



ORDINANCE NO. 3990

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING ORDINANCE NO. 2512 AND THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS FOR PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 22 (PD-22) TO ALLOW FRONT YARD SCREENING IN CERTAIN CIRCUMSTANCES; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY 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. Ordinance No, 2512, adopted by the city Council of the City of Farmers Branch, Texas, on or about December 13, 1999, and the Comprehensive Zoning Ordinance and Zoning Map of the City of Farmers Branch, Texas, be and the same are hereby amended to amend Article VII of Exhibit C, Development Standards for Planned Development Zoning District Number 22 (PD-22), of Ordinance No. 2512, to amend front yard screening regulations.

SECTION 2. The Development Standards for Planned Development District Number 22 (PD-22) as set forth in Exhibit "C" to Ordinance No. 2512 shall be and is hereby amended and replaced in its entirety with Exhibit "A" to this Ordinance, which exhibit is incorporated herein as if fully set forth.

SECTION 3. All provisions of the ordinances of the City of Farmers Branch, Texas, in conflict with the provisions of this ordinance as applicable to the Property described in Ordinance No. 2512 be and are hereby repealed and all other provisions of the ordinances of the City of Farmers Branch, Texas, not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 6. Any person, firm, or corporation violating any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to a penalty by fine not to exceed two thousand dollars (\$2,000.00) for each offense, and each and every day such violation continues or is allowed to exist shall constitute a separate offense.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 17th DAY OF MARCH 2026.

ATTEST:

APPROVED:

Erin Flores, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

David Berman, City Attorney
(1.22.26)

EXHIBIT A

DEVELOPMENT STANDARDS FOR PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 22 (PD-22)

The following standards shall be considered in the design, location, and siting of structures and other development features within the Planned Development No. 22 (PD-22) zoning district. A comprehensive site plan will be required for each development as described in paragraph 8-502 of the Comprehensive Zoning Ordinance.

The PD-22 zoning district allows variances to the District's development standards to be requested by the developer and those requests to be considered as part of the site plan approval process. Such variances do not require a finding of hardship to justify their approval. Good design, sound planning principles and equitability should be considered in regards to these types of variances.

I. USES PERMITTED:

Educational, Institutional & Special Uses

Art Gallery or Museum
Church or Rectory - *with a specific use permit*
College or University
Community Center (Public)
Day Nursery or Kindergarten School - *with a specific use permit*
Hospital (General Acute Care)
Hospital (Chronic Care)
Institutions of Religious or Philanthropic Nature
Library (Public)
Park, Playground or Public Community Center
School, Private Primary or Secondary
School, Public or Denominational
School, Business or Trade
Dental Assistants Training School
Adult Daycare - *with a specific use permit*

Utility, Accessory and Incidental

Accessory Building
Community Center (Private)
Electrical Generating Plant
Electrical Substation
Electrical Transmission Line

Fire Station or Similar Public Safety Building
Gas Transmission Line and Metering Station
Local Utility Distribution Lines
Off-Street Parking Incidental to Main Use
Public Utility Shop or Storage
Public Building, Shop or Yard of Local, State or Federal Government
Radio or Television Micro-Wave Tower - *with a specific use permit*
Servants Quarters or Caretakers - *with a specific use permit*
Swimming Pool (Private)
Telephone, Business Office
Telephone Line and Exchange Switching or Relay Station
Water Reservoir, Water Pumping Station or Well Water Treatment Plant

Recreational and Entertainment Uses

Park or Playground (Public)
Playfield or Stadium (Public)
Private Club - *with a specific use permit*

Transportation Related Uses

Bus Station or Terminal
Hauling or Storage Company
Railroad Freight Terminal
Railroad Passenger Station
Railroad Track or Right-of-Way
Parking Lot for Trucks - *with a specific use permit*
Parking Lot or Structure (Commercial)
Heliports - *with a specific use permit*

Automobile and Related Service Uses

Auto or Motorcycle Sales and Repair (In Building) - *with a specific use permit*

Retail and Service Type Uses

Antique Shop
Bakery or Confectionery Shop (Retail)
Cafeteria
Cleaning and Pressing Small Shop and Pickup
Customer Personal Service Shop
Drapery, Needlework or Weaving Shop
Florist or Garden Shop
Greenhouse Plants or Nursery Stock (Retail) - *with a specific use permit*
Household Appliance Repair
Laundry or Cleaning Self Service

Mimeograph, Stationery or Letter Shop
Offices, Professional and Administrative
Retail Stores and Shops other than listed
Massage Studio - *with a specific use permit*
Small Handtool and Hand Carried Equipment (Indoor)
Optical Shops
Travel Agencies

Sign and Identification Uses

Name Plate
Sign, Real Estate
Sign, Construction
Sign, Institutional
Sign, On-Premise

Agricultural Type Uses

Greenhouse or Plant Nursery (Commercial) - *with a specific use permit*

Commercial Type Uses

Bakery (Wholesale)
Building Material Sales
Cabinet and Upholstery Shop
Clothing Manufacture or Light Compounding or Fabrication
Contractors Shop and Storage Yard - *with a specific use permit*
Engine & Motor Repair
Job Printing or Newspaper Printing
Laundry Plant (Commercial)
Milk Depot, Dairy or Ice Cream Plant
Paint Shop
Petroleum Products Storage (Wholesale)
Plumbing Shop
Scientific or Research Laboratories
Storage or Sales Warehouse
Trade or Commercial School
Transfer, Storage & Baggage Terminal
Wholesale Office and Sample Room
Cleaning & Dyeing Plant (Commercial)

Special Industrial Processes

Welding or Machine Shop

General Manufacturing and Industrial Uses

Light Manufacturing or Industrial Uses
Inside Paper Sorting & Bailing for Recycling - *with a specific use permit*

Miscellaneous Uses

Barber Shop
Beauty Shop
Banks & Savings and Loan Associations
Food Processing
Medical & Dental Offices and Clinics
Restaurant with Drive-in Service - *with a specific use permit*
Non-Drive-in Restaurant (With outside sales window) - *with a specific use permit*
Non-Drive-in Restaurant (Without outside sales window) - *with a specific use permit*
Lift Station (Sewage)
Municipal Water Tower
Lab, Medical or Dental
Paint, Wallpaper and Related (Retail)
Rodeo - *with a specific use permit*
Household Appliance Sales with Minor Service
Snack and Sandwich Shops
Mobile Food Prep Vehicle
Catering Vehicle

Tires, Batteries and Accessories (Article 8-114a)

Commercial Parking Lot for Cars
New Accessories and/or Parts Sales (Retail Only)
New Accessories and/or Parts Sales (Wholesale, No Installation)
Gasoline Service Station - *with a specific use permit*
Car Wash Primary Use - *with a specific use permit*
New-Used Auto Parts Retail or Wholesale (Inside Storage Only)

Auto Repairs, Service and Installations (Article 8-114b)

General Repairs (Garage and Auto Repair) - *with a specific use permit*
Brake and Alignment - *with a specific use permit*
Tune-up Ignition Carburation - *with a specific use permit*
Muffler, Shock Absorbers - *with a specific use permit*
Upholstery, Tops, Fabric, Carpet, Seat Covers - *with a specific use permit*
Tires, Batteries and Accessories - *with a specific use permit*
Paint & Body Repair Shop - *with a specific use permit*
Enclosed Auto Storage
Manufacture or Assembly of Auto/Trucks New - *with a specific use permit*
Re-building of Auto Parts (Engine, Transmission, etc.) - *with a specific use permit*

II. STREETS:

All streets shall be constructed in conformance with the major thoroughfare plan as to type and location, and the engineering design criteria of the City. The following standards shall be considered as a minimum for development within the PD-22 district:

Major Street (Divided):

Minimum right-of-way width110 feet
Minimum roadway paving width.....37 feet
Minimum number of roadways.....2
Minimum median width.....14 feet

Major Street (Undivided):

Minimum right-of-way width100 feet
Minimum roadway paving width.....73 feet

Secondary Street (Divided):

Minimum right-of-way width84 feet
Minimum roadway paving width.....25 feet
Minimum number of roadways.....2
Minimum median width.....14 feet

Secondary Street (Undivided):

Minimum right-of-way width70 feet
Minimum roadway paving width.....49 feet

Minor Street (Undivided):

Minimum right-of-way width64 feet
Minimum roadway paving width.....44 feet

III. BUILDING SETBACKS:

Front: Structures shall be setback a minimum distance from the right-of-way line of streets as identified below, and such setbacks shall be required on all sides of any structure facing on a street. Setbacks shall apply to all parts and variations in heights of structures.

Valwood Parkway – Structures shall be setback a minimum of 50 feet from the street right-of-way line.

All Other Streets – Structures shall be setback from the street right-of-way line a distance equal to the height of the structure, but no less than 25 feet.

Side: A minimum side yard setback of 10 feet shall be required from side property lines.

Rear: A minimum rear yard setback of 10 feet shall be required from rear property lines.

IV. SITE COVERAGE:

No building or accessory buildings shall be constructed which, in the aggregate, would cover more than 50 percent of the total lot area. The remaining area may be utilized for surface parking or maneuvering area, and landscaping.

V. OFF-STREET PARKING:

Off -street parking shall be provided adequate for all of the parking requirements of the use to eliminate totally the need for on-street parking. As a minimum, the following shall be required, whichever is greater:

Parking in relation to personnel:

- 1 space for each 1½ production or warehousing employee
- 1 space for each managerial personnel
- 1 visitor space for each 10 managerial personnel

Parking in relation to building area (total floor area):

- 1 space for each 1,000 square feet of gross floor area used for warehousing and distribution
- 1 space for each 500 square feet of gross floor area used for production or manufacturing
- 1 space for each 300 square feet of gross floor area used for office

Site Positioning – Off-street parking shall be setback from the right-of-way line of streets as described following, and such setbacks shall be required along all streets.

