

ORDINANCE NO. 283

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-5" RESIDENTIAL CLASSIFICATION TO A "R-5" RESIDENTIAL CLASSIFICATION WITH SPECIAL PERMIT FOR "DENTAL AND MEDICAL OFFICES AND CLINIC", SAID TRACT BEING DESCRIBED AS FOLLOWS: LOT 23, BLOCK C, FARMERSDELL ADDITION TO THE CITY OF FARMERS BRANCH, TEXAS; THAT SUCH PROPERTY IS TO BE USED FOR EITHER "R-5" RESIDENTIAL PURPOSES OR UNDER SPECIAL PERMIT FOR DENTAL AND MEDICAL OFFICES AND CLINIC, SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HEREINAFTER MORE FULLY ESTABLISHED 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 DOLLARS (\$200.00) 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 the 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