



ORDINANCE NO. 1099

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 TO BROOKHAVEN OFFICE PARK WEST A SPECIFIC USE PERMIT FOR A DENTAL ASSISTANTS TRAINING SCHOOL IN AN OFFICE (O) ZONE, SAID DENTAL ASSISTANT TRAINING SCHOOL TO BE LOCATED AT 2925 L.B.J. FREEWAY; 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 governing body 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 by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use

Permit to Brookhaven Office Park West to allow a dental assistants training school in an Office (o) Zoning District to be located at 2925 L.B.J. Freeway, and more specifically described as follows:

BEING a tract or parcel of land situated in the City of Farmers Branch, Dallas County, Texas, with the buildings and improvements thereon, and being out of the Isaac B. Webb Survey, Abstract No. 1574, and being more particularly described as follows;

BEGINNING at a concrete monument located at the intersection of the north right-of-way line of Interstate Highway No. 635 and the east right-of-way line of Josey Lane;

THENCE, North $82^{\circ}05'42''$ East, with the north right-of-way line of said Interstate Highway No. 635 a distance of 509.08 feet to a concrete monument for angle point;

THENCE, North $74^{\circ}54'12''$ East a distance of 512.50 feet;

THENCE, North $15^{\circ}05'48''$ West a distance of 410.01 feet to the south line of Sunbeck Circle Addition, an addition to the County of Dallas as recorded in Volume 9, Page 361, of Map Records of Dallas County, Texas;

THENCE, South $86^{\circ}49'12''$ West with the south line of Sunbeck Circle Addition a distance of 921.09 feet to the east line of Josey Lane and an iron pin for a corner;

THENCE, South $0^{\circ}04'42''$ West with said east line of Josey Lane a distance of 115.95 feet to an iron pin for an angle point;

THENCE, South $4^{\circ}26'48''$ East continuing with the east line of Josey Lane a distance of 361.42 feet to an iron pin for an angle point;

THENCE, South $0^{\circ}21'42''$ West with the east line of Josey Lane a distance of 71.98 feet to the Place of Beginning and containing 478,293 square feet of land;

more or less; and now being known as a part of LOT "A" in

BLOCK 2 of BROOKHAVEN PARK ADDITION, an Addition to the City of Farmers Branch, Texas, according to the Plat thereof, recorded in Volume 73146, Page 0061, Plat Records of Dallas County, Texas.

SECTION 2. 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 a dental assistant training school in an office (O) Zoning District as shown on Exhibit "A" only.

SECTION 3. 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 4. Whereas, it appears that the above described property requires that it be given the above Specific Use Permit in order to permit its proper use and 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 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 5th day of April, 1976.

APPROVED:



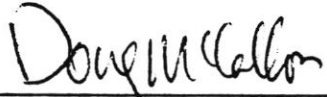
Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney