



ORDINANCE NO. 3574

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR OUTDOOR STORAGE ON LOT 1, BLOCK A, SENLAC ADDITION (COMMONLY KNOWN AS 2020 VALLEY VIEW) WHICH IS LOCATED IN PLANNED DEVELOPMENT NO. 77 (PD-77); ADOPTING DEVELOPMENT CONDITIONS INCLUDING A DETAILED SITE PLAN, LANDSCAPE PLAN, AND SCREENING DETAILS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TERMINATION

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 amended by granting a Specific Use Permit for Outdoor Storage on property described as Lot 1, Block A, Senlac Addition - Lots 1 and 2, Block A, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded as Instrument No. 20070001930, Map Records, Dallas County, Texas (commonly known as 2020 Valley View Lane) ("the Property") and presently located in Planned Development No. 77 (PD-77).

SECTION 2. If the Property is developed and used with Outdoor Storage as authorized by Section 1 of this Ordinance, the development of the Property with outdoor storage shall be subject to the following special conditions:

- A. The Property shall be developed and used only in accordance with the Detailed Site Plan attached hereto as Exhibit "A," and incorporated herein by reference ("the Site Plan").
- B. Outdoor storage shall only be permitted on the Property only within the areas shown on the Site Plan.

- C. The Property shall be developed in accordance with the Landscape Plan attached hereto as Exhibit “B,” and incorporated herein by reference (“the Landscape Plan”). Use of the Property for Outdoor Storage as authorized by Section 1, above, shall not commence until all landscaping and related irrigation system required by the Landscape Plan has been installed.
- D. The areas used for Outdoor Storage shall be screened as follows:
- (1) An eight foot (8.0’) tall masonry screening wall with metal gates shall be constructed at the location shown on the Site Plan. Said masonry screening wall shall be designed and constructed substantially in compliance with the Screening Wall Detail attached hereto as Exhibit “C” and incorporated herein by reference.
 - (2) The wood fence and masonry screening wall existing on the Effective Date of this Ordinance at the location shown on the Site Plan shall remain.
 - (3) The screening walls and fence required by this Section 2.D. shall be maintained in good condition and repair for so long as the Property is used for Outdoor Storage.
 - (4) Use of the Property for Outdoor Storage shall not commence until construction of the screening walls and fences required by this Section 2.D. is completed.

SECTION 3. 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 4. An offense committed before the effective date of this Ordinance is governed by 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. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance as the law and the City Charter in such cases provides.

SECTION 8. This ordinance shall be subject to termination pursuant to Section 6.5.C of the Comprehensive Zoning Ordinance, as amended.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS, THE 18TH DAY OF JUNE 2019.

ATTEST:

APPROVED:

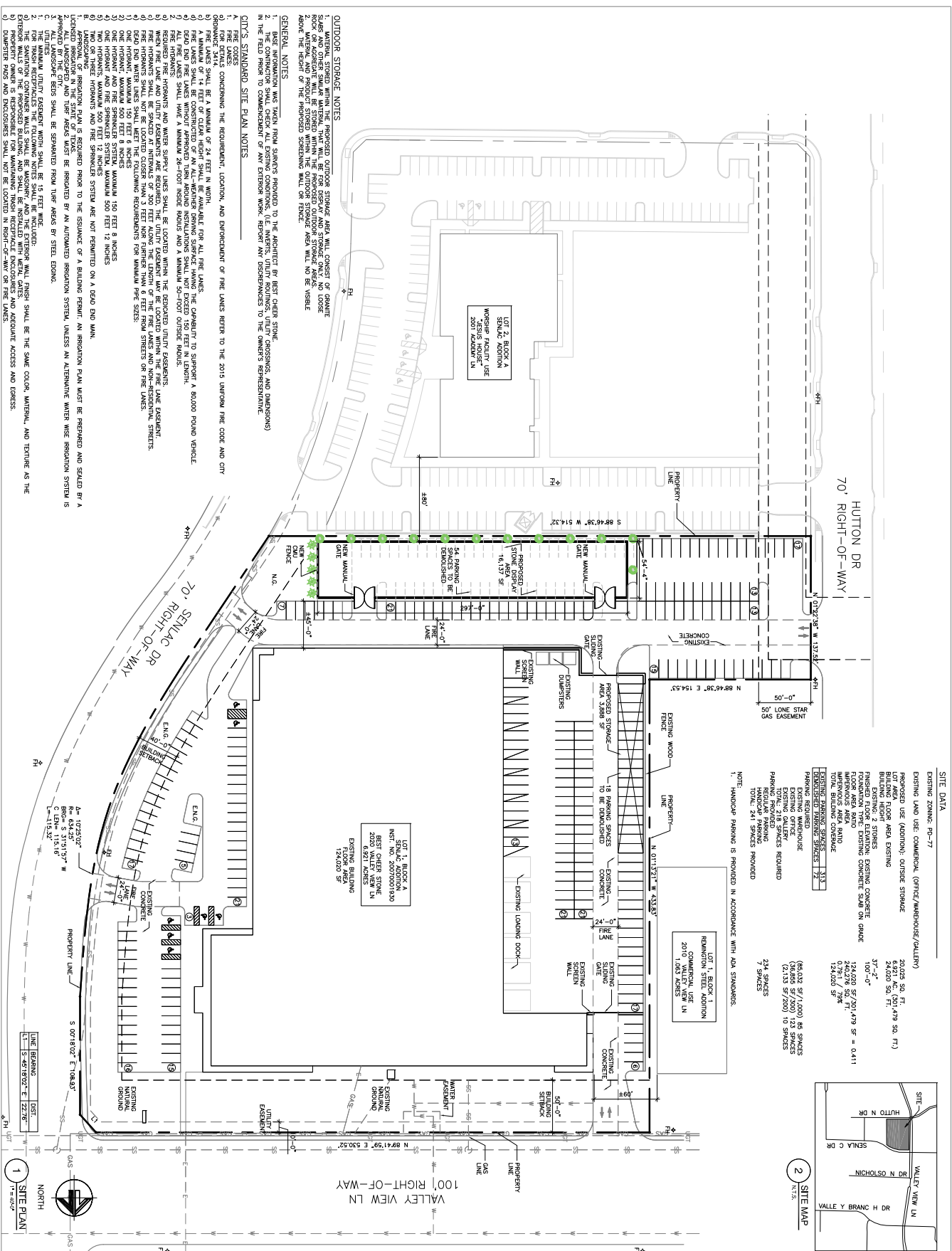
Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:6/5/19:108546)

Exhibit A – Detailed Site Plan



ARCHIPHLY
Architecture and Interiors

16990 N. Dallas Pkwy. STE 104
(Ph) 972-333-0592
(Fax) 972-212-7139
(Web) www.archiphys.com

05-09-2019












KEY PLAN

REVISIONS

SITE PLAN

A-1.1

Ordinance No. 3574
Exhibit B - Landscape Plan

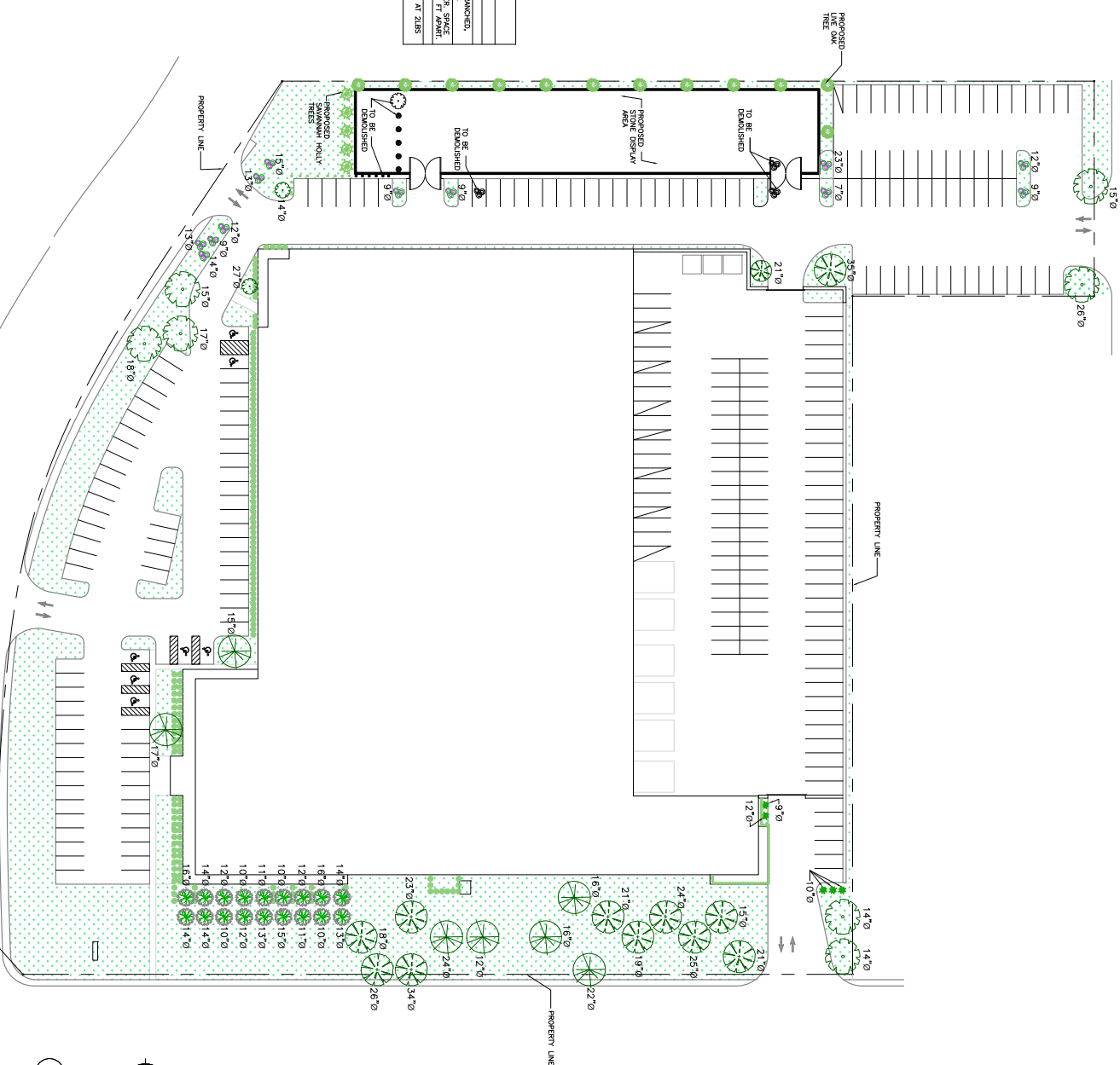
LEGEND	
	EXISTING CEDAR, ELM, TREE
	EXISTING LIVE OAK, TREE
	EXISTING RED OAK, TREE
	EXISTING SAMANNAH, HOLLY, TREE
	EXISTING AMSTOCCART, PEAR, TREE
	EXISTING COAPE, MORTLE, TREE
	EXISTING SHRUB
	EXISTING TREE
	PROPOSED TREE, SAMANNAH, HOLLY
	PROPOSED TREE, LIVE OAK
	EXISTING GRASS

TOTAL LOT AREA: 301,479 SF
LANDSCAPED AREA: 61,203 SF (20%)
LANDSCAPE REQUIRED: 5%

PLANT LIST			
COMMON NAME	QTY	SIZE	HEIGHT SPREAD COMMENTS
CREEN - INSTANT PER DETAIL			
SLAVENIA HOLLY	05	1' 1/2" O.C.	FULL, WELL BRANCHED.
LEAFY OLIVE "SANDY"			WAXY, GLOSSY, LEAFY
LEAFY OLIVE "SANDY"	12		WAXY, GLOSSY, LEAFY
REJUNIOR - INSTANT PER DETAIL			
COMMON BERNUDA GRASS	270 SF		PROF. - 1000 SF
COMMON DACTYLON			PROF. - 1000 SF

CITY'S STANDARD SITE PLAN NOTES

- B. LANDSCAPING
1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SIGNED BY A LICENSED LANDSCAPE ARCHITECT.
2. ALL LANDSCAPING AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.



