

ORDINANCE NO. 3484



AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR A BUSINESS OR TRADE SCHOOL FOR A 1,406± SQUARE FOOT AREA OF THE BUILDING LOCATED ON LOT 1, BLOCK 1, WEBB CHAPEL PROFESSIONAL BUILDING ADDITION (COMMONLY KNOWN AS 14465 WEBB CHAPEL ROAD, SUITES 101 AND 101B), SAID PROPERTY BEING LOCATED IN AN OFFICE (O) ZONING DISTRICT; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR TERMINATION IN THE EVENT OF CESSATION OF THE SPECIFIC USE; 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 and zoning map of the City of Farmers Branch, Texas, be, and the same are hereby amended, by granting a Specific Use Permit for a Business or Trade School for a 1,406± square foot area of the building located on Lot 1, Block 1, Webb Chapel Professional Building Addition, an addition to the City of Farmers Branch, Texas, according to the plat recorded in Volume 84140, Page 3153, Map Records of Dallas County, Texas (commonly known as 14465 Webb Chapel Road, Suites 101 and 101B) (“the Property”), which is located in an Office (O) Zoning District, and generally depicted in Exhibit “A”.

SECTION 2. If the Property is used and developed for a Business or Trade School as authorized by Section 1 of this Ordinance, such use shall be limited solely to the area of the First Floor of the building located on the Property as shown on the Floor Plan attached hereto as Exhibit “B” and incorporated herein by reference.

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. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

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, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate 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 after the passage of this Ordinance, the publication of the caption hereof as the law and charter in such case provide.

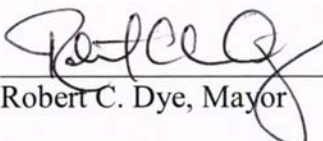
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 6TH DAY OF FEBRUARY, 2018.

ATTEST:



Amy Piukana, City Secretary

APPROVED:



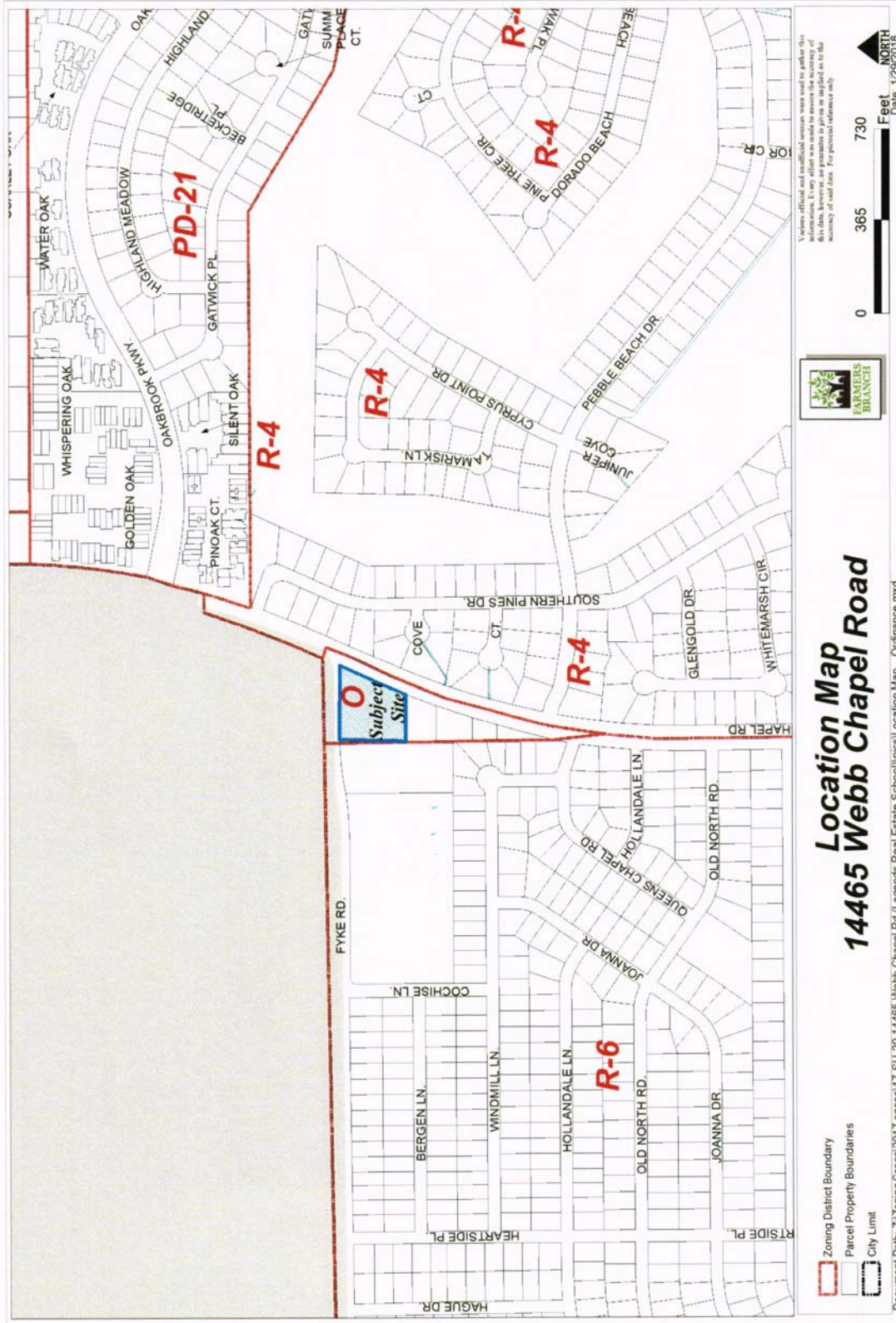
Robert C. Dye, Mayor

APPROVED AS TO FORM:



