



ORDINANCE NO. ____

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 REGULATIONS RELATING TO THE USE AND DEVELOPMENT OF 3.431± ACRES OUT OF THE ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574 PRESENTLY ZONED AS PLANNED DEVELOPMENT NO. 8 (PD-8) AND LOCAL RETAIL DISTRICT 1 (LR-1) BY CHANGING THE ZONING TO CREATE PLANNED DEVELOPMENT NO. 105 (PD-105) AND ADOPTING DEVELOPMENT REGULATIONS; 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 is hereby amended, by amending the regulations relating to the use and development of 3.431± acres out of the Isaac B. Webb Survey, Abstract No. 1574, City of Farmers Branch, Dallas County, Texas, more particularly described in Appendix "1" to Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), which is presently zoned as Planned Development No. 8 (PD-8) and Local Retail District 1 (LR-1) by changing the zoning to create Planned Development No. 105 (PD-105) for Townhomes subject to the use and development regulations set forth in Exhibit "A" attached hereto (the "PD-105 Regulations").

SECTION 2. The Property shall be developed and used in accordance with applicable provisions of the City of Farmers Branch Comprehensive Zoning Ordinance, as amended ("CZO") except to the extent modified by the PD-105 Regulations.

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, the provisions of this Ordinance shall be controlling.

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 ____ DAY OF _____ 202__.**

ATTEST:

APPROVED:

Amy Piukana, TRMC, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:10/6/2021:125147)

ORDINANCE NO. ____

**EXHIBIT “A”
DEVELOPMENT REGULATIONS
FOR PLANNED DEVELOPMENT DISTRICT NO. 105 (PD-105)**

SECTION 1 – PLANNED DEVELOPMENT SUMMARY AND PURPOSE

City of Farmers Branch, Texas, Ordinance No. _____, enacted on _____, 2021, amended the Comprehensive Zoning Ordinance (the “CZO”) and the Zoning Map of the City of Farmers Branch relating to the use and development of the 3.431± acres of land described in Appendix 1, attached hereto and incorporated herein by reference (“the Property”) establishing Planned Development No. 105 (PD-105) for Townhome Use (referred to herein alternatively as “PD-105” or “the District”). The use and development of the Property shall comply with the provisions of the CZO except as provided in this Exhibit “A” (the “PD-105 Regulations” or “these Regulations”). In the event of an irreconcilable conflict between the PD-105 Regulations and the CZO, these Regulations shall control. Any topic of regulation not addressed by these Regulations shall be governed by the CZO or other applicable development regulations of the City.

No portion of the Property shall be developed or redeveloped until Detailed Site Plan has been approved as set forth in **SECTION 4.B. DETAILED SITE PLAN.**

Special exceptions to the standards for unique characteristics of a site or other special circumstances may be requested and approved in accordance with **SECTION 4.C. SPECIAL EXCEPTIONS.**

SECTION 2. PERMITTED USES.

No portion of the Property shall be developed and used for, and no building on the Property shall be erected or converted to any use other than, the following:

1. Single-family residence attached or Townhomes;
2. Open Space; and
3. Home-Occupation (as defined for in the CZO) in association with the single-family residence attached or Townhome use.

SECTION 3. DEVELOPMENT STANDARDS

A. BUILDING PLACEMENT AND ACCESS.

1. **Building Height.** No building constructed on the Property shall exceed two (2) stories and thirty-five (35) feet in height; provided, however, the height of chimneys, ornamental cupolas, domes and spires, steeples, and parapet walls

located on the roofs of buildings constructed on the Property may exceed thirty-five (35) feet but not more than, forth (40) feet in height.

2. Attached Units. Each building constructed on the Property shall consist of not less than three (3) single-family attached residential dwelling units.

3. Building Separation. Each building shall be separated by not less than ten (10) feet between the side facades of the buildings.

4. Lot Dimensions,

a. Minimum lot width: 22 feet.

b. Minimum lot depth: 60 feet.

5. Setbacks and Build-To Zones.

a. For purposes of calculating Build-to Zones and Building Setbacks:

i. Build-to Zones and building setbacks shall be measured from the property line; and

ii. Building Frontage Buildout is the percentage of the lot width where each dwelling unit shall be located within the required Build-to Zone.

b. Minimum and maximum Build-to Zones and Setbacks in relation to the public and private streets and the Mews Courtyards as shown on the Concept Plan shall be as follows:

	Red Hawk Drive	Kestrel Place/ Lineville Drive	Mews Courtyards
Required Front Build-to Zone	Min. 3 feet Max. 10 feet	Min. 3 feet Max. 15 feet	Min. 0 feet Max. 10 feet
Building Frontage Buildout	Min. 75%		
Side Building Setback	Min. 5 feet		
Rear Building Setback	Max. 3 feet (see also 3.A.5.e below)		

c. Where easements encumber the entire required Build-to Zone, the dwelling unit shall be built to the easement line and in accordance with the required Building Frontage Buildout.

- d. Stoops, stairs, and other architectural building elements may encroach into all setbacks a maximum of two (2) feet, unless prohibited by the City's building code.
 - e. Garage doors installed on each residential dwelling unit shall be setback not less than three (3) feet from the rear property line; provided, however, if a driveway is constructed to provide access to the garage of a dwelling unit, the garage door(s) shall be setback not less than twenty (20) feet from the rear property line.
6. **Access:** All lots within the Property shall be accessible from a private street, fire lane, or equivalent access drive aisle, constructed in accordance with the city's design requirements, and shall have dedicated mutual access easements established to provide access to each lot. A property owners' association shall be solely responsible for the maintenance, repair, and replacement of the private streets, fire lanes or equivalent access drive aisles.

B. BUILDING ELEMENTS.

Not less than (2) of the following design features shall be required to be incorporated into the design and construction of the exterior of each dwelling unit:

- 1. Dormers;
- 2. Gables over window or doors;
- 3. Recessed entries (two or more feet in depth);
- 4. Balconies;
- 5. Covered front porches;(minimum three feet in depth by five feet in width);
- 6. Projecting box windows;
- 7. Architectural pillars, columns or posts;
- 8. Awnings, or canopies; or
- 9. Shutters.

C. PARKING.

- 1. No fewer than two (2) enclosed parking spaces within an attached garage shall be incorporated into the construction of each dwelling unit.

2. Every off-street parallel parking space shall be not less than nine (9) feet wide and not less than 22 feet long.
3. Prior to the issuance of the first Certificate of Occupancy for any residential dwelling unit constructed on the Property, construction of all parallel parking along Red Hawk Drive as shown on the Conceptual Site Plan attached hereto as Appendix 2 and incorporated herein by reference (the "Concept Plan") shall be completed.

D. OPEN SPACE AND LANDSCAPING.

1. The Property shall be developed with not less than 17,000 square feet of privately maintained open space located throughout the District, exclusive of the open space and/or landscape areas provided on individual residential lots.
2. The trees along Kestrel Place/Lineville Drive existing as of the effective date of these Regulations as shown on the Conceptual Landscape Plan attached hereto as Appendix 3 and incorporated herein by reference (the "Conceptual Landscape Plan") shall be preserved and maintained in a healthy, living, and growing state.
3. A landscape median not less than eight (8) feet in width shall be constructed along the east side of Red Hawk Drive and shall be landscaped in accordance with the Landscape Plan.
4. All landscaping materials and associated irrigation system within the median along the east side of Red Hawk Drive shall be installed and/or operational prior to issuance of the first Certificate of Occupancy for any residential dwelling unit constructed on the Property.
5. All open space areas and landscaping materials shall be installed in substantial compliance with the Conceptual Landscape Plan. Approval of a final detailed landscape plan consistent with the Conceptual Landscape Plan shall be required concurrently with approval of the Detailed Site Plan. All landscaping materials shall be maintained in a healthy, living and growing state, and be irrigated by an automatic irrigation system. Any landscaping that is removed must be replaced with the same or comparable species and caliper plant, as when it was originally installed; provided, however, the Planning Director may approve an alternate species of plant upon a finding that the species originally planted has been subjected to a disease or other condition that prohibits the ability of the original species to survive long term. The property owners' association shall maintain or caused to be maintained all landscaping materials and irrigation system located in open spaces, landscaped medians, and other common areas.
6. All landscaping materials and associated irrigation system located within a Mews Courtyard shall be installed and operational prior to issuance of a Certificate of Occupancy for any residential dwelling unit fronting on such Mews Courtyard.

E. FENCING.

A board-on-board cedar fence not less than eight (8) feet tall with a cap shall be installed along the north and west boundaries of the District, as shown on the Conceptual Site Plan.

F. SIGNS.

1. One (1) monument sign may be installed on corner of Red Hawk Drive and Egret Street and shall be subject to the following:
propose
 - a. Maximum Width: Ten (10) feet;
 - b. Maximum Height: Five (5) feet;
 - c. Minimum Setback: Five (5) feet from all property lines and outside any visibility triangle; and
 - d. Sign Materials: Consistent with the exterior building materials used on the residential dwelling units.
2. The multi-tenant sign existing on the effective date of these Regulations and located within the proposed median along the east side of Red Hawk Drive as shown on the Concept Plan may remain in accordance with the City's Sign Ordinance provided said sign remains on the same platted lot as the existing multi-tenant shopping center east of Red Hawk Drive so that the sign remains an on-premise sign.
3. Address numbers shall be placed on front and rear of homes in accordance with the Code of Ordinances.

SECTION 4. REQUIRED SUBMISSIONS.

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

A. CONCEPTUAL SITE PLAN APPROVAL

1. The Concept 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 open spaces and amenities, parking arrangement, generalized public use, access easements, and development phasing if the site is to be developed in phases. The Concept 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 Concept Plan not constituting a Minor Modification as defined below, shall require an amendment to the Concept 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 Concept 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 commencement of any development on any portion of the Property, a Detailed Site Plan detailing the proposed development must 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 of a Detailed Site Plan shall be based on compliance with these Regulations, the CZO, and the Concept 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 is determined that the requested amendment is consistent with the approved Detailed Site Plan and the Concept 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 Regulations, in which case each phase shall conform to these 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 Regulations is not feasible or desirable and that deviation from these Regulations will allow for equal or better results, a special exception may be requested and considered concurrently 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 regarding 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 that:

1. Results in the approval of a land use not otherwise authorized by these 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 Regulations, a "Minor Modification" is a minor deviation from the Concept Plan, Landscape Plan, or a Detailed Site Plan, whichever is applicable, that is determined to continue to satisfy the goals and intent of the District and these Regulations. A Minor Modification may be approved administratively by the Planning Director if, and only if, the Minor Modification:

1. Does not materially change the circulation and building locations shown on the Concept Plan and/or a Detailed Site Plan; or
2. Does not increase the building area permitted by these 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 Regulations; or
5. Does not increase the allowable intensity or density of any land use within the District; or
6. Does not substantially alter the architectural character and/or building form as shown on the Conceptual Building Elevations attached hereto as Appendix 4 and incorporated herein by reference; or
7. Does not otherwise effectively result in an amendment to these Regulations or the CZO to an extent beyond the amendments established by these Regulations.

SECTION 5. PROPERTY OWNERS' ASSOCIATION AND RESTRICTIVE COVENANTS:

A. Declaration of Covenants, Conditions, and Restrictions Generally: No plat of the Property shall be approved unless and until the owner of the Property has:

1. Prepared, signed, and recorded in the Official Public Records of Dallas County, Texas (or, alternatively, signed in recordable form and delivered to the Director of Planning to be recorded with the approved plat) a set of covenants, conditions, and restrictions ("CCR's") setting forth private restrictive covenants governing the use and development of the Property that complies with the provisions of this ordinance and which have been approved as to form by the City Attorney; and

2. Established in accordance with state law and the CCR's a property owner's association ("POA") with the minimum authority and obligations set forth in this ordinance.

B. Contents of CCR's: At a minimum, the CCR's and other documents establishing and creating the POA shall contain and/or provide for the following:

1. Definitions of terms contained therein;
2. Provisions acceptable to the City for the establishment and organization of the POA and the adoption of bylaws for the POA, including provisions requiring that the owner(s) of every lot within the Property and any successive purchaser(s) of said lots shall automatically and mandatorily become a member of the POA;
3. The initial term of the CCR's establishing and creating the POA shall be for not less 25 years and shall automatically renew for successive ten-year periods; provided such renewal clause shall not be required if the CCR's are by their terms perpetual;
4. The POA may not be dissolved without the prior written consent of the City;
5. Provisions acceptable to the City to ensure the continuous and perpetual use, operation, maintenance and/or supervision of by the POA of all private streets, fire lanes, facilities, structures, improvements, systems, open space, and common areas that are used and operated in common with all owners of lots within the Property, inclusive of any landscaping, irrigation systems, and other improvements located therein (collectively, "the Common Improvements");
6. Provisions prohibiting the amendment of any portion of the POA creation or governing documents or CCR's relating to the use, operation, maintenance and/or supervision of the Common Improvements that are the responsibility of the POA without the prior written consent of the City;
7. Provisions requiring that should the POA fail to carry out its duties as specified in the CCR's or this Ordinance relating to the maintenance, repair, and replacement of the Common Improvements, the City or its lawful agents shall have the right and ability, after due notice to the POA, to perform the responsibilities of the POA if the POA fails to do so in compliance with any of the provisions of this Ordinance or of any applicable City ordinances, regulations or agreements with the City and to assess the POA or the lot owners within the Property for all costs incurred by the City in performing said responsibilities, and the City shall further have any and all liens and lien rights granted to the POA to enforce the assessments required by CCR's and/or to avail itself of any other enforcement actions available to the City pursuant to state or City ordinances and regulations;

8. The right and ability of the City or its lawful agents, after due notice to the POA, to remove any landscape systems, features or elements that cease to be maintained by the POA; to perform the responsibilities of the POA and its board of directors if the POA fails to do so in compliance with any provisions of the agreements, covenants or restrictions of the POA or of any applicable city codes or regulations;
 9. Provisions indemnifying and holding the City harmless from any and all costs, expenses, suits, demands, liabilities or damages including attorney's fees and costs of suit, incurred or resulting from the City's removal of any landscape systems, features or elements that cease to be maintained by the POA or from the City's performance of the aforementioned operation, maintenance or supervision responsibilities of the POA due to the POA's failure to perform said responsibilities;
 10. The CCR's must in substance state that the private streets, mutual access easements, and fire lanes within the development are private, owned and maintained by the POA, and that the City has no obligation to maintain or reconstruct the private streets, fire lanes, or mutual access easements;
 11. The CCR's shall include a statement indicating that the City may, but is not obligated to, inspect the private streets, fire lanes, and mutual access easements and to require repairs necessary to ensure that the same are maintained to City standards or as otherwise required by this Ordinance; and
 12. The CCR's shall state in substance that certain City services shall not be provided on the private streets, fire lanes, and mutual access easement within the Property including, but not limited to, routine police patrols, enforcement of traffic and parking ordinances, and preparation of accident reports.
- C. **Reserve Fund:** The CCR's must provide for the establishment and funding of one or more reserve funds for the maintenance, repair, and replacement of the Common Improvements, including, but not limited to, all private streets, fire lanes, mutual access easements and other improvements such as common greenbelts, and other significant POA infrastructure. This reserve fund shall not be commingled with any other POA fund. The balance of the reserve fund shall be equal to the total replacement cost of the private streets, fire lanes, and mutual access easements and other improvements divided by the average life expectancy of those improvements times the age of the improvements. The POA shall have an annual review performed by a certified public accounting firm verifying the amount in the reserve fund and the adequacy of such fund. The replacement cost of the Common Improvements, especially the private streets, fire lanes, and mutual access easements will be updated each year to current costs. A copy of this review shall be provided to the City. If the private streets are at any time converted to public streets, the reserve fund shall become the property of the City.

Ordinance No. _____
Exhibit "A" - PD-105 Development Regulations
Appendix 1 – Description of the Property

BEING a tract of land situated in the Isaac B. Webb Survey, Abstract No. 1574, City of Farmers Branch, Dallas County, Texas, being a portion of First City Bank–Farmers Branch, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Volume 82040, Page 1649 thru Page 1656, Map Records, Dallas County, Texas (M.R.D.C.T.), and being a portion of Farmers Branch Shopping Center, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Volume 82040, Page 1641 thru Page 1648, M.R.D.C.T., and being a portion of a 30 feet wide Ingress/Egress Easement to the Central Bank and Trust Company of Farmers Branch, Texas, as recorded in Volume 75098, Page 764, Real Property Records, Dallas County, Texas, and being all the land described in the deed to Josey @ Valley Outparcels III, LP, Tract III, as recorded in Instrument No. 201400279349, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 capped iron rod stamped "DOWDY 1641" found for the southwest corner of said First City Bank– Farmers Branch addition, the southwest corner of said Josey @ Valley Outparcels III, LP tract, the northwest corner of Lot 1, Tara Addition, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Volume 69095, Page 2069, M.R.D.C.T., and being in the east line of Farmersdell Addition, an addition to the City of Farmers Branch, Dallas County, Texas, as recorded in Volume 17, Page 377, M.R.D.C.T.;

THENCE North 0° 37' 50" West, with the common line of said First City Bank–Farmers Branch addition, Josey @ Valley Outparcels III, LP tract and said Farmersdell Addition, a distance of 629.11 feet to a point for the northwest corner of said First City Bank–Farmers Branch addition, the northwest corner of said Josey @ Valley Outparcels III, LP tract, and the southwest corner of a tract of land described in the deed to Square Valley Properties, LP, as recorded in Volume 2004006, Page 7744, Deed Records, Dallas County, Texas;

THENCE North 89° 54' 27" East, departing the east line of said Farmersdell Addition and with the common line of said First City Bank–Farmers Branch addition, Josey @ Valley Outparcels III, LP tract, and said Square Valley Properties, LP tract, a distance of 174.48 feet to a point for the most westerly northeast corner of said First City Bank–Farmers Branch addition, the northeast corner of said Josey @ Valley Outparcels III, LP tract, the southeast corner of said Square Valley Properties, LP tract and being in the west line of said Farmers Branch Shopping Center addition and the west line of said Ingress/Egress easement;

THENCE North 0° 04' 50" West, with the common line of said Square Valley Properties, LP tract, said Farmers Branch Shopping Center addition, and said Ingress/Egress easement, a distance of 170.80 feet to a point for the northeast corner of said Square Valley Properties, LP tract, the northwest corner of said Farmers Branch Shopping Center addition and the northwest corner of said Ingress/Egress easement, said point being in the south right-of-way line of Valley View Lane;

