



**FARMERS  
BRANCH**

**ORDINANCE NUMBER 2106**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A DENOMINATIONAL SCHOOL IN THE PLANNED DEVELOPMENT NUMBER 31 (PD-31) ZONING DISTRICT LOCATED AT 12800 HARRY HINES; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) 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 Charter of the City of Farmers Branch, and the State Law with reference to amendments to the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made;

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a Denominational School within the Planned Development No. 31 (PD-31) zoning district at 12800 Harry Hines.

SECTION 2. That the above described denominational school shall be operated in compliance with the approved site plan attached as Exhibit "A", and the following conditions:

- a. The building facade fronting Stemmons Freeway shall be repaired and remnants of all previous signage on both stories be removed prior to issuance of a Certificate of Occupancy.

- b. Repair the second floor balcony on the west side of the building where damaged sheetrock presently exists prior to issuance of a Certificate of Occupancy.

SECTION 3. That adequate parking to serve the above described denominational school shall be provided either on-site or within one hundred and fifty (150) feet of the building as Article 12-100 of the Comprehensive Zoning Ordinance so provides.

SECTION 4. That the above described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended.

SECTION 5. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

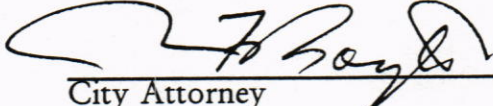
SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance and as the law in such case provides.

Duly passed by the City Council of the City of Farmers Branch, Texas, on this 7th City of February, 1994.


APPROVED:

  
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
City Secretary

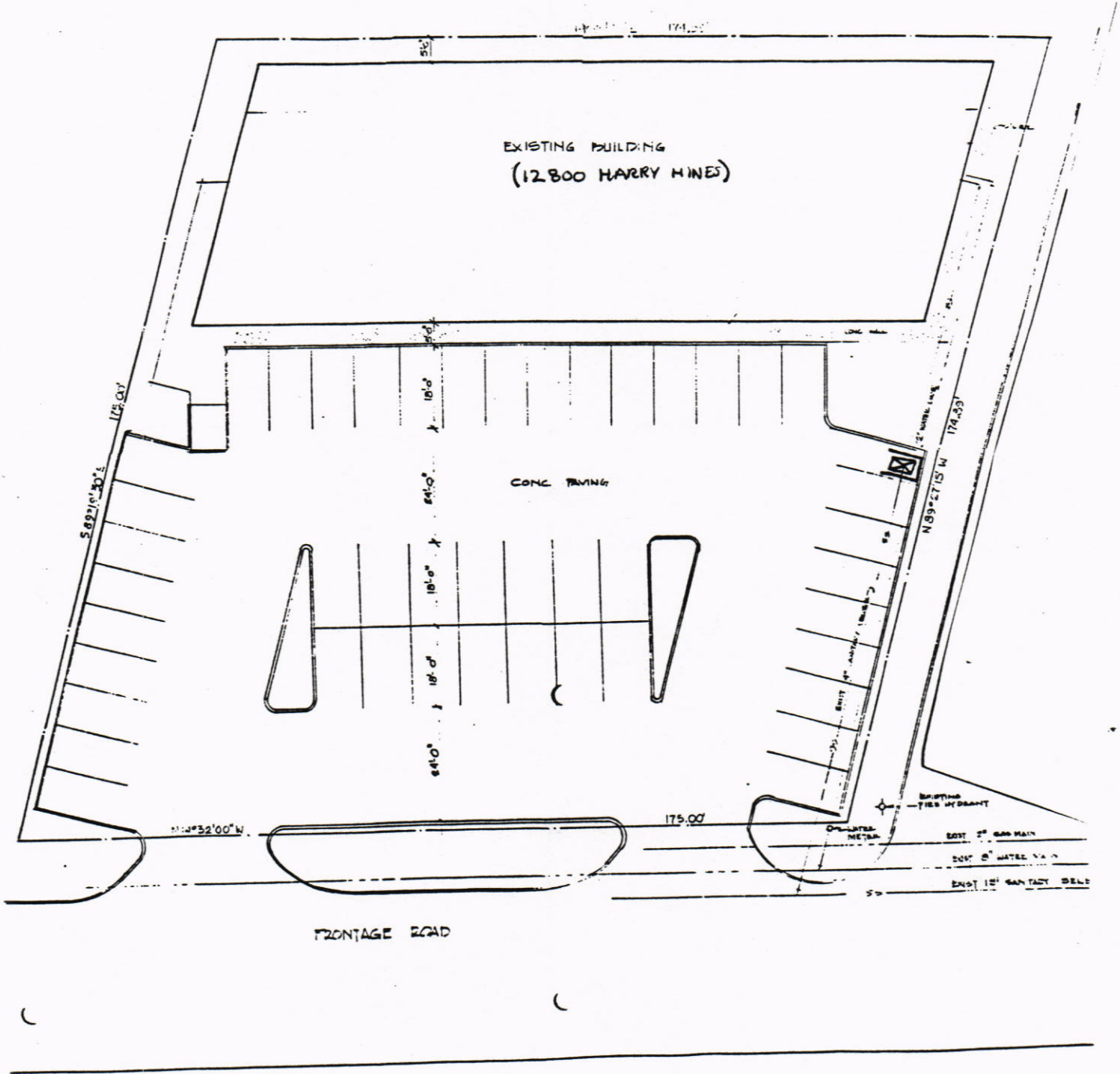


EXHIBIT 'A' (1 of 3)