



**FARMERS
BRANCH**

ORDINANCE NO. 1904-A

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR AN "AUTOMOTIVE LEASING FACILITY WITH ON-SITE STORAGE" WITHIN THE PLANNED DEVELOPMENT NO. 41 (PD-41) ZONING DISTRICT LOCATED AT 14098 INWOOD ROAD; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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 a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, 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, subject to the conditions set out herein.

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, be, and the same is hereby amended by granting a specific use permit for an "Automotive Leasing Facility With On-Site Storage" within the Planned Development No. 41 (PD-41) zoning district at 14098 Inwood Road.

SECTION 2. That this specific use permit shall be operated in compliance with the conditions established by the approved site plan attached as Exhibit "A" provided that: (1) the on-premise sign located at corner of Inwood Road and Spring Valley Road be limited to a maximum height of 10 feet and a maximum area of 100 square feet and subject to approval of a variance from the Zoning Board of Adjustments for placement of the sign in front of the established building line; and (2) that the existing drive opening on Spring Valley Road be closed prior to the issuance of a certificate of occupancy.

SECTION 3. That no vehicle which is for lease shall be stored on site which exhibits body damage which is clearly visible from adjacent properties or public street rights-of-way or is in a state of disrepair.

SECTION 4. 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 5. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of the 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. 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. 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 the 4th day of September, 1990.

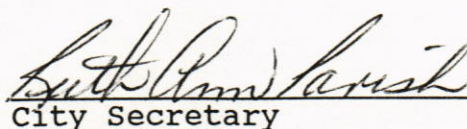


Mayor

APPROVED AS TO FORM:

ATTEST:



City Attorney

City Secretary