



ORDINANCE NO. 1128

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 LAWN MOWER AND/OR BICYCLE SALE, SERVICE AND REPAIR SHOP AT 14000 JOSEY LANE IN A PLANNED DEVELOPMENT DISTRICT NO. 3 ALLOWING LR-2 USES; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF \$200.00 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 Lawn Mower and/or bicycle sales, service and repair shop in a Planned Development District No. 3 allowing LR-2 uses and being more specifically described as follows:

BEING a tract of land situated in the R. J. West Survey, Abstract No. 1576, City of Farmers Branch, Dallas County, Texas;

COMMENCING at the intersection of the East line of Josey Lane (a 100' R.O.W.) and the South line of Valwood Parkway, a 100' R.O.W.) and an "X" on the concrete paving for corner;

THENCE, South along said Josey Lane East line, a distance of 555.80' to the Place of Beginning of the herein described tract, an "X" on the concrete paving for corner;

THENCE, East along the South line of a service drive (a 30" R.O.W.) a distance of 125.00' to an "X" on the concrete paving for corner;

THENCE, South $0^{\circ}34'$ East, a distance of 121.00' to an iron stake set for corner;

THENCE, South $86^{\circ}20'$ West, a distance of 125.00' to an iron stake for corner;

THENCE, along said Josey Lane East line, around a curve to the Right having a central angle of $3^{\circ}40'$ and a radius of 700.58', a distance of 44.80' to the end of said curve, an iron stake set for corner;

THENCE, North along said Josey Lane East line, a distance of 84.20' to the Place of Beginning and Containing 15,676 square feet of land.

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 Lawn Mower and/or Bicycle sales, service and repair shop at 14000 Josey Lane in a Planned Development District No. 3 allowing LR-2 uses and providing for a special condition that the screening fence located at the rear of the building be properly maintained.

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.

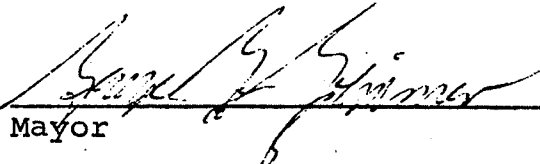
SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch as hereby amended.

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.

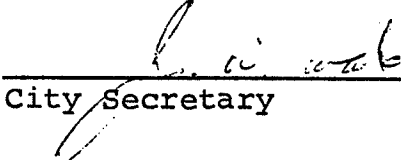
DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas on this the 21st day of February, 1977.

APPROVED:



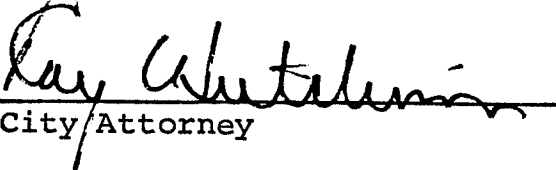
Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney