



**FARMERS  
BRANCH**

*ORDINANCE NO. 2051*

*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 AUTOMOTIVE GENERAL REPAIR FACILITY IN A LIGHT INDUSTRIAL (LI) ZONING DISTRICT AT 13700 GAMMA ROAD; 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; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF, AND DECLARING 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 an automotive general repair facility on a .7 acre tract located at 13700 Gamma Road, also being Lot 6, Block C of the Metropolitan Business Park, Section Two, and within a Light Industrial (LI) zoning district.

SECTION 2. That said automotive general repair facility shall be limited in location to that shown on the approved site plan attached as Exhibit "A".

SECTION 3. That the automotive general repair facility shall be operated in conformance with the following conditions.

1. All aspects of the business shall fully comply with the performance standards set forth in the Comprehensive Zoning Ordinance relative to noise, odorous matter, toxic and noxious matter and glare as regulated within the Light Industrial (LI) zoning district.
2. Signage, in addition to name plate and directional signs as regulated by the Comprehensive Zoning Ordinance, shall be limited to one (1) on-premise sign (formerly general business sign) not to exceed two hundred (200) square feet in area.
3. No automotive repair activities of any type shall take place outdoors.
4. Outdoor storage of vehicles shall be prohibited anywhere on-site.

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, Texas as herein amended by the granting of a specific use permit for an automotive general repair facility at 13700 Gamma Road.

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 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.

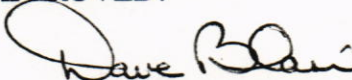
SECTION 6. If any section, paragraph, subdivision, clause, phrase, provision or word of this ordinance shall be judged invalid or unconstitutional such judgement shall not affect the remainder of this ordinance.

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, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 17<sup>th</sup> day of May, 1993.

APPROVED:

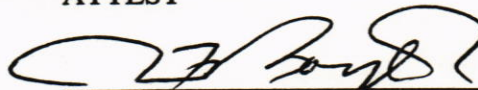


\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney ~~SECRET~~

ATTEST

  
\_\_\_\_\_  
City Secretary ~~ATTN~~