

FARMERS BRANCH

ORDINANCE NUMBER 2533

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 MOTOR VEHICLE PARTS INSTALLATION FACILITY, INCLUDING SPECIAL EXCEPTION REQUESTS FOR LANDSCAPING, SIGNAGE, PARKING AND SCREENING, LOCATED AT 13592 STEMMONS FREEWAY AND WITHIN THE PLANNED DEVELOPMENT NUMBER 70 (PD-70 OFB-FW) 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 of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City

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

City of Farmers Branch P.O. Box 819010 Farmers Branch, Texas 75381-9010 972/247-3131
Linked in Friendship with District of Bassetlaw, England, Garbsen and Schönebeck, Germany.
Internet URL...<http://www.ci.farmers-branch.tx.us>

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 a motor vehicle parts installation facility located at 13592 Stemmons Freeway.

SECTION 2. That the motor vehicle parts installation facility shall be constructed, located, and operated in accordance with the approved site plan attached as Exhibit "A," including the following conditions:

1. The applicant to provide metal gates, primed and painted with the dumpster enclosure, and that the final dumpster orientation and construction dimensions of the screening walls be subject to approval by the Director of Public Works prior to issuance of a building permit.
2. The motor vehicle parts installation facility shall comply with the Plan of Operation, file-dated March 17, 2000.

SECTION 3. That the City Council does hereby approve the following special exceptions associated with the site plan attached as Exhibit "A":

1. Establish conforming sign status.
2. Provide 36 parking spaces instead of the required 40 parking spaces.
3. Provide a landscape screen in lieu of a minimum 6-foot masonry wall for loading areas.
4. Provide no interior parking lot landscaping.
5. Allow pavement within the front yard setback along Squire Place.

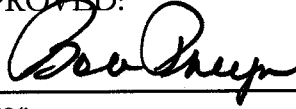
SECTION 4. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 5. 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 6. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

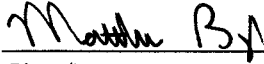
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, on this the 17 day of April, 2000.

APPROVED:



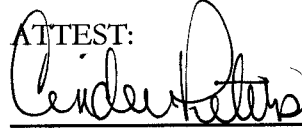
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



