



ORDINANCE NO. 1118

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 A SPECIFIC USE PERMIT TO BROOKHAVEN LIMITED FOR THE ERECTION OF GENERAL BUSINESS SIGNS IN AN OFFICE (O) ZONE, SAID GENERAL BUSINESS SIGNS TO BE LOCATED AS SHOWN ON EXHIBIT "A"; 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 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 so as to grant a Specific Use Permit to Brookhaven Limited to erect

general business signs in the PD-14 (MF-2, 0) Zoning District located at 3001 L. B. J. Freeway, and more specifically described as follows:

BEING a certain tract of land located in the City of Farmers Branch, Dallas County, Texas, out of the Isaac B. Webb Survey, Abstract No. 1574, and being more particularly described as follows:

BEGINNING at a point in the North line of Interstate Highway No. 635 (a variable width R.O.W.) said point being South $71^{\circ}35'$ West a distance of 165.00 feet from the intersection of the said North line of Interstate Highway No. 635 and the West line of Webbs Chapel Road (a 100-foot R.O.W.), an iron pin for corner;

THENCE, South $71^{\circ} 35'$ West along said Interstate Highway No. 635 North line a distance of 963.10 feet to a concrete R.O.W. Monument found for an angle point;

THENCE, South $74^{\circ} 56' 12''$ West a distance of 21.70 feet to the East line of Treeview Lane and a point for a corner;

THENCE, North $15^{\circ} 03' 48''$ West with the East line of Treeview Lane a distance of 25.55 feet to a point at the beginning of a curve to the right;

THENCE, in a Northerly direction along the curve to the right, said curve having a central angle of $16^{\circ} 20'$ and a radius of 120.00 feet, a distance of 34.21 feet;

THENCE, North $1^{\circ} 16' 12''$ East a distance of 197.20 feet to a point at the beginning of a curve to the left;

THENCE, in a Northwesterly direction along the curve to the left, said curve having a central angle of $56^{\circ} 8' 49''$ and a radius of 180.00 feet, a distance of 176.39 feet to the South line of Maybrook Drive and a point for a corner;

THENCE, North $35^{\circ} 07' 23''$ East with said South line of Maybrook Drive a distance of 115.35 feet to a point at the beginning of a curve to the right;

THENCE, in a Northeasterly direction along the curve to the right; said curve having a central angle of $40^{\circ} 36'$ and a radius of 239.46 feet, a distance of 169.70 feet;

THENCE, North $75^{\circ} 43' 23''$ East a distance of 252.38 feet to an angle point;

THENCE, North $75^{\circ} 53'$ East a distance of 754.61 feet to the West line of Webbs Chapel Road, and a point for a corner;

THENCE, South 0° 34' West with the said West line of Webbs Chapel Road, a distance of 279.70 feet to an iron pin for corner;

THENCE, South 71° 41' West leaving the said West line of Webbs Chapel Road, a distance of 165.83 feet to an iron pin for corner;

THENCE, South 0° 31' 23" West a distance of 199.98 feet to the PLACE OF BEGINNING and containing 550,198 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 general business signs in a PD-14 (MF-2,0) Zoning District, said signs to be located as shown on exhibit "A", and constructed as shown on exhibits "B" and "C".

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 protect the public interest, comfort and general welfare of the City of Farmers Branch, 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.