



ORDINANCE NO. 3351

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 AMENDING ORDINANCE NO. 3328 GRANTING A SPECIFIC USE PERMIT FOR A GASOLINE SERVICE STATION AND CONVENIENCE STORE ON LOT 1, BLOCK 1, PARK WEST PHASE V, FARMERS BRANCH, TEXAS, LOCATED WITHIN PLANNED DEVELOPMENT NO. 88 (PD-88) ZONING DISTRICT; ADOPTING AN AMENDED SITE PLAN, AMENDED LANDSCAPE PLAN, AND AMENDED 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, be, and the same is hereby amended by amending as follows Ordinance No. 3328 granting a Specific Use Permit for a Gasoline Service Station with a Convenience Store for Lot 1, Block 1, Park West Phase V, an Addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 87007, Page 3105, Plat Records, Dallas County, Texas ("the Property") which is presently zoned Planned Development No. 88 (PD 88) Zoning District:

- A. The Site Plan attached to Ordinance No. 3328 as Exhibit "A" shall be amended in its entirety as set forth in Exhibit "A-1" attached hereto and incorporated herein by reference;
- B. The Landscape Plan attached to Ordinance No. 3328 as Exhibit "B," shall be amended in its entirety as set forth in Exhibit "B-1" attached hereto and incorporated herein by reference; and

- C. The Elevations attached to Ordinance No. 3328 as Exhibit "C," shall be amended in their entirety as set forth in Exhibit "C-1" attached hereto attached hereto and incorporated herein by reference.

SECTION 4. 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 5. 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 6. 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 7. 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 8. This Ordinance shall take effect after the passage of this Ordinance, the publication of the caption hereof 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 5th DAY OF JANUARY, 2016.

ATTEST:

APPROVED:

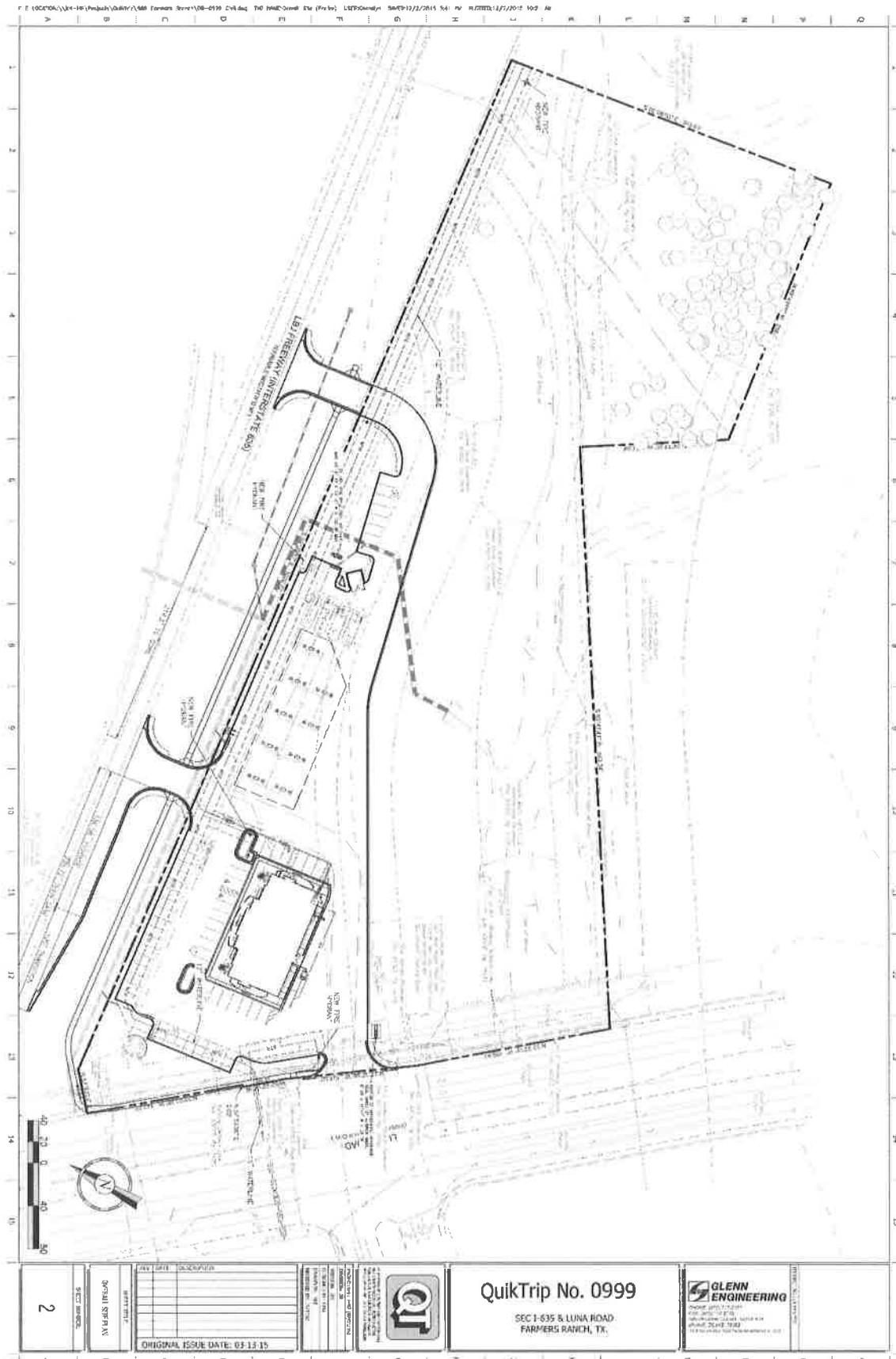


Amy Piukana, City Secretary
APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:12/23/15:74816)

Bob Phelps, Mayor

Ordinance No. 3351 Exhibit "A-1" - Site Plan



LEGEND

1. BUILDING

2. PARKING LOT

3. DRIVEWAY

4. SIDEWALK

5. CURB

6. LANDSCAPE

7. FENCE

8. SIGN

9. LIGHT

10. UTILITY

11. TREE

12. SHrub

13. GRASS

14. PAVEMENT

15. ASPHALT

16. CONCRETE

17. BRICK

18. STONE

19. WOOD

20. METAL

21. GLASS

22. PLASTER

23. GYPSUM

24. STUCCO

25. ADHESIVE

26. SEALANT

27. PAINT

28. COATINGS

29. FINISHES

30. MATERIALS

31. METHODS

32. EQUIPMENT

33. TOOLS

34. SUPPLIES

35. LABOR

36. MANAGEMENT

37. SAFETY

38. QUALITY

39. ENVIRONMENT

40. COMMUNITY

41. ECONOMIC

42. SOCIAL

43. CULTURAL

44. HISTORIC

45. ARTS

46. RECREATION

47. EDUCATION

48. HEALTH

49. WELFARE

50. LIFESTYLE

51. VALUES

52. BELIEFS

53. OPINIONS

54. ATTITUDES

55. BEHAVIORS

56. PRACTICES

57. CUSTOMS

58. TRADITIONS

59. RITUALS

60. CEREMONIES

61. FESTIVALS

62. CELEBRATIONS

63. GATHERINGS

64. MEETINGS

65. CONFERENCES

66. SYMPOSIUMS

67. SEMINARS

68. WORKSHOPS

69. TRAINING

70. EDUCATION

71. RESEARCH

72. DEVELOPMENT

73. INNOVATION

74. CREATIVITY

75. IMAGINATION

76. INSPIRATION

77. MOTIVATION

78. ENTHUSIASM

79. PASSION

80. COMMITMENT

81. DEDICATION

82. PERSEVERANCE

83. RESILIENCE

84. COURAGE

85. BRAVERY

86. HONOR

87. RESPECT

88. KINDNESS

89. COMPASSION

90. EMPATHY

91. UNDERSTANDING

92. TOLERANCE

93. PATIENCE

94. HUMILITY

95. GRACE

96. MERCY

97. GENTLENESS

98. PEACE

99. LOVE

100. FAITH

101. HOPE

102. CHARITY

103. WISDOM

104. KNOWLEDGE

105. SKILL

106. ABILITY

107. CAPABILITY

108. POTENTIAL

109. OPPORTUNITY

110. CHALLENGE

111. OBSTACLE

112. PROBLEM

113. SOLUTION

114. ANSWER

115. REVEALATION

116. DISCOVERY

117. INVENTION

118. CREATION

119. DESTRUCTION

120. REDEMPTION

121. SALVATION

122. DELIVERANCE

123. FREEDOM

124. LIBERTY

125. JUSTICE

126. EQUITY

127. FAIRNESS

128. INTEGRITY

129. HONESTY

130. TRUTH

131. REALITY

132. EXISTENCE

133. BEING

134. DOING

135. HAVING

136. KNOWING

137. UNDERSTANDING

138. FEELING

139. THINKING

140. BELIEVING

141. TRUSTING

142. LOVING

143. SERVING

144. GIVING

145. RECEIVING

146. TAKING

147. LOANING

148. BORROWING

149. SAVING

150. SPENDING

151. INVESTING

152. EARNING

153. LOSING

154. WINNING

155. FAILING

156. SUCCEEDING

157. IMPROVING

158. DECLINING

159. GROWING

160. SHRINKING

161. EXPANDING

162. CONTRACTING

163. MOVING

164. STAYING

165. GOING

166. COMING

167. LEAVING

168. ARRIVING

169. DEPARTING

170. RETURNING

171. VISITING

172. HOSTING

173. ACCOMMODATING

174. ASSISTING

175. HELPING

176. SUPPORTING

177. ENCOURAGING

178. MOTIVATING

179. INSPIRING

180. UPLIFTING

181. ENLIGHTENING

182. EDUCATING

183. TRAINING

184. TEACHING

185. LEARNING

186. STUDYING

187. RESEARCHING

188. DEVELOPING

189. CREATING

190. INVENTING

191. DISCOVERING

192. EXPLORING

193. ADVENTURING

194. TRAVELING

195. MIGRATING

196. MOVING

197. RELOCATING

198. TRANSFERING

199. SHARING

200. COMMUNICATING

201. INTERACTING

202. ENGAGING

203. PARTICIPATING

204. CONTRIBUTING

205. COOPERATING

206. COLLABORATING

207. TEAMWORKING

208. NETWORKING

209. CONNECTING

210. RELATING

211. INTERVIEWING

212. EMPLOYING

213. HIRING

214. Firing

215. Dismissing

216. Terminating

217. Resigning

218. Quitting

219. Leaving

220. Departing

221. Returning

222. Visiting

223. Staying

224. Going

225. Coming

226. Arriving

227. Departing

228. Leaving

229. Returning

230. Visiting

231. Staying

232. Going

233. Coming

234. Arriving

235. Departing

236. Leaving

237. Returning

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316. Leaving

317. Returning

318. Visiting

319. Staying

320. Going

321. Coming

322. Arriving

323. Departing

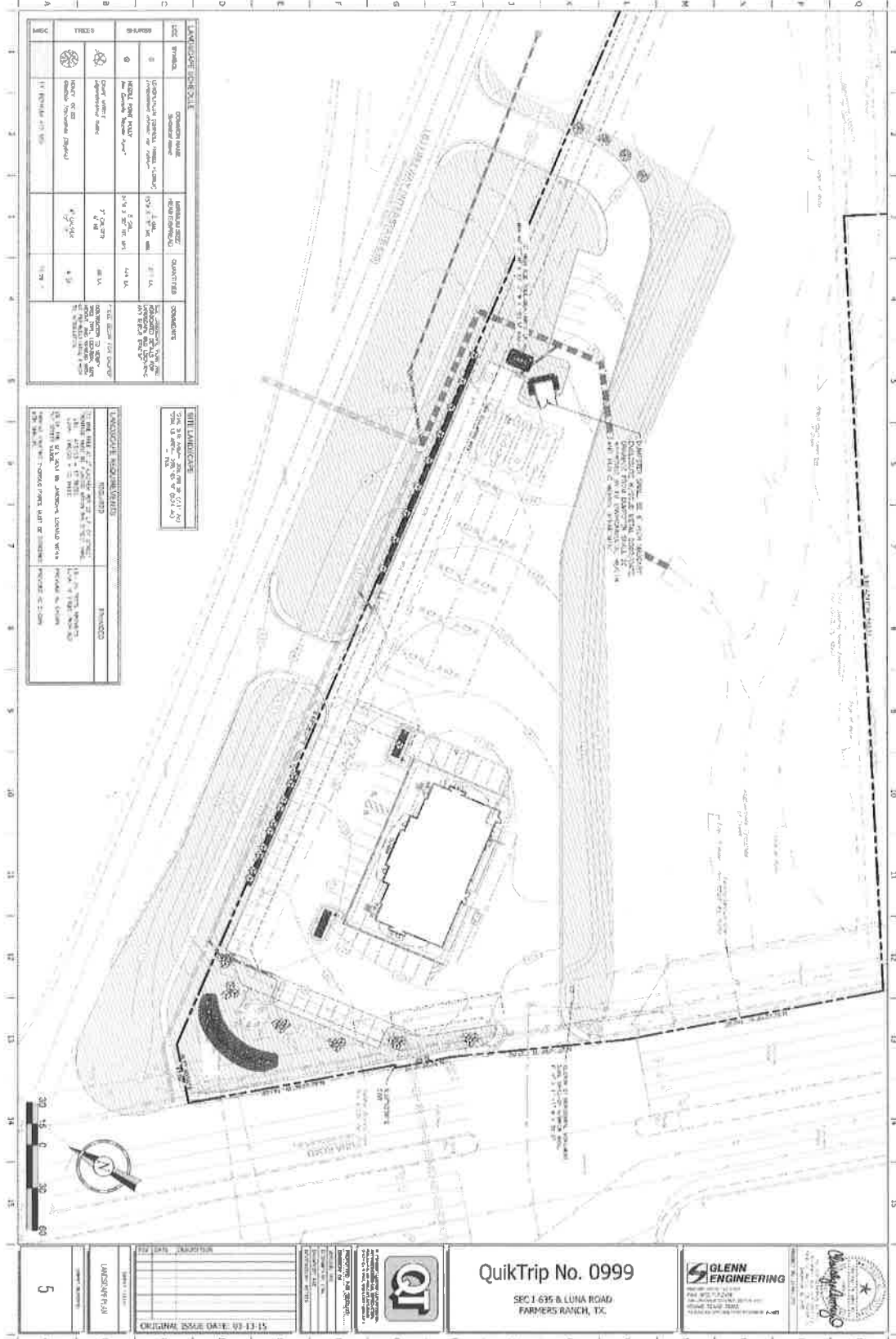
324. Leaving

325. Returning

326. Visiting

327. Staying</

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Ordinance No. 3351
Exhibit "C-1" – Elevations



