



**FARMERS
BRANCH**

"BEST LIVING PLACE"

ORDINANCE NO. 1604

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 ORDINANCE NUMBER 1387 WHICH ESTABLISHES THE PD-30 ZONING DISTRICT, ALLOWABLE USES AND DEVELOPMENT STANDARDS, BY LISTING CHILD CARE FACILITY AS AN ALLOWABLE USE IN PD-30 PROVIDED IT IS APPROVED AS A SPECIFIC USE PERMIT (S); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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 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 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 allowable use in PD-30 should be granted as set forth 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 ordinance number 1387, by amending "Exhibit B", which is attached to and a part of ordinance 1387 by adding "Child Care Facility" as an allowable use when approved as a Specific Use Permit.

SECTION 2. That all uses in Planned Development Zoning District thirty (PD-30) shall conform to the development standards as shown in Exhibit "C".

SECTION 3. 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 the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 4. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judges 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.

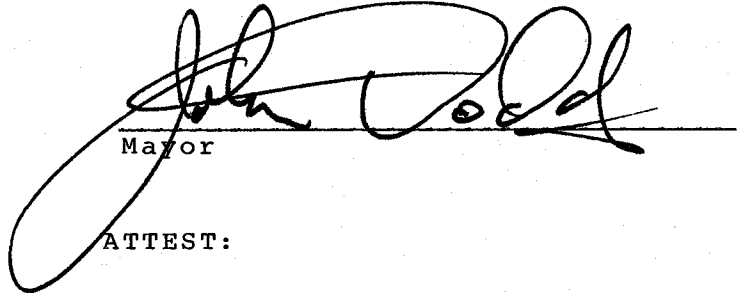
SECTION 5. Injunctive Relief. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 6. Whereas, it has been found that there has been a change in conditions in PD-30, it is now necessary that it be given the above zoning amendment 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 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 21st day of October,
1985.

APPROVED:



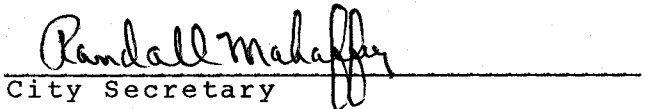
Mayor

APPROVED AS TO FORM:

ATTEST:



City Attorney



City Secretary