



FARMERS BRANCH

ORDINANCE NUMBER 2230

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; BY AMENDING A SPECIFIC USE PERMIT FOR "GENERAL ENGINE REPAIRS" ON THE PROPERTY LOCATED AT 2435 SQUIRE PLACE, SUITE 7, AND WITHIN THE GENERAL BUSINESS SUBDISTRICT OF THE PLANNED DEVELOPMENT NO. 70 ZONING DISTRICT, GRANTING EXCEPTIONS, TO ALLOW THE "GENERAL ENGINE REPAIRS" USE AND AN INCREASE OF APPROXIMATELY 4,829 SQUARE FEET IN AREA; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; PROVIDING FOR SEVERABILITY; 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 the granting of a Specific Use Permit having 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, subject to the conditions set out herein.

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 by amending the existing Specific Use Permit Number S-153 allowing "general engine repair" in Suite 7 of 2435 Squire Place which is located on an approximate 1.9 acre tract of land at the northwest corner of Squire Place and Bee Street, and within the General Business Subdistrict of the Planned Development No. 70 (PD-70) zoning district to allow the "general engine repair" use to be expanded to a total of 9,658 square feet in area and including all of Suite 7 and 8 of 2435 Squire Place.

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

SECTION 3. That the general engine repairs shall be operated in conformance with the following conditions:

- a. All sales and repair activities shall take place only within the building.
- b. Vehicles stored outside the structure during hours in which the facility is not open to the public shall be limited to the five parking spaces not including those spaces along Bee Street.
- c. The five parking spaces designated in Exhibit "A" shall be clearly marked in a manner determined suitable by the City Building Official.
- d. That all vehicles located outside the building, at any time, shall possess both a valid license plate tag and State inspection sticker.
- e. That no sales or repair activities shall extend beyond 9:00 p.m.
- f. That the facility shall not produce emissions which will adversely affect adjacent tenants or properties.
- g. All proposed landscaping be installed within 180 days.
- h. An irrigation plan be submitted subject to Staff approval prior to a Certificate of Occupancy being issued for Suite 8.

SECTION 4. That in accordance with Ordinance 2111, amending the Comprehensive Zoning Ordinance and establishing the Old Farmers Branch Special District (Planned Development Number 70), the following special exceptions are granted:

- a. Omit the landscaping requirements along Squire Place, such as, no additional trees or shrubs be installed.
- b. A decrease in size of shrubs from five gallon to one gallon for the required shrubs placed along Bee Street.
- c. Delay the installation of landscaping for 180 days.

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, Texas, as herein amended and by amendment of Specific Use Permit Number S-153 for a "general engine repair" use at 2435 Squire Place, Suite 7.

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 provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon convictions shall be punishable by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense.

SECTION 7. 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.