The City Council expressly recognizes that this Section 6.2.E. may be partially or completely preempted at any such time that state law is amended to explicitly provide how, when, or where a written protest must be filed.

c. This Section 6.2.E. is intended to accomplish the following listed objectives that, in the opinion of the city council, are fully in keeping with the purposes, spirit, and intent of the state law:
   i. To allow city staff sufficient time to accurately calculate the land area percentages that determines the voting requirement;
   ii. To protect the rights of all parties by establishing minimum criteria to assure the reliability of written protests received;
   iii. To protect the rights of those protesting by establishing procedures and deadlines which are not unduly burdensome or restrictive; and
   iv. To promote order and maintain the integrity of the zoning process.

2. *Form of protest.*

a. A protest must be in writing submitted on a form prepared by the city secretary and, at a minimum, contain the following information:
   i. A description of the zoning case at issue;
   ii. The printed or typewritten names of all persons signing the protest of the proposed change in zoning district classification or boundary;
   iii. A description of the area of lots or land owned by the protesting parties that is either covered by the proposed change or located within 200 feet of the area covered by the proposed change;
   iv. The mailing addresses of all persons signing the protest;
   v. The date and time the protest is signed; and
   vi. If signing the protest on behalf of the owner of property pursuant to a power of attorney, so indicate on the protest and submit a copy of the power of attorney with the protest.

b. The protest must bear the original signatures of all persons required to sign under Section 6.2.E.3, below.

c. The return of the notice provided to an owner pursuant to Section 6.2.B.3 shall not constitute a written protest pursuant to this Section 6.2.E.

3. *Who must sign.*

a. A protest must be signed by the owner of the property in question, or by a person authorized by power of attorney to sign the protest on behalf of the owner. If the property is owned by two or more people, the protest must be signed by a majority of the owners, or by a person authorized by power of attorney to sign the protest on behalf of a majority of the owners, except that in the case of community property, the city shall presume the written protest of one spouse to be the protest of both.

b. In the case of property owned by a corporation, the protest must be signed by the president, a vice-president, or by an attorney in fact authorized to sign the protest on behalf of the corporation. In the case of property owned by a general or limited partnership, the protest must be signed by a general partner or by an attorney in fact authorized to sign the protest on behalf of the partnership. In the case of property owned by a trust, the protest must be signed by the trustee(s) authorized under the trust agreement to perform actions with respect to the property.

c. Lots or land subject to a condominium regime are presumed to be commonly owned in undivided interests by the owners of all condominium units and under the control of the governing body of the condominium. For such lots or land to be included in calculating the lots or land area protesting a proposed rezoning, the written protest must state that the governing body of the condominium has authorized a protest in accordance with procedures required by its bylaws, and that the person signing the protest is authorized to act on behalf of the governing body of the condominium. A written protest signed by the owner of an individual condominium unit shall not be accepted unless the filing party produces legal documents governing the condominium which clearly establish the right of an individual owner to act with respect to his or her respective undivided interest in the common elements of the condominium.

d. For purposes of this subsection, the "owner" of the property for which a protest is being submitted shall be determined to be the owner of the property shown in the records of the Dallas Central Appraisal District as of the date of delivery of the protest to the city secretary. A person with only a leasehold or easement interest in property is not an "owner" for purposes of filing a protest pursuant to this subsection.

e. A person who is not named on the records of the Dallas Central Appraisal District as the owner of the property may submit additional information to the city attorney indicating that the person is the current record owner of the property identified in the protest. The determination of the city attorney as to the sufficiency of such information and whether or not the person should be considered the record owner of the property for purpose of filing the protest is final. Any additional information submitted pursuant to this paragraph (e) must be submitted by the deadline required for submission of the protest.

4. *Filing deadline.*

a. A written protest must be filed with the city secretary before noon of the business day immediately preceding the date advertised for the Commission or City Council public hearing in the statutory notice published in the official newspaper of the City. A protest sent through the mail must be received by the city secretary before the deadline.

b. Before the public hearing on the case, the filing deadline is automatically extended whenever the public hearing is re-advertised in the official newspaper of the city pursuant to statutory notice requirements.

c. After the public hearing has begun, and

i. the public hearing is concluded with no action being taken on the zoning amendment at the same meeting and a subsequent public hearing and advertising that public hearing in the official newspaper of the city pursuant to statutory notice requirements; or

ii. the public hearing is continued to a date certain as otherwise allowed under the Texas Open Meetings Act;

iii, the filing deadline may be extended to noon of the working day immediately preceding the newly advertised public hearing date or the date to which the public hearing is continued, as the case may be.

d. Written protests may be filed electronically be emailing the written protest as an attachment in .pdf format to the city secretary or by sending via facsimile transmission to the published facsimile telephone number for the office of the city secretary.

e. For purposes of determining compliance with the filing deadline, the date and time the city secretary's office actually receives the written protest is solely determinative.

5. *Withdrawals of protests filed.* Withdrawals of protests filed must be in writing and filed with the city secretary before the filing deadline for protests. The provisions of this subsection governing the form and filing of protests apply equally to withdrawals.

6. *Presumptions of validity.*

a. In all cases where a protest has been properly signed pursuant to this subsection, the city shall presume that the signatures appearing on the protest are authentic and that the persons or officers whose signatures appear on the protest are either owners of the property or authorized to sign on behalf of one or more owners as represented.

b. In cases of multiple ownership, the city shall presume that a properly signed protest which on its face purports to represent a majority of the property owners does in fact represent a majority of the property owners.

c. The presumptions in subparagraphs (1) and (2) above are rebuttable, and the city attorney may advise the city council that a presumption should not be followed in a specific case based on extrinsic evidence presented.

7. *Conflicting instruments.* In the event that multiple protests and withdrawals are filed on behalf of the same owner, the instrument with the latest date and time execution controls.

6.3 TEXT AMENDMENT

A. Authority

Any person or corporation having a legal or equitable ownership interest in any real property located in the City may petition the City Council for a text amendment to the provisions of this zoning ordinance, or the Commission may on its own motion or on request from the City Council institute a study and proposal for changes and amendments in the public interest.

B. Procedure

1. The City Council may, from time to time, amend, supplement, or change by Ordinance this zoning ordinance as provided by state law.
2. Before taking action on any proposed text amendment, the City Council shall submit the proposed amendment to the Commission for its recommendation and report.
3. The Commission shall hold a public hearing on any application for any text amendment or change prior to making its recommendations and report to the City Council.
4. A public hearing shall be held by the City Council before adopting any proposed text amendment. Notice of such hearing shall be given by publication in the City's official publication stating the time and place of such hearing, which time shall not be earlier than 15 days from the date of publication.

6.4 CERTIFICATE OF OCCUPANCY AND COMPLIANCE

No building erected, converted or structurally altered shall be used, occupied or changed in use, no land may be used, nor shall any basic change of use in land or structure be made until a certificate of occupancy and compliance has been issued stating that the building or proposed use of land or building complies with the provisions of this zoning ordinance and other applicable City ordinances.

A. A certificate of occupancy and compliance shall be applied for coincident with the application for a Building Permit and will be issued not later than ten days after the completion of the erection, alteration or conversion of such building or land provided such construction or change fully complies with the provisions of this zoning ordinance. A certificate of occupancy permit shall be considered evidence of the legal existence of a nonconforming use as contrasted to an illegal use and violation of this zoning ordinance.

B. A certificate of occupancy and compliance shall state that the building or proposed use of a building or land complies with all building or health laws or ordinances and with the provisions of this zoning ordinance. A record of all certificates shall be kept on file in the office of the Building Official, and copies shall be furnished on request to any person having a proprietary or tenancy interest in the land or building affected except where providing such copies is prohibited by law.

C. Notwithstanding anything herein to the contrary, neither the Director nor any other officer or employee of the City shall be authorized to grant a certificate of occupancy and compliance for a building which fails to comply fully with this zoning ordinance

unless the Director or other officer or employee of the City has been granted express authority by this zoning ordinance to grant a variance or special exception with respect to the regulation for which compliance has not otherwise been obtained. The City reserves the right to withdraw and/or terminate a certificate of occupancy and compliance which was issued to commence use of a property which is not fully compliant with this zoning ordinance at the time the certificate was originally issued.

6.5 SPECIFIC USE PERMIT

A. Procedure

1. The City Council after public hearing and proper notice asd required by state lawand after receipt and consideration of the recommendations of the Commission may authorize the issuance of Specific Use Permits for the uses indicated by "S" in the use table in Section 2.4C.
2. The Commission, in considering and determining its recommendations to the City Council on any request for a specific use permit, may require from the applicant plans, information, operating data and expert evaluation concerning the location and function and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to assure compliance of this zoning ordinance, establish conditions of operation, location, arrangement, and construction of any use for which a specific use permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from excessive noise, vibration, glare, offensive view or other undesirable or hazardous conditions.
3. All specific use permits approved in accordance with the provisions of this zoning ordinance in its original form or as hereafter amended shall be referenced on the Zoning District Map and a list of such permits shall be maintained in Appendix B of this zoning ordinance.

B. Interim Use

Upon application by any person or corporation having a legal or equitable interest in real property located within the City, the City Council, after public hearing and proper notice to all parties as required by state alw and after recommendations by the Commission may authorize the issuance of specific use permit -interim use for the uses of such property indicated by "S" in the use table, Section 2.4C.

1. The application for a Specific Use Permit - Interim Use shall include the following:
   - **a.** The nature and extent of the proposed use;
   - **b.** The nature and extent of all expenditures and capital improvements to the property contemplated by the applicant for the implementation of such use, and the applicant's best estimate of the cost;
   - **c.** The applicant's best estimate of the period of time required to recover such investment;

d. The expiration date of the Specific Use Permit - Interim Use for which the applicant is applying, which shall not be earlier than the date specified by the applicant pursuant to Section (a)a.i.1.c; and

e. The acknowledgment, consent and agreement of the applicant, any other person or corporation holding a legal interest in the property, and the holder or holders of all liens and encumbrances against the property of the following:

i. That the Specific Use Permit - Interim Use, if granted, will expire by its own terms on or before the expiration date specified by the applicant pursuant to Section (a)a.i.1.d;

ii. That the use for which the applicant seeks the Specific Use Permit - Interim Use to be granted shall be terminated on or before such date and the property may afterwards be used only in accordance with the zoning applicable to the property in effect on such date, excluding the uses permitted by the Specific Use Permit - Interim Use;

iii. That such parties have, and shall have, no right to continued use of the property for the use specified in the Specific Use Permit - Interim Use after such date, and that any and all such rights are and shall be expressly released, waived and abandoned;

iv. That any and all investment in the property made subsequent to or in reliance upon the issuance of the Specific Use Permit - Interim Use which has not been recovered prior to expiration of the Specific Use Permit - Interim Use may not thereafter be recovered through continued use of the property in the manner authorized by the Specific Use Permit -Interim Use; and

v. That as a condition to the effectiveness of the Specific Use Permit - Interim Use the contents of the application responsive to this section, signed by all of said parties, in recordable form, shall be filed in the Official Public Records of Dallas County, Texas.

2. The application for a Specific Use Permit - Interim Use shall not be granted unless the City Council finds and determines, on the basis of facts presented in the application at the public hearing, as follows:

a. That the proposed use is consistent with existing uses of adjacent and nearby property.

b. That the proposed use is not consistent with:

i. The reasonably foreseeable uses of adjacent and nearby property anticipated to be in place upon expiration of the term of the Specific Use Permit - Interim Use; and

ii. The use of the property contemplated by the City's Comprehensive Plan, as in effect on the date of granting of said permit;

c. That the proposed use will not impair development of adjacent and nearby property in accordance with the Comprehensive Plan during the period for which the Specific Use Permit - Interim Use is in effect;

d. That the proposed use will not adversely affect the City's Thoroughfare Plan and traffic patterns, as in effect at the time of granting of said permit, and as contemplated by the City's Comprehensive Plan; and

e. That any investment contemplated to be made by the applicant in the property subsequent to or in reliance upon the issuance of the permit may reasonably be expected to be recovered prior to the expiration date of the permit.

3. The expiration date of the Specific Use Permit - Interim Use shall be fixed by the City Council to be a date subsequent to the expiration of the time for recovery of applicant's investment in the property, as specified by the applicant pursuant to (a)a.i.1.c.

4. The Commission on considering and determining its recommendations to the City Council on any request for a Specific Use Permit - Interim Use (or any extension granted pursuant to Section 6.5B.5 may require from the applicant plans, information, operating data and expert evaluation concerning the location and function and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to assure compliance of this zoning ordinance, establish conditions of operation, location, arrangement and construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as Specific Use Permit - Interim Use (or any such extension), the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous conditions.

5. Within 90 days prior to expiration of the Specific Use Permit - Interim Use, or any extension granted pursuant to this section or at any time afterwards, the City shall give written notice to all persons or corporations known to the City to have an interest in the property stating that all uses permitted by the terms of the permit shall, unless extended pursuant to 6.5B.6, cease 90 days after the date of the notice, such that the only uses permitted upon the property afterwards shall be those permitted by the zoning applicable to the property in effect on such date, excluding the uses permitted by the specific use permit.

6. Within 30 days after the expiration date of the notice, any party having a legal interest in the property may initiate a zoning case or an extension of the SUP-Interim Use pursuant to this paragraph. The City Council, after public hearing and proper notice to all parties affected, and after recommendation of the Commission, shall consider the matters set out in Section 6.5B.2 and shall either:

a. Grant an extension of the specific use permit for so long as to reasonably anticipate it will remain in effect and continue to apply to the property, or

b. If it does not so find, order the use terminated.

7. The applicant and each person or corporation having a legal or equitable interest in the property shall cease and terminate the use authorized by the specific use permit on or before the later of:

a. The 90th day after the date of the expiration notice given pursuant to Section 6.5B.5; or

b. If applicable, the 30th day after the order of termination pursuant to Section 6.5B.6.

c. It shall be unlawful for any person or entity to use the property for any use or purpose not permitted by the zoning applicable to the property on such date, excluding the uses permitted by the Specific Use Permit - Interim Use.

8. Each Specific Use Permit - Interim Use approved in accordance with the provisions of this zoning ordinance, in its original form or as amended shall be referenced as such on the Zoning District Map.

9. An applicant for a Specific Use Permit pursuant to Section 6.5, whose application is denied, may, notwithstanding any policies or procedures of the Commission to the contrary, amend said application to apply for a Specific Use Permit - Interim Use pursuant to Section 6.5B, at any time after said denial.

10. Upon granting of a Specific Use Permit - Interim Use, and as a condition to the effectiveness, a notice containing the information set forth in Section (a)a.i.1.e, signed and acknowledged by the applicant, any other person or corporation having a legal or equitable ownership interest in the property and the holder or holders of all liens and encumbrances against the property, shall be recorded in the Official Public Records of Dallas County, Texas.

C. Termination of Specific Use Permits

1. If new construction is required to comply with a Specific Use Permit or to be able to use property for the use for which a Specific Use Permit is granted, a building permit for the property described in the Specific Use Permit shall be obtained from the City not later than six months after the effective date of the ordinance granting the Specific Use Permit provided, however, the Director may authorize one or more extensions of such deadline for a period totaling not more than an additional one year after the original deadline. A specific use permit and the ordinance granting same shall terminate and be of no further effect if (i) a required building permit has not been issued within the time required by this section, or. (ii) if a building permit has been issued but has subsequently expired.

2. If no new construction is required to comply with a Specific Use Permit or to make the property usable for the use for which a Specific Use Permit is granted, the specific use permit and the ordinance granting same shall expire and be of no futher effect if a certificate of occupancy is not obtained and use of the property for which the Specific Use Permit granted has not commenced within six months after the effective date of the ordinance granting the specific use permit unless such ordinance grants a longer period of time to commence such use.

3. If for a period in excess of 180 days (i) a building or property subject to a Specific Use Permit is vacated, or (ii) a building or property, though still occupied, is not being used for the purpose for which the Specific Use Permit was granted, the Specific Use Permit shall terminate and the use of the building or property described in the Specific Use Permit shall thereafter conform to the

regulations of the original zoning district of such property unless a new and separate Specific Use Permit is granted for continuation of the use for which the original Specific Use Permit was granted.

4. The provisions of this Section 6.5.C. shall also apply to a Specific Use Permit –Interim Use.

6.6 NONCONFORMING USES AND STRUCTURES

A. Any use or structure which does not conform with the regulations of the zoning district in which the use or structure is located shall be deemed a nonconforming use or structure when::

1. The use or structure was in existence and lawfully operating prior to September 23, 1957 (the effective date of Ordinance No. ____), and since that date has been continuously operating (in the case of the use) or in existence (in the case of the structure).

2. The use or structure was in existence and lawfully operating prior to February 24, 1969 (the effective date of Ordinance No. ____) and since that date has been continuously operating (in the case of the use) or in existence (in the case of the structure).

3. The use or structure was in existence and lawfully operating prior to the effective date of this zoning ordinance and since that date has been continuously operating (in the case of the use) or in existence (in the case of the structure).

4. The use or structure was in existence at the time of annexation into the City and has been in regular and continuous use (in the case of the use) or existence (in the case of the structure) since the date of annexation.

B. Any nonconforming use of land may be continued for definite periods subject to regulations the Board of Adjustment may adopt for immediate preservation of the adjoining property prior to the ultimate removal of the nonconforming use.

C. The Director may grant a change of occupancy from one nonconforming use to another, provided the use is within the same, or higher or more restricted classification as the original nonconforming use.

D. In the event a nonconforming use is changed to another nonconforming use which is more restrictive, it shall not later be changed to a less restrictive classification of nonconforming use and the prior less restrictive classification shall be considered to have been abandoned

E. Any nonconforming use of property may be changed to a permitted use. When a nonconforming use of property is changed to a permitted use, the property may no longer be used for the prior non-conforming use.

F. If a non-conforming structure is damaged or destroyed by fire, the elements or other cause such that the cost of reconstruction of the structure to substantially its condition prior to the event causing the damage or destruction exceeds 50% of the appraised value of the non-conforming structure prior to the event resulting in such damage or destruction, the structure may not be rebuilt except in compliance with the provisions of this zoning ordinance.

G. If a nonconforming structure is damaged such that the cost of reconstruction of the structure to substantially its condition prior to the event causing the damage or destruction does not exceed 50% of the appraised value of the non-conforming structure prior to the event resulting in such damage or destruction, the non-conforming structure may be reconstructed subject to the following:

1. If the nature of the non-conformity relates to the location of the struction to one or more of the required setbacks on the property, and the structure can be rebuilt in a manner that (a) maintains the floor area of the structure prior to the damage and (b) eliminates the non-conformity, the structure shall be rebuilt in such a manner as to reduce the non-conforming nature of the structure as much as reasonably possible; and
2. The reconstruction of the building shall not increase the prior non-conformity or create a new basis for the structure being non-conforming.

H. No nonconforming use may be expanded or increased beyond the lot or tract upon which such nonconforming use was located as of the date such use became non-conforming except, however, to provide off-street parking or off-street loading space upon approval of the Board of Adjustment.

I. When the use of property for a nonconforming use is abandoned or discontinued, all rights to continue the use of the property for such nonconforming use shall cease and the use of the property thereafter shall conform to this zoning ordinance. Abandonment shall involve the intent of the user or owner to discontinue a nonconforming operation and the actual act of discontinuance. Any nonconforming use which is discontinued for a period of six months shall be deemed to have been abandoned.

J. In the I-RU zoning district, no nonconforming use may be expanded, except as otherwise provided. Prior to the issuance of any permit for an addition or modification to the site or building, the Director shall determine if the proposed modification will expand the nonconforming use and/or if the modification will adversely impact surrounding properties. If it is determined that the proposed modification will expand the nonconforming use or have an adverse impact on adjacent properties, the nonconforming use shall be brought into a legal conforming status as a condition of granting any building permit.

K. Notwithstanding anything in this Section 6.6 to the contrary, a one-family or two-family dwelling constructed prior to August 24, 1970, which does not provide the number of off-street parking spaces required by Section 4.3, the one-family or two-family dwelling structures shall be considered a conforming structure for all purposes under this zoning ordinance.

6.7 PENALTY FOR VIOLATIONS

Any person violating any of the provisions of this zoning ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be subject to a fine not to exceed $2,000 for each offense and a separate offense shall be deemed committed upon each day during or on which a violation occurs.

Article 7. Definitions

7.1 WORD USAGE

Certain words in this zoning ordinance are defined as follows:

A. Words used in the present tense include the future words;

B. Words in the singular number include the plural number and words in the plural number include the singular number;

C. The word "building" includes the word "structure;"

D. The word "lot" includes the words "plot" or "tract;"

E. The word "shall" is mandatory and not discretionary.

7.2 DEFINITIONS OF WORDS, TERMS, AND PHRASES

All words and their definitions as defined in this Article are applicable throughout the entire zoning ordinance, except as provided for in any amending ordinance, and any reference to words and definitions in any part of this zoning ordinance shall be defined by this Article if needed to be defined otherwise than by their plain and ordinary meaning. Definitions for specific uses are listed in Section 7.3.

Accessory Building - A separate building or structure from the main building, used for purposes incidental to the main use of the premises.

Accessory Building (Attached) - An accessory building that is either physically attached to the main building or that by its location on the lot is required to meet the same setbacks as the main structure.

Accessory Building (Detached) - An accessory building that is located entirely in the rear half of the lot; and located entirely in the rear yard; and is separated from the main building by a minimum distance of six feet.

Accessory Use - A use subordinate to and incidental to the primary use of the main building or to the primary use of the premises.

Alley - A public space or thoroughfare which affords only secondary means of access to abutting property by motorized vehicle, typically located on the side or rear of a lot.

Atmosphere - The air that envelops or surrounds the earth. Where air contaminants are emitted into a building not designed specifically as air pollution control equipment, such emission into the building shall be considered emission into the atmosphere.

Atmospheric Pollution - The discharging from stacks, open storage, chimneys, exhausts, vents, ducts, openings, or open fires of such air contaminants as visible emissions, sulfur dioxide, particulate matter, hydrocarbons, fumes or similar material or gases.

Background Noise - Noise from all sources other than that under specific consideration including traffic operating on public thoroughfares.

Block - An area surrounded by streets, highways, railroad rights-of-way, public walks, parks, green strips, rural lands, rivers, lakes, streams, or other bodies of water, drainage channels, or a combination of any of the foregoing. If used as a term of measurement, “block” shall mean the distance along a side of a street between the nearest two streets which intersect said street on said side.

Building - Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.

Building Line - A line parallel or approximately parallel to the street line at a specified distance away making the minimum distance from the street line that a building may be erected.

Building Official - The City Employee appointed by the City Manager to serve as the City's Chief Building Official or other person charged with the enforcement of the City's zoning and construction ordinances and regulations.

Cellar - A building story with more than one- half its height below the average level of the adjoining ground. A cellar shall not be counted as a story in computing building height.

Certificate of Occupancy and Compliance - An official certificate issued by the City through the enforcing official which indicates conformance with or approved conditional waiver from the zoning regulations and authorizes legal use of the premises for which it is issued.

City Council - The City Council of the City of Farmers Branch, Texas.

City Manager - The City Manager of the City of Farmers Branch, Texas.

Code of Ordinances – The Code of Ordinances of the City of Farmers Branch, as amended or recodified.

Combustion - The rapid exothermic reaction of any material with oxygen.

Commission – The City of Farmers Branch Planning and Zoning Commission.

Comprehensive Plan – Long term planand any subsequent amendments thereto.

Court - An open, unoccupied space, bounded on more than two sides by the walls of a building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court is a court having one side open to a street, alley, yard or other permanent space.

Coverage - The area of a lot or tract covered by the roof or first floor of a building, but not including the first two feet of the area of any roof eaves extending from the walls of a building.

District – An area of the City with boundaries established by the City Council to which - regulations governing the area, height, andr use of the land and buildings within said area have been established in accordance with this zoning ordinance and applicable state law.

Director - The person appointed by the City Manager to be employed as City's Community Services Director or such person designated by the Community Services Director.

Emission - The act of passing into the atmosphere an air contaminant or a gas stream which contains or may contain an air contaminant or the material so passed into the atmosphere.

Emission Points - The location (place in horizontal plane and vertical elevation) at which an emission enters the atmosphere.

Exhaust Gas Volume - The total volume of gas emitted from an emission point.

Family - Any number of individuals living together as a single housekeeping unit in which not more than two individuals are unrelated by blood, marriage or adoption when residing in multi-family zoning districts, or high density residential areas, or in a one-family dwelling containing one or two bedrooms; or not more than three individuals unrelated by blood, marriage or adoption when residing in a one-family dwelling containing three or more bedrooms. Foster children shall be considered as a related member of the family.

Frequency - The number of oscillations per second in a sound wave.

Full-time domestic service worker - An adult that performs domestic duties on a full-time basis for the owner/occupant of the main building at the premises. Domestic duties may include, but are not limited to cooking, household cleaning, laundry, lawn maintenance and child care for the owner/occupant's children.

Gas – Any fluid, either combustible or noncombustible, which is produced in a natural state from the earth and which maintains a gaseous or rarefied state at standard temperature and pressure conditions and/or the gaseous components or vapors occurring in or derived from petroleum or natural gas.

Gas Compressor – Means any machinery or equipment needed to adjust the pressure of gas being extracted from the earth or transported through a pipeline. All Gas Compressor stations shall be completely enclosed and substantially soundproofed.

Gas Well – Any well drilled, to be drilled, or used for the intended or actual production of natural gas.

Guest/Servants Quarters - An accessory building designed and used for the temporary housing of immediate family members, personal guests or the housing of a full-time domestic service worker.

Immediate Family Member - A member of the occupant's family in the first degree of consanguinity. (i.e. spouse, child (including adopted), and parent)

Landscaping- Landscaping shall consist of any of the following or combination thereof: material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, or trees; and non-living structural material commonly used in landscaping, such as, but not limited to, rocks, pebbles, sand, walls, or fences but excluding paving.

Living Unit - The room or rooms occupied by a person and must include cooking facilities.

Lot - An undivided parcel or tract of land having its principal frontage upon a public street or officially approved placed and designated as a distinct tract.

Lot Lines - The lines bounding a lot.

Lot of Record - A lot which is part of a subdivision the plat of which has been recorded in the office of the County Clerk of Dallas County, or a parcel of land, the deed for which was recorded in the office of the County Clerk of Dallas County prior to February 24, 1969.

Main Building - The building or buildings on a lot which are occupied by the primary use.

Occupancy - The use or intended use of the land or buildings by proprietors, or tenants.

Octave Band - A term denoting all the frequencies between any given frequency and double that frequency.

Octave Band Filter - An electrical frequency analyzer designed according to the standards formulated by the formulated by the American Standards Association and used in conjunction with a sound level meter to take measurements in specific octave intervals.

Off-Street Parking - A location not within any public street, highway, or alley designed and intended for the parking of motor vehicles.

Open Space - Area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, porches and plant material.

Operation - Any physical action resulting in a change in the location, form or physical properties of a material, or any chemical action resulting in a change in the chemical composition or chemical or physical properties of a material. The following are given as examples, without limitation of the generality of the foregoing: heat transfer, calcination, double decomposition fermentation, pyrolysis, electrolysis, combustion material handling, evaporation mixing, absorption, filtration, fluidization, screening, crushing, grinding, demolishing, shoveling, bagging, etc.

Particulate Matter - Any material, except uncombined water, which exists in a finely divided form as a liquid or solid at standard conditions when released into the atmosphere.

Person - Any person, firm, associations, organization, partnership, business, trust, corporation, company, contractor, supplier, installer, user, or owner or any state or local governmental agency or public district or any officer or employee thereof. It includes the owner, lessor, lessee, tenant, licensee, manager and operator, or any of such, of any emission point or any source operation which may constitute a source of atmospheric pollution related thereto, or any interest in such emission point or operation source.

Ppm (vol) - Parts per million by volume.

Private Garage - An accessory building housing vehicles owned and used by occupants of the main buildings; if occupied by vehicles of others, it is a storage space.

Radio, Television or Microwave Towers - Structures supporting antennas for transmitting or receiving any portion of the radio spectrum, but excluding noncommercial antenna installations for home use of radio or television. In any event the use as a Microwave, radio, or television tower in a given zone is still subject to the height, setback and other requirements, etc., as per the zoning district requirement in which the tower is located.

Railroad Team Track - A siding for spotting and unloading or loading box cars or other railroad cars and which area is connected to a public street by a drive for access.

Railroad Track and Right-Of-Way – The area located within the boundaries of an easement or fee simple tract of land owned by a private or public entity that operates or has the right to operate trains on tracks located or that may be located within said area, but not including railroad stations, sidings, railroad team tracks, loading facilities docks, yards or maintenance areas.

Rear Half of the Lot - The portion of a lot located behind a line connecting the midpoints on the two opposite side lot lines of any lot, tract, or plot.

Re-Drill – The re-completion of an existing well by deepening or sidetrack operations extending more than 150 feet from the existing well bore.

Shrubs- Self-supporting, woody, evergreen species as normally will grow in Dallas County.

Sign shall have the same meaning as set forth in Section 6-30 of the Code of Ordinances.

Story – The height between the successive floors of a building or from the top floor to the roof. A half story (0.5) shall not exceed 50% of habitable floor area of the story directly beneath it.

Street - Any thoroughfare or public driveway, other than an alley, which has been dedicated or deeded to the public for public use.

Street Line - A dividing line between a lot, tract or parcel of land and a contiguous street, the right-of-way line.

Structural Alterations - Any change in the supporting member of a building, such as a bearing wall, column, beams or girders.

Structure - (same as Building).

Thoroughfare - (same as Street).

Top Plate - The top of the top structural support on which the rafters and/or joists rest.

Tower - means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers or monopole towers, for transmitting or receiving any portion of the radio spectrum, but excluding noncommercial antenna installations for home use of radio or television. The term includes telephonic, radio, data, and television transmission towers, microwave towers, telephone towers and the like.

Well – Any single hole or bore to any horizon, formation, or strata, for the purpose of producing gas, liquid hydrocarbon, brine water or sulfur water, of for use as an injection well for secondary recover, disposal or production of gas, or other hydrocarbons from the earth.

Yard - An open space other than a court, on the lot in which a building is situated and which is not obstructed from a point 40 inches above the general ground level of the graded lot to the sky, except as provided for roof overhang and similar architectural features and plant material.

Zoning District Map - The official certified map upon which the boundaries of the various zoning districts within the City are drawn and which is an integral part of the zoning ordinance as provided in Section 2.2.

7.3 DEFINITIONS OF USES

The following definitions define the meaning and intent of uses as set forth in the Use Table. Definitions for words, terms, and phrases are listed in Section 7.2.

Accessory Building or Structure – A building or structure, attached or detached and on the same lot as the main structure.

Adult Arcade – Any place to which the public is permitted or invited where coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

*Adult Bookstore or Adult Video Store_*– A commercial establishment that as one of its principal business purposes openly advertises or displays or offers for sale or rental for any form of consideration any one or more of the following: Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representations that depict or describe "specified sexual activities" or "specified anatomical areas"; or Instruments, devices, or paraphernalia that are designed for use in connection with "specified sexual activities".

Adult Cabaret – A commercial establishment that regularly features the offering to customers of live entertainment that is intended to provide sexual stimulation or sexual gratification to such customers and; is distinguished by or characterized by an emphasis on matter depicting, simulating, describing, or relating to "specified anatomical areas" or "specified sexual activities."

Adult Day Care Center - An establishment that provides counseling, recreation or food or any combination of these services on a daily or regular basis but not overnight to four or more elderly or handicapped persons who are not related by blood, marriage or adoption to the owner of the establishment. Clients of an adult day care center shall not require institutionalization in a hospital, nursing or convalescent home, or similar specialized facility. Such establishment shall not accommodate individuals who pose a direct threat to the health, safety, or welfare of themselves or others. An adult day care center shall be licensed by either the Texas Department of Health or the Texas Department of Human Services and operated in a manner consistent with such standards as may be promulgated by the Texas Department of Health, the Texas Department of Human Services and the City of Farmers Branch under its zoning and police power.

Adult Motel – A hotel, motel or similar commercial establishment that offers a sleeping room for rent for a period of time that is less than ten hours; or offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions that are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way that advertises the availability of this type of photographic reproductions; or allows a tenant or occupant of a sleeping room to subrent the room for a period of time hat is less than ten hours.

Adult Motion Picture Theater – A commercial establishment where for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown that are characterized by the depiction or description of "specified sexual activities."

Adult Theater – A theater, concert hall, auditorium, or similar commercial establishment that regularly features persons in a state of nudity or live performances that are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Airport, Landing Field or Heliport – A landing facility for fixed and rotary wing aircraft including terminal, fueling, repair, and storage facilities and subject to approval by the City of Farmers Branch.

Amusement, Commercial (indoors) – An amusement enterprise wholly enclosed in a building offering entertainment of games of skill, including, but not limited to, bowling, billiards, bingo, combative fighting, arcades with more than five coin operated devices, and similar uses that generate higher noise levels or parking requirements than general retail establishments.

Amusement, Commercial (outdoors) – Any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge where any portion of the activity takes place in the open including, but not limited to a golf driving range, archery range, baseball or softball batting cages, and miniature golf course.

Antique Shop - An establishment offering for sale, within a building, articles such as glass, china, furniture or similar furnishings and decorations which have value and significance as a result of age, design and sentiment.

Art Gallery – An establishment engaged in the sale, loan and/or display of works of art including, but not limited to, books, paintings, sculptures, and other similar media.

Bakery (Retail) – An establishment primarily engaged in the retail sale of baked or sugar based products.

Bakery (Wholesale) – A bakery in which there is permitted the production and/or wholesaling of baked goods, but where over the counter or other retail dispensing of baked goods shall be prohibited.

Bank or Financial Institution – An establishment, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds excluding pawnshops, check cashing businesses, payday advance/loan businesses and car title loan businesses.

Bar, Tavern, Lounge – An establishment primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

Bar/holding area – An area for serving and/or consumption of beer, wine, or mixed beverages, indicated on the approved floor plan of a qualifying restaurant holding a Specific Use Permit for serving beer, wine, or mixed beverages, not to exceed 20% of the floor area of the qualifying restaurant.

Beauty Salon (see Retail, Personal Services) – A commercial establishment wherein cosmetology is offered or practiced on a regular basis for compensation.

Beer and Wine Package Sales Establishment – An establishment engaged in the selling of beer and/or wine to the general public for off-site personal or household consumption and rendering services incidental to the sale of such goods.

Benevolence Storage and Distribution – Center operated by a eleemossynary corporation, where no food preparation is allowed, where there is no charge for the food or other goods, where no housing or shelter is allowed.

Boarding House or Rooming House – A building, other than a hotel, where lodging and/or meals for three or more persons are provided for compensation.

Bottling Plant – Manufacturing establishments producing or processing beverages for human consumption and certain related products in glass, plastic or metal containers.

Brewery – An industrial use that brews wines, ales, beers, meads and/or similar beverages on site. On-premise consumption of beverages is allowed on a case-by-case basis in accordance with applicable provisions of the Texas Alcoholic Beverage Code.

Brew Pub – A business owned and/or operated by the holder of a Brewpub License issued to the holder pursuant to Chapter 74 of the Texas Alcoholic Beverage Code.

Car Title Loan Business – A credit access business as defined in Texas Finance Code sec. 393.601(2), as amended, that makes motor vehicle title loans to consumers pursuant to Chapter 393, Subchapter G of the Texas Finance Code, as amended.

Car Wash – A business engaged in the washing and/or cleaning of vehicles, primarily automobile and passenger trucks (less than 8,000 pounds gross vehicle weight).

Catering Services – A business that prepares, supplies, and/or serves food consumed at a location other than the location where the substantial portion of the food preparation occurs.

Catering Vehicle (Cold Truck) – A mobile food establishment which conveys food from an approved commissary or servicing area; and from which only approved, prepackaged foods in individual servings are sold or conveyed in such a manner that no direct food contact results.

Cemetery or Mausoleum – Land used or dedicated to the burial of the dead and dedicated for cemetary purposes but excluding crematories.

Check Cashing Business – An establishment that (1) provides to the customer an amount of money that is equal to the face of the check or the amount specified in the written authorization for an electronic transfer of money, less any fee charged for the transaction, or where there is an agreement not to cash the check or execute an electronic transfer of money for a specified period of time; or (2) where the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose for compensation by any person or entity other than a retail seller engaged primarily in the business of selling consumer goods, including consumables to retail buyers, cashes checks or money orders or issues money orders or money transfers for a minimum flat fee as service that is incidental to its main purpose or business, provided such retailer does not

cash more than 100 checks in any calendar month. This definition excludes a state or federally chartered bank, savings and loan association or credit union, pawnshop or supermarket.

Commercial Parking Lot - An outdoor area devoted exclusively to the parking or storage of vehicles for a fee, but does not include storage of vehicles for sale or lease.

Commissary – A catering establishment, restaurant, or any other place in which food containers, or supplies are kept, handled, prepared, packaged or stored.

Community Center (Public) – A building and grounds owned and operated by a governmental body for the social, recreational, health or welfare of the City's residents and others.

Community Center (Private) – A building and grounds owned and operated by an individual or non-governmental entity used by members of a group or organization for social, cultural, or recreational purposes.

Community Garden – A lot or portion of a lot that is temporarily used for the production of vegetables, fruits, herbs and plant materials that may have public or charitable funding.

Country Club – An area of 25 acres or more containing a golf course and clubhouse which is available to a specific recorded membership. Such a club may include as adjunct facilities, a dining room, private club, swimming pool, cabanas, tennis courts and similar service and recreational facilities for the members.

Crematorium – A location containing properly installed, certified apparatus intended for use in the act of cremation.

Day Camp – A facility arranged and conducted for the instruction and organized outdoor recreation of children on a daytime basis.

Driving School – A school where people are taught to drive vehicles.

Dry Cleaning or Laundry Pick-Up Station – An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry cleaning equipment or machinery on the premises.

Dry Cleaners (Full Service) – An establishment or business that provides full laundry services to the general public.

Eleemosynary Corporation – A private corporation formed and operating pursuant to the Texas Non-Profit Corporation Laws (Texas Business Organizations Code ch. 22, as amended), and which is qualified as a tax exempt organization under Section 501(c)(3) of the Internal Revenue Code.

Enclosed Vehicle Storage Facility – A building or structure devoted exclusively to the parking or storage of vehicles for a fee, but does not include storage of vehicles for sale or lease.

Escort Agency – A person or business association that furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes, for a fee, tip, or other consideration.

Farms, Ranch Garden or Orchard – An area of five acres or more which is used for

growing of usual farm products, vegetables, fruits, trees, and grain and for the raising of the usual farm poultry and farm animals such as horses, cattle and sheep and including the necessary accessory uses for raising, treating and storing products raised on the premises, but not including the commercial feeding of offal and garbage to swine and other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.

Farmers Market – A a temporary establishment used by farmers and other individual vendors primarily for retail sale of food and homemade products that meet all applicable federal, state, and local laws regulating the preparation and sale of such products.

Feed Store – An establishment engaged in retail sale of supplies directly related to the day to day activities of agricultural production.

Food Processing – Manufacturing establishments producing or processing foods for human consumption and certain related products.

Fraternal Organization, Lodge or Civic Club – A society or association organized for the pursuit of some common objective by working together in a brotherly union. These organizations are not automatically a private club, but may also be a private club.

Furniture Store – A retail establishment where no less than 75% of the gross floor area is given to the sale display and storage of indoor household furnishings, including, but not limited to: chairs, sofas, tables, beds, mattresses, major household appliances, floor coverings, curtains and draperies, indoor window treatments, fireplace implements, and similar household merchandise. Specifically excluded are those retail establishments that primarily engage in the sale of consumer electronics, media products (i.e., music, video, software, etc.) and associated equipment.

Golf Course (Commercial) – A golf course constructed by a private individual or group and operated as a commercial enterprise other than a driving range, miniature golf or similar golf oriented commercial amusement.

Gun (Firearm) Sales – A person or entity engaged in the business of selling, transferring, or leasing; or advertising for sale, transfer, or lease, any firearm and/or ammunition, either directly or indirectly; and/or engaged in the retail sale of ammunition.

Holder of a Mixed Beverage Permit – Holder of a permit issued by the Texas Alcoholic Beverage Commission pursuant to Chapter 28 of the Texas Alcoholic Beverage Code.

Home Occupation – An activity conducted solely by a residing member of the occupant's family, in the main structure only and which does not: offer goods or services to a client(s) at the premises or; involve the employment or assemblage of assistants or other persons at the premises or; require structural alterations to the building or, involve the installation of machinery or equipment not customarily found at a residence or; involve any advertising or signage at the premises or; involve the dedication of greater than 20% of the building area to the storage or warehousing of any goods, equipment, materials, or other matter associated with the occupation at the premises or; cause the generation of additional traffic in the street or; cause additional parking at or around the premises or; cause the parking or storage of commercial vehicles at the premises or; create or emit any noise, odor, glare, or smoke outside of the main residence or; require additional utilities (other than telephone) to the premises. Exception: This definition is not intended to preclude the occasional visit

of a person to a premises due to a home occupation such as tutoring, piano lessons, or other similar non-disruptive home occupation.

Home for Care of Alcoholic, Psychiatric or Narcotic Patients – An institution offering resident treatment to alcoholic, narcotic or psychiatric patients.

Hookah/Smoke/Vapor Lounge – A business establishment for which the configuration of the floor area is to facilitate on-site consumption of tobacco, cigarette, and nicotine-enriched solutions.

Hospital (Acute Care) – An institution where sick or injured patients are given medical or surgical treatment intended to restore them to health and active life and which is licensed by the State of Texas.

Hospital (Chronic Care) – An institution where those persons suffering from illness, injury, deformity, deficiency or age, are given care and treatment on a prolonged or permanent basis and which is licensed by the State of Texas.

Hotel – A building or group of buildings whose primary function is to provide rooms for temporary lodging and where each room is gained from a completely enclosed area and which structure may contain a restaurant, conference room, fitness center, business center, gift shop, and other various personal services shops and provides customary hotel services such as linen, maid service, telephone, use and upkeep of furniture. Residence hotel, as defined, is included in this definition.

Household Appliance Sales – To include the sale and service of the following, but not necessarily limited to, radio, TV, refrigerators, etc.

Knife Sharpening Shop – A knife sharpening shop consists of picking up knives from restaurants, cafeterias, etc., bringing them back to the shop where they are sharpened and then delivered back to the restaurants, cafeterias, etc. A knife sharpening shop specifically excludes manufacturing, assembly, or retail sharpening.

Light Fabrication and Assembly Processes – Including the manufacture of jewelry, trimming decorations, and any similar item not involving the generation of noise, odor, vibration, dust or hazard.

Live/Work Units – Located in non-residentail zoning districts, the live/work unit allows one or more living spaces within a building zoned and/or used for non-residential uses.

Local Government Public Facilities – Any use, facility or structure owned, operated or controlled by the City that provides a governmental function, activity, or service for public benefit and which is exempt from zoning district regulations.

Local Utility Line – The facilities provided by a municipality or a franchised utility company for the distribution or collection of gas, water, surface drainage water, electric power or telephone service.

Massage Business – Any place of business where manipulative massage or manipulated exercises are practiced upon the human body for consideration whether with or without the use of mechanical therapeutic or bathing devices, in a State of Texas licensed hospital by a duly licensed physician or chiropractor; by a duly licensed beautician or barber in a licensed beauty shop or barber shop; in an establishment where State of Texas registered

physical therapists treat only patients recommended by a licensed physician and operate under such physician's direction or any registered massage establishment under Chapter 455 of the Texas Occupations Code, as amended.

Mobile food preparation vehicle (hot/food truck) – A food establishment upon which food is cooked and packaged for service, sale or distribution from a truck, bus or trailer.

Mortuary or Funeral Home – An establishment providing services such as preparing the human dead for burial and arranging and managing funerals and may include limited caretaker facilities.

Motel – A building or group of buildings whose main function is to provide rooms for temporary lodging in which the rooms are directly accessible from an outdoor parking area and provides customary services such as linen, maid service, telephone, and upkeep of furniture.

Multiple-Family Dwelling (Apartments) – Any building or portion of a building, which is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or place of residence by three or more families living in independent dwelling units.

Museum – A commercial or non-commercial establishment for preserving and exhibiting to the public artistic, historical, scientific, natural or man-made objects of interest. Such activity may include the sale of the objects collected and memorabilia, the sale of crafts work and artwork, boutiques, and the holding of meetings and social events.

Nude Model Studio – Any place where a person who appears in a state of nudity or displays "specified anatomical areas" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Nursing Home or Residence Home for Aged – A facility established for profit or non-profit which provides nursing care and related medical services on a 24-hour per day basis to two or more individuals because of illness, disease, or physical or mental infirmity.

One-Family Dwelling (attached) – A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall and which is designed for occupancy by one family and is located on a separate lot, delineated by front, side and rear lot lines.

One-Family Dwelling (detached) – A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract and occupied by one family.

Open Storage/Outside Storage – The placement, keeping or storage of personal or business property, including, but not limited to, motor vehicles in an area outside an enclosed building.

Park or Playground (Public) – An open recreation facility or park owned and/or operated by a governmental entity and accessible for use by the general public.

Parking Lot Structure, Commercial (Auto) – An area or structure devoted to the parking or storage of automobiles for a fee. May include, in the case of a parking structure only, a facility for servicing of automobiles provided such facility is primarily an internal function

for use only by automobiles occupying the structure and creates no special problems of ingress and egress.

Payday Advance/Loan Business – An establishment that makes small consumer loans, usually backed by a postdated check or authorization to make an electronic debit against an existing financial account, where the check or debit is held for an agreed-upon term, or until an applicant's next payday, and then cashed unless the customer repays the loan to reclaim such person's check.

Permanent Make-Up or Cosmetics (See Retail, Personal Services) – Tattooing which is limited to the insertion of a pigment under the skin on a person's face (1) in the area of a person's eyes for the purpose of creating permanent eye shadow on the person's eyelids, eyebrows, or eyeliner; or (2) on or adjacent to a person's lips for the purpose of creating permanent lip color or lip liner

Pharmacy – A retail establishment in which the primary purpose is the sale of drugs, medical supplies and other aids to wellness and may also include the sale of foodstuffs, miscellaneous retail items and provide services, such as photography reproduction and/or in-house clinics.

Playfield or Stadium (Public) – An athletic field or stadium owned and operated by a governmental entity for the general public including a baseball field, golf course, football field or stadium.

Pre-Packaged Food and Beverages – Food items and beverages sold to a consumer in the original container and include, but are not limited to, soft drinks, bottled water, beer, wine, milk and juices.

Pre-Packaged Retail Sales (Drive Through) – A business whose primary activity is the retail sale of pre-packaged food and beverages, to the occupants of a motor vehicle for off-premise consumption, with a drive through facility, including a drive through building that allows the interior passage of motor vehicles or where vehicles may pull into the building, or any other means of conducting sales without requiring customers to exit their vehicle.

Private Club – An association of persons, whether incorporated or unincorporated under the laws of the State of Texas, that is the holder of a valid and subsisting private club permit issued by the Texas Alcoholic Beverage Commission and whose stated purpose is for the promotion of some common object and whose members must be passed upon by a committee made up of members of the club.

Public Building, Shop or Yard of Local, State, Federal Government – Facilities such as office buildings, maintenance yards or shops required by branches of Local, State or Federal Government for service to an area such as Highway Department Yard or City Service Center.

Qualifying Restaurant – An existing or proposed eating establishment whose gross sale of food and non-alcoholic beverages shall constitute at least 50% of the establishment's combined gross sales of food, non-alcoholic and alcoholic beverages quarterly.

Rectory, Convent or Monastery – Dwelling units for the housing of religious organization personnel affiliated with the worship facility on the same platted lot.

Recycling Plant – A facility that is semi enclosed or enclosed to limit dust and particulates

from escaping the property where clean products (non-putrescent) and materials are rocessed to reclaim useful components for future use. Must be TCEQ approved.

Reflexology (Hand and Foot Massage) – Massage limited to work on the hands and feet that does not involve manipulating soft tissue, stroking, rubbing, tapping, stretching, bathing, scrubbing, or the use of oils or lotions or the touching of any other part of the body (e.g. cannot start rubbing the ankles as part of foot reflexology). The person performing reflexology must also not represent that he or she is a massage therapist or use any of the other protected terms without being licensed as a massage therapist.

Residence Hotel – A multi-dwelling unit extended stay lodging facility consisting of efficiency units or suites with a complete kitchen suitable for long-term occupancy. Customary hotel services such as linen, maid service, telephone, and upkeep of furniture shall be provided. Meeting rooms, club house, and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this zoning ordinance.

Restaurant, with Drive-in Service – Any eating establishment that either serves food to occupants of parked automobiles or offers facilities that would encourage patrons to eat in parked vehicles.

Restaurant, Non Drive-in w/o Outside Sales Window – A structure in which the principal use is the preparation, sale, and consumption of food and beverages and having no outside sales window and or drive-in service.

Restaurant (Only in Section 2.6) – Unless specifically delineated otherwise, the term "restaurant" shall mean a qualifying restaurant where the operator is the holder of a mixed beverage permit or a private club permit.

Retail, General – The selling of goods, wares, or merchandise, directly to the ultimate consumer or persons without a resale license.

Retail, Personal Services – An establishment whose primary activity is the provision of assistance of a personal nature, as opposed to the sale of products, and is mainly the act or any results of useful labor, which does not in itself produce a tangible commodity.

Retail, Warehouse (Big-Box) – A singular retail or wholesale user who occupies no less than 50,000 square feet of gross floor area.

Retail Store Sales Consisting Primarily of Specialty and Novelty Items – The term “Specialty and Novelty Items” is defined as:

1. Paraphernalia such as water pipes, bongs, carburetors, stones, cigarette rollers, syringes, small rubber hoses, roach clips, incense burners, specialty spoons, cocaine holders, and other types of paraphernalia that are readily usable instruments to assist in the use and consumption of illegal drugs.
2. Wearing apparel containing obscene pictures or words, such apparel being T-shirts, belt buckles, jewelry or any other wearing apparel.
3. Salves, ointments, jells, creams, jellies lotions and oils advertised as or designed as a sexual stimulus.
4. Magazines, books, records, cassettes, pictures, drawings and other similar material depicting and describing sexual conduct in a manner that is designed for adult use and consumption.

5. Incense.
6. The term "primarily" is defined as gross monthly sales of specialty and novelty items representing more than 50% of total sales.

Residential Activity – An activity, not-for-profit, conducted by a residing member of the occupant's family in the main or accessory structures which does not: offer goods of services to a client(s), friend(s), or acquaintance(s) at the premises or; involve the employment or assemblage of assistants or other persons at the premises or; require structural alterations to a building or; involve the installation of machinery or equipment not customarily found at a residence or; involve the manufacturing, re-manufacturing or repair of vehicles, machinery or equipment (beyond incidental and occasional vehicle or other equipment maintenance provided all vehicles and/or equipment that is the property of a residing member of the occupant's family and is associated with the residential use) or; involve any advertising or signage or; involve the storage or warehousing (greater than five percent of the building area) of any heavy equipment, cause the generation of additional traffic in the street or: cause additional parking at or around the premises or; cause the parking or storage of commercial vehicles or utility trailers at the premises for non-residential purposes or; create or emit any noise, odor, glare, or smoke outside of the main or accessory buildings or; require additional utilities (other than telephone) to the premises.

Rooming House – (See Boarding House).

School, Business or Trade – A business organized to operate for a profit and offering instruction and training in a service or art such as a secretarial school, barber college, beauty school, or commercial art school.

School, College or University – An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

School, Denominational (or Day Care) – An educational facility sponsored or operated by an organization established for religious purposes that has a curriculum for preschool; elementary or secondary education.

School, Nursery, Kindergarten or Day Care – An establishment where 7 or more children are housed for care or training during the day or portion of the day.

School, Public – A school under the sponsorship of a public agency or otherwise determined to be a public school under the Texas Education Code and having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or commercial schools.

Self Storage Facility – Individualized storage units which are leased to the general public and are located within an encompassing, totally enclosed building structure; having common use of utilities, loading/unloading doors; personnel doors; and to which there is no access available to an individual storage unit except by common corridors within the encompassing building structure.

Sexually Oriented Businesses – An Adult Arcade, Adult Bookstore, Adult Video Store, Adult Cabaret, Adult Motel, Adult Motion Picture Theater, Adult Theater, Escort Agency, Nude Model Studio, Sexual Encounter Center.

Sexual Encounter Center – A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration: physical contact in the form of wrestling or tumbling between persons of the opposite sex; or activities between, male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity.

Shooting Range (Indoor) – A structure used for archery and/or the discharging of firearms for the purposes of target practice or temporary competition.

Snack and Sandwich Shop – A non-drive-in restaurant without an outside sales window in which only sandwich and snack type foods are sold and within which there is no cooking or food preparation. That such snack and sandwich shops shall be operated only during normal business hours and on normal business days.

Stable, Boarding – A stable and related open pasture where horses are quartered for owners on a fee basis. No horses or other livestock shall be stabled or corralled within 100 feet of any bounding property line.

Stable, Commercial – An establishment where horses are kept and rented to the general public for riding. No horses or other livestock shall be stabled or corralled within 100 feet of any bounding property line.

Stable, Private Club – A paddock, stable and related riding and quartering facilities for horses owned by a specific number of recorded members and maintained for the exclusive use of such members and guests. No horses or other livestock shall be stabled or corralled within 100 feet of any bounding property line.

Supermarket – Means a retail food market or combination retail food market and department store with more than 40,000 square feet of gross floor area.

Swim or Tennis Club – A private recreational club with restricted membership, usually of less area than a Country Club but including a clubhouse and a swimming pool, tennis courts and similar recreational facilities none of which are available to the general public.

Tattoo Studio – Any establishment, place of business, or location, other than a licensed medical facility, or an office or clinic of a person licensed by the Texas State Board of Medical Examiners, where adornment of any part of the human body or head, whether artistic, cosmetic or otherwise, is practiced through the use of needles, scalpels, or any other instrument, designed to touch, penetrate or puncture the skin for purposes of: inserting, attaching or suspending jewelry, decorations or other foreign objects; producing an indelible mark or figure on the human body or head by scarring skin or flesh; producing an indelible mark or figure on the human body or head by inserting a pigment under or upon the skin; or permanently changing the color or other appearance of the skin. This term shall not, however, include piercing an ear with a disposable, single-use stud or solid needle that is applied using a mechanical device to force the needle or stud through the ear.

Telephone Exchange, Switching Relay and Transmitting Equipment – but not including public business facilities, storage or repair facilities.

Temporary Carnival or Circus – An activity where one or more of the following take place: mechanized rides, games of chance, an exhibition of feats of physical skill and daring by either humans or animals, or the exhibition of animals for petting by patrons.

Temporary Field or Construction Building – A trailer, structure or shelter for temporary office use, subject to removal by order of the Director, used in connection with a development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees and equipment. Temporary buildings and temporary building materials storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the Director for cause shown. Upon completion or abandonment of construction or expiration of permit, such field offices and buildings shall be removed at the direction of the Director.

Temporary Outside Sales – The placement of articles for sale by a business on a private sidewalk or in a private parking lot serving that business, which are representative of merchandise offered normally for sale inside the business, for temporary periods of time.

Temporary Real Estate Office – A model home or homes, which may include enclosed garages, for temporary real estate sales, used in conunction with the development of a housing subdivision on which the model home is located. Temporary interior storage of materials representing options for potential homeowner is allowed during the sales period. Upon completion of a specific number or percentage of homes, such temporary office shall be converted for individual sale and retail sales will no longer be allowed. Such threshold to be determined by the Director.

Truck Parking Lot – Any area, used for the parking or storage of trucks or trailers larger than 3/4 ton in size.

Tires and Wheel Accessories – A retail establishment engaged in the sale and/or installation of tires and wheels for vehicles.

Tobacco Store – A business establishment for which more than 50% of the gross floor area is dedicated to the display and retail sale of tobacco products such as cigars, pipe tobacco, cigarettes and electronice cigarettes.

Two-Family Dwelling – A single structure designed and constructed with two living units under a single roof for occupancy by two families.

Vehicle – Every device in, upon or by which any person or property is or may be transported or drawn or moved upon a street, highway, waterway or airway, and shall include any automobile, bus, truck, tractor, motor house, farm machinery, motorcycles, scooters, mopeds, all-terrain vehicles, boats, aircraft, recreational vehicles, golf carts, go-carts, trailers, fifth-wheel trailer, camper, camper shells, wheeled towing frames, semi-tractor trailers, truck beds mounted on chassis and mobile homes. This definition does not include non-motorized bicycles, small engine lawn mowers and devices of similar scale.

Vehicle Parts and Accessory Sales (Indoor) – A retail establishment devoted to sale of vehicle parts or accessories. No installation or service activities allowed within this business.

Vehicle Maintenance – Routine preventative maintenance services to vehicles, limited to such activities as the following; replacement of batteries; diagnostic services; lube services; filter changing; replacement of brakes; performing state inspections and making minor repairs to pass said inspection; glass repair; upholstery; paintless dent repairs; and minor installation of accessories such as car alarms, radios, window tinting, pin striping and similar accessories. All services shall be performed inside and outdoor storage is not

allowed.

Vehicle Repair – A general repair or reconditioning of a vehicle and its parts including; drivetrain, HVAC systems and electrical systems; alignment of brakes; paint and body shop; part repair or engine rebuild; undercoating; muffler and exhaust; custom shop. All services shall be performed inside with limited outdoor storage

Worship Facility – A place of worship and religious training that may also include one dwelling unit for the housing of religious organization personnel.

Wrecking or Auto Salvage Yard – A yard or building where automobiles or machinery are stored, dismantled and/or offered for sale as whole units, as salvaged parts or as processed metal.

Appendix A: Planned Development Ordinances

PD#	Ord#	Date	Description	Address / Location
PD-01	769	02/24/69	Planned Development District-1 (PD-1, O, LI) Research park uses including Office (O) and Light Industrial (LI) uses subject to approval of site plan and meeting the City of Farmers Branch Development requirements and observance of applicable area, parking, density, street, utility, access, and related zoning standards for the PD, O, and LI Districts. ***Partially incorporated into PD-51-b (11/05/84, Ord. #1513; and 11/04/85, Ord. #1610).***	The Centre. Between Alpha Road, Midway Road, and Valley View Lane.
PD-01	2044	04/19/93	Planned Development District-1 Amend Ord. No. 769, increasing FAR in PD-1 from 1:1 to 2:1 on tracts A, B, C, D, and E on attached exhibit "A".	The Centre. Between Alpha Road, Midway Road, and Valley View Lane.
PD-01	2264	07/15/96	Planned Development District-1 Amend Ord. No. 769, establishing sign standards for an office development.	The Centre. Between Alpha Road, Midway Road, and Valley View Lane.
PD-02	769	02/24/69	Planned Development District-2 (PD-2, O, LI) Planned area permitting uses allowed in the Office (O) and Light Industrial (LI) Districts subject to approval of site plan and provision of access and improvements in accordance with the City of Farmers Branch development requirements for streets, utilities, drainage, and meeting parking, density, and related zoning standards for the PD, O, and LI Districts. ***Incorporated into PD-74 (05/20/96, Ord. #2248).***	Northeast corner of Ford Road and LBJ north to Farmers Branch Creek and east to Villa Creek apartments, excluding Dallas Christian College.
PD-03	769	02/24/69	Planned Development District-3 (PD-3, LR-1, MF-2) Planned retail center permitting LR-1 uses subject to approval of site plan and provision of access and improvements in accordance with the City of Farmers Branch development requirements and meeting standards for streets, utilities, drainage, parking, off-street loading and related zoning standards for the PD and LR-1 Districts.	Northeast corner of Josey @ Dennis including Post Office, retail strip, and Farmers Branch Park.

PD#	Ord#	Date	Description	Address / Location
PD-03	845	04/06/70	Planned Development District-3 Amends Ord. No. 769 to change a portion of PD-3 to allow Multifamily Housing (MF-2) uses and to require a masonry wall for all retail properties and to require a site plan.	Portion of original PD-3, east of retail strip. (Now Farmers Branch Park.)
PD-03	1016	07/29/74	Planned Development District-3 Amends Ord. No. 769 to change the zoning of a portion of PD-3 to allow LR-2 uses, subject to approval of a site plan.	Portion of original PD-3. (Retail strip along Josey excluding service station at SW corner.)
PD-03	1304	04/21/80	Planned Development District-3 Amend Standards for masonry screening walls. Deletes Section 4 of Ord. No. 845. Amends Section 5 concerning roof architecture.	"MF-2" portion of PD-3. (Now Farmers Branch Park.)
PD-04	769	02/24/69	Planned Development District-4 (PD-4, MF-2, LR-1) Planned shopping and apartment development permitting LR-1 and MF-2 uses and standards subject to the conditions of Ordinance Number 543.	Southeast corner of Josey @ Fyke. Includes apartments and retail strip.
PD-04	1862	01/22/90	Planned Development District-4 Amends Ord. No. 769 to indicate "Indoor Commercial Amusement" as an allowable use requiring a specific use permit within PD-4.	All of PD-4.
PD-05	769	02/24/69	Planned Development District-5 (PD-5, C) Planned Central area development permitting Commercial uses subject to the development of a site plan providing a framework for vehicular access, circulation, setback, parking and coverage standards and restricting the conversion of dwellings to business or commercial uses and requiring all new or remodeled structures to meet the building code standards. A public hearing shall be held on the framework site plan prior to its approval or adoption. ***Incorporated into PD-31 (08/02/82, Ord. #1388) and PD-36 (08/02/82, Ord. #1393) and later PD-70 (04/04/94, Ord.#2111).***	South of Valley View and east of Stemmons to Rawhide Creek.
PD-05	844	04/06/70	Planned Development District-5 (PD-5, C) Provides dev. standards for circulation and access for PD-5.	All of PD-5

PD#	Ord#	Date	Description	Address / Location
PD-06	769	02/24/69	Planned Development District-6 (PD-6, LR-1) Planned Shopping center development permitting LR-1 uses and subject to the provisions of Ordinance Number 564.	Shopping center, NE corner Valley View @ Josey.
PD-06	848	5/18/70	Planned Development District-6 Amends Ord. No. 769 to indicate "Restaurant without Drive-in Service" as an allowable use requiring a specific use permit within PD-6.	All of PD-6
PD-07	769	02/24/69	Planned Development District-7 (PD-7, LR-1) Planned shopping center development permitting LR-1 uses and standards and subject to the approval of a site plan and provision of access and improvements in accordance with the development standards of the City of Farmers Branch.	Shopping center, SE corner Valley View @ Josey, except for strip including service station, Seven-Eleven, and Little Caesar's Pizza adjacent to Valley View.
PD-07	2030	05/17/93	Planned Development District-7 Indicate "non-profit thrift store" as allowed use requiring SUP.	All of PD-7
PD-07	2876	09/18/06	Planned Development District-7 Amend PD-7 stds/SUP for large tenant spaces.	13100 Josey
PD-08	146	03/17/58	Farmers Branch Shopping Center (Pre-PD) Changed the zoning of the described property from R-7.5 Residential to C-Commercial by special permit under Article XIV of the 09/23/57 Comprehensive Zoning Ordinance.	Farmers Branch Shopping Center
PD-08	769	02/24/69	Planned Development District-8 (PD-8, LR-1) Planned shopping center development permitting LR-1 uses and subject to the provisions of Ordinance Number 146 but eliminating therefrom the requirement for architectural design as "semi-colonial".	SW Cnr. Josey @ Valley View, south to Firestone and Tara Condominiums and including Sizzler
PD-09	769	02/24/69	Planned Development District-9 (PD-9, MF-2) Planned apartment project permitting MF-2 uses and standards requiring an eight (8) foot masonry screening wall on all sides exposed to single-family residence areas, eliminating the previous requirement of a special permit for "semi-colonial" design and qualifying masonry construction to mean exterior masonry veneer including stucco and further subject to the approval of a site plan which provides adequate access.	Tara Condominiums, west of Josey, South of Valley View, behind Sizzler and Goodyear.

PD#	Ord#	Date	Description	Address / Location
PD-10	769	02/24/69	Planned Development District -10 (PD-10, MF-2, D-1, R-3) Planned residential development with mixed housing types covering the area fronting on Valley View Lane between Tom Field Road and Josey Lane and extending from Rawhide Creek to Valley View, subject to approval of a site plan which provides for the extension of Golfing Green Drive from Josey Lane to Tom Field Road; the provision of the D-1, two-family dwellings, or R-3 single-family dwellings along Golfing Green Drive: the restricting of MF-2 uses in the area between the lots fronting Golfing Green Drive and V. V. Lane and having frontage on Valley View Lane which matches the LR-1 zoned areas on the opposite side of each street, D-1 uses are permitted to one lot depth to the west of the MF-2 use on the remainder of the tract to be subdivided for R-3, single-family dwellings. Two-family or single-family dwellings req. for screening of apartment uses are to be built prior to completion of apartment section.. All zoning standards for the various types of use districts permitted shall be observed and the development shall comply with the City of F. B. reqs. for streets, utilities, drainage and access, subject to the provisions of Ord. No. 833.	Area fronting on Valley View Lane between Tom Field Road and Josey Lane and extending from Rawhide Creek to Valley View. Includes duplexes, south side of Rawhide between Josey and Tom Field.
PD-10	833	11/17/69	Planned Development District-10 Amends Ord No. 769 to change Tracts 1 and 2 from PD-10 to LR-2, Tract 5 from PD-10 to O, and Tracts 6, 7, 8, and 9 to LR-1.	Area south of Rawhide duplexes to Valley View.
PD-11	436	10/21/63	Planned Development District-11 Changed a described tract from "R-4" Single Family Residential to "L-M" Light Manufacturing under a special permit and prohibited certain uses in that district. Also changed another described tract from "R-3" and "R-4" Residential to "A" Apartment District under a special permit.	Southeast intersection of Beltline and Webb Chapel to Marsh and south to alley behind properties on south side of Gardenbrook.
PD-11	769	02/24/69	Planned Development District -11 (PD-11, MF-2) Planned apartment development permitting MF-2 uses and standards subject to approval of a site plan and the requirements of Ordinance Number 436.	SW corner Marsh @ Gardenbrook.
PD-12	769	02/24/69	Planned Development District -12 (PD-12, MF-2) Planned apartment development permitting MF-2 uses and standards subject to approval of a site plan. ***Incorporated into PD-21 (01/17/77, Ord#1123).***	South of Beltline, north of PD-13, East of Josey.

PD#	Ord#	Date	Description	Address / Location
PD-13	769	02/24/69	Planned Development District -13 (PD-13, MF-2) Planned apartment development permitting MF-2 uses and standards subject to approval of a site plan ***Incorporated into PD-21 (01/17/77, Ord#1123).***	North of Country Club, south of PD-12, East of Josey.
PD-14	769	02/24/69	Planned Development District -14 (PD-14, O, MF-2) Planned apartment and office district permitting MF-2 and O uses and standards subject to approval of a site plan and the provision of access and improvements in accordance with the City of Farmers Branch requirements for streets, drainage and utilities.	Between LBJ and Maybrook from Josey to Webb Chapel except for a parcel Midway along LBJ designated as PD-47 and a lot at the southeast corner of LBJ and Webb Chapel zoned as LR-2.
PD-15	?	11/15/71 (0n revised map)	Planned Development District -15 (PD-15, LI) Planned Industrial District permitting LI uses and standards subject to approval of site plan. ***Incorporated into PD-30 (08/02/82, Ord. #1387), PD-70 (04/04/94, Ord. #2111).***	East of Denton between Sable, the City Hall, and Rawhide Creek.
PD-16	950	02/05/73	Planned Development District -16 (PD-16, LR-2) Planned Development District changing allowed uses from "Office" and permitting Local Retail-2 uses and standards requiring a Specific Use Permit to allow a restaurant.	Between Villa Creek and LBJ approximately halfway between Metro Blvd. and Josey.
PD-17	974	10/01/73	Planned Development District -17 (PD-17, R-3) Planned Development District changing zoning for the described tract from R-2 to Planned Development 17 allowing R-3 uses and requiring site plan approval.	SE Corner Marsh @ Brookhaven Club to FB Creek. (Wooded Creek Area).
PD-18	996	02/04/74	Planned Development District -18 (PD-18, O) Amends Zoning Ordinance from Office "O" uses to Planned Development District 18 permitting "O" uses and requiring a public hearing for site plan approval, and prohibiting vehicle access directly from PD-18 to the Residential areas to the north.	RHD Hospital.
PD-18	1326	11/17/80	Planned Development District -18 Amends Ord. # 996 to allow a radio tower to be permitted within PD-18.	

PD#	Ord#	Date	Description	Address / Location
PD-18	1378	05/17/82	Planned Development District -18 Amends the Zoning Ordinance by amending the building height regulation limit for a 1.911 acre described tract within PD-18 so as to allow one six-story building with elevator penthouse, establishing screening requirements, prohibiting access to certain streets and residential areas and requiring site plan approval.	
PD-18	1924	01/28/91	Planned Development District -18 Amends the zoning Ordinance by establishing revised development standards for PD-18 (primarily office and medical uses).	
PD-19	1076	09/15/75	Planned Development District -19 (PD-19, R) Amends the Zoning Ordinance to change the zoning on a 13.561 acre tract from R-2 to Planned Development District No. 19 allowing single-family residences and establishing development standards as described in Ordinance No. 1076.	Between Brookhaven Club Drive and Golfing Green Drive. (Tennis club and townhouses.)
PD-20	1062	06/02/75	Planned Development District -20 (PD-20, R-3) Planned Development District changing zoning for the described tract from R-2 to Planned Development District 20 (R-3) allowing college uses and conforming to the requirements of Ordinance Number 1062.	NE corner of Marsh @ Valley View, excluding F.B. Police and court building and land.
PD-21	1123	01/17/77	Planned Development District -21 (PD-21, R-3, MF-2) Planned Development District changing zoning for the described tracts from PD-12 and PD-13 to PD-21 allowing R-3 and MF-2 uses as described for Oakbrook on Brookhaven in Ordinance #1123 and requiring site plan approval.	Between Webb Chapel, Gardenbrook Drive alley, rear of properties on east side of Park Lake, and the north boundary of Brookhaven Country Club.
PD-21	1145	08/01/77	Planned Development District -21 Amended Ord. #1123 by amending boundaries of Phase III of Oakbrook on Brookhaven as platted and recorded with the County of Dallas.	
PD-21	1220	11/20/78	Planned Development District -21 Amended the uses on the two indicated tracts within PD-21 as shown on Ord. #1220 Exhibit A.	

PD#	Ord#	Date	Description	Address / Location
PD-21	2348	09/08/97	Planned Development District-21 (PD-21) Amends PD-21 by declaring the legality and validity of the existing development located at 14802 Enterprise Drive.	
PD-21	2909	03/19/07	Planned Development District-21 (PD-21) Amend dev stds- Allow fence in front yard	14802 Enterprise
PD-22	1162	11/07/77	Planned Development District -22 (PD-22, LI) Amend Ord. # 769 to create a Planned Development District allowing Light Industrial uses and establishing development standards as described in Exhibit "B" of Ordinance No. 1162. ***Partially incorporated into PD-45 (Ord. #1445, 06/06/83), PD-50 (Ord. #1508, 08/06/84), PD-59 (Ord. #1608, 11/04/85), PD-60 (Ord. #1609, 11/04/85), PD-62 (Ord. #1650, 08/25/86), PD63 (Ord. #1659, 10/06/86), PD-67(Ord. #1899, 08/06/90), PD-72 (Ord. # 2235, 10/23/96)***	Between Chicago, Rock Island, and Pacific Railroad on the east, the Trinity River and the western City Limits on the west, Royal Lane and the southern City Limits on the south, and the northern City Limits on the north.
PD-22	2434	12/07/98	Planned Development District -22 (PD-22, LI) Amends development standards and permitted uses in PD-22, north of Cooks Branch Creek and west of BNR R.O.W. except for 4.857 acre tract.	
PD-22	2512	12/13/99	Planned Development District -22 (PD-22, LI) Defines PD-22 including 4.5 acre adjudicated portion.	Diplomat/Valwood/ Senlac/Hutton (PD-22)
PD-23	1177	01/16/78	Planned Development District -23 (PD-23, LI) Planned Development District allowing Light Industrial uses as described in Ordinance No. 1177.	SW corner Beltline & Marsh
PD-23	2790	09/20/04	Planned Development District -23 (PD-23, LI) Amend PD-23 zoning for restaurant/retail--eliminate quarterly reports; omit min. floor area req.; allow sidewalk cafes.	3640 Beltline
PD-24	1179	02/06/78	Planned Development District -24 (PD-24, LI) Amends the Zoning Ordinance to change the described tract of land from Light Industrial to Planned Development District 24 (PD-24) allowing Light Industrial uses as described in Ordinance No. 1179.	In western area of the City between the Chicago, Rock Island, and Pacific Railroad and I-35-W, between Valley View and the southern City Limits.

PD#	Ord#	Date	Description	Address / Location
PD-24	1638	?/?/86	Planned Development District -24 Amends the Zoning Ordinance by amending the zoning district classification of three tracts of land, totaling 78.132 acres from PD-24 to PD-61 (City Pointe NW/JV) allowing office and related uses and establishing development standards and approval of a concept plan.	East of Valley Branch Circle and south of Spring Lake Road and Valley Branch Lane along southern City Limit.
PD-24	2190	07/10/93	Planned Development District -24 Amends the Zoning Ordinance by amending the zoning district classification of three tracts of land totaling 25.4 acres changed from PD-24 to PD-61 in Ordinance No. 1638 from PD-61 back to PD-24.	East of Valley Branch Circle and south of Valley Branch Lane along southern City Limit.
PD-24	2234	10/23/95	Planned Development District -24 Amends the Zoning Ordinance by amending the zoning district classification of three tracts of land totaling 46.7 acres changed from PD-24 to PD-61 in Ordinance No. 1638 from PD-61 back to PD-24 and repealing Ordinance 1638.	East of Valley Branch Circle and south of Valley Branch Lane along southern City Limit. (Remainder of PD-61).
PD-24	2417	08/03/98	Planned Development District -24 Amends uses and development standards in PD-24.	
PD-24	3007	01/20/09	Planned Development District -24 Prohibit sexually oriented businesses.	All of PD-24.
PD-25	1263	07/16/79	Planned Development District -25 (PD-25, LI) Amends the Zoning Ordinance by amending the zoning district classification of the described tract of land from Light Industrial to Planned Development District 25 allowing Light Industrial uses as described in Ordinance No. 1263, subject to performance standards established by the Zoning Ordinance and requiring a site plan.	In western area of the City between the Chicago, Rock Island, and Pacific Railroad and I-35-W, between Valley View and the northern City Limits.
PD-25	1454	09/19/83	Planned Development District -25 Amends Ord. No. 1263 to indicate "Quick oil change and lube facility" as an allowable use requiring a specific use permit within PD-4and establishing a definition for "Quick oil change and lube facility".	
PD-25	1648	08/25/86	Planned Development District -25 Amend standards to increase the allowed site coverage for warehouse and light industrial uses on a tract of land in PD-25..	13365 Branch View.

PD#	Ord#	Date	Description	Address / Location
PD-25	3008	01/20/09	Planned Development District -25 Prohibit sexually oriented businesses.	All of PD-25
PD-26	1286	12/17/79	Planned Development District -26 (PD-26, O) Amends the Zoning Ordinance to change the zoning of the described tract from Office to Planned Development District 26 allowing Office uses as described in Ordinance No. 1286.	Between Tom Field Road and Rawhide Creek and between Valley View Lane and an 11 foot easement at the rear of properties adjoining it.
PD-26	2955	06/17/08	Planned Development District -26 Change Commercial Zoning to Residential.	2620 Valley View
PD-27	1320	09/08/80	Planned Development District -27 (PD-27, LI) Amends the Zoning Ordinance to change the zoning of the described tract from light industrial to Planned Development District 27 allowing light industrial uses as described in Ordinance No. 1320.	NW cnr. Of Spring Valley and Inwood Road.
PD-28	1349	07/15/81	Planned Development District -28 (PD-28, Condos) Amends the Zoning Ordinance to change the zoning of the described 7.6315 acre tract from LI to Planned Development District 28 allowing condominium uses with standards established by site plan approval and provisions of Ordinance No. 1349.	NW cnr. of Gardenbrook Drive and Marsh Lane.
PD-29	1358	09/08/82	Planned Development District -29 (PD-29, LR-2) Amends the Zoning Ordinance to change the zoning of the described tract from Local Retail 2 (LR-2) to Planned Development District allowing Local Retail-2 uses on lots 1, 3, 4, and 5 of Valley View Estates #1 and Tract 18B of the Robert Jay West Survey Abstract # 1576.	Southeast corner of Valley View @ Josey
PD-30	1387	08/02/82	Planned Development District -30 (PD-30, O, LI) Amends the Zoning Ordinance to change the zoning of the described tract from Light Industrial to Planned Development District No. 30 allowing Office and Light Industrial uses. ***Repealed by and incorporated into PD-70 (04/04/94, Ord. #2111).***	Between Denton, Valley View, Stemmons & North City Limit.
PD-30	1580	6/24/85	Planned Development District -30 Amends use chart to allow "Printing Company" with specific use permit.	

PD#	Ord#	Date	Description	Address / Location
PD-30	1604	10/21/85	Planned Development District -30 Amends use chart to allow "Child Care Facility" with specific use permit as a permitted use in PD-30.	
PD-30	1832	08/21/89	Planned Development District -30 Amends use chart to allow "Gasoline Service Station" with specific use permit as a permitted use in PD-30.	
PD-30	1870	02/19/90	Planned Development District -30 Amends use chart to indicate "Fraternal Organization, Lodge, or Civic Club" as a permitted use in PD-30.	
PD-30	1948	07/01/91	Planned Development District -30 Amends use chart to indicate "Automobile Paint and Body Repair Shop With On-site Storage as a permitted use in PD-30.	
PD-30	1955	09/09/91	Planned Development District -30 Amends use chart to indicate "Light Manufacturing and Industrial" uses as permitted uses in PD-30. .	
PD-30	2090	12/20/93	Planned Development District -30 Amends use chart to indicate "New and Used Automobile Sales" as a permitted use in PD-30 with a specific use permit.	
PD-31	1388	08/02/82	Planned Development District -31 (PD-31, O, LR-1) Amended Zoning Ordinance to change the indicated areas from Light Industrial (LI) and Planned Development/ Commercial (PD-5 (C)) to Planned Development District No. 31 allowing office and Planned Development uses as indicated in attachment "B" with standards listed in attachment "C" ***Repealed by and incorporated into PD-70 (04/04/94, Ord. #2111).***	Between Denton, Valley View, Stemmons & F.B. Lane.
PD-31	1477	12/05/83	Planned Development District -31 Amend use chart to indicate "Knife Sharpening Shop" as an allowable use.	

PD#	Ord#	Date	Description	Address / Location
PD-31	1478	12/05/83	Planned Development District -31 Amend use chart to indicate "Religious Television School Facility" as an allowable use with an SUP.	
PD-31	1490	03/26/84	Planned Development District -31 Amend use chart to indicate "Office/Showroom, Office Supply/Office Furniture, Architectural Supply and Equipment, Printing and Copying Store, Telephone Store, Home Interior/Home Decorating Store, and Card and Gift Shop" as allowable uses.	
PD-31	1637	06/02/86	Planned Development District -31 Amend use chart--add specific retail uses listed in attachment.	
PD-31	1825	05/22/89	Planned Development District -31 Amend use chart to indicate "Automobile Leasing Facility with Storage" as an allowable use with an SUP.	
PD-32	1389	08/02/82	Planned Development District -32 (PD-32, O, LI) Amends Zoning Ordinance by changing the zoning for the described tract from Light Industrial (LI) to Planned Development District No. 32 allowing office and Light Industrial uses as listed in ordinance # 1389 attachment "B" and establishing development standards as listed in ordinance # 1389 attachment "C".	Between Denton, F.B. Lane, Stemmons & South City Limit.
PD-33	1390	08/02/82	Planned Development District -33 (PD-33, LI, SF, C) Amends Zoning Ordinance to change zoning in the indicated tracts from Light Industrial (LI) and Local Retail 2 (LR-2) to Planned Development District No. 33 allowing Light Industrial, Single Family, and Commercial uses and establishing development standards as listed in Ordinance #1390. ***Repealed by and incorporated into PD-70 (04/04/94, Ord. #2111).***	Between Havenhurst, Denton & North City Limit.
PD-33	1498	05/21/84	Planned Development District -33 Amend use chart to allow private school grades K through 2nd as an allowable use with an SUP.	

PD#	Ord#	Date	Description	Address / Location
PD-33	1538	12/3/84	Planned Development District -33 Amend use chart to allow "All Breed Grooming".	
PD-33	1562	3/18/84	Planned Development District -33 Amend use chart to allow additional commercial and retail uses as shown on attachment.	
PD-33	1707	07/20/87	Planned Development District -33 Amend use chart to allow Non-Drive-in Restaurant w/outside sales window by SUP.	
PD-33	1780	07/05/88	Planned Development District -33 Amend use chart to allow Automotive Repair Facilities by SUP.	
PD-33	1883	04/16/90	Planned Development District -33 Amend use chart to allow Used Car Sales Lot with an SUP.	
PD-34	1391	08/02/82	Planned Development District -34 (PD-34, C, MF, LR) Amends Zoning Ordinance to change zoning in the indicated tracts from PD-5, MF-3, R-6, and LR-2 to Planned Development District No. 34 allowing Commercial, Multi-Family, and Local Retail uses. ***Repealed by and incorporated into PD-70 (04/04/94, Ord. #2111).***	Between Havenhurst, Nestle, Valley View & Denton
PD-34	1437	04/04/83	Planned Development District -34 Amend use chart to add "Benevolence Storage and Distribution Center" as an allowable use.	
PD-34	1642	07/21/86	Planned Development District -34 Amend use chart to add "day care center" as an allowable use.	
PD-34	1688	03/23/87	Planned Development District -34 Amend use chart to add "private school center" as an allowable use.	
PD-34	1848	11/06/89	Planned Development District -34 Amend Ord 1391 by attaching use chart with additional uses.	

PD#	Ord#	Date	Description	Address / Location
PD-34	1916	11/26/90	Planned Development District -34 Allow "landscape and nursery operation" with an SUP.	
PD-35	1392	08/02/82	Planned Development District -35 (PD-35, O, LR-1, LR-2, R-6) Amends Zoning Ordinance to change zoning in the indicated tracts from PD-5, MF-3, Office, and R-6 to Planned Development District No. 35 allowing Office, Local Retail (LR-1 and LR-2), and Townhouse uses. ***Repealed by and incorporated into PD-70 (04/04/94, Ord. #2111).***	Between Valley View, Denton, Rawhide Creek, and Gussie Field Park
PD-35	1495	04/09/84	Planned Development District -35 Amend use chart to allow duplexes, triplexes, and fourplexes by SUP.	
PD-35	1499	05/21/84	Planned Development District -35 Amend use chart to allow "Day Care Center" by SUP.	
PD-35	1716	08/17/87	Planned Development District -35 Amend use chart to allow a mortuary by SUP.	
PD-35	1771	06/06/88	Planned Development District -35 Amend required parking ratio from 1 space/300 sq. ft. to 1 space/333 sq. ft.	
PD-36	1393	08/02/82	Planned Development District -36 (PD-36, R) Amends the Zoning Ordinance by changing the zoning for the described tract from R-2 (H), R-4, R-6, and PD-5 to Planned Development District No. 36 allowing single family residential uses as listed in ordinance #1393 attachment "B" and establishing development standards as listed in ordinance # 1393.	Between Denton, F.B. Creek, Ford & South City Limit.
PD-37	?	?	Planned Development District -37 No information found.	?
PD-38	?	?	Planned Development District -38 No information found.	?

PD#	Ord#	Date	Description	Address / Location
PD-39	1414	12/20/82	Planned Development District -39 (PD-39, O) Amends the Zoning Ordinance by changing the zoning for the described tract from Light Industrial (LI) to Planned Development District No. 39 allowing high density office uses and establishing development standards as listed in ordinance #1414 attachment "B". ***Repealed by Ord. #2071 (08/16/93).***	Northwest corner of LBJ & Inwood
PD-39	1834	08/21/89	Planned Development District -39 Amend Ord. #1414 to indicate "day care facility" as permitted secondary use requiring SUP approval.	
PD-39	2071	08/16/93	Planned Development District -39 Amends the Zoning Ordinance by establishing revised development standards for PD-39 allowing high density office uses as listed in ordinance #2071 attachment "B". ***Repealed Ord. #1414 (08/16/93).***	
PD-40	1415	12/06/82	Planned Development District -40 (PD-40) Amends the Zoning Ordinance by changing the zoning for the described tract from Light Industrial (LI) to Planned Development District #40 allowing office uses and "automobile dealership" and establishing that the allowable lot coverage shall be 50% as listed in Ordinance #1415 attachment "A".	Northwest corner of LBJ & Midway
PD-40	1533	11/19/84	Planned Development District -40 Amends Section 3 of Ord. #1415 to establish height regulations. ***Partially incorporated into PD-66 (12/07/87).***	
PD-40	2639	11/19/01	Planned Development District -40 Amend PD-40 - Add surface parking lot as a Primary Use	4455 LBJ
PD-41	1431	02/07/83	Planned Development District -41 (PD-41, O, LI) Amends the Zoning Ordinance by changing the zoning for the described tract from Light Industrial (LI) to Planned Development District #41 (PD-LI) allowing high density office uses and establishing development standards as listed in Ord. #1431 Exhibit "B" and requiring a comprehensive site plan.	Between Spring Valley, Inwood, Alpha & the D.P.& L transmission line easement.

PD#	Ord#	Date	Description	Address / Location
PD-41	1903	09/04/90	Planned Development District -41 Amend use chart to indicate "Automobile Leasing Facility with on-site Storage" as an allowable use with an SUP.	
PD-42	1422	12/20/82	Planned Development District -42 (PD-42, LI) Amends the Zoning Ordinance by changing the zoning for the described tract from Light Industrial (LI) to Planned Development District #42 (PD-LI) allowing high density mixed uses and establishing dev. standards as listed in Ord. #1422 Exhibit "B".	Stanford Corp. Center and International Athletic Club. Between Alpha, Dallas Parkway, Spring Valley, and Dallas Power and Light utility Easement.
PD-42	1603	10/21/85	Planned Development District -42 Amends Ord. #1422 by amending Exhibit "B" to establish parking ratios for office uses of 1space/333 sq. ft. of gross floor area and allowance for small car parking.	
PD-43	1428	02/07/83	Planned Development District -43 (PD-43, O) Amends the Zoning Ordinance by changing the zoning for the described tract from Light Industrial (LI) to Planned Development District #43 allowing office uses.	13355 and 13395 Inwood. SW corner of Alpha at Inwood.
PD-43	2122	06/20/94	Planned Development District -43 Amends the Zoning Ordinance by allowing LR-2 uses listed in the schedule of uses under Article 8, Section 104, Section 107, and Section 114 as principal uses in PD-43.	
PD-44	1432	03/14/83	Planned Development District -44 (PD-44, O) Amends the Zoning Ordinance by changing the zoning for the described tract from Light Industrial (LI) to Planned Development District #44 allowing office uses and establishing development standards.	5001 Spring Valley (Providence Towers).
PD-44	2541	05/15/00	Planned Development District -44 (PD-44, O) Amend development standards	5001 Spring Valley
PD-44	2779	08/16/04	Planned Development District -44 (PD-44, O) Amend PD-44 signage	5001 Spring Valley
PD-45	1445	06/06/83	Planned Development District -45 (PD-45) Amends the Zoning Ordinance by changing the zoning for the described tract from PD-22 (LI) to Planned Development District #45 allowing office, hotel, retail, and residential uses and establishing development standards.	Southwest corner of LBJ @ CRI&P Railroad.

PD#	Ord#	Date	Description	Address / Location
PD-45	1447	06/06/83	Planned Development District -45 Amends the Zoning Ordinance by changing the zoning for the described tract from PD-22 (LI) to Planned Development District #45 allowing office, hotel, retail, and residential uses and establishing development standards.	Northeast corner of Luna @ Crown to
PD-45	2184	06/05/95	Planned Development District -45 Amends the Zoning Ordinance by amending the "allowable uses" established under Ord. # 1445 for PD-45.	
PD-46	?	?	Planned Development District -46 No information found.	?
PD-47	1479	01/09/84	Planned Development District -47 (PD-47, O) Rezone the described tract from PD-14 (MF-2, O) to create Planned Development District No. 47 PD-47 (O) allowing Office uses conforming to development standards in Exhibit "A" and conditions and requirements of the Development Conceptual Plan attached as Exhibit "C".	Northwest corner of Treeview & LBJ
PD-48	1491	03/26/84	Planned Development District -48 (PD-48, LI) Amends the Zoning Ordinance by changing the zoning for the described tract from LI to Planned Industrial District No. 48 (PD-48, LI) allowing high density office uses and establishing development standards.	4951 & 4971 Simonton
PD-48	2123	06/20/94	Planned Development District -48 Amends the Zoning Ordinance by expanding the permitted uses in PD-48 to include those permitted in the Local Retail-2 (LR-2) Zoning District listed in the Zoning Ordinance under Article 8, Section 104 (Recreational and Entertainment uses); Section 107 (Retail and Service uses); and Section 114 (Miscellaneous uses); Also to permit uses in the Light Industrial (LI) District under article 8, Section 113 (General Manufacturing and Industrial uses) with a Specific Use Permit (SUP).	

PD#	Ord#	Date	Description	Address / Location
PD-49	1492	03/26/84	Planned Development District -49 (PD-49, LI) Amends the Zoning Ordinance by changing the zoning for the described tract from LI to Planned Industrial District No. 49 (PD-49, LI) allowing high density office development uses and establishing development standards. ***Repealed by Ord. #2038 (04/19/93).***	Between Inwood, Alpha and Dallas City Limits
PD-49	2038	04/19/93	Planned Development District -49 Amends the Zoning Ordinance by establishing new use and development standards for PD-49 to include Retail uses as permitted within the Local Retail-1 (LR-1) Zoning District and to include "massage establishment" as a permitted use requiring a Specific Use Permit (SUP) and repealing Ord. No. 1492 which permitted High Density Office uses. ***Repealed Ord. #1492 (04/19/93).***	
PD-50	1508	08/06/84	Planned Development District -50 (PD-50, LI) Amends the Zoning Ordinance by changing the zoning for the described tract from PD-22 (LI) to Planned Industrial District No. 50 (PD-50) allowing office, high technology warehousing and assembly, hotel, retail, and related uses with revised performance and development standards. ***Repealed by Ord. #2244 (05/20/96).***	Between Valley View, Luna, LBJ, GNB Battery and CRI and P Railroad except for portions of PD-22 at the NE corner of Luna & LBJ and the NW corner of LBJ and the Railroad.
PD-50	2244	05/20/96	Planned Development District -50 (PD-50, LI) Amends the Zoning Ordinance by amending the zoning for the described tract (PD-50) by repealing Ord. # 1508 and establishing new use and development standards for PD-50. ***Repealed Ord. #1508 (05/20/96).***	
PD-50	2421	10/19/98	Planned Development District -50 (PD-50, LI) Amends uses and zoning standards in PD-50. ***Repealed Ord.#2244 (***10/19/98)	
PD-50	2570	11/06/00	Planned Development District -50 (PD-50, LI) Amend PD-50 - allow temporary parking lot	NEC LBJ/Commerce

PD#	Ord#	Date	Description	Address / Location
PD-51	1506	08/06/84	Planned Development District -51 (PD-51-a, LR-1) Amends the Zoning Ordinance by changing the zoning for the described tract from Office (O) to PD-51 allowing Local Retail-One (LR-1) uses	2763 Valwood (East of Valwood @ Josey).
PD-51	1513	11/05/84	Planned Development District -51 (PD-51-b) Amends the Zoning Ordinance by changing the zoning for the described tract from PD-1 (O, LI) to PD-51 allowing office, hotel, retail, and related uses with revised performance and dev. stds. ***Deleted by Ord. #1761 (04/18/88).***	Northwest corner of LBJ & Midway (Treasury Addition, excluding Vincent's site).
PD-51	1610	11/04/85	Planned Development District -51 Amends the Zoning Ordinance by changing the zoning for the described tract from PD-1 (O, LI) to PD-51 allowing office, hotel, retail, and related uses with existing PD-51 per. and dev. stds. ***Amended by Ord. #1761 (04/18/88).***	Vincent's site
PD-51	1761	04/18/88	Planned Development District -51 Amends the Zoning Ordinance by deleting Ord. # 1513 and by establishing revised development standards for PD-51. ***Deleted Ord. #1513 (04/18/88).*** ***Amended Ord. #1610 (04/18/88).*** ***Amended by Ord. #1965 (11/04/91).***	Northwest corner of LBJ & Midway (Treasury Addition, excluding Vincent's site).
PD-51	2777	07/12/04	Planned Development District -51 PD-51 and O to IRU district	2765 & 2771 Valwood
PD-52	1531	10/22/84	Planned Development District -52 (PD-52) Amends the Zoning Ordinance by changing the zoning for the described tract from LI to PD-52 allowing office, hotel, retail, and related uses with revised performance and development standards.	Southeast corner of Inwood and Spring Valley
PD-52	2015	12/21/92	Planned Development District -52 Amends the Zoning Ordinance by allowing LR-2 uses listed in Article 8, Section 107 (retail and service uses), Section 110 (commercial uses), Section 114 (misc. uses), and Section 114(b) (Auto repairs, service, and installation) as principal uses in PD-52 except that "tool, equipment, and trailer rental - outside storage (screen)" be excluded and "retail furniture store" be included.	

PD#	Ord#	Date	Description	Address / Location
PD-53	1532	12/03/84	Planned Development District -53 Amends the Zoning Ordinance by amending the zoning for the described tract from Light Industrial (LI) to Planned Development District #53 allowing office, hotel, financial institutions, and related uses and establishing development standards. ***Amended by Ord. #1649 (08/25/86).*** ***Deleted by Ord. #2029 (03/01/93).***	14221 Dallas Pkwy (Butts Olds Subdivision). North of Providence Towers.
PD-53	1649	08/25/86	Planned Development District -53 Amends the Zoning Ordinance by amending Ord. #1532, Section I, Paragraph F1 to establish parking ratios for office uses of one space for each 333 square feet of gross floor area and an allowance for small car parking and by amending the concept plan for PD-53. ***Amended Ord. #1532 (08/25/86).*** ***Deleted by Ord. #2029 (03/01/93).***	14221 Dallas Pkwy.
PD-53	2029	03/01/93	Planned Development District -53 Amends the Zoning Ordinance by establishing revised development standards for PD-53, deleting the concept plan and repealing ordinances 1532 and 1649. ***Repealed Ord. #1532 and Ord. #1649 (03/01/93).*** ***Deleted by Ord. #2466 (06/07/99).***	
PD-53	2466	06/07/99	Planned Development District -53 Amend PD uses; parking requirements; signs, exterior finish, landscaping, etc. ***Repealed Ord. #2029. (06/07/99).*** ***Deleted by Ord. #2538 (05/15/00).***	
PD-53	2538	05/15/00	Planned Development District -53 Amend PD uses; building volume, site coverage, parking, etc. ***Repealed Ord. #2466. (05/15/00).***	14221 &14241 Dallas

PD#	Ord#	Date	Description	Address / Location
PD-54	1536	12/17/84	Planned Development District -54 (PD-54) Amends the Zoning Ordinance by amending the zoning for the described tract from Light Industrial (LI) to Planned Development District #54 allowing office, support retail, and service uses and establishing dev. stds as listed in Ord. #1536 Exhibit "B". ***Repealed by Ord. #2289 (12/02/96).***	Southwest corner of Spring Valley & Inwood.
PD-54	2289	12/02/96	Planned Development District -54 Amends the Zoning Ordinance by repealing Ord. No. 1536 and establishing revised development standards for PD-54 with additional allowed uses. ***Repealed Ord. #1536 (12/02/96***)	
PD-55	1543	12/17/84	Planned Development District -55 Amends the Zoning Ordinance by amending the zoning for the described tract from Light Industrial (LI) to Planned Development District #55 allowing office, support retail, and service uses and establishing dev. standards as listed in Ord. #1543 Exhibit "B". ***Repealed by Ord. #2040 (04/19/93).***	Northwest corner of Alpha & Inwood
PD-55	2040	04/19/93	Planned Development District -55 (PD-55) Amends the Zoning Ordinance by repealing Ord. No. 1543 and establishing revised development standards for PD-55 as listed in Exhibit "B" that have no reference or obligations to related to a four-lane divided thoroughfare to be constructed along the district's west boundary. ***Repealed Ord. #1543 (04/19/93).***	
PD-55	2361	11/03/97	Planned Development District -55 (PD-55) Amends PD-55 by amending the development standards to allow as principal uses those uses permitted by right in the LR-2 zoning district as listed under Article 8, Sections 107 and 114 in the Comprehensive Zoning Ordinance schedule of uses, specifically including retail furniture store and retail carpet store and specifically excluding several uses.	

PD#	Ord#	Date	Description	Address / Location
PD-56	1550	02/04/85	Planned Development District -56 Amends the Zoning Ordinance by amending the zoning for the described tract from Light Industrial (LI) to Planned Development District #56 allowing office, support retail, and service uses and establishing dev. standards as listed in Ord. #1550 Exhibit "B". ***Repealed by Ord. #2041 (04/19/93).***	Northwest corner of Inwood Road & the extension of Nall Road
PD-56	2041	04/19/93	Planned Development District -56 (PD-56) Amends the Zoning Ordinance by repealing Ord. No. 1550 and establishing revised performance and development standards for PD-56 as listed in Exhibit "B" and amending development phasing requirements. ***Repealed Ord. #1550 (04/19/93).***	
PD-57	?	?	Planned Development District -57 No information found.	?
PD-58	1560	05/06/85	Planned Development District -58 Amends the Zoning Ordinance by amending the zoning for the described tract from Light Industrial (LI) to Planned Development District #58 allowing office, hotel, and support retail uses, and establishing development and performance standards as listed in Ord. #1550 Exhibit "B". ***Repealed by Ord. #2042 (04/19/93).***	Southeast corner of Langland & Welch Rd.
PD-58	2042	04/19/93	Planned Development District -58 (PD-58) Amends the Zoning Ordinance by repealing Ord. No. 1560 and establishing revised performance and development standards for PD-56 as listed in Exhibit "B" that delete all references or obligations to "off-site infrastructure improvements". ***Repealed Ord. #1550 (04/19/93).***	
PD-58	2640	12/03/01	Planned Development District -58 Amend zoning of PD-58 pertaining to uses, allowing variances with Site Plans, and eliminating existing Concept Plan and infrastructure phasing requirements.	14303 Inwood

PD#	Ord#	Date	Description	Address / Location
PD-59	1608	11/04/85	Planned Development District -59 (PD-59) Amends the Zoning Ordinance by amending the zoning for the described tract from PD-22 (LI) to Planned Development District #59 allowing office, hotel, support service, and retail uses and establishing development and performance standards as listed in Ord. #1608 Exhibit "B".	East side of Luna, between LBJ and Lake Drive.
PD-60	1609	11/04/85	Planned Development District -60 (PD-60) Amends the Zoning Ordinance by amending the zoning for the described tract from PD-22 (LI) to Planned Development District #60 allowing high density mixed uses and establishing development standards as listed in Ord. #1609 Exhibit "B".	SW corner of Luna & LBJ.
PD-60	2316	05/05/97	Planned Development District -60 (PD-60) Amend zoning and performance standards for PD-60. Amends Ord. No. 1609.	
PD-61	1638	?/?/86	Planned Development District -61 Amends the Zoning Ordinance by amending the zoning district classification of three tracts of land, totaling 78.132 acres from PD-24 to PD-61 (City Pointe NW/JV) allowing office and related uses and establishing development standards and approval of a concept plan. ***Repealed by Ord. #2234 (10/23/95).***	East of Valley Branch Circle and south of Spring Lake Road and Valley Branch Lane along southern City Limit.
PD-61	2190	07/10/93	Planned Development District -61 Amends the Zoning Ordinance by amending the zoning district classification of three tracts of land totaling 25.4 acres from PD-24 to PD-61 in Ord. No. 1638 from PD-61 back to PD-24. ***Partially reincorporated into PD-24 (7/10/93).***	East of Valley Branch Circle and south of Valley Branch Lane along southern City Limit.
PD-61	2234	10/23/95	Planned Development District -61 (PD-61,O) Amends the Zoning Ordinance by amending the use and development standards of PD-61 comprised of three tracts of land totaling 46.7 acres and repealing Ordinance 1638. ***Repealed Ord. #1638 (10/23/95).***	East of Valley Branch Circle and south of Valley Branch Lane along southern City Limit. (Remainder of PD-61).
PD-61	2418	08/03/98	Planned Development District -61 (PD-61,O) Amends uses and zoning standards in PD-61.	

