



P.D. 20

ORDINANCE NO. 1062

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF A 204.784 ACRE TRACT OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF MARSH LANE AND VALLEY VIEW LANE, FROM R-2 TO R-3 WITH A SPECIFIC USE PERMIT ALLOWING COLLEGE USES; AND GRANTING A SPECIFIC USE PERMIT WITH CERTAIN CONDITIONS, ALLOWING COLLEGE USES; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF 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 changes of zoning should be granted, subject to the conditions 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 zoning map of the City of Farmers Branch, Texas, so as to change the zoning on the following described tract of land from R-2 to R-3 and granting a Specific Use Permit allowing college uses.

Said tract being 204.784 acre tract of land generally located at the northeast corner of Marsh Lane and Valley View Lane and being more particularly described as follows:

COMMENCING at the intersection of the North line of Valley View Road as it has been relocated and the East line of Marsh Lane. Thence along the East line of Marsh Lane and a Northerly direction a distance of 391.80 feet to an iron pipe which was found in place for a corner and the place of beginning of this survey:

THENCE, North  $0^{\circ} 08' 04''$  East along the East right-of-way line of Marsh Lane a distance of 1026.83 feet to an existing iron pipe for a corner;

THENCE, North  $0^{\circ} 02' 03''$  East a distance of 400.07 feet to a corner;

THENCE, North  $0^{\circ} 13' 46''$  West a distance of 307.09 feet to a corner;

THENCE, departing from the East right-of-way line of Marsh Lane North  $41^{\circ} 58' 43''$  East a distance of 385.85 feet to a corner;

THENCE, North  $82^{\circ} 42' 30''$  East a distance of 281.77 feet to a corner;

THENCE, North  $88^{\circ} 37' 47''$  East a distance of 204.69 feet to a corner;

THENCE, North  $76^{\circ} 36' 29''$  East a distance of 171.70 feet to a corner;

THENCE, North 25° 15' 46" East a distance of 897.21 feet to a corner;

THENCE, South 89° 51' 17" East a distance of 1211.99 feet to a corner;

THENCE, South 0° 0' 54" West a distance of 259.43 feet to a corner;

THENCE, North 89° 52' 37" East a distance of 987.95 feet to a corner;

THENCE, South 0° 09' East a distance of 2641.56 feet to a corner;

THENCE, South 89° 49' 34" West a distance of 3500.93 feet to the place of beginning and containing 204.784 acres of land.

SECTION 2. That the zoning on the subject property be changed and the Specific Use Permit be granted with the following conditions:

1. Prior to any development or improvements on the property a site plan be approved by the City Council and the Planning and Zoning Commission. The site plan shall show proposed public and private streets, building sites, drainage systems, utility easements, parking lots, and any other details that are necessary to determine the relationship of the proposed development to and on adjacent property.
2. If the property is developed other than for College use the development shall comply with R-2 standards.

SECTION 3. That the above described tracts 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.

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