FARMERS BRANCH

"BEST LIVING PLACE"

ORDINANCE NO. 1765

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, 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 1 IN BLOCK 1 OF THE MOK ADDITION AND DESIGNATED AS 14455 WEBB CHAPEL ROAD; AUTHORIZING SUCH PROPERTY BE ALLOWED ONE GENERAL BUSINESS SIGN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; 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 granting of a specific use permit 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, Texas, 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 property presently zoned office and located at 14455 Webb Chapel Road, being more particularly described as Lot 1, Block 1 of the MOK Addition.

SECTION 2. That said sign shall not exceed One Hundred Thirty (130) square feet in dimension with ten (10) inch lettering and shall be located as shown on the approved site plan attached as Exhibit "A".

SECTION 3. That no more than two lines shall be devoted to any single tenant on said sign.

SECTION 4. That the above described use shall be used only in the manner and for the purpose 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 5. 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 Thousand Dollars ($2,000.00) for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this Ordinance.

SECTION 8. Whereas, it appears that the above described property requires that it be given the 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, and 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 case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 4th day of May, 1988.

APPROVED:

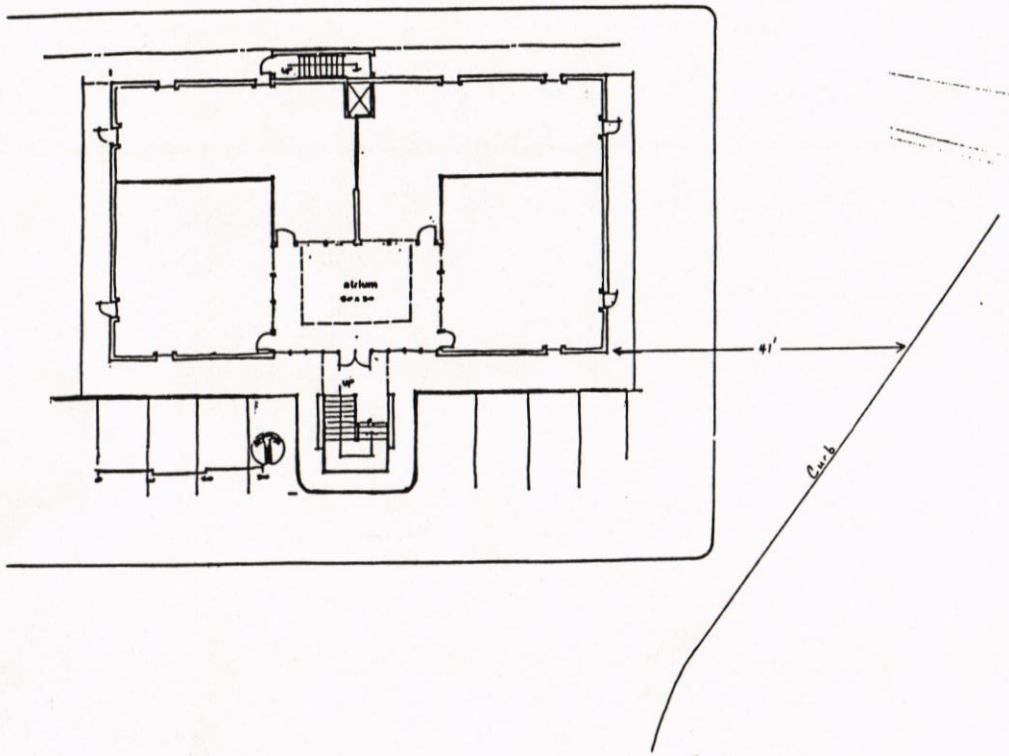
Mayor, City of Farmers Branch, Texas

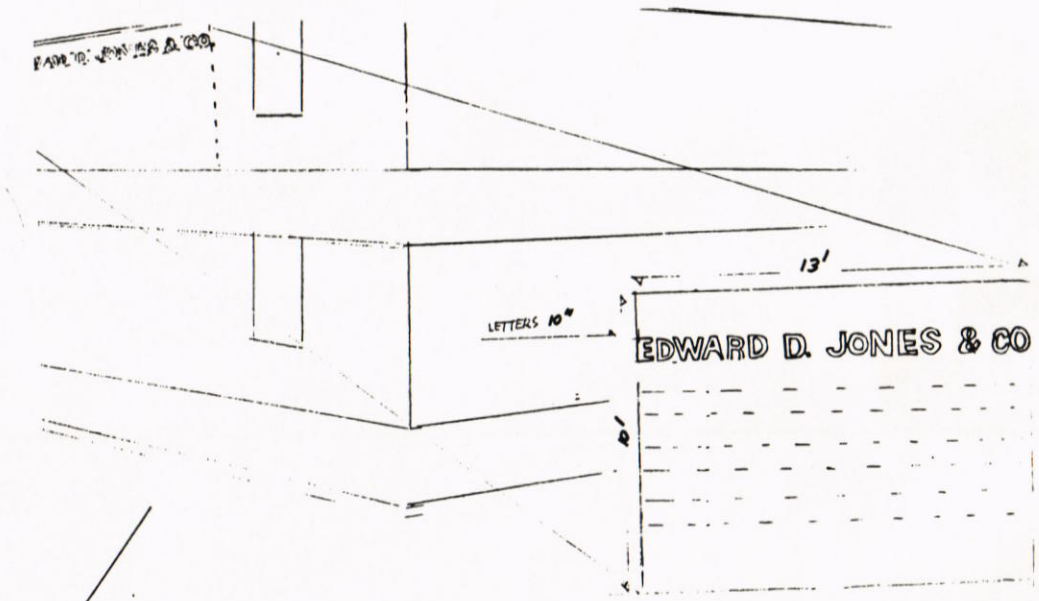
APPROVED AS TO FORM: ATTEST:

Robert J. David
City Attorney

Ruth Ann Parrish
City Secretary

SOUTH ELEVATION





Webbs Chapel Professional Building
14455 Webbs Chapel Road

Exhibit "A"

page 1 of 1