



ORDINANCE NO. 3665

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR AN ACCESSORY BUILDING TO BE USED FOR GUEST/SERVANTS QUARTERS ON PROPERTY DESCRIBED AS LOT 3-A, BLOCK C/6591, SUNBECK CIRCLE (COMMONLY KNOWN AS 2793 NORTH SUNBECK CIRCLE) LOCATED WITHIN A ONE-FAMILY RESIDENCE DISTRICT 2 (R-2) ZONING DISTRICT; ADOPTING A SITE PLAN AND DEVELOPMENT REGULATIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR 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 of the City of Farmers Branch, and the zoning map of the City of Farmers Branch, as previously amended, are further amended by granting a Specific Use Permit for an accessory building to be used for Guest/Servants Quarters within a One-Family Residence District 2 (“R-2”) zoning district on Lot 3-A, Block C/6591, Sunbeck Circle, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 17, Page 153, Map Records, Dallas County, Texas (commonly known as 2973 North Sunbeck Circle)(“the Property”), subject to the provisions of Section 2 of this Ordinance.

SECTION 2. The 1,200± square foot detached garage located on the northeast corner of the Property on the effective date of this Ordinance and labeled as “ONE STORY FRAME” on Exhibit “A,” attached hereto and incorporated herein by reference, shall conform with the development standards specified within the R-2 Zoning District as set forth in the Comprehensive Zoning Ordinance, as amended, and as applicable to detached accessory buildings used as Guest/Servants Quarters as set forth in Section 2.9.A. of the Comprehensive Zoning Ordinance; provided, however, no less than 300 square feet of said detached garage shall

remain as a functional one-car enclosed garage and not converted and used as living space.

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 17TH DAY OF NOVEMBER 2020.

ATTEST:



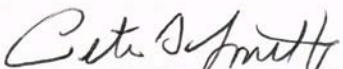
Amy Piukana, City Secretary

APPROVED:



Robert C. Dye, Mayor

APPROVED AS TO FORM:



Peter G. Smith, City Attorney
(kbl:11/4/2020:118858)

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Exhibit "A"- SURVEY OF PROPERTY

