p 2-2

FARMERS BRANCH

ORDINANCE NUMBER 2192

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-INTERIM USE (TO EXPIRE ON DECEMBER 8, 2002) TO ALLOW VEHICLE PARTS INSTALLATION FACILITY AT 13840 DENTON DRIVE, WITHIN THE GENERAL BUSINESS SUBDISTRICT OF THE PLANNED DEVELOPMENT NUMBER 70 (PD-70) ZONING DISTRICT; 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 the granting of Specific Use Permits-Interim Use, 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, 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 so as to grant a Specific Use Permit-Interim Use, to expire December 8, 2002, to allow a vehicle parts installation facility on a 2.005 acre tract located at 13840 Denton Drive and within the General Business Subdistrict of the Planned Development Number 70 (PD-70) zoning district.

SECTION 2. That this Specific Use Permit-Interim Use shall be operated in compliance with the conditions hereby established and by the approved site plan attached as Exhibit "A":

1. All vehicle parts installation shall take place exclusively within the building.

2. Any vehicles kept on-site during hours in which the facility is not open to the public shall be stored indoors.

3. Outdoor storage of vehicle parts is prohibited.

4. The proposed screening hedge shall be comprised of Fraser's Photinias, having a minimum container size of 5 gallons, spaced 3 feet on center and planted prior to the issuance of a Certificate of Occupancy.

5. An irrigation system for the photinia hedge shall be approved by Staff and installed prior to issuance of the Certificate of Occupancy.

6. A sand trap discharging to the sanitary sewer, or an alternative system which does not permit discharge to the storm sewer, that fully complies with City ordinance and code requirements, shall be installed subject to Staff approval.

SECTION 3. That, in accordance with Ordinance 2111, amending the Comprehensive Zoning Ordinance and establishing the Old Farmers Branch Special District (Planned Development No. 70), the Planning and Zoning Commission has granted the following special exception to waive the requirement of landscaping and an automatic irrigation system within the parking area.

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-Interim Use for a vehicle parts installation facility at 13840 Denton Drive.

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 August, 1995.

APPROVED:

Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Secretary

STATE OF TEXAS
COUNTY OF DALLAS

Being a tract of land out of the Joseph A. Armstrong Survey, Abstract No. 28, Dallas County, Texas and being a part of Kingsley Subdivision No. 1, an addition to the City of Farmers Branch according to the plat thereof recorded in Volume 537, Page 2071, Map Records, Dallas County, Texas and being more particularly described as follows:

Beginning at an "X" found in concrete in the east R.O.W. of the M.K.T. Railroad (100' R.O.W.), said point also being 205.00 feet South 15°15' East of the intersection of the east R.O.W. of said M.K.T. Railroad with the south R.O.W. of Distribution Way (70' R.O.W.);

Thence North 74°45' East a distance of 392.63 feet to a 1/2" iron rod found for corner;

Thence South 41°51' East a distance of 27.13 feet to a 3/4" iron pipe found for corner, said point also being in the west line of a 60' drainage channel in the Valwood Park No. 6 Addition, an addition to the City of Farmers Branch according to the plat thereof recorded in Volume 78, Page 95, Map Records, Dallas County, Texas;

