



**FARMERS
BRANCH**

ORDINANCE NO. 2153

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 CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES FROM PLANNED DEVELOPMENT ZONING DISTRICT NO. 70, CITY HALL SUBDISTRICT, TO PLANNED DEVELOPMENT ZONING DISTRICT NO. 70, FREEWAY SUBDISTRICT; SAID PROPERTIES BEING BOUNDED BY VALLEY VIEW LANE TO THE NORTH, DENTON DRIVE TO THE EAST AND ROSSFORD STREET TO THE WEST; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City 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, the state law relative to amendments to the Comprehensive Zoning Ordinance 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 due to a change in condition and in order to protect the public health, safety, and welfare, said change in zoning should be made 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 properties from Planned Development Zoning District No. 70, City Hall Subdistrict, to Planned Development Zoning District No. 70, Freeway Subdistrict. Said properties being shown on Exhibit "A" and generally described as follows:

Those properties bounded on the east by Denton Drive; bounded on the west by Rossford Street; and bounded on the north by Valley View Lane.

SECTION 2. That the official zoning map of the City of Farmers Branch, Texas, shall be amended so as to indicate that the east boundary line of the Freeway Subdistrict, south of Valley View Lane, follows the center line of Denton Drive as illustrated on Exhibit "B".

SECTION 3. That all use of the above described properties shall conform in operation, location and construction to the performance standards established by the Comprehensive Zoning Ordinance of the City of Farmers Branch and Ordinance No. 2111 which established the Planned Development Zoning District No. 70 and the Freeway Subdistrict.

SECTION 4. That the above described properties shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and as amended herein.

SECTION 5. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be subject to a fine in the sum not to exceed Two Thousand Dollars (\$2,000.00) for each offense and a separate offense shall be deemed committed upon each day or on which a violation occurs.

SECTION 6. That 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. That if any section, article, paragraph, sentence, clause, phrase, provision, or word in this ordinance shall be judged invalid or unconstitutional, such judgement shall not affect the remainder of this ordinance.

SECTION 8. 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.

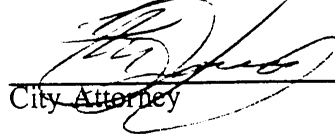
DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 21st day of November, 1994.

APPROVED:



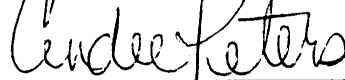
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

