



ORDINANCE NO. 3351

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY AMENDING ORDINANCE NO. 3328 GRANTING A SPECIFIC USE PERMIT FOR A GASOLINE SERVICE STATION AND CONVENIENCE STORE ON LOT 1, BLOCK 1, PARK WEST PHASE V, FARMERS BRANCH, TEXAS, LOCATED WITHIN PLANNED DEVELOPMENT NO. 88 (PD-88) ZONING DISTRICT; ADOPTING AN AMENDED SITE PLAN, AMENDED LANDSCAPE PLAN, AND AMENDED BUILDING ELEVATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR 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 laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and, after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending as follows Ordinance No. 3328 granting a Specific Use Permit for a Gasoline Service Station with a Convenience Store for Lot 1, Block 1, Park West Phase V, an Addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 87007, Page 3105, Plat Records, Dallas County, Texas ("the Property") which is presently zoned Planned Development No. 88 (PD 88) Zoning District:

- A. The Site Plan attached to Ordinance No. 3328 as Exhibit "A" shall be amended in its entirety as set forth in Exhibit "A-1" attached hereto and incorporated herein by reference;
- B. The Landscape Plan attached to Ordinance No. 3328 as Exhibit "B," shall be amended in its entirety as set forth in Exhibit "B-1" attached hereto and incorporated herein by reference; and

C. The Elevations attached to Ordinance No. 3328 as Exhibit "C," shall be amended in their entirety as set forth in Exhibit "C-1" attached hereto attached hereto and incorporated herein by reference.

SECTION 4. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. This Ordinance shall take effect after the passage of this Ordinance, the publication of the caption hereof as the law and charter in such case provide.


DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 5th DAY OF JANUARY, 2016.

ATTEST:

APPROVED:




Amy Piukana, City Secretary



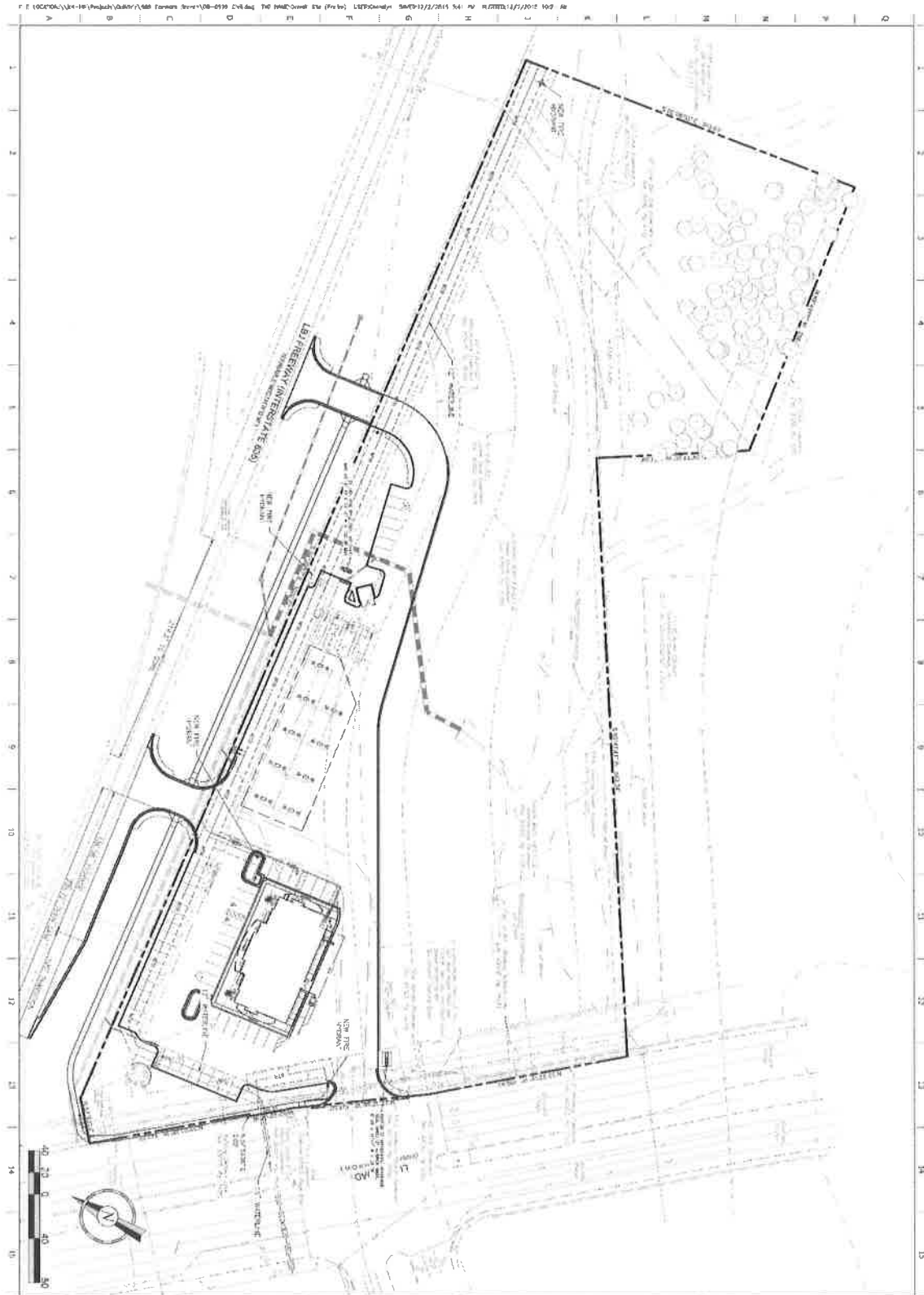
Bob Phelps, Mayor

APPROVED AS TO FORM:



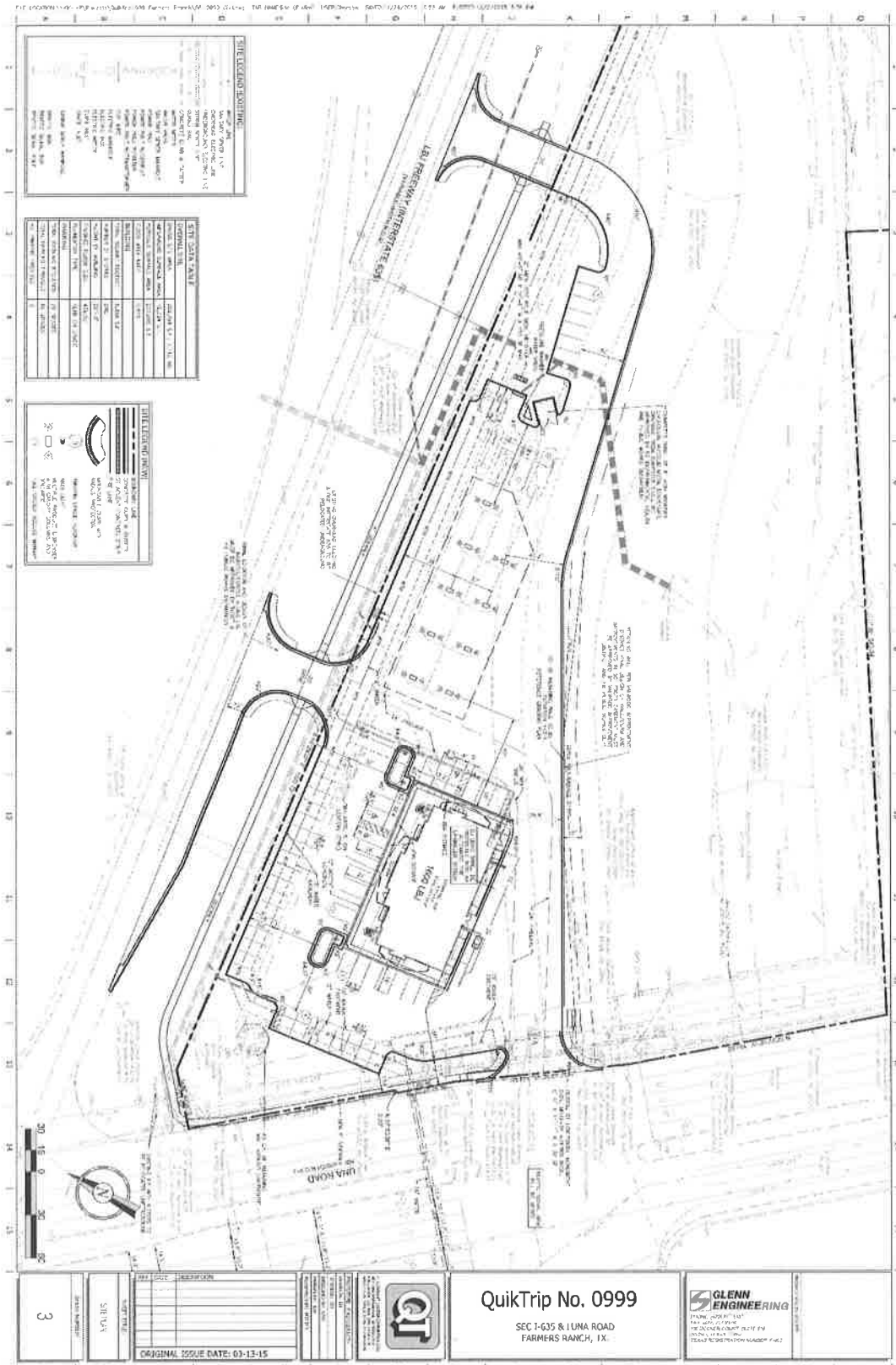
Peter G. Smith, City Attorney
(kbl:12/23/15:74816)

Ordinance No. 3351 Exhibit "A-1" - Site Plan



2	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: 8px;">REVISIONS</td></tr> <tr><td style="font-size: 8px;">DATE</td></tr> <tr><td style="font-size: 8px;">BY</td></tr> <tr><td style="font-size: 8px;">CHECKED</td></tr> <tr><td style="font-size: 8px;">APPROVED</td></tr> <tr><td style="font-size: 8px;">PROJECT</td></tr> <tr><td style="font-size: 8px;">DRAWN</td></tr> <tr><td style="font-size: 8px;">SCALE</td></tr> <tr><td style="font-size: 8px;">SHEET NUMBER</td></tr> </table>	REVISIONS	DATE	BY	CHECKED	APPROVED	PROJECT	DRAWN	SCALE	SHEET NUMBER	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: 8px;">PROJECT NO.</td></tr> <tr><td style="font-size: 8px;">DATE</td></tr> <tr><td style="font-size: 8px;">BY</td></tr> <tr><td style="font-size: 8px;">CHECKED</td></tr> <tr><td style="font-size: 8px;">APPROVED</td></tr> <tr><td style="font-size: 8px;">PROJECT</td></tr> <tr><td style="font-size: 8px;">DRAWN</td></tr> <tr><td style="font-size: 8px;">SCALE</td></tr> <tr><td style="font-size: 8px;">SHEET NUMBER</td></tr> </table>	PROJECT NO.	DATE	BY	CHECKED	APPROVED	PROJECT	DRAWN	SCALE	SHEET NUMBER		<p>QuikTrip No. 0999</p> <p>SEC 1-635 & LUNA ROAD FARMERS RANCH, TX.</p>	<p style="font-size: 8px;">Glenn Engineering 10001 Preston Road Suite 1000 Dallas, TX 75240 Phone: 972.242.1111 Fax: 972.242.1112 www.glenneng.com</p>
REVISIONS																							
DATE																							
BY																							
CHECKED																							
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DRAWN																							
SCALE																							
SHEET NUMBER																							

Ordinance No. 3351 Exhibit "A-1" - Site Plan (cont)



THE CLIENT'S REQUIREMENTS

1. THE CLIENT HAS REQUESTED THAT THE SITE BE DESIGNED TO ACCOMMODATE THE FOLLOWING:

- 1.1. A TOTAL OF 100,000 SQ. FT. OF GROSS FLOOR AREA.
- 1.2. A TOTAL OF 100,000 SQ. FT. OF GROSS FLOOR AREA.
- 1.3. A TOTAL OF 100,000 SQ. FT. OF GROSS FLOOR AREA.
- 1.4. A TOTAL OF 100,000 SQ. FT. OF GROSS FLOOR AREA.
- 1.5. A TOTAL OF 100,000 SQ. FT. OF GROSS FLOOR AREA.
- 1.6. A TOTAL OF 100,000 SQ. FT. OF GROSS FLOOR AREA.
- 1.7. A TOTAL OF 100,000 SQ. FT. OF GROSS FLOOR AREA.
- 1.8. A TOTAL OF 100,000 SQ. FT. OF GROSS FLOOR AREA.
- 1.9. A TOTAL OF 100,000 SQ. FT. OF GROSS FLOOR AREA.
- 1.10. A TOTAL OF 100,000 SQ. FT. OF GROSS FLOOR AREA.

THE CLIENT'S REQUIREMENTS

NO.	DESCRIPTION	AMOUNT
1	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
2	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
3	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
4	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
5	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
6	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
7	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
8	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
9	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
10	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000

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3	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
4	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
5	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
6	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
7	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
8	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
9	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
10	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000

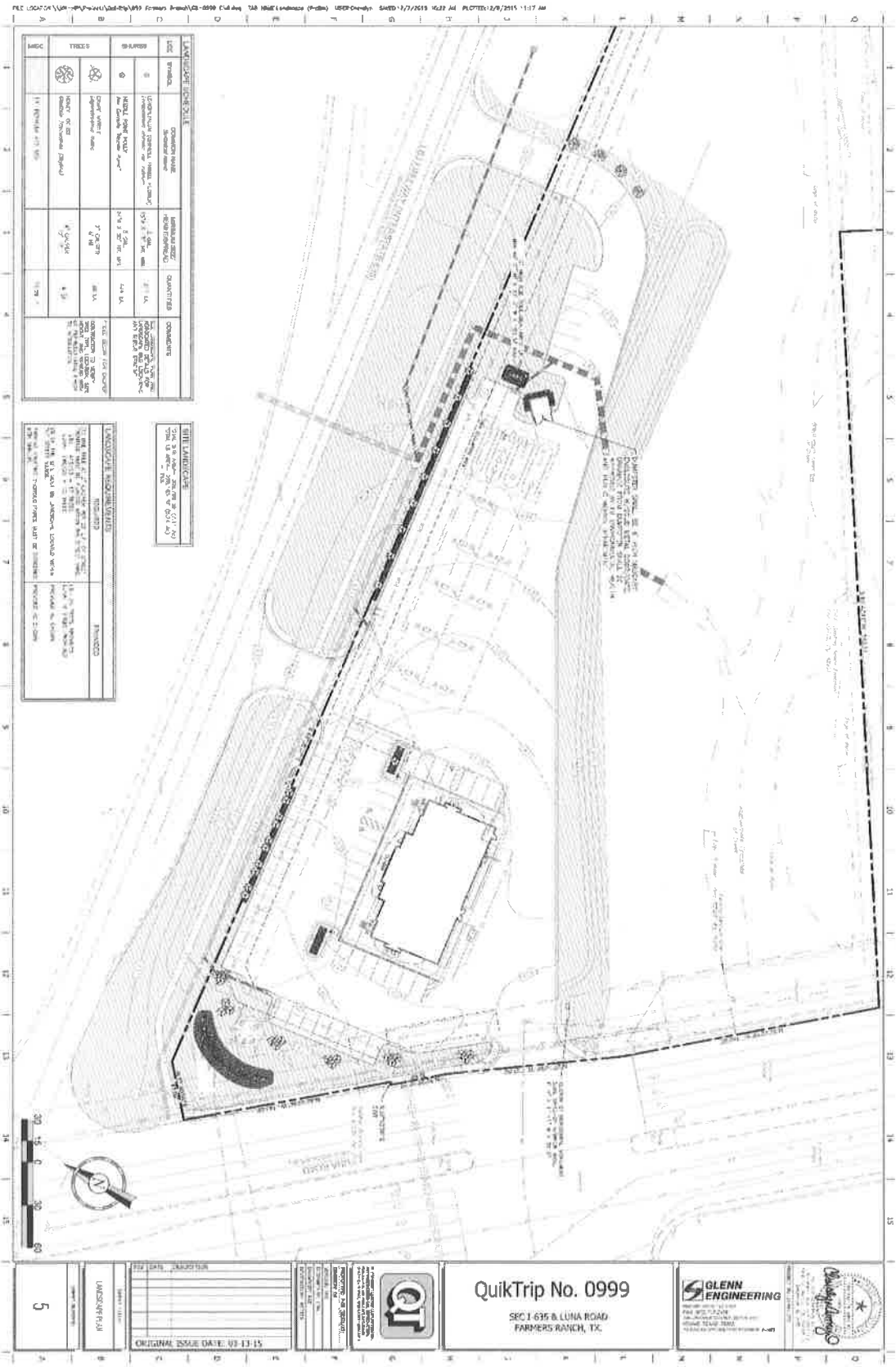
3

NO.	DESCRIPTION	AMOUNT
1	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
2	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
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9	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000
10	100,000 SQ. FT. OF GROSS FLOOR AREA	100,000

QuikTrip No. 0999
SEC 1-635 & LUNA ROAD
FARMERS RANCH, TX.

GLENN ENGINEERING
10000 W. 10TH ST. SUITE 100
DALLAS, TEXAS 75243
TEL: 972-412-1111
FAX: 972-412-1112
WWW.GLENNENGINEERING.COM

Ordinance No. 3351 Exhibit "B-1" – Landscape Plan



SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
(Symbol)	Planting Area	1500 sq ft	Planting Area for 1500 sq ft of trees and shrubs.
(Symbol)	Planting Area	1500 sq ft	Planting Area for 1500 sq ft of trees and shrubs.

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
(Symbol)	Planting Area	1500 sq ft	Planting Area for 1500 sq ft of trees and shrubs.
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(Symbol)	Planting Area	1500 sq ft	Planting Area for 1500 sq ft of trees and shrubs.
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(Symbol)	Planting Area	1500 sq ft	Planting Area for 1500 sq ft of trees and shrubs.
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SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
(Symbol)	Planting Area	1500 sq ft	Planting Area for 1500 sq ft of trees and shrubs.
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QUICKTRIP NO. 0999
SEC 1 635 S. LUNA ROAD
FARMERS RANCH, TX

DATE: 03-13-15
ISSUE DATE: 03-13-15

SCALE: 1" = 20'

NORTH ARROW

PROJECT NO. 0999

DATE: 03-13-15

ISSUE DATE: 03-13-15

SCALE: 1" = 20'

NORTH ARROW

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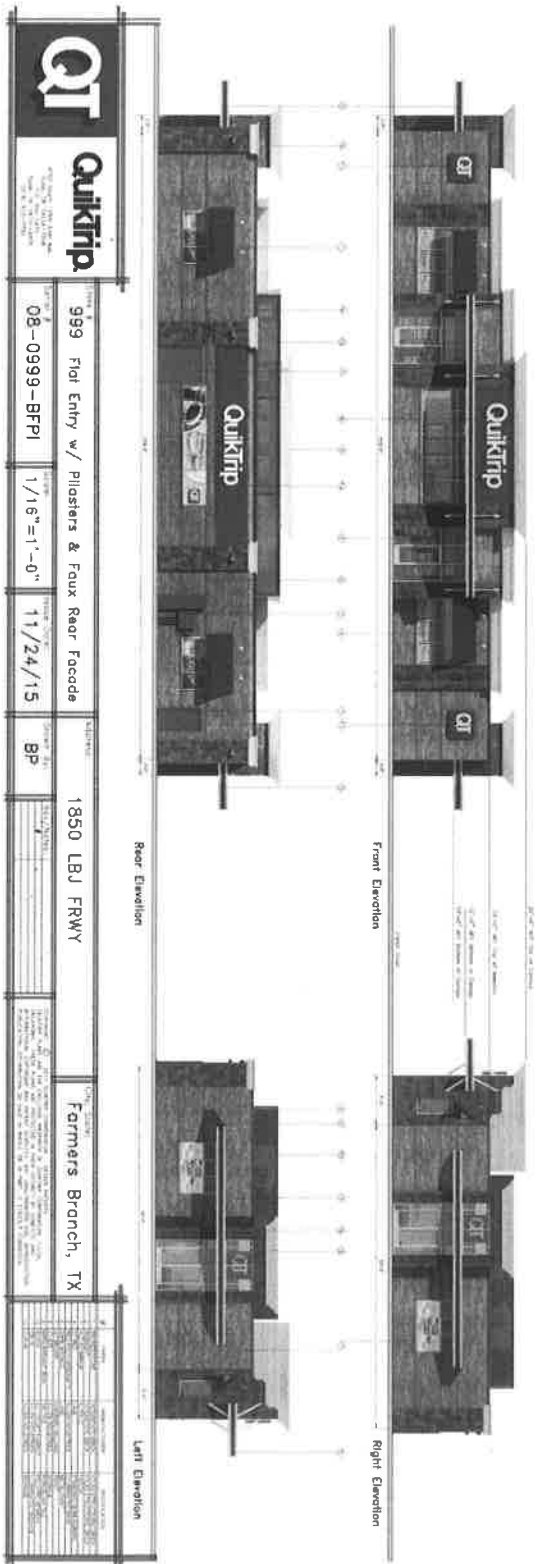
ISSUE DATE: 03-13-15

Ordinance No. 3351
Exhibit "C-1" – Elevations



EQV - Material Performance Table

ITEM	QTY	UNIT	PRICE	TOTAL
1.0000	1.00	sq. ft.	1.00	1.00
2.0000	1.00	sq. ft.	1.00	1.00
3.0000	1.00	sq. ft.	1.00	1.00
4.0000	1.00	sq. ft.	1.00	1.00
5.0000	1.00	sq. ft.	1.00	1.00
6.0000	1.00	sq. ft.	1.00	1.00
7.0000	1.00	sq. ft.	1.00	1.00
8.0000	1.00	sq. ft.	1.00	1.00
9.0000	1.00	sq. ft.	1.00	1.00
10.0000	1.00	sq. ft.	1.00	1.00
11.0000	1.00	sq. ft.	1.00	1.00
12.0000	1.00	sq. ft.	1.00	1.00
13.0000	1.00	sq. ft.	1.00	1.00
14.0000	1.00	sq. ft.	1.00	1.00
15.0000	1.00	sq. ft.	1.00	1.00
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17.0000	1.00	sq. ft.	1.00	1.00
18.0000	1.00	sq. ft.	1.00	1.00
19.0000	1.00	sq. ft.	1.00	1.00
20.0000	1.00	sq. ft.	1.00	1.00
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82.0000	1.00	sq. ft.	1.00	1.00
83.0000	1.00	sq. ft.	1.00	1.00
84.0000	1.00	sq. ft.	1.00	1.00
85.0000	1.00	sq. ft.	1.00	1.00
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88.0000	1.00	sq. ft.	1.00	1.00
89.0000	1.00	sq. ft.	1.00	1.00
90.0000	1.00	sq. ft.	1.00	1.00
91.0000	1.00	sq. ft.	1.00	1.00
92.0000	1.00	sq. ft.	1.00	1.00
93.0000	1.00	sq. ft.	1.00	1.00
94.0000	1.00	sq. ft.	1.00	1.00
95.0000	1.00	sq. ft.	1.00	1.00
96.0000	1.00	sq. ft.	1.00	1.00
97.0000	1.00	sq. ft.	1.00	1.00
98.0000	1.00	sq. ft.	1.00	1.00
99.0000	1.00	sq. ft.	1.00	1.00
100.0000	1.00	sq. ft.	1.00	1.00



**Ordinance No. 3351
Exhibit "C-1" – Elevations (cont)**

