

**FARMERS
BRANCH**

ORDINANCE NO. 2123

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO ALLOW USES AS PERMITTED WITHIN THE LOCAL RETAIL-2 (LR-2) ZONING DISTRICT AND LISTED IN THE COMPREHENSIVE ZONING ORDINANCE SCHEDULE OF USES UNDER ARTICLE 8, SECTION 104 (I.E., RECREATIONAL AND ENTERTAINMENT USES), SECTION 107 (I.E., RETAIL AND SERVICE USES), SECTION 114 (I.E., MISCELLANEOUS USES), AND USES PERMITTED IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT UNDER ARTICLE 8, SECTION 113 (I.E., GENERAL MANUFACTURING AND INDUSTRIAL USES) WITH A SPECIFIC USE PERMIT AS PRINCIPAL USES IN THE PLANNED DEVELOPMENT NO. 48 ZONING DISTRICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF, AND DECLARING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning 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 use 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. 1491, Exhibit "B", Section 1-A, so as to also allow uses as permitted within the Local Retail-2 (LR-2) zoning district and listed in the Comprehensive Zoning Ordinance Schedule of Uses under Article 8, Sections 104, 107, and 114 as principal uses in the Planned Development No. 48 (PD-48) zoning district and

to also allow uses permitted in the Light Industrial (LI) zoning district and listed in the Comprehensive Zoning Ordinance Schedule of Uses under Article 8, Section 113 subject to approval of a Specific Use Permit.

SECTION 2. If any section, paragraph, subdivision, clause, phrase, provision or word of this ordinance shall be judged invalid or unconstitutional such judgement shall not affect the remainder of this ordinance.

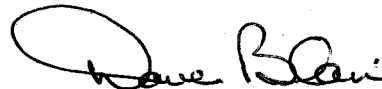
SECTION 3. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 5. 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.

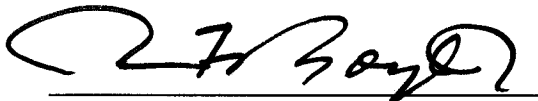
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 20th day of June, 1994.

APPROVED:



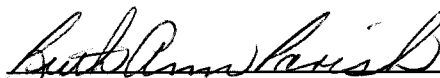
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST



City Secretary