FARMERS BRANCH

ORDINANCE NO. 1485 -a

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 AN AUTOMOBILE
REPAIR GARAGE AT 4641-43 NALL ROAD LOCATED WITHIN A
LIGHT INDUSTRIAL (LI) ZONING DISTRICT; ESTABLISHING
SPECIFIC CONDITIONS; PROVIDING A PENALTY OF FINE NOT
TO EXCEED THE SUM OF TWO HUNDRED ($200.00) DOLLARS
FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE;
PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN
EMERGENCY.

Whereas, the City Plan 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 of
zoning 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 the 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 uses 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 garage in a
Light Industrial (LI) zoning district.

SECTION 2. The Specific Use Permit is granted specifically
for the property at 4641-43 Nall Road in a Light Industrial (LI)

Zoning District.

SECTION 3. That there will be no outside storage or repair of vehicles or materials.

SECTION 4. That the automobile repair garage operation shall be operated in compliance with an approved floor plan. The approved floor plan shown as Exhibit "A" shall indicate the following square footages; office 2700 sq. ft., maintenance 11,700 sq. ft.; storage 15,500 sq. ft. and becomes a part of this ordinance.

SECTION 5. That the above described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a Specific Use Permit for an automobile repair garage and all other Specific Use Permits previously issued on this property are hereby repealed.

SECTION 6. That 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, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred ($200.00) Dollars for each offense.
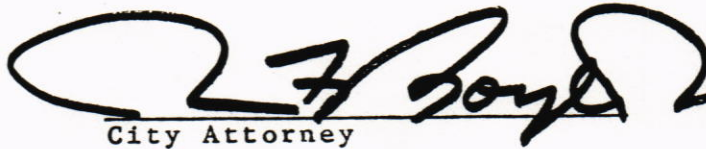
SECTION 7. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 8. 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 9. Whereas, it appears that the above described property requires that it be given the Specific Use Permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such cases provides.
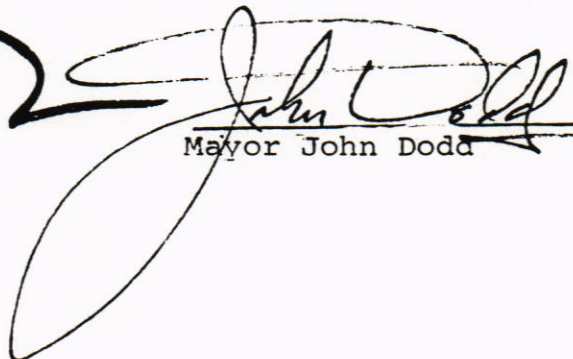
DULY PASSED BY THE City Council of the City of Farmers Branch, Texas, on this the ___6th___ day of ___February___, 1984.
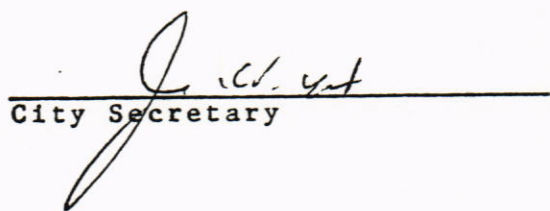
APPROVED AS TO FORM: APPROVED:

_____   _____
City Attorney   Mayor John Dodd

ATTEST:

_____
City Secretary