



ORDINANCE NO. 1066

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 2877 L.B.J. FREEWAY; 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 2877 L.B.J. Freeway and more specifically described as follows:

BEING all of Lot 1, Block 1, of Jack Gay Subdivision, an Addition to the City of Farmers Branch, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of Villa Creek Drive (a 60' R.O.W.) said point being the northeast corner of said Lot 1, and also being the northwest corner of Lot 2, Block 1 of said Addition, an iron stake for corner;

THENCE, S 1°41'E, leaving the said South line of Villa Creek Drive a distance of 172.58 feet to a point on the north line of Interstate Highway No. 635, an iron stake for corner;

THENCE, S 71°46'W, along the said Interstate Highway No. 635 north line, a distance of 100.00 feet to an iron stake for corner;

THENCE, N. 1°41'W, leaving the said North line of Interstate Highway No. 635, a distance of 194.17 feet to a point on the said south line of Villa Creek Drive, an iron stake for corner;

THENCE, N 84°11'45"E, along the said South line of Villa Creek Drive, a distance of 96.08 feet to the PLACE OF BEGINNING and containing 17,579 square feet or 0.404 Acres of land.

BEING all of Lot 2, Block 1, of the Jack Gay Subdivision, an Addition to the City of Farmers Branch, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of Villa Creek Drive (a 60' R.O.W.), said point being the northeast corner of said Lot 2, an iron stake for corner;

THENCE, S 1°41'E, leaving the said South line of Villa Creek Drive a distance of 146.50 feet to a point on the North line of Interstate Highway No. 635, an iron stake for corner;

THENCE, S 71°46'W, along the said north line of Interstate Highway No. 635 a distance of 125.09 feet to an iron stake for corner;

THENCE, N 1°41'W, leaving the said North line of Interstate Highway No. 635, a distance of 172.58 feet to a point on the South line of Villa Creek Drive, an iron stake for corner;

THENCE, N 84°11'45"E, along the said South line of Villa Creek Drive a distance of 22.35 feet to an iron stake for corner;

THENCE, N 83°40'E, continuing along the south line of Villa Creek Drive a distance of 97.94 feet to the PLACE OF BEGINNING and containing 19,120 square feet or 0.438 acres of Land.

The two lots contain 36,699 square feet of land have been improved with a one story office building containing 13,810 square feet.

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

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.