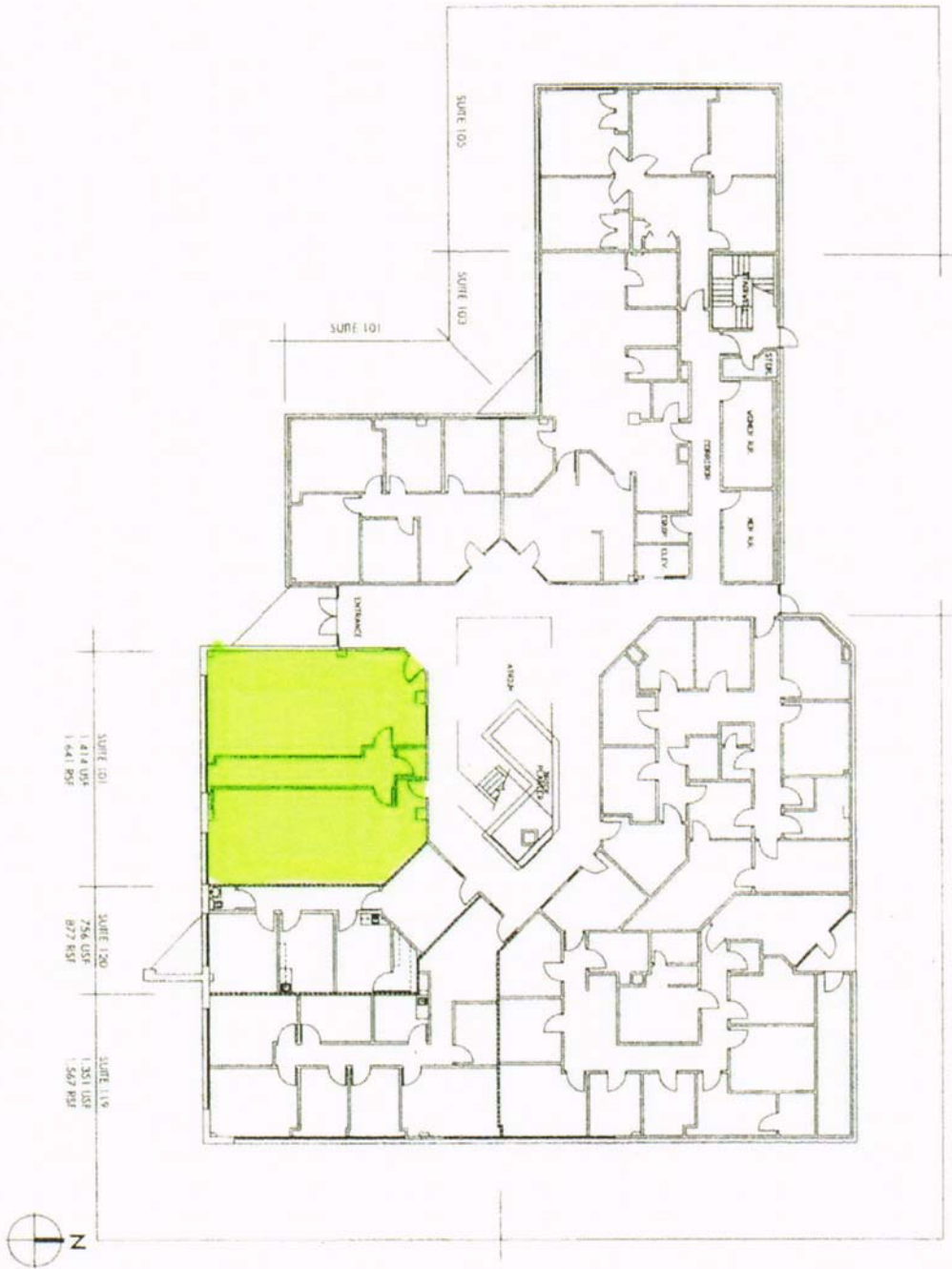
Peter G. Smith, City Attorney
(kbl:1/31/18:94949)

**Ordinance No. 3484
Exhibit A – Location Map**



**Location Map
14465 Webb Chapel Road**

Ordinance No. 3484
Exhibit B – Property Floor Plan



ATRIUM PROFESSIONAL BUILDING

14465 WEBB CHAPEL RD., FARMERS BRANCH, TX

FLOOR: 01
DATE: 02/03/2017

ENTOS
design