

ORDINANCE NO. 224

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH AS HERETOFORE AMENDED SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM A "R-5" SINGLE FAMILY DWELLING DISTRICT CLASSIFICATION TO A "R-5" SINGLE FAMILY DWELLING CLASSIFICATION WITH A SPECIAL PERMIT FOR "MEDICAL OFFICES AND CLINIC", SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND OUT OF THE JOHN NIX SURVEY, ABSTRACT NO. 1088, DESCRIBED AS THAT CERTAIN TRACT BEGINNING AT A POINT IN THE NORTH LINE OF VALWOOD PARKWAY, 500 FEET EAST OF THE INTERSECTION OF VALWOOD PARKWAY AND JOSEY LANE; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF VALWOOD PARKWAY A DISTANCE OF 400 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION AND AT RIGHT ANGLES TO VALWOOD PARKWAY, A DISTANCE OF 325 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF A DEDICATED DRAINAGE DITCH; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID DRAINAGE DITCH A DISTANCE OF 400 FEET TO A POINT FOR CORNER; THENCE IN A SOUTHERLY DIRECTION AND PARALLEL TO JOSEY LANE, A DISTANCE OF 325 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, AND CONTAINING 2.9 ACRES, MORE OR LESS; THAT SUCH PROPERTY IS TO BE USED FOR EITHER "R-5" SINGLE FAMILY DWELLING DISTRICT PURPOSES, OR UNDER A SPECIAL PERMIT FOR MEDICAL OFFICE AND CLINIC; SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HEREINAFTER MORE FULLY ESTABLISHED THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO PLANS AND SPECIFICATIONS SUBMITTED THEREFOR, WHICH SHALL BE APPROVED BY THE CITY PLANNING COMMISSION, AND SUBJECT TO THE CONDITIONS CONTAINED HEREIN; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE, AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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