



**FARMERS
BRANCH**

"BEST LIVING PLACE"

ORDINANCE NO. 1520

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO DELETE A SPECIFIC USE PERMIT FOR A RESTAURANT AND PRIVATE CLUB IN THE AREA PRESENTLY ZONED PD-39 (O) LOCATED WITHIN THE FARMERS BRANCH OFFICE PARK AND BEING MORE SPECIFICALLY LOCATED AT 4855 LBJ FREEWAY; REPEALING ORDINANCE NO. 1010, 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 hearing 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 delete a specific use permit for a Restaurant and private club in the area presently zoned PD-39 (0), said restaurant and private club located within The Farmers Branch Office Park and said area being described as follows: to wit:

Being a tract or parcel of land situated in the City of Farmers Branch, Dallas County, Texas; and being part of the Mary Brown Survey, Abstract 159, and also being part of Farmers Branch Office Park, an addition to the City of Farmers Branch as recorded in Volume 73237, Page 193, of the Deed Records of Dallas County; and being more particularly described as follows:

COMMENCING at the northwest corner of said Farmers Branch Office Park:

THENCE North 89 54' 28" East along the northerly line of said addition a distance of 1056.48 feet;

THENCE South 0 05' 32" East a distance of 598.50 feet;

THENCE South 89 54' 28" West a distance of 25.89 feet to the PLACE OF BEGINNING OF THE herein described tract;

THENCE South 89 54' 28" West a distance of 267.14 feet to a point for corner;

THENCE South 0 05' 32" East a distance of 19.94 feet to the beginning of a curve to the left;

THENCE in a southerly and southeasterly direction along said curve to the left having a radius of 90.00 feet, a central angle of 45 00', and an arc length of 70.69 feet to the end of said curve to the left;

THENCE South 45 05' 32" East a distance of 304.07 feet to a point for corner;

THENCE North 35 00' East a distance of 25.07 feet to the beginning of a curve to the right;

THENCE in a northeasterly direction along said curve to the right having a radius of 88.50 feet, a central angle of 11 13' 08", and an arc length of 17.43 feet to a point for corner;

THENCE North 0 05' 32" West a distance of 264.89 feet to the place of beginning and containing 50,000 square feet, or 1.1479