

An ordinance amending the comprehensive zoning ordinance of the City of Farmers Branch, as heretofore amended, so as to change the zoning from R-2 to Planned Development Area number Seventeen (17) allowing R-3 uses, on an approximate 22.574 acre tract of land situated in the NOAH GOOD SURVEY, ABSTRACT NO. 520, City of Farmers Branch, Dallas County, Texas, and being that tract of land deeded to Ted A. Howard as recorded in Volume 71004, page 1161, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East line of Marsh Lane (a 75 foot right-of-way), said point being the Northwest corner of said Ted A. Howard tract, an iron stake for corner;

THENCE, South $89^{\circ}49'30''$ East, leaving the said East line of Marsh Lane and along the North line of said tract a distance of 1291.97 feet to a point in the centerline of Farmers Branch Creek, a point for corner;

THENCE, along the centerline of Farmers Branch Creek, the following:

THENCE, South $25^{\circ}14'$ West, a distance of 897.21 feet to a point for corner;

THENCE, South $76^{\circ}35'$ West, a distance of 171.70 feet to a point for corner;

THENCE, South $88^{\circ}36'$ West, a distance of 204.69 feet to a point for corner;

THENCE, South $82^{\circ}41'$ West, a distance of 281.77 feet to a point for corner;

THENCE, South $42^{\circ}00'$ West, a distance of 386.13 feet to a point on the East line of Marsh Lane, a point for a corner;

THENCE, North along the said East line of Marsh Lane a distance of 1183.23 feet to the PLACE OF BEGINNING, and CONTAINING 22.574 acres of land, more or less.

Providing for 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 the 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 of zoning should be granted, 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 change the zoning on the following described tract of land from R-2 to Planned Development District number 17 allowing R-3 uses only:

Said tract being an approximate 22.574 acre tract of land situated in the NOAH GOOD SURVEY, ABSTRACT NO. 520, City of Farmers Branch, Dallas County, Texas, and being that tract of land deeded to Ted A. Howard, as recorded in Volume 71004, page 1161, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East line of Marsh Lane (a 75 foot right-of-way), said point being the Northwest corner of said Ted A. Howard tract, an iron stake for corner;

THENCE, South $89^{\circ}49'30''$ East, leaving the said East line of Marsh Lane and along the North Line of said tract a distance of 1291.97 feet to a point in the centerline of Farmers Branch Creek, a point for corner;

THENCE, along the centerline of Farmers Branch Creek, the following:

THENCE, South $25^{\circ}14'$ West, a distance of 897.21 feet to a point for corner;

THENCE, South $76^{\circ}35'$ West, a distance of 171.70 feet to a point for corner;

THENCE, South $88^{\circ}36'$ West, a distance of 204.69 feet to a point for corner;

THENCE, South $82^{\circ}41'$ West, a distance of 281.77 feet to a point for corner;

THENCE, South $42^{\circ}00'$ West, a distance of 386.13 feet to a point on the East line of Marsh Lane, a point for corner;

THENCE, North along the said East line of Marsh Lane a distance of 1183.23 feet to the PLACE OF BEGINNING, and CONTAINING 22.574 acres of land, more or less.

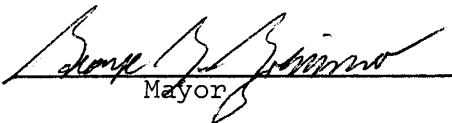
SECTION 2. That the above described tracts of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and as amended herein.

SECTION 3. That 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 Two Hundred Dollars (\$200.00) for each offense.

SECTION 4. Whereas, it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in 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 1st day of October 19 73.

APPROVED:



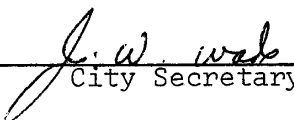
Mayor

APPROVED AS TO FORM:



City Attorney

DULY RECORDED:



City Secretary