

ORDINANCE NO. 256

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM R-5 RESIDENTIAL CLASSIFICATION TO R-5 RESIDENTIAL CLASSIFICATION UNDER SPECIAL PERMIT FOR RETAIL NURSERY AND GREENHOUSE USE, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING SITUATED IN THE JOHN NIX SURVEY, ABSTRACT 1088 AND THE R. J. WEST SURVEY, ABSTRACT 1576, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF VALWOOD PARKWAY, SAID POINT ALSO BEING EAST 900 FEET FROM THE EAST LINE OF DENNIS ROAD (ALSO KNOWN AS JOSEY LANE) AND FURTHER BEING THE SOUTHEAST CORNER OF THE WINSLOW TRACT: THENCE NORTH 314.81 FEET ALONG THE WINSLOW TRACT EAST LINE TO A POINT IN THE SOUTH LINE OF A 50 FOOT DRAINAGE AND UTILITY R.O.W. FOR CORNER: THENCE S 89° 46' E 75.23 FEET ALONG SAID 50 FOOT R.O.W. TO A POINT FOR CORNER: THENCE N 48° 54' E 349.93 FEET ALONG THE SOUTHEAST LINE OF SAID 50 FOOT R.O.W. TO A POINT FOR CORNER: THENCE S 63° 46' E 104.66 FEET TO THE NORTHWEST CORNER OF THE EPISCOPAL CHURCH 3.05 ACRE TRACT FOR CORNER: THENCE SOUTH 40.89 FEET ALONG THE WEST LINE OF SAID TRACT TO A POINT FOR CORNER: THENCE S 48° 54' W 286.40 FEET TO A POINT FOR CORNER: THENCE South 269.17 FEET TO A POINT IN THE NORTH LINE OF VALWOOD PARKWAY FOR CORNER: THENCE WEST 217.00 FEET ALONG THE NORTH LINE OF VALWOOD PARKWAY TO THE PLACE OF BEGINNING AND CONTAINING 2.4 ACRES OF LAND, MORE OR LESS; THAT SUCH PROPERTY IS TO BE USED UNDER A SPECIAL PERMIT FOR RETAIL NURSERY AND GREENHOUSE USE, SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HEREINAFTER MORE FULLY EXPRESSED: THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO PLANS AND SPECIFICATIONS SUBMITTED THEREFOR WHICH SHALL BE APPROVED BY THE CITY PLANNING COMMISSION AND SUBJECT TO THE CONDITIONS CONTAINED HEREIN; PROVIDING FOR A PENALTY NOT TO EXCEED \$200.00 FOR EACH OFFENSE: AND DECLARING AN EMERGENCY.