

ORDINANCE NO. 3992



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 SUBSECTION K, "ADDITIONAL PARKING REQUIREMENTS," OF SECTION 4.3, "PARKING AND LOADING," BY AMENDING SUBSECTIONS (a)(2), (b) AND (i) OF PARAGRAPH 5, "AMNESTY PROGRAM PERMIT," TO EXTEND THE GARAGE CONVERSION AMNESTY PROGRAM TO JULY 31, 2026, PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; 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 the 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 4 "Site Development Standards", Section 4.3 "Parking and Loading", Subsection K, "Additional Parking Requirements", Paragraph 5 "Amnesty Program Permit", of the Code of Ordinances of the City of Farmers Branch, Texas, as previously amended, be and are hereby amended by amending subpart K.5.a.2, subpart K.5.b, and subpart K.5.i. of Section 4.3, said subparts to read as follows:

**"CHAPTER 94
ZONING**

...

ARTICLE 4. – SITE DEVELOPMENT STANDARDS

...

4.3. – PARKING AND LOADING

...

K. Additional Parking Requirements

...

5. Amnesty Program Permit

- a. *Applicability.* This Section 4.3.K.5 shall apply only to an owner of property:

...

(2) makes an application for a permit pursuant to this Section 4.3.K.5 on or before July 31, 2026, which permit is herein called an "Amnesty Program Permit."

- b. *Application.* An application for an Amnesty Program Permit shall be submitted to the Community Services Department on or before July 31, 2026, on a form provided by the City and accompanied by the application fee set forth in Appendix A of this Code. Such application shall contain at least the following information:

..."

- i. *Tolling of Enforcement.* Enforcement of violations of Section 4.3.K.3.a. to which the defenses described in Sections 4.3.K.3.b(1) and (2) are not available shall be tolled for the period beginning July 16, 2024, and ending July 31, 2026; provided, however, the tolling of such enforcement shall be extended with respect to any property for which the City has received an Amnesty Program Permit and ending on the date such permit is granted or the application is denied."

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 17 DAY OF MARCH 2026.

ATTEST:

APPROVED:

Erin Flores, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

David Berman, City Attorney
(DB 2.4.26)