



**FARMERS
BRANCH**

ORDINANCE NUMBER 2193

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 A VEHICLE REPAIR FACILITY AT 13675 STEMMONS FREEWAY AND WITHIN THE PLANNED DEVELOPMENT NUMBER 25 (PD-25) 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 specific use permit be granted;

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 a "Vehicle Repair Facility" on a 4.666 acre tract located at 13675 Stemmons Freeway and within the Planned Development Number 25 (PD-25) zoning district.

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

SECTION 3. That the vehicle repair facility shall be operated in conformance with the following conditions:

- 1. No automotive repair of any type shall take place outdoors.

2. Any vehicles kept on-site during hours in which the facility is not open to the public shall be stored within the screened parking area or within the building.
3. Should the Zoning Board of Adjustment not permit the proposed location of the fence along Valmar Way, a new site plan showing an alternate location which fully complies with zoning must be submitted, subject to Staff approval, prior to issuance of a Certificate of Occupancy.

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 a vehicle repair facility at 13675 Stemmons Freeway.

SECTION 5. 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.

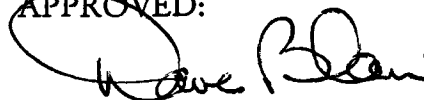
SECTION 6. If any section, paragraph, subdivision, clause, phrase, provision, or word of this ordinance shall be judged invalid or unconstitutional such judgement shall not affect the remainder of this ordinance.

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, and as the law in such case provides.

Duly passed by the City Council of the City of Farmers Branch, Texas, on this 7th
City of August, 1995.

APPROVED:



Mayor

APPROVED AS TO FORM:

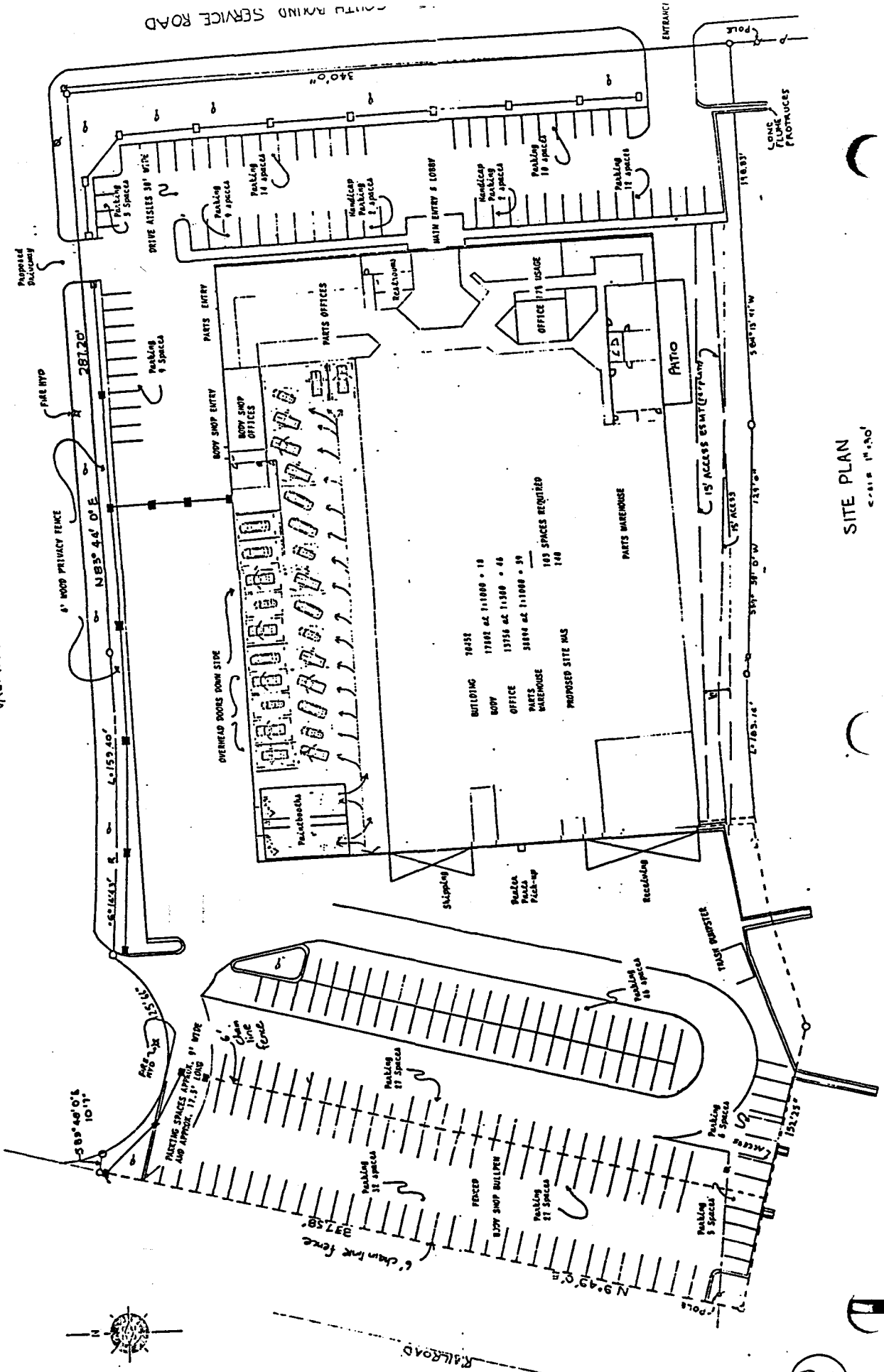


City Attorney

ATTEST:

City Secretary

VALMAR WAY



BUILDING	7843E
BODY	17788 sq 11,000 - 18
OFFICE	13758 sq 1,500 - 46
PARTS	31899 sq 1,1000 - 39
WAREHOUSE	
PROPOSED SITE HAS	
	100 SPACES REQUIRED
	110

SITE PLAN
SCALE 1" = 20'

EXHIBIT "A" (1 of 8)

3C

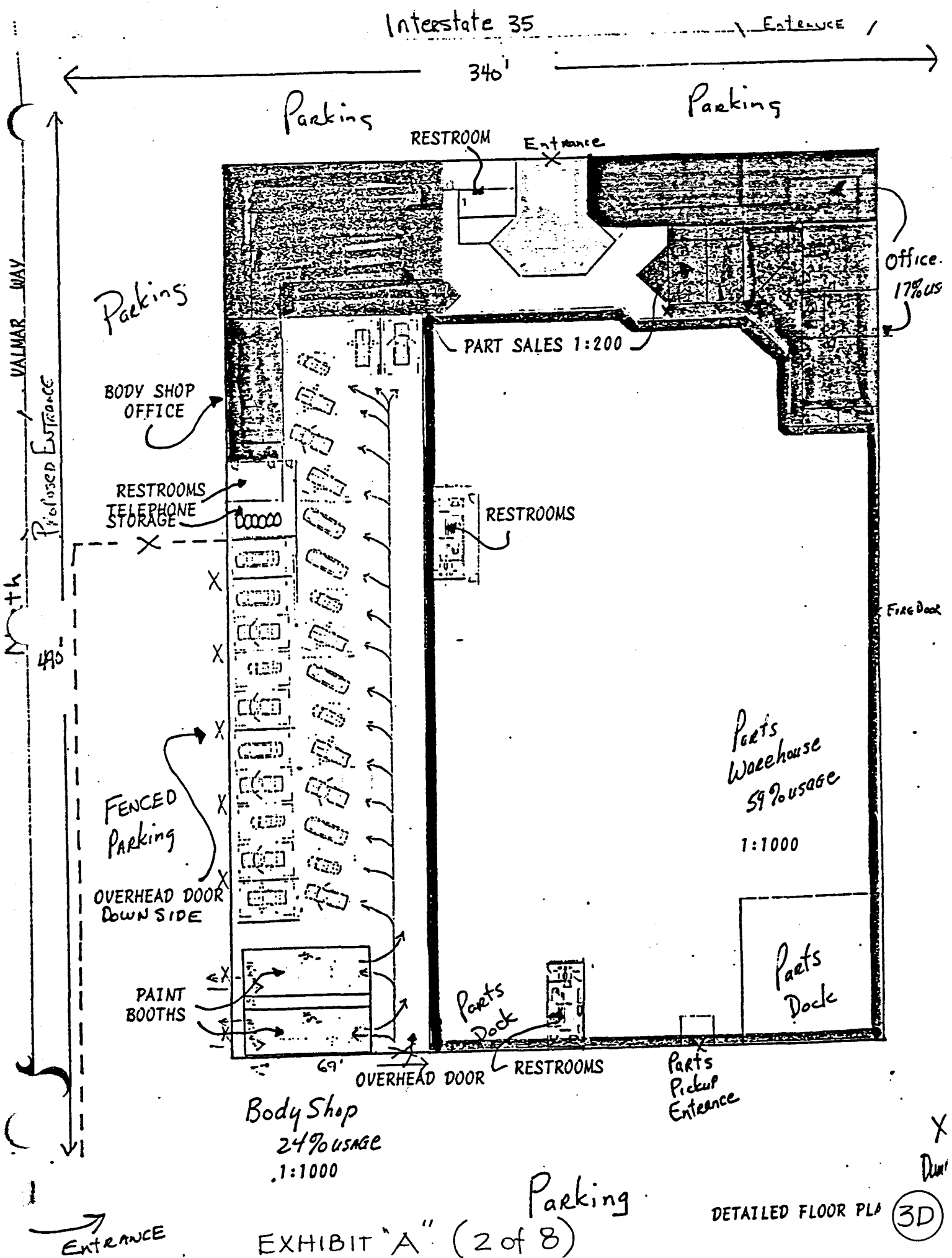


EXHIBIT "A" (2 of 8)

DETAILED FLOOR PLAN

3D

Site Data:

- A. PD-25 Light Industrial
- B. 202,990 feet site area
- C. Building 70,452
- D. Building coverage 35% of property
- E. F.A.R. 2.88 to 1
- F. 10,149 feet required landscape
- G. 221,180 feet landscape provided
- H. 103 parking spaces required
- I. 140 parking spaces provided

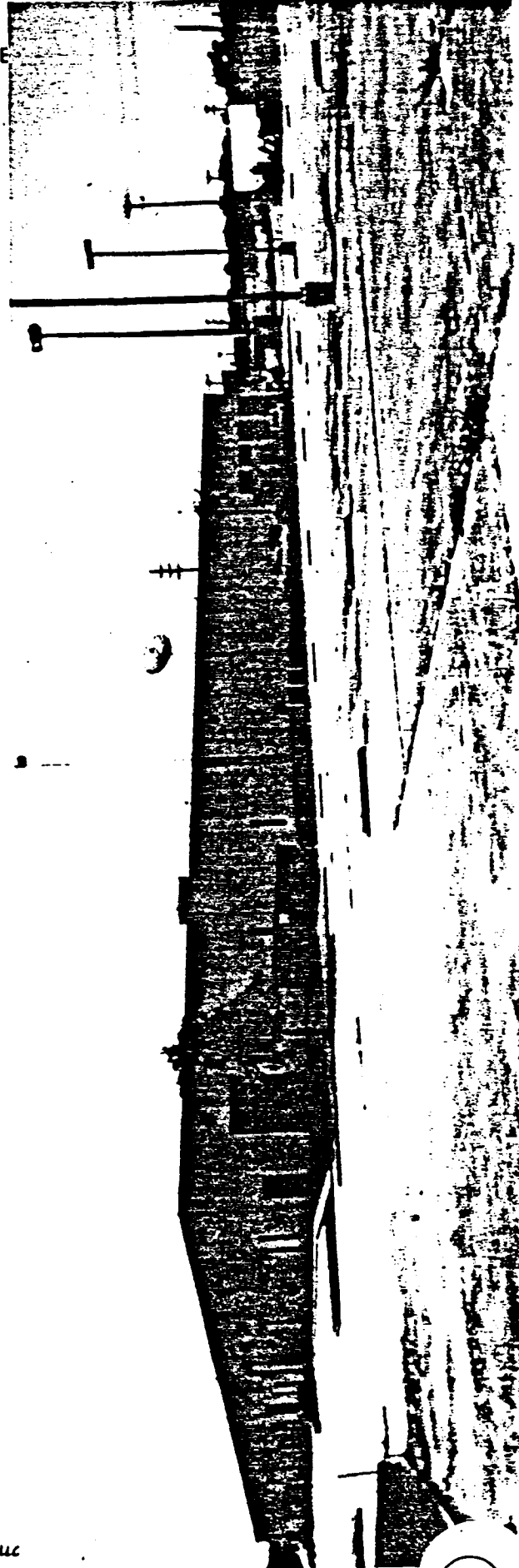
EXHIBIT "A" (3 of 8)

3E



Sam Pack's
Lee Jarmon
 Ford

STE



WEST SIDE OF BUILDING
 BACK PARKING LOT



Time Magazine's Que
National Winner

EXHIBIT "A" (4 of 8)

3F

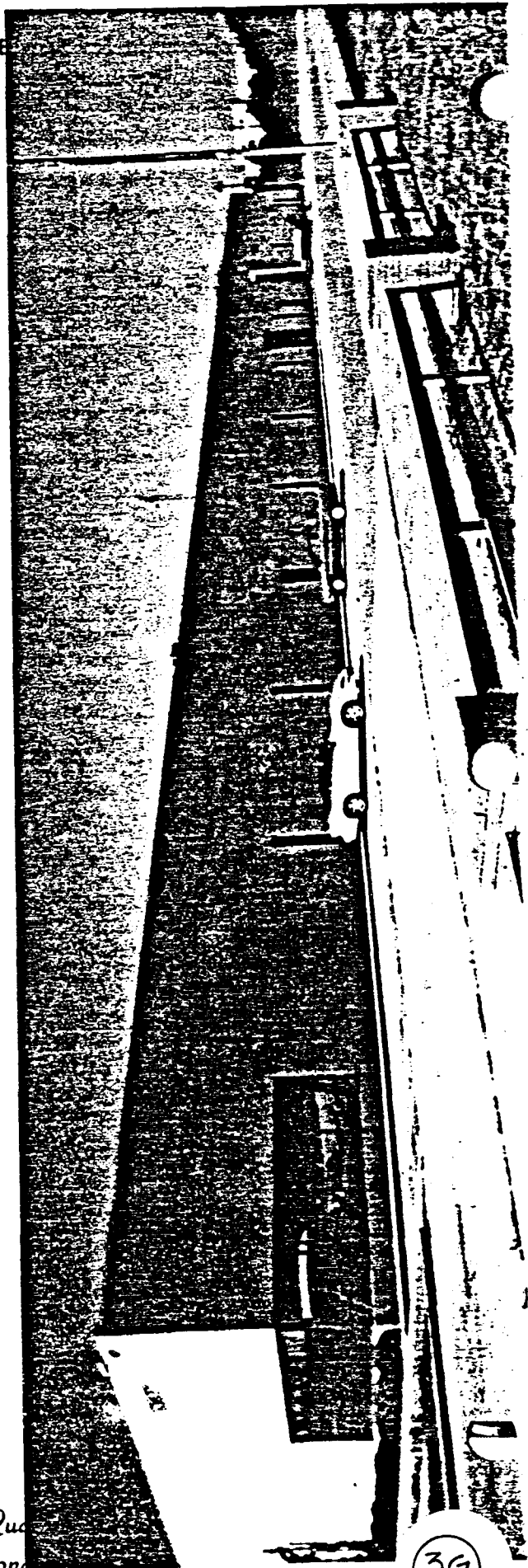


Sam Pack's
Lee Harmon
 Ford

STB

NORTH SIDE OF BUILDING

EXHIBIT "A" (5 of 8)



Time Magazine's Qu
 National

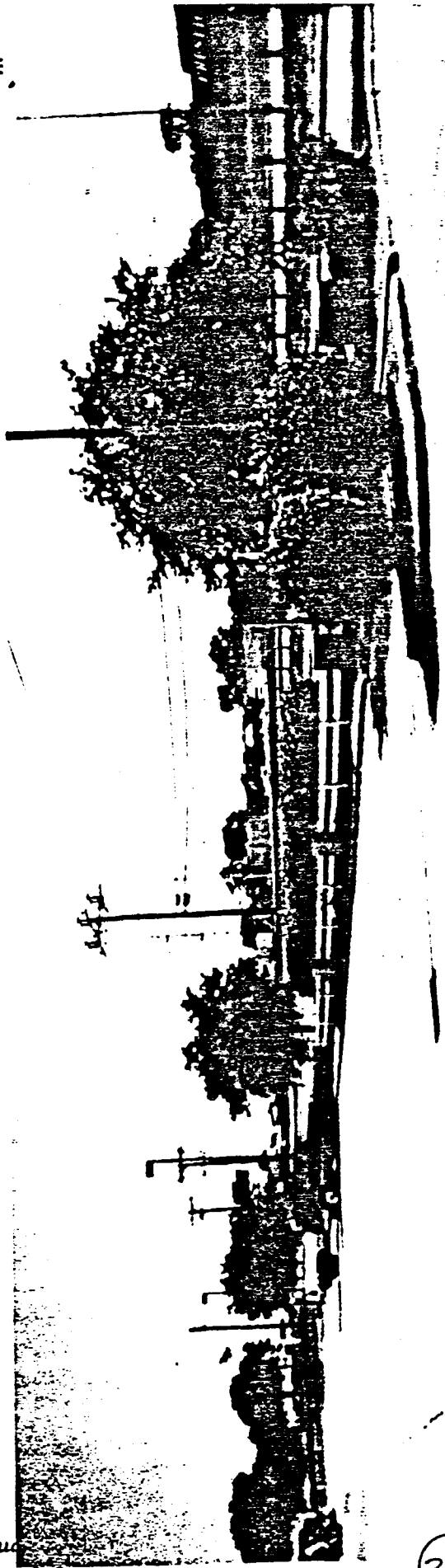


Sam Pack's
Lee Jarmon
 Ford

STE

FRONT OF BUILDING PARKING LOT

EXHIBIT "A" (6 of 8)



Time Magazine's Qu...
National Winner

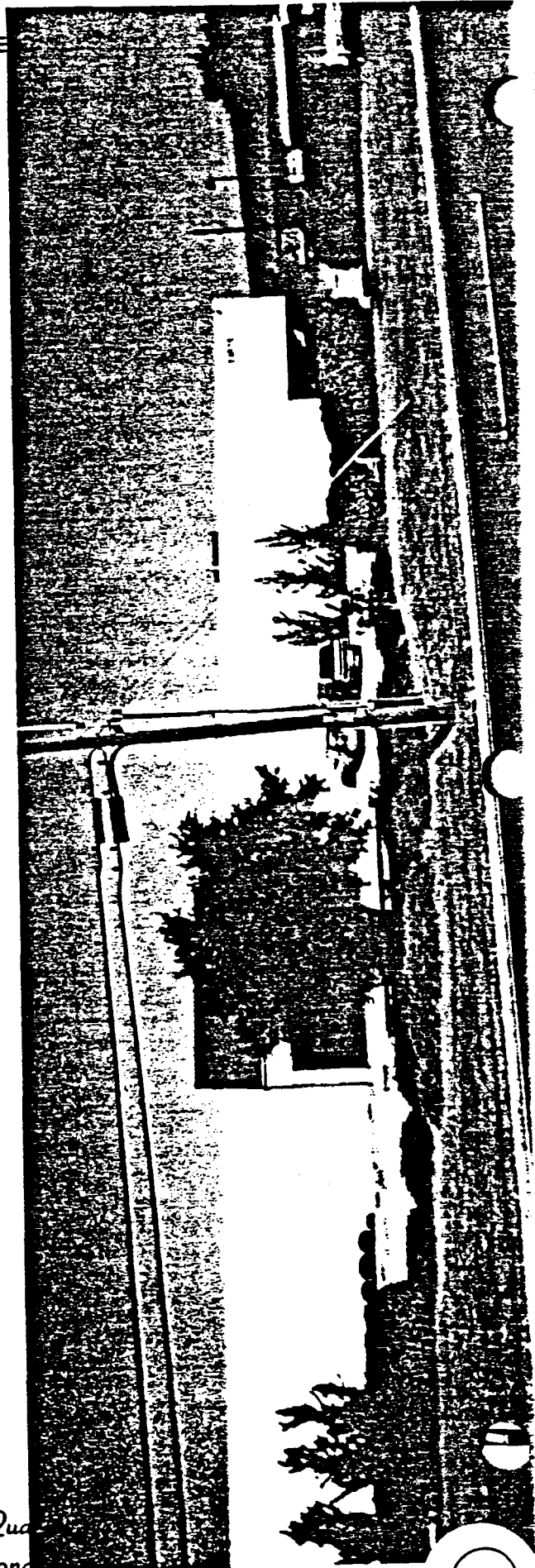


Sam Pack's
Lee Jarmon
 Ford

STE

FRONT OF BUILDING
 EAST SIDE OF BUILDING

EXHIBIT "A" (7 of 8)

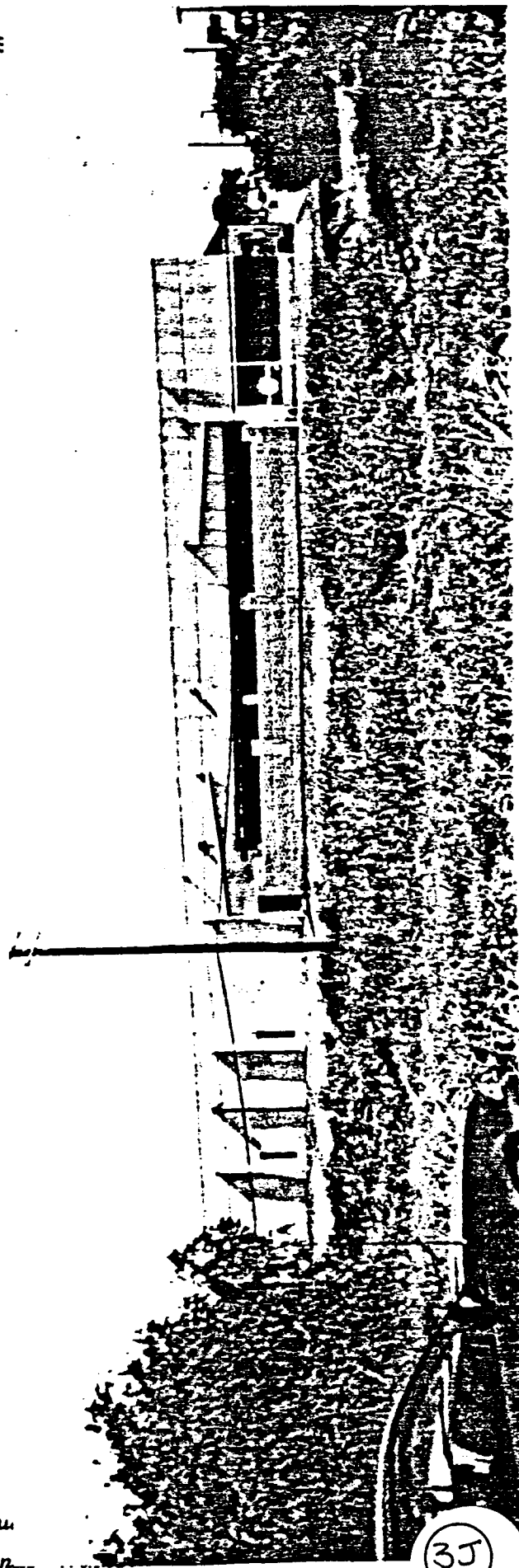


Time Magazine's Quality of Life
 National



Sam Pack's
Lee Harmon
 Ford

STE



SOUTH SIDE OF BUILDING

EXHIBIT "A" (8 of 8)



Time Magazine's Qu
Nation

3J