



ORDINANCE NO. 1126

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 A PAPER RECYCLING PLANT LOCATED AT 14041 DISTRIBUTION WAY IN A LIGHT INDUSTRIAL ZONING DISTRICT; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF (\$200.00) DOLLARS FOR EACH OFFENSE AND DECLARING AN EMERGENCY.

WHEREAS, the 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 state law with reference to the granting of Specific Use Permits under the zoning ordinance regulations and zoning map, have given the requisite notices by publication and otherwise, and holding due hearings and affording a full and fair hearing to all property owners generally and to 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 uses should be made, 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 granting a Specific Use Permit for a Paper Recycling Plant located at 14041 Distribution Way in a Light Industrial zoning district. Said property being more specifically described as follows:

Situated in the JAMES ARMSTRONG SURVEY, ABST. NO. 28, Farmers Branch, Dallas County, Texas,

COMMENCING at the point of intersection of the Easterly line of the M.K. & T. Railroad with the Northerly line of Distribution Way;

THENCE, in a Northerly direction along the Easterly line of said Railroad as follows:

1st. N. 15 deg. 15' West, 340.0 ft. to the beginning of a curve to the right that has a central angle of 09 deg. 13' 20", a Radius of 2814.79 ft. and a tangent of 227.3 ft.;

2nd. Northerly around said curve to the right, 453.06 ft. to the Point of Beginning of the 2.247 acre tract described herein;

THENCE Northerly around said East line of said railroad; (a curve to the right that has a central angle of 06 deg. 33' 07", a radius of 2814.79 ft. and a tangent distance of 161.11 ft.) for a distance of 321.88 ft.;

THENCE, North 89 deg. 27' East 323.86 ft. to a point in the West line of Distribution Way, said point being 440.0 ft. South of the South line of Valwood Parkway.;

THENCE, South 00 deg. 33' East, along the Westerly line of Distribution Way, 290.0 ft.;

THENCE, South 83 deg. 39' 35" West 311.06 ft. to the POINT OF BEGINNING and containing 2.247 acres of land:

said property now being known and platted as E. D. M. of Texas, Inc. Subdivision, an addition to the City of Farmers Branch, Texas, according to the map of said subdivision recorded in Vol. 73057, page 1569, Deed Records of Dallas County, Texas;

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch is hereby amended by amending the zoning

map of the City of Farmers Branch so as to indicate a Specific Use Permit for a Paper Recycling Plant located at 14041 Distribution Way in a Light Industrial zoning district and providing special conditions that the openings between lease spaces be closed in some manner and that a door be cut into the front wall of the building large enough for cars and pickups unloading paper.

SECTION 3. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

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 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 Hundred Dollars (\$200.00) for each offense.

SECTION 6. Whereas, it appears the above described property requires that it be given the Specific Use Permit in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch creates an urgency and an emergency for the preservation of the public health, safety and welfare 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.

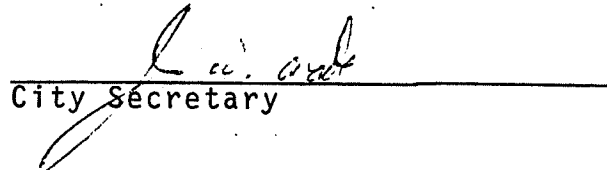
DULY PASSED BY the City Council of the City of Farmers Branch, Texas, on the 21st day of February, 1977.

APPROVED:




Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney