



ORDINANCE NO. 3483

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR BATHROOM FACILITIES IN AN ACCESSORY BUILDING ON LOT 1, BLOCK B, LETHA LEE HEIGHTS, (COMMONLY KNOWN AS 2600 LETA MAE) LOCATED WITHIN PLANNED DEVELOPMENT DISTRICT NO. 79 (PD-79); ADOPTING A SITE PLAN AND DEVELOPMENT REGULATIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance of the City of Farmers Branch, and the zoning map of the City of Farmers Branch, as previously amended, are further amended by granting a Specific Use Permit for Bathroom Facilities in an accessory building on Lot 1, Block B, Letha Lee Heights, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 24, Page 105, Map Records, Dallas County, Texas (commonly known as 2600 Leta Mae) ("the Property"), which is located within Planned Development District No. 79 (PD 79) and generally depicted in Exhibit "A", subject to the provisions of Section 2 of this Ordinance.

SECTION 2. The bathroom facilities shall be located in the detached garage existing on the Property on the effective date of this ordinance as shown on the Site Plan attached hereto and incorporated herein as Exhibit "B" and located within said garage as shown on the Floor Plan attached hereto and incorporated herein as Exhibit "C." At no time shall said garage be used as sleeping quarters for any person.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as

applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. 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 whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. 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 7. This ordinance and the right to use the Property in accordance with the Specific Use Permit granted pursuant to Section 1 of this Ordinance is subject to termination in accordance with Section 6.5.C. of the Comprehensive Zoning Ordinance, as amended.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance as the law and the City Charter in such cases provides.

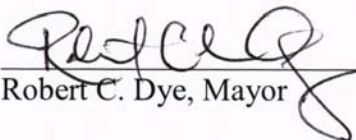
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS, THE 6TH DAY OF FEBRUARY, 2018.

ATTEST:



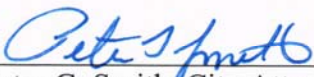
Amy Piukana, City Secretary

APPROVED:



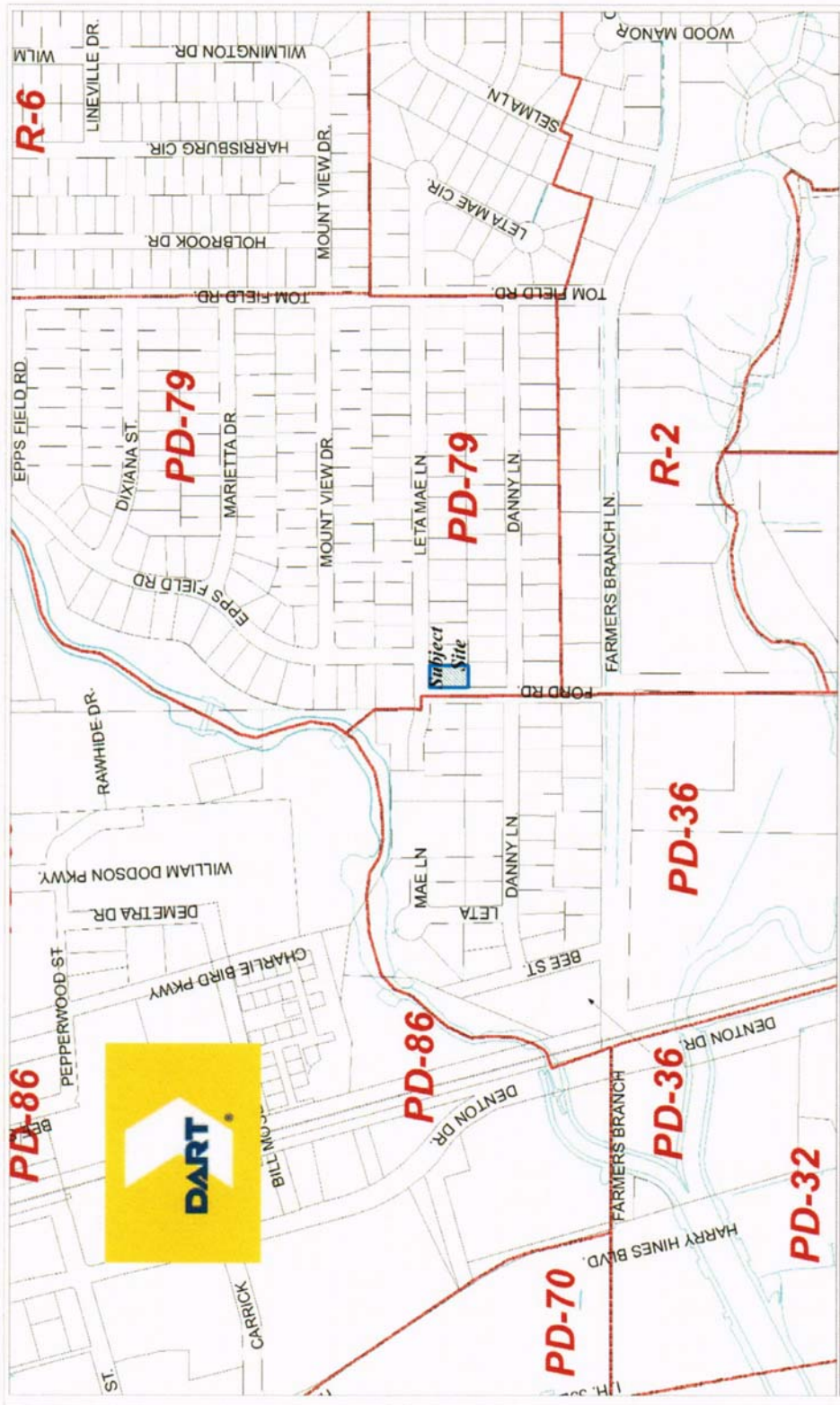
Robert C. Dye, Mayor

APPROVED AS TO FORM:



Peter G. Smith, City Attorney
(kb:1/31/18:94921)

**Ordinance No. 3483
Exhibit "A"- LOCATION MAP**



Visitors, officials and interested citizens need to gather this information for their own use. The City of Dallas does not warrant the accuracy of this data. For the most current information, please refer to the City of Dallas website.

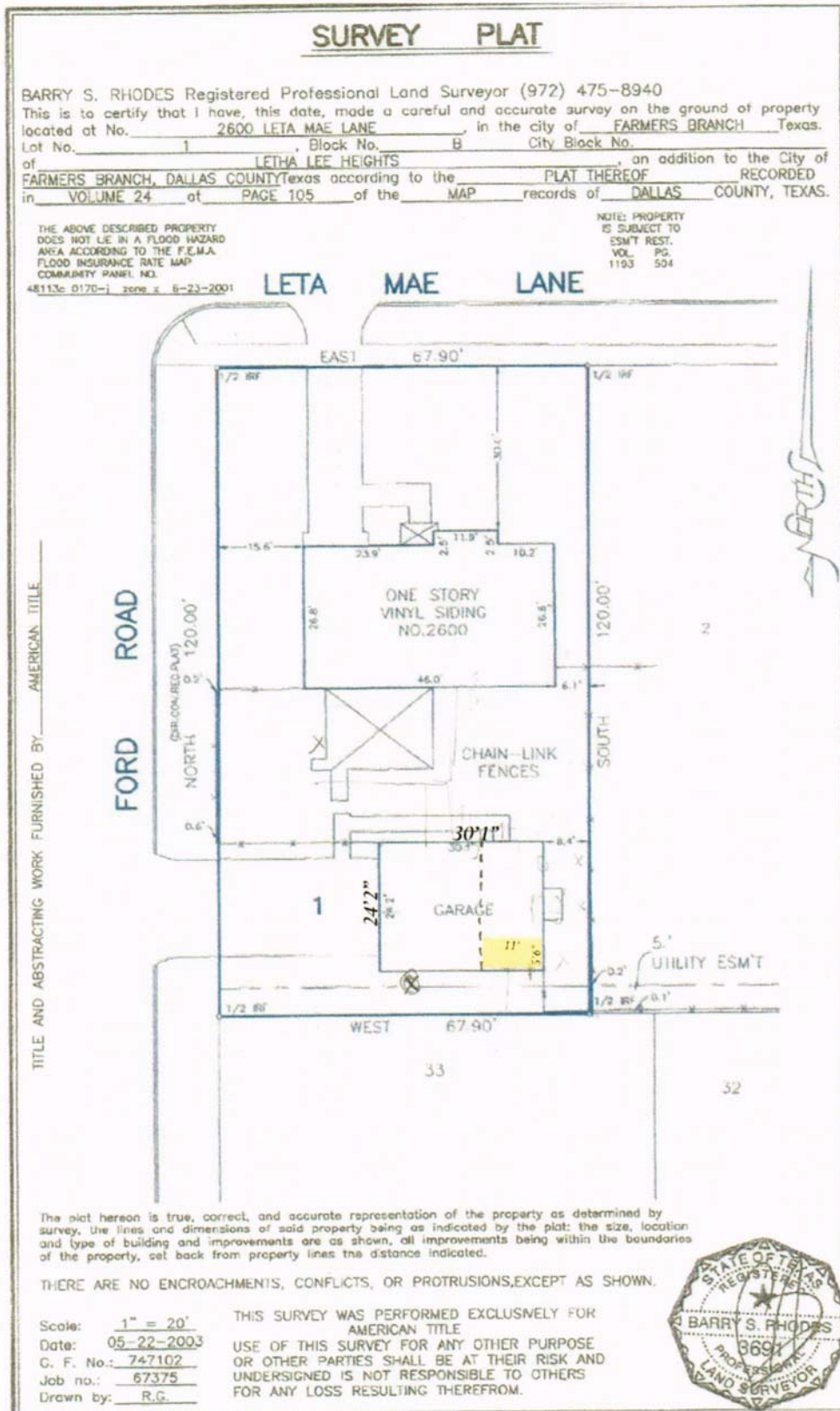
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Date: 1/29/2018



**Location Map
2600 Leta Mae Lane**

Document Path: Z:\Zoning Cases\2017 cases\17-SU-19-2600 Leta Mae Ln (Detached Garage Bathroom)\GIS\Location Map_Ordinance.mxd

**Ordinance No. 3483
Exhibit "B"- SITE PLAN**



Ordinance No. 3483
Exhibit "B"- FLOOR PLAN