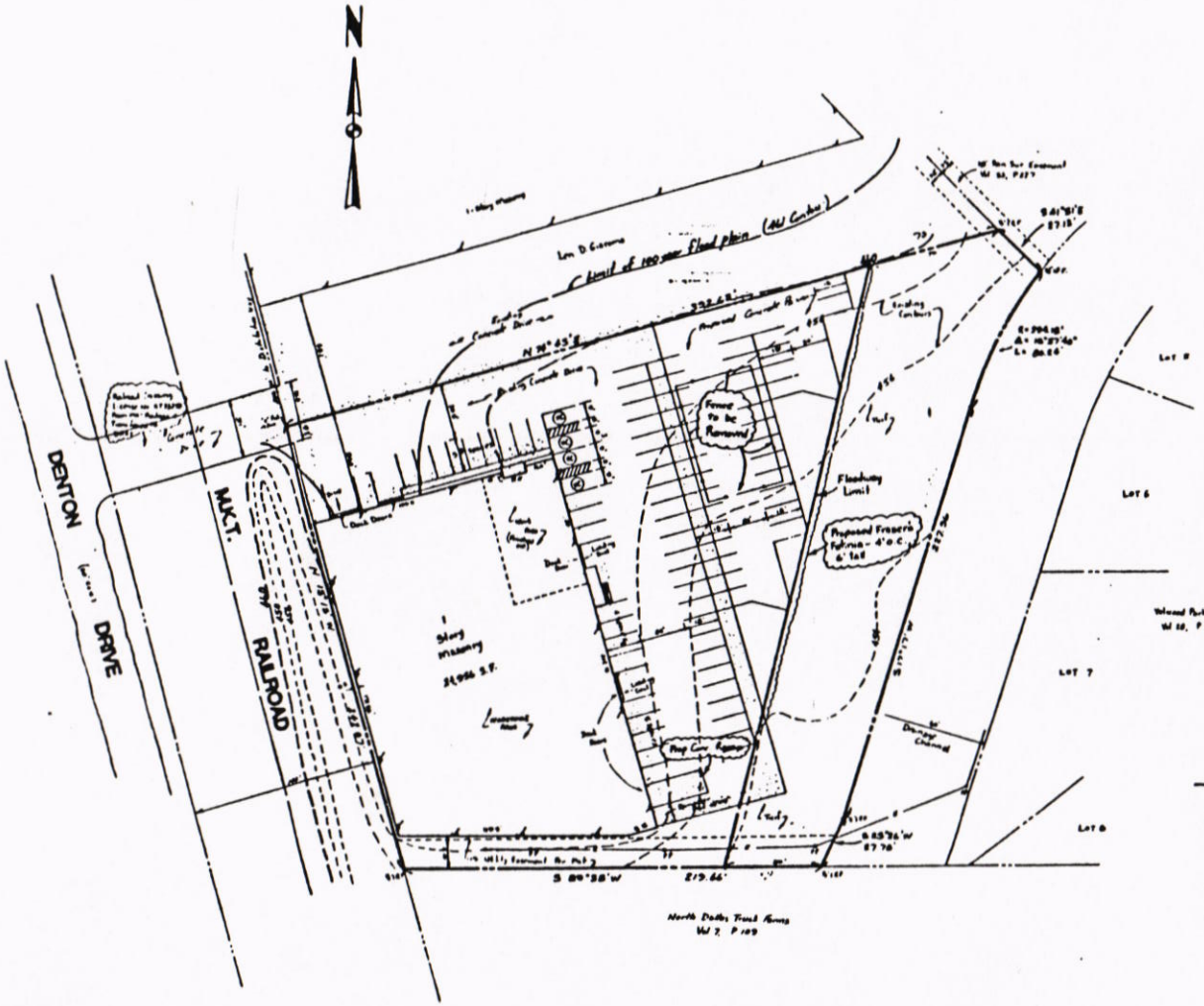
Thence southerly along the west line of said drainage channel in a curve to the left with radius of 294.18' and central angle of 15°37' 40" an arc distance of 80.24 feet to a tangent point;

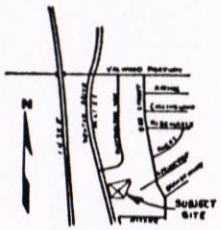
Thence South 17°13' West continuing along the west line of said drainage channel a distance of 227.96 feet to a 1/2" iron rod found for corner;

Thence South 25°26' West continuing along the west line of said drainage channel a distance of 27.70 feet to a 1/2" iron rod found for corner, said point also being in the north line of North Dallas Truck Farms, an addition to the City of Farmers Branch according to the plat thereof recorded in Volume 7, Page 109, Map Records, Dallas County, Texas;

Thence South 89°38' West along the north line of said North Dallas Truck Farms a distance of 219.66 feet to a 1/2" iron rod found for corner, said point also being in the east R.O.W. of said M.K.T. Railroad;

Thence North 15°15' West along the east R.O.W. of said M.K.T. Railroad a distance of 242.87 feet to the Place of Beginning and containing 2.005 acres of land.





VICINITY MAP
SCALE 1"=1000'

SITE DATA

Zoning: PD-70

Existing Use: Warehouse/Distribution

Proposed Use: Vehicle Parts/Installation (Singular)

Building Area: 24,956 Square Feet

Site Area: 2.005 Acres

Existing Parking: 50

Proposed Parking: 85

Total Parking Required: 30*

* 1/400S.F.(Work Area) on 2500 S.F.= 7
  1/1000S.F. (Warehouse) on 22,456 S.F.= 23

Building Height: 16' (1 Story)

Building Coverage: 29%

F.A.R.: 0.280

NOTE: Request is hereby made to not provide landscaping and irrigation within the parking area.

GENERAL NOTES

1. There is no free standing signage on this property at this time.
2. Photinia hedge will be watered by an irrigation system.
3. Proposed concrete surface is to be for parking with striping.
4. No vehicles will be stored outdoors overnight.

SITE PLAN	
13840 DENTON DRIVE	
SCALE 1"=30'	DRAWN BY D.C.D.
DATE 6-9-95	REVISED 7/7/95 7/14/95
DAVID C. DICK CONSULTING ENGINEERS	

4D

EXHIBIT "A" (1 of 4)

SITE DATA

Zoning: PD-70

Existing Use: Warehouse/Distribution

Proposed Use: Vehicle Parts/Installation (Singular)

Building Area: 24,956 Square Feet

Site Area: 2.005 Acres

Existing Parking: 50

Proposed Parking: 83

Total Parking Required: 30*

* 1/400S.F.(Work Area) on 2500 S.F.= 7
1/1000S.F. (Warehouse) on 22,456 S.F.= 23

Building Height: 16' (1 Story)

Building Coverage: 29%

F.A.R.: 0.285

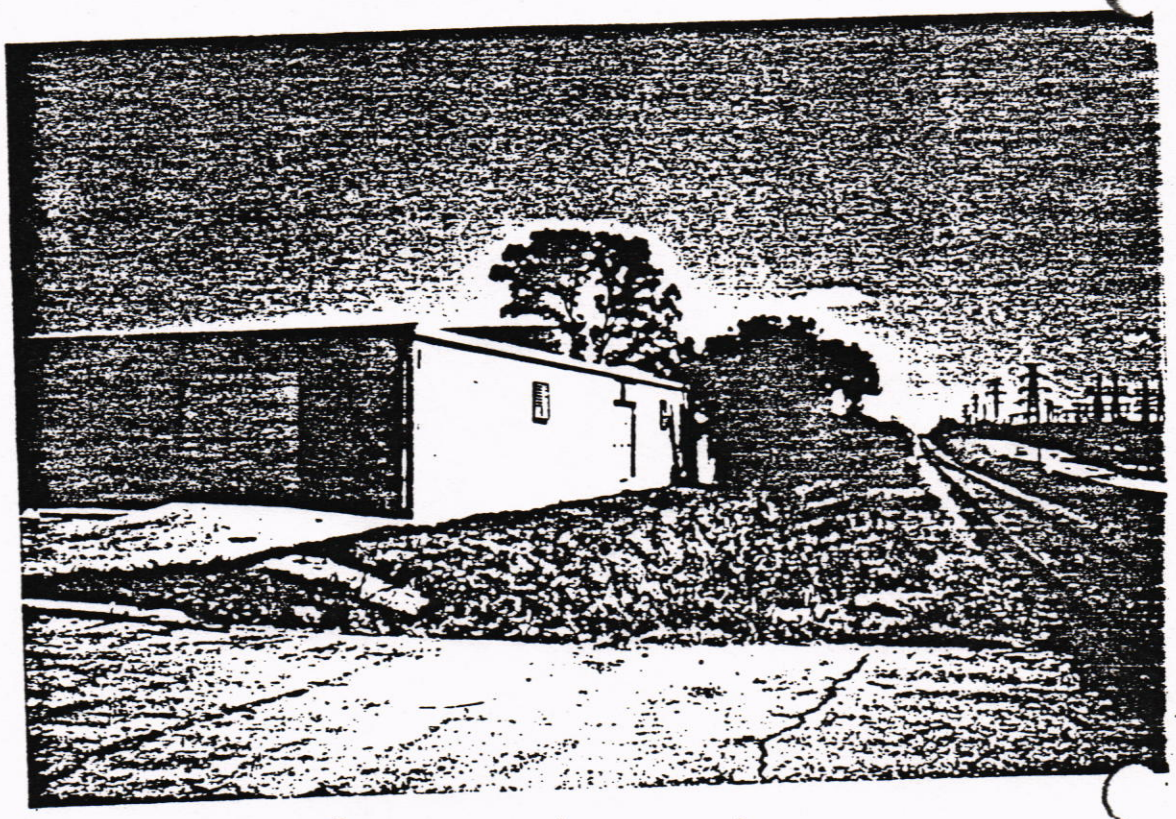
NOTE: Request is hereby made to not provide landscaping and irrigation within the parking area.

GENERAL NOTES

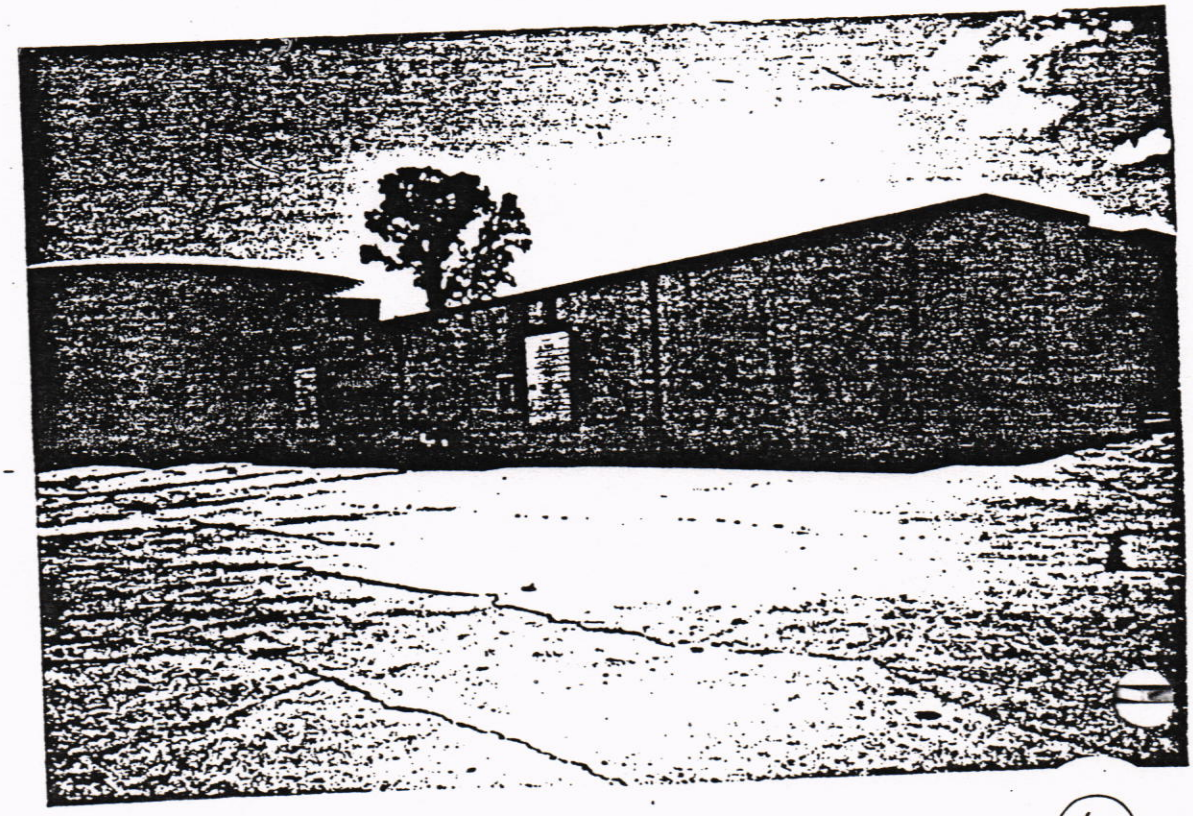
1. There is no free standing signage on this property at this time.
2. Photinia hedge will be watered by an irrigation system.
3. Proposed concrete surface is to be for parking with striping.
4. No vehicles will be stored outdoors overnight.

EXHIBIT "A" (2 of 4)

4E



Northwest Elevation



EAST ELEVATION

EXHIBIT "A"
(3 of 4)

NORTH ELEVATION

WEST ELEVATION

EXHIBIT "A"
(4 of 4)