

ORDINANCE NO. 950

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 "OFFICE" (O) CLASSIFICATION TO PLANNED DEVELOPMENT DISTRICT NUMBER SIXTEEN (PD-16) ALLOWING LOCAL RETAIL TWO USES (LR-2) WITH A SPECIFIC USE PERMIT TO ALLOW THE PROPERTY TO BE USED FOR A RED LOBSTER INN RESTAURANT; SAID PROPERTY BEING DESCRIBED AS FOLLOWS:

BEING a 1.8 acre tract of land, said tract being Lot 2, Block 1 of the Home Subdivision, an Addition of the City of Farmers Branch, Texas, as recorded in Volume 69191-1565 of the Map Records of Dallas County;

RESTRICTING SUCH PROPERTY TO THE USES PROVIDED FOR UNDER THE COMPREHENSIVE ZONING ORDINANCE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning and Zoning Commission of the City of Farmers Branch, Texas, in compliance with the Charter of the City of Farmers Branch and the State laws with reference to the granting of changes in 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 of the property owners generally, and to 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 the change of zoning classification should be granted,

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 change the following described property from "Office" (O) classification to Planned Development District allowing Local Retail Two Uses (PD-LR-2) with a Specific Use Permit to allow the property to be used for a Red Lobster Inn Restaurant. That the property to be covered by the change of zoning regulations is described as follows, to wit:

BEING a 1.8 acre tract of land, being described as Lot 2, Block 1, of the Home Subdivision, an Addition of the City of Farmers Branch, Texas, as recorded in Volume 69191-1565 of the Map Records of Dallas County, and being more specifically described as follows:

BEGINNING, at a point in the south right-of-way line of Villa Creek Drive and being the northeast corner of the Home Subdivision,

THENCE, South 1°41'00" east along the east line of the Home Subdivision for a distance of 194.17 feet to a point for corner,

THENCE, South 71°46'00" west along the north right-of-way line of the Interstate Highway No. 635 for a distance of 352.10 feet to a point for corner,

THENCE, North 1°41'00" west for a distance of 270.15 feet to a point for corner,

THENCE, North 84°11'45" east along the south right-of-way line of