



ORDINANCE NO. 2582

AN ORDINANCE OF THE CITY COUNCIL OF FARMERS BRANCH, TEXAS NOMINATING AN AREA AS AN ENTERPRISE ZONE PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT (TEXAS GOVERNMENT CODE, CHAPTER 2303); PROVIDING TAX INCENTIVES; DESIGNATING AN AUTHORIZED REPRESENTATIVE TO ACT IN ALL MATTERS PERTAINING TO THE NOMINATION AND DESIGNATION OF THE AREA DESCRIBED HEREIN AS AN ENTERPRISE ZONE AND REINVESTMENT ZONE (TEXAS TAX CODE, CHAPTER 312); AND FURTHER DESIGNATING A LIAISON TO ACT ON ALL MATTERS PERTAINING TO THE ENTERPRISE ZONE ACT ONCE DESIGNATED BY THE TEXAS DEPARTMENT OF ECONOMIC DEVELOPMENT.

WHEREAS, the City Council of Farmers Branch, Texas desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in a severely distressed area of the city and to provide employment to residents of such area;

WHEREAS, certain conditions exist in such area which represent a threat to the health, safety, and welfare of the people of such area; and

WHEREAS, it is necessary and in the best interest of the City to nominate such area as an enterprise zone pursuant to the Texas Enterprise Zone Act (Texas Government Code, Chapter 2303, the "Act").

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

Section 1. That the City hereby nominates the area described in Exhibit A attached hereto and incorporated herein for designation as an enterprise zone.

Section 2. That the City Council finds the zone area meets the qualifications of the Act.

Section 3. That the City Council hereby ordains and declares that upon designation of the Proposed Enterprise Zone as an enterprise zone, the City may provide the following incentives, including tax incentives, which are not applicable throughout the City:

- (a) The City may waive or reduce development fees to enterprise zone businesses meeting minimum standards and targeted industries.
- (b) The City may accelerate zoning and permitting procedures. Enterprise zone businesses will be processed upon receipt, before non-enterprise zone businesses already in hand.
- (c) The City may transfer city or county owned surplus land at below market prices for the public purpose of economic development.

Other incentives may be provided by the City in the proposed enterprise zone upon its designation as an enterprise zone and throughout the City, including:

- (a) The City may provide capital improvements in water and sewer facilities and road repair.
- (b) The City may apply for training grants for new and retained permanent jobs as available and appropriate to the industry.
- (c) The City may provide improved fire and police protection.

Section 4. That the area described in this ordinance is designated as an enterprise zone and a reinvestment zone, subject to the approval of the Texas Department of Economic Development.

Section 5. That the City Council directs and designates the Mayor of the City of Farmers Branch as the City's authorized representative to act in all matters pertaining to the nomination and designation of the area described herein as an enterprise zone and a reinvestment zone.

Section 6. That the City Council further directs and designates the Director of Economic Development of the City of Farmers Branch as liaison for communication with the Texas Department of Economic Development to oversee zone activities and communications with qualified businesses.

Section 7. That a public hearing to consider this ordinance was held by the City Council on February 5, 2001.

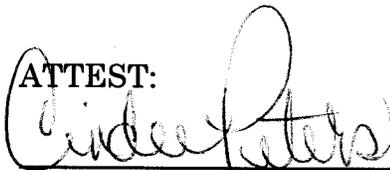
Section 8. That this ordinance shall take effect from and after its passage as the law and charter in such case provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS
BRANCH, TEXAS ON THIS 5TH DAY OF FEBRUARY, 2001.**

Ayes: 5

Nays: _____

Absent: _____

ATTEST:


City Secretary



Mayor
Farmers Branch, Texas

APPROVED AS TO FORM:



City Attorney

EXHIBIT A

ENTERPRISE ZONE DESCRIPTION

BEGINNING at the most easterly southeast corner of the city limits of the City of Farmers Branch, said point being generally at the northwest intersection of LBJ Freeway (I.H. 635) and the Dallas North Tollway;

Thence northward along said city limit line generally adjacent to the west right-of-way line of said Dallas North Tollway, to an angle point in said city limit line located north of International Parkway;

Thence departing said Dallas North Tollway right-of-way and continuing along said city limit line in a westerly direction, and northerly direction, and then again in a westerly direction, and continuing along said city limit line to a point being its intersection with the east right of way line of Midway Road;

Thence in a southerly direction along said east right-of-way line of Midway Road to the intersection of said east right-of-way line with the north right-of-way line of Spring Valley Road;

Thence crossing said intersection from said northeast corner to the southwest corner of said intersection to a point for corner and continuing in a westerly direction along the north line of Spring Valley Road and said city limit line to Farmers Branch Creek;

Thence following along said Farmers Branch Creek in a southwesterly direction to its intersection with said city limit line and continuing in a southerly direction, and then a westerly direction along said city limit line to a point being the most northeast corner of Wooded Creek Estates addition to the City of Addison and continuing in a southwesterly direction along said addition to the west right-of-way line of Marsh Lane;

Thence northward along said Marsh Lane to the north right-of-way line of Brookhaven Club Drive and following along said north right-of-way line in a westerly direction, passing the east right-of-way lines of Webb Chapel Road to a point in the northwest corner of Dennis Lane and Valwood Parkway;

Thence in a northerly direction along said west right-of-way line of Dennis Lane to its intersection with the south line of Hollandale Lane and then along the south line of said Hollandale Lane to the west right-of-way line of Josey Lane;

Thence in a southerly direction along said west line of Josey Lane to the north right-of-way line of Valwood Parkway and then in a westerly direction along said north line of Valwood Parkway, passing Denton Drive to a point being in the centerline of Interstate Highway 35E;

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Thence northward along said centerline to its intersecting point with the common city limit line of the City of Farmers Branch and the City of Carrollton and then in a westward direction along said common city limit line to a point being the most northerly west corner of the city limits of Farmers Branch;

Thence departing said northerly west corner in a southerly direction along said City limit line and continuing along said city limit line to its intersection with the west right-of-way line of Luna Road and continuing along said city limit line to its intersection with the Elm Fork of the Trinity River, and continuing along said city limit line to its intersection point with the south right-of-way line of Royal Lane, and continuing along said south right-of-way line in an easterly direction to the west right-of-way line of the Chicago Rock Island and Pacific railroad right-of-way, and continuing along said city limit line and said west line of said railroad in a northeasterly direction to a point to cross said railroad in an easterly direction, and continuing along said city limit line in a northeasterly direction to its intersecting point with the east right-of-way line of Denton Drive;

Thence in a northwesterly direction along said east right of way line of Denton Drive to its intersecting point with the south right-of-way line of said Valwood Parkway and then following along said south right-of-way line of Valwood Parkway, passing Webb Chapel Road to the southeast corner of Webb Chapel Road and Brookhaven Club Drive, and continuing along said south line of Brookhaven Club Drive to its intersection with the west right-of-way line of Marsh Lane, and continuing in a southerly direction along said west line of Marsh Lane to a point that is directly west of the most southwesterly corner of Brookhaven College Addition, same being the northwest corner of the City of Farmers Branch Justice Center;

Thence in an easterly direction along the north line of said Justice Center to a point in the right-of-way of Valley View Lane and continuing along said Valley View Lane to a point at its intersection with the said city limit line of the City of Farmers Branch same being the north right-of-way line of said LBJ Freeway;

Thence continuing in an easterly direction along said city limit line and the north line of said LBJ Freeway to the most southeasterly corner of the city limit of Farmers Branch being the POINT OF BEGINNING.

MAP OF PROPOSED ENTERPRISE ZONE