Table 1: Material Reference Table

| Material | Color | Texture | Notes |
|-------------|---------|----------|---------------------------|
| Brick | Red | Smooth | Use on all exterior walls |
| Concrete | Gray | Smooth | Use on all exterior walls |
| Stucco | White | Smooth | Use on all exterior walls |
| Paint | White | Smooth | Use on all exterior walls |
| Roofing | Asphalt | Shingles | Use on all exterior walls |
| Windows | Black | Frame | Use on all exterior walls |
| Doors | Black | Frame | Use on all exterior walls |
| Signage | Black | Frame | Use on all exterior walls |
| Lighting | Black | Frame | Use on all exterior walls |
| Landscaping | Green | Grass | Use on all exterior walls |
| Driveway | Gray | Smooth | Use on all exterior walls |
| Parking Lot | Gray | Smooth | Use on all exterior walls |
| Sidewalk | Gray | Smooth | Use on all exterior walls |
| Street | Black | Smooth | Use on all exterior walls |

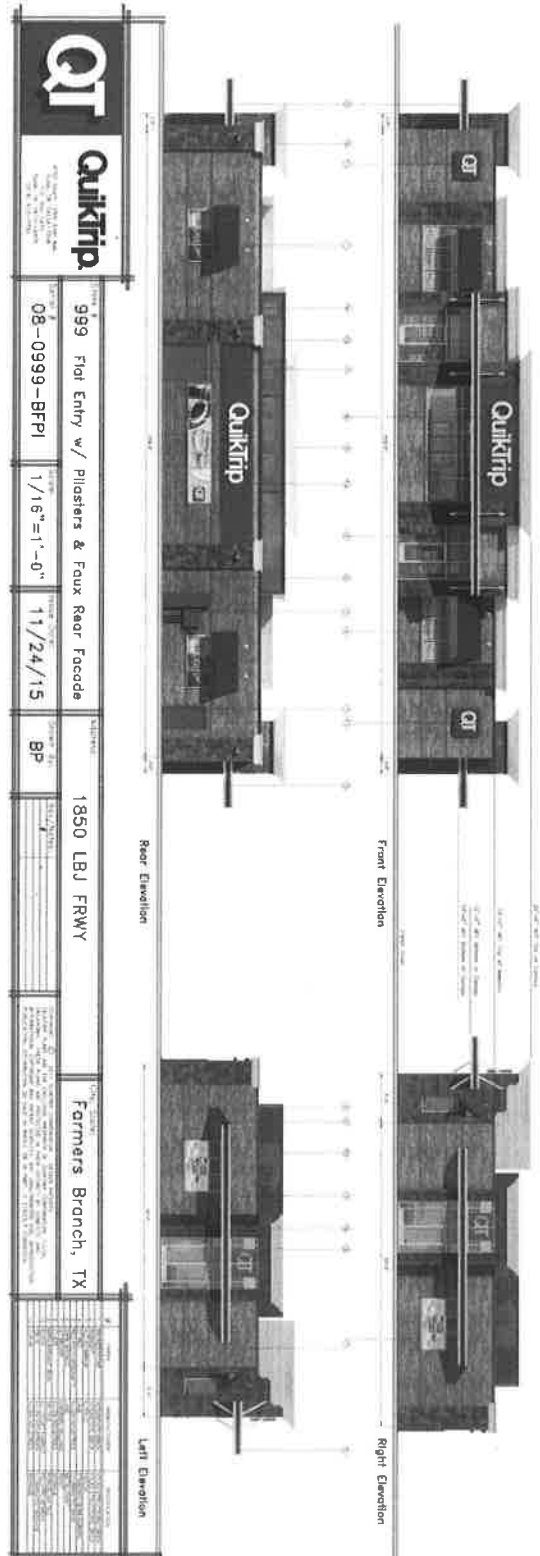


Table 2: Project Information

| Project Name | Address | City | State | Zip |
|--------------|--|---------------|--------------------|-------|
| QuikTrip | 999 Flat Entry w/ Pilasters & Faux Rear Facade | 1850 LBJ FRWY | Farmers Branch, TX | 75046 |

Ordinance No. 3351
Exhibit "C-1" – Elevations (cont)

