



ORDINANCE NO. 3927

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 ARTICLE 6 “ADMINISTRATION” TO INCREASE THE REQUIRED NOTIFICATION BOUNDARY FOR PUBLIC HEARINGS FROM 200 FEET TO 300 FEET; PROVIDING A SAVINGS CLAUSE; PROVIDING CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR 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 laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and, after holding due hearings and affording a full and fair hearing to all interested persons, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. Chapter 94 “Zoning” Article 6 “Administration” of the Code of Ordinances of the City of Farmers Branch, Texas, as previously amended, (“the Comprehensive Zoning Ordinance” or “CZO”) is hereby further amended as follows:

- A. Paragraph 4 of Section 6.1 “Board of Adjustment”, Subsection C “Appeals” is amended to read as follows:
 - 4. The Board of Adjustment shall fix a reasonable time for the hearing of an appeal, give the public notice by posting such notice in the mail addressed to all owners of real property located within 300 feet of property on which the appeal is made and by publishing notice of such hearing in a newspaper of general circulation in the City. Both the posted and published notice shall be given at least ten days prior to the date set for the hearing. Upon the hearing, any party may appear in person or by attorney or by agent.
- B. Paragraph 4 of Section 6.2 “Map Amendment” Subsection B “Procedures” is amended to read as follows:
 - 4. Written notice of all public hearings before the Commission on a proposed amendment or change to the Zoning District Map, including an amendment or change to the use and development regulations governing a specific tract of land, shall be sent to all owners of real property lying within 300 feet of the property regarding which the

change is requested. Notice shall be given not less than ten days before the date set for the hearing by posting such notice properly addressed and postage-paid to each taxpayer as the ownership appears on the last approved City tax roll.

C. Paragraph 1 of Section 6.2 “Map Amendment” Subsection D “Site Plan Public Hearing Process for Local Government Public Facilities” is amended to read as follows:

1. The Commission shall hold a public hearing to review the proposed site plan prior to making a recommendation to City Council. Written notice of this public hearing shall be sent to all owners of real property located within 300 feet of the development site. Such notice shall be given not less than ten days before the date set for the hearing by posting such notice properly addressed and postage paid to each taxpayer as the ownership appears on the last approved City tax roll.

D. Paragraph 1 of Section 6.5 “Specific Use Permit” Subsection A “Procedure” is amended to read as follows:

1. The City Council after public hearing and proper notice as required by state law and after receipt and consideration of the recommendations of the Commission may authorize the issuance of Specific Use Permits for the uses indicated by "S" in the use table in Section 2.4C. The notification and protest procedures for Specific Use Permits shall be the same as described in Section 6.2 for Map Amendments.

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. 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, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THIS, THE 3rd DAY OF JUNE 2025.**

ATTEST:

APPROVED:

Stacy Henderson, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney
[sr_05.07.2025]