

FARMERS
BRANCH

"BEST LIVING PLACE"

John

PD-42

ORDINANCE NO. 1603

42

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 ORDINANCE NUMBER 1422 WHICH ESTABLISHES THE PD-30 ZONING DISTRICT, BY AMENDING EXHIBIT "B", DEVELOPMENT STANDARDS FOR PLANNED DEVELOPMENT DISTRICT NUMBER 42, BY AMENDING SECTION I PARAGRAPH G1 TO ESTABLISH A PARKING RATIOS FOR OFFICE USES OF 1 SPACE FOR EACH 333 SQUARE FEET OF GROSS FLOOR AREA AND ALLOWANCE FOR SMALL CAR PARKING; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission of the City of Farmers Branch, in compliance with the charter of the City of Farmers Branch, and the state law with reference to 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 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, welfare and safety, said changes of zoning standards should be granted, 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 ordinance 1422, section I, paragraph G1 to read as follows, to wit:

G. Parking shall be provided for the proposed uses at the following minimum ratios, and shall be accommodated at grade or in structures.

1. Offices: (A) one space per 300 square feet of gross area or
(B) one space per 333 square feet of gross floor area provided the building owner
 - (a) enter into an agreement, whereby at any time in the future, to join in an area-wide Transit Management Organization at such time that the organization is formed and to contribute an initial fee of not less than five (5) cents nor more than ten (10) cents per square foot of gross building area; and
 - (b) to pay an annual assessment of up to two (2) cents per square foot of gross building area; and
 - (c) reservation of up to 5% of the parking spaces for carpools, carpool being a car having more than three (3) occupants, and
 - (d) the location of these reserved carpool spaces be in a more desirable parking area.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending ordinance 1422, Section I by adding paragraph G9 as follows, to wit:

G9. (a) Small car parking - 25% of the total parking spaces required for office uses is allowed to be developed following small or compact vehicles standards. (b) 15% of the total parking spaces required for retail, hotel, entertainment, restaurants and other consumer serving uses shall be allowed to be developed following small or compact vehicle standards. (c) The standard vehicle parking space shall be a minimum of seven and one half feet wide by sixteen feet long (7.5' x 16') with a twenty four (24') foot isle space.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance and Ordinance 1422 of the City of Farmers Branch

and as heretofore amended, and as amended herein.

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 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 Dollars (\$200.00) for each offense.

SECTION 5. 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 part or portion thereof, other than that portion so decided to be invalid or unconstitutional.

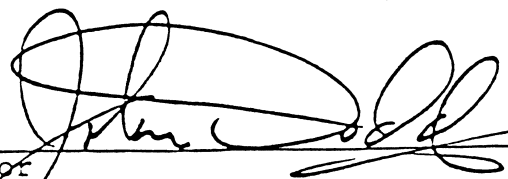
SECTION 6. Injunctive Relief. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. 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 change in zoning development standards in order to permit its proper development, and in order to protect the public interest, comfort and general 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 case provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 21st day of October, 1985.

APPROVED:

Mayor




A handwritten signature in black ink, appearing to be "John R. ...", is written over a horizontal line. The signature is stylized and cursive.

APPROVED AS TO FORM:

ATTEST:


City Attorney


City Secretary