THENCE North 89° 52' 30" East, with the north line of said Farmers Branch Shopping Center addition, the north line of said Ingress/Egress easement and the south right-of-way line of said Valley View Lane, passing the northeast corner of said Ingress/Egress easement, at a distance

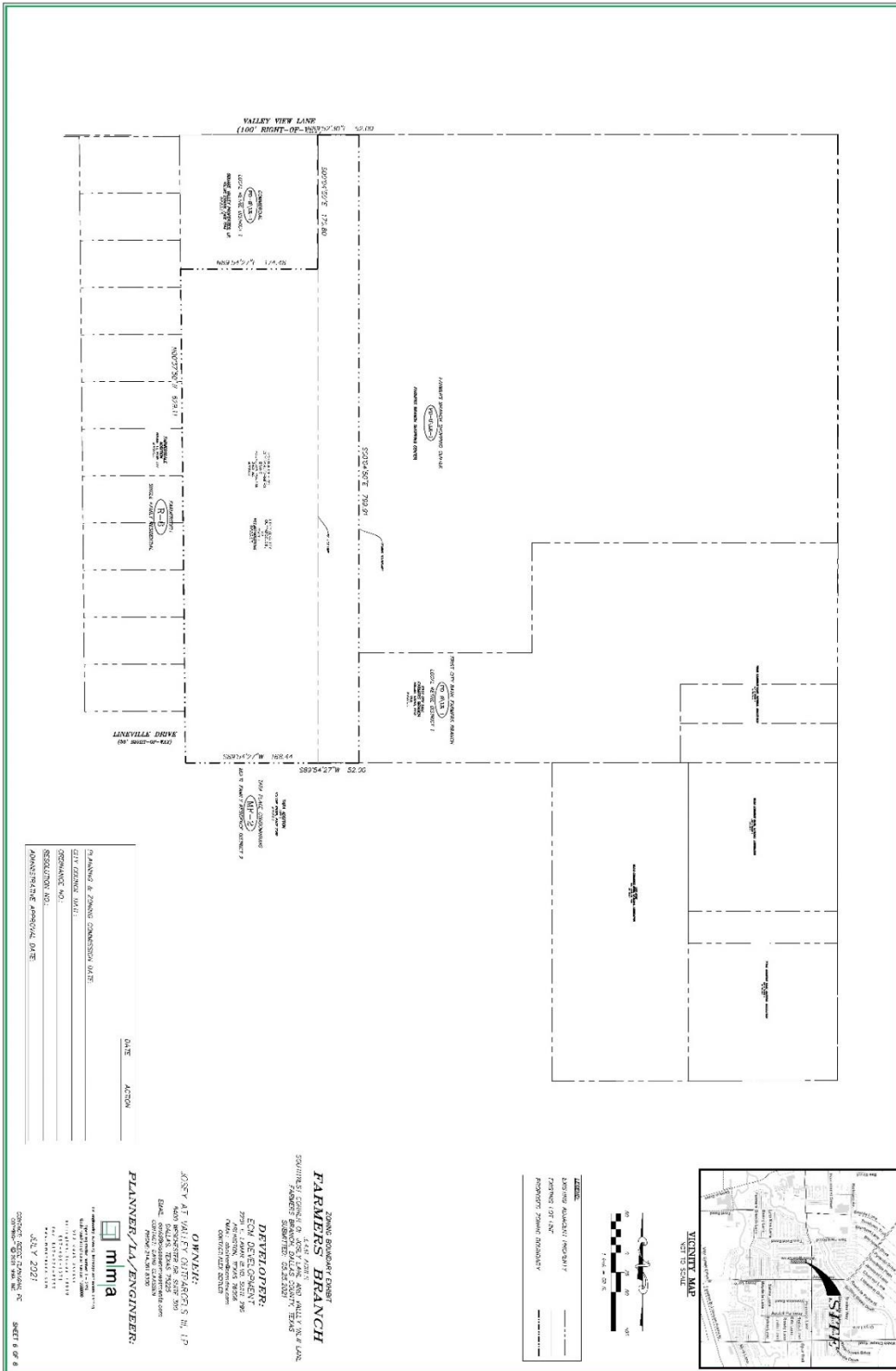
Ordinance No. _____
Exhibit "A" - PD-105 Development Regulations
Appendix 1 – Description of the Property

of 30.00 feet and continue for a total distance of 52.00 feet;

THENCE South 0° 04' 50" East, departing the south right-of-way line of said Valley View Lane, and over and across said Farmer Branch Shopping Center addition and said First City Bank-Farmers Branch addition, passing the south line of said Farmer Branch Shopping Center addition and the north line of said First City Bank-Farmers Branch addition, at a distance of 659.92 feet and continue for a total distance of 799.91 feet to a point for corner in the south line of said First City Bank-Farmers Branch addition, the south line of said Ingress/Egress easement and the north line of said Lot 1, Tara Addition;

THENCE South 89°54'27" West, with the common line of said First City Bank-Farmers Branch addition, said Lot 1, Tara Addition, said Ingress/Egress easement and said Josey @ Valley Outparcels III, LP tract, passing the southeast corner of said Josey @ Valley Outparcels III, LP tract at a distance of 52.00 feet and continue for a total distance of 220.44 feet to the **POINT OF BEGINNING** and containing 149,457 Square Feet or 3.431 Acres of Land, more or less.

Ordinance No. _____
Exhibit "A" - PD-105 Development Regulations
Appendix 1 – Description of the Property



PLANNING & ZONING COMMISSION DATE:	DATE	ACTION
CITY RESOLUTION NO.:		
ORDINANCE NO.:		
APPROVED DATE:		

OWNER:
 JENSEY AT VALLEY CENTER PARTNERS LP
 10000 VALLEY CENTER DRIVE, SUITE 300
 FARMERS BRANCH, GA 30204
 PHONE: 770.481.8000

PLANNER/TA/ENGINEER:
 mma
 10000 VALLEY CENTER DRIVE, SUITE 300
 FARMERS BRANCH, GA 30204
 PHONE: 770.481.8000

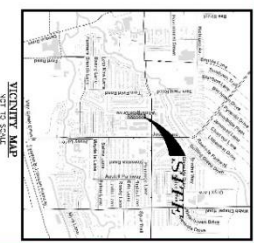
DATE: _____
 ACTION: _____

FARMERS BRANCH
 50' WIDE EASEMENT TO ADJACENT VALLEY VIEW LAND
 100' WIDE EASEMENT TO ADJACENT VALLEY VIEW LAND
 100' WIDE EASEMENT TO ADJACENT VALLEY VIEW LAND
 100' WIDE EASEMENT TO ADJACENT VALLEY VIEW LAND

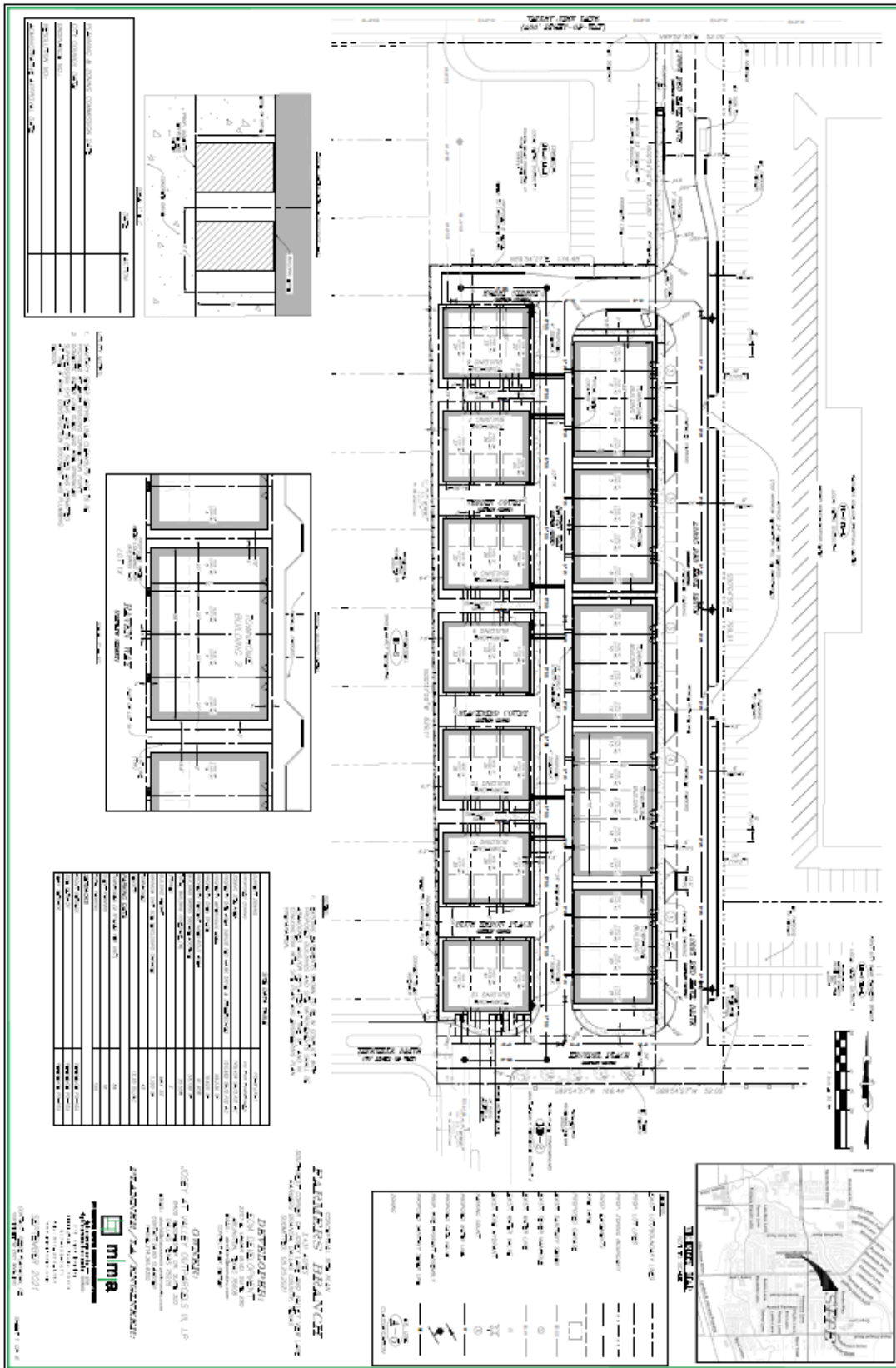
DEVELOPER:
 ECON DEVELOPMENT
 275 N. LAUREL AVE. SUITE 300
 FARMERS BRANCH, GA 30204
 PHONE: 770.481.8000

LEGEND:
 EXISTING ADJACENT PROPERTY
 PROPOSED LOT LINE
 PROPOSED ZONING PARCEL LINE

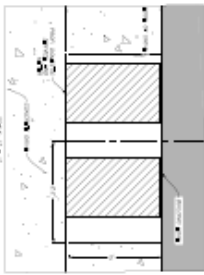
0 10 20 30 40 50
 1" = 40' ±



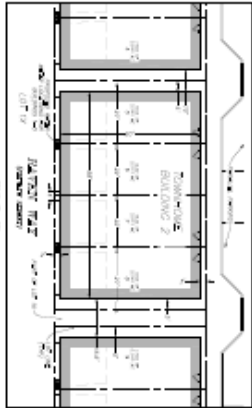
Ordinance No. _____
Exhibit "A" - PD-105 Development Regulations
Appendix 2 – Conceptual Site Plan



NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	08/14/2017
2	FOR REVIEW	08/14/2017
3	FOR REVIEW	08/14/2017
4	FOR REVIEW	08/14/2017
5	FOR REVIEW	08/14/2017
6	FOR REVIEW	08/14/2017
7	FOR REVIEW	08/14/2017
8	FOR REVIEW	08/14/2017
9	FOR REVIEW	08/14/2017
10	FOR REVIEW	08/14/2017



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



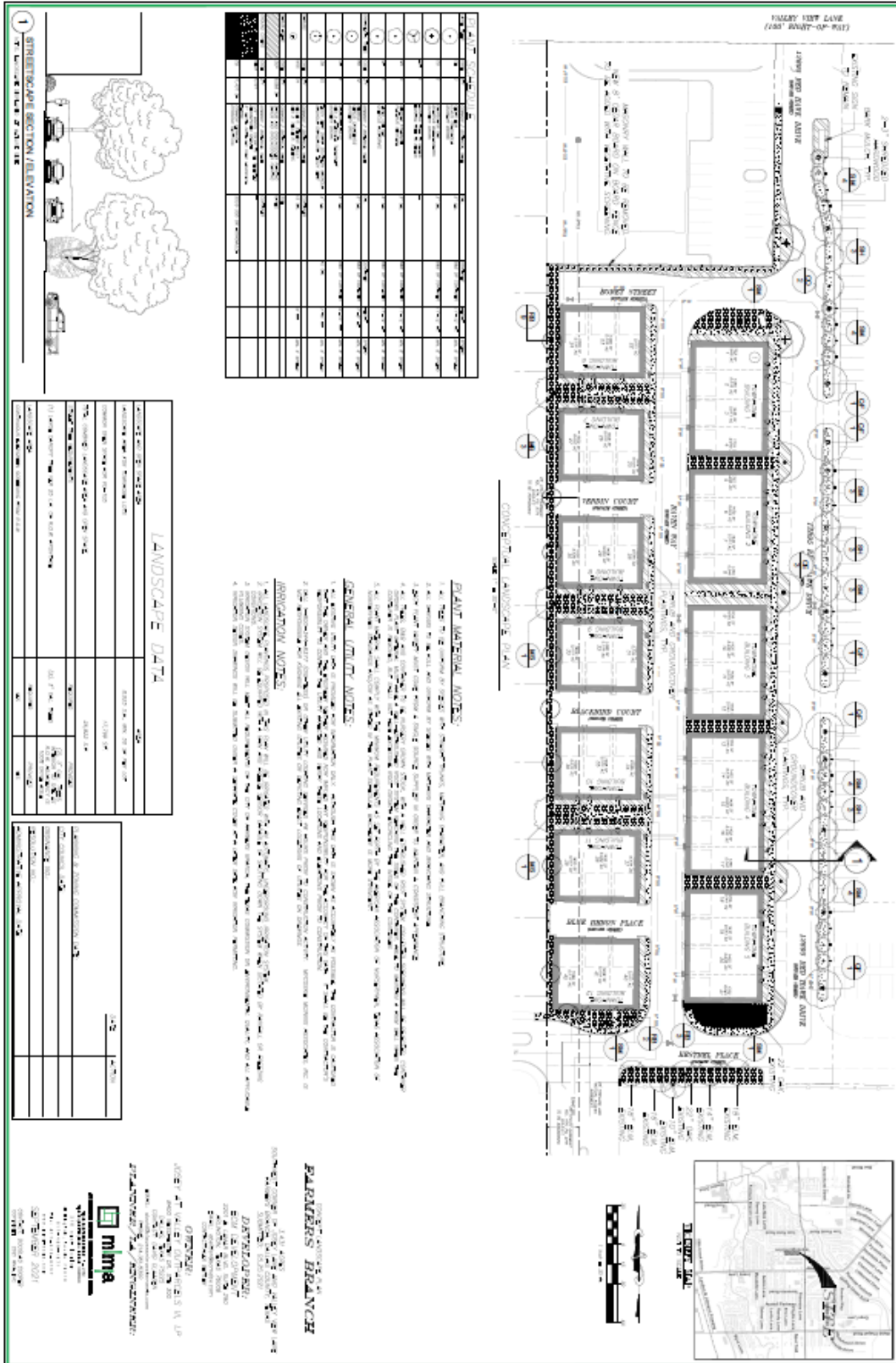
NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	08/14/2017
2	FOR REVIEW	08/14/2017
3	FOR REVIEW	08/14/2017
4	FOR REVIEW	08/14/2017
5	FOR REVIEW	08/14/2017
6	FOR REVIEW	08/14/2017
7	FOR REVIEW	08/14/2017
8	FOR REVIEW	08/14/2017
9	FOR REVIEW	08/14/2017
10	FOR REVIEW	08/14/2017

PREPARED BY:
 ENGINEER
 ARCHITECT
 LANDSCAPE ARCHITECT
 CIVIL ENGINEER
 ELECTRICAL ENGINEER
 MECHANICAL ENGINEER
 PLUMBING ENGINEER
 STRUCTURAL ENGINEER
 SURVEYOR
 TRAFFIC ENGINEER
 ENVIRONMENTAL ENGINEER
 GEOTECHNICAL ENGINEER
 HISTORIC PRESERVATION ARCHITECT
 INTERIOR DESIGNER
 PLANNING ARCHITECT
 PLANNING ENGINEER
 PLANNING SPECIALIST
 PLANNING CONSULTANT
 PLANNING ANALYST
 PLANNING ASSISTANT
 PLANNING CLERK
 PLANNING OFFICE ASSISTANT
 PLANNING SUPPORT STAFF
 PLANNING TRAINING STAFF
 PLANNING VOLUNTEERS
 PLANNING ADVISORY BOARD
 PLANNING COMMISSION
 PLANNING DEPARTMENT
 PLANNING DIVISION
 PLANNING SECTION
 PLANNING UNIT
 PLANNING OFFICE
 PLANNING DESK
 PLANNING STATION
 PLANNING WORKSPACE
 PLANNING AREA
 PLANNING ZONE
 PLANNING DISTRICT
 PLANNING NEIGHBORHOOD
 PLANNING COMMUNITY
 PLANNING REGION
 PLANNING STATE
 PLANNING COUNTRY
 PLANNING WORLD

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	08/14/2017
2	FOR REVIEW	08/14/2017
3	FOR REVIEW	08/14/2017
4	FOR REVIEW	08/14/2017
5	FOR REVIEW	08/14/2017
6	FOR REVIEW	08/14/2017
7	FOR REVIEW	08/14/2017
8	FOR REVIEW	08/14/2017
9	FOR REVIEW	08/14/2017
10	FOR REVIEW	08/14/2017



Ordinance No. _____
Exhibit "A" - PD-105 Development Regulations
Appendix 3 – Conceptual Landscape Plan



Ordinance No. _____
 Exhibit "A" - PD-105 Development Regulations
 Appendix 4 – Conceptual Building Elevations

