



ORDINANCE 1304

AN ORDINANCE OF THE CITY OF FARMERS BRANCH AMENDING THE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH BY AMENDING SECTIONS 3, 4, 5, AND 7 OF ORDINANCE NUMBER 845 BY AMENDING THE REQUIREMENTS FOR MASONRY SCREENING WALLS, LOW PROFILE DESIGN AND SITE PLAN BY THE PUBLIC WORKS DEPARTMENT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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 law with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Farmers Branch is of the opinion that such change in the Comprehensive Zoning Ordinance 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 ordinance number 845 by amending sections 3 ~~to read as:~~ as follows:

- (3) Screening walls may be needed along all or part of the perimeter of the PD-3 (MF-2) district. The type and construction of the screening walls and their locations will be determined on the site plan.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by amending ordinance number 845 by deleting section 4.

SECTION 3. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by amending ordinance number 845 by amending section 5 to read as follows:

- (5) A "low profile" design incorporating a sloped mansard roof is not required. A pitched roof design may be used with final approval of the roof line and exterior appearance to be made on the site plan.

SECTION 4. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by amending section 7 of ordinance number 845 to read as follows:

- (7) Prior to the beginning of any construction of any portion of the area zoned for MF-2 purposes, a site plan shall be submitted to the Planning and Zoning Commission and the City Council for their consideration and approval. The site plan shall indicate all proposed improvements for the MF-2 area including screening walls, building heights and exterior appearances.

SECTION 5. That if any section, subsection, clause, phrase, or word of this Ordinance shall be judged invalid or unconstitutional, such judgement shall not effect the remainder of this Ordinance.

SECTION 6. 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 7. That if any person, firm, or corporation violating 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 Hundred (\$200.00) Dollars for each offense.

SECTION 8. The fact that certain amendments should be made in the Comprehensive Zoning Ordinance creates an emergency in the preservation of the public health, safety, and welfare, and requires 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 21 day of April, 1980.

APPROVED:



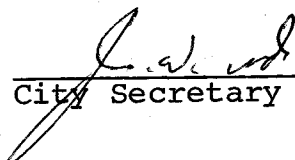
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary