



Online

ORDINANCE NUMBER 2525

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, REPEALING ORDINANCE NO. 2504 AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED FOR A SPECIFIC USE PERMIT FOR A GASOLINE SERVICE STATION AND CAR WASH WITH SITE PLAN APPROVAL FOR DETAILING, A LUBE FACILITY WITH MINOR AUTOMOBILE REPAIR, A TIRE BALANCING AND ROTATION FACILITY, A CAFÉ, AND A RETAIL AREA IN THE SAME ESTABLISHMENT LOCATED AT 3690 BELTLINE ROAD, AT THE SOUTHWEST CORNER OF BELTLINE ROAD AND MARSH LANE AND WITHIN THE PLANNED DEVELOPMENT NUMBER 23 (PD-23) ZONING DISTRICT; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING 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 amending 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 for a gasoline service station with a car wash, detailing (concentrated cleaning/waxing), a lube facility with minor automobile repair, a tire balancing and rotation facility, a café, and a retail area within Planned Development

No. 23 (PD-23) zoning district and specifically located on the 1.93 acre tract of land located at the southwest corner of Beltline Road and Marsh Lane and addressed as 3690 Beltline Road.

SECTION 2. That the gasoline service station, car wash, detailing area, lube facility with minor automobile repair, tire balancing and rotation facility, café, and retail area shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A".

SECTION 3. That a maximum of 2.5 foot-candles of light shall be allowed at property boundary lines.

SECTION 4. That the proposed pylon signs shall have a white background.

SECTION 5. That the applicant shall construct all sidewalks indicated on the site plan before a final certificate of occupancy is issued for the property.

SECTION 6. That the kiosk buildings "to be constructed at a future date" on the car wash queuing-lane islands shall be constructed of the same materials, have the same architectural appearance, and be of the some colors as the CarSpa main building.

SECTION 7. That the gasoline canopy façade and support poles shall be solid white exclusive of permitted signage.

SECTION 8. That all operations are subject to the plan of operation, file-dated February 15, 2000.

SECTION 9. That all automobile repair and tire balancing and rotation operations shall be conducted inside the existing building.

SECTION 10. That paint and body repair work is prohibited.

SECTION 11. That any customer vehicle kept on-site during hours in which the facility is not open to the public shall be stored indoors.

SECTION 12. That outside storage of any equipment or junk, trash, and debris or other material shall be prohibited.

SECTION 13. That all parking and maneuvering surfaces shall be paved with concrete and striped in accordance with the City of Farmers Branch engineering standards, prior to the issuance of a Certificate of Occupancy.

SECTION 14. That Ordinance No. 2504 is hereby repealed.

SECTION 15. 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 as herein amended and by the granting of a specific use permit for a gasoline service station and car wash.