



ORDINANCE NO. 1090

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 SEARS, ROEBUCK AND COMPANY A SPECIFIC USE PERMIT FOR THE INSTALLATION OF A THIRD DRIVEWAY IN A LIGHT INDUSTRIAL (LI) ZONING DISTRICT; SAID DRIVEWAY TO BE INSTALLED ON THEIR PROPERTY LOCATED AT 2270 VALLEY VIEW LANE ON A 1.8506 ACRE TRACT OF LAND; 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 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 grant a Specific Use

Permit to Sears, Roebuck and Co., to allow the installation of a third driveway in a Light Industrial (LI) Zoning District and located at 2270 Valley View Lane and on a 1.8506 Acre tract of land, and more particularly described as follows:

BEING a tract or parcel of land situated in the City of Farmers Branch, Dallas County, Texas, and being part of the Thomas Keenan Survey, Abstract 733, and also being part of Block 2, VALLEY VIEW PLACE ADDITION, FOURTH INSTALLMENT, an Addition to the City of Farmers Branch as recorded in volume 74187, page 415, of the map and deed records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the southerly line of Valley View Lane (100 feet wide) and the easterly line of Valley Branch Lane (60 feet wide);

THENCE, in an easterly direction along the southerly line of Valley View Lane and along a curve to the left whose tangent bears South $89^{\circ}51'55''$ East, having a radius of 1960.08 feet, a central angle of $6^{\circ}43'42''$, and an arc length of 230.18 feet to a point for corner;

THENCE, South $0^{\circ}52'$ West a distance of 354.94 feet to a point for corner;

THENCE, North $89^{\circ}08'$ West a distance of 230.00 feet to a point for corner in the easterly line of Valley Branch Lane;

THENCE, North $0^{\circ}52'$ East along the easterly line of Valley Branch Lane a distance of 350.53 feet to the PLACE OF BEGINNING and CONTAINING 80,612 square feet or 1.8506 acres.

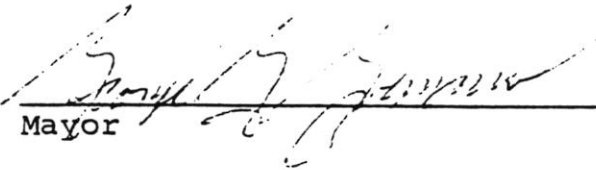
SECTION 2. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended herein by the granting of a Specific Use Permit for the installation of a third driveway in a Light Industrial (LI) Zoning District.

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 BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on the 19 day of January, 1976.

APPROVED:



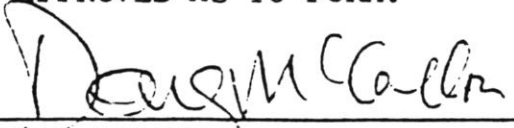
Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney