



ORDINANCE NO. 1086

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A RESTAURANT ON PROPERTY PRESENTLY ZONED OFFICE, SAID PROPERTY BEING PART OF LOT A, BLOCK 2 OF THE BROOKHAVEN OFFICE PARK, AN ADDITION OF THE CITY OF FARMERS BRANCH AND BEING KNOWN AS 2915 L.B.J. FREEWAY; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan 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 Branch, and the State Law with reference to the granting of changes of zoning under the 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 the property owners generally, and to the 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 said change in zoning uses should be made; 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, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for a restaurant in an area presently zoned Office (O) said area being described as follows, to-wit:

SITUATED in the City of Farmers Branch, Dallas County, Texas, and being part of Lot A, Block 2 of Brookhaven Office Park, an addition to the City of Farmers Branch, according to the map thereof recorded in Volume 73146 at Page 61 of the Map Records of Dallas County, Texas and being more fully described by metes and bounds as follows:

BEING a tract or parcel of land situated in the City of Farmers Branch, Dallas County, Texas, with the buildings and improvements thereon, and being out of the Isaac B. Webb Survey, Abstract No. 1574, and being more particularly described as follows:

BEGINNING at a concrete monument located at the intersection of north r-o-w line or Interstate Highway 635 and the east r-o-w line of Josey Lane;

THENCE N 82°05'42" E, with the north r-o-w line of said Interstate Highway 635 a distance of 509.08 feet to a concrete monument for angle point;

THENCE N 74°54'12" E a distance of 512.50 feet;

THENCE N 15°05'48" W a distance of 410.01 feet to the south line of Sunbeck Circle Addition, an addition to the County of Dallas as recorded in Volume 9, Page 361 of the Map Records of Dallas County, Texas;

THENCE s 86°49'12" W with the south line of Sunbeck Circle Addition a distance of 921.09 feet to the east line of Josey Lane and an iron pin for a corner;

THENCE S 0°04'42" W with said east line of Josey Lane a distance of 115.95 feet to an iron pin for an angle point;

THENCE S 4°26'48" E continuing with the east line of Josey Lane a distance of 361.42 feet to an iron pin for an angle point;

THENCE S 0°21'42" W with the east line of Josey Lane a distance of 71.98 feet to the Place of Beginning and containing 478,293 square feet of land more or less and being known as a part of Lot A in Block 2 of BROOKHAVEN PARK ADDITION, an Addition to the City of Farmers Branch, Texas, according to the Plat thereof, recorded in Volume 73146, Page 61 of the Map Records of Dallas County, Texas, and as shown on Exhibit "A" attached to this ordinance.

SECTION 2. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended herein by the granting of a Specific Use Permit for restaurant as described herein only.

SECTION 3. That 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 Hundred Dollars (\$200.00) for each offense.

SECTION 4. Whereas, it appears that the above described pro-