



ORDINANCE NO. 3437

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR VEHICLE PARTS AND ACCESSORY SALES (INDOOR) AND VEHICLE REPAIR FOR AN 11,430± SQUARE FOOT PORTION OF THE BUILDING LOCATED ON LOT 6R, BLOCK A, VICEROY AND DOMINION ADDITION (COMMONLY KNOWN AS 11419 FERRELL AVENUE, SUITES 104 AND 106), LOCATED IN PLANNED DEVELOPMENT DISTRICT NO. 22 (PD-22); ADOPTING A SITE PLAN AND DEVELOPMENT REGULATIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR 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 laws of the State of Texas and the ordinances of the City of Farmers Branch, have given 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 all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

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

SECTION 1. The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be amended by granting a Specific Use Permit for Vehicle Parts and Accessory Sales (Indoor) and Vehicle Repair for an 11,430± square foot portion of the building located on Lot 6R, Block A, Viceroy and Dominion Addition, an Addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 80129, Page 2249, Map Records, Dallas County, Texas, more commonly known as 11419 Ferrell Avenue, Suites 104 and 106, Farmers Branch, Texas (“the Property”) and presently located in Planned Development District No. 22 (PD-22).

SECTION 2. The development of the Property shall be subject to the use and development of the regulations set forth in the Comprehensive Zoning Ordinance and PD-22, as amended, and, if developed and used for Vehicle Parts and Accessory Sales (Indoor) and Vehicle Repair, as authorized by Section 1, above (“the SUP Use”), the Property shall be subject to the following:

- A. The SUP Use shall be limited to the area of the building as shown on the Site Plan attached hereto as Exhibit “A” and incorporated herein by reference; provided, however, use of the off-street parking located adjacent and on the lot on which the Property is located in association with the SUP Use is permitted;
- B. The Property shall be used and developed substantially in accordance with the Site Plan attached hereto as Exhibit “A” and incorporated herein by reference;
- C. No exterior signs shall be permitted on the Property in association with the SUP Use except for two (2) wall signs as shown on the Sign Exhibit attached hereto as Exhibit “B” and incorporated herein by reference;
- D. The use of the Property for Vehicle Repairs is limited to activities associated with the installation, repair, maintenance, replacement, and removal of vehicle parts and accessories sold in association with the vehicle parts and accessories business located on the Property; and
- E. No outside storage of parts, equipment, supplies, or vehicles being retained on site for parts installation or repairs is permitted.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. 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, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THIS THE 18TH DAY OF APRIL, 2017.**

ATTEST:

APPROVED:

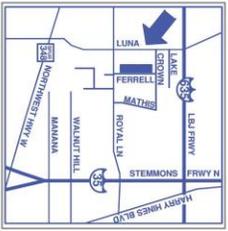
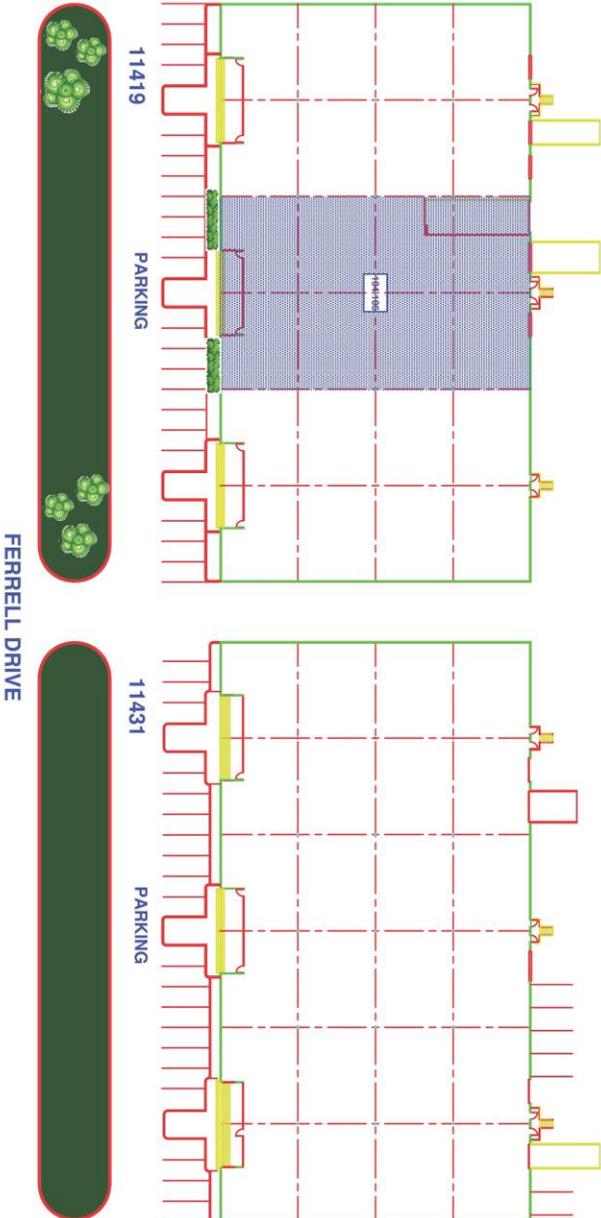
Amy Piukana, City Secretary

Bob Phelps, Mayor

APPROVED AS TO FORM

Peter G. Smith, City Attorney
(kbl:4/9/17:85192)

Ordinance No. 3437 Exhibit "A" Site Plan



LOCATION MAP

**11419 Ferrell Avenue
Suite 104-106
Dallas, Texas**

S.F. Summary

OFFICE	2,823 SQ. FT.
WAREHOUSE	7,697 SQ. FT.
TOTAL	11,420 SQ. FT.

Building Features

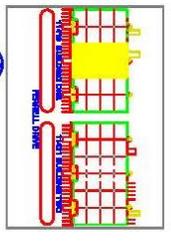
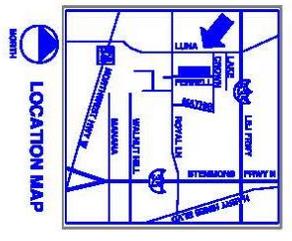
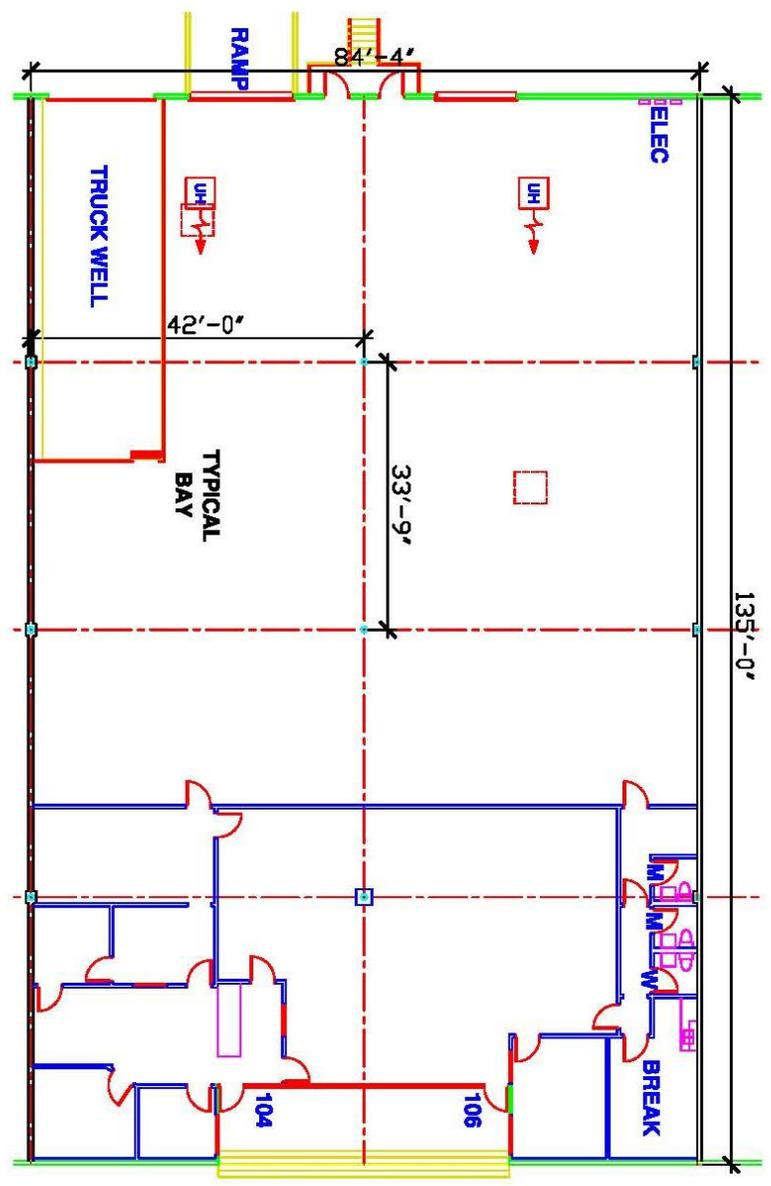
- (1) 12' X 12' OVERHEAD DOCK, HIGH DOOR
- (1) 12' X 12' OVERHEAD DOCK, HIGH DOOR WITH RAMP
- (1) 12' X 12' OVERHEAD DOCK, HIGH DOOR WITH RAMP
- (1) 12' X 12' OVERHEAD DOCK, HIGH DOOR WITH TRUCK WELL
- EASY ACCESS TO MAJOR THOROUGHFARES
- PROFESSIONALLY LANDSCAPED



Holt Lunsford
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11419 Ferrell Ave sst104-106 sp 01-05-06

The information is provided by sources deemed reliable, however, The Holt Lunsford Company, Inc. or Clary Levy Architects makes no guarantee, warranties or representations as to the completeness or accuracy thereof.



**11419 Ferrell Avenue
Suite 104-106
Dallas, Texas**

S.F. Summary

OFFICE	3,428 SQ. FT.
WAREHOUSE	7,487 SQ. FT.
TOTAL	11,485 SQ. FT.

Building Features

- 03 1/2" x 4" OVERSIZED ROCK REIN. DOOR
- 03 1/2" x 4" OVERSIZED ROCK REIN. DOOR WITH SILLER
- 10' x 10' CEILING
- 10' x 10' CEILING
- EARLY ACCESS TO MAJOR THROUGHRWAYS
- PROFESSIONALLY LANDSCAPED



2025 Lunsford Building Group, Dallas, TX 75201
972.941.0000

The information is provided by sources deemed reliable, however, The Holt Lunsford Companies, Inc. or any of our architects makes no guarantee, warranties or representations as to the completeness or accuracy thereof.

Ordinance No. 3437
Exhibit "B"
Sign Exhibit

