



## ORDINANCE NO. 3434

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE REGULATING PLAN AND STREET SCAPES FOR PLANNED DEVELOPMENT NO. 86 (PD-86) ZONING DISTRICT (FARMERS BRANCH STATION AREA FORM-BASED CODE, ORDINANCE NO. 2800) RELATING TO BEE STREET SOUTH OF VALLEY VIEW LANE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING 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 of the City of Farmers Branch, Texas, as amended, by amending as follows Planned Development No. 86 (PD-86) Zoning District (also known as the “Farmers Branch Station Area Form-Based Code, Ordinance No. 2800”), as amended:

- A. Chapter II, Section D of Exhibit “C” to Ordinance No. 2800, as previously amended, is further amended by adding the Street Type titled “BEE STREET – South of Valley View Lane” as set forth in Attachment 1, attached hereto and incorporated herein by reference; and
- B. The illustration titled “Regulating Plan-Street Types”, set forth in Chapter II, Section C of Exhibit “C” to Ordinance No. 2800, as previously amended, is further amended to conform to the amendment described in Paragraph A, above, as set forth in Attachment 2, hereto, and incorporated herein by reference.

**SECTION 2.** All provisions of the ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

**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 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 remainder of the Comprehensive Zoning Ordinance.

**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 21<sup>ST</sup> DAY OF MARCH, 2017.**

APPROVED:

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Bob Phelps, Mayor

ATTEST:

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Amy Piukana, City Secretary

APPROVED AS TO FORM

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Peter G. Smith, City Attorney  
(kbl:3/9/17:84408)

**Ordinance No. 3484**  
**ATTACHMENT 1**  
**“Street Type – BEE STREET South of Valley View Lane”**

# Ordinance No. 3484 ATTACHMENT 2 Revised “Regulation Plan – Street Types”



This plan indicates the locations of five street types within the Station Area. The streetscape standards (such as street widths, placement of STREET TREES, and other amenities or appearances) associated with the different street types are featured on pages 28-32.

The purpose of the streetscape standards is to ensure coherent STREETS and to assist developers and owners with understanding the relationship between the public spaces and individual buildings.

- Valley View Lane (encompasses standards on page 29)
- Colonnade Street (encompasses standards on page 28)
- Denton Street (encompasses standards on page 29)
- Street 66 (encompasses standards on page 31)
- Street 58 (encompasses standards on page 32)
- Promenade 46 & Pedestrian Pathway (encompasses standards on page 33)
- Bee Street / Urban Village (east of Valley View Lane) (encompasses standards on page 28) (Ordinance 3484, 2017)
- Streets to be Abandoned

March 2017  
adopted with Ordinance 3434

Farmers Branch Station Area  
Regulating Plan  
Street Types



Drawing for coding purposes only. Dimensions are subject to change. Consult Planning Division staff for specifications.