



ORDINANCE NO. 1263

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 ZONING DISTRICT CLASSIFICATION OF THE TRACT OF LAND BOUNDED ON THE SOUTH BY VALLEY VIEW LANE, ON THE WEST BY THE CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD, ON THE EAST BY INTERSTATE HIGHWAY IH35E AND ON THE NORTH BY THE NORTHERN CITY LIMIT LINE OF FARMERS BRANCH; FROM ITS CURRENT ZONING OF LIGHT INDUSTRIAL (LI) TO A PLANNED DEVELOPMENT ZONING DISTRICT ALLOWING LIGHT INDUSTRIAL USES: ESTABLISHING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning and Zoning Commission of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of changes of zoning 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 due to a change in condition and in order to protect the public health, welfare and safety, said changes of zoning should be granted, as set out herein:

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 Zoning Map of the City of Farmers Branch, Texas, so as to change the zoning on the following described tract of land from Light Industrial (LI) to Planned Development Zoning District Number twenty-five, allowing Light Industrial Uses (PD-25, (LI)). Said tract of land being described as follows:

The tract of land bounded on the south by the centerline of Valley View Lane, on the west by the east right-of-way line of the Chicago, Rock Island and Pacific Railroad, on the east by the center line of Interstate Highway IH35E and on the north by the northern city limits of the City of Farmers Branch.

SECTION 2. That all uses in Planned Development Zoning District Number Twenty-five (PD-25) shall conform in operation, location and construction to the performance standards established by the Comprehensive Zoning Ordinance of the City of Farmers Branch, and a site plan indicating proposed improvement must be approved by the City Council prior to building permits being issued.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended and as amended herein.

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 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 Two Hundred Dollars (\$200.00) for each offense.

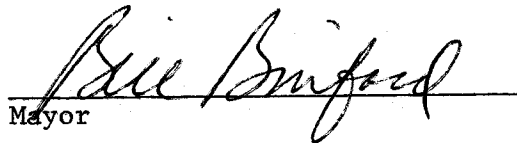
SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or portion thereof, other than that portion so decided to be invalid or unconstitutional.

SECTION 6. Injunctive Relief. In addition to and accumulative to all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. Whereas, it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare, of the City of Farmers Branch, and creates an urgency and 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 16 day of July, 1979.

APPROVED:

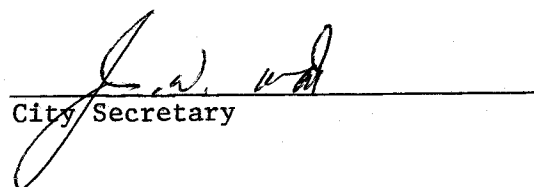


Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:



City Secretary



COUNCIL MEMORANDUM

From the Office of the City Manager

Date: July 13, 1979

Subject: AGENDA ITEM NO. C.2.

PUBLIC HEARING: TO CONSIDER AMENDING THE ZONING DISTRICT CLASSIFICATION FROM LI TO PD-LI FOR THE PROPERTY BOUNDED ON THE SOUTH BY VALLEY VIEW LANE ON THE WEST BY THE C.R.I. & P. RAILROAD, ON THE NORTH BY THE NORTH CITY LIMITS LINE AND ON THE EAST BY IH35E.

EXPLANATION: The subject property is currently zoned LI. A large percentage of the property has been developed using Light Industrial standards and uses.

The property is bounded on the west by Planned Development Zoning District No. 22 and on the south by Planned Development Zoning District No. 24. The property is separated from a light industrial zoning district to the east by Stemmons Freeway.

A Public Hearing has been called to consider changing the zoning on the subject from light industrial to a planned development zoning district allowing light industrial uses. All uses previously allowed in a light industrial district will still be allowed in the planned development zoning district.

The only change in the development requirements for the subject area is that the City Council must approve the site plan showing proposed improvements, and the City may with site plan approval control outside storage, screening and location of proposed improvements.

RECOMMENDATION: The Planning & Zoning Commission recommends that the zoning be changed.

ACTION BY COUNCIL: Several options are available.

1. Motion to change the zoning on the subject property from light industrial to planned development zoning district allowing light industrial uses by adopting Ordinance No. 1263.
2. Motion that the zoning not be changed.
3. Motion that the zoning on the subject property be changed from light industrial to a planned development district allowing light industrial uses with any conditions desired by the City Council.

Attachments:

1. Sketch on location and zoning of subject property.
2. Copy of proposed Ordinance No. 1263.
3. Summary of mailed notices.

PMW:TES:lap

