



ORDINANCE NUMBER 2471

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW AN AUTOMOBILE REPAIR FACILITY LOCATED AT 2334 SPRINGLAKE AND WITHIN THE PLANNED DEVELOPMENT NUMBER 24 (PD-24) ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the City 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 changes to the zoning classifications 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 due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning 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 automobile repair facility located at 2334 Springlake Road at the southwest corner of Springlake Road and Interstate 35E and within the Planned Development No. 24 zoning district.

SECTION 2. That the specific use permit for an automobile repair facility shall be constructed and located in accordance with the approved site plan file dated March 29, 1999 attached as Exhibit "A" and subject to the following conditions:

1. All automobile repair operations shall be conducted inside the existing building;
2. Paint and body repair work is prohibited;
3. The sale of motor vehicles is prohibited;
4. Any customer vehicle kept on-site during hours in which the facility is not open to the public shall be stored indoors;

5. Outside storage or accumulation of any equipment, junk, trash, debris or other material shall be prohibited;
6. Prior to the issuance of a Certificate of Occupancy, eleven trees shall be planted and automatically irrigated, subject to City staff approval;
7. The existing turf grass on the unpaved area to the east and north of the existing building shall be properly maintained and irrigated with an automatic irrigation system;
8. Prior to the issuance of a Certificate of Occupancy, all vehicle parking and maneuvering surfaces shall be paved with concrete and striped in accordance with the City of Farmers Branch engineering standards.

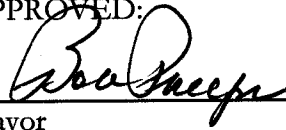
SECTION 3. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 4. 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 5. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

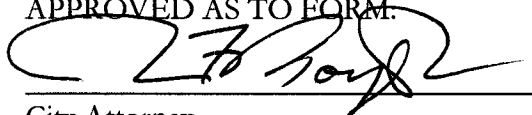
**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, on this the 4th day of May, 1999.**

APPROVED:



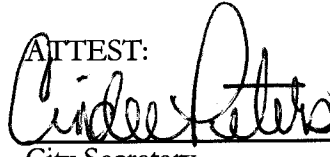
Mayor

APPROVED AS TO FORM:

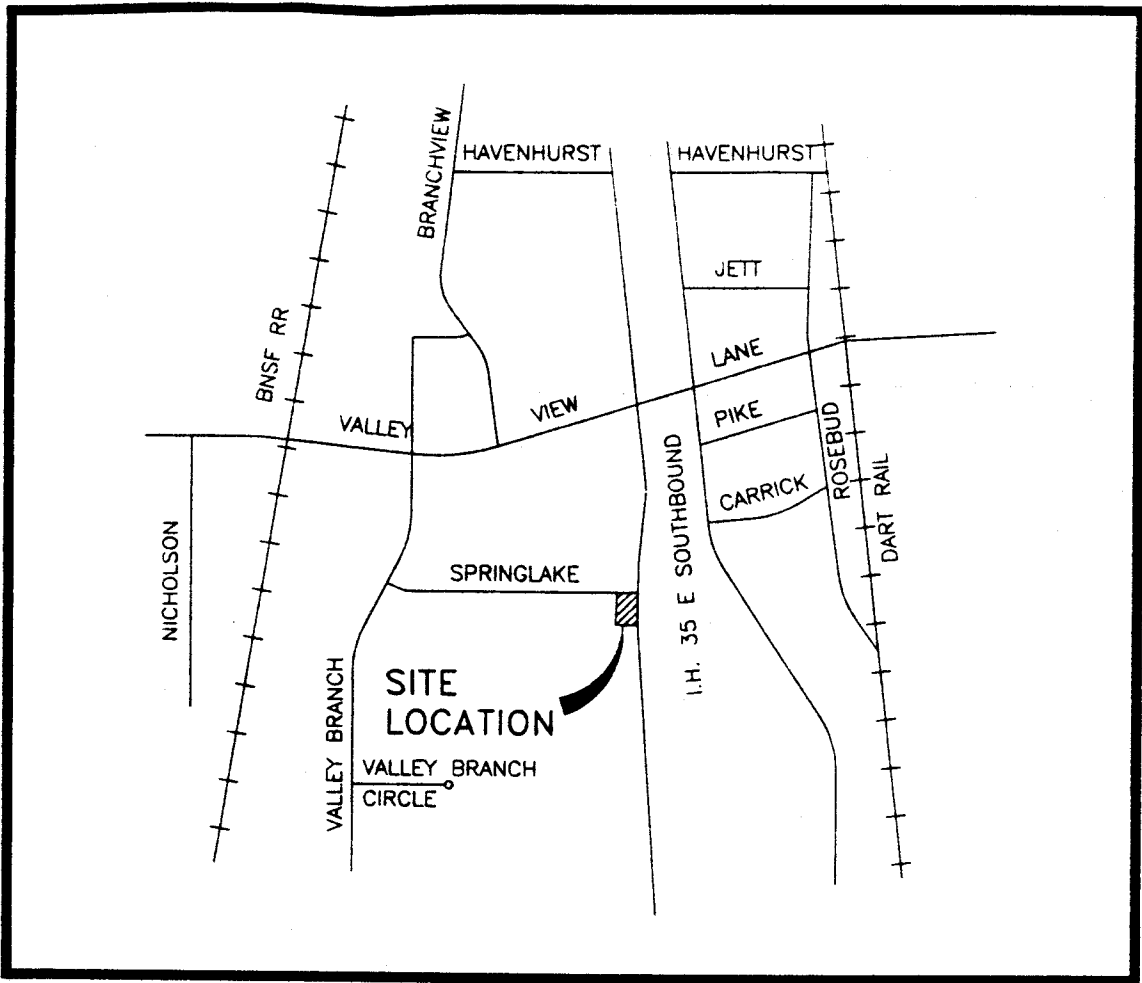


City Attorney

ATTEST:



City Secretary



VICINITY MAP

1" = 1000'

STATISTICAL SITE SUMMARY

ZONING: PD-24
NAME OF PROJECT: BERLINI'S AUTOMOTIVE
PROPOSED USE: AUTO REPAIR
PERCENT OF USAGE: 100%
TOTAL AREA OF SITE: 18,338 SQ.FT. - 0.421 ACRE
AREA OF BUILDING: 2,983 SQ.FT.
BUILDING SITE COVERAGE: 16.2%
FLOOR AREA RATIO: 1:0.16
PERCENT AND SQUARE FEET OF LANDSCAPING: 9,442 SQ.FT. - 50.6%
PARKING PROVIDED: 4 SPACES
PARKING REQUIRED: 2 SPACES
10 TREES PROVIDED