



*ORDINANCE NO. 2190*

***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 ZONING DISTRICT CLASSIFICATION OF THREE ADJOINING TRACTS OF LAND COMPRISING APPROXIMATELY 25.4 ACRES IN AREA, GENERALLY LOCATED EAST OF VALLEY BRANCH CIRCLE AND SOUTH OF VALLEY BRANCH LANE, FROM PLANNED DEVELOPMENT ZONING DISTRICT NUMBER SIXTY-ONE (PD-61) TO PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 24 (PD-24); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE.***

WHEREAS, the City Planning and Zoning 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 changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having 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, Texas, is hereby amended by amending the zoning classification of three adjoining tracts of land comprising approximately 25.4 acres in area, generally located east of Valley Branch Circle and south of Valley Branch Lane, and as more specifically described in Exhibit "A", from Planned Development District Number 61 (PD-61) to Planned Development District Number 24 (PD-24).

SECTION 2. That all uses in the PD-24 zoning district shall conform in operation, location and construction to the performance and development standards established by the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas.

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 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 punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

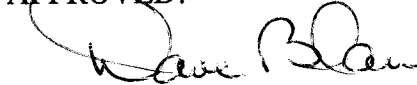
SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. 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 cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 10<sup>th</sup> day of July, 1993.

APPROVED:



\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

ATTEST

  
\_\_\_\_\_  
City Secretary

Tract 1

**BOUNDARY DESCRIPTION  
FOR ZONING**

BEING a 23.705 acre tract of land out of the John L. Pulliam Survey, Abstract No. 1156, Dallas County, Texas and being all of Lot 5 and part of Lot 4, City Pointe Northwest, an addition to the City of Farmers Branch, Texas, as recorded in Volume 88170, Page 269, Map Records, Dallas County, Texas. Said 23.705 acre tract being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod, being located at the southeast corner of said Lot 4 and also located in westerly line of Interstate Highway 35E (Stemmons Freeway)(a variable width right-of-way);

THENCE North 04°10'38" East, following along the east line of said Lot 4 and the westerly line of said I.H. 35E, for a distance of 128.02 feet to a found 1/2 inch iron rod and the POINT OF BEGINNING;

THENCE South 82°49'22" West, leaving said lines, for a distance of 1,052.38 feet to a found 1/2 inch iron rod located in the west line of said Lot 4 and the east line of Royal Park Addition as recorded in Volume 84223, Page 1870, M.R.D.C.T.;

THENCE North 00°30'29" West, following along the said east line of Royal Park Addition, for a distance of 820.26 feet to a found 1/2 inch iron rod;

THENCE South 88°36'10" East, continuing along said east line, for a distance of 371.59 feet to a found 1/2 inch iron rod;

THENCE North 00°38'16" East, continuing along said east line, for a distance of 442.23 feet to a found 3/4 inch iron rod;

THENCE South 88°43'06" East, leaving said east line, for a distance of 594.17 feet to a found 1/2 inch iron rod, located in the said east line of I.H. 35E;

THENCE South 04°10'38" East, following along said east line, for a distance of 1,111.56 feet to the POINT OF BEGINNING and CONTAINING 1,032,579 square feet or 23.705 acres of land more or less.

**Exhibit "A"**

(pg. 1 of 6)

3B

SPRINGLAKE DRIVE

ROYAL PARK ADDITION  
VOL. 84223, PG. 1870

ROYAL PARK  
PHASE I

INTERSTATE HIGHWAY 35E  
(STEMMONS FREEWAY)  
(A VARIABLE WIDTH R.O.W.)

FND. 3/4" I.R.

BACK OF CURB

N 00° 38' 16" E  
442.23'

BACK OF CURB

FND. 1/2" I.R.

FND. 1/2" I.R.

BACK OF CURB

S 88° 36' 10" E  
371.59'

BUILDING

FENCE  
0.6' WEST OF E  
FND. 1/2" I.R.

FND. 1/2" I.R.

ROYAL PARK ADDITION  
VOL. 84223, PG. 1870

BACK OF CURB

N 00° 30' 29" W  
820.26'

SET 1/2" I.R.

FND. 1/2" I.R.

JOHN FULLAM SURVEY  
VOL. 84219, PG. 2428

LYNN'S DOGS ADDITION  
VOL. 71003, PG. 0802

1" IRON PIPE

END 3/8" I.R.  
S 88° 43' 06" E  
594.17'

30' BUILDING LINE

30' BUILDING LINE

S 04° 10' 38" E  
1111.56'

20' ELECTRIC  
EASEMENT

LOT 6

THOMAS KEENAN SURVEY ABSTRACT NO. 733  
JOHN FULLAM SURVEY ABSTRACT NO. 1156

LOT 5R  
(PLAT PENDING)  
1,032,579 SQ. FT.  
23.705 ACRES

VALLEY BRANCH CIRCLE  
(B.P. R. O. W.)  
(TO BE ABANDONED BY PLAT)

30' BUILDING LINE  
20' ELECTRIC  
EASEMENT

LOT 4

20' DRAINAGE EASEMENT  
VOL. 87094, PG. 926

30' BUILDING LINE  
10' SOUTHWESTERN BELL  
EASEMENT  
25' DRAINAGE AND  
UTILITY EASEMENT

30' BUILDING LINE

30' BUILDING LINE  
S 82° 49' 22" W  
1052.38'

LOT 4  
EXIST. ZONING  
PD31

TOP OF BANK  
DRAINAGE & FLOODPLAIN EASEMENT  
VOL. 87094, PG. 921

15' UTILITY EASEMENT  
VOL. 87007, PG. 3057

FND. 1/2" I.R.

