



ORDINANCE NO. 1506

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING DESIGNATION FROM OFFICE (O) TO PLANNED DEVELOPMENT DISTRICT #51 ALLOWING LOCAL RETAIL ONE (LR-1) USES AND STANDARDS ON THE TRACT OF LAND LOCATED AT 2763 VALWOOD PARKWAY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; 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, 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 hearing 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, Texas, be, and the same is hereby

amended by amending the Zoning Map of the City of Farmers Branch, so as to change the zoning from office (o) to Planned Development District #51 allowing Local Retail uses and standards on the tract of land located at 2763 Valwood Parkway as shown on on Exhibit "A".

SECTION 2. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch;

SECTION 3. That the above tract of land shall be developed, only following the Local Retail one (LR-1) standards provided for and established by the Comprehensive Zoning Ordinance of the City of Farmers Branch, and subject to a site plan being submitted to the Planning and Zoning Commission and the City Council for approval and the landscaped area of the property to be not less than 5 percent of the gross site area.

SECTION 4. 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 5. In addition to and cumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

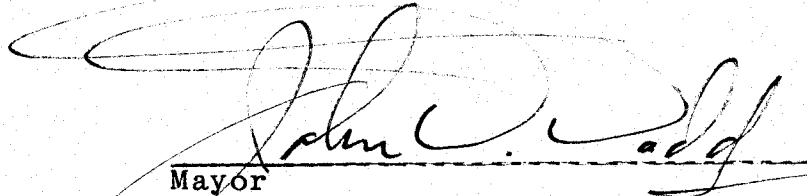
SECTION 6. That if any section, paragraph, subdivision, clause or phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof

other than that portion so decided to be invalid or unconstitutional.

SECTION 7. Whereas, it has been found that there has been a change in the 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 of the City of Farmers Branch, and creates an urgency and an emergency for 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 this the 6th day of August, 1984.

APPROVED:

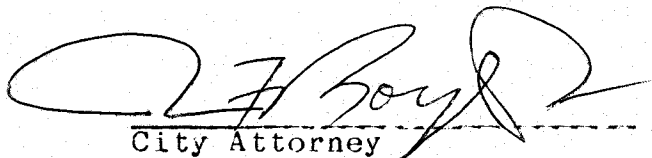


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Mayor

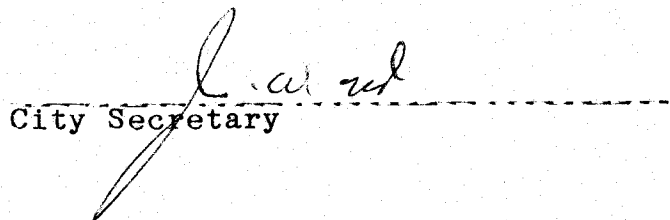
APPROVED AS TO FORM:

ATTEST:



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City Attorney



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City Secretary

SURVEY PLAT

Being a tract or parcel of land situated in the Robert J. West Survey, Abstract No. 1576, and the John Nix Survey, Abstract No. 1088, and in the City of Farmers Branch, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a iron pin in the North line of Valwood Parkway (a 100 foot R.O.W.) said point being West 515.82 feet from the West line of Dennis Road, said point also being the Southwest corner of a 1.8 acre tract in the name of the Church of the Nazarene. Dated June 22, 1959;

THENCE WEST with the North line of Valwood Parkway ( a 100. foot R.O.W. ) 317.0 feet to the Southwest corner of a tract in the name of Robert Winslow dated May 28, 1958, a iron pin for corner;

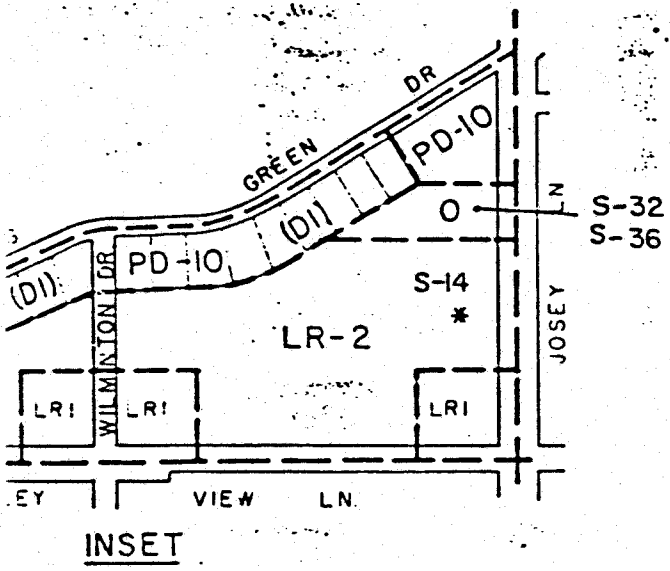
THENCE NORTH 315.22 feet with the East line of said Robert Winslow Tract a iron pin for corner; said point being in the South line of a 50.0 foot drainage easement;

THENCE S.  $89^{\circ} 46'$  E. with the South line of said drainage easement 175.23 feet a point for corner;

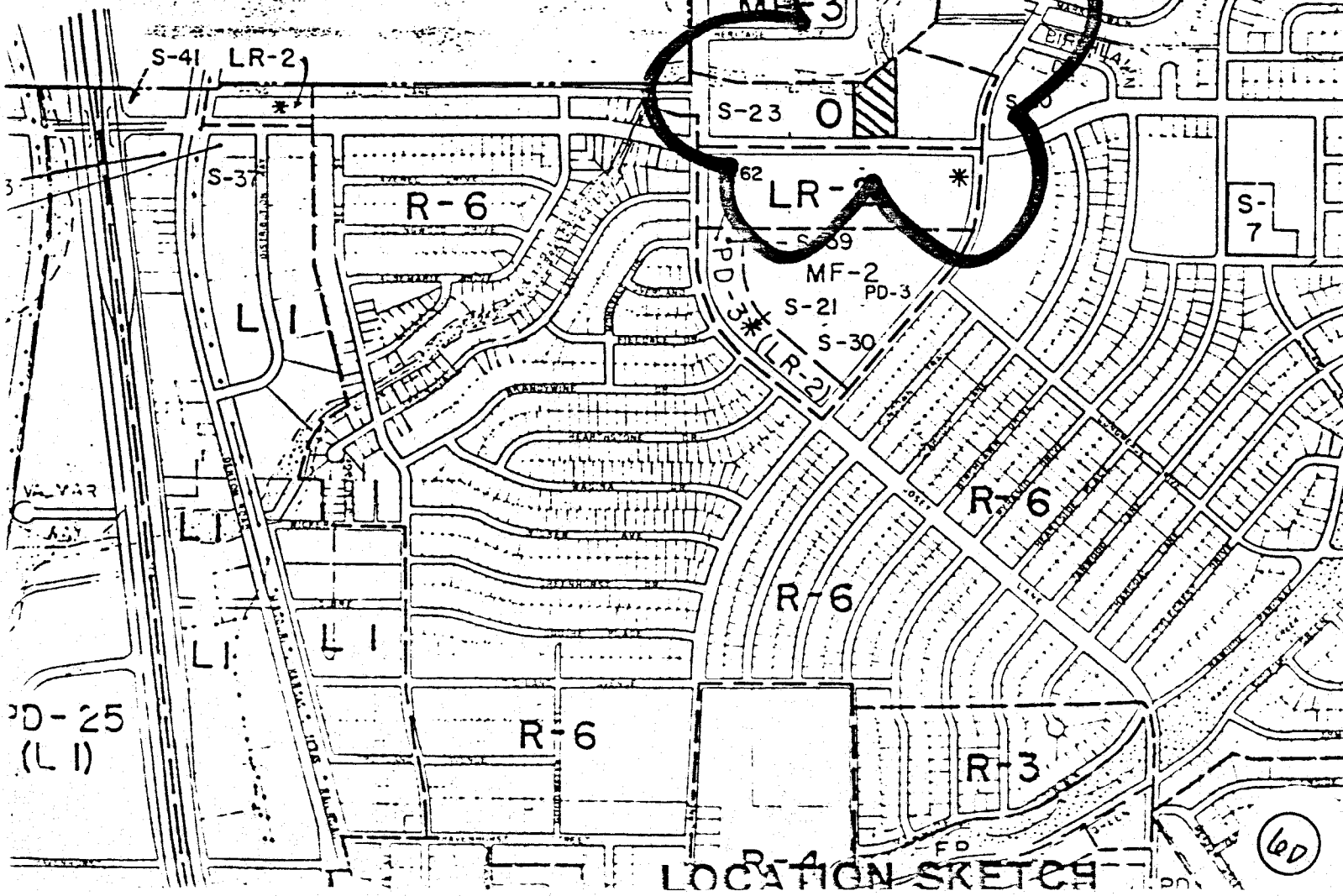
THENCE N.  $48^{\circ} 54'$  E. and along the South line of said drainage easement 188.0 feet a iron pin for corner, said point also being the Northwest corner of the Church of the Nazarene tract;

THENCE SOUTH with the Church of the Nazarene tract West line 438.22 feet to the place of BEGINNING and containing 108,526.8 square feet or 2.491 acres of land more or less, and being know as 2763 Valwood Parkway.

Exhibit "A"



INSET



LOCATION SKETCH