



## **FARMERS BRANCH**

### **ORDINANCE NUMBER 2980**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW INDOOR AUTOMOTIVE SALES, LIMITED REPAIR, MODIFICATIONS, UPGRADES, AND ACCESSORY INSTALLATION IN AN EXISTING BUILDING OF APPROXIMATELY 25,000 SQUARE FEET, LOCATED ON A LOT OF 2.0065 ACRES AT 13840 DENTON DRIVE, GENERALLY LOCATED 300 FEET SOUTH OF THE SOUTHEAST CORNER OF DENTON DRIVE AND DIPLOMAT DRIVE, WITHIN THE PLANNED DEVELOPMENT NO. 70-OLD FARMERS BRANCH-GENERAL BUSINESS SUBDISTRICT (PD-70-OFB-GB) ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the City of Farmers Branch City Council, in compliance with the Charter of the City of Farmers Branch, and state law with reference to the granting of changes to the zoning classifications 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 property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Farmers Branch City Council is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:**

**SECTION 1.** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2.** 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 to allow indoor automotive sales, limited repair, modifications, upgrades, and accessory installation, in an existing building of approximately 25,000 square feet, located on a 2.0065-acre lot at 13840 Denton Drive, generally located 300 feet south of the southeast corner of Denton Drive and Distribution Drive within the Planned Development No. 70-Old Farmers Branch-General Business Subdistrict (PD-70-OFB-GB) zoning district (hereinafter the "Property"), as described in Exhibit "A" and depicted in Exhibit "B," subject to the terms and conditions contained herein.

**SECTION 3.** That the Property shall conform in operation, location and construction to the development standards specified within the PD-70-OFB-GB zoning district and in accordance with the approved site plan attached as Exhibit "C", the approved plan of operation attached as Exhibit "D" and subject to the following conditions:

1. There shall be no outside automobile sales or repair activities on this site.
2. Outside storage shall be limited to the concrete parking area on the east side of the existing building and limited to short term parking of operable vehicles and vehicle transport trailers. Outside storage shall not exceed 15 percent (3,750) square feet of the existing building's floor area, or a maximum of 21 vehicles.