1 SITE PLAN
1/32" = 1'-0"



05-09-2019

KEY PLAN

REVISIONS

Best Cheer Stone
2020 Valley View Ln
Farmers Branch, TX 75234

OWNER INFORMATION:
GS REAL PROPERTY TX INC.
3190 E. MIRALOMA AVE.
ANAHEIM, CA 92806
(Ph) 714-399-1588

LANDSCAPE PLAN

0.1.0

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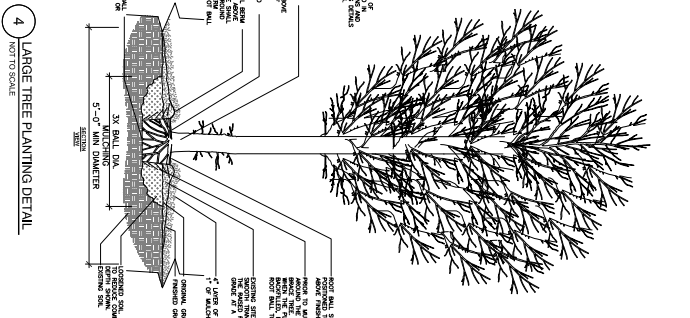
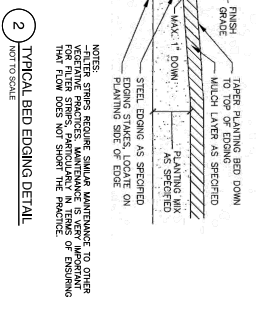
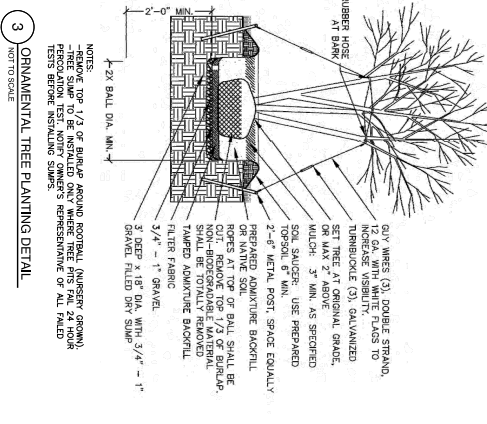
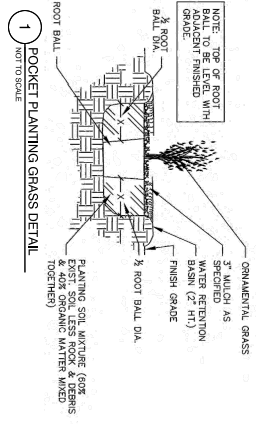
Ordinance No. 3574
Exhibit B - Landscape Plan (cont.)

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNA) STANDARDS.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE LANDSCAPE PLAN.
3. PLANTING OWNERS USED IN L&P OF THIS GRASS MUST PROVIDE COMPLETE CONCRETE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN CONCRETE AS APPROVED BY THE TOWN.
4. TREES SHALL BE PLANTED TO THE TOP OF THE TRUNK OF THE TREE. THE TRUNK OF THE TREE SHALL BE MAINTAINED AND PROTECTED FROM DAMAGE BY THE TOWN.
5. THE PITS SHALL HAVE ROUGHED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE.
6. THE PITS SHALL BE TESTED FOR WATER INFILTRATION. IF WATER DOES NOT DRAIN OUT OF THE TREE PIT WITHIN 15 MINUTES, THE PITS SHALL BE REWORKED TO THE BOTTOM OF THE TRUNK LAYER. ALTERNATIVE DRAINAGE METHODS SHALL BE USED TO DRAIN THE PITS.
7. THE PITS SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE TRUNK LAYER.
8. THE PITS SHALL BE REWORKED WITHIN 15 MINUTES OF THE TRUNK LAYER.
9. THE PITS SHALL BE REWORKED WITHIN 15 MINUTES OF THE TRUNK LAYER.
10. THE PITS SHALL BE REWORKED WITHIN 15 MINUTES OF THE TRUNK LAYER.
11. A 3'-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PLANTED BACK 1'-2" FROM THE TRUNK OF THE TREE.
12. THE MULCH SHALL BE MAINTAINED AND PROTECTED FROM DAMAGE BY THE TOWN.
13. THE MULCH SHALL BE MAINTAINED AND PROTECTED FROM DAMAGE BY THE TOWN.
14. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3 INCHES OF HARDBOARD OR OTHER MATERIAL.
15. TREES OVERHANGING WALLS AND PARKING SHALL HAVE MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES HEIGHT OF 14 FEET.
16. TREES PLANTED ON A SLOPE SHALL HAVE THE SOLE STAKES AT THE AVERAGE GRADE OF SLOPE.
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20. TREES PLANTED ON A SLOPE SHALL HAVE THE SOLE STAKES AT THE AVERAGE GRADE OF SLOPE.
21. LANDSCAPING AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
22. LANDSCAPING AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENDOUR ON THE RIGHT-OF-WAY, SIDEWALKS OR DRIVEWAYS.
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25. NO PLANT MATERIAL SHALL BE ALLOWED TO ENDOUR ON THE RIGHT-OF-WAY, SIDEWALKS OR DRIVEWAYS.
26. NO PLANT MATERIAL SHALL BE ALLOWED TO ENDOUR ON THE RIGHT-OF-WAY, SIDEWALKS OR DRIVEWAYS.
27. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRIGATION AND LANDSCAPE IS SUBJECT TO ALL CITY DEPARTMENTS INCLUDING BUT NOT LIMITED TO PLANNING, PUBLIC WORKS, ENGINEERING, FIRE, POLICE, AND OTHER CITY DEPARTMENTS.
28. THE TOWN ENGINEER SHALL BE RESPONSIBLE FOR THE INSPECTION AND APPROVAL OF THE LANDSCAPE PLAN.
29. THE TOWN ENGINEER SHALL BE RESPONSIBLE FOR THE INSPECTION AND APPROVAL OF THE LANDSCAPE PLAN.
30. THE TOWN ENGINEER SHALL BE RESPONSIBLE FOR THE INSPECTION AND APPROVAL OF THE LANDSCAPE PLAN.

GENERAL NOTES:

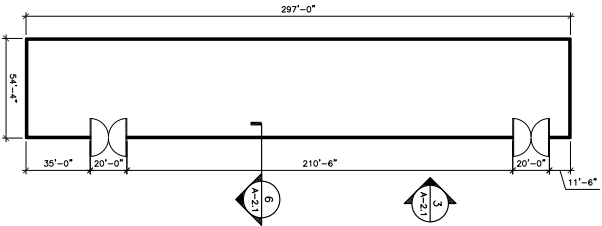
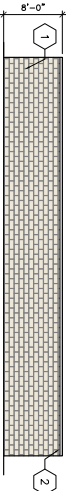
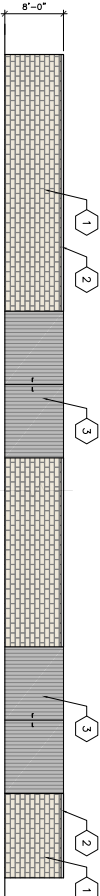
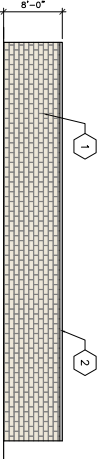
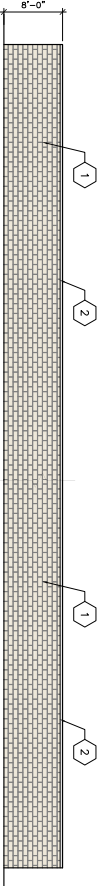
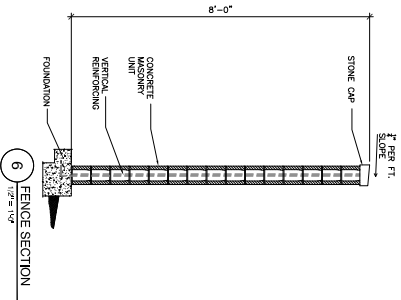
1. TREES SHALL BE PLANTED AT LEAST FIVE FEET (5') FROM ANY UTILITY LINE, CURB OR SIDEWALK AND SHALL BE MAINTAINED AND PROTECTED FROM DAMAGE BY THE TOWN.
2. TREES OVERHANGING SIDEWALKS AND PARKING OR RESIDENTIAL AREAS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE FEET (9').
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Ordinance No. 3574
Exhibit C – Screening Wall Detail

SHEET NOTES	
1.	CONCRETE MASONRY UNIT - TO MATCH EXISTING BUILDING
2.	STONE CAP - TO MATCH EXISTING BUILDING
3.	TO MATCH EXISTING GATE - TO MATCH EXISTING GATE COLOR

BUILDING SURFACE MATERIAL PERCENTAGE				
	FACADE			
	NORTH	SOUTH	EAST	WEST
CONCRETE MASONRY UNIT	2277 (65.8%)	1,973 (62.9%)	417 (65.8%)	417 (65.8%)
STONE CAP	99 (4.2%)	86 (3.7%)	18 (4.2%)	18 (4.2%)
METAL GATE	-	320 (13.4%)	-	-
SURFACE AREA	2,376 SF	2,376 SF	435 SF	435 SF
MASONRY COVERAGE	2,376 (100%)	2,094 (88.6%)	435 (100%)	435 (100%)
NON-MASONRY COVERAGE	-	320 (13.4%)	-	-



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KEY PLAN

REVISIONS

Best Chee Stone
2020 Valley View LN
Formers Branch, TX 75234
OWNER INFORMATION:
GS REAL PROPERTY TX INC.
3190 E. MIRALOMA AVE.
ANNUEM, CA 92806
(Ph) 714-399-1558
Architectural Drawings
PROJECT NUMBER: 18029

ELEVATIONS AND DETAILS

A-2.1