

FARMERS BRANCH

ORDINANCE NUMBER 2044

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 769 OF THE CITY OF FARMERS BRANCH; RELATIVE TO PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 1 (PD-1) ALLOWING OFFICE (O) AND LIGHT INDUSTRIAL USES; PD-1 INCLUDES APPROXIMATELY 68 ACRES OF PROPERTY GENERALLY BOUNDED BY ALPHA ROAD TO THE NORTH AND WEST, MIDWAY ROAD TO THE EAST, AND PD-68 (THE PACE ADDITION) AND VALLEY VIEW LANE TO THE SOUTH; INCREASING THE ALLOWABLE FLOOR AREA RATIO (FAR) FROM 1:1 TO 2:1 ON 50 ACRES WITHIN PD-1; PROVIDING A SAVINGS CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch in compliance with the Charter of the City of Farmers Branch, and the State with reference to changes to zoning classifications and zoning amendments under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning standards should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Planned Development Zoning District Number 1 (PD-1) development standards by increasing the allowable floor area ratio (FAR) from 1:1 to 2:1 on properties comprising approximately fifty (50) acres and specifically identified as tracts A, B, C, D, and E in Exhibit "A".

SECTION 2. That if any section, paragraph, subsection, clause, phrase, provision, or word of this Ordinance is judged invalid or unconstitutional, such judgement shall not affect the remainder of this ordinance.

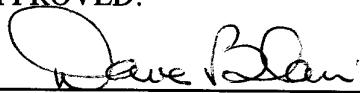
SECTION 3. That in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 4. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

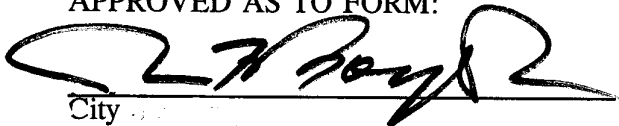
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 19th day of April, 1993.

APPROVED:



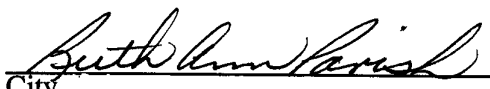
Mayor

APPROVED AS TO FORM:

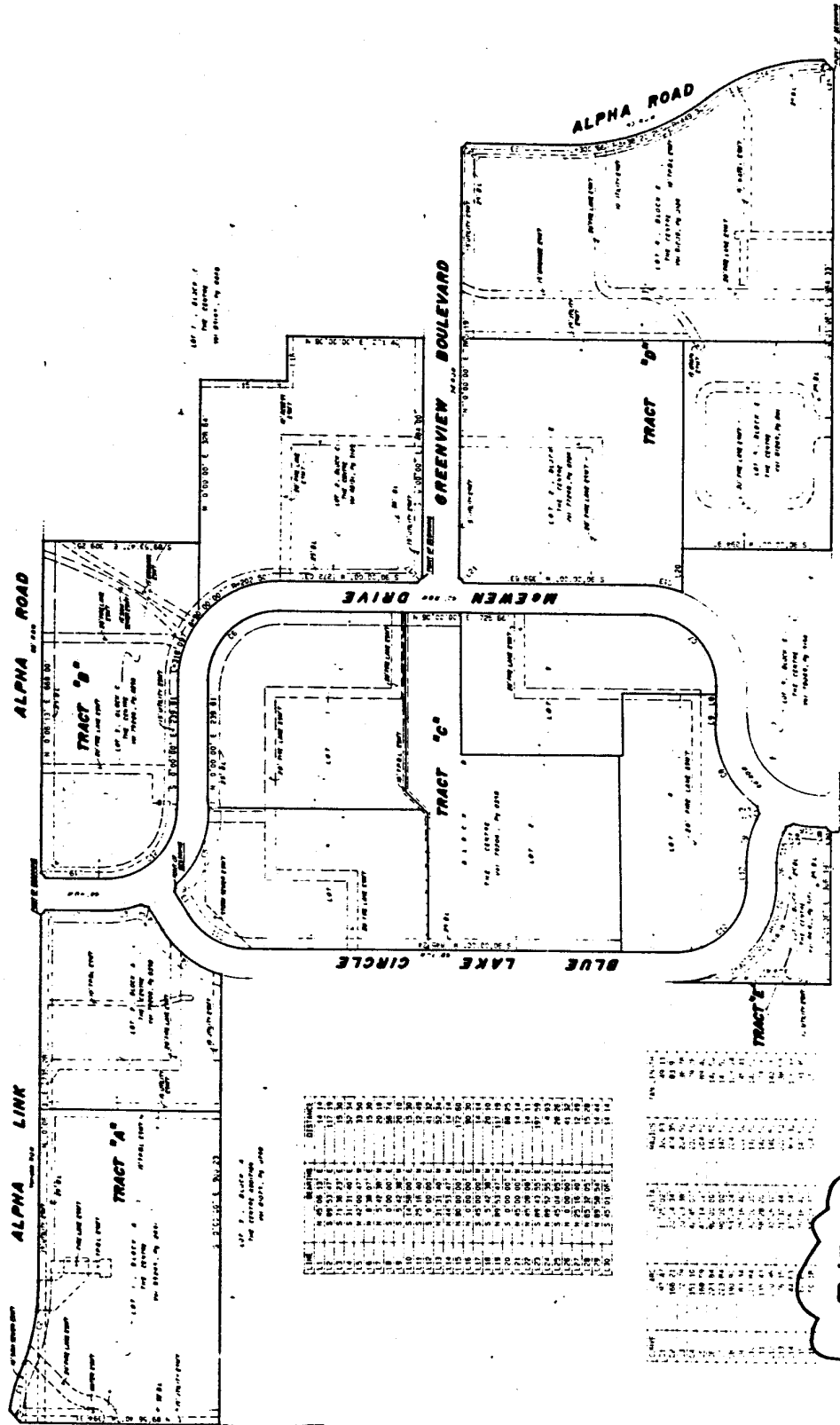


City

ATTEST:



City



TRACT	LOT	ACRES	AREA	PERCENT
A	1	1.00	1.00	100.00
A	2	1.00	1.00	100.00
A	3	1.00	1.00	100.00
A	4	1.00	1.00	100.00
A	5	1.00	1.00	100.00
A	6	1.00	1.00	100.00
A	7	1.00	1.00	100.00
A	8	1.00	1.00	100.00
A	9	1.00	1.00	100.00
A	10	1.00	1.00	100.00
A	11	1.00	1.00	100.00
A	12	1.00	1.00	100.00
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A	97	1.00	1.00	100.00
A	98	1.00	1.00	100.00
A	99	1.00	1.00	100.00
A	100	1.00	1.00	100.00

ADDED
DETAILED
EXHIBIT

EXHIBIT "A"

20

SURVEY EXHIBIT

THE CENTRE
Farmers Branch, Texas

B BROCKETTE DAVIS DRAKE, Inc.
consulting engineers
Civil & Structural Engineering Surveying
3535 Travis, Suite 100 - Dallas, Texas 75201 - (214) 331-9940

Sheet no.	1000
Job no.	1000
Date	10/3/97
Scale	1"=100'
Project	C92237 / 2