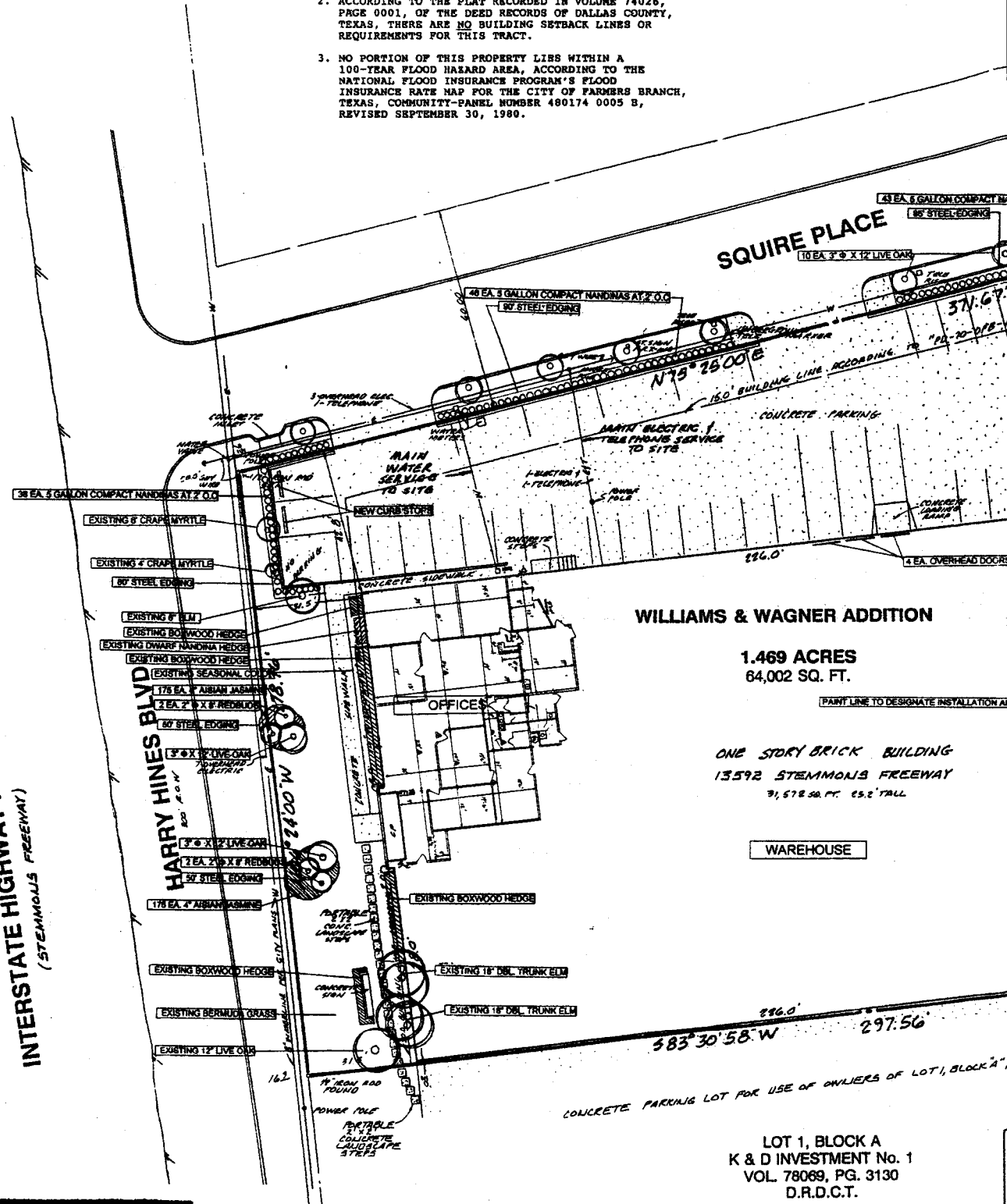
City Secretary

THE TRACT OF LAND SHOWN HERON IS EASEMENT WAREHOUSE AND OFFICE USES AND ALLOW BUILDING WHICH COVERS NO MORE THAN 70%

EASEMENT NOTES

1. THE EASEMENTS RECORDED IN VOLUME 1171, PAGE 73; VOLUME 1160, PAGE 41; AND VOLUME 2702, PAGE 343, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS DO NOT AFFECT THIS TRACT.
2. ACCORDING TO THE PLAT RECORDED IN VOLUME 74026, PAGE 0001, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THERE ARE NO BUILDING SETBACK LINES OR REQUIREMENTS FOR THIS TRACT.
3. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD AREA, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FARMERS BRANCH, TEXAS, COMMUNITY-PANEL NUMBER 480174 0005 B, REVISED SEPTEMBER 30, 1980.

INTERSTATE HIGHWAY NO. 35E
(STEMMONS FREEWAY)



WILLIAMS & WAGNER ADDITION

1.469 ACRES
64,002 SQ. FT.

ONE STORY BRICK BUILDING
13592 STEMMONS FREEWAY
31,578 SQ. FT. 65' TALL

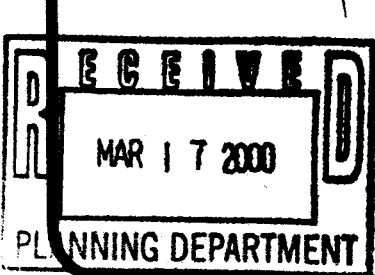
WAREHOUSE

CONCRETE PARKING LOT FOR USE OF OWNERS OF LOT 1, BLOCK A

LOT 1, BLOCK A
K & D INVESTMENT No. 1
VOL. 78069, PG. 3130
D.R.D.C.T.

Exhibit 'A'

Sheet 1 of 4



ALL LANDSCAPING MATERIALS SHOWN ARE PROPOSED MATERIALS. UNLESS OTHERWISE NATED AS EXISTING. ALL UNIMPROVED AREAS ARE TO BE TURF.

BUILDING AREA	31,527 SQ.FT.	49%
OFFICE	3,766 SQ.FT.	
WAREHOUSE	24,891 SQ.FT.	
INSTALLATION	3,071 SQ.FT.	
LANDSCAPE AREA	9,400 SQ.FT.	16%
PARKING AREA	17,825 SQ.FT.	27%
RAILROAD ROW	5,560 SQ.FT.	9%
TOTAL	64,002 SQ.FT.	100%

PARKING SPACE NOTE

THERE ARE 36 REGULAR PARKING SPACES AND 3 TRUCK PARKING SPACES ON THE TRACT OF LAND SHOWN HERON.

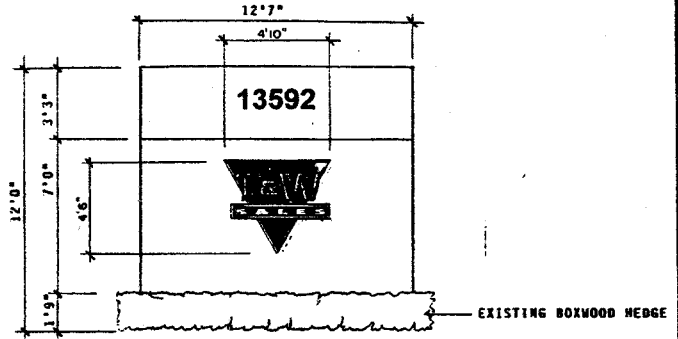
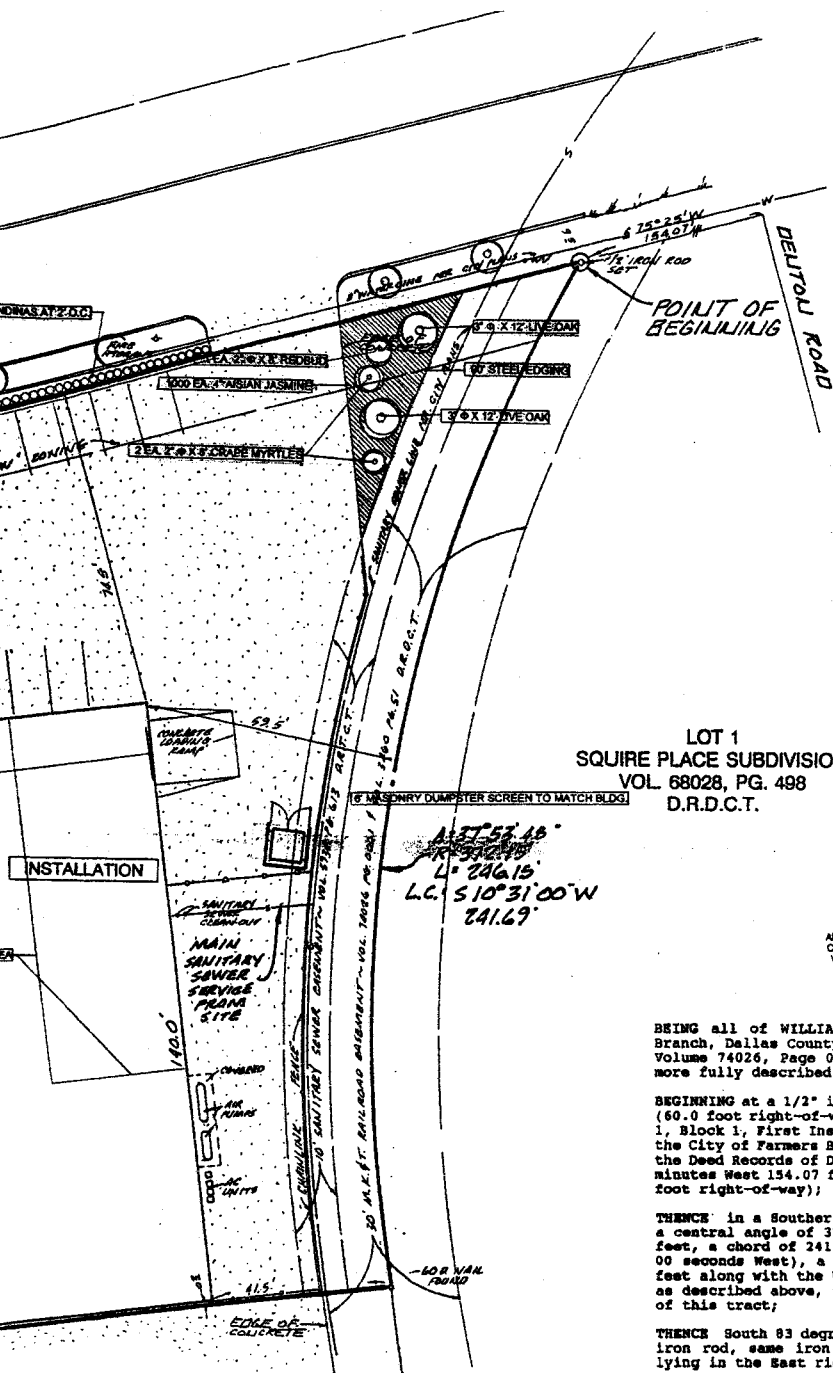
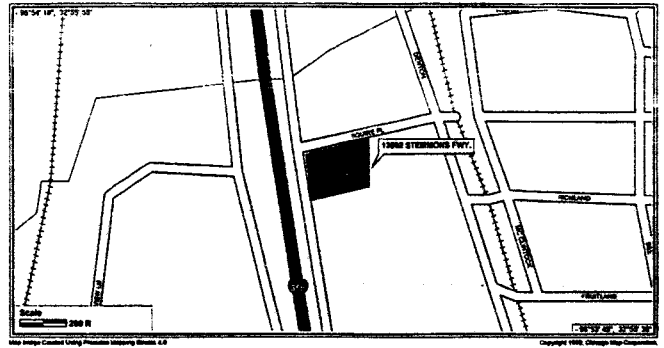
3D

Exhibit 'A'

Sheet 2 of 4

PD-70-0FB-FW, WHICH ALLOWS
A MAXIMUM 40 FOOT TALL
OF THE LOT.

VICINITY PLAN



EXISTING PRECAST CONCRETE SIGN

PARKING CALCULATION

OFFICE	3,765 SQ.FT.	7 SPACES
WAREHOUSE	24,691 SQ.FT.	25 SPACES
INSTALLATION	3,071 SQ.FT.	8 SPACES
TOTAL SPACES REQUIRED		40 SPACES
TOTAL SPACES PROVIDED		36 SPACES

LOT 1
SQUIRE PLACE SUBDIVISION
VOL. 68028, PG. 498
D.R.D.C.T.

WILLIAMS & WAGNER
AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS
COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN
VOLUME 74028, PAGE 0001, OF THE DEED RECORDS OF
DALLAS COUNTY, TEXAS.

LEGAL DESCRIPTION

BEING all of WILLIAMS & WAGNER, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 74028, Page 0001, Deed Records, Dallas County, Texas, and being more fully described as follows:

BEGINNING at a 1/2" iron rod in the Southern Right-of-Way of Squire Place (50.0 foot right-of-way), same iron rod being the Northwest corner of Lot 1, Block 1, First Installment of SQUIRE PLACE SUBDIVISION, an addition to the City of Farmers Branch, Texas, as recorded in Volume 68028, Page 498, the Deed Records of Dallas County, Texas, and bearing South 25 minutes West 154.07 feet from the Western Right-of-Way of Denton Road (50 foot right-of-way);

THENCE in a Southerly direction along with a curve to the left, having a central angle of 37 degrees 53 minutes 48 seconds, a radius of 372.15 feet, a chord of 241.69 feet (chord bearing South 10 degrees 31 minutes 00 seconds West), a tangent of 127.77 feet and an arc length of 246.15 feet along with the Western boundary of First Installment Squire Place, as described above, to a 60d nail, same nail being the Southeast corner of this tract;

THENCE South 83 degrees 30 minutes 58 seconds West 297.56 feet to a 1/2" iron rod, same iron rod being the Southwest corner of this tract and lying in the East right-of-way line of Stemmons Freeway (S.H. 358);

THENCE North 06 degrees 24 minutes 00 seconds West 178.76 feet along with the East right-of-way line of Stemmons Freeway to a 1/2" iron rod, same iron rod being the Northwest corner of this tract, and lying in the Southern right-of-way line of Squire Place;

THENCE North 75 degrees 25 minutes 00 seconds East 371.67 feet along with the Southern right-of-way line of Squire Place to the Point of Beginning, Containing 64,002 square feet (1.469 acres) of land.

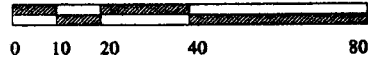
REFER TO SHEET 3 F

PLANT LIST

TREES	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
	14	QUERCUS VIRGINIANA	LIVE OAK	3" CALIPER/ 12" HIGH
	5	CERCIS CANADENSIS	REDBUD	2" CALIPER/ 8" HIGH
	2	LAGERSTROEMIA INDICA	CRAPPE MYRTLE	2" CALIPER/ 8" HIGH
SHRUBS	172	NANDINA DOMESTICA COMPACTA	COMPACT NANDINA	5 GALLON PLANT @ 24" O.C.
GROUND COVER	1360	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	4" POTS PLANT @ 12" O.C.
MISCELLANEOUS	500'	STEEL EDGING		
	1,350 SQ.FT.	MULCH BED		

NOTES: 1. PLANT QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, QUANTITIES SHOWN ON PLAN SHALL GOVERN.
2. NO SUBSTITUTION OF LANDSCAPE MATERIALS REGARDING QUANTITY, TYPE, OR SIZE SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE CITY OF FARMERS BRANCH.
3. ALL LANDSCAPE AREAS (INCLUDING LAWNS) SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

scale



issue date
02/07/00

calvert & co./architects, inc.
1301 elm st. # 103
carrollton, tx. 75006
(972)446-0493

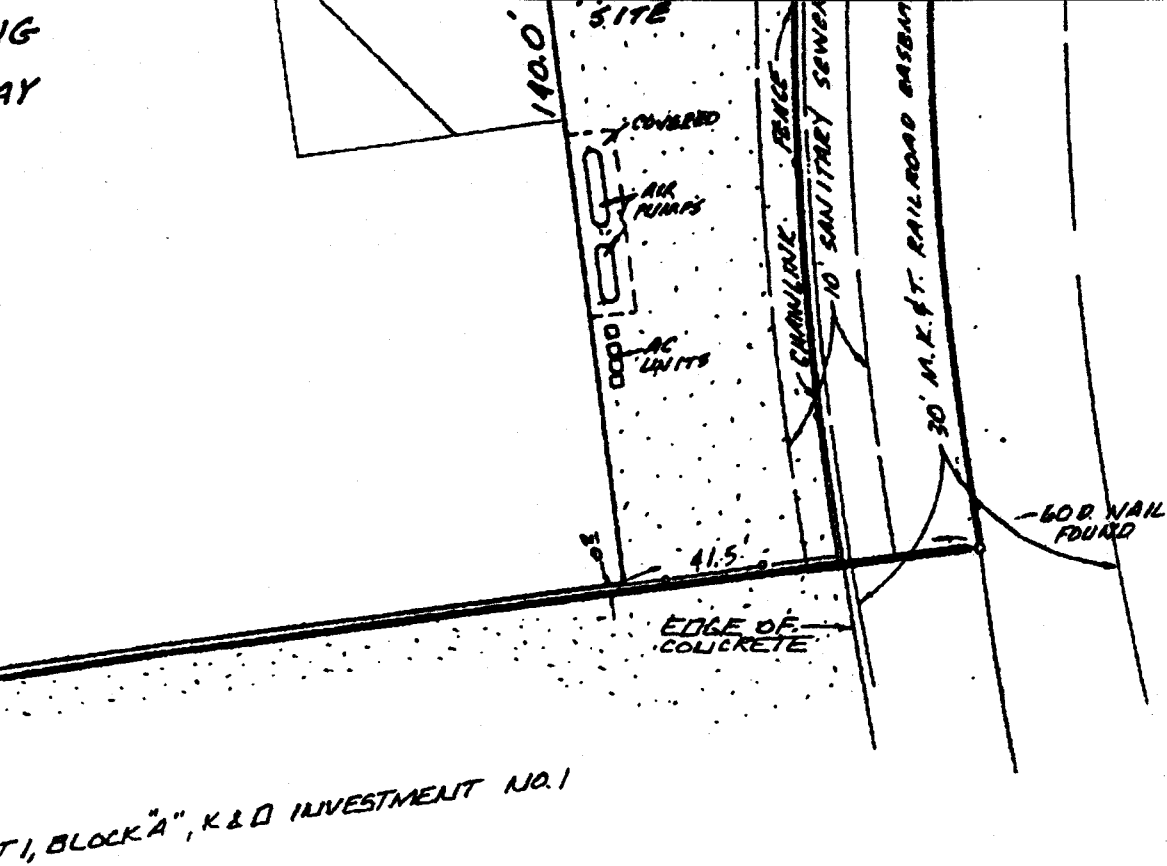
AN SUP REQUEST
FOR INSTALLATION OF AUTO ACCESSORIES

T & W SALES, INC.
13592 STEMMONS FWY.
FARMERS BRANCH, TEXAS

sheet

3E

IG
AY



BEING
Branch
Volume
more :

BEGIN
(60.0
1, Bl
the C
the De
minute
foot :

THENC
a cen
feet,
00 se
feet
as de
of th

THENC
iron
lying

THENC
with
same
South

THENC
with
Begin

T, BLOCK "A", K&D INVESTMENT NO. 1

D
OF

PLANT LIST				
	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES	14	QUERCUS VIRGINIANA	LIVE OAK	3" CALIPER/ 12' HIGH
	6	CERCIS CANADENSIS	REDBUD	2" CALIPER/ 8' HIGH
	2	LAGERSTROEMIA INDICA	CRAPE MYRTLE	2" CALIPER/ 8' HIGH
	172	NANDINA DOMESTICA COMPACTA	COMPACT NANDINA	5 GALLON PLANT @ 24" O.C.
GROUND COVER	1350	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	4" POTS PLANT @ 12" O.C.
MISCELLANEOUS	500' 1,350 SQ.FT.	STEEL EDGING MULCH BED		

NOTES: 1. PLANT QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, QUANTITIES SHOWN ON PLAN SHALL GOVERN.
2. NO SUBSTITUTION OF LANDSCAPE MATERIALS REGARDING QUANTITY, TYPE, OR SIZE SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE CITY OF FARMERS BRANCH.
3. ALL LANDSCAPE AREAS (INCLUDING LAWNS) SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.



Exhibit 'A'

Sheet 4 of 4

March 16, 2000

To: City of Farmers Branch
Planning and Zoning Committee
1300 Wm. Dodson Pkwy
Farmers Branch, TX 75381-9010

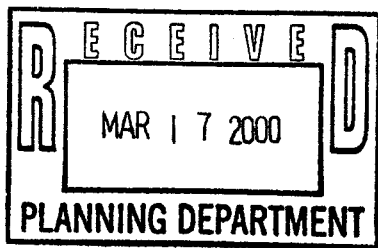
Plan of Operation

T&W Sales is purchasing a building at 13592 Stemmons Freeway, Farmers Branch, TX. Our hours of operation are Monday-Friday 8:00 A.M. to 6:00 P.M. We are a wholesale distributor of consumer electronics, selling to retail stores and new car dealerships only. We do not engage in any retail trade. There will be no overnight outside storage of goods or vehicles. Any customers vehicles that must be stored overnight will be kept inside the building. We will not perform any welding, cutting, or painting activities at this site. There will be no fuel draining or body work except for the bolting on attachment of auto accessories. T&W Sales will be the only tenant within the building. We do not plan to install any wall signage on the building. Below is a general list of products that we sell, distribute and/or install:

1. Car Stereos
2. Car Security Systems
3. Mobile Video Equipment (Televisions, VCRs, DVD Players, etc.)
4. Auto Navigation Equipment
5. Installation Hardware (Screws, wire connectors, fuses, etc.)
6. Woodgrain Dash material
7. Window Visors, Bug Deflectors, Sunroof Guards

Sincerely,

Kent Taylor
President T&W Sales



YOUR CONSUMER ELECTRONICS SPECIALIST SINCE 1975

T & W Sales, Inc. • 2709 Electronic Lane • Dallas, Texas 75220 • (214) 654-9351 • (800) 527-0660 • Fax (214) 654-9363

TOTAL P

39