4" X 4" CONC  
ROW MON.

SET 1/2" I.R.

GULVERT  
HEADWALL

ELEC. RISER

WV

FI

OVERHEAD  
ELECTRIC

FND. 1/2" I.R.

HEADWALL WITH  
CONC. APRON

WATER  
METER

SET 1/2" I.R.

POINT OF BEGINNING

N 04° 10' 38" E  
128.02'

POINT OF COMMENCING



Tract 2

**ZONING DESCRIPTION**

BEING a 0.418 acre tract of land and being a portion of Lot 3, City Pointe Northwest, and addition to the City of Farmers Branch, Texas as recorded in Volume 88170, Page 269, Plat Records, Dallas County, Texas. Said 0.418 acre tract being more particularly described by meter and bounds as follows;

BEGINNING at a point, being the northwest corner of said Lot 3 and the northeast corner of Lot 4 of said City Pointe Northwest and also being located in the south line of Royal Park Addition, recorded in Volume 84223, Page 1870, P.R.D.C.T.;

THENCE North 89°19'01" East, following along the said north line of Lot 3, and the south line of said Royal Park Addition, for a distance of 520.66 feet to a point;

THENCE South 00°30'29" East, leaving said lines, for a distance of 35.00 feet to a point;

THENCE South 89°19'01" West, for a distance of 519.99 feet to a point;

THENCE North 01°35'57" West for a distance of 35.00 feet to the Point of Beginning and Containing 18,214 square feet or 0.418 acres of land more or less.

VALLEY RANCH LANE

POINT OF BEGINNING

N 01°35'57" W  
35.00'

N 89°19'01" E  
520.66'

S 89°19'01" W  
519.99'

S 00°30'29" E  
35.00'

18,214 SQ.FT.  
0.418 ACRES

80' R.O.W.  
DEDICATION

FND. 1/2" I.R.

157.06'

LOT 3  
CITY POINTE NORTHWEST



(pg. 4 of 6)

3E

10 SURVEY ABSTRACT NO. 521  
1911 SURVEY ABSTRACT NO. 1156

Tract 3

**BOUNDARY DESCRIPTION  
ZONING MAP**

BEING a 1.251 acre tract of land and being out of Lot 2, of the City Pointe Northwest addition, an addition to the City of Farmers Branch, Texas, as recorded in Volume 88170, Page 269, Plat Records, Dallas County, Texas. Said 1.251 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod, being located at the northwest corner of said Lot 2 and also being located in the easterly right-of-way line of a variable width strip of land owned by the City of Dallas and leased to Burlington - Northern Railroad Company;

THENCE North 89°19'01" East, following along the north line of said Lot 2, for a distance of 567.53 feet to a found 3/4 inch iron rod;

THENCE South 05°00'40" East, leaving said north line, for a distance of 35.97 feet to a point;

THENCE South 81°44'17" West, for a distance of 105.43 feet to a point;

THENCE South 78°49'24" West, for a distance of 105.72 feet to a point;

THENCE South 69°02'18" West, for a distance of 99.68 feet to a point;

THENCE South 46°45'44" West, for a distance of 134.59 feet to a point;

THENCE North 46°22'03" West, for a distance of 107.01 feet to a point;

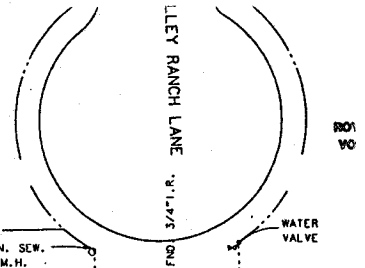
THENCE North 60°38'48" West, for a distance of 96.43 feet to a point;

THENCE North 84°13'11" West, for a distance of 20.12 feet to a point located in the easterly line of said City of Dallas tract;

THENCE North 08°54'23" East, following along said easterly line, for a distance of 70.28 feet to the POINT OF BEGINNING and CONTAINING 54,492 square feet or 1.251 acres of land, more or less.

VALLEY VIEW PLACE  
ADDITION NO. 6  
VOL. 74197, PG. 702

SO. EDGE OF  
BUILDING



POINT OF BEGINNING  
FND. 172°1.R.

SAN. SEW.  
M.H.

CURB LINE

SAN. SEW.  
M.H.

WATER  
VALVE

N 89°19'01" E  
567.53'

S 05°00'40" E  
35.97'

EASEMENT TO  
FARMERS BRANCH  
VOL. 74130, PG. 1957

54,492 SQ. FT.  
1.251 ACRE TRACT

S 81°44'17" W  
105.43'

N 08°54'23" E  
70.28'

N 84°13'11" W  
20.12'

PRIVATELY MAINTAINED  
FLOODWAY EASEMENT  
(VARIABLE WIDTH)

TOP OF  
BANK

S 69°02'18" W  
99.68'

LOT 2

RD. R.O.W.  
DEDICATION

HEADWALL

N 60°38'48" W  
96.43'

S 46°45'44" W  
134.59'

EDGE OF  
CONCRETE FLUME

EDGE OF  
CONCRETE FLUME

CITY POINTE NORTHWEST ADDITION  
LOT 2

LOT 2

