



**FARMERS  
BRANCH**

ORDINANCE NUMBER 2231

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 TUNE-UP SHOP AT 13303 JOSEY LANE AND WITHIN THE LOCAL RETAIL-2 (LR-2) 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 "Tune-Up Shop" on the 0.689 acre tract located at 13303 Josey Lane and within the Local Retail-2 (LR-2) zoning district, more specifically described on Exhibit "B".

SECTION 2. That said tune-up shop shall be constructed, maintained and operated in the manner shown on the approved site plan attached as Exhibit "A".

SECTION 3. That the tune-up shop shall be operated in conformance with the following conditions:

1. Any vehicles kept on site during hours in which the facility is not open to the public shall be stored indoors exclusively.



2. All tune-up work shall be conducted exclusively within the building.
3. The sump pump for ground water shall be connected to the storm sewer or other location approved by the City Staff.
4. No outside storage of any type (including vehicles and vehicle parts), shall be allowed on the property.
5. No outside display of products for sale, including vehicles, shall be allowed on the property.
6. That a solid screening hedge consisting of Nellie R. Stevens shrubs, at a minimum of 6 feet in height and spaced 3 feet on center at time of planting, to be provided along the north and west property lines.

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 "Tune-Up Shop "at 13303 Josey Lane.

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 6th City of November, 1995.

APPROVED:



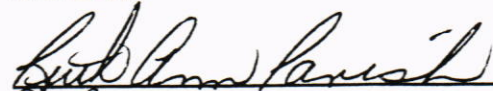
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

ATTEST:



\_\_\_\_\_  
City Secretary