



ORDINANCE NO. 1848

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS BY AMENDING ORDINANCE NO. 1391 AS HERETOFORE AMENDED; RELATIVE TO PERMITTED USES WITHIN THE PLANNED DEVELOPMENT NO. 34 (PD-34) ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the City Plan 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 amendments to 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 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 uses 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 No. 1391, as heretofore amended, relative to permitted uses within the Planned Development No. 34 (PD-34) Zoning District.

SECTION 2. That all uses within the Planned Development No. 34 (PD-34) Zoning District shall be in accordance with the Use Chart attached as Exhibit "A".

SECTION 3. If any section, paragraph, subdivision, clause, phrase, provision or word of this ordinance shall be judged invalid or unconstitutional such judgment shall not affect the remainder of this Ordinance.

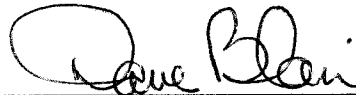
SECTION 4. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this Ordinance.

SECTION 5. 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 Thousand Dollars (\$2,000.00) for each offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 6th day of November, 1989.

APPROVED:



Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

EXHIBIT "A"

PLANNED DEVELOPMENT NO. 34 (PD-34)

-PERMITTED USES-

Uses permitted outright

Electrical transmission lines

Telephone line

Local utility distribution lines

Railroad R.O.W.

Customer personal service shops

Cleaning and pressing shop

Florist or garden shop

Offices

Bank/S & L

Barber shop

Beauty shop

Apartments

Duplex

Townhouses

Medical/dental office

Paint and wallpaper, Retail

Travel agency

Optical shop

Stationery or letter shop

Antique shop

Bakery

Fire station

EXHIBIT "A" (con't.)

Commercial parking lot or structure

Warehouse, office showroom

Art gallery or museum

Art school

Drapery, needlework, or weaving shop

Studio for photographer, musician, artist or health

Snack and sandwich shop

Automotive accessories and/or parts parts sales (retail only)

Retail stores and shops other than listed (as regulated in Local Retail District 2 (LR-2))

Uses requiring Specific Use Permit

Church

Cafeteria

Day care

Private school

Animal hospital (no outside runs or pens)

Sale, repair or modification of firearms and/or related activities associated with firearms