

ORDINANCE NO. 600

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 "R-3" SINGLE FAMILY DWELLING TO "R-3" SINGLE FAMILY DWELLING CLASSIFICATION UNDER A SPECIAL PERMIT TO ALLOW A PRIVATE KINDERGARTEN AND A PRIVATE SCHOOL FOR RETARDED CHILDREN, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF MARSH LANE WITH NORTH LINE OF RIDGEOAK WAY; THENCE, S 89° 25' W ALONG THE SAID NORTH LINE OF RIDGEOAK WAY, 663.19 FT. TO THE SOUTHEAST CORNER OF LOT 23, BLOCK 4, REVISED PLAT OF TOWN NORTH ESTATES ADDITION TO THE CITY OF FARMERS BRANCH; THENCE, N 0° 35' W ALONG THE EAST LINE OF SAID LOT 23, 112.00 FT. TO A POINT FOR CORNER IN THE SOUTH LINE OF LOT 1, BLOCK 4 OF SAID REVISED TOWN NORTH ESTATES ADDITION; THENCE, N 89° 25' E ALONG THE SAID SOUTH LINE OF LOT 1, 58.25 FT. TO THE SOUTHEAST CORNER OF SAID LOT; THENCE, N 0° 18' W, 269.30 FT. TO A POINT FOR CORNER IN THE SOUTH LINE OF CRESTBROOK ESTATES NO. 3 ADDITION TO THE CITY OF FARMERS BRANCH; THENCE, N 89° 25' E ALONG THE SAID SOUTH LINE OF CRESTBROOK ESTATES NO. 3 ADDITION, 625.60 FT. TO A POINT FOR CORNER IN THE WEST LINE OF MARSH LANE; THENCE, S 0° 17' E, 269.30 FT. TO A POINT FOR CORNER; THENCE, S 89° 25' W, 20.00 FT. TO A POINT FOR CORNER; THENCE, S 0° 17' E, 112.00 FT. TO THE PLACE OF BEGINNING; SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HEREINAFTER MORE FULLY EXPRESSED; PROVIDING FOR 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 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 tract from "R-3" Single Family Dwelling Classification to "R-3" Single Family Dwelling Classification under a special permit to allow a private kindergarten and a private school for retarded children, 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 a special permit for Single Family Dwelling purposes is described as follows, to wit:

Beginning at the intersection of the West line of Marsh Lane with North line of Ridgeoak Way;

Thence, S 89° 25' W along the said North line of Ridgeoak Way, 663.19 ft. to the Southeast corner of Lot 23, Block 4, Revised Plat of Town North Estates Addition to the City of Farmers Branch;

Thence, N 0° 35' W along the East line of said Lot 23, 112.00 ft. to a point for corner in the South line of Lot 1, Block 4 of said Revised Town North Estates Addition;