PD#	Ord#	Date	Description	Address / Location
PD-62	1650	08/25/86	Planned Development District -62 (PD-62) Amends the Zoning Ordinance by amending the zoning for the described 6.099 acre tract from PD-22 (LI) to Planned Development District #62 allowing mixed office use, hotel, and financial institutions and establishing development standards as listed in Ord. #1650 Exhibit "B".	Slightly south of SE corner of Luna @ LBJ.
PD-63	1659	10/06/86	Planned Development District -63 (PD-63) Amends the Zoning Ordinance by amending the zoning for the described 5.77 acre tract from PD-22 (LI) to Planned Development District #63 allowing office, hotel, and retail uses and establishing dev. stds. as listed in Ord. #1659 Exhibit "B". ***Repealed by Ord # 2043 (04/19/93)***	SW corner Inwood @ Spring Valley
PD-63	2043	04/19/93	Planned Development District –63 Repealing Ordinance 1659, but retaining the Zoning District classification of PD-63 for the same three tracts totaling 5.77 acres, allowing Office, Hotel, and Retail uses and establishing dev. stds. ***Repealed Ord # 1659 (04/19/93)*** ***Incorporated into PD-73 (12/18/95)***	
PD-64	1672	01/19/87	Planned Development District –64 Amends the Zoning Ordinance by amending the zoning for the described 153.161 acre tract from LI to PD-64 allowing office, hotel, restaurant, retail, residential, and mixed uses and establishing development standards as listed in Ord. #1672 Exhibit "B". ***Repealed by Ord. #2037 (04/19/93).***	Southwest corner Spring Valley & Midway
PD-64	2037	04/19/93	Planned Development District –64 Amends the Zoning Ordinance by amending the zoning for the described 153.161 acre tract by establishing new use and development standards for PD-64 which also include Local Retail-2 (LR-2) uses as principal uses and repealing Ord. # 1672. ***Repealed Ord. #1672 (04/19/93).***	
PD-64	2577	12/18/00	Planned Development District –64 Amend PD-64 - amend development stds.	SW CNR Midway @ Spring Valley (PD-64)

PD#	Ord#	Date	Description	Address / Location
PD-64	2594	03/19/01	Planned Development District –64 Amend concept plan to allow school.	13777 Midway
PD-64	2805	01/10/05	Planned Development District –64 Rezone to PD-64 to allow residential use in Parcel C.	13600 Sigma
PD-64	2848	12/05/05	Planned Development District –64 Amend PD-64 in its entirety.	4100 Sigma
PD-65	1741	11/16/87	Planned Development District –65 Amends the Zoning Ordinance by amending the zoning for the described 5.076 acre tract from LI to PD-65 allowing office, hotel, financial institutions, and limited retail uses and establishing development standards as listed in Ord. #1741 Exhibit "B".	Between Inwood and the Dallas North Tollway south of Spring Valley.
PD-66	1743	12/07/87	Planned Development District -66 Amends the Zoning Ordinance by amending the zoning for the described 10.15 acre tract from PD-40 to PD-66 allowing office, hotel, and retail uses and establishing development standards as listed in Ord. #1743 Exhibit "B". ***Repealed by Ord. #2039 (04/19/93).***	NE corner of LBJ & Midway
PD-66	2039	04/19/93	Planned Development District –66 Amends the Zoning Ordinance by amending the scope of required thoroughfare improvements, increasing the allowable F.A.R.,. for the described 10.15 acre tract (PD-66) and repealing Ord. #1743. ***Repealed Ord. #1743 (04/19/93).*** ***Repealed by Ord. #2100 (01/24/94).***	
PD-66	2100	01/24/94	Planned Development District -66 (PD-66) Amends the Zoning Ordinance by amending the zoning for the described 10.15 acre tract (PD-66) by amending the use and development standards and repealing Ord. #2039. ***Repealed Ord. #2039 (01/24/94).***	

PD#	Ord#	Date	Description	Address / Location
PD-67	1899	08/06/90	Planned Development District -67 (PD-67) Amends the Zoning Ordinance by amending the zoning for the described 6.92 acre tract from PD-45 to PD-67 allowing mixed commercial uses and establishing development standards as listed in Ord. #1899 Exhibit "B".	NE corner of Luna at Crown Drive.
PD-67	2070	08/16/93	Planned Development District –67 Amends the zoning ordinance to allow "church or rectory" with an SUP in PD-67.	
PD-67	2752	12/15/03	Planned Development District –67 Rezone from PD-67 to IRU district	11550 Luna
PD-68	1965	11/04/91	Planned Development District -68 (PD-68) Amends the Zoning Ordinance by amending Ord. #1761, which established specific use and development standards for PD-51 (the described 18.3 acre tract), and changing the designation of the tract from PD-51 to PD-68, revising use and development standards as listed in Ord. #1899 Exhibit "B" to allow specified commercial, retail, office, hotel, financial, and medical concerns.	NW corner LBJ /Valley View @ Marsh.
PD-68	1981	04/23/92	Planned Development District -68 Amends the Zoning Ordinance by amending Section J of the performance and development standards for PD-68 as set out in Exhibit "B" of Ord. # 1965; providing for permanent access to properties within the PD-68 zoning district via Midway Road.	
PD-68	2085	09/09/93	Planned Development District -68 Amend Performance and Development Standards for PD-68 by amending Section A, Subsection M of the Performance and Development Standards set out in Exhibit "B" of Ord. #1965 so as to indicate "outdoor Garden Center" as an accessory use.	
PD-68	2746	11/17/03	Planned Development District -68 Amend Zoning from PD-51b to PD-68 allowing Retail Furniture Store (Lazy Boy)	13227 Midway
PD-68	2746	11/17/03	Planned Development District -68 Retail furniture store-Lazy Boy	13327 Midway

PD#	Ord#	Date	Description	Address / Location
PD-69	2055	06/07/93	Planned Development District -69 (PD-69) Amends the Zoning Ordinance by amending the zoning for the described 10.866 acre tract from One-Family Residence-4 (R-4) to PD-69 allowing single-family, detached residences and establishing development standards as listed in Ord. #2055 Exhibit "B".	NW corner Webb Chapel @ Maybrook, north of drainage channel.
PD-70	2111	04/04/94	Planned Development District -70 (PD-70) Amends the Zoning Ordinance by amending the zoning for the described properties from PD-30, PD-31, PD-33, PD-34, PD-35, and R-6 to PD-70, to be known as "The Old Farmers Branch Special District", providing for the establishment of three (3) sub-districts, establishing a street plan, repealing all conflicting ordinances, and establishing new use (Sections 5,6,and 7) and development regulations as listed in Ord. #2111. ***Repeals Ord. #'s 1387, 1388, 1390, 1391, 1392, and all supplemental ordinances for each.***	Between I-35 and Bee Street from Valwood to Havenhurst. Between I-35 and Nestle from Havenhurst to Valley View. Between I-35 and Rawhide Creek from Valley View to Farmers Branch Lane.
PD-70	2416	08/03/98	Planned Development District-71 (PD-71) Amend uses in PD-70 Freeway Subdistrict south of Valley View Lane.	PD-70 south of Valley View
PD-70	2771	05/25/04	Planned Development District-71 (PD-71) Amend PD-70 street plan	12700 Stemmons
PD-71	2170	02/20/95	Planned Development District-71 (PD-71) Amends the Zoning Ordinance by amending the zoning for the described 4.5 acre tract from MF-2 to PD-71 allowing retail and service type uses and miscellaneous uses as permitted in LR-2 zoning districts and as listed in Article 8, sections 107 and 114 of the zoning ordinance, prohibiting Mortuary or Funeral Parlor as an allowable use in PD-71, approving a concept plan for PD-71, and establishing dev. standards as listed in Ord. #2170 Exhibit "B".	Triangular parcel west of Valley View @ LBJ intersection.
PD-71	2478	05/17/99	Planned Development District-71 (PD-71) Amend Pd-71 to allow alcoholic beverage sales.	
PD-71	2478	05/17/99	Planned Development District-71 (PD-71) Amend Section 8-400 of Ord. 1986 to allow Alcohol sales in PD-71.	4100 Valley View

PD#	Ord#	Date	Description	Address / Location
PD-72	2235	10/23/95	Planned Development District -72 (PD-72) Amends the Zoning Ordinance by amending the zoning for the two described tracts totaling 148 acres from PD-50 to PD-72 allowing light industrial, commercial, and office uses with revised performance and dev. stds. as listed in Ord. #2235 Exhibit "B".	Located generally between Luna and CRI.&P RR and between Valley View and LBJ. More specifically, between Valley View and G&B Battery on the north and PD-50 on the east, south, and west.
PD-72	2306	03/17/97	Planned Development District -72 Amends the Zoning Ordinance by amending the zoning for the two described tracts totaling 148 acres which comprise PD-72 by repealing Ord. #2235 and retaining the same development and performance requirements with the exception of amended development phasing requirements.	
PD-72	2422	09/08/98	Planned Development District –72 Amends performance and development standards in PD-72. ***Repealed Ord. # 2235***	
PD-72	2563	09/11/00	Planned Development District –72 Amend signage; parking, Phase II Mercer Crossing	Valley View/ Luna/ LBJ
PD-73	2242	12/18/95	Planned Development District -73 (PD-73) Amends the Zoning Ordinance by amending the zoning for the two described tracts totaling 148 acres from LI and PD-63 to PD-73 allowing office, retail, and other specified uses with specific dev. and performance standards as listed in Ord. #2242 Exhibit "B".	SE corner of Inwood and Welch to Olin Road and S.P.RR siding.
PD-74	2248	05/20/96	Planned Development District -74 (PD-74, O, LR-1, LR-2) Amends the Zoning Ordinance by amending the zoning district classification from PD-2 (south of College and Christian Parkway) and R-4 (north of Christian Parkway) to PD-74 for the described tracts, establishing definitions, establishing new use and development regulations requiring site plan approval, and repealing all conflicting ordinances.	Generally between Ford Road and the western City Limits, Farmers Branch Creek, Dallas Christian College, Villa Creek Apts., and LBJ.
PD-74	2360	11/03/97	Planned Development District -74 (PD-74, O, LR-1, LR-2) Amends PD-74 by eliminating the nonconforming status of existing structures within PD-74 existing as of May 20, 1996.	

PD#	Ord#	Date	Description	Address / Location
PD-75	2300	02/17/96	Planned Development District -75 Amends the Zoning Ordinance by amending the zoning for the described tract from LI to PD-75 allowing high density office and ancillary uses, establishing development standards as listed in Ord. #2242 Exhibit "B", and approving an associated site plan.	SW corner North Dallas Tollway @ Spring Valley.
PD-75	2466	04/05/99	Planned Development District -75 Increase FAR; Height	1 International Place
PD-76	2371	02/02/98	Planned Development District -76 Amends the Zoning Ordinance by amending the zoning for the described tract from PD-41 and PD-65 to PD-76 allowing high density office and ancillary uses, establishing development standards as listed in Ord. #2371 exhibit "B" and approving an associated concept plan.	SE corner Spring Valley @ Inwood.
PD-77	2424	09/08/98	Planned Development District-77 Amends the Zoning Ordinance by amending the zoning district classification from PD-22 to PD-77 for the described tracts, establishing use and development regulations requiring site plan approval.	Between Cooks Creek and Valley View and the southerly lot line of the GNB property, and between the old BN Railroad and Luna.
PD-78	2423	09/08/98	Planned Development District-78 Amends the Zoning Ordinance by amending the zoning district classification from PD-22 to PD-78 for the described tracts, establishing use and development regulations requiring site plan approval.	Between Valley View, LBJ, Luna, and the Trinity River and between Luna, Commerce Drive, Park West, and LBJ.
PD-79	2430	10/05/98	Planned Development District-79 Amends the Zoning Ordinance by amending the zoning district classification from R-6 to PD-79 for the described tracts, establishing use and development regulations, Exempting existing homes from certain standards.	(Branch Crossing). Between Tom Field Road, Rawhide Creek and Ford Road, rear lot line along south side of Danny Lane, and rear lot line along north side of Epps Field Road.
PD-80	2481	07/06/99	Planned Development District-80 Consolidate districts PD-43 and PD-48 Southwest corner Alpha/Inwood.	5000 Alpha
PD-81	2578	01/08/01	Planned Development District-81 Rezone peninsula portion of PD-60 to PD-81.	Luna/LBJ

PD#	Ord#	Date	Description	Address / Location
PD-81	2944	11/20/07	Planned Development District-81 Amend PD-81 to eliminate retail and roadway requirements for C.O.	11601 Lago Vista
PD-81	2950	02/05/08	Planned Development District-81 Senior Living Facility.	11701 Mira Lago
PD-82	2497	09/20/99	Planned Development District-82 Create PD-82.	Marsh/Valley View Lane
PD-82	2760	06/14/04	Planned Development District-82 Amend architectural standards.	SWC Marsh/ Valley View Lane
PD-82	2766	05/03/04	Planned Development District-82 Rezone from PD-82 to R-3.	3553 Chellen
PD-82	2877	09/25/06	Planned Development District-82 Amend dev standards.	3600 Valley View
PD-82	2878	09/18/06	Planned Development District-82 Rezone - wall construction in wrong location.	3600 Vineyard Way
PD-83	2548	06/05/00	Planned Development District-83 Create PD-83 from 40- acre tract in LI and establish development stds., including LI uses, and setbacks, signs, etc. (originally Dallas Semiconductor complex).	4401 Belt wood
PD-84	2589	04/16/01	Planned Development District-84 Create PD-84 from 19.6 acre tract in PD-39, allowing primarily offices, retail, restaurants, financial institutions, hotels and motels (SUP) with dwellings 30 units or above/acre and other secondary uses	LBJ/Tollway
PD-85	2687	08/19/02	Planned Development District-85 Create PD-85 from 125.7 acres encompassing Pd's 45, 59, and 62 and establishing allowed uses (primarily offices, financial institutions, medical laboratories and retail and restaurants as secondary and other uses with a SUP) and development standards.	11600 Luna/ South of LBJ

PD#	Ord#	Date	Description	Address / Location
PD-86	2800	01/24/05	Planned Development District-86 Station Area Form-Based Code created from 143.7 acres in PD-70 for new PD-86, including a regulating plan, building envelope standards, streetscape standards, architectural standards, administration procedures, and definitions.	Station Area, north to Havenhurst, south to Farmers Branch Lane, west to I-35, east to Rawhide Creek and Nestle.
PD-87	2820	08/15/05	Planned Development District-87 Create PD-87 from 7.765 acres of PD-39, allowing mixed uses, including primarily offices, retail, restaurants, hotels (SUP) and dwellings 30 units or above/acre and secondary uses.	13465 Inwood (Broadstone/Galleria dev,)
PD-87	2975	07/15/08	Planned Development District-87 Amend Zoning to allow additional parking.	13465 Inwood
PD-88	2868	08/21/06	Planned Development District-88 Mercer Crossing Code -Create PD-88 from PD's 24(portion), 50, 60, 61, 72, 77, 78 and 85; including a regulating plan, building envelope standards, streetscape standards, architectural standards, administration procedures, and definitions.	Mercer Crossing west of I-35, generally south of Valley View Lane and north of Royal Lane.
PD-89	2891	11/20/06	Planned Development District-89 Rezone portion of PD-84 to PD-89 allowing primarily offices, retail, restaurants, financial institutions, automobile dealership, hotels and motels (SUP) with dwellings 35 units or above/acre and secondary uses	4825 LBJ
PD-90	2922	08/06/07	Planned Development District-90 Rezone portion of PD-1 (The Centre, comprised of Tract 1/2.7870 acres, Tract 2/9.0345 acres, Tract 3/16.1394 acres, and Tract 4/12.5285 acres) to mixed-use development; establishing new development standards allowing primarily Multi-family residential uses, retail services and trade, personal services, professional offices retail specialty shops and day care, as well as secondary uses other uses (i.e., hotels) with a SUP. Also establishes development standards (i.e., building volume, site coverage and landscaping, parking, etc.)	4100 McEwen & 4141 Blue Lake

PD#	Ord#	Date	Description	Address / Location
PD-90	2995	10/06/08	Planned Development District-90 Zoning Amendment for mixed use development. Adds "Legacy Bank" (formerly "Bank of the West" property to PD-90.	13333 Midway
PD-91	2926	11/06/07	Planned Development District-91 Change from Office zoning to allow Retail.	13545 Webb Chapel
PD-92	2940	10/02/07	Planned Development District-92 Zoning Amendment from PD-14, 47 to PD-92/mixed use development-retail, office, hotel, restaurant and secondary uses.	2915-3005 LBJ
PD-93	2955	06/17/08	Planned Development District-93 Rezone a 0.749 acre tract of PD 26(O) to PD-93 allowing attached single family or townhomes.	2620 Valley View
PD-94	3060	11/17/09	Planned Development District-94 Rezone a 1.44 acre tract of R-1 to PD-94 allowing detached single family.	3135 Brookholllow Drive
PD-95	3172	02/07/12	Planned Development District-95 Rezone a 10.1 acre tract of PD-76, PD-41 and PD-42 to PD-95 allowing multi-family residential, office, retail and restaurant uses.	Inwood Road/Dallas North Tollway
PD-96	3180	04/03/12	Planned Development District-96 Rezone a 43.31 acre tract of PD-60 to PD-96 allowing mixed use development- residential, retail, office, hotel, restaurant and secondary uses.	Luna Road/Royal Lane
PD-97	3230	07/16/13	Planned Development District-97 Rezone a 48.1 acre tract of PD-88 to PD-97 allowing allowing mixed use development- light industrial, retail, office, restaurant and secondary uses.	Interestate Highway 35/Interestate Highway 635
PD-98				
PD-99				

Appendix B: Specific Use Permits

Listed are the SUP number enacting ordinance number, address, effective date, zoning district, specific use(s), deleting or amending ordinance number(s) (if any), and selected brief descriptions of each Specific Use Permit granted by the City of Farmers Branch as well as whether the permit is no longer effective (if applicable).

SPECIFIC USE PERMITS APPROVED PRIOR TO ADOPTION OF ORDINANCE NO. 769 (COMPREHENSIVE ZONING ORDINANCE)

S-A Specific Use Permit-A
148 13545 Webb Chapel; 4/21/58; O; medical office; SUP no longer req/by-right use.

S-B Specific Use Permit-B
224 2745 Valwood; 3/7/60; O; med. off./clinic; Dr. Winslow's; SUP no longer req.

S-C Specific Use Permit-C
243 13545 Webb Chapel; 6/20/60; O; dental/med. off./clinics; (Ord. 243 amended by Ord. 632 to include other professional offices); SUP no longer req.

S-D Specific Use Permit-D
256 2745 Valwood; 11/07/60; O; retail nursery/greenhouse; not per. use in O zoning district.

S-E Specific Use Permit-E
283 2736 Valley View; 5/1/61; O; dental/ med. off. /clinics; SUP no longer req/by-right use.

S-F Specific Use Permit-F
284 2620 Valley View; 5/1/61; O; private school; SUP no longer req/by-right use.

S-G Specific Use Permit-G
492 14067 Dennis; LI; 7/20/64; vet clinic.

S-H Specific Use Permit-H
496 12934 Harrisburg; R-5; 8/3/64; day nursery; expired 8/10/67.

S-I Specific Use Permit-I
497 2700 Valley View; R-5; 8/17/64; priv. sch.- dancing/baton twirling; SUP no longer req/ by-right use.

S-J Specific Use Permit-J
499 12103 Webb Chapel; 9/8/64; LR-2; gasoline service station.

S-K Specific Use Permit-K
599 14133 Dennis; 2/23/66; R-4; private kindergarten and day nursery.

S-L Specific Use Permit-L

600 12717 Marsh; 2/7/66; R-3; priv. kindergarten and school for mentally retarded children.

S-M Specific Use Permit-M
639 Northeast cnr. LBJ@Rosser; 11/7/66; R-4; priv. club and comm. bldg; Ord. 638 added use to R-5 under prior CZO ; not permitted within R-4 under current CZO.

SPECIFIC USE PERMITS APPROVED WITH ORDINANCE NO. 769 ADOPTION

S-1 Specific Use Permit-1
769 3723 Valley View; 02/24/69; R-3; Police station and related municipal facilities of the City.

S-2 Specific Use Permit-2
769 3333 Golfing Green; 2/24/69; R-2, R-4; Private country club with golf course, tennis, private club, and dining room and related accessory country club uses covering all lands devoted to use by Brookhaven Country Club.

S-3 Specific Use Permit-3
769 3301 Valley View; 2/24/69; R-6; Town North Y.M.C.A.; Amended by Ord. 843 on 3/6/70.

S-4 Specific Use Permit-4
769 3507 Valley View; 2/24/69; R-2; City water reservoir and pump station; Ord. 226 approved property purchase (4/4/60) prior to adoption of SUP by Ord. 769 (CZO).

S-5 Specific Use Permit-5
769 SW cnr. of Webb Chapel and FB Creek Bridge; 2/24/69; R-4; Webb Chapel Cemetery.

S-6 Specific Use Permit-6
769 3315 Rockmartin, 2/24/69; R-1; Marsh Cemetery.

S-7 Specific Use Permit-7
769 14032 Heartside; 2/24/69; R-6; Municipal recreation center and library; Funds appropriation approved prior to adoption of Ord. 769 by Ord. 366.

S-8 Specific Use Permit-8
769 2570 Valley View; 2/24/69; R-6; (Designation approved prior to adoption of Ord. 769.) Keenan Cemetery.

SPECIFIC USE PERMITS ISSUED BY AUTHORIZATION SUBSEQUENT TO ORDINANCE NO. 769 APPROVAL

S-9 Specific Use Permit-9
817 3030 Fyke, 9/15/69; R-6; private school for the education of retarded children.

S-9A Specific Use Permit-9A
820 13109 Holbrook; 9/15/69; R-6; private school of dance.

S-10 Specific Use Permit-10
No # 2700 Christian Parkway; 2/15/71; R-4; SUP required for college in R-4 zoning district before additional building could be built, SUP originally not obtained; Dallas Christian College.

S-10A Specific Use Permit-10A
835 13333 Stemmons Freeway; 1/19/70; LI; private club; Ramada Inn.

S-10B Specific Use Permit-10B
848 2901 Valley View; 5/4/70; PD-6 (LR-1); restaurant without drive-in service; Jim Dandy (Never built).

S-11 Specific Use Permit-11
No # 12704 Bee, 4/19/71; R-6; institution of philanthropic nature; deleted; Truth House.

S-12 Specific Use Permit-12
No # 13100 Josey, 7/19/71; LR-1; restaurant w/o drive-in service; Bonanza Steak House.

S-13 Specific Use Permit-13
No # 13000 Josey, 1/17/72; PD-7 (LR-1); restaurant w/o drive-in service; Deleted by Ord. 1329 (11/3/80); Straw Hat Pizza Palace.

S-14 Specific Use Permit-14
No # 13297 Josey, 2/21/72; LR-2; auto laundry; Shell.

S-15 Specific Use Permit-15
950 2833 LBJ Freeway; 2/5/73, PD-16; Restaurant; Red Lobster Inn

S-16 Specific Use Permit-16
No # 12004 Webb Chapel; 5/21/73; car wash; LR-2; Exxon Auto Laundry.

S-17 Specific Use Permit-17
986 2915 LBJ Freeway; 12/17/73; four general business signs; PD-14 (O, MF-2)

S-18 Specific Use Permit-18
998 2665 Villa Creek; Suite 125; 2/18/74; PD-2 (O-LI); private club; in Metro Square Office Park #2; deleted 2/6/78 by Ord. 1174.

S-19 Specific Use Permit-19
1010 4855 LBJ Freeway; 6/3/74; LI; private club; located in Farmers Branch Office Park; deleted 9/10/84 by Ord. 1520.

S-20 Specific Use Permit-20
1011 2700 Christian Parkway; 6/17/74; R-4; operation of a private primary and secondary school; Dallas Christian College.

S-21 Specific Use Permit-21

1013 13980 Josey; 7/1/74; PD-3 (LR-2); operation of a car wash.

S-22 Specific Use Permit-22
1020 2700 Valley View; 8/19/74; O; general business sign; (Southeast corner of Tom Field and Valley View Lane).

S-23 Specific Use Permit-23
1045 2727 Valwood; 12/16/74; O; general business sign; (Northeast corner of Valwood and Josey Lane).

S-24 Specific Use Permit-24
1058 Southwest quadrant of Valley View and Luna intersection, on the west side of Luna Road, 574' south of Valley View; 3/17/75; removal of natural resource, storage, and excavation; LI; deleted 1/21/80 by Ord. 1294.

S-25 Specific Use Permit-25
1062 3939 Valley View; 6/2/75; change zoning from R-2 to R-3 and allow college uses; Brookhaven Community College.

S-26 Specific Use Permit-26
1066 2877 LBJ Freeway; 7/28/75; O; general business sign.

S-27 Specific Use Permit-27
1071 13327 Midway; 9/15/75; PD-51-B; private club; Vincent's Seafood.

S-28 Specific Use Permit-28
1086 2915 LBJ Freeway; 11/17/75; PD-14 (O, MF-2); restaurant; Brookhaven Office Park; not a permitted use in zoning district.

S-29 Specific Use Permit-29
1090 2270 Valley View; 1/19/76; LI; installation of a third driveway; SUP not required.

S-30 Specific Use Permit-30
1098 13904 Josey; 3/15/76; PD-3 (LR-2); United States Post Office

S-31 Specific Use Permit-31
1099 2925 LBJ Freeway; 4/5/76; O; dental assistants' school; deleted 1/21/80 by Ord 1291.

S-32 Specific Use Permit-32
1107 13305 Josey; 7/19/76; O; savings and loan association.

S-33 Specific Use Permit-33
1108 3001 LBJ Freeway; 7/19/76; PD-14 (O, MF-2); sandwich shop; not a permitted use in zoning district.

S-34 Specific Use Permit-34

1118 3001 LBJ Freeway; 10/18/76; PD-14 (O, MF-2); general business sign.

S-35 Specific Use Permit-35
No # 4145 Valley View; 8/6/73; PD-1 (O, LI); private club; deleted 9/10/84 by Ord. 1519; Steak & Ale.

S-36 Specific Use Permit-36
1125 13305 Josey; 2/7/77; O; general business sign.

S-37 Specific Use Permit-37
1126 14041 Distribution Way; LI; 2/21/77; paper recycling plant.

S-38 Specific Use Permit-38
1127 14320 Josey; 2/21/77; LR-2; restaurant with drive-in service; Sonic.

S-39 Specific Use Permit-39
1128 14000 Josey; 2/21/77; PD-3 (LR-2); lawn mower/bicycle sale, service and repair shop.

S-40 Specific Use Permit-40
1132 1480 Valley View; 4/4/77; LI; parking for employees/equipment; Freeway Ready-Mix.

S-41 Specific Use Permit-41
1136 2361 Valwood; 5/2/77; LI; private club; The Drover.

S-42 Specific Use Permit-42
1142 2915 LBJ Freeway; 6/20/77; O; general business sign; Brookhaven Office Park.

S-43 Specific Use Permit-43
1163 12855 Valley Branch; 10/3/77; LI; install add'l driveways; Hines Ind. Prop.; SUP not req.

S-44 Specific Use Permit-44
1164 2645 LBJ Freeway; 11/7/77; PD-2; private club; LBJ/Metro.

