



**FARMERS
BRANCH**

ORDINANCE NUMBER 2107

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 AUTOMOTIVE GENERAL REPAIR FACILITY WITHIN THE PLANNED DEVELOPMENT NUMBER 33 (PD-33) ZONING DISTRICT AT 2420 VALWOOD PARKWAY; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING 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 Charter of the City of Farmers Branch, and the State Law with reference to amendments to 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 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 use 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 automotive general repair facility on a 0.5 acre tract located at 2420 Valwood Parkway, also being Lot 2 of the American Petrofina Subdivision, and within the Planned Development Number 33 (PD-33) zoning district.

SECTION 2. That said automotive general repair facility shall be constructed and operated in the manner shown on the approved site plan attached as Exhibit "A".

SECTION 3. That the automotive general repair facility shall be operated in conformance with the following conditions:

1. An irrigation plan be approved by Staff prior to the issuance of any building permits or any Certificate of Occupancy.
2. All landscaping and irrigation shall be installed in accordance with the approved site plan within 90 days after occupying the premises. A permanent Certificate of Occupancy shall not be issued until all site features fully comply with the approved site plan.
3. All repair activities shall take place exclusively within the building.
4. Paint and body repair work shall be prohibited.
5. Any vehicles kept on-site during hours in which the facility is not open to the public shall be stored either indoors or inside the paved and screened vehicle storage area as shown on the approved site plan.

SECTION 4. 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, Texas as herein amended by the granting of a Specific Use Permit for an automotive general repair facility at 2420 Valwood Parkway.

SECTION 5. Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase, provision, or word of this ordinance shall be judged invalid or unconstitutional such judgement shall not affect the remainder of this ordinance.

SECTION 7. 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 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

Duly passed by the City Council of the City of Farmers Branch, Texas, on this 7th
City of February, 1994.

APPROVED:

W. David Blair
Mayor

APPROVED AS TO FORM:

[Signature]
City Attorney

ATTEST:

Beth Ann Larish
City Secretary