Valwood Parkway: The minimum paving setback shall be 50 feet from the street right-of-way line.

All Other Streets: The minimum paving setback shall be 15 feet from the street right- of-way line.

VI. LOADING AND MANEUVERING:

Adequate area shall be required on the property for all loading and maneuvering of trucks and other vehicles such that such operations will not be carried out in the streets, and such areas shall be located and screened as described following:

Major Street: No loading doors shall face the street nor be placed on the sides of buildings for a distance of 65 feet from the building setback line.

Secondary

Street:

Loading doors may face the street provided that the building is setback a minimum of 80 feet from the street right-of-way and that screening is provided in accordance with requirements as established herein. Loading doors may be located on the sides of buildings closer than 65 feet from the building setback line provided that screening is provided in accordance with requirements as established herein.

Minor Street:

Loading doors may face the street provided that the building is setback a minimum of 80 feet from the street right-of-way line and that screening is provided in accordance with requirements as established herein. Loading doors may be located on the sides of buildings.

VII. SCREENING:

All roof-mounted equipment shall be screened on all sides.

Any permitted outside storage shall be screened from all sides fronting a street by a solid masonry wall of the same or similar materials and finish as the main structure. This wall shall measure a minimum of 6 feet in length and a maximum of 8 feet in height. The location of the wall shall be approved via the Detailed Site Plan included within the approved Specific Use Permit (SUP) ordinance for the outside storage (Refer to Section VIII. Outside Storage).

All loading areas shall be screened on all sides fronting a street. In lieu of the masonry wall, a wrought iron fence may be installed. This fence shall measure a minimum of 6 feet in length and a maximum of 8 feet in height. In addition to the fence, landscaping shrubs shall be installed along the fence perimeter to provide additional screening. The location of the wall or fencing shall be approved via a Detailed Site Plan administratively by the Planning Department. Such screening shall be located no closer than 15 feet to a street right-of-way line. In situations where said wall or fencing is located within the front yard and is otherwise in compliance with these regulations, approval of a variance by the Zoning Board of Adjustment shall not be required. The fence screening option is applicable to loading areas only. Any areas used for outside storage shall be screened by the masonry wall. Gates, if provided at drives, need not be solid or opaque.

Buildings that have truck loading areas located on the side of the structure or automobile parking forward of the building setback line shall provide a three-foot tall, landscaped earthen berm located along the street right-of-way within the required setback area.

Buildings that do not have truck loading doors along the front or side of the structure and no automobile parking forward of the building line are not required to have an earthen berm along the street right-of-way. However, all vehicle parking areas visible from the street shall be screened by an evergreen shrubbery hedge having a minimum height of 30 inches.

All earthen berms shall vary in height to avoid a visual appearance of a straight-line levee.

VIII. OUTSIDE STORAGE:

Outside storage shall be allowed only subject to approval of a Specific Use Permit (SUP), either as an accessory use or a primary use. No outside storage shall be located within the front yard. All outside storage and other related activities, either a primary use or an accessory use, shall be screened on all sides fronting a street by a solid masonry wall as described in Section VII. Screening. No allowed outside storage may extend above the height of the screening wall.

IX. SITE LANDSCAPING:

A landscape plan shall be required for each site. A minimum of 5 percent of the total property area shall be landscaped between the building and all street right-of-way lines. As a minimum, the following shall be required:

Major Street: Paving areas (except drives situated perpendicular to street right-of-way) placed closer than 50 feet to the street right-of-way line shall be screened from the street with a landscaped earthen berm averaging 3 feet in height. Where no paving is forward of the building line, trees shall be installed in the front yard at irregular intervals at the rate of no less than one tree per 30 lineal feet of front property line.

Secondary Street: Paving areas (except drives) placed forward of the building setback line shall be screened from the street with a landscaped earthen berm averaging 3 feet in height. Where no paving is forward of the building line, trees shall be installed in the front yard at irregular intervals at the rate of no less than one tree per 30 lineal feet of front property line.

Minor Street: Paving areas shall have a minimum setback of 15 feet from the street right-of-way line. The area forward of the paving setback shall be planted with trees or other vertical landscape material at the rate of no less than one tree per 30 lineal feet of front property line.

X. SIGNS:

No off-premise signs, billboards, or advertising signs other than those identifying the user, nature of the business, and products shall be allowed. All signs shall be affixed at ground level or on the face of the building.

Attached Signs: Only one sign shall be permitted on the building for each tenant in the building. Signs shall be of a design and material similar to and architecturally consistent with the building itself.

The total area of all signs affixed to a building façade shall not exceed five (5) percent of the façade to which the signs are affixed.

Monument signs: Only one monument sign per lot is permitted. The maximum area allowed for monument signs is 40 square feet with a maximum height of four (4) feet. Monument signs shall be setback a distance of no less than ten (10) feet from the street right-of-way line.

Other Signs: The only other allowed signs would be of a directional nature, or temporary signs indicating “for sale” or “for rent”.
