



ORDINANCE NO. 1981

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, BY AMENDING SECTION J OF THE PERFORMANCE AND DEVELOPMENT STANDARDS FOR PLANNED DEVELOPEMNT ZONING DISTRICT NUMBER 68 (PD-68) SET OUT IN EXHIBIT "B" OF ORDINANCE NUMBER 1965; PROVIDING FOR PERMANENT ACCESS TO PROPERTIES WITHIN THE PD-68 ZONING DISTRICT VIA MIDWAY ROAD; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; 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 the granting of a specific use permit under the Comprehensive 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 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 Section J of the Performance and Development Standards for Planned Development Zoning District Number 68 (PD-68) set out in Exhibit "B" of Ordinance Number 1965 to read as follows:

J. SITE ACCESS:

1. Use of the existing access drives and associated median openings to Midway Road, adjacent to the north and south sides of the Vincent's Seafood Addition, shall be permitted.
2. No reconfiguration or reconstruction of the existing drive access and associated median opening located adjacent to the south side of the Vincent's Seafood Addition shall preclude the installation of a traffic

signal to serve the previously approved concept plan for a high-rise office development on the east side of Midway Road (PD-66, Ordinance Number 1743).

3. The City of Farmers Branch shall serve as the coordinating agent to ensure that any future signalization of drive approaches on Midway Road properly service and accommodate properties within both PD-66 and PD-68.
4. Heavy truck traffic and service truck vehicles shall be prohibited from entering or exiting the District via the driveway on Blue Lake Circle. Whatever means is employed to comply with this objective must be clearly indicated on the approved site plan.

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 Dollars (\$2000.00) for each offense.

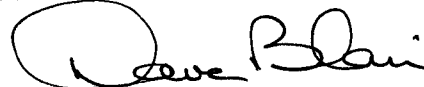
SECTION 13. If any section, paragraph, subsection, clause, phrase, provision or word of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other that portion so decided to be invalid or unconstitutional.

SECTION 14. 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 15. 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 23 day of March, 1992.

APPROVED:



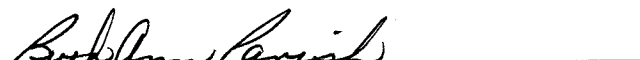
Mayor, City of Farmers Branch

ATTEST:



City Secretary ATTY

APPROVED AS TO FORM:



City Attorney