



ORDINANCE NO. 1125

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED; BY APPROVING A SPECIFIC USE PERMIT FOR A GENERAL BUSINESS SIGN IN AN OFFICE ZONING DISTRICT; SAID OFFICE ZONING DISTRICT BEING LOCATED AT 13305 JOSEY LANE; REQUIRING SAID SIGN TO COMPLY WITH CURRENT ZONING AND SIGN ORDINANCE STANDARDS; 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 and approving of Specific Use Permits 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 approve a Specific

Use Permit for a general business sign as an allowable use in an Office Zoning District. Said office zoning district located at 13305 Josey Lane and more specifically described as follows:

BEING a tract in the Robert J. West Survey, Abstract No. 1576, County of Dallas, Texas, being designated as Tract 5, on the plat of Parkway South, an addition to the City of Farmers Branch and being more particularly described as follows:

BEGINNING at a point in the West right-of-way line of Josey Lane (100 feet wide) at a distance of 575.00 feet Northerly along said line, from the North right-of-way line of Valley View Lane (100 feet wide), said point being the Northeast corner of a certain 9.107 acre tract, conveyed to Wm. Charles McKee et al, by Roger C. Sullivan Co. and Robert H. Heiser according to deed dated April 1, 1971 and recorded in Vol. 71070, Page 757 of the deed records of Dallas County, Texas;

THENCE, N 89°54'W, along a North line of the referenced 9 acre tract, 414.73 feet to a point for a corner in the Southeasterly line of Lot 8, Block B of Parkway South Addition;

THENCE N 56°24' E, along the Southeasterly line of said Block B, 284.47 feet to the East corner of said block;

THENCE, S 33°36' E, along a production of the Northeasterly line of said Block B, 9.43 feet to a point for a reentrant corner;

THENCE, S 89°54' E, 172.96 feet to a point for a corner in the West right-of-way line of Josey Lane;

THENCE, S 0°09' W, along the West right-of-way line of Josey Lane, 150.00 feet to the POINT OF BEGINNING AND containing 45,419 square feet or 1.043 acres of land.

SECTION 2. That the Specific Use Permit shall allow the erection and maintenance of one general business sign only. Said sign shall be located and erected as shown on Exhibits "A" and "B".

SECTION 3. That the General Business Sign shall comply with all zoning, building, sign and other codes and ordinances of the City of Farmers Branch and be placed behind the front building line.

SECTION 4. 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 amended herein by the granting of a Specific Use Permit for the erection of a general business sign as described herein only.

SECTION 5. 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 (\$200.00) Dollars for each offense.

SECTION 6. Whereas, it appears that the above described property requires that it be given the above Specific Use Permit in order to permit its proper use and 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 and the City Charter in such cases provide.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, this the 7th day of February, 1977.

APPROVED:


Mayor