



ORDINANCE NUMBER 2158

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 TO ALLOW MOTOR VEHICLE SALES, INSTALLATIONS, AND REPAIR AT 2430 VALLEY VIEW LANE WITHIN THE FREEWAY SUBDISTRICT OF THE PLANNED DEVELOPMENT NUMBER 70 (PD-70) ZONING DISTRICT; 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 to allow motor vehicle sales, installations, and repair on a 1.5 acre tract located at 2430 Valley View Lane and within the Freeway Subdistrict of the Planned Development Number 70 (PD-70) zoning district.

SECTION 2. That said motor vehicle sales, installations, and repair shall be constructed and operated in the manner shown on the approved site plan attached as Exhibit "A".

SECTION 3. That the motor vehicle sales, installations, and repair shall be operated in conformance with the following conditions:

1. That the only types of motor vehicles that may be sold, repaired or worked on in any way shall be motorcycles.
2. That all installation, customization and repair work be conducted exclusively within the building.
3. That the height of the proposed pole sign comply with the requirements of Ordinance No. 2111.

SECTION 4. That, in accordance with Ordinance 2111, amending the Comprehensive Zoning Ordinance and establishing the Old Farmers Branch Special District (Planned Development No. 70), the Planning and Zoning Commission has granted special exceptions to the pole sign regulations: (1) an increase in sign area from 200 to 300 square feet, (2) a decrease in the setback along the Stemmons Freeway right-of-way from 30 feet to 5 feet, and (3) a reduction in the amount of landscaped area to be provided at the base of the sign from 300 square feet to 150 square feet.

SECTION 5. 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 motor vehicle sales, installations, and repair at 2430 Valley View Lane.

SECTION 6. 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.

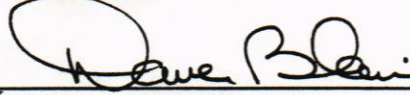
SECTION 7. If any section, paragraph, subdivision, clause, phrase, provision, or word of this ordinance shall be judged invalid or unconstitutional such judgement shall not affect the remainder of this ordinance.

SECTION 8. 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 9. 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 5th
City of December, 1994.

APPROVED:



Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary