

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR GENERAL BUSINESS SIGNS ON PROPERTY PRESENTLY ZONED OFFICE SAID PROPERTY BEING LOT 1-A OF FARMERSDELL ADDITION, AN ADDITION OF THE CITY OF FARMERS BRANCH AND BEING KNOWN AS 2700 VALLEY VIEW LANE. AUTHORIZING SUCH PROPERTY BE ALLOWED THREE GENERAL BUSINESS SIGNS; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$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 three general business signs, in an area presently zoned Office (o) said area being described as follows, to-wit:

SITUATED in the City of Farmers Branch, Dallas County, Texas and being Lot 1-A of FARMERSDELL ADDITION, an addition to the city of Farmers Branch Texas, according to the map thereof recorded in volume 17 at page 377 of the Map Records of Dallas County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at an iron rod for corner at the Southeast corner of the intersection of Valley View Lane and Tom Field Road;

THENCE North 67 deg. 42 min. East, 43.0 feet along the South line of Valley View Lane to an iron rod set for corner at the beginning of a curve to the right, said curve having a radius of 945.13 feet;

THENCE Northeasterly with the curving South line of Valley View Lane, 63.5 feet to an iron rod for corner at its intersection with the curving West line of Holbrook Drive, said curve having a radius of 716.2 feet;