

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM PLANNED DEVELOPMENT DISTRICT NO. 3 ALLOWING LR-1 USES TO PLANNED DEVELOPMENT NO. 3 ALLOWING LR-2 USES, SAID AREA BEING DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT A POINT ON THE NORTHEAST LINE OF JOSEY LANE, (A 100' R.O.W.), SAID POINT BEING NORTH 50 DEGREES 00 MINUTES WEST, A DISTANCE OF 130.00 FEET FROM THE NORTHWEST LINE OF DENNIS ROAD (AN 80' R.O.W.), A POINT FOR CORNER; THENCE, NORTH 50 DEGREES 00 MINUTES WEST, ALONG SAID JOSEY LANE NORTHEAST LINE, A DISTANCE OF 470.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 46 DEGREES 20 MINUTES AND A RADIUS OF 700.58 FEET AND A TANGENT OF 299.79 FEET, A POINT FOR CORNER; THENCE, ALONG SAID CURVE A DISTANCE OF 566.57 FEET TO THE END OF SAID CURVE, A POINT FOR CORNER; THENCE, NORTH 86 DEGREES 20 MINUTES EAST, LEAVING THE SAID JOSEY LANE NORTHEAST LINE, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER; THENCE, NORTH 0 DEGREES 34 MINUTES WEST, A DISTANCE OF 121.00 FEET TO A POINT ON THE SOUTH LINE OF AN EXISTING UTILITY EASEMENT, A POINT FOR CORNER; THENCE, EAST ALONG THE SAID EXISTING UTILITY EASEMENT, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER; THENCE, SOUTH, LEAVING THE SAID EXISTING UTILITY EASEMENT, A DISTANCE OF 84.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 50 DEGREES 00 MINUTES AND A RADIUS OF 500.58 FEET AND A TANGENT OF 233.42 FEET, A POINT FOR CORNER; THENCE, ALONG SAID CURVE, A DISTANCE OF 436.84 FEET TO THE END OF SAID CURVE, A POINT FOR CORNER; THENCE, SOUTH 50 DEGREES 00 MINUTES EAST, A DISTANCE OF 600.00 FEET TO A POINT ON THE SAID NORTHWEST LINE OF DENNIS ROAD, A POINT FOR CORNER; THENCE, SOUTH 40 DEGREES 00 MINUTES WEST, ALONG THE SAID NORTHWEST LINE OF DENNIS ROAD, A DISTANCE OF 70.00 FEET, A POINT FOR CORNER; THENCE, NORTH 50 DEGREES 00 MINUTES WEST, LEAVING THE SAID NORTHWEST LINE OF DENNIS ROAD, A DISTANCE OF 130.00 FEET TO A POINT FOR CORNER; THENCE, SOUTH 40 DEGREES 00 MINUTES WEST, A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.7992 ACRES OR 209,052 SQUARE FEET OF LAND; AUTHORIZING THE PROPERTY TO BE USED FOR A PLANNED DEVELOPMENT DISTRICT PERMITTING LR-2 USES, SUBJECT TO APPROVAL OF SITE PLAN; PROVIDING THE COMPLIANCE WITH THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; 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 the granting of changes of zoning under the zoning ordinance regulations and zoning map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the 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 changes in zoning uses 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 be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to change the zoning on the hereinafter described tract of land from Planned Development District No. 3 allowing LR-1 uses to Planned Development District No. 3 allowing LR-2 uses, said area being described as follows, to-wit:

BEGINNING at a point on the Northeast Line of Josey Lane, (a 100' R.O.W.), said point being North 50 degrees 00 minutes West, a distance of 130.00 feet from the Northwest Line of Dennis Road (an 80' R.O.W.), a point for corner;

THENCE, North 50 degrees 00 minutes West, along said Josey Lane Northeast Line, a distance of 470.00 feet to the beginning of a curve to the right, having a central angle of 46 degrees 20 minutes and a radius of 700.58 feet and a tangent of 299.79 feet, a point for corner;

THENCE, along said curve a distance of 566.57 feet to the end of said curve, a point for corner;

THENCE, North 86 degrees 20 minutes East, leaving the said Josey Lane Northeast line, a distance of 125.00 feet to a point for corner;

THENCE, North 0 degrees 34 minutes West, a distance of 121.00 feet to a point on the South line of an existing utility easement, a point for corner;

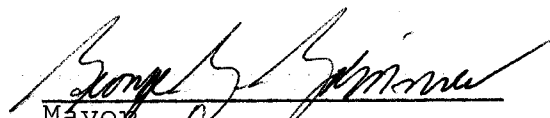
THENCE, East along the said existing utility easement, a distance of 75.00 feet to a point for corner;

THENCE, South, leaving the said existing utility easement, a distance of 84.20 feet to the beginning of a curve to the left having a central angle of 50 degrees 00 minutes and a radius of 500.58 feet and a tangent of 233.42 feet, a point for corner;

emergency for 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 cases provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on the 29th day of July, 1974.

APPROVED:




Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary