



ORDINANCE NO. 1562

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 ORDINANCE NUMBER 1390 TO ALLOW ADDITIONAL COMMERCIAL AND RETAIL USE IN PD-33 ZONING DISTRICT, PROVIDING INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS; 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 granting of a specific use permit 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 Ordinance No. 1390 of the City of Farmers Branch, Texas, so as to amend the use charts as shown on Exhibit "B" of Ordinance 1390 by listing the following uses as allowable uses in PD-33 without a specific use permit:

Bicycle Shop	Linen Store
Map Store	Musical Instrument Store
Camera & Photo Store	New Appliance Sales
Catalog Department Store	Office or Drafting Supply Store
Computer Store	Electronic Store
Sewing Machine & Vacuum Cleaner Store	Fabric Store
Fireplace Accessory Store	Specialty Food Store
Formal Wear Rental	Stereo & Television Sales & Repair
Gift & Card Shop	Swimming Pool Supply Store
Jewelry Store	Toy & Hobby Store
Light & Fan Store	Trophy & Engraving Shop

and that the following uses be listed as allowable uses in PD-33 with a specific use permit:

Auto Parts	Book Store
Dry Cleaning & Laundry Pick-Up	

SECTION 2. That all uses in Planned Development zoning district thirty-three (PD-33) shall conform to the development standards as shown on Exhibit "C".

SECTION 3. 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 4. 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

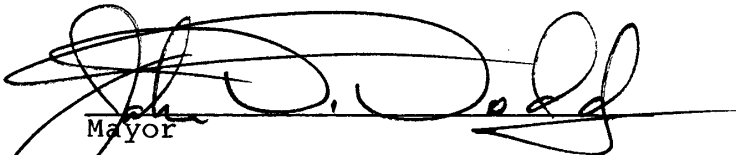
decided to be invalid or unconstitutional.

SECTION 5. 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 6. Whereas, it has been found that there has been a change in conditions in the above described property, it is now necessary that the above uses be listed as allowable use in PD-33 in order to permit the public interest, comfort and general welfare of the City of Farmers Branch, and creates 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 case provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 18th day of March, 1984.

APPROVED:



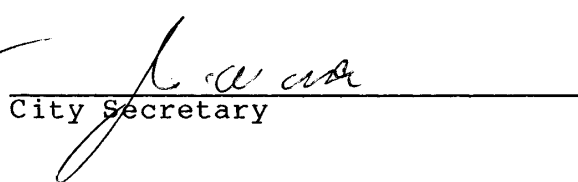
Mayor

APPROVED AS TO FORM:

ATTEST:



City Attorney



City Secretary