



ORDINANCE NO. 1163

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 HINES INDUSTRIAL PROPERTIES A SPECIFIC USE PERMIT FOR THE INSTALLATION OF A THIRD AND FOURTH DRIVEWAY IN A LIGHT INDUSTRIAL (LI) ZONING DISTRICT; SAID DRIVEWAYS TO BE INSTALLED ON THE PROPERTY LOCATED AT 12855 VALLEY BRANCH LANE ON A 8.4045 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 on 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 Hines Industrial Properties to allow the installation of a third and fourth driveway in a Light Industrial (LI) Zoning District and located at 12855 Valley Branch Lane and on a 8.4045 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 L. Chenowith Survey, Abstract 325, and being part of the Thomas Keenan Survey, Abstract 733, and also being part of the tract of land conveyed to Branch Properties by Clyde and Byron Williams as recorded in the Deed Records of Dallas County, Texas; and also being part of that tract of land conveyed to Branch Properties by Baptist Foundation of Texas by deed recorded December 18, 1967 in the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the easterly line of the C.R.I. & P. Railroad 100 foot right-of-way and the northerly line of the Thomas L. Chenowith Survey, Abstract 325, said point being in a southerly direction along the easterly line of said railroad right-of-way a distance of 772.14 feet from the intersection of the southerly line of Valley View Lane and the easterly line of said railroad right-of-way, said point also being in the southerly line of S.A. & M.G. Railroad Company Survey, Abstract 1418;

THENCE, South 9 deg. 49' West along the easterly line of said Railroad right-of-way a distance of 952.20 feet to a point for corner;

THENCE, South 89 deg. 01' East a distance of 446.32 feet to a point for corner in the westerly line of Valley Branch Lane, a proposed 60.0 foot street;

THENCE, North 0 deg. 25' East along the proposed westerly line of Valley Branch Lane a distance of 611.95 feet to the beginning of a curve to the right;

THENCE, in a northerly and northeasterly direction continuing along the proposed westerly line of Valley Branch Lane and along said curve to the right having a radius of 330.00 feet, a central angle of 46 deg. and an arc length of 264.94 feet to the end of said curve to the right;

THENCE, North 46 deg. 25' East continuing along the proposed westerly line of Valley Branch Lane a distance of 82.27 feet to the beginning of a curve to the left;

THENCE, in a northeasterly direction along the proposed westerly line of Valley Branch Lane and along said curve to the left having a radius of 270.0 feet, a central angle of 5 deg. 08' 05", and an arc length of 24.20 feet to a point for corner;

THENCE, North 84 deg. 06' 45" West a distance of 177.76 feet to an angle point;

THENCE, North 89 deg. 01' 30" West a distance of 290.42 feet to the POINT OF BEGINNING and containing 8.4045 Acres.

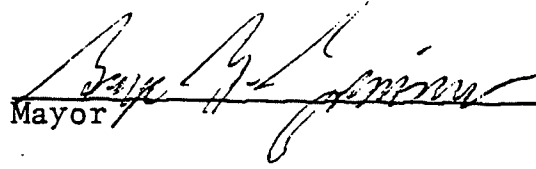
SECTION 2. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended herein by the granting of a Specific Use Permit for the installation of a third and fourth driveway in a Light 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 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 3 day of October, 1977.

APPROVED:



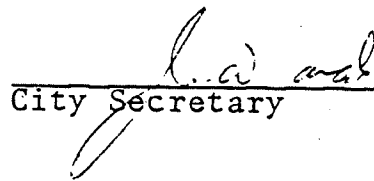
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary