



ORDINANCE NO. 1220

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 USES ALLOWED ON TWO TRACTS OF LAND WITHIN PLANNED DEVELOPMENT AREA NO. 21; BY ALLOWING A 4.143 ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF ENTERPRISE AND OAKBROOK PARKWAY, AND AS SHOWN ON EXHIBIT A, TO BE DEVELOPED WITH MF-2 USES AND STANDARDS; BY ALLOWING A 4.149 ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF OAKBROOK PARKWAY AND GARDENBROOK DRIVE, AS SHOWN ON EXHIBIT A, TO BE DEVELOPED WITH ONE FAMILY ATTACHED USES TO MF-2 STANDARDS AND REGULATIONS AS ESTABLISHED BY THE ZONING ORDINANCE, TWO FAMILY DWELLINGS DEVELOPED TO MF-2 STANDARDS AND REGULATIONS AS ESTABLISHES BY THE ZONING ORDINANCE AND ONE FAMILY DETACHED USES DEVELOPED TO R-3 STANDARDS AND REGULATIONS AS ESTABLISHED BY THE ZONING ORDINANCE; REQUIRING SITE PLAN APPROVAL; ESTABLISHING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan 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 changes of zoning under 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 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 the zoning map of the City of Farmers Branch so as to change the uses allowed on two tracts of land within PD-21. Said tracts are those indicated on Exhibit "A" or more specifically stated as follows:

TRACT 1. A 4.143 acre tract of land located at the northeast corner of the intersection of Oakbrook Parkway and Enterprise Drive.

TRACT 2. A 4.149 acre tract of land laying at the southeast corner of the intersection of Oakbrook Parkway and Gardenbrook Drive.

SECTION 2. The uses allowed on Tract 1 and Tract 2 are as follows;

TRACT 1. - Uses allowed on the 4.143 acre tract shall allow multi family dwellings or apartment uses developed to MF-2 standards and regulations as established by the zoning ordinance. One family attached uses to MF-2 standards and regulations as established by the zoning ordinance. Two family dwelling uses developed to MF-2 standards and regulations as established by the zoning ordinance. One family detached uses developed to R-3 standards and regulations as established by the zoning ordinance.

TRACT 2. - Uses allowed on the 4.149 acre tract shall allow one family attached uses developed to MF-2 standards and regulations as established by the zoning ordinance. Two family dwellings developed to MF-2 standards and regulations as established by the Zoning ordinance. One family detached uses developed to R-3 standards and regulations as established by the zoning ordinance.

SECTION 3. That prior to beginning of development on Tracts 1 and Tract 2 within PD-21 a site plan must be approved as required by the City's Zoning Ordinance.

SECTION 4. The above described tracts of land 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, 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 (\$200.00) dollars for each offense.

SECTION 6. 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 7. 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 8. 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 and urgency

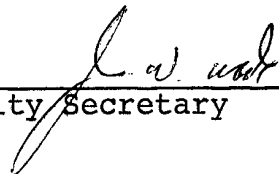
and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage, and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED BY THE City Council of the City of Farmers Branch, Texas, on this the 20th day of November, 1978.

APPROVED:

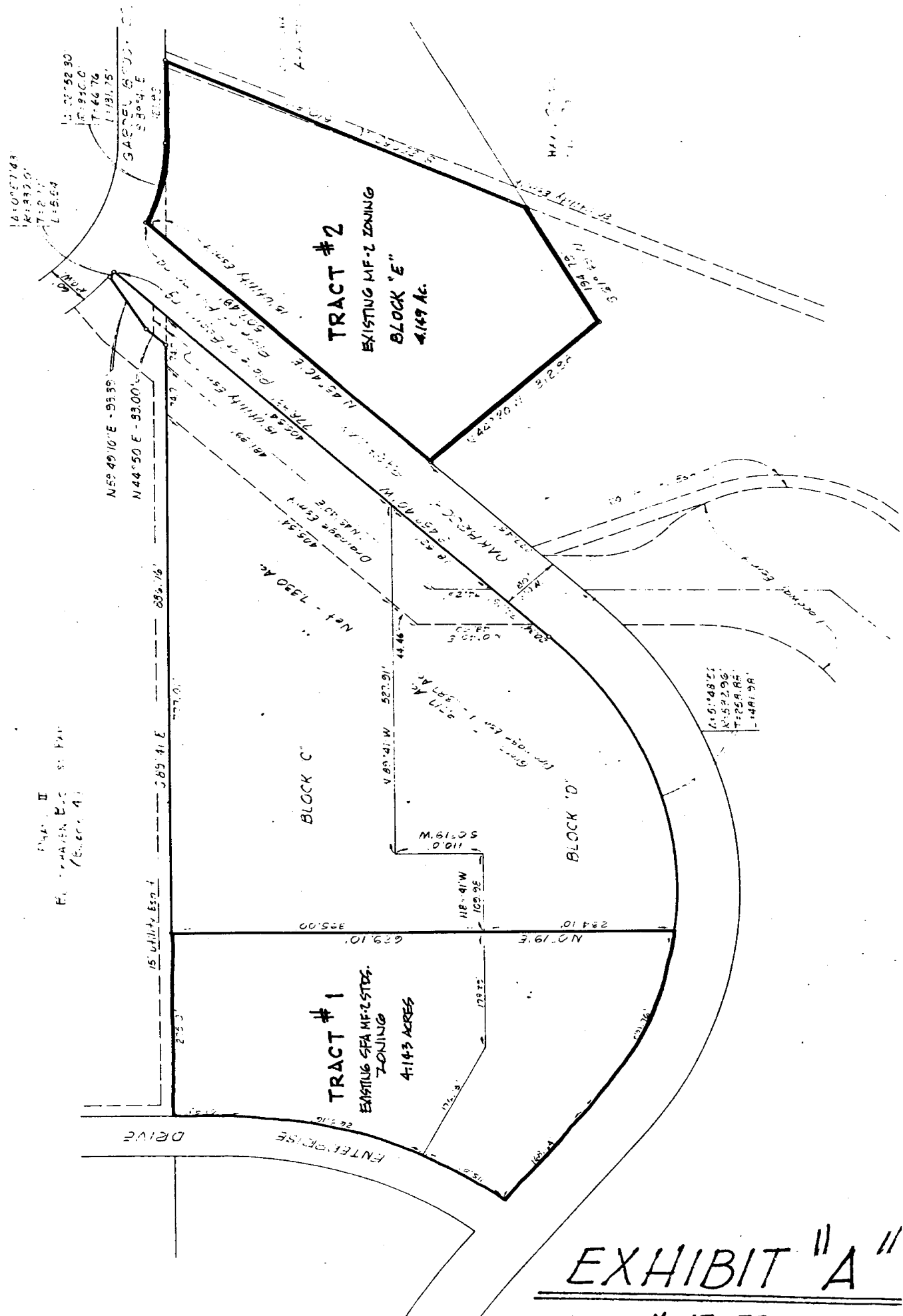
  
\_\_\_\_\_  
Mayor

ATTEST:

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

APPROVED AS TO FORM:

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



**TRACT #2**  
 EXISTING MF-2 ZONING  
 BLOCK "E"  
 4.149 AC.

**TRACT #1**  
 EXISTING SFA MF-2 STDG.  
 ZONING  
 4.143 ACRES

**EXHIBIT "A"**

11-17-78