

ORDINANCE NO. 1045

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED; BY GRANTING TO VALWOOD PARK BAPTIST CHURCH A SPECIFIC USE PERMIT FOR THE ERECTION OF A GENERAL BUSINESS SIGN IN AN OFFICE (O) ZONE, SAID GENERAL BUSINESS SIGN TO BE LOCATED ON A 3.752 ACRE TRACT OF LAND LOCATED NORTH OF VALWOOD PARKWAY AND EAST OF JOSEY LANE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS 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, 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 in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY 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 grant a Specific Use Permit to Valwood Park Baptist Church, to allow the erection of a general business sign in an office (O) zoning district and on a 3.752 acre tract of land located north of Valwood Parkway and east of Josey Lane, and more specifically described as follows:

BEING a tract of land situated in the Robert J. West Survey, Abstract No. 1576, and the John Nix Survey, Abstract No. 1088 City of Farmers Branch, Dallas County, Texas, said tract being two tracts of land as described in Volume 5687, at page 264 of the Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at the point of intersection of the East line of Josey Lane, (a 100' R.O.W.) with the North line of Valwood Parkway, (a 100' R.O.W.), an "X" in concrete for corner;

THENCE, North, along the said Josey Lane East line a distance of 364.59 feet to an iron stake for corner;

THENCE, S. 76 degrees 48 minutes East, along the Southerly line of a 50 foot drainage easement, a distance of 205.55 feet to an iron stake for an angle point;

THENCE, S 89 degrees 48 minutes East, continuing along said 50 foot drainage easement southerly line, a distance of 300.00 feet to an iron stake for corner;

THENCE; South, leaving said 50 foot drainage easement southerly line and proceeding a distance of 316.44 feet to a point on the said Valwood Parkway North line, an iron stake for corner;

THENCE; West, along the said Valwood Parkway North line a distance of 500.00 feet to the PLACE OF BEGINNING AND containing 3.752 acres or 163,430 square feet of land;

SECTION 2. 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 amended herein by the granting of a Specific Use Permit for the erection of a general business sign in an office (O) zoning district as shown on Exhibit "A" only.

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 the sum of Two Hundred (\$200.00) Dollars for each offense.

SECTION 4. Whereas, it appears that the above described property requires that it be given the above Specific Use Permit in order to permit its proper use and 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.

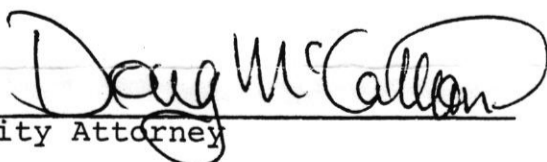
DULY PASSED this 16 day of December, 1974.

APPROVED:



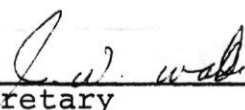
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary