



ORDINANCE NO. 1098

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED BY AMENDING THE ZONING DESIGNATION ON AN L-SHAPED PARCEL OF LAND OUT OF THE ROBERT J. WEST SURVEY, ABSTRACT 1576, DALLAS COUNTY, CITY OF FARMERS BRANCH, TEXAS, RUNNING 325 FEET ON THE EAST SIDE OF JOSEY LANE AND HAVING A 200 FOOT MORE OR LESS NORTH BOUNDARY, 455 FOOT EAST BOUNDARY LINE, 70 FOOT OF FRONTAGE ALONG THE NORTH SIDE OF DENNIS ROAD, THE SITE CONTAINS APPROXIMATELY 74,100 SQUARE FEET AND WRAPS AROUND AN EXISTING SERVICE STATION AT THE CORNER OF JOSEY LANE AND DENNIS ROAD FROM A CURRENT ZONING OF PD-3 (LR-2) TO A ZONING OF PD-3 (LR-2) WITH A SPECIFIC USE PERMIT FOR A U. S. POSTAL FACILITY; AND BY AMENDING THE ZONING ON A RECTANGULAR PARCEL OF LAND OUT OF THE ROBERT J. WEST SURVEY, ABSTRACT NO. 1576, DALLAS COUNTY, CITY OF FARMERS BRANCH, LOCATED 200 FEET EAST OF THE INTERSECTION OF JOSEY LANE AND DENNIS LANE AND FRONTING 175 FEET MORE OR LESS ON THE NORTH SIDE OF DENNIS AND RUNNING BACK BETWEEN PARALLEL LINES A DEPTH OF 680 FEET MORE OR LESS AND CONTAINING 119,000 SQUARE FEET MORE OR LESS FROM A CURRENT ZONING OF PD-3 (MF-2) TO A NEW ZONING OF PD-3 (LR-2) WITH A SPECIFIC USE PERMIT FOR A U. S. POSTAL FACILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF (\$200.00) TWO HUNDRED DOLLARS 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 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 a fair hearing

to all the 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 in 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 be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to change the zoning on the hereinafter described tract of land from Planned Development Area No. 3, allowing LR-2 uses to Planned Development Area No. 3 allowing LR-2 uses, granting a specific use permit allowing a United States Postal Facility Use, said area being described as follows, to-wit:

Being an L-shaped parcel of land out of the Robert J. West Survey, Abstract No. 1576, Dallas County, City of Farmers Branch, Texas, fronting 325 feet on the east side of Josey Lane and having a 200 foot more or less, north boundary, 455 foot east boundary line, and a 70 foot frontage along the north side of Dennis Road. The site contains approximately 74,100 square feet and wraps around a gasoline service station located at the north corner of the intersection of Josey Lane and Dennis Road.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch be and the same is hereby amended by amending<sup>the</sup> Zoning Map of the City of Farmers Branch so as to change the zoning on the hereinafter described tract of land from planned Development District no. 3, allowing MF-2 uses to Planned Development District No. 3 allowing LR-2