

**FARMERS
BRANCH**

"BEST LIVING PLACE"

ORDINANCE NO. 1634

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 TWENTY-FOUR (PD-24) 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 a Planned Development Twenty-Four (PD-24) zoning district.

SECTION 2. That the retail gasoline sales operation shall be located at 13115 Harry Hines Boulevard in the Planned Development Twenty-Four (PD-24) 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:

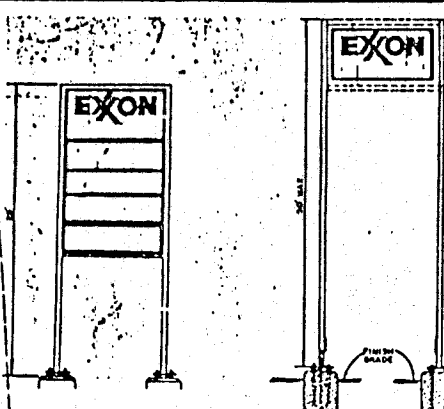
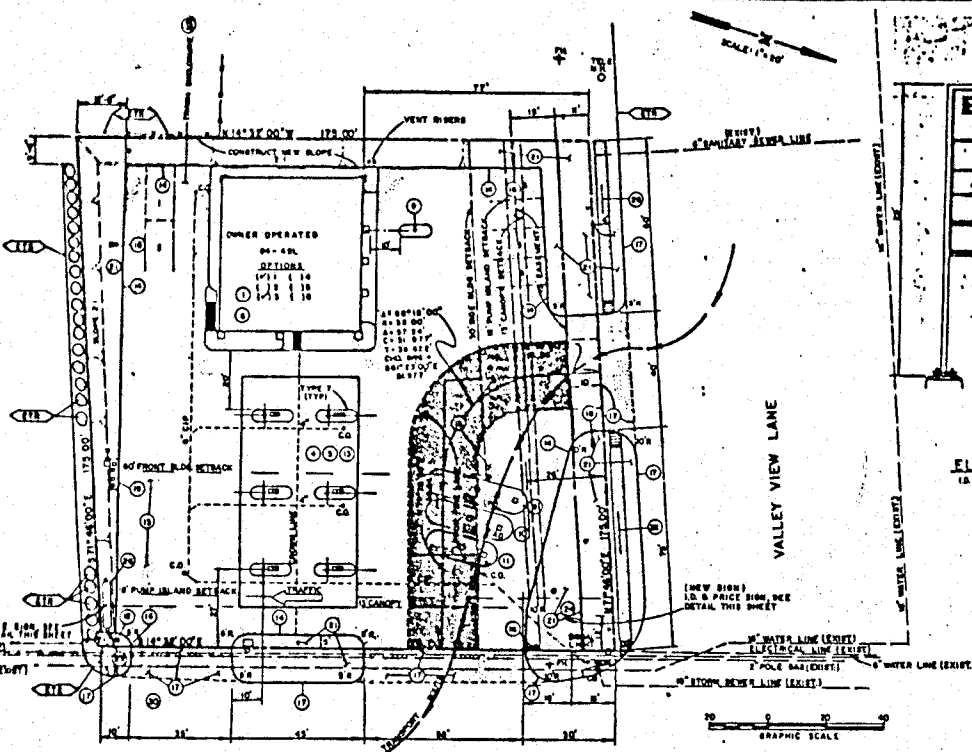
ATTEST:



City Attorney



City Secretary



GENERAL NOTES

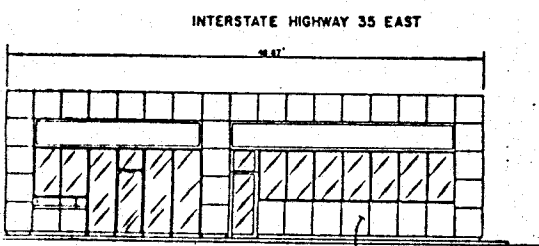
E = EXIST. G.C. = GENERAL CONTRACTOR
 S.S. = BUILDING SUPPLIER H = OTHER
 (S.S.) = SURVEY GRADE S = BEST. GRADE

■ = OPERATIONS WALL BY G.C.
 □ = WORK BY G.C.

(EX) = EXISTING TO REMAIN (RT) = REPLACE EXISTING CURBING
 (CM) = BEST EXISTING GRADE

1. EXISTING SIGN OWNED IMPROVEMENTS WHICH ARE NOT COVERED BY THIS PROJECT ARE TO BE REMOVED BY AND BECOME THE PROPERTY OF THE GENERAL CONTRACTOR EXCEPT AS FOLLOWS:
 A. PROPERTY/EQUIPMENT TO BE DISPOSED TO EXISTING SIGNAGE LOCATION BY G.C. (VERIFY WITH EXIST. PROJECT ENGINEER)
 B. PROPERTY/EQUIPMENT TO BE REMOVED BY OTHERS. (VERIFY WITH EXIST. PROJECT ENGINEER)

2. ALL UTILITY CONNECTIONS ARE TO BE AS PER LOCAL CODE BY G.C.
 3. G.C. TO PROVIDE CURBING & SIDING IN ALL EXIST. I.C. SIGNS & CURBING ONLY TO PUBLIC UTILITY SERVICE.
 4. SITE PLAN SUPERSEDES ALL WORKING DRAWINGS.
 5. UNLESS OTHERWISE NOTED, ALL PAINT TO BE FURNISHED BY G.C.



AM. "Y" CUT ON TOP BOLT BETWEEN LETTERS "E" AND "S" IN THE SIGN MOUNTER ON FIRE HYDRANT LOCATED AT NORTHEAST CORNER OF PROPERTY. MARKED ELEV. +100.00

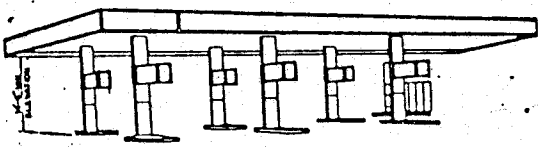
STATISTICAL SUMMARY BLOCK

- Total area of site: 0.7018 ac. = 30,562 sq. ft.
- Area of building development: 2,600 sq. ft.
- Development to have only one building
- Building site coverage: 0.35
- One story building
- Landscaping: 10.7%
- Required parking: 8 spaces
- Parking provided: 8 spaces
- One use

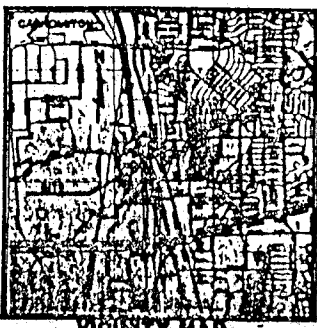
PLASTER NOTES:

- ALL PLASTER TO BE 2" THICK ON SELF-FURRING METAL LATH.
- APPLY IN 3-COST PROCESS- SCRATCH, BROWN & FINISH. FLOAT FINISH COAT WITH WOOD OR RUBBER FLOAT TO SMOOTH, HARD FINISH.
- ALL PLASTER ACCESSORIES, SCOURERS, TIPS, ETC. TO BE TYPE AS MANUFACTURED BY PLASTER COMPOUNDS, INC. OR EQUAL.
- SCORE JOINTS SHALL BE LOCATED AS INDICATED IN THE ELEVATION. BRUSHES ALL JOINTS TO BE CLEAN TRUE LINES.

ITEM NO.		PURCHASED BY		INSTALLED BY		BUILDING		DRAWING NUMBER	
1	EX	BS	BS	BS	BS	BUILDING TYPE	EX-45L	1151	1-14
CANOPY / ISLAND									
4	UP	BS	BS	BS	BS	CANOPY TYPE	40' x 70'	1102	1-3
5	E	GC	GC	GC	GC	DISPENSING EQUIPMENT	(4) 400 G.P.C. (1) ELECTRONIC DIESEL DISPENSING	1103	1-3
6	E	GC	GC	GC	GC	TRAPAC SYSTEM	TRC-C	1102	1-3
YARD AREA-TANKS									
9	E	GC	GC	GC	GC	FIBERGLASS TANKS FOR FUEL/WASTE OIL/HEATING OIL	(1) 120 GAL. UNLEADED (1) 100 GAL. UNLEADED EXTRA (1) 30 GAL. DIESEL (1) 30 GAL. WASTE OIL (1) 30 GAL. HEATING OIL BYF VALVE DETECTORS (2) 1/2" HP (1) 3/4" HP	1170-1,2	
10	OC	GC	GC	GC	GC	FIBERGLASS PRODUCT PIPING AND HEATING LINES	PER LOCAL CODE	1170-1,2	
11	OC	GC	GC	GC	GC	WARM RECOVERY SYSTEM TYPE	STAGE 1	1170-1,2	
12	OC	GC	GC	GC	GC	6" CONCRETE W/844-678 W/F		1102-1,2	
14	OC	GC	GC	GC	GC	8" INTERNAL CURB		1102-1,2	
17	OC	GC	GC	GC	GC	DRIVE APPROACH AND CURBING OUTSIDE PROPERTY LINE	PER LOCAL CODE		
18	E	GC	GC	GC	GC	1 1/2" X 1 1/2" TREAD TIGHT PICTURES AND MOUNTS: (PROVISIONAL)		1103	
19	J	GC	GC	GC	GC	AIR/WATER/LIGHT UNIT W/ADJOINING 3" X 6" DWG. PAN FOR TYLE'S		1103	
21	F	GC	GC	GC	GC	LANDSCAPING		1100	
22	OC	GC	GC	GC	GC	USED TIRE STORAGE ENCLOSURE: AFTER SERIES AND		1043	
23	OC	GC	GC	GC	GC	TIRE ENCLOSURE W/6" BEING, COMPLETE PAD		1043	
24	E	GC	GC	GC	GC	INSTALL RAJOUR 10 SIGN SYSTEM PAINT BLACK (20) BY EDGE 1/2" DIESEL PRICE/ 1" 1/2" DIESEL ANCHILLANT (20) BY PRICE/ 1/2" SIGN		1043	
25	E	GC	GC	GC	GC	INSTALL NEW SIGN SIDE SIGN AND PHASE ON EXISTING POLES: PAINT EXISTING WHITE		100-103-3(1-2)	
26	OC	GC	GC	GC	GC	CONCRETE SIDEWALK PER LOCAL SPECIFICATIONS			
27	OC	GC	GC	GC	GC	RELOCATED ELECTRICAL BOX			
28	OC	GC	GC	GC	GC	REPAIR EXISTING FIBER BUFFERS SUBJECT TO EXIST. DRIVE APPROACH			
31	OC	GC	GC	GC	GC	OIL & WATER SEPARATOR			



CANOPY
PERSPECTIVE VIEW



SITE PLAN

WALLACE & LYLE, INC.
 Engineers-Surveyors

EXXON
 FARMERS TRANSFER/RAAR
 LH 35 & VALLEY VIEW

DATE: 11/10/83
 SCALE: 1" = 100'-0"

414

Exhibit "A"