



## Legislation Text

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File #: ORD-3415, Version: 1

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**Consider adopting Ordinance No. 3415 amending in its entirety the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, as previously amended, by adopting the “Farmers Branch Comprehensive Zoning Ordinance” as set forth in Exhibit “A” of Ordinance No. 3415; and take appropriate action.**

### BACKGROUND:

The Comprehensive Zoning Ordinance regulates land use and development throughout the City, determining the location and types of zoning districts in which certain land uses may be located. In addition to the location of zoning districts, each zoning district has specific regulations and restrictions appropriate to the land uses within each district. The Comprehensive Zoning Ordinance also establishes the process for amending ordinances.

The current Comprehensive Zoning Ordinance (CZO), Ordinance No. 769, was originally adopted in 1969. Since that time numerous text amendments have been made to this document, but never a massive rewrite or “overhaul” of the document was attempted. While keeping most of the dimensional and procedural elements of the existing CZO, this new Comprehensive Zoning Ordinance (Ordinance No. 3415) is a major reconstruction of this important land use document, and will completely replace Ordinance No. 769. Large, extensive changes to the document were not made; the changes were mainly in the formatting, consistency, clarifications and modernizing it to respond to today’s business environment. For example, the existing CZO contains twenty-nine (29) Articles. The new CZO reorganizes all the existing elements into seven (7) Articles, which are better defined in the attached Staff Memo.

At the request of the Council, during the January 10th meeting, staff has edited Article 2.9 - Accessory Uses and Structures, per the discussion at this meeting. The detailed changes are located in the Information Memorandum attached, as well as the document titled “Accessory Uses and Structures Markup”.

### RECOMMENDATION:

On December 12<sup>th</sup>, 2016 the Planning & Zoning Commission voted to recommend approval of the Comprehensive Zoning Ordinance as described in Ordinance No. 3415.

### ACTIONS:

1. Motion to recommend approval of Ordinance No. 3415 as outlined and presented at this meeting.
2. Motion to recommend approval of Ordinance No. 3415 with the following modifications.
3. Motion to continue discussion of this case to the next regular meeting.

### ATTACHMENTS:

1. Information Memorandum
2. Ordinance No. 3415 (Comprehensive Zoning Ordinance)
3. Accessory Uses and Structures Markup