



FARMERS BRANCH

"BEST LIVING PLACE"

ORDINANCE NO. 1689

*ADDRESS CHANGED
TO 2704 VALLEY VIEW*

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A GENERAL BUSINESS SIGN IN AN OFFICE ZONING DISTRICT; BEING LOT (29) TWENTY-NINE IN BLOCK "C" OF THE FARMERSDELL ADDITION AND DESIGNATED AS 13114 HOLBROOK DRIVE; AUTHORIZING SUCH PROPERTY BE ALLOWED ONE GENERAL BUSINESS SIGN; 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 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 for a general business sign, on an area presently zoning Office and more particularly described in Exhibit A, which is attached to and expressly made a part of this ordinance. Said sign shall not exceed six (6) feet six (6) inches in height, nor more than nineteen and one half (19 1/2) square feet in area, as more fully described in Exhibit B, which is

attached to and specifically made a part of this ordinance. Additionally, the materials of the complete sign shall be of the construction and materials as described in Exhibit B. Said sign is to be located as shown in Exhibit C.


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 general business sign as described herein 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 Dollars (\$200.00) for each offense.

SECTION 4. Whereas, it appears that the above described property requires that it be given the above zoning classification 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, and creates an urgency and an emergency for 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 20 day of April, 1987.


APPROVED:



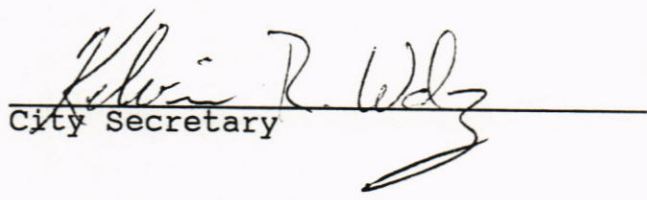
Mayor

APPROVED AS TO FORM:

ATTEST:



City Attorney



City Secretary

Exhibit "A"

Tom T. Fullerton
13114 Holbrook
FB 75234

LEGAL DESCRIPTION

BEING LOT TWENTY-NINE (29) in BLOCK "C" of FARMERSDELL
ADDITION, an Addition to the Town of Farmers Branch,
Dallas County, Texas, according to the map thereof
recorded in Vol. 17, page 377, Map Records, Dallas
County, Texas.



**Tender Learning Care Center
13114 Holbrook
Farmers Branch, TX 75234
214/247-3246**

Exhibit "A"