



ORDINANCE NO. 3664

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY CHANGING THE DEVELOPMENT AND USE REGULATIONS APPLICABLE TO THE PROPERTY WITHIN THE MORAN'S VALLEY VIEW ADDITION FROM MULTI-FAMILY RESIDENCE DISTRICT-2 (MF-2) TO PLANNED DEVELOPMENT DISTRICT NO. 71 (PD-71) AND BY AMENDING AND RESTATING THE DEVELOPMENT REGULATIONS OF PLANNED DEVELOPMENT DISTRICT NUMBER 71 (PD-71); REPEALING ORDINANCE NO. 2170; PROVIDING A CONFLICTS RESOLUTION 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. The Comprehensive Zoning Ordinance and Zoning Map of the City of Farmers Branch, Texas, be and the same are hereby amended as follows:

- A.** By changing the zoning regulations applicable to the use and development of the real property within the Moran's Valley View Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the map thereof recorded in Volume 68175, Page 2058, Map Records, Dallas County, Texas, from Multi-Family Residence District-2 (MF-2) to Planned Development District No. 71 (PD-71); and
- B.** By amending and restating the use and development regulations of Planned Development District No. 71 (PD-71) (as originally adopted and set forth in Ordinance No. 2170) to read in their entirety as set forth in Exhibit "A," attached hereto and incorporated herein by reference (the "PD-71 Development Regulations").

Upon and after the effective date of this Ordinance, the real property described in Appendix 1 of the PD-71 Development Regulations shall be used and developed in accordance with the PD-71 Development Regulations.

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, the provisions of this Ordinance shall be controlling.

SECTION 3. Except to the extent provided in Section 5 below of this Ordinance, Ordinance No. 2170 is repealed.

SECTION 4. 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 5. 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 6. 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.

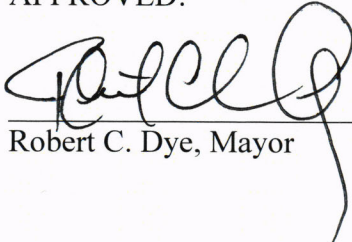
SECTION 7. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 27TH DAY OF OCTOBER 2020.

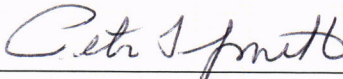
ATTEST:


Amy Piukana, TRMC, City Secretary

APPROVED:


Robert C. Dye, Mayor

APPROVED AS TO FORM:


Peter G. Smith, City Attorney
(kbl:10/14/2020:118471)

ORDINANCE NO. 3664
EXHIBIT "A"
DEVELOPMENT REGULATIONS FOR
PLANNED DEVELOPMENT DISTRICT NO. 71 (PD-71)

I. STATEMENT OF INTENT AND APPLICABILITY:

City of Farmers Branch, Texas, Ordinance No. 3664, enacted on October 27, 2020, and to which this Exhibit "A" is attached and a part thereof, amends the City of Farmers Branch Comprehensive Zoning Ordinance ("CZO") and the Zoning Map of the City of Farmers Branch, Texas, as previously amended, relating to the use and development of 8.28± acres of land described in Appendix 1, attached hereto and incorporated herein by reference ("the Property") by amending in their entirety the development and use regulations of Planned Development District No. 71 (PD-71) as previously adopted and set forth in Ordinance No. 2170. Planned Development District No. 71 is sometimes referred to herein alternatively as "PD-71" or "the District". The provisions of this Exhibit "A" shall hereafter be referred to collectively as "these Development Regulations" unless the context indicates otherwise.

The intent of these Development Regulations is to provide for the redevelopment of the Property to be used and developed for high quality multi-family housing and maintain commercial development at the intersection of Valley View Lane and LBJ Freeway. The development of this District is consistent with the Regional Commerce Subdistrict vision provided for in the City of Farmers Branch East Side Comprehensive Plan adopted January 24, 2017 pursuant to Ordinance No. 3420 ("the East Side Plan"). The Regional Commerce Subdistrict allows for a higher intensity uses along LBJ Freeway, including high quality multiple-story multi-family housing and commercial uses, that serve as a transition from more intense development towards Midway Road to the established lower density residential towards the east. Therefore, this District and these Development Regulations are enacted with the intent of furthering the vision of the Regional Commerce Subdistrict and the East Side Plan by providing for development that achieves a high degree of function and design. Additionally, this District is designed with the intent of (i) assuring compatibility of land uses within the District and a transition between the established land uses in the adjacent areas and (ii) provide maximum adaptability and feasibility in zoning and development standards to meet the changing and diverse needs of the area and of the City of Farmers Branch.

II. PLANNED DEVELOPMENT STRUCTURE.

The Property shall be developed and used in accordance with the applicable provisions of the CZO, as amended, except to the extent modified by these Development Regulations. These Development Regulations consist of the written text set forth in this Exhibit "A" and the appendixes attached to this Exhibit "A". In the event of a conflict between the written text of this Exhibit "A" and the appendixes attached to this Exhibit "A", including any text contained therein, the written text set forth in the main body of this Exhibit "A" shall control.

III. ESTABLISHMENT OF SUBDISTRICTS: For purposes of these Development Regulation, the Property is divided into three subdistricts known as Subdistrict A, Subdistrict B, and Subdistrict C, the boundaries of which shall be substantially as shown on Appendix 2, attached hereto and incorporated herein by reference (the “Subdistrict Plan”).

IV. SUBDISTRICT A: Subdistrict A shall be developed and used in accordance with the following:

A. Conceptual Site Plan. The portion of the Property located within Subdistrict A shall be developed in accordance with the Conceptual Site Plan attached hereto as Appendix 3 and incorporated herein by reference.

B. Uses. The portion of the Property located within Subdistrict A may be developed and used for the following purposes:

1. Uses permitted by right:

Antique Shop
Bank or Financial Institution
Bakery or confection shop (retail)
Bicycle Sales and Services
Barber & Beauty Shop
Dry Cleaners
Florist
Household Appliance Repair & Sales
Medical and Dental Offices and Clinics
Optical Store
Paint, Wallpaper and Related
Pet Store, Small Animal and Related, no outside runs
Personal Service Retail
Pharmacy
Print and Copy Center
Professional and Administrative Offices
Restaurant, General
Restaurant, Qualifying
Studio for Photography, Musician, Artist or Health
General Retail store and shops
Outside Sales (temporary)
Travel Agencies

2. Uses permitted following approval of a Specific Use Permit (SUP):

Furniture Store
Garden and Nursery Sales
Greenhouse Plants or Nursery Stock (retail)

Outside Sales (permanent)
Restaurant with Drive-in Services

- C. **Development Standards.** The Property within Subdistrict A shall be developed in accordance with the following provisions.

1. **Density.**

- a. The term "density" as used herein, shall mean the relationship between the total gross square footage of above grade buildings or structures of any type placed on the Property and the square footage area of the Property.
- b. The maximum density permitted within the Subdistrict A shall not exceed a floor area ratio (FAR) of one to one (1:1), computed by comparing the Property measured in square feet.

2. **Building Heights.**

- a. The maximum building height, of any building constructed at any location within Subdistrict A shall not exceed 40 feet, measured from the finish grade of such structure to the top of the building's highest physical protrusion above the ground.
- b. Parapets, penthouses, signs, antenna and any other elements protruding above the roof of the upper floor of a building shall be included in calculating the height of the building.

3. **Building Setbacks.**

- a. *Front Yard.* Above ground buildings shall be setback not less than 35 feet from the front lot line along Valley View Lane and 35 feet from the front lot line along LBJ Freeway (IH-635).
- b. *Side Yard.* All buildings shall be setback not less than 15 feet from interior lot lines.

4. **Building Site Coverage.** The gross square footage of the ground floor of the buildings constructed within Subdistrict A shall not exceed 35 percent of the total square footage of the area of the Property within Subdistrict A less the area of any required public easement and/or right-of-way dedications.

5. Landscape Open Space.

- a.** For purposes of this Section IV.C.5, "Landscape Open Space" means those unpaved areas of the Property within which are planted trees, shrubs, ground cover, grasses, and flowering plants.
- b.** Landscape Open Space shall be limited to areas of the Property located outside the external wall lines of the building.
- c.** Landscape Open Space area set aside within Subdistrict A shall be not less than 10 percent of the total square footage of the area of the Property within Subdistrict A less the area of any required public street right-of-way dedicated along the external boundaries of Subdistrict A.

6. Tree Requirements.

- a.** *Quantity.* One tree is required to be planted for every 30 linear feet of street frontage along Valley View Lane and one tree is required to be planted for every 40 linear feet of street frontage along LBJ Freeway. All fractions equal to or greater than 0.5 shall be rounded to the next higher number of trees
- b.** *Tree Size.* Required trees shall have a minimum trunk caliper of three inches (3") measured at a height of four feet (4') above the ground at time of planting. Plants not considered trees, but grown to tree form (e.g., Crepe Myrtles, Ligustrum) which can be substituted for required trees shall be at a minimum of six feet (6') in height at time of planting
- c.** *Tree location.* Required trees are to be located between the building face and the property line abutting street thoroughfares.

7. Irrigation. All required landscape areas shall be irrigated with an automatic irrigation system, the design of which shall be subject to review and approval prior to the issuance of building permit by Community Services Staff.

8. Parking Area Landscaping.

- a.** Within interior parking areas, not less than five percent (5%) of the total vehicular surface area shall be landscaped. Such landscaping shall be located within medians, islands or peninsulas.
- b.** All parking areas abutting a public street or street right-of-way shall be screened with continuous non-deciduous shrubs and/or a

landscape earth berm, not less than three (3) feet in height and planted within the required setback area.

- i. The maximum acceptable grade for screening areas, such as berm or planting bed shall be 1:3.
- ii. Screening shrub species shall be determined at the time of detailed site plan.
- iii. Screening shrubs shall be spaced a maximum of 3 feet on center and the container size shall be not less than 5 gallons at time of planting.

9. Off-street Parking. Uses shall comply with the off-street parking requirements of the CZO.

10. Parking Materials and Dimensions.

- a. Any off-street parking spaces provided or used shall be comprised of an improved surface of concrete or other hard surface material (e.g., brick pavers) approved by the Director of Planning and constructed in accordance with City's engineering standards.
- b. Standard parking spaces shall measure not less than 8.5 feet wide and 18 feet in length. A two (2) foot overhang is permissible but may not encroach property lines or obstruct a four (4) foot walkway around the building which provides access to the main entrance of the building from parking areas.

11. Compact Car Parking. A maximum of 10 percent of the required off-street parking may be devoted to compact car spaces at least 7.5 feet wide x 15 feet in length. Location of compact car area on site to be determined on the detailed site plan.

12. Refuse Area.

- a. Refuse storage containers shall be screened from view of public streets, street rights-of-way and abutting properties.
- b. Where not entirely screened in compliance with other sections of these Development Regulations, refuse containers shall be screened by a masonry wall having the same or similar finished appearance as the façade of the building served by such containers.
- c. Refuse storage container locations shall be determined at time of Detailed Site Plan approval.

13. Mechanical Equipment. All mechanical equipment, roof mounted or otherwise, shall be screened from view of all abutting thoroughfares, streets, street rights-of-way and residential zoning districts.

14. Signs.

- a.** Only one (1) monument sign may be installed along Valley View Lane with a sign face not greater than 100 square feet in area, a height not greater than 15 feet, and setback not less than 10 feet from the right-of-way line.
- b.** Only one (1) pylon or monument sign may be installed along LBJ Freeway with a sign face of not greater than 200 square feet if the sign is for a single tenant or a sign face area of not greater than 300 square feet if the sign is for multi-tenant use. Such sign shall not exceed 50 feet in height and shall be setback not less than 10 feet from the property line. Such sign shall only be allowed with non-residential improvements in Subdistrict A.
- c.** Wall signs shall be limited to one wall sign on the east elevation with a sign face not greater than 300 square feet in area if the sign is for one tenant and not greater than 400 square feet if the sign is for two tenants. Wall signs along the north and south elevation shall have a sign face not greater than 200 square feet in area regardless of the number of tenants identified on the sign. Only non-illuminated directional signs are permitted on the west elevation with a cumulative sign face area not greater than 20 square feet.
- d.** No advertising sign structure shall contain more than two (2) sign panels.
- e.** Any existing sign within Subdistrict A that becomes non-conforming due to redevelopment of the site or subdivision of the property, shall be removed.

V. SUBDISTRICT B AND SUBDISTRICT C: The portion of the Property located within Subdistrict B and Subdistrict C shall be developed and used in accordance with the following:

- A. COMPLIANCE WITH STANDARDS.** Subdistrict C shall be developed and used in accordance with the development and use regulations applicable to Subdistrict A until such time that the building and associated improvements within Subdistrict C existing on the effective date of these Development Regulations is demolished and removed from the Property by the owner and/or developer of the Property, after which time Subdistrict C shall be developed and used in accordance

with the Development Standards set forth in this Section V. The use, design, location, and siting of structures and other development features within Subdistricts B and C shall comply with this Section V and any Conceptual Site Plan applicable to the portion of the Property being developed; provided, however, exceptions to these Development Regulations may be requested by the owner or developer of the portion of the Property being developed and shall be considered at the time of approval of the Detailed Site Plan for such portion of the Property. Subdistrict B and Subdistrict C shall be developed independently in accordance with this Section V unless otherwise stated.

B. USES. The portion of the Property within Subdistrict B and Subdistrict C may be developed and used by right for multi-family residential purposes.

C. DEVELOPMENT STANDARDS. Development of Subdistrict B and Subdistrict C shall be subject to the following:

1. Residential Density and Floor Area Ratio (FAR).

- a.** The minimum density for multi-family residential shall be 50 dwelling units per acre and shall not to exceed a maximum of 700 units within Subdistrict B and Subdistrict C combined.
- b.** The minimum FAR is 2:1. No maximum FAR shall be required.
- c.** The area of structured parking shall be excluded from the FAR calculation within Subdistricts B and C.

2. Building Heights. The maximum building height for any building constructed within Subdistrict B or C shall not exceed 100 feet or 8 stories, whichever is greater.

3. Building Placement.

- a.** Required build-to zones and building setbacks shall be measured from the property line and shall be established in accordance with the requirements in the table below. Building frontage build-out shall mean the percentage of the lot width where the principal building and/or parking garage must be located within the required build-to-zone.

Front Build-to-Zone for Valley View Lane*	Minimum 10 feet; Maximum 20 feet
Front Build-to-Zone for IH-635/LBJ Freeway	Minimum 10 feet No Maximum
Required Side Setback	No minimum setback (or as required by the Building Code)
Building Frontage Build-Out for Valley View Lane in Subdistrict B	Minimum 70% lot width
Building Frontage Build-Out for Valley View Lane in Subdistrict C	Minimum 60% lot width.

*Where easements encumber the entire required Build-to-Zone, the building shall be built to the easement line.

- b. Canopies, awnings, balconies, raised planters, railings, access ramps, and other architectural elements may be located within the required build-to-zone area and above sidewalks located on private property. Retaining walls may encroach the build-to-zone area.
- c. Structured parking, when provided, should be placed in the side where possible. Parking structures located fronting a street shall comply with build-to-zone, building setback and building frontage placement requirements unless otherwise stated herein.

4. Building Design Standards.

- a. For the purposes of this Section V.C.4, the following definitions shall apply:
 - i. BLANK WALL AREA means any portion of the exterior of a building that does not include a material change; windows or doors; or columns, pilasters, or other articulations greater than 12 inches in depth. Blank wall area is measured horizontally on each facade.
 - ii. FACADE means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where separate facades are oriented in one direction, or in directions within 45 degrees of one another, they are to be considered as part of a single façade.
 - iii. GROUND-LEVEL means the level of a building closest to, adjacent to, and above the street.

- iv. PEDESTRIAN OPEN SPACE means a pedestrian area, facility, or feature that is located on the Property, outside of the public right-of-way and private drive aisle and/or fire lanes, and that is publicly accessible and privately maintained. Examples include but are not limited to green space, public art, hardscape, amenities along private drives, and seating areas.
- b. Blank wall areas located on a façade facing Valley View Lane may not exceed 30 feet in length.
- c. A minimum of two different facade materials must be provided on each façade facing Valley View.
- d. Each building shall include a functioning, primary building entrance accessible from a public sidewalk and shall be easily identifiable utilizing pedestrian-scale design elements including but not limited to: recessed entrances, canopies, awnings, storefront windows, and/or similar architectural features intended to accentuate the building entrance.
- e. Structured parking garages shall be designed to minimize the view of vehicles from adjacent streets and be consistent with and complimentary to the architectural style of the primary building.
- f. All mechanical and related equipment located on the rooftop of any building must be screened so as not to be visible from any public right-of-way.
- g. All electrical and utility boxes at the ground-level shall be screened and located away from public view.

5. Streetscape, Access and Circulation. The streetscape standards in this Section V.C.5 are intended to provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme and enhancing the physical relations between buildings and their adjacent streets. These streetscape standards are also intended to promote increased walkability for pedestrians and provide access opportunities for properties. In carrying out the intent of these streetscape standards, shared access driveways that offer access to multiple lots within a block should be provided where possible to minimize the number of access driveways from adjacent streets and allow for internal connectivity between lots.

- a. The driveway located west of Subdistrict B shall be provided as shown on the Conceptual Site Plan until such time as necessary consents are obtained to configure the driveway as shown on “Inset

A” of the Conceptual Site Plan. Modifications to the driveway configuration may be considered in association with approval of the Detailed Site Plan, provided shared access is retained, subject to approval by the Director of Public Works.

- b.** All lots shall have direct frontage on a public street.
- c.** Access drive aisles and/or fire lanes provided on-site shall be designed to integrate with the local street system and promote creating small-scale and walkable blocks.
- d.** Outdoor patios, seating areas, art display, or similar temporary improvements may be placed within the front yard provided sufficient clear space is preserved to allow for pedestrians, including those with mobility impairments, to traverse the property unobstructed within any sidewalk areas.
- e.** A sidewalk not less than eight-feet (8') wide shall be constructed along Valley View Lane.
- f.** A sidewalk not less than six-feet (6') wide shall be constructed between the building and the adjacent drive aisle on the west, east and south sides of the building in Subdistrict B and on the west side of the building in Subdistrict C.
- g.** All streetlights, trash receptacles, street furniture, and private street signs shall be generally uniform in design and approved as part of the Detailed Site Plan for the portion of the Property being developed.
- h.** The owner of the portion of the Property adjacent to the street right-of-way on which stamped concrete, pavers, or other enhanced pavement materials are constructed within the right-of-way shall be responsible for maintenance of said enhanced materials. Additionally, the owner of the portion of the Property adjacent to the street right-of-way on which improvements have been installed within the right-of-way, including street trees, landscaping, street furniture, and irrigation systems, shall be responsible for maintenance of same.
- i.** Street trees shall be planted at least 25 feet apart along all public streets and back of curb on at least on one side of all private drive aisles, but in no case shall trees be placed greater than 40 linear feet apart (excluding drive approaches, utility easement areas, and visibility corners). The locations of required tree plantings may be

adjusted in the event of conflict with utilities and public improvements.

- j.** Street trees shall be of shade tree varieties and selected from the Recommended Plant Material list set forth in the CZO, unless a different species is approved by staff and identified on an approved Landscape Plan.
- k.** Street trees planted within required sidewalk areas along public streets and private drives shall comply with the following:

 - i. Not less than five (5) feet of pedestrian clearance must be maintained; and
 - ii. When tree grates are installed, tree grates may obstruct the sidewalk provided not less than five (5) feet of pedestrian clearance is maintained.
- l.** All street trees along a public street right-of-way or fire lane shall be maintained in order to have a minimum of 14 feet vertical clearance when encroaching into the public street or fire lane.
- m.** One (1) streetlamp shall be provided per every 50 linear feet of frontage along all required sidewalks. The building official may approve minor deviations in streetlamp locations at time of building permit due to utility, tree, planting, or driveway conflicts.

6. Landscape Open Space

- a.** Landscaping shall be installed in accordance with the CZO unless otherwise shown on the Conceptual Landscape Plan attached hereto as Appendix 4 and incorporated herein by reference ("the Conceptual Landscape Plan") or described in this Section V.C.6. In the event of conflict between the CZO and the Conceptual Landscape Plan, the Conceptual Landscape Plan controls. In the event of conflict between the Conceptual Landscape Plan and these Development Regulations, these Development Regulations shall control.
- b.** Not less than ten percent (10%) of the area within Subdistricts B and C shall be dedicated Open Space, inclusive of Pedestrian Open Space and private landscaped areas. If the site is developed in phases, each individual phase shall comply with the foregoing minimum 10% Open Space requirement.

- c. Landscaped areas may include a combination of zones of grass, ground cover, trees and shrubs, fountains and water treatments, and sculptures.
- d. Trees shall have a minimum caliper size of three inches (3") at time of planting, measured at a point four feet (4') above the root ball.
- e. Plant material species shall be selected from the Recommended Plant Material list included in the CZO, unless a different species is identified on an approved Landscape Plan.
- f. All plant materials installed as required by the CZO or these Development Regulations shall be fully irrigated by an automatic irrigation system and maintained in a healthy living growing condition. Any required landscaping that is removed must be replaced with the same or comparable species and be not less than the same caliper (if a tree) or size of the plant material that was required to be planted when originally installed.
- g. A Landscape Plan shall be submitted for review and approval concurrently with the Detailed Site Plan for each portion of the Property to be developed.

7. Parking

- a. Parking shall be provided for the proposed uses in structured parking garage and/or on-street parallel parking along internal private drives being developed (as determined by the Detailed Site Plan) at a rate of not less than one (1) parking space for each multi-family dwelling unit bedroom.
- b. On-street parking spaces shall be not less than eight (8) feet wide by not less than 22 feet long.
- c. Surface and structured parking spaces shall be not less than nine (9) feet wide and not less than 18 feet long.
- d. When structured parking is provided, parking columns may encroach up to seven (7) inches into a parking space.
- e. Structured parking visible from a public street shall be screened and designed to be incorporated with the overall building design.

8. Loading Areas

- a.** All loading areas shall be located on the side of the building or within parking garages.
- b.** Loading areas shall be screened from view from adjacent streets with either a masonry screening wall consistent in design with the primary building and not less than eight feet (8') in height, or screening shrubbery no less than five (5) feet tall at planting costing of plant materials which will achieve continuous opaque screening at plant maturity.
- c.** Multi-family residential uses shall provide and maintain off-street loading facilities in the quantities stated below:

 - i. 0 to 50,000 gross square feet of building area: none required
 - ii. 50,000 to 500,000 gross square feet of building area: 1 space per building
 - iii. Above 500,000 gross square feet of building area: 2 spaces per building

9. Sign Standards. The size, quantity, location, and type of on-premise building signs within each subdistrict shall be as follows:

- a.** *Wall Signs.*

 - i.** Maximum total sign face area for all wall signs combined shall not be more than 500 square foot.
 - ii.** Box signs and internally illuminated signs are not permitted.
- b.** *Blade Signs.*

 - i.** Blade signs perpendicular to the building shall not exceed 150 square feet in area and shall be not less than nine (9) feet clear height above the sidewalk.
 - ii.** No more than one blade sign per building shall be permitted along each street frontage.

c. *Directional Signs*

- i.** One directional sign shall be permitted at each driveway curb cut along Valley View Lane
- ii.** Each directional sign shall be a maximum of 10 square feet and 2 feet in height.

VI. REQUIRED SUBMISSIONS FOR ALL SUBDISTRICTS

The following regulations shall apply to the development and use of any portion of the Property:

A. CONCEPTUAL SITE PLAN APPROVAL

- 1.** The Conceptual Site Plan establishes the general development intent for the District, including general street layout, primary block configuration, conceptual building shape and layout on each block, general location of public and private parks and amenities, parking arrangement, generalized public use, access easements, and development phasing if the site is to be developed in phases. The Conceptual Site Plan shall serve as a guide for the approval of any and all subsequent Detailed Site Plan submissions relating to the District, but shall not be construed to specify precise dimensions, locations, or configurations; such details shall more accurately and appropriately be determined at the time of Detailed Site Plan approval.
- 2.** Any significant deviation from the Conceptual Site Plan not constituting a Minor Modification as provided below, shall require an amendment to the Conceptual Site Plan in accordance with the procedures required for a zoning amendment. The Planning Director shall make the initial determination as to whether a requested change constitutes a Minor Modification.
- 3.** The Planning Director shall have the right to present any Conceptual Site Plan amendment to the Planning and Zoning Commission and City Council for approval, even if it constitutes a Minor Modification.

B. DETAILED SITE PLAN APPROVAL

- 1.** Prior to beginning any development on a building site within the Property, a Detailed Site Plan detailing the proposed development shall be submitted to the Planning and Zoning Commission for review and recommendation to City Council for final approval. No construction permits for the portion of the Property within the boundaries shown on the Detailed Site Plan shall be issued prior to approval of the Detailed Site Plan. Approval shall be based

on compliance with the Detailed Site Plan, these Development Regulations, the CZO, and the Conceptual Site Plan.

2. A request for an amendment to an approved Detailed Site Plan may be reviewed and approved administratively by the Planning Director if it determined that the requested amendment is consistent with the approved Detailed Site Plan and constitutes a Minor Modification as defined below. All other amendments to the Detailed Site Plan shall be approved in the same manner as the original Detailed Site Plan. The Planning Director shall have the authority to require any requested amendment to a Detailed Site Plan to be reviewed by the Planning and Zoning Commission and approved by the City Council.
3. A site may be developed in phases pursuant to these Development Regulations, in which case each phase shall conform to these Development Regulations as though it were a separate site.

C. SPECIAL EXCEPTIONS

In those circumstances where the owner/applicant believes that, due to unique characteristics of the site or other circumstances, strict compliance with these Development Regulations is not feasible or desirable and that deviation from these Development Regulations will allow for equal or better results, a request for a special exception concurrent with the application for approval of a Detailed Site Plan. The Planning and Zoning Commission shall consider all requests for special exceptions and make a recommendation to the City Council with respect to approval. Special exceptions must be reviewed based on the standard within the context of consistency with the overall concept of the proposed development. Notwithstanding the foregoing, the City Council may not grant a special exception which:

1. Would result in the approval of a land use not otherwise authorized by these Development Regulations or the CZO; or
2. Increases the allowable intensity or density of any land use within the District; or
3. Effectively results in an amendment to the CZO to an extent beyond the amendments established by these Development Regulations.

D. MINOR MODIFICATIONS

For purposes of these Development Regulations, a "Minor Modification" is a change to these Development Regulations, whichever is applicable, that is determined to meet the goals and intent of PD-71. A Minor Modification may be

approved administratively by the City Planning Director if, and only if, the Minor Modification:

1. Does not materially change the circulation and building locations shown on the Conceptual Site Plan and/or a Detailed Site Plan; or
2. Does not increase the building area permitted these Development Regulations; or
3. Does not materially alter the relationship between the buildings and the internal streets through the alteration of minimum setback requirements; or
4. Does not allow a use not otherwise authorized by these Development Regulations; or
5. Does not increase the allowable intensity or density of any land use within the District; or
6. Does not increase or decrease the number of stories, more than one story as shown on the Conceptual Building Elevations attached hereto as Appendix 5; or
7. Does not substantially alter the architectural character and/or building form as shown on the Conceptual Building Elevations; or
8. Does not otherwise effectively result in an amendment to these Development Regulations or the CZO to an extent beyond the amendments established by these Development Regulations.

**DEVELOPMENT REGULATIONS FOR
PLANNED DEVELOPMENT DISTRICT NO. 71 (PD-71)**

APPENDIX 1 – DESCRIPTION OF THE PROPERTY

Tract 1:

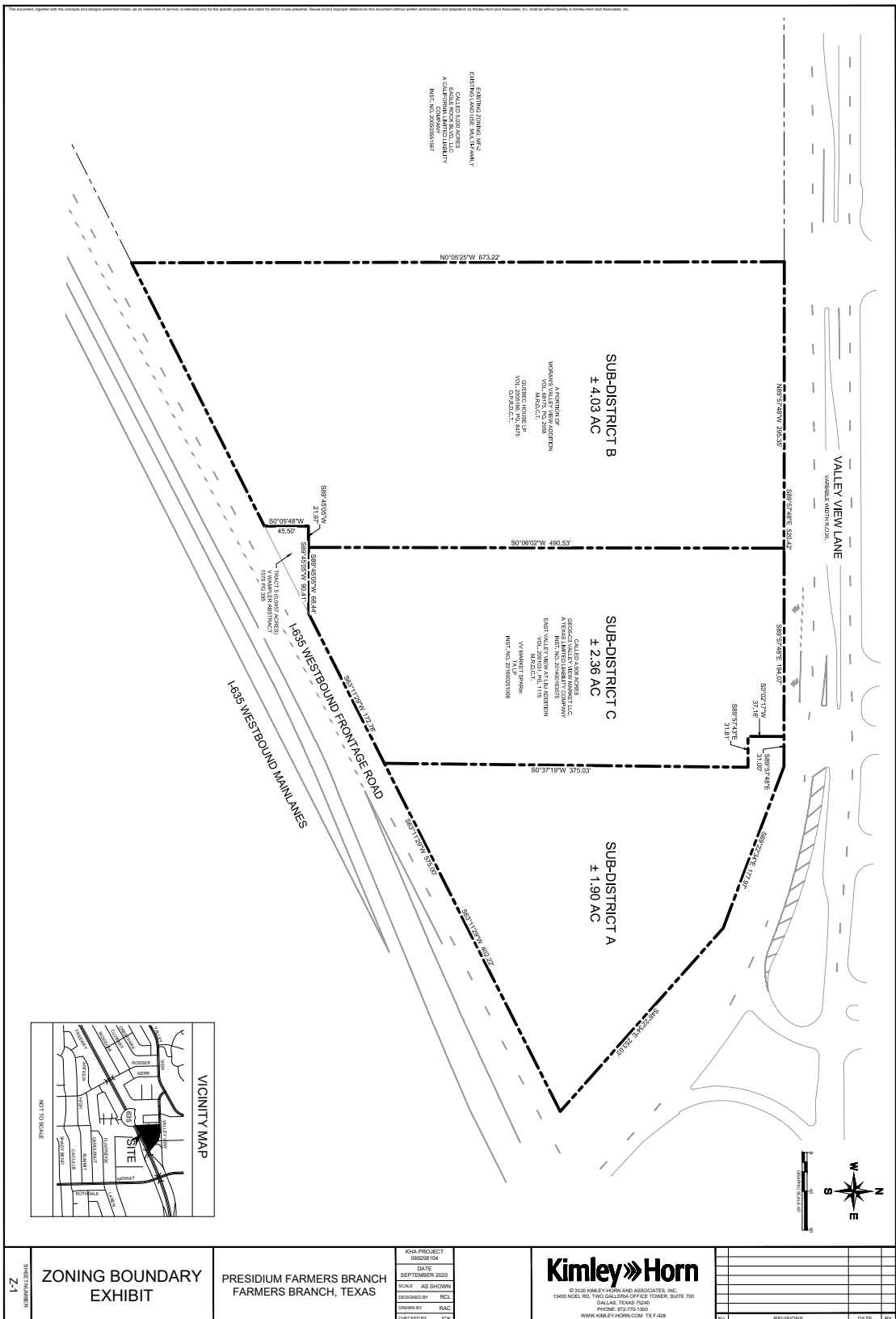
Being all of the real property within the boundaries of East Valley View at LBJ Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 2001031, Page 1115, of the Map Records of Dallas County, Texas.

Tract 2:

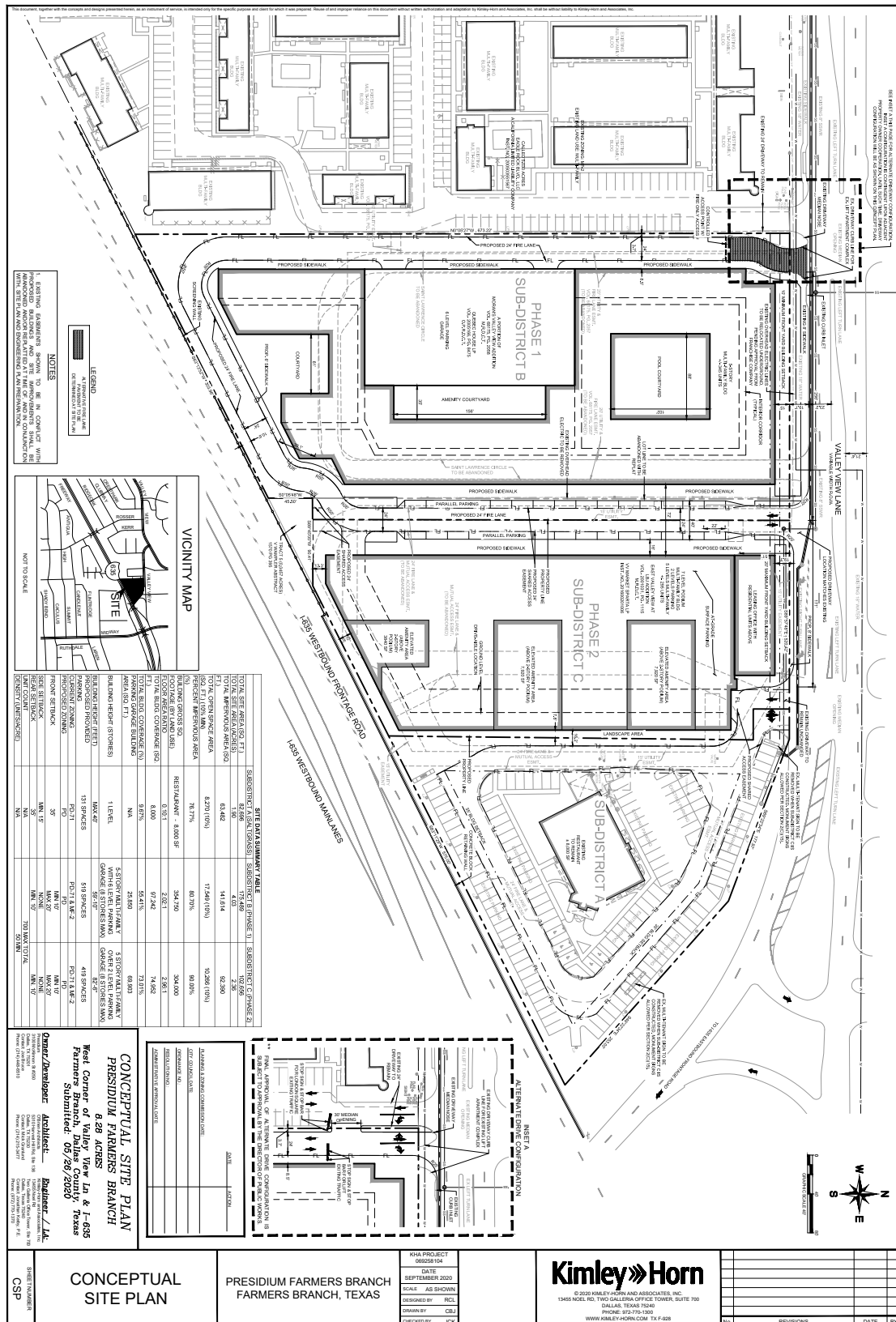
Being all of the property within the boundaries of Moran's Valley View Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 68175, Page 2058, Map Records, Dallas County, Texas; .SAVE AND EXCEPT the portion of said property located within and dedicated to the public Valley View Lane

