



ORDINANCE NO. 1825

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 INDICATE AN AUTOMOTIVE LEASING FACILITY WITH STORAGE AS A PERMITTED USE REQUIRING A SPECIFIC USE PERMIT IN THE PLANNED DEVELOPMENT NO. 31 ZONING DISTRICT; BY GRANTING A SPECIFIC USE PERMIT FOR SUCH USE ON PROPERTY DESIGNATED AS 12800 HARRY HINES BOULEVARD; ESTABLISHING CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) 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 State Law with reference to amendments to the Zoning Ordinance Regulations and Zoning Map, have given the requisite notice 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 zoning amendment 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 Ordinance No. 1388 as heretofore amended, so as to indicate an Automotive Leasing Facility with Storage as a permitted use requiring a specific use permit in the use chart of the Planned Development No. 31 Zoning District.

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 for an Automotive Leasing Facility with Storage on the property designated as 12800 Harry Hines Boulevard and within the Planned Development No. 31 Zoning District.

SECTION 3. That the above described automotive Leasing Facility with Storage located at 12800 Harry Hines Boulevard shall be operated in accordance with the following provisions:

- (a) The number of vehicles for lease which may be stored on site shall be limited in number to seven and in location to that shown on the site plan attached as Exhibit "A".
- (b) That the landscaping shall be brought into conformance with the approved landscape plan attached as Exhibit "B" within 30 days of the approval of this ordinance.
- (c) That no vehicle shall be maintained, repaired or cleaned on site.

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 as herein amended and by the granting of a specific use permit for an automotive leasing facility with storage on the property designated as 12800 Harry Hines Boulevard and within the Planned Development No. 31 Zoning District.

SECTION 5. 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 Thousand Dollars (\$2,000.00) for each offense.

SECTION 6. 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 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. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and 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.

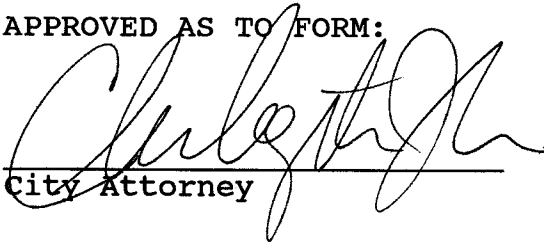
DULY PASSED by the City Council of the City of Farmers Branch,  
Texas, on this the 22nd day of May, 1989.

APPROVED:



\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

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

ATTEST:

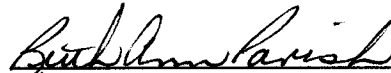
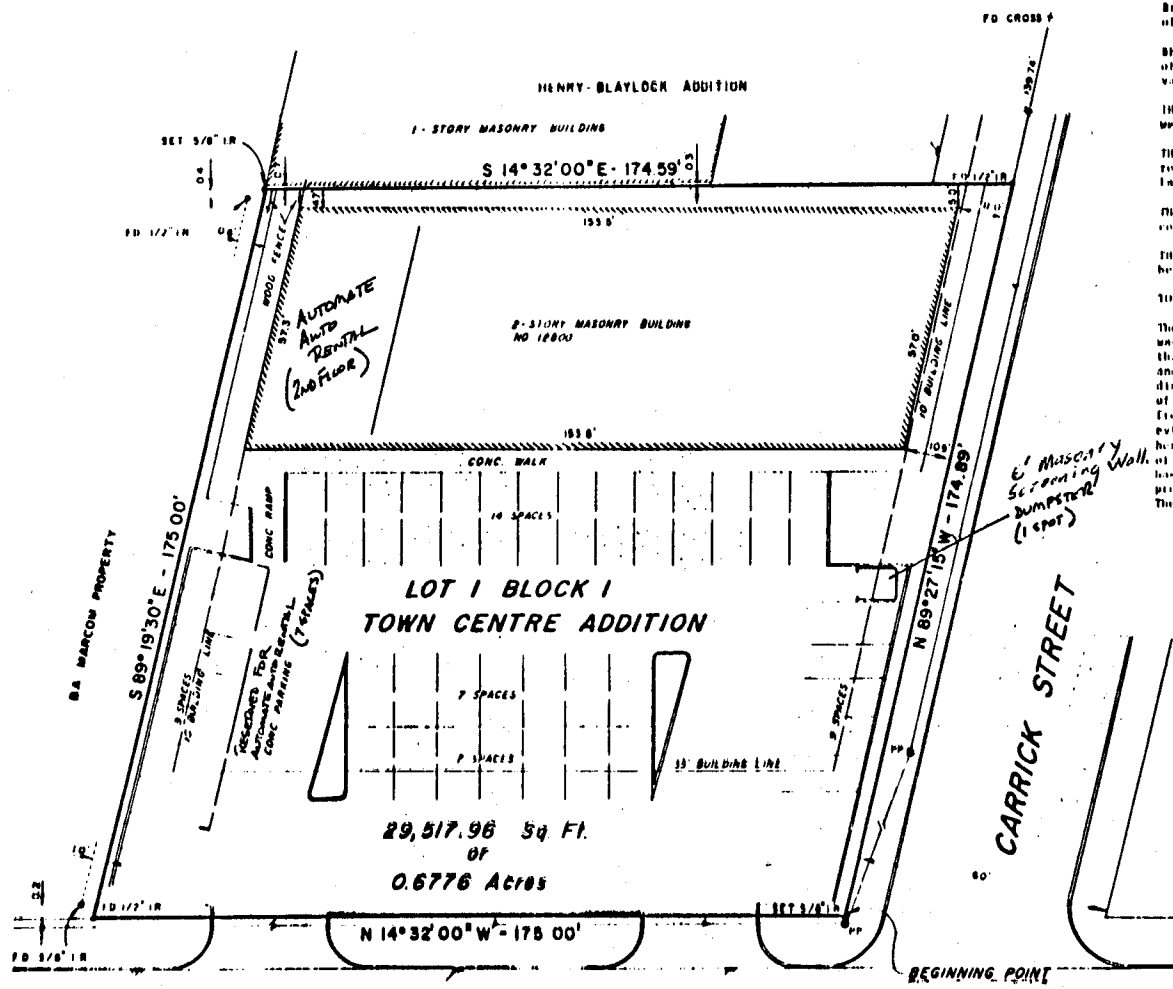
  
\_\_\_\_\_  
City Secretary

Exhibit "A"



PROPERTY DESCRIPTION

BEING all of Lot 1, Block 1 of TOWN CENTRE ADDITION, in addition to the city of Farmers Branch, Dallas County, Texas, recorded in Volume 81131, Page 1162 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod for corner at the present intersection of the north R/W line of Carrick Street (a 60' R/W) with the east R/W line of Interstate Highway 35E (a variable width R/W);

THENCE N 14° 32' 00" W, 175.00' with the east line of IH 35E to a 5/8" iron rod at the south-west corner of the B.A. Marcom property;

THENCE S 89° 19' 30" E, 175.00' with the south line of the Marcom property to a 5/8" iron rod at the northwest corner of the Henry-Blaylock Addition, an addition to the city of Farmers Branch, Texas;

THENCE S 15° 12' 00" E, 176.59' with the west line of said addition to a 5/8" iron rod for corner in the north line of Carrick Street;

THENCE N 89° 27' 15" W, 174.89' with the north line of Carrick Street to the place at beginning and containing 29,517.96 square feet or 0.6776 acres of land.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

The undersigned does hereby certify that, under my personal supervision, this survey was this day made on the ground of the property described herein and is correct and that the size, location and type of buildings and improvements are as shown herein and set back from the property lines the distances indicated and that there are no discrepancies, conflicts, boundary line conflicts, encroachments or overlapping of improvements onto adjoining property, party walls, protrusions, fences, evidence of abandoned fences, ponds, stacks, streams, or rivers, except as shown herein, and that all visible easements and rights of way, or easements and rights of way which have been known to me, are as shown herein, and that said property has access to and from a public road. As of the date of this survey, this property does not lie within any known designated flood plain or flood hazard area. The area of the property shown on this plat is correct.

*Paul L. ...*  
 REGISTERED PUBLIC SURVEYOR NO. 16225

SURVEY PLAT

OF LOT 1, BLOCK 1 OF THE TOWN CENTRE ADDITION, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS.

SCALE 1" = 20'

INTERSTATE HIGHWAY 35-E  
 (A VARIABLE WIDTH ROW)

DAVIS LAND SURVEYING CO., INC. 8777 FERGUSON ROAD, SUITE 105 DALLAS, TEXAS 75228	DATE: 5/7/84 JOB NO: 84037
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The planting mix shall consist of 50% topsoil, 25% soil conditioner and 25% sharp sand. Installation is to be consistent with standard horticultural practices for surrounding region.

Topsoil shall be free of subsoil, brush, roots, organic litter, objectionable weeds, stones 2 inches minimum dimension or larger, and any material harmful to planting, plant growth or maintenance operations.

Planting procedures shall be consistent with planting details. Water as required when soil moisture is below optimum level for best plant growth.

After all planting operations have been completed, remove all trash, excess soil, empty plant containers, and rubbish from the site.

**HYDROMULCH MATERIAL SPECIFICATION**

All hydromulching shall be performed between April 15 and August 15, or as approved by Owner.

Any areas that become gullied, damaged and/or fail to become established satisfactorily according to Owner shall be repaired or replaced at no additional cost to the Owner.

The fertilizer should be of uniform composition, pelletized, and contain by weight 16% nitrogen, 8% phosphoric acid and 8% potash on all turf areas.

Prepare all hydromulch areas by applying 12 pounds per 1,000 square feet fertilizer and rake into soil.

Soil should be watered prior to hydromulching.

After hydromulching, all areas should be protected from traffic.

Hydromulching shall be kept moist from time of placement until a stand has become established and continued growth assured.

APPLY SEED AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET.  
APPLY MULCH AT THE RATE OF 45 POUNDS PER 1000 SQUARE FEET.

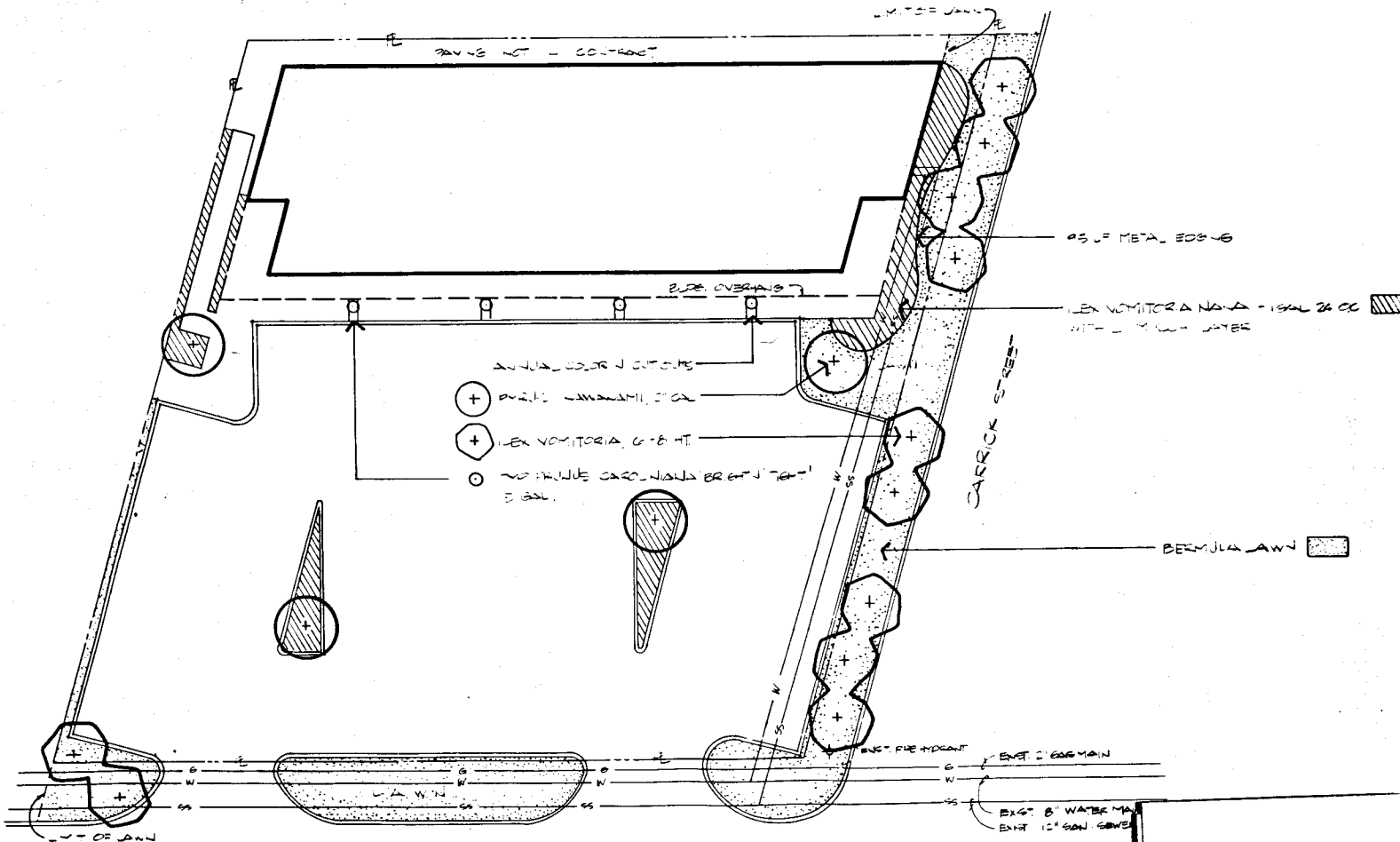
A stand of grass will be considered 20 growing common Bermudagrass plants per square foot within two weeks of planting date. The seed shall consist of Hulled Common Bermudagrass (Cynodon dactylon) of 98% purity, 82% live seed, clean, dry and free of weeds. Hydromulch shall be a wood cellulose material.

When grass reaches 4 inches in height, mow to 2-2½ inches in height. Remove clippings and dispose of off-site.

**MASTER PLANT LIST**

QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
	2255				
	ILEX VOMITORIA	YAUPON	6" B. HT.	B&D	2-3 STEMS
4	PIRUS KAWAKAMI	EVERGREEN PEAR	2 GAL.	B&D	SINGLE STRAIGHT TR.
	CHRUBS				
227	ILEX VOMITORIA NANA	DWARF YAUPON	1 GAL.	C&T	
5	PRUNUS CAROLINANA	BRIGHT TIGHT CHERRY	5 GAL.	C&T	COLUMNAR, FLOWERS
	BRIGHT TIGHT	LAUREL			
	TURF				
4155	CYNODON DACTYLON	COMMON BERMUDA			HYDROMULCH
604	ANNUA COLOR TO BE SELECTED BY OWNER		4 FT. DIA.		6 GAL. FLOWERS

- UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR CONVENIENCE OF CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATIONS IN FIELD.
- PLANT QUANTITIES SHOWN ARE FOR CONVENIENCE OF CONTRACTOR ONLY. CONTRACTOR SHALL DETERMINE QUANTITIES NEEDED TO ACHIEVE INTENT OF DRAWING.



**PLANTING PLAN**

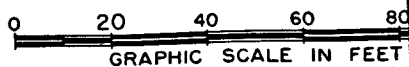


Exhibit "B"