



## ORDINANCE NO. 3520

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS AMENDED; BY AMENDING THE DEVELOPMENT STANDARDS RELATING TO THE USE AND DEVELOPMENT OF LOT 2, INWOOD PARKWAY OFFICE PARK ADDITION (COMMONLY KNOWN AS 13520 INWOOD ROAD) LOCATED IN PLANNED DEVELOPMENT NO. 49 (PD-49) ZONING DISTRICT; ADOPTING DEVELOPMENT REGULATIONS AND A SITE PLAN; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING 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 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 of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending as set forth in Section 2, below, the regulations relating to the use and development of the property described as Lot 2, Inwood Parkway Office Park Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 77180, Page 3083, Map Records of Dallas County, Texas, ("the Property") and located in Planned Development District No. 49 (PD-49).

**SECTION 2.** The Property shall be used and developed in accordance with the development and use regulations of PD-49, as amended, except as follows:

- A. Permitted Uses:** In addition to the purposes for which the Property may be developed and used as set forth in Section I.A. of Exhibit "B" to Ordinance No. 2038 ("the PD-49 Ordinance"), the Property may be developed and used for a Pet Store with Outside Runs subject to the provisions of this Section 2.
- B. Development Regulations for Pet Store with Outside Runs:** If the Property is developed and used for a Pet Store with Outside Runs:

- (1) The Property shall be developed substantially as shown on the Detailed Site Plan attached hereto as Exhibit “A” and incorporated herein by reference (“the Site Plan”);
- (2) The outdoor animal run shall be located as shown on the Site Plan;
- (3) Prior to commencement of use of any portion of the Property for an outside animal run, a masonry screening wall not less than six feet (6.0”) in height constructed of CMU block and finished on the exterior wall with stucco to be consistent with the existing building exterior screening the run as shown on the Site Plan.

**C. Signs:** Signs located or installed on the Property shall be in compliance with sign regulations applicable to the Local Retail 1 (LR-1) Zoning District.

**SECTION 3.** In the event of an irreconcilable conflict between the provisions of this Ordinance and the provisions of another previously adopted ordinance of the City of Farmers Branch applicable to the use and development of the Property, including but not limited to, the PD-49 Ordinance, the provisions of this Ordinance shall be controlling.

**SECTION 4.** 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 5.** 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 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, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** 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 DAY, THE 11<sup>TH</sup> OF SEPTEMBER 2018.**

ATTEST:

APPROVED:

\_\_\_\_\_  
Amy Piukana, City Secretary

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Robert C. Dye, Mayor

APPROVED AS TO FORM:

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Peter G. Smith, City Attorney  
(kbl:8/30/18:102159)

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## EXHIBIT "A" – Detailed Site Plan

