

ORDINANCE NO. 499

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 AN "A-APARTMENT" DISTRICT CLASSIFICATION TO A "C-COMMERCIAL" DISTRICT CLASSIFICATION UNDER A SPECIAL PERMIT, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574, CITY OF FARMERS BRANCH, TEXAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF INTERSTATE HIGHWAY NO. 635, (A VARIABLE WIDTH R.O.W.), AND THE WEST LINE OF WEBB CHAPEL ROAD, (A 100 FOOT R.O.W.), AN IRON STAKE FOR CORNER; THENCE, SOUTH 71 DEGREES 35 MINUTES WEST, ALONG THE SAID NORTH LINE OF INTERSTATE HIGHWAY NO. 635, 165.00 FEET TO AN IRON STAKE FOR CORNER; THENCE, NORTH 0 DEGREES 29 MINUTES EAST, LEAVING THE SAID NORTH LINE OF INTERSTATE HIGHWAY NO. 635, 150.00 FEET TO AN IRON STAKE FOR CORNER; THENCE, NORTH 71 DEGREES 35 MINUTES EAST, 165.55 FEET TO A POINT FOR CORNER IN THE WEST LINE OF WEBB CHAPEL ROAD; THENCE, SOUTH 0 DEGREES 54 MINUTES WEST, ALONG THE SAID WEST LINE OF WEBB CHAPEL ROAD, 72.24 FEET TO A POINT FOR CORNER; THENCE, SOUTH 0 DEGREES 29 MINUTES WEST, ALONG THE SAID WEST LINE OF WEBB CHAPEL ROAD, 77.93 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23,434 SQUARE FEET OF LAND; THAT SUCH PROPERTY IS TO BE USED UNDER A SPECIAL PERMIT FOR COMMERCIAL USES, SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HEREINAFTER MORE FULLY EXPRESSED; THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO PLANS AND SPECIFICATIONS SUBMITTED THEREFOR, WHICH SHALL BE APPROVED BY THE CITY COUNCIL 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 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