



**FARMERS
BRANCH**

"BEST LIVING PLACE"

ORDINANCE NO. 1627

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR "GENERAL ENGINE REPAIR" USE IN THE LIGHT INDUSTRIAL ZONING DISTRICT LOCATED AT 14540 BELTWOOD PARKWAY EAST; ESTABLISHING CONDITIONS OF OPERATIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; 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 granting of a specific use permit 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 a "General Engine Repair Use" in a Light Industrial (LI) zoning district.

SECTION 2. That the General Engine Repair Use shall be located within the building located at 14540 Beltwood Parkway East and the property specifically described on

Exhibit "A" which is attached to and made a part of this ordinance.

SECTION 3. That the General Engine Repair Use shall be performed only on imported automobiles with a value of fifteen thousand (\$15,000) dollars or greater.

SECTION 4. That the General Engine Repair Use shall be specifically located within the building at 14540 Beltwood Parkway East as shown on Exhibit "B" which is attached to and made part of this ordinance.

SECTION 5. That the operation and access to the General Engine Repair Use shall be as shown on exhibit "C" which is attached to and made part of this ordinance.

SECTION 6. That the property owners have voluntarily agreed to deed restrict the property through written and recorded deed restrictions which reserve the City the right to review the zoning on the property in the event the business of Paradise Garage No. 2, Inc. a Texas Corporation is sold or no longer involves general engine repair and terminate the Specific Use Permit.

SECTION 7. That the owner of the property did voluntarily offer to deed restrict the property in favor of the city, and said deed restriction are acceptable and the City Administration is instructed to file same for record.

SECTION 8. 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 "General Engine Repair Use:."

SECTION 9. 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 Dollars (\$200.00) for each offense.

SECTION 10. 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 11. 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 12. Whereas, it appears that the above described property requires that it be given the specific