

ORDINANCE NO. 243

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 "R-4" RESIDENTIAL CLASSIFICATION TO A "R-4" RESIDENTIAL CLASSIFICATION WITH A SPECIAL PERMIT FOR "DENTAL AND MEDICAL OFFICES AND CLINIC", SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING A PART OF THE R. J. WEST SURVEY, ABSTRACT 1576 AND OUT OF A 22-1/2 ACRE TRACT DEEDED TO ALEXANDER D. McNABB BY R. M. RUSSELL AND WIFE BY DEED RECORDED IN VOLUME 2533, PAGE 365, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE WEST 460 FEET OFF THE TRACT CONVEYED TO WILLIAM J. WEBB BY DEED DATED JANUARY 2, 1946, RECORDED IN VOLUME 2618, PAGE 572, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF A 5 ACRE TRACT OF LAND DEEDED TO I. L. TOMKINS BY ALEXANDER D. McNABB OUT OF THE SAID 22-1/2 ACRE TRACT; THENCE SOUTH IN THE WEST LINE OF SAID 22-1/2 ACRE TRACT A DISTANCE OF 726 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING; THENCE EASTERLY WITH THE SOUTH LINE OF A 5.312 ACRE TRACT OF LAND DEEDED TO EARL F. RAY AND CLARA E. RAY BY SAID McNABB ON DECEMBER 18, 1945, A DISTANCE OF 460 FEET, MORE OR LESS, TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING 50 FEET WEST OF THE CENTER LINE OF WEBB CHAPEL ROAD; THENCE SOUTH PARALLEL WITH AND 50 FEET FROM THE CENTER LINE OF WEBB CHAPEL ROAD A DISTANCE OF 272.25 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID TRACT A DISTANCE OF 460 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF THE SAID 22-1/2 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH A DISTANCE OF 272.25 FEET TO THE POINT OF BEGINNING, CONTAINING 2.875 ACRES OF LAND, MORE OR LESS; THAT SUCH PROPERTY IS TO BE USED FOR EITHER "R-4" RESIDENTIAL PURPOSES OR UNDER A SPECIAL PERMIT FOR "DENTAL AND MEDICAL OFFICES AND CLINIC", SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HEREINAFTER

MORE FULLY EXPLAINED; THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO PLANS AND SPECIFICATIONS SUBMITTED THEREFOR WHICH SHALL BE APPROVED BY THE CITY PLANNING COMMISSION, AND SUBJECT TO THE CONDITIONS CONTAINED HEREIN; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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 special permits 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 special permit should be granted, subject to the conditions set out herein; 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 a "R-4" Residential classification to a "R-4" Residential classification with a special permit for "Dental and Medical Offices and Clinic" under special permit as provided for under the provisions of Article XIV of the Comprehensive Zoning Ordinance, as heretofore amended, subject to the special conditions contained herein. That the property to be covered by such special permit is described as follows, to-wit:

Being a part of the R. J. West Survey, Abstract 1576 and out of a 22-1/2 acre tract deeded to Alexander D. McNabb by R. M. Russell and wife by deed recorded in Volume 2533, Page 365, Deed Records of Dallas County, Texas, and being the west 460 feet off the tract conveyed to William J. Webb by deed dated January 2, 1946,