

ORDINANCE NO. 1013

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 A SPECIFIC USE PERMIT FOR THE OPERATION OF A CAR WASH IN PD-3(LR-2) ZONING DISTRICT, SAID CAR WASH TO BE LOCATED ON A 0.581 ACRE TRACT OF LAND LOCATED AT THE NORTH END OF PD-3(LR-2); PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED (\$200.00) 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, 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 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 for operation of a car wash in PD-3 Zoning District allowing LR-2 uses and the location of said use to be on a 0.581 acre tract of land at the north end of PD-3(LR-2) Zoning District and more specifically described as follows:

BEGINNING at a point in the East ROW line of Josey Lane, same point being 684.80 feet South of the intersection of the south ROW line of Valwood Parkway and the East ROW line of Josey Lane:

THENCE N 86° 20' E 125.00 feet to a point for corner;

THENCE N 0° 34' W 121.00 feet to a point for corner same point lying in the south ROW line of a 30.0 foot wide easement;

THENCE East 75.00 feet along with the south ROW line of easement to a point for corner same point being the northeast corner of this tract;

THENCE South 84.20 feet to a point for corner, same point being the PC of a curve to the left;

THENCE around a curve to the left having a radius of 500.58 feet, a central angel of 17° 12' 33" a length of 150.35 feet, a chord of 149.79 feet, and a tangent of 75.75 feet to the PT of the curve;