S-45 Specific Use Permit-45
1165 4801 LBJ Freeway; 12/19/77; LI; private club.

S-46 Specific Use Permit-46
1174 This SUP number assigned to Ord. 1174 was issued in error, thus S-46 is not a valid SUP number. Ord. 1174 deletes Ord. 998 (SUP-18).

S-47 Specific Use Permit-47
1183 7 Medical Plaza; 4/17/78; PD-18 (O); two general business signs.

S-48 Specific Use Permit-48
1184 2915 and 2925 LBJ Fwy; 5/15/78; PD-14 (O, MF-2); gen. bus. signs (one per building).

S-49 Specific Use Permit-49
1190 2877 LBJ Freeway; 6/19/78; O; general business sign.

S-50 Specific Use Permit-50
1192 3001 LBJ Freeway; 6/19/78; PD-14 (O, MF-2); general business signs.

S-51 Specific Use Permit-51
1193 4745 Langland; 6/19/78; LI; installation of driveways; NW cnr Inwood Road and Langland Road; SUP no longer required.

S-52 Specific Use Permit-52
1198 11431 Ferrell; 7/17/78; PD-22; construction yard; deleted 1/21/80 by Ord. 1295.

S-53 Specific Use Permit-53
1199 2362 Valwood; 7/17/78; LI; non-drive-in rest. w/o outside sales window; Waffle House.

S-54 Specific Use Permit-54
1202 2825 Valley View; 8/21/78; LR-2; physical fitness center; deleted 08/20/79 by Ord. 1269; (associated with S-67); Never built.

S-55 Specific Use Permit-55
1203 14850 Webb Chapel; 8/21/78; LI; car wash; Webb Chapel Car Wash.

S-56 Specific Use Permit-56
1204 4099 Valley View; 9/5/78; PD-1; private club; Holiday Inn Hotel.

S-57 Specific Use Permit-57
1205 3690 Beltline; 9/5/78; PD-23; non-drive-in restaurant w/outside sales window; repealed by Ord. 2504 (S-279), which was repealed by Ord. 2525 (S-282); Never built.

S-58 Specific Use Permit-58
1214 14440 Josey; 11/20/78; LR-2; non-drive-in restaurant w/o outside sales window.

S-59 Specific Use Permit-59
1216 12855 Valley Branch; 11/20/78; LI; install fifth driveway; Hines Ind. Prop; SUP not req.

S-60 Specific Use Permit-60
1217 2807 Valwood; 11/20/78; R-6; private/nursery school; Christ United Methodist Church.

S-61 Specific Use Permit-61
1223 13212 Bee; 12/4/78; PD-5; automobile repair garage; Bob Hackler Auto.

S-62 Specific Use Permit-62
1224 14000 Josey; 12/4/78; PD-3 (LR-2); tune-up shop; amended by Ord. 2739 (S-318); Tune Up Masters.

S-63 Specific Use Permit-63
1229 NW quadrant of Valley View /Stemmons Fwy interchange; 1/15/79; C; PD-25 (LI) when deleted by Ord. 1292, 1/21/80; non-drive-in rest. w/o outside sales window; unbuilt.

S-64 Specific Use Permit-64
1230 2373 Valley View; 1/15/79; PD-25; non-drive-in rest. w/o outside sales window; unbuilt.

S-65 Specific Use Permit-65
1234 13675 Stemmons Fwy; 2/19/79; LI; outside sales for Chrysler auto dealership; deleted 7/7/80 by Ord. 1308; unbuilt.

S-66 Specific Use Permit-66
1237 12000/12300 Ford; 2/19/79; PD-2; non drive-in rest. w/o outside sales window; unbuilt.

S-67 Specific Use Permit-67
1247 2825 Valley View; 5/21/79; LR-2; non-drive-in restaurant w/o outside sales window; deleted 8/20/79 by Ord. 1269.

S-68 Specific Use Permit-68
1253 2410 Valwood; 6/18/79; LI; outside sales (nursery and seasonal items).

S-69 Specific Use Permit-69
1254 4101 McEwen; 6/18/79; PD-1; non-drive-in rest. w/o outside sales wind.; Sandwich Chef.

S-70 Specific Use Permit-70
1255 3001 LBJ Freeway; 6/18/79; PD-14 (MF-2, O); beauty shop.

S-71 Specific Use Permit-71
1279 2997 LBJ Fwy; 11/19/79; PD-14; non-drive-in rest. w/o outside sales wind.; LBJ Sand. Shop.

S-72 Specific Use Permit-72
1283 Josey Square Shopping Center, Suite 206; 12/17/79; PD-4 (LR-1); non-drive-in rest. w/o outside sales window; Neptune's Sub Sandwich Shop.

S-73 Specific Use Permit-73
1284 4801 LBJ Freeway; 12/17/79; LI; indoor commercial amusement use; Hilton Hotel.

S-74 Specific Use Permit-74
1285 14530 Josey; 12/17/79; PD-4 (LR-1); non-drive-in rest. w/o outside sales window.

S-75 Specific Use Permit-75
1297 4455 LBJ Fwy; 2/18/80; LI; non-drive-in rest. w/o outside sales window; La Cuisine Cafe.

S-76 Specific Use Permit-76

1298 Farmers Branch Shopping Center, Suite 203; 2/18/80; PD-8 (LR-1); non drive-in rest.; Bo's Subs & Spuds.

S-77 Specific Use Permit-77
1300 4455 LBJ Fwy; Suite 612; 3/3/80; LI; non-drive-in rest. w/o outside sales window; Suavi's Sandwich Shop.

S-78 Specific Use Permit-78
1311 3055 Valley View; 7/21/80; R-4; church; Farmers Branch Church of Christ; repealed by Ord. 2307 (S-243).

S-79 Specific Use Permit-79
1313 5001 LBJ Fwy; 8/4/80; LI; non-drive-in rest. w/o outside sales window; Best Cuisine Cafe.

S-80 Specific Use Permit-80
1327 Farmers Branch Shopping Center, Suite 225; 10/20/80; PD-8 (LR-1); non-drive-in restaurant w/o outside sales window; Pick A Pocket Sandwich.

S-81 Specific Use Permit-81
1335 2551 Valley View; 12/22/80; LR-2; non-drive-in restaurant w/o outside sales window; Shopette Bakery and Sandwich.

S-81A Specific Use Permit-81A
1344 13995 Midway; 4/20/81; LI; gasoline service station; Mobil; repealed by Ord. 2468 (S-268); repealed by Ord. 2528 (S-284).

S-81B Specific Use Permit-81B
1351 2720 Hollandale; 7/20/81; LR-2; physical fitness center; amended by Ord. 1354 (S-81C).

S-81C See S-81B
1354 2720 Hollandale; 8/3/81; LR-2; amends Ord. 1351, S-81B; physical fitness center.

S-81D Specific Use Permit-81D
1357 Josey Square Shopping Center, #101; 8/3/81; LR-2; retail automobile stereo sales and outside installation; deleted 5/17/82 by Ord. 1379.

S-81E Specific Use Permit-81E
1359 2755 Valwood; 9/8/81; O; general business sign.

S-81F Specific Use Permit-81F
1365 13619 Inwood; 10/19/81; LI; physical fitness center.

S-81G Specific Use Permit-81G
1367 2727 LBJ Freeway; 1/18/82; PD-2 (LI); non-drive-in rest. w/o outside sales window; IBM Employees & Guests;

S-81H Specific Use Permit-81H
1376 14520 Josey, #101; 4/19/82; LR-2; non-drive-in rest. w/o outside sales window; Alvin Ord's.

S-81I Specific Use Permit-81I
1380 14520 Josey Lane; 6/15/82; PD-4 (MF-2, LR-1); non-drive in rest. w/ outside sales window; Taco Bell.

S-82 Specific Use Permit-82
1403 3330 Beltline; 10/4/82; LI; non-drive-in rest. w/ outside sales window; Kips.

S-83 Specific Use Permit-83
1404 12885 Josey; 10/4/82; PD-8 (LR-1); non-drive-in rest. w/ outside sales window; Wendy's.

S-84 Specific Use Permit-84
1413 1901 Royal, #105; 12/6/82; PD-22 (LI); non-drive in rest. w/o outside sales window; Le Cafe-Royal Lakes.

S-85 Specific Use Permit-85
1419 13707 North Dallas Pkwy; 4/18/83; PD-42; private club within athletic facility; International Athletic Club. Amended 3/17/86 by Ord. 1625.

S-86 Specific Use Permit-86
1421 1601 LBJ Freeway; 1/17/83; PD-22 (LI); non-drive-in rest. w/o outside sales window; Dewey's Restaurant.

S-87 Specific Use Permit-87
1423 7 Medical Plaza; 12100 Webb Chapel; 12/20/1982; PD-18 (O); commercial parking lots.

S-88 Specific Use Permit-88
1433 13707 N. Dallas Parkway; 2/21/83; PD-42; private health club; N. Dallas Athletic Club.

S-89 Specific Use Permit-89
1444 2825 Valley View, #216; LR-2; non-drive-in rest. w/o outside sale window; Ancient China.

S-90 Specific Use Permit-90
1452 2770 Valwood; 10/17/83; LR-2; non-drive-in rest. w/o outside sales window.

S-91 Specific Us Permit-91
1453 12895 Josey, #100; 9/19/83; PD-8; non-drive-in rest. w/o outside sales wind.; Taco Spec..

S-92 Specific Use Permit-92
1455 13337 Bee; 9/19/83; PD-34; golf cart sales and service center.

S-93 Specific Use Permit-93
1473 2363 Valwood; 11/21/83; PD-30; non-drive-in rest. w/ outside sale window; Taco Bueno.

S-94* Specific Use Permit-94
1475 13002 Rossford; 1/23/84; PD-31; religious television school facility.

S-95 Specific Use Permit-95
1476 2410 Valwood; 12/5/83; PD-33; retail gun shop; Williams Gun Shop.

S-96 Specific Use Permit-96
1485-A 4641 and 4643 Nall; 2/6/84; LI; automobile repair garage.

S-97 Specific Use Permit-97
1487 2241 Valwood; 2/20/84; PD-22 (LI); auto/truck leasing w/sales of trade-ins and vehicles obtained thru expiration of term-of-lease; maint./storage of leasing vehicles.

S-98 Specific Use Permit-98
1496 14051 Stemmons Fwy; 4/23/84; PD-25 (LI); quick oil change and lube facility; Mr. Lube.

S-99 Specific Use Permit-99
1534 2833 LBJ Freeway; 12/17/84; PD-16 (LR-2); private club; "Red Lobster".

S-100 Specific Use Permit-100
1535 3340 Beltline; 12/5/84; LI; new car sales; amended 10/3/88, Ord 1797 for used car sales.

S-100 A Specific Use Permit-100 A
1537 13675 Stemmons Fwy; 12/3/84; PD-25; five-foot satellite roof antenna; Word of Faith.

S-101 Specific Use Permit-101
1542 4500 Alpha; 12/18/84; LI; satellite antenna; Never built.

S-102 Specific Use Permit-102
1557 1603 LBJ Freeway; 3/4/85; PD-22 (LI); non-drive-in rest. w/o outside sale window; Woodway's Cafe.

S-103 Specific Use Permit-103
1565 13920 Josey; 4/15/85; PD-3; non-drive-in rest. w/o outside sales window; Pizza Inn.

S-104 Specific Use Permit-104
1566 3119 Gardenbrook; 4/1/85; LI; auto repair shop.

S-105 Specific Use Permit-105
1567 3336 Beltline; 5/6/85; LI; car wash and retail gasoline sales; Ord.1838, 9/5/89 amends SUP to allow auto repair; Ultra Car Care Center.

S-106 Specific Use Permit-106
1570 1 Medical Plaza, #108; 5/6/85; PD-18 (O); non-drive-in rest. w/o outside sales window.

S-107 Specific Use Permit-107
1575 12895 Josey, #219; 6/3/85; PD-8; non-drive-in rest. w/o outside sale window; Marshall's.

S-108 Specific Use Permit-108
1579 4519 Sigma; 6/24/85; LI; auto repair facility.

S-109 Specific Use Permit-109
1582 4100 Spring Valley; 7/15/84; LI; 18' sat. antenna dish in parking lot.

S-110 Specific Use Permit-110
1586 13304 Stemmons Fwy; 8/5/85; PD-30; sat. antenna dish @ SE cnr Jett @ E service road of IH35E; never built.

S-111 Specific Use Permit-111
1627 14540 Beltwood Parkway East; 3/17/86; LI; general engine repair; Paradise Garage. Defunct business.

S-112 Specific Use Permit-112
1633 4205 LBJ Freeway; 5/5/86; PD-40; retail gasoline sales; Exxon.

S-113 Specific Use Permit-113
1634 13115 Stemmons Freeway; 5/5/86; PD-24; gas station; retail gasoline sales; Exxon.

S-114 Specific Use Permit-114
1635 2755 Valley View; 5/5/86; LR-1; satellite antenna dish on roof of building;; A.L. Williams; never built.

S-115 Specific Use Permit-115
1640 5005 LBJ Freeway, #150; 7/21/86; PD-39; private club; Gallaghers.

S-116 Specific Use Permit-Interim Use-116
1641 13321 Midway; 7/21/86; PD-51; temp. park and ride facility; expired 9/30/89.

S-117 Specific Use Permit-117
1658 14530 Josey; 10/6/86; PD-4; rest. w/drive-thru; SE cnr of Fyke and Josey; Little Caesars.

S-118 Specific Use Permit-118
1663 11496 Luna; 11/17/86; PD-22; rest. w/in Building C of Crown Plaza; Kolaches.

S-119* Specific Use Permit-119
1664 2400 Havenhurst; 12/8/86; church; PD-34; SW cnr Havenhurst@Elder; Jehovah's Wit.

S-120 Specific Use Permit-120
1667 1503 LBJ Fwy; #150; 1/5/87; PD-22; rest. w/mixed beverage permit; Pacific Street Grill.

S-120A Specific Use Permit-120-A

1668 3336 Beltline; 1/5/87; LI; oil change and lube center; Ultra Car Wash.

S-121 Specific Use Permit-121
1684 13920 Josey; #110; 3/9/87; PD-3; operation of video games; Buy-n-Go; never built.

S-122 Specific Use Permit-122
1687 13920 Josey; #108; 3/23/87; PD-3; installation of window tinting and cellular phones; Artech Window Tinting Company; never built.

S-123 Specific Use Permit-123
1689 13114 Holbrook (2704 Valley View); O; 4/20/87; gen. bus. sign; Tender Learning Care.

S-124 Specific Use Permit-124
1692 13370 Branch View; 7/6/87; PD-25; private club; Knights of Columbus.

S-125 Specific Use Permit-125
1701 2727 LBJ Fwy; 6/1/87; LR-1; satellite antenna dish on rooftop.

S-126 Specific Use Permit-126
1702 4100 Spring Valley (13950 Midway); 7/20/87; LI; non drive-in rest. w/outside sales window; SE cnr Midway @ Spring Valley; McDonalds.

S-127 Specific Use Permit-127
1704 3430 Janlyn; 6/15/87; R-3; satellite antenna dish; SUP no longer required.

S-128 Specific Use Permit-128
1705 5001 Spring Valley; 7/6/187; PD-44; underground commercial parking garage; NW cnr Spring Valley @ Dallas Parkway; Providence Towers.

S-129 Specific Use Permit-129
1708 2409 Valwood; 7/20/87; non drive-in rest. w/outside sales windows; Fajita Junction.

S-130 Specific Use Permit-130
1711 1590 LBJ Fwy; 8/3/87; PD-60; rest. w/mixed bev. permit w/in hotel; Doubletree.

S-131 Specific Use Permit-131
1715 1605 LBJ Fwy, 8/17/87; PD-22; rooftop satellite antenna dish.

S-132 Specific Use Permit-132
1723 4851 LBJ Fwy, 9/14/87; PD-39; rooftop satellite antenna dish.

S-133 Specific Use Permit-133
1739 2553 Valley View; 11/2/87; PD-34; retail gun accessories, jewelry and other accessories; Ajax Shooter Supply; SUP no longer required (never built); (Deleted by Ord. 1844.)

S-134 Specific Use Permit-134

1744 1503 LBJ Freeway; 12/7/87; PD-22; rooftop sat. antenna dish

S-135 Specific Use Permit-135
1745 13235 Stemmons Fwy; 12/7/87; PD-25; ground mounted sat. antenna dish; La Quinta.

S-136 Specific Use Permit-136
1746 3001 LBJ Fwy; 12/7/87; PD-14; rooftop sat. antenna dish; never built.

S-137 Specific Use Permit-137
1747 2290 Springlake; 12/7/87; PD-24; 4 sat. antenna dishes; International Christian Media.

S-138 Specific Use Permit-138
1748 2925 LBJ Fwy, #102 & #106; 12/7/87; PD-14; toxicological laboratory; never built.

S-139 Specific Use Permit-139
1758 3607 Gardenbrook; 2/15/88; LI; general engine repair; w/deed restrictions which reserves the City the right to review the zoning on the property after 5 years or in the event the business of Swedish Auto Inc, is sold or no longer involves general engine repair and terminate the Specific Use Permit; See also Resolution No. 93-029 (March 1993).

S-140 Specific Use Permit-140
1764 1885 Valley View; 4/18/1988; PD-22; fuel facility in conjunction with a commercial truck leasing operation; UPS Truck Leasing; never built.

S-141 Specific Use Permit-141
1765 14455 Webb Chapel; 5/4/1988; O; general business sign.

S-142 Specific Use Permit-142
1766 14807 and 14809 Venture; 4/18/1988; LI; general engine repairs.

S-143 Specific Use Permit-143
1772 3308 Towerwood, 6/6/1988; general engine repairs; LI.

S-144 Specific Use Permit-144
1776 4851 LBJ Fwy; 6/20/88; PD-39; rooftop satellite antenna.

S-145 Specific Use Permit-145
1784 13300 Branchview; 08/01/88; PD-25; gen. eng. repairs; amended 9/19/88 by Ord. 1789.

S-146 Specific Use Permit-146
1802 2631 Wicker; 11/7/88; R-6; satellite antenna dish; SUP no longer required.

S-147 Specific Use Permit-147
1805 14465 Webb Chapel; 1/21/88; O; gen. bus. sign; Webb Chapel North Prof. Building.

S-148 Specific Use Permit-148

1808 2825 Valley View; 12/12/88; LR-2; non drive-in rest. w/outside sale window; Church's Fried Chicken; (never built).

S-149 Specific Use Permit-149
1818 2877 LBJ; 4/17/89; O; general business sign; Hearing Aid Express.

S-150 Specific Use Permit-150
1819 12895 Josey; 4/17/89; #236; PD-8; non drive-in rest. w/o outside sales window.

S-151 Specific Use Permit-151
1820 14455 Webb Chapel; 4/17/89; O; roof-mounted satellite antenna; never built.

S-152 Specific Use Permit-152
1825 12800 Stemmons Fwy; 5/22/89; PD-31; amend Ord. 1388 (PD-31) indicating automotive leasing facility with storage as permitted use requiring a SUP; also grants a SUP for auto leasing with storage; Automate Auto Rental; building demolished.

S-153 Specific Use Permit-153
1833 2435 Squire; 8/21/89; PD-33; general engine repairs; Metrocrest Tire and Auto, Inc.

S-154 Specific Use Permit-154
1835 1590 LBJ; 8/21/89; PD-60; roof mounted satellite antenna; at Doubletree Hotel.

S-155 Specific Use Permit-155
1836 4851 LBJ; 9/5/89; PD-39; roof mounted satellite antenna.

S-156 Specific Use Permit-Interim Use-156
1843 13321 Midway; 9/18/89; PD-51; temporary park and ride facility; expired 9/30/1991.

S-157 Specific Use Permit-157
1845 3340 Beltline; 10/2/1989; general automotive repair; LI; City reserves right to institute rezoning and terminate SUP in event of noncompliance; European Technology.

S-158 Specific Use Permit-158
1849 3650 Beltline; 11/6/89; PD-23; non drive-in rest. w/outside sales window; repealed by Ord. 2504 (S-279), later repealed by Ord. 2525 (S-282); unbuilt.

S-159 Specific Use Permit-159
1850 3690 Beltline; 11/6/89; gasoline service station; PD-23; Mainstreet Concepts. repealed by Ord. 2504 (S-279), later repealed by Ord. 2525 (S-282).

S-159-A Specific Use Permit-159-A
1861 14400 Josey; 12/18/89; LR-2; installation of window tinting and car stereos.

S-160 Specific Use Permit-160
1863 14524 Josey, #216; 1/22/90; PD-4; indoor comm. amusement; Clown Around; not built.

S-161 Specific Use Permit-161
1865 2877 LBJ Fwy; 1/22/90; O; general bus. sign; Quick Print & Hearing Aid Express.

S-162 Specific Use Permit-162
1876 2702 Valwood; 4/2/90; LR-2; gasoline service station; Fina.

S-163 Specific Use Permit-163
1877 2740 Valwood; #122; 4/2/90; LR-2; indoor com. amusement; Pop's Family Fun; unbuilt

S-164 Specific Use Permit-164
1888 2420 Valwood; 5/21/90; PD-33; used car sales; Metrocrest Oil & Auto Sales.

S-165 Specific Use Permit-165
1889 3030 Fyke; 5/21/90; R-6; philanthropic institution; Special Care School.

S-166 Specific Use Permit-166
1890 1641 Keenan Bridge; 5/21/90; PD-22; heavy construction; expired 12/1/95.

S-167 Specific Use Permit-167
1891 1641 Keenan Bridge; 5/21/90; PD-22; general auto repairs; expired 12/1/95.

S-168 Specific Use Permit-Interim Use - 168
1894 2420 Valwood; 6/18/90; PD-33; display area; Metrocrest Oil & Auto; expired 6/18/95)

S-169 Specific Use Permit-169
1901 14008 Distribution; 9/4/90; PD-33; church; Dallas Agape Mission Church.

S-170 Specific Use Permit-170
1904-A 14098 Inwood; 9/4/90; PD-41; auto leasing/on-site storage; Curry Auto Leasing; unbuilt.

S-171 Specific Use Permit-171
1914 2361 Valwood; 11/26/90; PD-30; gasoline service station; Mobil; unbuilt

S-172 Specific Use Permit-172
1915 2361 Valwood; 11/26/90; PD-30; drive-in rest. w/outside sales window; Red Line Burger.

S-172-A Specific Use Permit-Interim Use 172-A
1917 2825 Valley View; 12/10/90; LR-2; sno cone stand; 4/1/91 to 9/30/91; Expired.

S-173 Specific Use Permit-173
1923 NE cnr Spring Valley @ Inwood; 1/28/91; LI; gasoline service station; Mobil; unbuilt.

S-174 Specific Use Permit-174
1925 13337 Bee; 1/28/91; PD-34; LS and nursery bus.; Precision LS Mgmt.; moved/Valwood.

S-175 Specific Use Permit-175
1930 12895 Josey; #132, 4/15/91; PD-8; cell antenna; "Southwestern Bell".

S-176 Specific Use Permit-Interim Use-176
1931 1641 Keenan Bridge; 4/1/91; PD-22; cell antenna; "Southwestern Bell"; exp. 3/31/11.

S-177 Specific Use Permit-177
1949 13904 Stemmons; 7/15/91; PD-30; paint and body repair shop w/ on-site storage.

S-178 Specific Use Permit-178
1953 13835 Welch; 8/19/91; LI; cell antenna; SW Bell; repealed by Ord. 2347 (S-252).

S-179 Specific Use Permit-Interim Use - 179
1956 13321 Midway; 9/9/91; PD-51; park and ride; American Airlines; exp. 9/30/93.

S-180 Specific Use Permit-180
1964-A 13922 Stemmons; 10/7/91; PD-30; paint and body repair w/on-site storage; Crawford.

S-181 Specific Use Permit-181
1969 2280 Springlake; 1/6/92; PD-24; private club; Knights of Columbus.

S-182 Specific Use Permit-182
1979-B 3330 Beltline; 3/23/92; LI; amusement devices; Norma's Cafe.

S-183 Specific Use Permit-Interim Use-183
1987 2825 Valley View; 5/18/92; LR-2; sno cone stand; Gummy Bear Sno; exp. 9/30/92

S-184 Specific Use Permit-184
1993 14185 Dallas Parkway; 6/15/92; LI; new or used boat sales lot; Louis Delhomme Marine.

S-185 Specific Use Permit-185
1996 14185 Dallas Parkway, 8/3/92; LI; additional signage; Louis Delhomme Marine.

S-186 Specific Use Permit-186
2003 2425 Valwood; 9/14/92; PD-33; non-drive-in rest. w/outside sales window; unbuilt.

S-187 Specific Use Permit-187
2005 2740 Valwood, #130; 9/28/92; LR-2; cell antenna; Metrocel Cellular Tel. Co.

S-188 Specific Use Permit-188
2017 4169 LBJ Fwy; 1/18/93; PD-68; non-drive-in rest. w/outside sales window; Wendy's.

S-189 Specific Use Permit-189

2018 4151 LBJ Fwy; 1/18/93; PD-68; non-drive in rest. w/outside sales window; Taco Bell; repealed by Ord. 2540 (S-286).

S-190 Specific Use Permit-Interim Use-190
2034 2825 Valley View; 4/5/93; LR-2; sno cone stand; Exp. 9/30/93

S-191 Specific Use Permit-191
2051 13700 Gamma; 5/17/93; LI; auto general repair; Lord of the Rings.

S-192 Specific Use Permit-192
2054 13000 Josey, #106-A; 5/17/93; PD-7; non-profit thrift store; Goodwill.

S-193 Specific Use Permit-193
2057 13450 Inwood, #150; 6/7/93; PD-49; massage establishment; Elite Therapy.

S-194 Specific Use Permit-194
2064 11925 Josey; 7/12/93; LR-2; non-drive-in rest. w/outside window; Rally Burger; unbuilt.

S-195 Specific Use Permit-195
2092 2409 Valwood; 10/4/93; PD-33; general engine repair; A-1 Foreign & Domestic.

S-196 Specific Use Permit-196
2094 13850 Diplomat; 11/1/93; PD-22; cell antenna.

S-197 Specific Use Permit-Interim Use-197
2105 1641 Keenan Bridge; 1/24/94; PD-22; Outdoor storage/plumbing mat.; Exp. 2/1/99.

S-198* Specific Use Permit-198, Case #94-02?
2106 12800 Stemmons; 2/7/94; PD-31; denominational school; Lexington Acad.; demolished.

S-199 Specific Use Permit-199
2107 2420 Valwood; 2/7/94; PD-33; automotive general repair.

S-200 Specific Use Permit-200
2109 2899 Valley View; 2/22/93; LR-1; non-drive-in rest. w/outside sales window; "McDonalds"; Amended by Ord. 2419 (S-263).

S-201 Specific Use Permit-Interim Use-201
2112 2825 Valley View; 5/1/94; LR-2; sno cone stand; exp. 9/30/94.

S-202 Specific Use Permit-202, Case #94-10
2119 2316 Havenhurst; 5/23/94; PD-70; paint and body repair; Bergman's Paint & Body.

S-203 Specific Use Permit-203
2125 13615 Welch, #103; 6/20/94; LI; massage establishment;

S-204 Specific Use Permit-204
2134 13233 Stemmons: 8/15/94; private club; PD-25; JoJo's Rest.; Ord. 2816 (S-346) repealed.

S-205 Specific Use Permit-205
2133 13505 Branch View; 8/15/94; PD-25; cell antenna and equip. bldg; Southwestern Bell.

S-206 Specific Use Permit-206
2149 2740 Valwood; 11/21/94; LR-2; cell antenna 65' high; Calvert & Co.

S-207 Specific Use Permit-207
2150 14724 Webb Chapel; 11/21/94; LI; sale of alcoholic beverages in restaurant; Sam's BBQ.
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S-208 Specific Use Permit-208
2151 12675 Josey; 11/21/94; PD-8; sale of alcoholic beverages in restaurant; Sizzler.

S-209 Specific Use Permit-209
2152 14040 Stemmons; 11/21/94; PD-70-FW; motel;

S-210 Specific Use Permit-210, Case #94-37
2158 2430 Valley View; 12/5/94; PD-70-FW; vehicle sales/installation/repair; Bikers Dream.

S-211 Specific Use Permit-211
2164 11925 Josey Lane; 1/23/95; LR-2; tune-up shop.

S-212 Specific Use Permit-Interim Use–212, Case #94-43
2165 12900 Stemmons; 1/23/95, PD-70-FW; motor vehicle repair; Exp. 2/1/00.

S-213 Specific Use Permit-213
2166 4455 Alpha; 1/23/95; LI; non-drive-in rest. w/o outside sales window; Jenn's Place; repealed 7/13/98 by Ord. 2404 (S-262).

S-214 Specific Use Permit-214 Case 95-04
2162A 11500 Luna; 3/6/1995; PD-67; church, phase 1; Mar Thoma Church.

S-215 Specific Use Permit-Interim Use-215
2173 1617, 1637 Keenan Bridge; 4/3/95; outdoor storage/rec. vehicles; PD-22; Exp. 5/1/05.

S-216 Specific Use Permit-216
2178 13921 Senlac; 5/22/1995; PD-22; paper storing/bailing/recycling; Balcones.

S-217 Specific Use Permit-217
2179 3650 Beltline; 5/22/95; PD-23; non-drive-in rest. w/outside sales window; repealed by Ord. 2504 (S-279), Ord. 2525 (S-282). Main Street Concepts.

S-218 Specific Use Permit 218

2180 3650 Beltline; 5/22/95; PD-23; automated gasoline ser. station; repealed by Ord. 2504 (S-279), Ord. 2525 (S-282). Main Street Concepts.

S-219 Specific Use Permit-Interim Use-219
2185 2825 Valley View; 6/5/95; LR-2; sno cone stand; exp. 9/30/95); Fould's

S-220 Specific Use Permit-Interim Use-220
2187 2430 Squire Place; 7/10/95; PD-70-GB; paintless dent repair training; Exp. 8/31/00

S-221 Specific Use Permit-221
2188 12895 Josey; #100; 7/10/95; PD-8; sale of alcoholic. bev. within rest.; Nuevo Leon.

S-222 Specific Use Permit-222
2189 3404 Beltline; 7/10/95; LI; sale of alcoholic bev. within rest.; Eddy Deen's.

S-223 Specific Use Permit-Interim Use-223
2192 13840 Denton; 8/7/95; PD-70-GB; auto rep/parts install; Tex Auto Tops; Exp. 12/8/02.

S-224 Specific Use Permit-224
2193 13675 Stemmons Fwy; 8/7/95; PD-25; vehicle repair; Sam Pack's Lee Jarmon Ford.

S-225 Specific Use Permit-225
2194 13313 Stemmons Fwy; 8/7/95; PD-25; motel; Days Inn.

S-226 Specific Use Permit-226
2223 3360 Beltline; 9/25/95; LI; landscape nursery; unbuilt.

S-227 Specific Use Permit-227
2231 13303 Josey; 11/6/95; LR-2; oil change/tune-up shop; Kwik Kar Oil & Lube.

S-228 Specific Use Permit-228
2228 13211 Stemmons Fwy; 10/23/95; PD-25; gasoline service station/car wash; Mobil,

S-229 Specific Use Permit-229
2229 13300 Josey Lane, #101; 10/23/95; PD-7; alcoholic bev. w/in rest.; Seafood King.

S-230 Specific Use Permit-230
2230 2435 Squire, #7; 10/23/95; PD-70-GB; general engine repairs; Metrocrest Auto & Tire.
S-231 Specific Use Permit-231, Case #96-22
2251 2430 Valley View; 2/19/96; PD-70-CH; cell antenna panel/equipment cabinet; SW Bell.

S-232 Specific Use Permit-232
2252 14032 Heartside; 2/19/96; R-6; AM radio ant. on existing pole; City of Farmers Branch,

S-233 Specific Use Permit-233
2255 11925 Josey Lane; 3/18/96; LR-2; comp. natural gas refueling system; Lone Star Energy.

S-234 Specific Use Permit-Interim Use-234
2257 2825 Valley View; 4/1/1996; LR-2; sno cone stand; exp. 9/30/96.

S-235 Specific Use Permit-235
2267 12411 Templeton Trail; 7/15/96, O, cell antenna/equipment building; Zone Systems.

S-236 Specific Use Permit-236, Case #96-04
2275 2430 Valley View; 8/5/96; PD-70; cell antenna/equipment building; Zone Systems.

S-237 Specific Use Permit-237
2274 4747 LBJ Fwy; 8/5/96; PD-39; cell antenna/equipment building; Zone Systems.

S-238 Specific Use Permit-238
2261 11925 Josey; 5/20/96; LR-2; sale, service and inst. of tires, batteries, and acc.; Pit Pros.

S-239 Specific Use Permit-239
2292 13505 Webb Chapel; 1/6/97; O; assisted living center; National Guest Homes.

S-240 Specific Use Permit-240
2293 2410 Valwood; 1/6/97; PD-70-GB; outdoor storage of boats on trailers; James Propeller.

S-241 Specific Use Permit-241
2298 3723 Valley View; 2/3/97, R-2; cell. antenna/equipment building; AT&T.

S-242 Specific Use Permit-Interim Use-242
2303 2825 Valley View; 3/17/1997; LR-2; sno cone stand; exp. 9/30/97; Fould's Inc.

S-243 Specific Use Permit-243
2307 3035 Valley View; 4/7/97; R-4; church; repealed Ord.1311 (S-78) FB Church of Christ

S-244 Specific Use Permit-244 Case # 97-7
2311 14400 Josey Lane; 4/21/97; LR-2; cell tower/antenna/equip. cabinet; PCS Primeco.

S-245 Specific Use Permit-245
2313 13950 Distribution; 5/5/97; PD-70-GB; motor vehicle repair/parts install/sales; Advanced Wholesale Car Concepts;

S-246 Specific Use Permit- I 246- Case #97-22
2318 12731 Denton Drive; 5/19/1997; PD-70-FW; farmers market; 7½ SUP-I, exp. 12/31/97

S-247 Specific Use Permit-247
2322 14010 Stemmons Fwy; 7/7/97; PD-70-FW; motor vehicle rep.; A-1 Transmissions.

S-248 Specific Use Permit-248
2332 13500 Midway, #104; 7/7/97; LI; massage establishment; Royale Wellness Center.

S-249 Specific Use Permit-249
2343 13900 Parkside Center Blvd.; 8/18/97; PD-64; hotel; Marriot Fairfield Inn.

S-250 Specific Use Permit-250
2344 4024 Parkside Center Blvd .; 8/18/1997; PD-64; residence hotel; Studio Plus.

S-251 Specific Use Permit-251
2345 13740 Midway, #505; 9/8/1997; LI; massage establishment.

S-252 Specific Use Permit-252
2347 13835 Welch; 9/22/97; SW Bell; LI; cell antennas; repealed Ord. 1953 (S-178).

S-253 Specific Use Permit-253
2354 2904 Valley View ; 10/20/97; PD-29; gasoline service station /car wash/conv. store;

S-254 Specific Use Permit-254
2351 3723 Valley View; 10/20/97; R-2; cell ant./equip. bldg.; repealed by Ord. 2381 (S- 254-A).

S-254A Specific Use Permit-254A
2381 3723 Valley View ; 04/20/98; R-2; cell ant./ equip. bldg.; repealed Ord. 2351 (S-251). Ord. 2381 repealed by Ord. 2503 (S-274).

S-255 Specific Use Permit-255
2368 14031 North Dallas Pkwy; 12/15/97; PD-42; hotel; ND Pkwy Hotel (Wooley Hotel).

S-256 Specific Use Permit-256
2369 13303 Josey ; 12/15/97; LR-2; sale, service, and install. of brakes; Kwik Lube.

S-257 Specific Use Permit-257
2372 14200 Midway; #107; 2/2/98; LI; tattoo studio;

S-258 Specific Use Permit-258 Case 98-06
2397 11611 Luna; 6/8/98; PD-60; hotel; Doubletree Hotel;

S-259 Specific Use Permit-259 Case 98-10
2398 13717 Omega; 06/08/98; LI; massage establishment; Bodyworks.

S-260 Specific Use Permit-260 Case 98-15
2402 11611 Luna; 7/13/98; PD-60; rest. w/alc. bev. in hotel; Doubletree Hotel.

S-261 Specific Use Permit-Interim Use-261
2407 3404 Beltline; 8/3/98; LI; outdoor sales; Beltline Antique Mall; expired 8/3/03.

S-262 Specific Use Permit-262

2404 4455 Alpha; 7/13/98; LI; expand restaurant; repealed Ord. 2166 (S-213); Jenn's Place.

S-263 Specific Use Permit-263
2419 2899 Valley View; 8/17/98; LR-1; add play area; amend Ord. 2109 (S-200); McDonald's.

S-264 Specific Use Permit-264
2426 3036 Abbey Lane; 9/21/98; PD-69; accessory building (gazebo) exceeding 120 SF.

S-265 Specific Use Permit-Interim Use-265 Case #98-04
2383 2825 Valley View; 05/01/1998; LR-2; sno cone stand; 5-month SUP-I, expired 09/30/98; Fould's Inc

S-265-A Specific Use Permit-265-A-Interim Use Case #98-12
2389 12731 Denton; 5/18/98; PD-70-FW; Farmers Market; 7½ month SUP-I, expired 12/31/98

S-265-B Specific Use Permit-265-B Case #98-39
2506 14400 Josey; 9/20/99; LR-2; 9 antennas on existing monopole; Sprint PCS/Rob Baldwin

S-266 Specific Use Permit-Interim Use – 266
2451 1641 Keenan Bridge; 1/11/99; outside storage; exp. 2/1/01

S-267 Specific Use Permit-267
2465 2425 Valley View; 4/5/99; Adult day care; building demolished; Paradise Adult Day Care.)

S-268 Specific Use Permit-268
2468 13995 Midway; 05/04/99; PD-64; gasoline service sta. w/car wash & conv. store; repeals Ord. 1344 (S-81A); repealed by Ord. 2528 (S-284); Tetco Mobil.

S-269 Specific Use Permit-269
2471 2334 Springlake; 5/4/99; PD-24; gen. auto rep.; Berlini.

S-270 Specific Use Permit-270
2473 13881 Midway, #105; 5/17/99; rest. sales of alc. bev.; Alfredo's Pizza.

S-271 Specific Use Permit-I 271 Case #99-17
2479 12731 Denton; 5/17/99; Farmer's Market; exp. 12/31/99.

S-272 Specific Use Permit-272-delete S-272
No Ord. 4101 LBJ Freeway; number issued in error for Saltgrass Restaurant.

S-273 Specific Use Permit-273 Case #99-19
2482 2740 Valwood, #124B; 6/21/99; LR-2; add. Ant. on exist. monopole; SWB Comm.

S-274 Specific Use Permit-274 Case #99-23
2503 3723 Valley View; 09/07/99; R-2; replace 12 ant. panels w/ 9 new panels on City water tower; repealed Ord.2381 (S-254A); Nextel.

S-275 Specific Use Permit-275 Case #99-26
2505 12004 Webb Chapel; 09/20/99; LR-2; gas. ser. sta./conv. store; Exxon.

S-276 Specific Use Permit-276 Case #99-28
2511 13850 Diplomat; 11/01/99; PD-22 (LI); add. outdoor storage; T. D. Industries.

S-277 Specific Use Permit-277 Case #99-29
2494 5000 Alpha; 08/16/99; PD-80; outside sto., sales and disp.; Great Indoors.

S-278 Specific Use Permit-278 Case #99-30
2495 4951 Simonton ; 08/16/99; PD-80; light mfg., assembly/repair; Great Indoors.

S-279 Specific Use Permit-279 Case #99-32
2504 3690 Beltline; 09/07/99; PD-23; ser. sta./car wash/lube/auto rep./café/ret.; Car Spa.

S-280 Specific Use Permit-280 Case #99-33
2492 11611 Luna; 08/02/99; PD-60; amend hotel elevations/signs; Doubletree.

S-281 Specific Use Permit-281 Case #99-42
2513 2150 Valwood; 11/01/99; PD- 22; above ground fuel storage tank; Precision Landscape.

S-282 Specific Use Permit-282 Case #00-SU-02
2525 3690 Belt Line; 4/03/00; PD-23; gas. ser. sta./car wash/detail/lube/ minor auto repair/tire balancing & rotation/café/retail; Insite F.B., Ltd (Car Spa).

S-283 Specific Use Permit-283 Case #00-SU-01
2527 3723 Valley View ; 4/03/00, R-2; cell ant. system & equip. build.; SW Bell.

S-284 Specific Use Permit-284 Case #00-SU-05
2528 13995 Midway; 4/03/00; PD-64; gas. ser. sta./car wash/conv. store; repealed Ords.1344 (S-81A) & 2468(S-268);Tetco/Comet Neon Signs.

S-285 Specific Use Permit-285 Case #00-SU-04
2533 13592 Stemmons; 4/17/00; PD-70-FW; motor vehicle parts install.; Thomas Taylor,

S-286 Specific Use Permit-286 Case #00-SU-08
2540 4151 LBJ Fwy; 5/15/00; PD-68; awning & sign mod. non drive-in rest. with outside sales window; repealed Ord. 2018 (S-189).

S-287 Specific Use Permit-287 Case #00-SU-06
2542 2710 Valley View ; 5/15/00; O; funeral home; am. by Ord. 2833 (S-353). Brooks Family.

S-288 Specific Use Permit-Interim Use-288 Case #00-SU-11
2546 12731 Denton; 5/15/00; PD-70-FW; fmrs mkt; exp. 12/31/00; N. C. T. Farmers Market

S-289 Specific Use Permit-289 Case #00-SU-09
2547 4101 LBJ Fwy; 6/05/00; PD-71; alc. bev. within a qualifying restaurant; Saltgrass Rest.

S-290 Specific Use Permit-Interim Use-290 Case #00-SU-12
2552 1641 Keenan Bridge; 7/24/00; PD-77; add 9 ant. panels on pole; exp. 3/31/11; Nextel.

S-291 Specific Use Permit-291 Case #00-SU-13
2553 13850 Diplomat; 7/24/00; PD-22; 9 ant. panels on pole. Nextel,

S-292 Specific Use Permit-292 Case #00-SU-14
2558 13211 Bee; 8/21/00; PD-70-GB; auto restoration; Betty Burkhart.

S-293 Specific Use Permit-Interim Use-293 Case #00-SU-15
2564 13337 Bee & 2428 Havenhurst; 9/11/00; PD-70-GB; landscape nursery facility including outdoor storage; exp. 3/30/02; repealed by Ord. 2611. McDonald & Associates,

S-294 Specific Use Permit-294 Case #00-SU-18
2571 13455 Midway; 11/06/00; PD-1; non-drive-in rest. w/outside sales window; Luby's.

S-295 Specific Use Permit-295 Case #00-SU-17
2574 2360 Valwood; 11/6/00; PD-70-FW; gas. ser. sta./conv. store/car wash; repealed Ord. 2761 (S-330). Triple A Company,

S-296 Specific Use Permit-Interim Use-296 Case #00-SU-16
2576 I-635/Commerce Drive; 11/06/00; PD-50; 400-spc. pkg. lot; exp. 11/6/05; Travelers.

S-297 Specific Use Permit-Interim Use-297 Case #00-SU-19
2581 4515 LBJ Fwy;1/08/01; PD-40; cell ant. twr/3 ant. panels; REI/SW Bell, Exp. 1/8/11.

S-298 Specific Use Permit-298 Case #01-SU-02
2587 1503 LBJ Fwy; 3/05/01; PD-78; 9 cell panels mounted on parking garage Zone Systems,

S-299 Specific Use Permit-299 Case #01-SU-03
2586 2645 LBJ Fwy; 3/19/01; PD-74; 23 cell ant. panels on building; Metricom.

S-300 Specific Use Permit-300 Case #01-SU-04
2595 13777 Midway; 3/19/01; PD-64; priv. school/athletic fac.; amended by Ord. 2747 (S-325). Mobil/Exxon – Parish Day School.

S-301 Specific Use Permit-Interim Use-301 Case #01-SU-05
2613 1641 Keenan Bridge; 7/16/01; PD-77; outdoor storage/pipe; exp. 2/ 1/04.

S-302 Specific Use Permit-302 Case #01-SU-06
2598 2422 Valwood ; 5/07/01; PD-70; gas. ser. sta./conv. store; Paradigm Consultants.

S-303 Specific Use Permit-303 Case #01-SU-08

2601 2350 Valley View; 5/07/01; PD-24; 6 ant. panels/S, E,W facades & equip. encl; AT&T.

S-304 Specific Use Permit-304 Case #01-SU-09
2609 13653 Inwood; 5/21/01; PD-41; 9 ant. pnls/NE, NW, SE cnrs TXU trans. twr; AT&T.

S-305 Specific Use Permit-Interim Use-305 Case #01-SU-12
2607 12731 Denton; 5/21/01; PD-70-FW; frmrs mrkt; exp. 12/31/01; NCT Farmers Market.

S-306 Specific Use Permit-306 Case #01-SU-14
2643 4455 LBJ Fwy; 11/19/01; PD-40; pkng primary use; Dallas TX Union.

S-307 Specific Use Permit-Interim Use-307 Case #02-SU-01
2675 12731 Denton; 6/03/02; PD-70; frmrs market; Exp. 12/31/02; N CT Farmers Market

S-308 Specific Use Permit-Interim Use-308 Case #02-SU-03
2671 1641 Keenan Bridge; 6/03/02; PD-77; 6 ant. pnls/exist. tower; expires 3/31/11; AT&T.

S-309 Specific Use Permit-309 Case #02-SU-04
2672 1607 LBJ Fwy; 06/03/02; PD-78; 3 ant. pnls/N, SE,SW facades/pkng garage; Sprint.

S-310 Specific Use Permit-310 Case #02-SU-06
2681 2740 Farmers Branch Lane; 07/22/02; R-2; accessory bldg > 120 SF; Richard Kreekon.

S-311 Specific Use Permit-311 Case #02-SU-08
2702 2915 LBJ Fwy; 12/02/02; PD-14; on-premise sign; Identity Management.

S-312 Specific Use Permit-Interim Use-312 Case #02-SU-09
2707 12900 Stemmons Fwy; 02/17/03; PD-70- FW; ret. tires; exp. 2/17/06; Jose Almanza.

S-313 Specific Use Permit-313 Case #02-SU-10
2710 14225 Inwood; 02/17/03; PD-27; massage estab.; Mona Aldridge.

S-314 Specific Use Permit-Interim Use-314 Case #03-SU-01
2716 12731 Denton; 05/19/03; PD-70-FW; farmers market; exp. 12/31/03; NCT Farmers Market.

S-361 Specific Use Permit-361 Case #01-SU-01
2711 3725 Valley View, #400; 04/07/03; R-2; 9 pnl ant. sys./FB Water Tower; T-Mobile.

S-315 Specific Use Permit-315 Case #03-SU-02
2712 2740 Valwood; 04/07/03; LR-2; 10-foot ext. /3-pnl ant. sys. /exist. monopole.

S-316 Specific Use Permit-316, Case #03-SU-03
2719 13465 Inwood; 05/19/03; PD-39; ballroom dance facility; The Ballroom, Inc.

S-317 Specific Use Permit-317 Case #03-SU-04

2715 13950 Senlac; 04/21/03; PD-22; auto mfg, ass. & maint. fac. in exist. bldg; AMS Group,

S-318 Specific Use Permit-318 Case #03-SU-05
2739 14000 Josey; 09/22/03; PD-3; tire rep. & bat. inst.; amd. Ord. 1224 (S-62); A. Rafizadeh.

S-319 Specific Use Permit-319, Case #03-SU-06
2740 13700 Senlac; 09/22/03; PD-22; outside stor./truck hauling & stor. co.; Duke Const.

S-320 Specific Use Permit-320 Case #03-SU-07
2743 14944 Venture; 10/13/03; LI; leg. estb. ex. mple. & ants. & colloc. 2 dish ant.; AT&T.

S-321 Specific Use Permit-321 Case #03-SU-08
2741 13850 Diplomat; 9/22/03; PD-22; colloc. 2 dish ant. on ex. mple.; AT&T.

S-322 Specific Use Permit-322 Case #03-SU-09
2742 7 Medical Pkwy; 09/22/03; PD-18; colloc. 2 dish ant. on pnthse./R.H.D. Hosp.; AT&T.

S-323 Specific Use Permit-323 Case #03-SU-10
2745 12411 Templeton; 10/27/03; colloc. 3 ant. panels on exist. mnple; O/R-6; Cingular.

S-324 Specific Use Permit-324 Case #03-SU-11
2720 12895 Josey, #128; 05/19/03; on-site sales & cnsmp./alc. bev. ; PD-8; Joe's Italian Café.

S-325 Specific Use Permit-325 Case #03-SU-12
2747 4101 Sigma;12/1/03; PD-64; priv. sch.; amd. /rep. Ord. 2595; S-300; Parish Epis. Sch.

S-326 Specific Use Permit-Interim Use-326 Case #03-SU-15
2753 1503 LBJ Fwy; 1/5/04; PD-78; mnt. 6 ant. pnls. on 3 lgt. stds.; exp. 1/5/11; Cingular.

S-327 Specific Use Permit-Interim Use-327 Case #03-SU-16
2754 1641 Keenan Bridge; 1/5/04; PD-77; colloc. 2 dish ant. on exist. mnple; exp. 3/5/11; Fibertower.

S-328 Specific Use Permit-328 Case #03-SU-17
2755 3035 Valley View; 1/5/04; R-4; mnt. 3 ant. pnls. concealed behind vents on exist. steeple of FB Church of Christ; Zone Systems.

S-329 Specific Use Permit-Interim Use-329 Case #03-SU-18
2757 1641 Keenan Bridge; 2/2/04; PD-77; outdoor storage of pipe and other plumbing supplies; exp. 2/1/ 06.

S-330 Specific Use Permit-330 Case #04-SU-02
2761 2360 Valwood; 3/1/04; PD-70-FW; gas. ser. sta./conv. store, rep. Ord. 2574 (S-295)

S-331 Specific Use Permit-331 Case #04-SU-06
2770 14400 Josey; 5/25/04; LR-2; colloc. 9 ant. pnls; rep. by Ord. 2822 (S-349). T-Mobile.

S-332 Specific Use Permit-332 Case #04-SU-04
2765 12700 Stemmons; 4/5/04; PD-70-FW; indoor com. amuse.; HKS Architects.

S-333 Specific Use Permit-333 Case #04-SU-08
2778 13505 Webb Chapel; 7/12/04, O; ass. living res.; incl. memory loss unit; amend. Ordinance 2292; Emeritus Assisted Living,

S-334 Specific Use Permit-Interim Use-334 Case #04-SU-07
2773 12731 Denton; 5/25/04; PD-70-FW; frmrs mrkt; NCT Far. Mrkt. Corp.; exp.10/31/04.

S-335 Specific Use Permit-335 Case #04-SU-10
2791 3660 Belt Line Road; 9/20/04; PD-23; restaurant with drive-in service; Sonic Drive-In,

S-336 Specific Use Permit-336 Case #04-SU-11
2792 14951 Marsh: 9/20/04; PD-23; non-drive-in rest. w/o outside sales win.; Waffle House.

S-337 Specific Use Permit-337 Case #04-SU-12
2789 13901 Midway, #101; 9/20/04; PD-64; sales of alc. bev. in rest.; Wings N Things.

S-338 Specific Use Permit-338 Case #04-SU-13
2795 1901 Hutton Court; 10/18/04; PD-22; outside storage; rep. by Ord. 2811 (S-342). Fischbach, USA.

S-339 Specific Use Permit-339 Case #04-SU-15
2799 12895 Josey; 11/15/04; PD-8; insta. of 19' extension and repl. exist. 9-pnl ants. w/ two 6-pnl sys. on mnple behind exist. bldg; Spectrasite.

S-340 Specific Use Permit-340 Case #04-SU-14
2796 12700 Stemmons ; 10/18/04; sale and consump. of alc. bev. within a qualifying restaurant; PD-70-FW; Dallas Stars, L.P.,

S-341 Specific Use Permit-Interim Use-341 Case #04-SU-09
2804 13985 Dennis (Farmers Branch Park); 1/10/05; PD-3; 3 ant. pnls on 90' mnple; exp. 1/17/15, T-Mobile;

S-342 Specific Use Permit-342 Case #04-SU-17
2811 1901 Hutton Court; 3/07/05; PD-22; outside storage; rep. Ord. 2795 (S-338); Fischbach.

S-343 Specific Use Permit-343 Case #04-SU-18
2810 13600 Sigma; 03/07/05; PD-64; MF res.; Metropolitan Development, LLC.

S-344 Specific Use Permit-344 Case #04-SU-20
2809 13750 Diplomat; 3/7/05; PD-22; outside stor.; Kadleck &Associates for Lehigh Prop.

S-345 Specific Use Permit-345 Case #05-SU-02

2814 14468 Midway; 4/4/05; LI; massage establishment.

S-346 Specific Use Permit-346 Case #05-SU-03
2816 13233 Stemmons; 5/16/05; PD-25; alc. bev. w/in qual. rest.; rep. Ord. 2134 (S-204); Rana Dides for Michael's Diner.

S-347 Specific Use Permit-347 Case #05-SU-04
2817 13260 Josey, #109; 5/16/05; PD-6; alc. bev..; Cuquita's Rest.; Enrique Villafranca.

S-348 Specific Use Permit-348 Case #05-SU-05
2821 13545 Webb Chapel; 7/11/05; O; beauty shop & 63 SF mon.sgn; Linda Haddock.

S-349 Specific Use Permit-349 Case #05-SU-06
2822 14400 Josey; 7/11/05; LR-2; 18' exten. to 90' mnple/colloc. of 12 add. Ant. pnls; rep. Ord. 2770 (S-331); Nextel Com.

S-350 Specific Use Permit-Interim Use-350 Case #05-SU-07
2815 12731 Denton; 5/16/05; PD-70-FW; frmrs mkt; exp. 12/31/05; NCT Frmrs Mkt Corp.

S-351 Specific Use Permit-351 Case #05-SU-08
2824 13600 Stemmons; 8/15/05; PD-70-FW; motorcycle sales & repair/install; F. Bowman.

S-352 Specific Use Permit-352 Case #05-SU-09
2825 13675 Stemmons; 9/6/05; PD-25; outside sales; M. F. Twichell, LP/Decorators Reserve.

S-353 Specific Use Permit-353 Case #05-SU-10
2833 2710 Valley View; 10/3/05; O; 2-story bldg add. to funeral home; amd. Ord. 2542 (S-287); John P. Brooks Family Corp.

S-354 Specific Use Permit-354 Case #05-SU-12
2850 13260 Josey, #105; 12/5/05; PD-6; alc. bev. w/in a qual. rest.; Jose Montemayor.

S-355 Specific Use Permit-355 Case #05-SU-13
2852 4100; 2/6/06; PD-64; res. townhomes; Dowdey, Anderson and Associates.

S-356 Specific Use Permit-356 Case #05-SU-14
2853 13605 Midway; 2/6/06; PD-64; ret./rest. w/ drive-through/Concept. SP for 3.83 acres; Bryan Burger for Direct Development.

S-357 Specific Use Permit-357 Case #05-SU-15
2858 3939 Valley View; 4/3/06; PD-20; day nursery/kgrtn w/in the Brookhaven CC campus.

S-358 Specific Use Permit-358, Case #05-SU-16
2846 13601 Midway; 3/6/06; PD-64; drive-in bank; Levinson Assoc., L. P., for Capital One.

S-359 Specific Use Permit-359 Case #06-SU-17

2857 13675 Stemmons; 3/6/06; PD-25; add'l signage and ext. lighting; Randy Osinga.

S-360 Specific Use Permit-360 Case #06-SU-01
2859 14400 Josey; 5/1/06; LR-2; colloc. 3 ant. pnls on exist. mnple; B. Bauman/Metro PCS.

S-361 Specific Use Permit-361 Case #01-SU-01
2711 3725 Valley View ; #400; 4/7/03; R-2; colloc. 9-pnl. ant./ FB Water Tower; T-Mobile.

S-362 Specific Use Permit-362 Case #06-SU-02
2879 4101 Sigma; 9/5/06; PD-64; priv. sch.; rep. Ord. 2595 & Ord. 2747; Camargo Copeland, LLP on behalf of The Parish Episcopal School.

S-363 Specific Use Permit-363 Case #06-SU-03
2880 3725 Valley View ; 9/18/06; R-2; add 6-pnl ant. sys.; FB Water Tower; MetroPCS;

S-364 Specific Use Permit-364 Case #06-SU-04
2881 13700 Stemmons; 9/18/06; PD-70-FW; motor veh. sales, repair or parts install. & outside disp.; Bury and Partners for SunL Group.

S-365 Specific Use Permit-365 Case #06-SU-05
2889 13900 Parkside Center Boul.; 11/13/06; PD-64; sign mod.; amend. Ord. 2343; Marriott Fairfield Inn & Suites hotel; Chandler Signs for SMC Hotels, L.P.

S-366 Specific Use Permit-366 Case #06-SU-07
2895 2222 Valwood; 12/11/06; PD-22; outside stor. ass. w/greenhouse & comm. plant nursery; O'Brien Engineering, Inc. for Precision Landscape.

S-367 Specific Use Permit Interim Use-367 Case #06-SU-06
2894 1641 Keenan Bridge; 01/08/07; PD-77; outside stor./pipes; exp. 2 /1/08; Metro Valve.

S-367-A Case #06-SU-09; 2-year extension for S-312(Ordinance 2707)
2896 12900 Stemmons; 12/11/06; PD-86; ext. SUP-I/ret. tire sales; 2/17/08; G. Marcom; expires 02/17/08

S-368 Specific Use Permit-368 Case #06-SU-10
2902 13995 Diplomat; 1/22/07; PD-22; auto manufacturing assembly & maintenance; Motor Cars Inc

S-369 Specific Use Permit-369 Case #06-SU-11
2910 1777 Keenan Bridge; 4/2/07; PD-77; outdoor comm. amuse.; Club Soccer, Inc.

S-370 Specific Use Permit-370 Case #07-SU-01
2920 4100 Sigma; 07/16/07; PD-64; amd SUP/change facades on front-loaded townhome garages; Dowdey Anderson & Associates.

S-371 Specific Use Permit-371 Case #07-SU-02

2939 13465 Inwood, #100; 10/2/07; PD-87; restaurant serving alcohol; Hibashi

S-372 Specific Use Permit-372 Case #07-SU-03
2941 13700 Diplomat; 10/2/07; PD-22; classic auto parts sales/install/repair/modify; Jambros Partners

S-373 Specific Use Permit-373 Case #07-SU-05
2942 13505 Webb Chapel; 10/16/07; O; building addition; Chad Wiser; Village Oaks.

S-374 Specific Use Permit-374 Case #07-SU-06
2949 12637 Epps Field; 1/8/08; PD-79; cabana/accessory building greater than 120SF; Mastercraft Pools

S-375 Specific Use Permit-375-A Case #08-SU-01
2963 2900 Josey; 03/18/08; PD-8; add 6 antennas/existing monopole/50' height-existing brackets; Metro PCS

S-376 Specific Use Permit-I-376 Case #08-SU-03
3003 12895 Josey, #225; 11/4/08; PD-8; restaurant serving alcohol; Izalco Restaurant; Reina Figueroa; 3-year/expires 11/4/11

S-377 Specific Use Permit-377 Case #08-SU-04
2976 2421 Valwood; 5/20/08; PD-70-GB; remodel/upgrade DQ; RCDQ Construction

S-378 Specific Use Permit-378 Case #08-SU-05
2980 13840 Denton; 6/17/08; PD-70-FW; auto sales & repair/indoors; Robert Relyea.

S-379 Specific Use Permit-379 Case #08-SU-06
2983 12103 Webb Chapel; 8/12/08; LR-2; remodel serv. sta./ conv. store; 7-11/Shell.

S-380 Specific Use Permit-380 Case #08-SU-07
2997 3604 Beltline; 9/2/08; LI; ind. comm. amuse./spec. event cent.; R. Duchouquette.

S-381 Specific Use Permit-381 Case #08-SU-09
2974 12651 Mercer Parkway; 10/21/08; PD-86; gas well drilling; Trinity East Energy.

S-382 Specific Use Permit-382 Case #09-SU-01
3027 2430 Squire; 5/19/09; PD-70-GB; ind. comm. amuse./cricket. bat. cage; Baig. Sarfraz.

S-383 Specific Use Permit-382 Case #09-SU-03
3303 14001 Distribution; 7/14/09; PD-70-GB; outdoor storage/truck trailers; Trainor Glass Company

S-384 Specific Use Permit-384 Case #09-SU-04
3043 4250 McEwen/13342 Midway; 08/11/09; LI; outdoor display/for-sale art; Parker Midway LP

S-385 Specific Use Permit-385 Case #09-SU-06
3042 4347 Sigma/13890 Midway; 8/11/09; LI; indoor comm. amuse./ballroom, beauty salon, retail, office; Lonna Herrscher.

S-386 Specific Use Permit-386 Case #09-SU-07
3049 13300 Branch View Lane; 9/15/09; PD-25; indoor commercial amusement/concerts; Music Puppies Inc/Maximedia/David Small

S-387 Specific Use Permit-387 Case #09-SU-08
3056 13605 Midway #120; 10/6/09; PD-64; alcoholic beverage service/restaurant; Yourway Burgers

S-388 Specific Use Permit-388 Case #09-SU-09; Amended Ord. 2910
3064 1641 Keenan Bridge; 10/20/09; PD-77; outdoor commercial amusement/soccer fields/off./ restrooms; Club Soccer

S-389 Specific Use Permit-389 Case #09-SU-10
3062 13450 N. Stemmons, #100; 10/20/09; PD-70-FW; indoor custom auto storage; Ralston Valley View; 8-year/expires 10/20/17

S-390 Specific Use Permit-I-390 Case #09-SU-12, Ord 3068 repealed S-382(Ord. 3027)
3068 2435 Squire Place, #600; 12/01/09; PD-70-GB; ind. comm. amusement/cricket batting
3069 cage; Baig Sarfraz, Cecil Drake; 3-year/expires 12/01/12

S-391 Specific Use Permit-391 Case #08-SU-10
3057 11500 Mathis Road; 10/06/09; PD-88; Gas well drilling; Trinity East Energy

S-392 Specific Use Permit-392 Case #09-SU-13,
3078 11988 Knightsbridge; 04/20/10; PD-88; Gas compressor site; Trinity East Energy

S-393 Specific Use Permit-393 Case #09-SU-14
3076 3725 Valley View; 03/02/10; R-2; Microwave Antennas (3)/Justice Center water tower
Julianne McGee/Bill Bauman/Clear Wireless

S-394 Specific Use Permit-394 Case #10-SU-02
3088 13700 Stemmons; 07/06/10; PD-70; Dumpster enclosure and landscaping; Dream Machines

S-395 Specific Use Permit-395 Case #10-SU-04
3091 13985 Dennis; 09/21/10; PD-3; Telecommunications antenna; Clear Wireless

S-396 Specific Use Permit-396 Case #10-SU-05
3111 13881 Midway, Suite 105; 12/07/10; PD-64; Qualifying restaurant; Fuzzy's Taco Shop

S-397 Specific Use Permit-397 Case #10-SU-06
3122 13605 Midway, Suite 140; 02/01/11; PD-64; Qualifying restaurant; Mango's Noodle House

S-398 Specific Use Permit-398 Case #10-SU-07
3078 12651 Mercer Parkway; 02/15/11; PD-96; Gas compressor site; Trinity East Energy

S-399 Specific Use Permit-399 Case #10-SU-08
3117 1641 Keenan Bridge; 02/01/11; PD-77; Fencing; Dallas Texans

S-400 Specific Use Permit-400 Case #10-SU-09
3128 3404 Beltline; 02/15/11; LR-2; Outside storage; Surplus Building Materials

S-401 Specific Use Permit-401 Case #11-SU-01
3133 13210 Senlac; 04/19/11; PD-77; Rental office; Enterprise Truck Rental

S-402 Specific Use Permit-402 Case #11-SU-02
3134 Alpha/Sigma; 05/03/11; PD-64; Lots into zero lot line patio homes; Cambridge Crossing

S-403 Specific Use Permit-403 Case #11-SU-03
3143 3117 Garden Brook; 06/07/11; LR-2; Auto sales with outdoor display; Bill Moses

S-404 Specific Use Permit-404 Case #11-SU-04
3144 4895 LBJ; 06/07/11; PD-78; Qualifying restaurant; Angel Aguinaga

S-405 Specific Use Permit-405 Case #11-SU-05
3146 13001 Templeton; 08/02/11; R-1; Pool cabana; Laura Rivera

S-406 Specific Use Permit-406 Case #11-SU-06
3157 1870 Crown; 09/06/11; PD-22; Adult day care; Grace Adult Day Care

S-407 Specific Use Permit-407 Case #11-SU-07
3159 13330 Josey; 11/15/11; PD-6; Retail auto parts store; Roger Andres

S-408 Specific Use Permit-408 Case #11-SU-08
3163 12895 Josey, Suite 225; 12/06/11; PD-8; Qualifying restaurant; Reyna Figueroa

S-409 Specific Use Permit-409 Case #11-SU-10
3177 3607 Garden Brook; 02/07/12; LI; Screening for dumpster and oil tank; Swedish Auto

S-410 Specific Use Permit-410 Case #11-SU-11
3171 14185 N Dallas Parkway; 02/07/12; PD-75; Drive-thru teller windows in existing parking garage; Town North Bank

S-411 Specific Use Permit-411 Case #12-SU-01
3181 4630 Alpha; 03/20/12; LI; Indoor auto sales; Auto Web Expo

S-412 Specific Use Permit-412 Case #12-SU-02
3183 13435 Bee, Suite 160; 04/03/12; PD-70; Social events in addition to restaurant; The Victoria Restaurant

S-413 Specific Use Permit-413 Case #12-SU-04
3188 13435 Bee, Suite 160; 05/15/12; PD-70; Special Event Center 2 year Interim; The Victoria Restaurant

S-414 Specific Use Permit-414 Case #12-SU-06
3187 4241 Sigma; 06/19/12; LI; Event center serving alcohol; Culinary Art Catering

S-415 Specific Use Permit-415 Case #12-SU-08
3195 13110 Josey; 08/07/12; PD-7; Restaurant with drive-through; Panda Express

S-416 Specific Use Permit-416 Case #12-SU-05
3189 2435 Squire; 06/15/12; PD-7; Additional cricket practice fields; English Cricket Academy

S-417 Specific Use Permit-417 Case #12-SU-07
3193 1925 Valley View; 07/17/12; PD-88; Landsape nursery; Metroplex Garden Design

S-418 Specific Use Permit-418 Case #13-SU-01
3219 13990 Stemmons; 03/05/13; PD-70; Motorcycle sales; RPM Cycle

S-419 Specific Use Permit-419 Case #13-SU-02
3227 13725 Welch; 05/21/13; LI; Vehicle Repair; Tesla Motors

S-420 Specific Use Permit-420 Case #13-SU-03
3228 3646 Janlyn; 05/21/13; R-3; Acessory Building/Pergola; Horst Bertl

S-421 Specific Use Permit-421 Case #13-SU-05
3242 3320 Rockmartin; 10/15/13; R-1; Acessory Building/Pergola; Terry Moore

S-422 Specific Use Permit-422 Case #13-SU-06
3242 15608 Midway; 11/05/13; LI; Outside patio area; Capriotti's

S-423 Specific Use Permit-423 Case #14-SU-01
3275 2904 Valley View; 03/18/14; PD-29; Expand building to increase lease space; Ramon Aranda

S-424 Specific Use Permit-424 Case #14-SU-02
3276 12400 Ford Road; 04/01/14; PD-74; Consolidate for school use; Westwood School

S-425 Specific Use Permit-425 Case #14-SU-05
3301 13115 Stemmons; 09/16/14; PD-24; Beer and wine sales; Shell Gas Station

S-426 Specific Use Permit-426 Case #14-SU-04
3284 14832 Venture; 06/17/14; LI; Auto dealership; Lone Star Motors

S-427 Specific Use Permit-427 Case #14-SU-06
3302 13850 Diplomat; 09/16/14; PD-22; Cell tower panels; AT&T

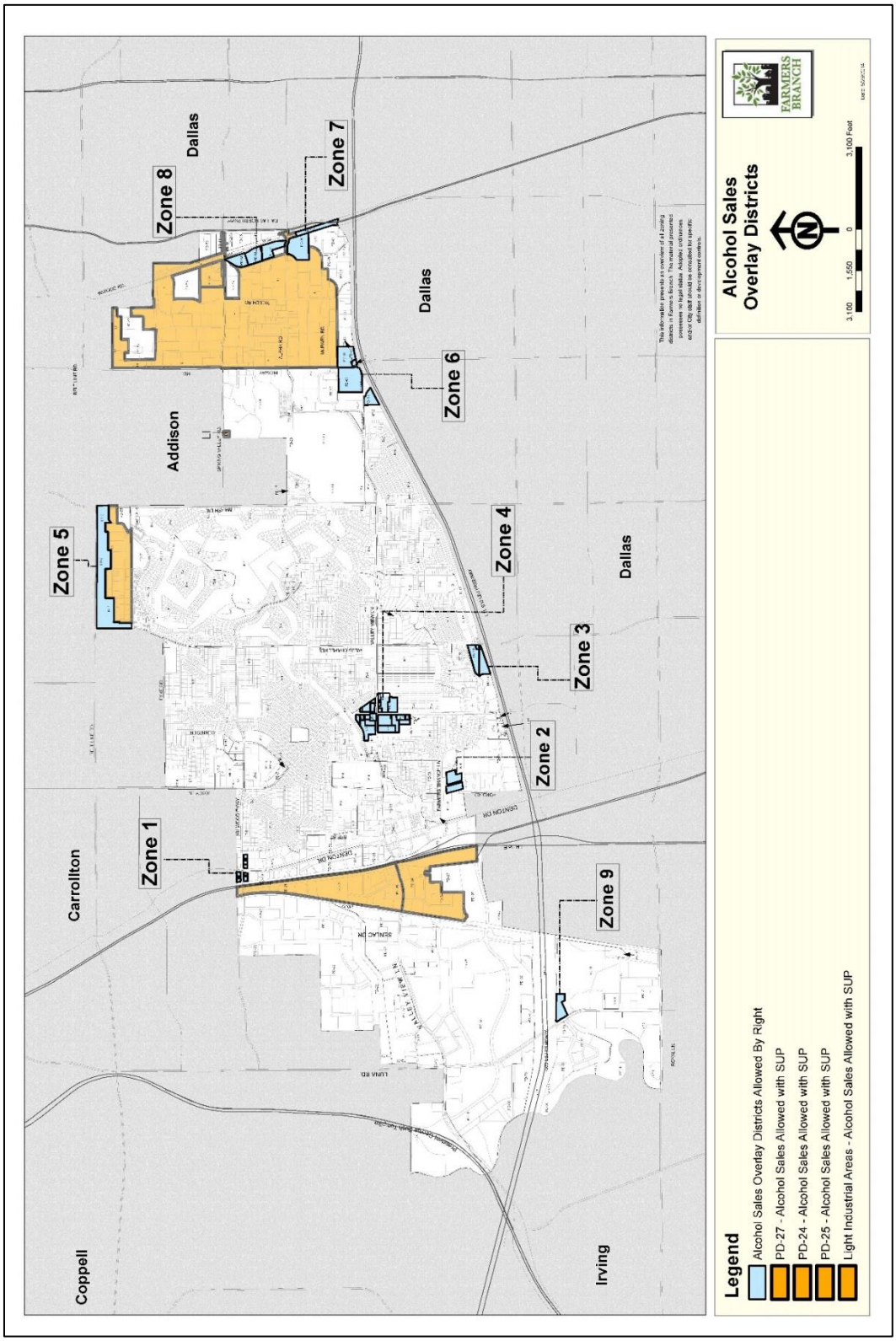
S-428 Specific Use Permit-428 Case #14-SU-11
3314 13920 Josey Suite 102; 12/16/14; PD-22; Qualifiying restaurant; Pupuseria Palacios

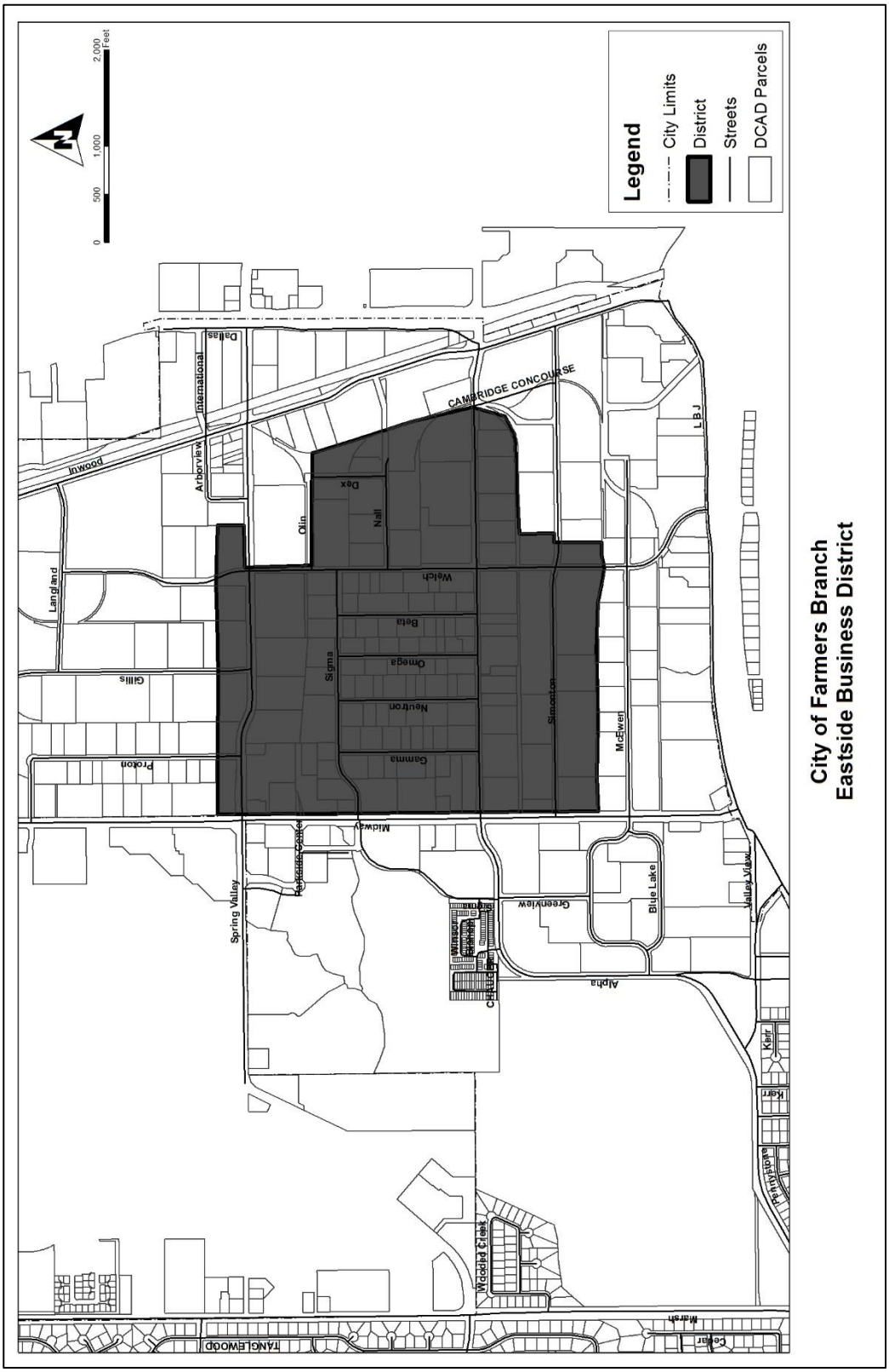
S-429 Specific Use Permit-429 Case #14-SU-12
3315 13435 Bee; 01/06/15; PD-70; Banquet hall; Victoria's Restaurant

S-430 Specific Use Permit-430 Case #14-SU-13
3316 14335 Inwood; 01/06/15; LI; Indoor vehicle sales; D&M Leasing

S-431 Specific Use Permit Interim Use-431 Case #14-SU-14
3317 2410 Valwood; 01/20/15; Expires 01/20/20; LI; Vehicle Repair; NTX Auto

Appendix C: Maps




City of Farmers Branch
Eastside Business District
Legend
City Limits
District
Streets
DCAD Parcels
0
500
1,000
2,000
Feet
Dallas
International
Arbor View
Inwood
Langland
Gillis
Proton
Spring Valley
Midway
Hackberry Creek
Olin
Dex
Nall
Welch
Beta
Omega
Neutron
Gamma
Sigma
Simonton
McEwen
CAMBRIDGE CONCOURSE
LBJ
Greenview
Blue Lake
Valley View
Alpha
Kerr
Pennsylvania
Wicked Creek
Marsh
Cedar
TANGLEWOOD