



ORDINANCE NO. 1648

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE ALLOWED SITE COVERAGE FOR WAREHOUSE AND LIGHT INDUSTRIAL USES ON A TRACT OF LAND LOCATED WITHIN PLANNED DEVELOPMENT TWENTY-FIVE (PD-25) ZONING DISTRICT; ESTABLISHING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Planning and Zoning Commission of the City of Farmers Branch, in compliance with the Charter 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 due to a change in condition and in order to protect the public health, welfare and safety, said changes of zoning should be granted, as set out herein:

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, Texas, be and the same is hereby amended by amending the Development Standards of Planned Development Twenty-Five (PD-25) on the following tract of land within PD-25. Said tract of land being described in Exhibit "A".

SECTION 2. That all uses in this described tract of land shall conform in operation, location and construction to the performance standards established by the Comprehensive Zoning Ordinance of the City of Farmers Branch and to the development standards set forth in Section 4, and a site plan indicating proposed improvement must be approved by the City Council prior to building permits being issued.

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SECTION 3. 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 heretofore amended and as amended herein.

SECTION 4. That the allowable site coverage for warehouse and light industrial uses shall be no more than fifty-five percent (55%).

SECTION 5. 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 Dollars (\$200.00) for each offense.

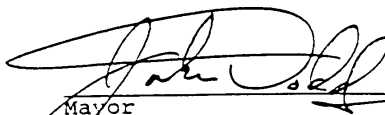
SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. Injunctive Relief. In addition to and accumulative to all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. Whereas, it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general 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 case provides.

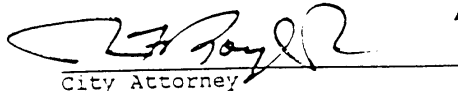
DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 25 day of August, 1986.

APPROVED:



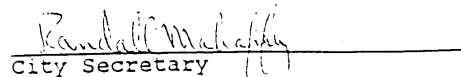
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

Exhibit "A"

WHEREAS, Moore Business Forms, Inc., is the sole owner of a tract of land situated in the City of Farmers Branch, Dallas County, Texas; and being out of the Thomas Keenan Survey, Abstract 733, and being part of Block 3 of the Revised Valley View Place Addition, First Installment, as recorded in Volume 69214, Page 1991, and part of Block 1 of the Valley View Place Addition, Fifth Installment, as recorded in Volume 74021, Page 1017, 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 southwesterly line of Branch View Lane (60 feet wide) and the northerly line of Valley Branch Lane (60 feet wide); said point being the most easterly, southeasterly corner of said Block 3;

THENCE in a westerly direction along said northerly line of Valley Branch Lane and along a curve to the right having a radius of 220.00 feet, a central angle of 27 deg. 28', and an arc length of 105.46 feet to the end of said curve to the right;

THENCE North 89 deg. 08' West continuing along said northerly line of Valley Branch Lane a distance of 177.89 feet to an angle point;

THENCE in a westerly direction continuing along said northerly line of Valley Branch Lane and along a curve to the left whose target bears North 65 deg. 34' 38" West, having a radius of 60.00 feet, a central angle of 70 deg. 49" 05', and an arch length of 74.16 feet to an angle point;

THENCE North 89 deg. 08' West a distance of 384.87 feet to a point for corner in the southeasterly line of a 100.00 foot wide C. R. I. & P Railroad right-of-way;

THENCE North 9 deg. 49' East along said railroad right-of-way and along the most westerly line of said Block 1 a distance of 223.05 feet to a point for corner;

THENCE due East along the most northerly line of said Block 1 a distance of 35.17 feet to a point for corner in the westerly line of said Block 3;

THENCE North 0 deg. 59' East continuing along said railroad right-of-way and along said westerly line of Block 3 a distance of 222.83 feet to a point for corner;

THENCE South 80 deg. 11' East a distance of 497.96 feet to a point for corner in the southwesterly line of Branch View Lane;

THENCE South 26 deg. 36' East along said southwesterly line of Branch View Lane a distance of 368.72 feet to the POINT OF BEGINNING and containing 5.5000 acres.