



ORDINANCE NO. 1132

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 TO FREEWAY READY-MIX, INC. FOR PARKING AREA FOR EMPLOYEE AND EQUIPMENT PARKING IN A LIGHT INDUSTRIAL ZONING DISTRICT AT 1480 WEST VALLEY VIEW LANE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission 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 so as to grant

a Specific Use Permit to Freeway Ready-Mix, Inc., 1480 West Valley View Lane in a light industrial zoning district for the purpose of parking employee and company vehicles on the property more specifically described as follows:

Being four tracts of land out of the J.F. Chenoweth Survey, Abstract No. 267, City of Farmers Branch, Texas, more particularly described as follows:

TRACT 1: BEGINNING at a point in the south line of Valley View Lane (100 ft. ROW) said point further being the northwest corner of Clinton Smyers Addition, an addition to the City of Farmers Branch as filed for record in Vol. 327, page 1143, Map of Records of Dallas County, Texas, an iron stake for corner;

THENCE South 86 deg. 01 min. East along said Valley View Lane South line, a distance of 210.00 ft., an iron stake for corner;

THENCE South 0 deg. 35 min. West, leaving said Valley View Lane South line, a distance of 268.03 ft., an iron stake for corner;

THENCE North 89 deg. 25 min. West, a distance of 209.63 ft. to an iron stake for corner;

THENCE North 0 deg. 35 min. East, a distance of 280.48 ft. to the PLACE OF BEGINNING and containing 1.32 acres of land, more or less.

TRACT 2: BEGINNING at a point in the South line of Valley View Lane (a 100 ft. ROW), said point being South 86 deg. 01 min. East, a distance of 210.00 feet from the Northwest corner of Clinton Smyers Addition, an Addition to the City of Farmers Branch, as filed for record in Vol. 327, page 1143 MRDCT, an iron stake for corner;

THENCE South 86 deg. 01 min. East along the South line of said Valley View Lane, a distance of 116.48 feet to an iron stake for corner;

THENCE South 0 deg. 35 min. West, 10 feet from and parallel to the East line of said Clinton Smyers Addition, a distance of 261.11 feet to a point in the South line of said addition, an iron stake for corner;

THENCE North 89 deg. 25 min. West, along the said South line of Clinton Smyers Addition, a distance of 116.28 feet, an iron stake for corner;

THENCE North 0 deg. 35 min. East, leaving said Clinton Smyers Addition South line, a distance of 268.03 feet to the PLACE OF BEGINNING and containing 0.71 acres of land, more or less.

TRACT 3: BEGINNING at the Southwest corner of Clinton Smyers Addition, an Addition to the City of Farmers Branch, as filed for record in Vol. 327, page 1143 MRDCT, an iron stake for corner;

THENCE South 89 deg. 25 min. East, along said Clinton Smyers Addition South line, a distance of 209.63 feet, an iron stake for corner;

THENCE South 0 deg. 35 min. West, leaving said Clinton Smyers Addition South line, a distance of 277.77 feet, an iron stake for corner;

THENCE North 88 deg. 55 min. West, a distance of 209.64 feet to a pipe found for corner;

THENCE North 0 deg. 35 min. East, a distance of 275.94 feet to the PLACE OF BEGINNING and containing 1.33 acres, more or less.

TRACT 4: BEGINNING at a point in the South line of Clinton Smyers Addition an Addition to the City of Farmers Branch, as filed for record in Vol. 327, page 1143 MRDCT, said point being South 89 deg. 25 min. East, a distance of 209.63 feet from the Southwest corner of said addition, an iron stake for corner;

THENCE South 89 deg. 25 min. East, continuing along the South line of said Clinton Smyers Addition, a distance of 116.28 feet, an iron stake for corner;

THENCE South 0 deg. 35 min. West, leaving said Clinton Smyers Addition South line, a distance of 278.81 feet, an iron stake for corner;

THENCE North 88 deg. 55 min. West, a distance of 116.31 feet, an iron stake for corner;

THENCE North 0 deg. 35 min. East, a distance of 277.77 feet to the PLACE OF BEGINNING and containing 0.74 acres of land, more or less.

SECTION 2. 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 amended herein by the granting of a specific use permit for the purpose of off-street parking of employee and company vehicles of and in relation to the Applicants concrete batching plant adjacent to the foregoing property.

SECTION 3. That the above described Specific Use Permit for the above purposes be allowed with the following special conditions:

1. The property shall be used for operable vehicle parking only and not as a commercial parking lot.
2. The greenery and shrubbery along the northern end of the 4.10 acre tract not be removed and shall be maintained.
3. This Specific Use Permit shall automatically terminate and be void in the event of the termination of the adjacent batching plant as a legal non-conforming use.

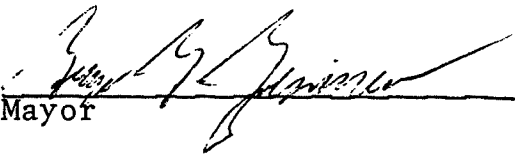
SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred (\$200.00) Dollars for each offense.

SECTION 5. Whereas, it appears that the above described property requires that it be given the above Specific Use Permit in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, creates an urgency and an emergency in 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 in such cases provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 4th day of April, 1977.

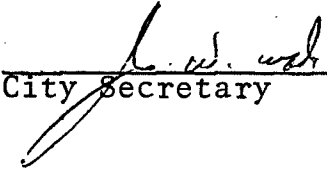
C. E. R. 4

APPROVED:




Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney