

ORDINANCE NO. 492

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 "C" COMMERCIAL CLASSIFICATION TO A "C" COMMERCIAL CLASSIFICATION UNDER A SPECIAL PERMIT FOR A VETERINARY CLINIC, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE R. J. WEST SURVEY, ABSTRACT NO. 1576, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF VALWOOD PARKWAY, (A 100 FOOT R.O.W.) AND THE WEST LINE OF DENNIS LANE, (AN 80 FOOT R.O.W.), A POINT FOR CORNER; THENCE, SOUTH, ALONG SAID DENNIS LANE WEST LINE, A DISTANCE OF 177.31 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 1 DEGREE 52 MINUTES 34 SECONDS AND A RADIUS OF 784.24 FEET; THENCE, ALONG SAID CURVE TO THE RIGHT AND ALONG THE SAID DENNIS LANE WEST LINE A DISTANCE OF 25.68 FEET TO THE PLACE OF BEGINNING, A POINT FOR CORNER; THENCE, WEST, A DISTANCE OF 62.60 FEET TO A POINT FOR CORNER; THENCE, SOUTH, A DISTANCE OF 80.8 FEET TO A POINT FOR CORNER; THENCE, EAST, A DISTANCE OF 55.75 FEET TO A POINT FOR CORNER IN THE SAID WEST LINE OF DENNIS LANE; THENCE, NORTHERLY ALONG THE SAID EAST LINE OF DENNIS LANE AND ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 5 DEGREES 55 MINUTES 42 SECONDS AND A RADIUS OF 784.24 FEET A DISTANCE OF 81.14 FEET TO THE PLACE OF BEGINNING; THAT SUCH PROPERTY IS TO BE USED UNDER A SPECIAL PERMIT FOR A VETERINARY CLINIC, SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HEREINAFTER MORE FULLY EXPRESSED; THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO PLANS AND SPECIFICATIONS SUBMITTED THEREFOR, WHICH SHALL BE APPROVED BY THE CITY PLAN COMMISSION AND SUBJECT TO THE CONDITIONS CONTAINED THEREIN; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.