



**FARMERS  
BRANCH**

"BEST LIVING PLACE"

ORDINANCE NO. 1633

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 A RETAIL GASOLINE SALES OPERATION IN THE PLANNED DEVELOPMENT FORTY (PD-40) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) 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 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 retail gasoline sales operation in the Planned Development Forty (PD-40) zoning district.

SECTION 2. That the retail gasoline sales operation shall be located at 4205 L. B. J. Freeway in the Planned Development Forty (PD-40) zoning district.

SECTION 3. That the retail gasoline sales operation shall be operated in accordance with the following provision.

A landscape plan be submitted and approved by the City

Staff prior to any certificate of occupancy being issued on the property.

SECTION 4. That the retail gasoline sales facility shall be developed and used as indicated on the site plan marked Exhibit "A".

SECTION 5. 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 retail gasoline sales operation.

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 Dollars (\$200.00) 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. The fact that it appears the above described property requires the specific use permit be granted in order to permit the use and development of the property as requested, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, creates an urgency and an emergency in the preservation of the public health, safety and welfare, which 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 case provides.

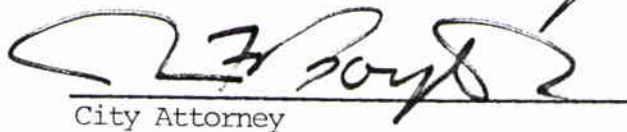
DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 5th day of May, 1986.

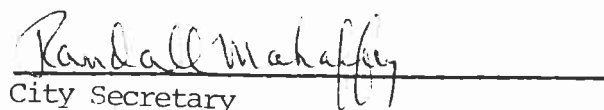
APPROVED:

  
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

ATTEST:

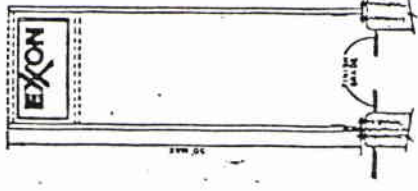
  
\_\_\_\_\_  
City Attorney

  
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City Secretary

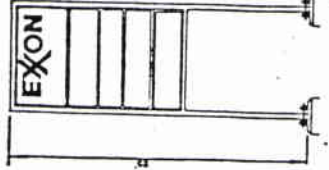
# Exhibit "A"

## GENERAL NOTES

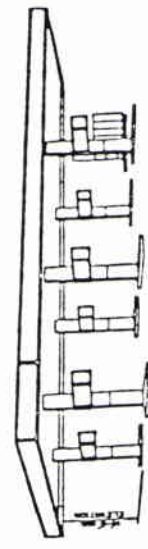
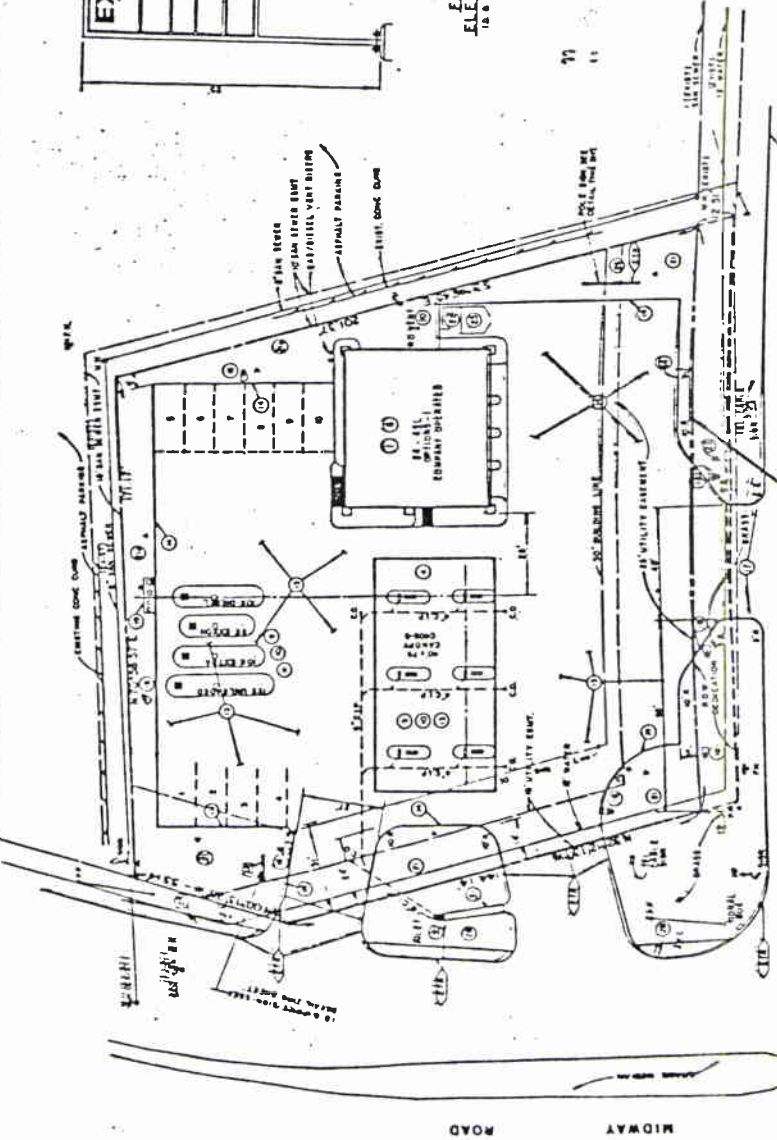
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FRONT ELEVATION  
CANOPY



FRONT ELEVATION  
IN A PRICE SIGN



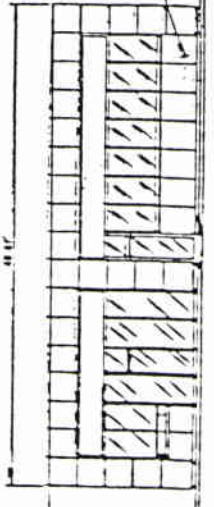
CANOPY  
PERSPECTIVE VIEW



VICINITY MAP

INDUSTRIAL PURPOSES ONLY  
 1. THIS AREA IS NOT TO BE USED FOR RESIDENTIAL PURPOSES.  
 2. THIS AREA IS NOT TO BE USED FOR COMMERCIAL PURPOSES.  
 3. THIS AREA IS NOT TO BE USED FOR MANUFACTURING PURPOSES.  
 4. THIS AREA IS NOT TO BE USED FOR STORAGE PURPOSES.  
 5. THIS AREA IS NOT TO BE USED FOR RECREATION PURPOSES.  
 6. THIS AREA IS NOT TO BE USED FOR OTHER PURPOSES.  
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INTERSTATE HIGHWAY 830  
 MIDWAY ROAD



FRONT ELEVATION

PLASTER NOTES:  
 1. ALL PLASTER TO BE FINISHED ON SELF-FINISHING METAL LATH.  
 2. PLASTER TO BE FINISHED TO A THICKNESS OF 1/2" TO 3/4".  
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 10. PLASTER TO BE FINISHED TO A THICKNESS OF 1/2" TO 3/4".

**WALLACE & LYLE, INC.**  
 Engineers - Surveyors

**EXXON**  
 114 635 & MIDWAY ROAD  
 MIDWAY, MISSOURI 64579  
 PHONE (816) 431-4118