

YMCA

ORDINANCE NO. 843

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING DESCRIBED PROPERTY AN S-3 SPECIFIC USE PERMIT CLASSIFICATION, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING A 1.6 ACRE TRACT OF LAND LOCATED AT THE NORTHEAST INTERSECTION OF VALLEY VIEW LANE AND BILL FIELD DRIVE IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, AND BEING OUT OF ABSTRACT NO. 1335; PROVIDING FOR A PENALTY NOT TO EXCEED 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 change 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 give the following described property an S-3 Specific Use Permit Classification. That the property to be covered by such change of zoning is described as follows, to-wit:

BEING a 1.6 acre tract of land located at the Northeast intersection of Valley View Lane and Bill Field Drive in the City of Farmers Branch, Dallas County, Texas, and being out of Abstract No. 1335.

SECTION 2. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described tract 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 by granting this change of zoning.

SECTION 4. 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 (\$200.00) Dollars for each offense.

SECTION 5. WHEREAS, it appears that the above described property requires 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 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 6 day of April, 1970.

APPROVED:

George B. Johnson
MAYOR

ATTEST:

Paul Ann Smith
CITY SECRETARY

APPROVED AS TO FORM:

Y. Louis Nichols
CITY ATTORNEY

PUBLIC HEARING - A 1.6 ACRE TRACT ON THE NORTHEAST CORNER
OF VALLEY VIEW LANE AND BELFIELD DRIVE FOR CONSIDERATION
FOR SPECIFIC USE PERMIT

Mayor Grimmer opened the public hearing for consideration to determine whether the Zoning should be changed so as to enlarge the YMCA's present Specific Use Permit No. 3 to include a tract in Abstract 1335, being a 1.6 acre tract located on the northeast corner of Valley View Lane and Belfield Drive as requested.

Mr. Andy Teal representing Town North YMCA was present. Mr. Teal explained that the YMCA was now occupying 6 1/2 acres and have now obtained 1.6 acres more and asked that the 1.6 acre tract be zoned as Special Permit Use also. He stated the old Johnson homeplace that now exists on the property would be remodeled to accommodate activities by the YMCA.

No one was present opposing the request.

Upon a motion by Councilman Koriath, a second by Councilman Binford, all voting "aye", closed the public hearing.

The Council questioned Mr. Teal on what type of additional activities were to be added. Mr. Teal answered they wanted to use part of the building for a day school and the rooms would be repaired in order to facilitate club room use.

The Council discussed with Mr. Teal the building codes that would have to be followed when repairing or reconstructing the present building .

After some discussion, a motion by Councilman McClung, a second by Councilman Flaherty, all voting "aye", approved the request as presented so as to enlarge the YMCA 's present Specific Use Permit No. 3 to include a tract in Abstract 1335, being a 1.6 acre tract located on the Northeast corner of Valley View Lane and Belfield Drive.

REDEVELOPMENT AND THOROUGHFARE PLAN OF ORIGINAL DOWNTOWN FARMERS BRANCH BY MARVIN SPRINGER APPROVED

Mr. Marvin Springer, a land planner who had been retained by the City, presented his recommendations on the redevelopment and thoroughfare plan of the original downtown Farmers Branch area. Mr. Springer, displaying a transparency of the PD-5 area, explained his recommendations as follows:

1. Circulation and Access - The basic framework for street access and circulation in PD-5-C is shown on the accompanying Plan. The minimum rights-of-way of the primary access streets of Rossford, Carrick and Pike Streets are established at 60 feet south of Valley View Lane and west of the MK&T Railroad. Oak Street, Irondale Street, Sable Street, Elder Street, Verbick Street and a portion of Carrick Street are subject to closing when such action is

4.6.70

Mr. Floyd Brown and City Manager Paul West discussed the specifications of the bids with the Council.

After more discussion, a motion by Councilman Linn, a second by Councilman Koriath, all voting "aye", awarded the bid of \$18,594.03 to General Electric Supply Company in Dallas subject to General Electric furnishing a line schematic drawing outlining a workable plan acceptable to the city and furnish the equipment in accordance with the plan at an adjusted price not to exceed \$18,594.03.

FLASHING SCHOOL CROSSING SIGNALS

City Manager Paul West pointed out in a letter that he had received from one of the schools (Janey Stark Elementary) P. T. A. that recommended flashing lights for school crossings. Mr. West stated that all school crossings on major streets had been investigated and found eleven (11) locations that presented a most hazardous condition to school children. A map was displayed along with recommended warning devices. Mr. West stated the devices would cost approximately \$6,250.00 installed at the 11 locations. A copy stating the 11 locations is attached to these minutes for record. Mr. West stated there would be a four month delivery date on the equipment.

After some discussion, Councilman Koriath moved that the City Manager proceed with the acquisition and installation of the necessary lights at the eleven (11) indicated locations on the map. Councilman Flaherty seconded the motion. All voting "aye".

ORDINANCE NO. 842 - AMENDING TRUCK WEIGHT ORDINANCE NO. 828

After some discussion, a motion by Councilman Koriath, a second by Councilman Binford, all voting "aye", adopted the following captioned ordinance:

"AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS; AMENDING ORDINANCE 828, SECTION 2C (3), BY INCREASING THE TOTAL GROSS WEIGHT ALLOWANCE THEREIN TO THIRTY SIX THOUSAND (36,000) POUNDS FOR EACH TANDEM-AXLE GROUP; PROVIDING FOR A PENALTY OF NOT LESS THAN FIFTY (\$50.00) DOLLARS AND NOT MORE THAN TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE AND DECLARING AN EMERGENCY. "

ORDINANCE NO. 843 - Y. M. C. A. 'S SPECIFIC USE ZONING FOR PROPERTY AT BELFIELD AND VALLEY VIEW.

Upon a motion by Councilman Linn, a second by Councilman Koriath, all voting "aye", adopted the following captioned ordinance:

"AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING DESCRIBED PROPERTY AN S-3 SPECIFIC USE PERMIT CLASSIFICATION, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING A 1.6 ACRE