

# STATION AREA CODE

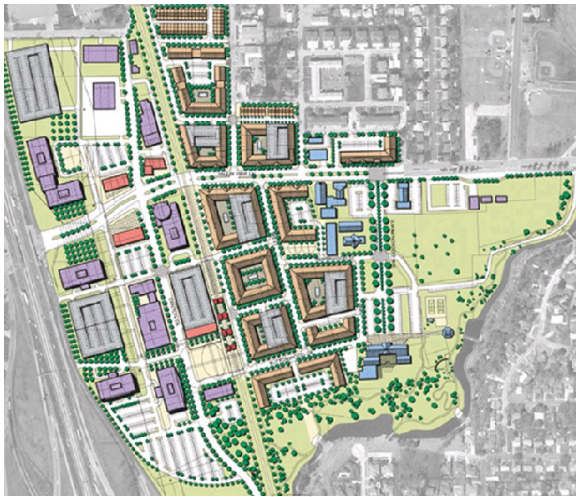
**Proposed amendments are marked in red.**



FARMERS BRANCH



STATION



*Farmers Branch Station Area Conceptual Master Plan* (top). Land use plan, *Farmers Branch Station Area Conceptual Master Plan* (middle). Regulating Plan (bottom). The clear spirit, intent and integrity of the citizen-endorsed *Master Plan* for the Station Area is imbued in the Regulating Plan of the form-based code.

## A. Intent

The *Station Area Form-Based Code* is designed to foster a vibrant town center for Farmers Branch through a lively mix of uses—with shopfronts, sidewalk cafes, and other commercial uses at street level, overlooked by canopy shade trees, upper story residences and offices.

Redevelopment within the Station Area shall be regulated by the *Station Area Form-Based Code* in order to achieve the vision set forth in both the 2002 and 2012 *Farmers Branch Station Area Conceptual Master Plan*. The original 2002 *Station Area Conceptual Master Plan* was produced through a series of public meetings and workshops that took place during 2001 and 2002. The initial *Station Area Conceptual Master Plan* was adopted by the City Council on July 22, 2002 with the approval of Resolution No. 2002-076. The original 2002 Conceptual Master Plan was revised in 2012 based on an assessment of market conditions for new development in the Station Area. The new 2012 Conceptual Master Plan was adopted by City Council with the approval of Resolution 2012-021. This 2019 version of the *Station Area Code* consolidates all amendments made to the *Station Area Code* since 2012 and amends the *Regulating Plan* and the *Building and Envelope Standards of the Plan*.

The *Station Area Form-Based Code* provides the specific means to guide implementation of the citizen-endorsed vision for the development and redevelopment of all properties in the Station Area. However, the ultimate configuration of the Dallas Area Rapid Transit (DART) light rail station and associated improvements are shown only for illustrative purposes.

The *Station Area Form-Based Code* (also referred to herein as the “*Form-Based Code*” or the “*Code*”) is a legal document that regulates land-development by setting careful and coherent controls on building form—while employing more flexible parameters relative to building use and density. This greater emphasis on physical form is intended to produce safe, attractive and enjoyable public spaces (good streets, neighborhoods and parks) complemented with a healthy mix of uses. With proper urban form, a greater integration of building uses is natural and comfortable. The *Form-Based Code* uses simple and clear graphic prescriptions and parameters for height, siting, and building elements to address the basic necessities for forming good public space.

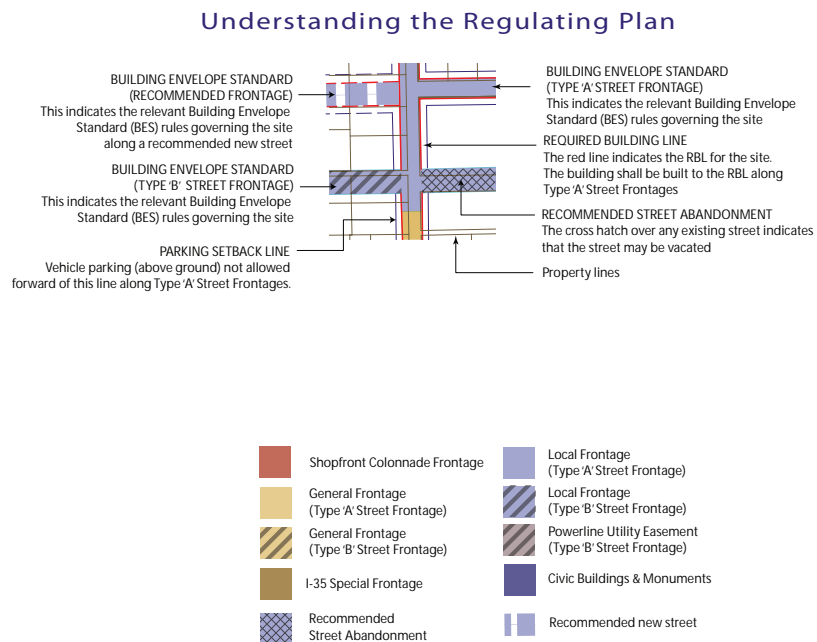
Wherever there appears to be a conflict between the *Station Area Form-Based Code* and other sections of the *Farmers Branch Comprehensive Zoning Ordinance* (as applied to a particular development in the Station Area), the requirements specifically set forth in the *Form-Based Code*

## A. Understanding the REGULATING PLAN

Building on the Farmers Branch public meetings and workshops that took place during 2001 and 2002 and the adoption of the Station Area Conceptual Master Plan by the City Council on July 22, 2002 (with the approval of Resolution No. 2002-076), the original REGULATING PLAN was produced for the Farmers Branch Station Area. In 2012, the Regulating Plan was substantially modified based on approval of the new 2012 Conceptual Master Plan. On XXXX XX, 2019 City Council made amendments to *The Regulating Plan* and the *Building and Envelope Standards* of the Plan, and consolidated previous amendments into this updated version.

A REGULATING PLAN provides standards for the development of each property or lot and illustrates how each relates to the adjacent properties and STREET-SPACE. Building sites are coded by their STREET FRONTAGE.

The key below explains the elements of the REGULATING PLAN and serves as a reference when examining the REGULATING PLAN.



The REGULATING PLAN is the controlling document and principal tool for implementing the *Station Area Form-Based Code*. The Regulating Plan identifies the BUILDING ENVELOPE STANDARD (BES) for each building site and any specific characteristics assigned to the building site.

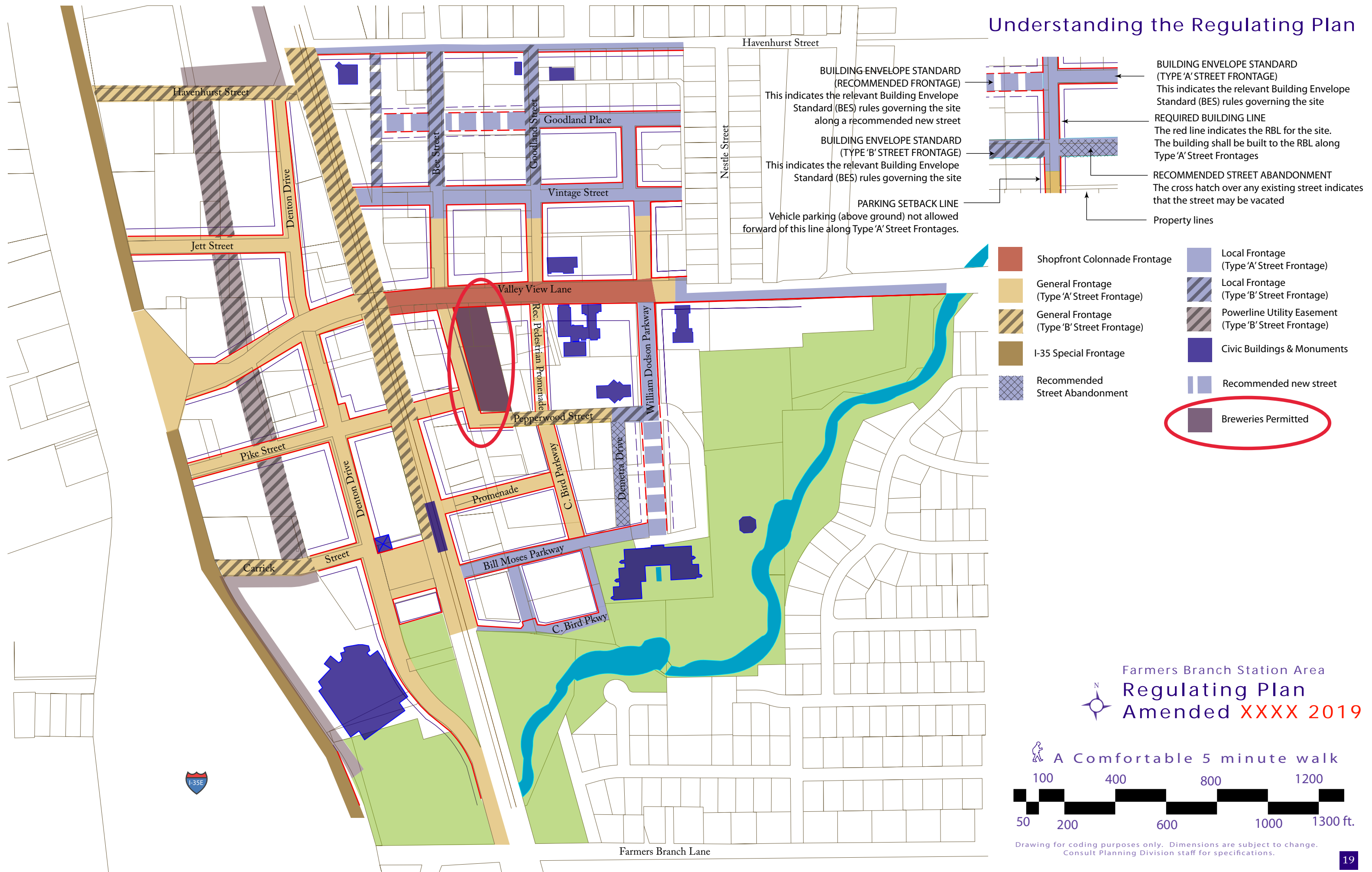
## B. Rules for New Development

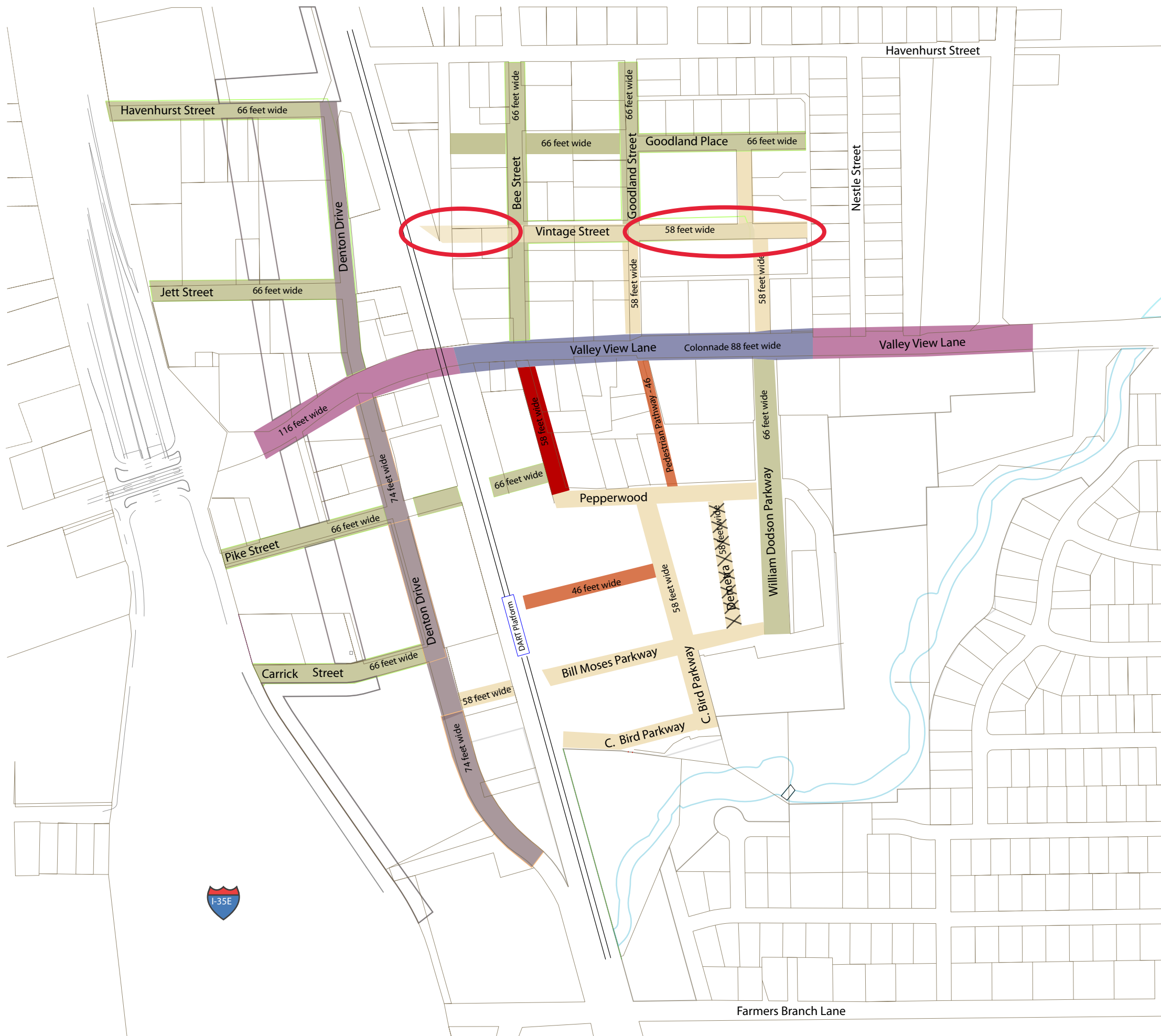
### 1 Lots/Blocks/Alleys/Curb Cuts

- a. All lots shall share a frontage line with a STREET-SPACE.
- b. All lots and/or all contiguous lots shall be considered to be part of a BLOCK for this purpose. No BLOCK shall have a length greater than 400 feet without an ALLEY, common drive or access easement, or PEDESTRIAN PATHWAY providing



## Understanding the Regulating Plan





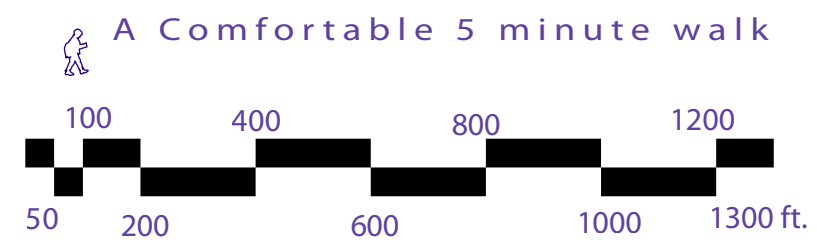
This Plan indicates the locations of **seven** street types within the Station Area. The streetscape standards (such as street widths, placement of STREET TREES, and other amenities or appurtenances) associated with the different street types are featured on pages **26-32**.

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 (streetscape standards on page 29)
- Colonnade Street (streetscape standards on page 28)
- Denton Street (streetscape standards on page 30)
- Street 66 (streetscape standards on page 31)
- Street 58 (streetscape standards on page 32)
- Promenade 46 & Pedestrian Pathway (streetscape standards on Page 33)
- Streets to be Abandoned
- Bee Street / Urban Village (tract south of Valley View Lane)

XXXX XX, 2019  
Adopted by Ordinance XXXX

## Farmers Branch Station Area Regulating Plan Street Types



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

- Configurations and Technique: There are no prescriptions for upper story windows.

#### **Signage, general (for upper stories):**

- Wall signs are allowed anywhere above the second story floor level.
- There is no limit in lettering size.
- There is no limit on size and location of blade signs
- Marquee signs are permitted.
- Monument signs up to 100 square feet in sign area are allowed. Maximum height of monument signs is 10 feet. Monument signs must include landscaped area around the base.

#### **Streetscape Standards**

- Minimum 15 feet wide landscape strip shall be located along the I-35 frontage. This strip shall include both shrubs and canopy or ornamental trees.
- Trees shall be planted no less than 40 feet on center
- Any surface parking located along I-35 frontage shall be screened with a vegetative screen consisting of at least 3 feet high plants spaced 5 feet on center.
- Monument signs may be located in this 15 foot landscaped strip area.
- Sight triangles shall not be blocked.

## **F. Limited and Prohibited Uses**

#### **Uses permitted within a limited area:**

- **Breweries are permitted within the area defined on the *Regulating Plan* in this document.**

#### **Uses permitted with a Specific Use Permit:**

- Any commercial amusement use (indoor and outdoor)
- Any permitted use having drive-through service
  - All drive through access (driveways) shall be from the I-35 frontage road or along Type B street frontages only. Drive through lanes and or canopies shall not be located along any Type A street frontages. All drive through areas shall be screened by a 3' high street wall or screen (landscape or masonry).
- Any permitted use having outside storage or display
- Any permitted use serving alcoholic beverages
- Retail businesses with gasoline sales as an accessory use.
  - Gasoline sales must be an accessory use on the site. No more than 50% of a lot's frontage along a Type B street frontage shall be occupied by gas pumps or canopies. No gas pumps or canopies are allowed along Type A street frontage. No outdoor storage or display shall be allowed.
- Surface parking for more than 50 cars (Local and General Frontages only). Lots with I-35E frontages are exempt from this requirement.
- **Hotels**

#### **Prohibited uses:**

- Sexually oriented business
- Motor vehicle sales and repair of any kind
- Car washes
- Establishments selling used goods or merchandise
- Industrial and manufacturing use of any kind
- Warehousing and distribution facility
- Check cashing businesses
- Motels

## C. Concept Plans

A Concept Plan shall be required when only part of a larger tract of land under common ownership is to be developed; when development is to take place in phases; or when property not previously subdivided in accordance with City requirements is to be developed.

The purpose of the Concept Plan is to demonstrate to the DRC how compliance with the *Farmers Branch Station Area Conceptual Master Plan* and the *Station Area Form-based Code* is to be achieved, the compatibility of anticipated land uses, and how improvements within and among individual parcels of land or phases of development are to be coordinated.

### Denial of Concept Plan

If a Concept Plan is not approved by the DRC, reasons for such action shall be provided to the applicant in writing. Concept Plans not approved by the DRC may be appealed to the Planning and Zoning Commission and City Council. The applicant must submit such appeals in written form within fifteen calendar days following notice of the Concept Plan's denial by the DRC. The Planning and Zoning Commission shall review the Concept Plan and provide a recommendation to the City Council. Subsequent to receiving a recommendation from the Planning and Zoning Commission, the appeal shall then be considered by the City Council for final determination.

## D. Specific Use Permits

Those uses requiring a Specific Use Permit within this zoning district shall follow the same approval process outlined in the Comprehensive Zoning Ordinance. This process includes one public hearing before the Planning and Zoning Commission and one public hearing before the City Council. Final action shall be made by the City Council.

## E. Special Exceptions

In those circumstances where the applicant believes that, due to unique characteristics of the site or other special circumstances, strict compliance with the Code is not feasible or desirable and that deviation from the Code will allow for equal or better results, the Planning and Zoning Commission may be petitioned to grant a Special Exception to the Code relative to the specific provision(s) in question.

The Planning and Zoning Commission shall consider all requests for Special Exceptions to the Code within the context of consistency with the spirit and intent of the Code and whether such Special Exception(s) represent the minimum modification(s) necessary.

### Process

The Planning and Zoning Commission shall hold a public hearing to consider all requests for Special Exceptions to the Code.

~~At least fifteen (15) days prior to the hearing date, notice of the time and place of such hearing shall be published in the official newspaper of the City of Farmers Branch.~~

Written notice of the public hearing shall be sent to all owners of real property located within the area to be considered for the Special Exception and to all owners of real property located within two