



ORDINANCE NUMBER 2173

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-INTERIM USE (TO EXPIRE ON MAY 1, 2005) TO ALLOW OUTDOOR STORAGE OF RECREATIONAL VEHICLES WITHIN THE PLANNED DEVELOPMENT NO. 22 (PD-22) ZONING DISTRICT ON A 2.635 ACRE COMMONLY KNOWN AS 1617 AND 1637 KEENAN BRIDGE ROAD; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds and determines, on the basis of facts presented on the application for a Specific Use Permit-Interim Use and at the public hearings, the following:

1. That the proposed use is consistent with existing uses of adjacent and nearby property;
2. That the proposed use is not consistent with: (a) the reasonable foreseeable uses of adjacent and nearby property anticipated to be in place upon expiration of the term of the Specific Use Permit-Interim Use; and (b) the use of the property contemplated by the City's Comprehensive Plan, as in effect on the date of granting of said permit;
3. That the proposed use will not impair development of adjacent and nearby property in accordance with said Comprehensive Plan during the period for which the Specific Use Permit-Interim Use is in effect;
4. That the proposed use will not adversely affect the City's Thoroughfare Plan and traffic patterns, as in effect at the time of granting of said permit, and as contemplated by the City's Comprehensive Plan; and

5. That any investment contemplated to be made by the applicant in the property subsequent to or in reliance upon the issuance of the permit may reasonably be expected to be recovered prior to the expiration date of the permit.

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 the granting of Specific Use Permits-Interim Use 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 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, 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, 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-Interim Use, expiring on May 1, 2005, to allow outdoor storage of recreational vehicles within the Planned Development No. 22 (PD-22) zoning district on 2.635 acre commonly known as 1617 and 1637 Keenan Bridge Road.

SECTION 2. That this Specific Use Permit-Interim Use shall be operated in compliance with the conditions established by the approved site plan attached as Exhibit "A".

SECTION 3. That all construction equipment, construction vehicles, trailers, junked vehicles, and other miscellaneous material and debris presently on-site be removed within one hundred eight (180) days of the granting of the SUP, however, the applicant may request that the Planning and Zoning Commission extend this time period without incurring additional fees.

SECTION 4. That the rock driveway extending from Keenan Bridge roadway and leading to the proposed recreational vehicle storage area be paved a minimum distance of 50 feet into the property at such time that at least forty (40) recreational vehicle storage spaces have been leased.

SECTION 5. That the Specific Use Permit-Interim Use be limited to a period of ten (10) years, expiring no earlier than May 1, 2005 and that no additional fee be required, should the applicant petition the City for continuation of the use at that time.

SECTION 6. That storage be limited exclusively to those types of vehicles typically utilized for recreational purposes, including but not limited to, travel trailers, truck campers, camping trailers, boats and self propelled mobile homes.