



ORDINANCE NO. 3751

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR AN ANIMAL CLINIC OR HOSPITAL (NO OUTSIDE RUNS, PLAY AREA, OR PENS ALLOWED) FOR A 4,445± SQUARE FOOT PORTION OF THE BUILDING LOCATED AT 13617 INWOOD ROAD (COMMONLY KNOWN AS SUITE 240) LOCATED ON THE PROPERTY DESCRIBED IN EXHIBIT “A” HERETO AND WITHIN PLANNED DEVELOPMENT NO. 55 (PD-55); ADOPTING DEVELOPMENT REGULATIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TERMINATION UNDER CERTAIN CONDITIONS

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 property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

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

SECTION 1. The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be amended by granting a Specific Use Permit for an Animal Clinic or Hospital (No Outside Runs, Play Area, or Pens Allowed) relating to the use and development of a 4,445± square foot portion the building addressed as 13617 Inwood Road (said portion being designated as Suite 240), said building being located on an 8.174 acre tract out of the Elisha Fike Survey, Abstract No. 478, City of Farmers Branch, Dallas County, Texas, more particularly described in Exhibit “A”, attached hereto and incorporated herein by reference (“the Property”), and presently located with Planned Development No. 55 (PD-55).

SECTION 2. If the Property is developed and used for an Animal Clinic or Hospital (No Outside Runs, Play Area, or Pens Allowed) as authorized by Section 1 of this Ordinance:

- A. The use of the Property for an Animal Clinic or Hospital (No Outside Runs, Play Area, or Pens Allowed) (the “Clinic”) shall be limited to the interior area of the portion of the

building at 13617 Inwood Road outlined and labeled as Suite 240 on Exhibit “B,” attached hereto and incorporated herein by reference; provided, however, nothing in this Ordinance shall be construed as prohibiting customers, client, patients, and/or employees of the Clinic from using the parking areas, sidewalks, and other common areas of the Property for parking of vehicles and providing ingress and egress to the Clinic to and from such areas.

- B. The operation of the Clinic for the purpose of seeing animal patients shall be limited to between the hours of 8:00 a.m. and 5:00 p.m. Central Time, Monday through Friday, only; provided, however, it shall not be a violation of this Ordinance to treat an animal patient in the Clinic of the foregoing days and times when necessary to treat address an emergency event which, if left untreated, could result in injury, disability, or death of the animal.
- C. All animals will be treated on an outpatient basis. The overnight boarding of animals in the Clinic is prohibited.
- D. Outside storage is prohibited.
- E. Outside animal runs, play areas, pens, and cages is prohibited.

SECTION 3. 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 as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

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

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 whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. 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 thousand dollars (\$2,000.00) for each offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance as the law and the City Charter in such cases provides.

SECTION 8. This ordinance shall be subject to termination pursuant to Section 6.5.C of the Comprehensive Zoning Ordinance, as amended.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS, THE 2ND DAY OF AUGUST 2022.

ATTEST:

APPROVED:

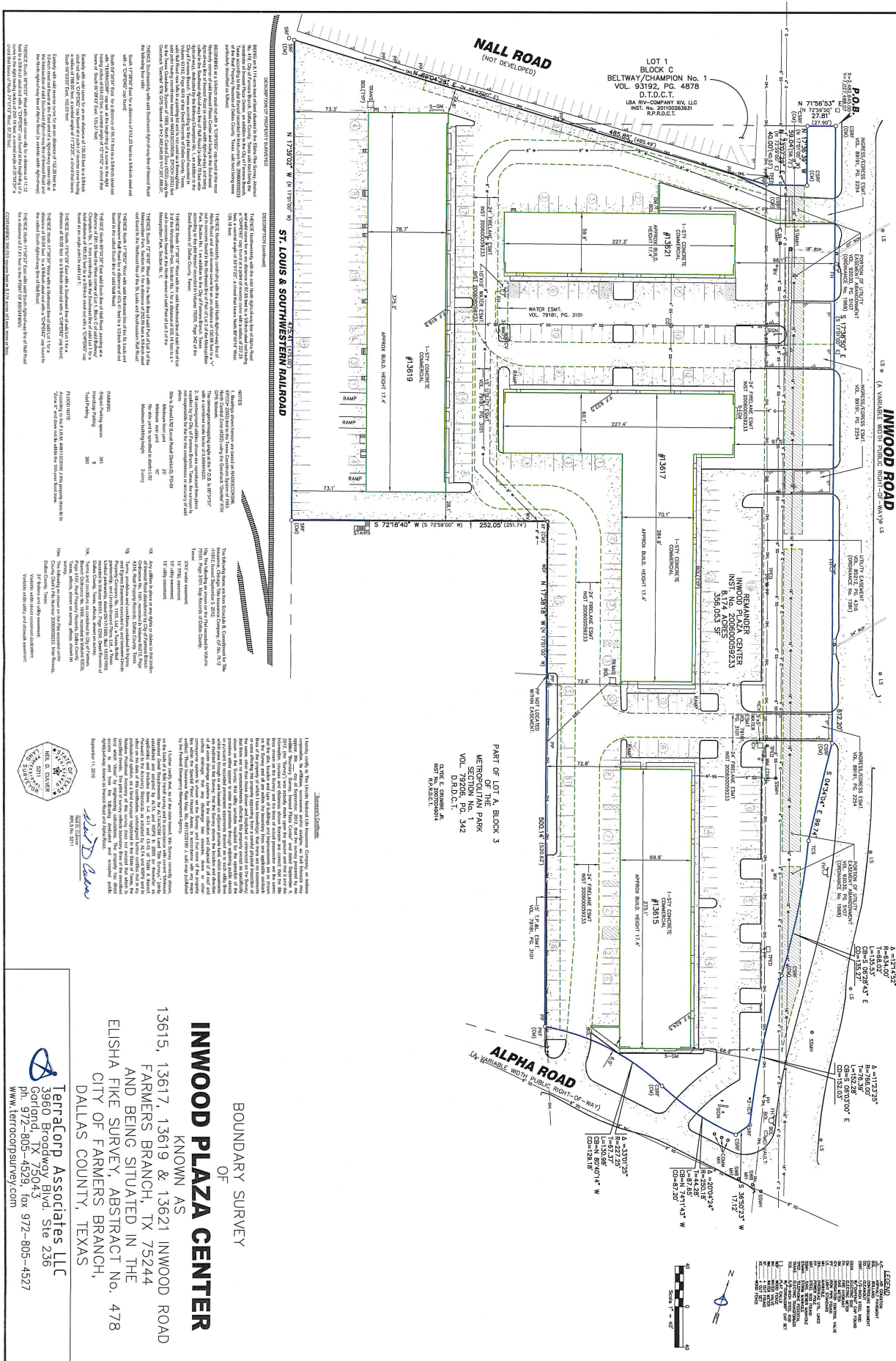
Stacy Henderson, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:7/21/2022:130679)

Ordinance No. 3751
Exhibit "A"
Description of the Property



**Ordinance No. 3751
Exhibit "B"
Site Plan**