APPENDIX 2 – SUBDISTRICT PLAN

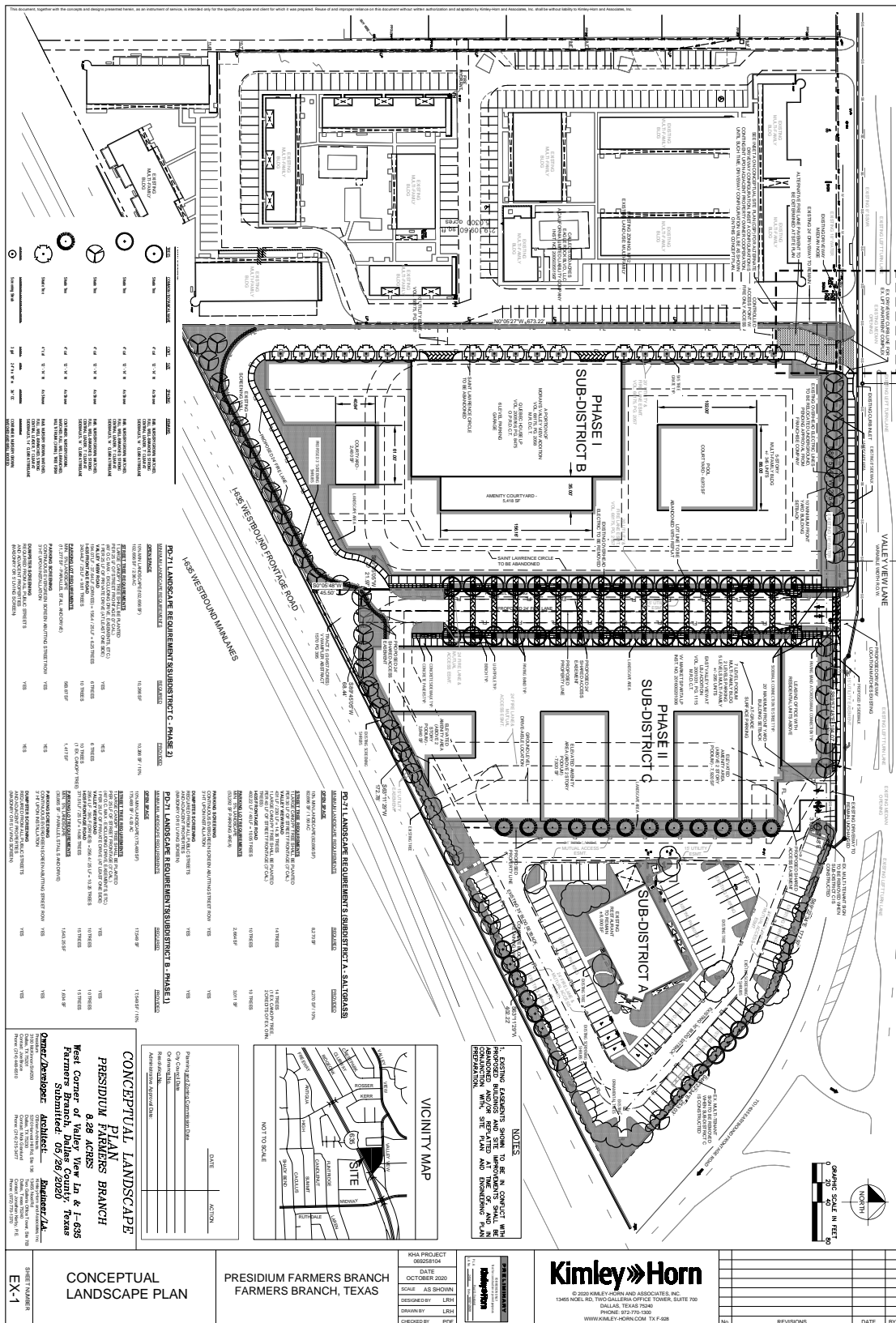
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



APPENDIX 3 – CONCEPTUAL SITE PLAN



APPENDIX 4 – CONCEPTUAL LANDSCAPE PLAN

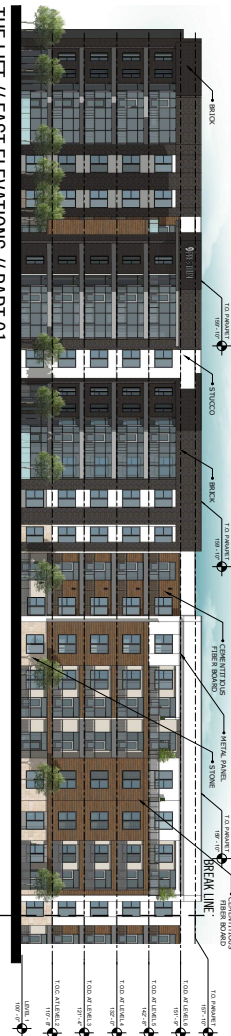


DEVELOPMENT REGULATIONS FOR
PLANNED DEVELOPMENT DISTRICT NO. 71 (PD 71)

APPENDIX 5 – CONCEPTUAL ELEVATIONS



THE LIFT // EAST ELEVATIONS KEY



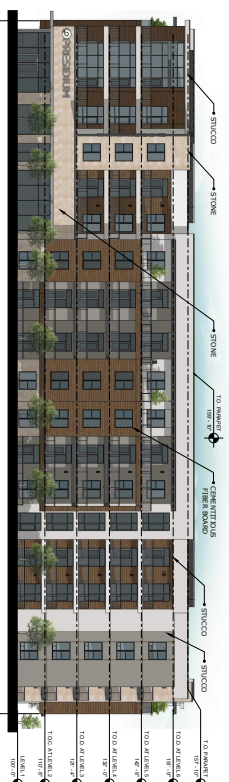
01 THE LIFT // EAST ELEVATIONS // PART 01
SCALE 1/4" = 1'-0"



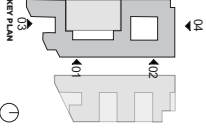
02 THE LIFT // EAST ELEVATIONS // PART 02
SCALE 1/4" = 1'-0"



03 THE LIFT // SOUTH ELEVATIONS
SCALE 1/8" = 1'-0"

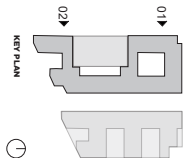


04 THE LIFT // NORTH ELEVATIONS
SCALE 1/8" = 1'-0"



KEY PLAN

DEVELOPMENT REGULATIONS FOR
PLANNED DEVELOPMENT DISTRICT NO. 71 (PD 71)
APPENDIX 5 – CONCEPTUAL ELEVATIONS (cont.)



01 THE LIFT // WEST ELEVATIONS
SCALE 1/16" = 1'-0"



02 THE LIFT // WEST ELEVATIONS
SCALE 1/16" = 1'-0"



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DATE	ACTION
REVISION AND DESIGN COMMENCED 12/08	
CITY COUNCIL DATE:	
CITY COUNCIL NAME:	
DESIGNED BY:	
APPROVED BY:	

DEVELOPMENT REGULATIONS FOR
PLANNED DEVELOPMENT DISTRICT NO. 71 (PD 71)

APPENDIX 5 – CONCEPTUAL ELEVATIONS (cont.)

