



**FARMERS  
BRANCH**

ORDINANCE NO. 1487

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 AN AUTO/TRUCK LEASING FACILITY WITH USED CAR SALES OF TRADE-IN VEHICLES AND VEHICLES OBTAINED THRU EXPIRATION OF THE TERM OF LEASE, ONLY; MAINTENCE AND STORAGE OF VEHICLES ASSOCIATED WITH LEASING ONLY AND WITH THE CONDITIONS THAT LEASE TRUCKS ARE NOT TO EXCEED 1 TON CAPACITY IN THE PD-22 (LI) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan 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 granting of a specific use permit under 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 the 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 uses 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 an Auto/Truck Leasing Facility with used car sales of trade-in vehicles and vehicles obtained thru expiration of the term of lease, only; maintenance and storage of vehicles associated with leasing only and with the conditions that lease trucks are not to exceed 1 ton capacity in the PD-22 (LI) zoning district.



SECTION 2. That the Auto/Truck Leasing Facility with used car sales of trade-in vehicles and vehicles obtained thru expiration of the term of lease, only; maintenance and storage of vehicles associated with leasing only and with the conditions that lease trucks are not to exceed 1 ton capacity shall be located as follows : 2241 Valwood Parkway in the PD-22 zoning district.

SECTION 3. That the Facility shall be operated in accordance with the Information shown on Exhibit "A", and that Ten (10) parking space be screened from public view and the screening to be approved by the City Staff.

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for an Auto/Truck Leasing Facility with used car sales of trade-in vehicles and vehicles obtained thru expiration of the term of lease, only; maintenance and storage of vehicles associated with leasing only and with the conditions that lease trucks are not to exceed 1 ton capacity in the PD-22 zoning district.

SECTION 5. That 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 Hundred Dollars (\$200.00) for each offense.

SECTION 6. 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 a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 20 day of February 1984.