



## **ORDINANCE NO. 3922**

**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 A GASOLINE SERVICE STATION AND CONVENIENCE STORE ON LOT 1, BLOCK A, MIDWAY ALPHA RETAIL CENTER, FARMERS BRANCH, TEXAS, LOCATED WITHIN PLANNED DEVELOPMENT NO. 64 (PD-64) ZONING DISTRICT; ADOPTING A SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING 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, the governing body, in the exercise of its 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 are hereby amended, by granting a Specific Use Permit for a Gasoline Service Station with a Convenience Store for Lot 1, Block A, Midway Alpha Retail Center Addition, an Addition to the City of Farmers Branch, Texas, according to the plat thereof recorded as Document No. 200600237227, Real Property Records, Dallas County, Texas ("the Property") which is presently zoned Planned Development No. 64 (PD 64) Zoning District.

**SECTION 2.** The Property shall conform in operation, location and construction to the development standards specified within the PD-64 Zoning District and, if developed as a Gasoline Service Station with a Convenience Store as authorized by Section 1 of this Ordinance, the Property shall be subject to the following special conditions:

- A. The Property shall be developed and used only in accordance with the Site Plan attached hereto as Exhibit "A" and incorporated herein by reference;
- B. The Property shall be developed with landscaping in accordance with the Landscape Plan attached hereto as Exhibit "B," and incorporated herein by reference; and

- C. The building elevations for buildings located on the Property shall be designed and constructed substantially in accordance with the Elevations set forth in Exhibit “C,” attached hereto and incorporated herein by reference.
- D. A maximum of two (2) monument signs may be constructed on the Property according to the locations and dimensions shown on “Exhibit A.”
- E. Outside sales or storage of merchandise is prohibited on the Property.

**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.** An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 5.** 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 whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

**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, 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 7.** This ordinance and the right to use the Property in accordance with the Specific Use Permit granted pursuant to Section 1 of this Ordinance is subject to termination in accordance with Chapter 94, Section 6.5.C. of the Comprehensive Zoning Ordinance, as amended. With respect to the enforcement of this Section 7, each use for which a Specific Use Permit is granted pursuant to this Ordinance shall be treated separately such that the cessation and termination of one use does not result in the cessation and termination of all uses for which a Specific Use Permit was granted.

**SECTION 8.** This ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance as the law and the City Charter in such cases provides.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS, THE 6<sup>th</sup> DAY OF MAY 2025.**

ATTEST:

APPROVED:

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Stacy Henderson, TRMC, City Secretary,

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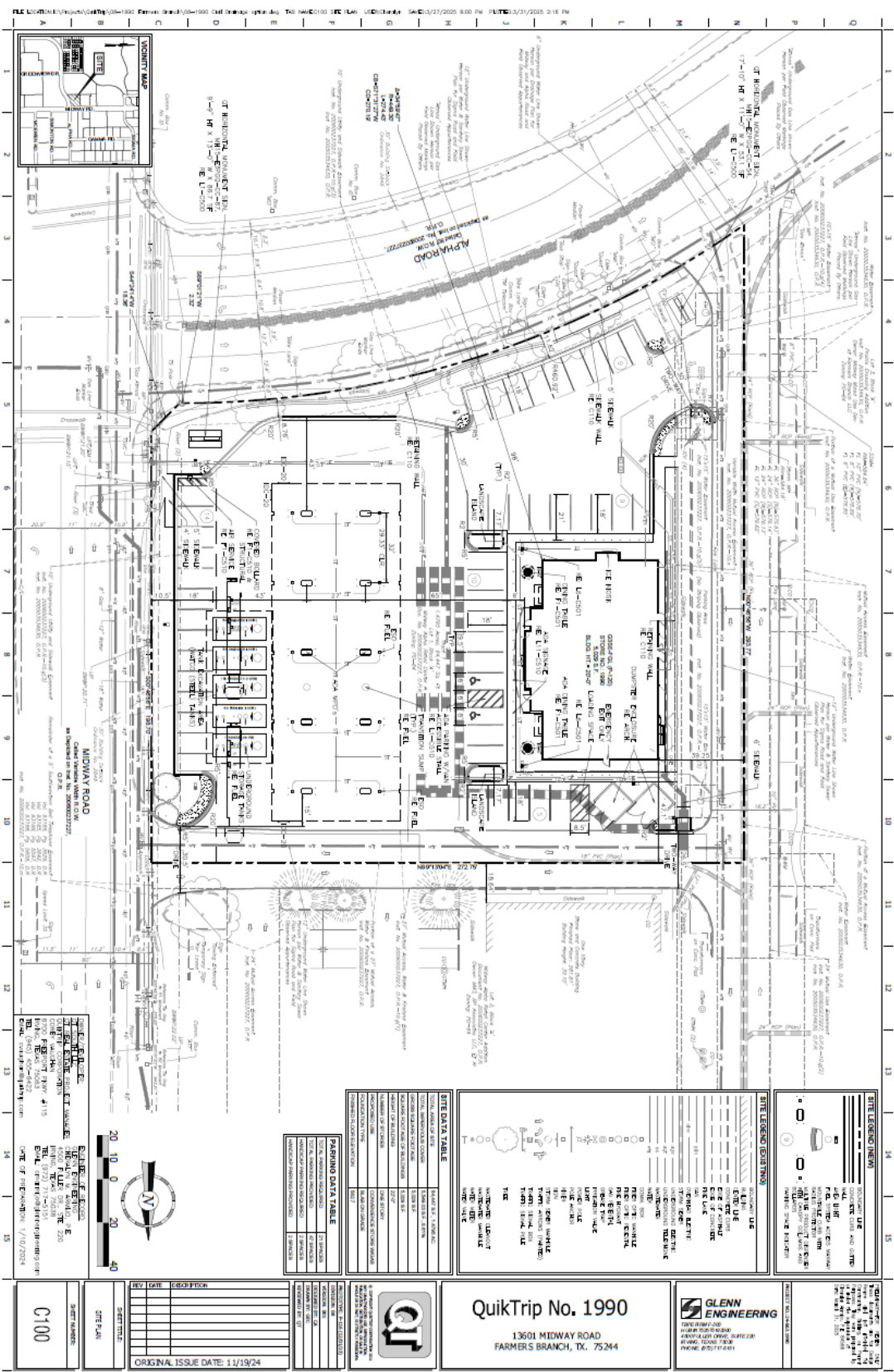
Terry Lynne, Mayor

APPROVED AS TO FORM:

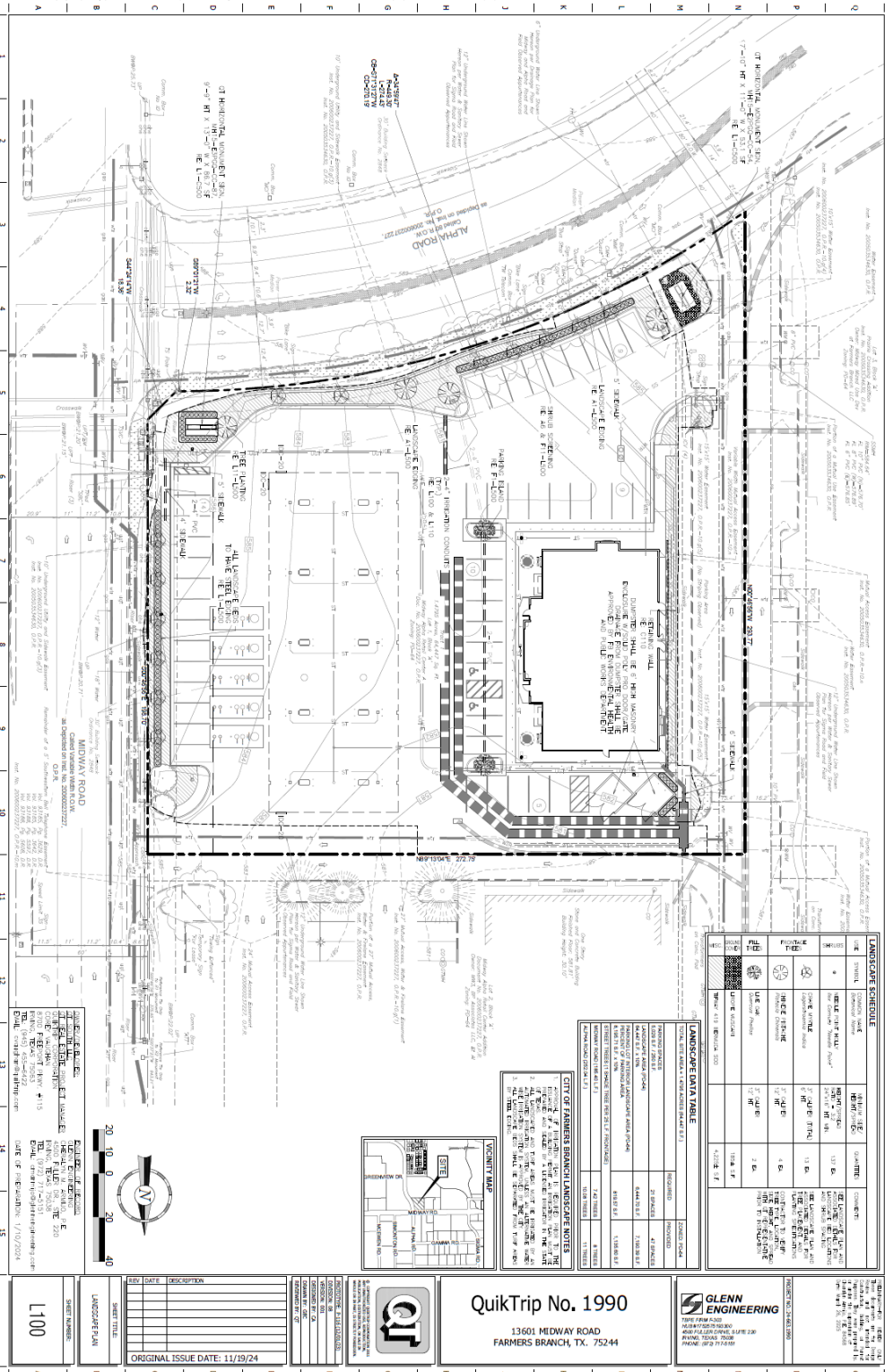
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Whitt Wyatt, City Attorney  
[sr\_04.10.2025]

Ordinance No. 3922  
Exhibit "A" - Site Plan



FILE LOCATION: \\Projects\OakTop\08-1990 Farmers Branch\08-1990 Civil.dwg TAG: NAVE.L100 LANDSCAPE PLAN USER: hmed SAVER: 3/10/2025 12:19 PM PLOTTED: 3/26/2025 1:40 PM



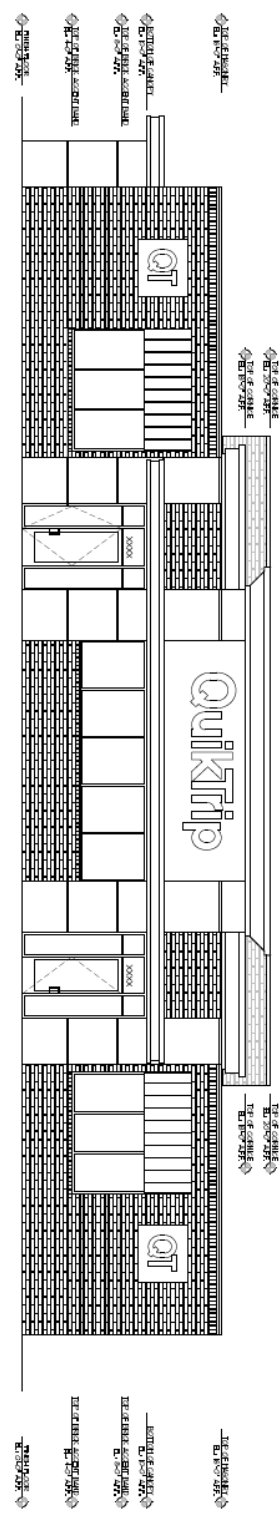
Architectural drawing of the QuikTrip building facade, showing a symmetrical design with a central entrance and two side wings. The central entrance features a large glass door and a sign that reads "QuikTrip". The side wings have multiple windows and a sign that reads "QT". The drawing includes dimensions and material specifications.

Dimensions and specifications:

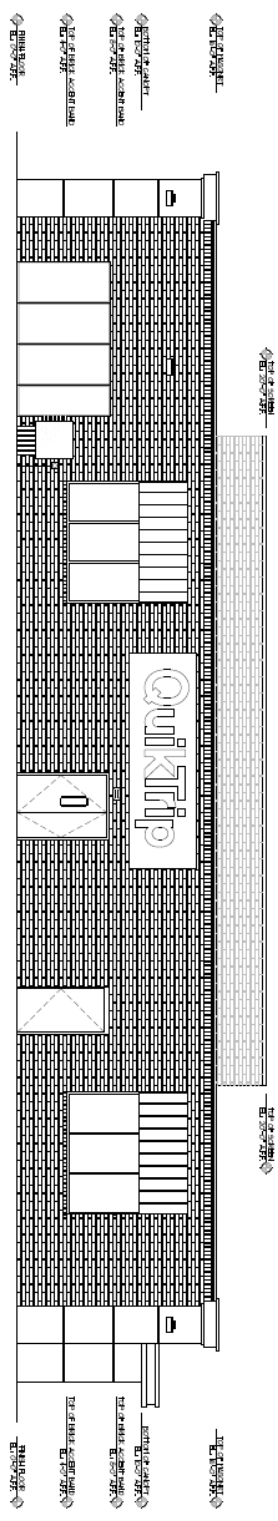
- Overall width: 100'-0" (30.48m)
- Overall height: 20'-0" (6.10m)
- Central entrance width: 10'-0" (3.05m)
- Central entrance height: 10'-0" (3.05m)
- Side wing width: 10'-0" (3.05m)
- Side wing height: 10'-0" (3.05m)
- Material specifications: 1/2" x 8" x 12" (12.7mm x 203mm x 304.8mm) and 1/2" x 4" x 8" (12.7mm x 101.6mm x 203.2mm)

FRONT ELEVATION

5-13



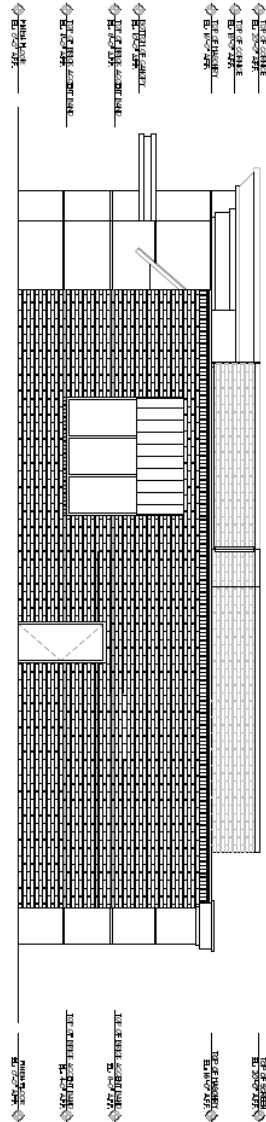
### REAR ELEVATION



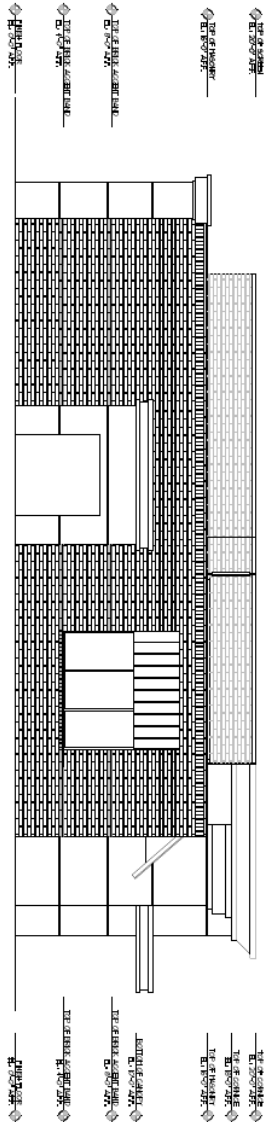
Store 1990 Farmers Branch, TX  
08-1990-ELEVATIONS Date: 03.05.25 By: Lickel

Ordinance No. 3922  
Exhibit "C" – Elevations

RIGHT SIDE ELEVATION  
3'-1/2"

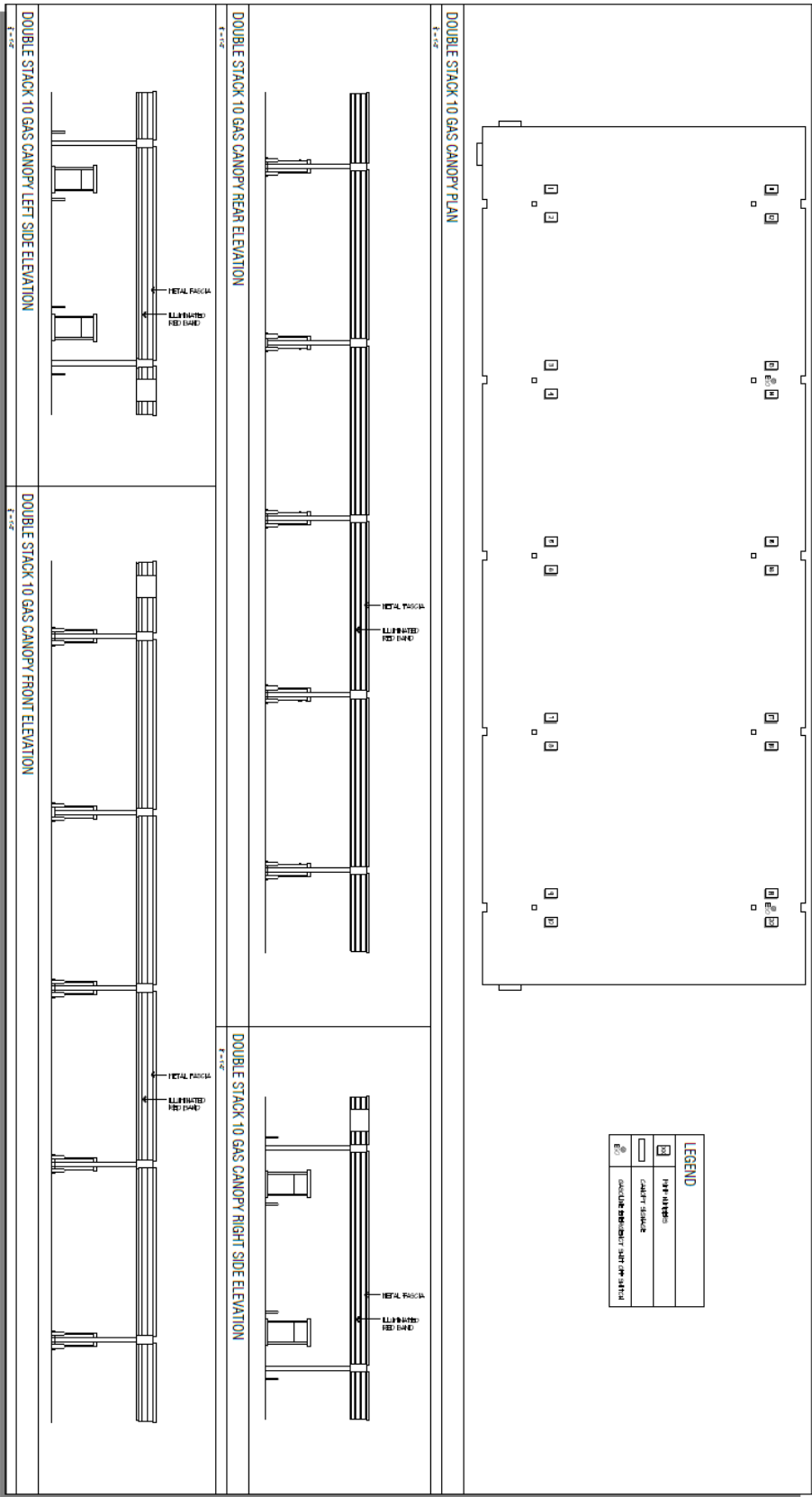


LEFT SIDE ELEVATION  
3'-1/2"



Store 1990 Farmers Branch, TX  
08-1990-ELEVATIONS Date: 03.05.25 By: Lickel

Ordinance No. 3922  
Exhibit “C” – Elevations



Store 1990  
08-1990-ELEVATIONS

Farmers Branch, TX  
Date: 03.05.25 By: Lickel