



ORDINANCE NO. 3678

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, FURTHER AMENDING THE CITY'S COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED, BY ADOPTING THE FARMERS BRANCH IH-35E CORRIDOR VISION STUDY PLAN FOR THE IH-35 CORRIDOR AREA; DIRECTING BOARDS, COMMISSIONS, AND STAFF TO USE SAID PLAN AS A GUIDELINE FOR BASING DEVELOPMENT DECISIONS RELATING TO THE IH-35 CORRIDOR AREA; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 213 of the Texas Local Government Code, the City Council of the City of Farmers Branch, previously approved Ordinance No. 1821 adopting a comprehensive plan for the long term development of the City of Farmers Branch, Texas, ("the City") titled *City of Farmers Branch Comprehensive Plan –1989*, which has been amended by subsequent acts of the City Council including, but not limited to, the adoption of Resolution No. 2003-131 adopting the 2003 West Side Plan, Ordinance No. 3191 adopting the 2012 Central Area Plan, and Ordinance No. 3420 adopting the 2017 East Side Plan (the original comprehensive plan and all subsequent amendments collectively referred to herein as "the Comprehensive Plan, as amended"); and

WHEREAS, the City Council finds that it is prudent from time to time and in the public interest to review land use development trends within the City and, if necessary, amend and update the Comprehensive Plan, as amended; and

WHEREAS, the Planning and Zoning Commission 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 the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the people within the City of Farmers Branch; and in the exercise of its legislative discretion, have concluded that the Comprehensive Plan, as amended, should be further amended.

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

SECTION 1. The Comprehensive Plan, as amended, is hereby further amended as set forth in Exhibit "A," attached hereto and incorporated herein by reference, said amendment to be applicable to the area of the City known as the "IH-35E Corridor Area" as identified within the boundaries shown on Page 3 of Exhibit "A," hereto.

SECTION 2. The City Council directs that all boards, commissions and the city staff utilize the information contained within the IH-35E Corridor Vision Study Plan as a guideline upon which to base development decisions relating to property located within the IH-35E Corridor Area and

to disseminate that information to all interested parties made subsequent to the effective date of this ordinance.

SECTION 3 Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

SECTION 4. This ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 2ND DAY OF FEBRUARY 2021.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:1/8/2021:119733)