



ORDINANCE NO. 1393

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 NORTH BY RAWHIDE CREEK; ON THE WEST BY DENTON DRIVE; ON THE SOUTH BY THE CITY LIMITS LINE; AND ON THE WEST BY FORD ROAD; FROM THE CURRENT ZONING DISTRICT CLASSIFICATION OF R-4, R-2 (H), R-6, AND PD-5, TO PLANNED DEVELOPMENT ZONING DISTRICT NUMBER THIRTY-SIX (PD-36), ALLOWING SINGLE FAMILY RESIDENTIAL USES; ESTABLISHING DEVELOPMENT STANDARDS FOR PD ZONING DISTRICT NUMBER 36; PROVIDING A SAVING CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS; PROVIDING AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning and Zoning Commission of the City of Farmers Branch, and the governing body of the City, in compliance with the City Charter and the State Law with reference to the granting of zoning changes under the Zoning Ordinance regulations and Zoning Map, have given the requisite notices by publication and otherwise and after holding due hearings and affording full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected areas 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, safety and welfare said changes of zoning 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 the Zoning Map of the City of Farmers Branch, Texas, so as to change the zoning on the following described tracts of land from R-6, R-4, R-2 (H) and PD-5 to Planned Development Zoning District number thirty-six (PD-36), allowing the uses set forth in Exhibit "B", said tracts of land being shown in Exhibit "A" and more specifically described as follows:

The tract starting at the intersection of centerline of Denton Road and the south city limits line; thence east along city limits line to an intersection with centerline of Ford Road; thence north along Ford Road extended to the center of Rawhide Creek to an intersection with the centerline of Denton Road; thence south along Denton Road to point of beginning.

SECTION 2. That all uses in Planned Development zoning district thirty-six (PD-36) shall conform in operation, location and construction to the performance standards established by the Comprehensive Zoning Ordinance of the City of Farmers Branch and this ordinance.

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

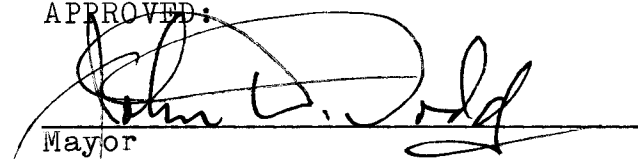
SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or portion thereof, other than that portion so decided to be invalid or unconstitutional.

SECTION 6. Injunctive Relief. In addition to and accumulative of 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 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 2 day of August, 1982.

APPROVED:




Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

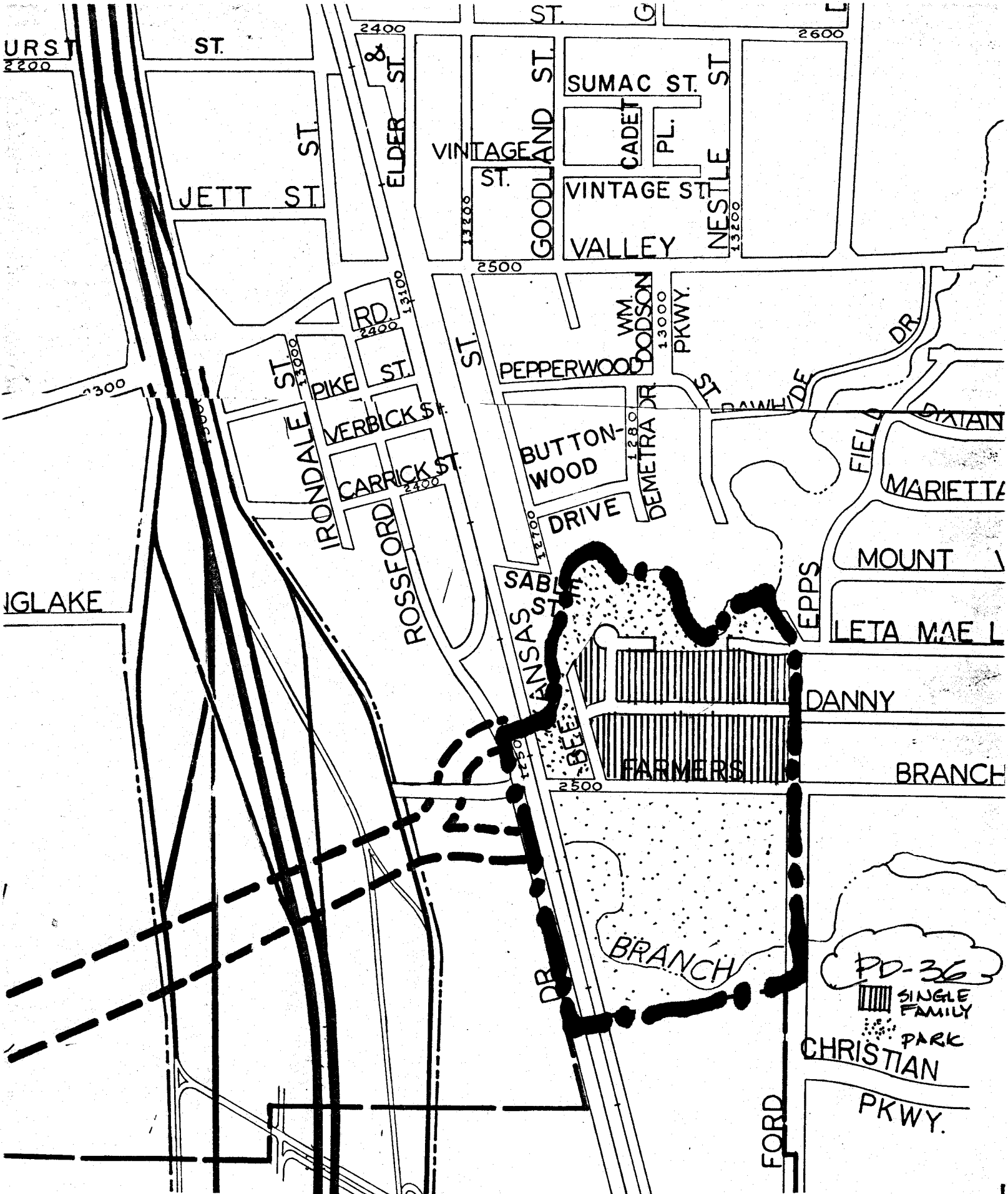


EXHIBIT "A"

PERMITTED USES IN NEW PD AREA
Area 7 (PD-36)

<u>TYPE USE</u>	<u>R4</u>	<u>R3</u>	<u>R2</u>
Park, Playground or Pub. Comm. Ctr.	X	X	X
Single Family Detached	X	X	X