

**FARMERS  
BRANCH**

ORDINANCE NO. 2361

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 AMEND THE DEVELOPMENT STANDARDS OF THE PLANNED DEVELOPMENT NO. 55 (PD-55) ZONING DISTRICT TO ALLOW AS ADDITIONAL PRINCIPAL USES IN PD-55, USES AS PERMITTED BY RIGHT IN THE LOCAL RETAIL-2 (LR-2) ZONING DISTRICT AND LISTED IN THE COMPREHENSIVE ZONING ORDINANCE SCHEDULE OF USES UNDER ARTICLE 8, SECTION 107 (I.E., RETAIL AND SERVICE USES) AND SECTION 114 (I.E., MISCELLANEOUS USES), AND TO SPECIFICALLY INCLUDE AS PRINCIPAL USES RETAIL FURNITURE STORE AND RETAIL CARPET STORE AND TO SPECIFICALLY EXCLUDE HOUSEHOLD APPLIANCE REPAIR, SELF SERVICE LAUNDRY OR CLEANING, TEMPORARY OUTSIDE SALES, PET SHOP, SMALL ANIMALS AND RELATED-NO OUTSIDE RUNS, MORTUARY OR FUNERAL PARLOR, TOOL, EQUIPMENT, TRAILER RENTAL-OUTSIDE STORAGE, AND FRUIT STAND, AND TO RETAIN AS USES REQUIRING A SPECIFIC USE PERMIT THOSE USES ALREADY SO DESIGNATED IN THE LR-2 DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING 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 amending the Zoning Ordinance Regulations 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, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning 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 the development standards of Planned Development No. 55 (PD-55) as originally established under Ordinance No. 2040 so as to:

1. Allow as additional principal uses in the Planned Development No. 55 zoning district, uses as permitted by right in the Local Retail-2 (LR-2) Zoning District and listed in the Comprehensive Zoning Ordinance Schedule of Uses under Article 8, Section 107 (i.e., Retail and Service Uses) and Section 114 (i.e., Miscellaneous Uses) and to specifically include as principal uses Retail Furniture Store and Retail Carpet Store.
2. Specifically exclude: Household Appliance Repair; Self Service Laundry or Cleaning; Temporary Outside Sales; Pet Shop, Small Animals and Related - No Outside Runs; Mortuary or Funeral Parlor; Tool, Equipment, Trailer Rental - Outside Storage; and Fruit Stand.
3. Retain as uses requiring a Specific Use Permit those uses already so designated in the LR-2 district.

SECTION 2. 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 (\$2,000.00) dollars for each offense.

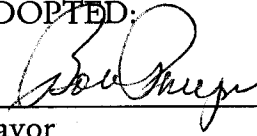
SECTION 3. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

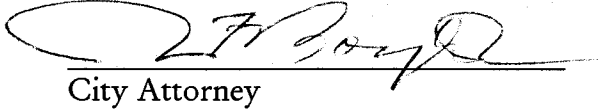
Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 3<sup>rd</sup>  
day of November, 1997

ADOPTED:

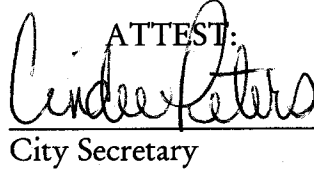


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Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
City Secretary