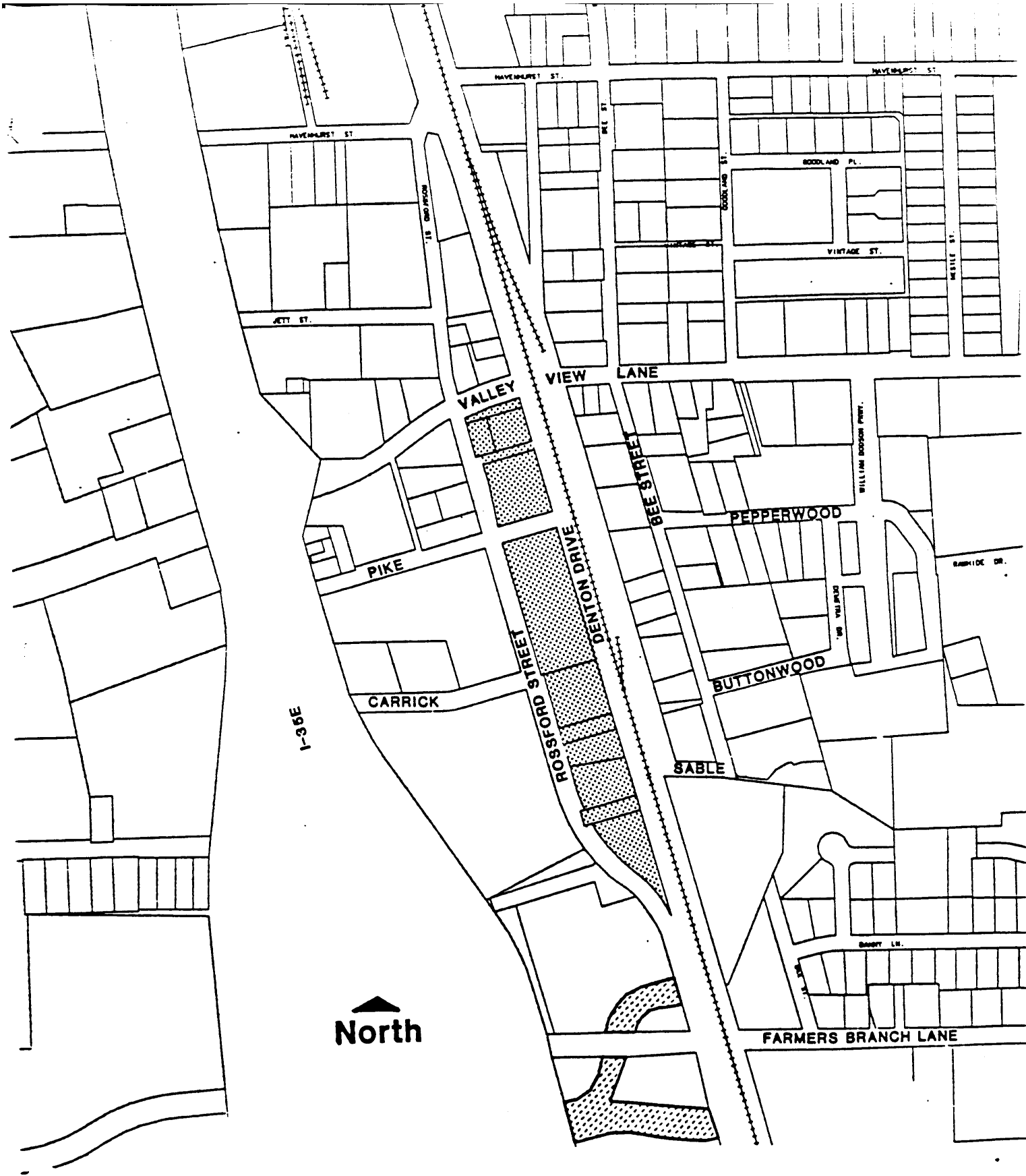


Exhibit "A"

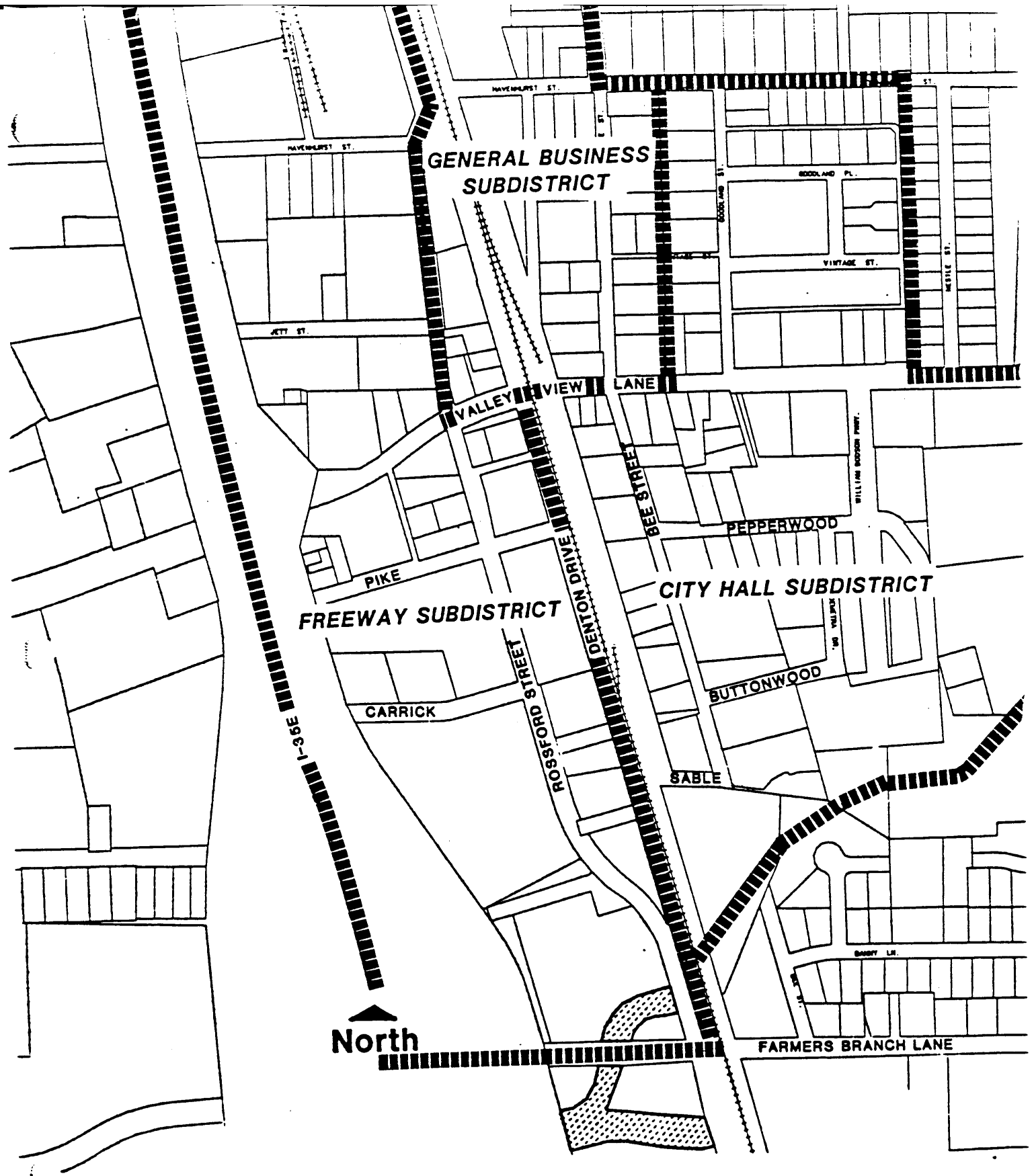


Exhibit "B"
(Amended PD-70 Subdistrict Zoning Map)