



ORDINANCE NO. 1071

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH AS HERETOFORE AMENDED; BY GRANTING A SPECIFIC USE PERMIT FOR A PRIVATE CLUB USE IN PLANNED DEVELOPMENT ZONING DISTRICT NUMBER ONE, ON A SAID TRACT OF LAND CONTAINING 0.848 ACRES LOCATED WITHIN THE TREASURY ADDITION AND ALONG MIDWAY ROAD; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS 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, 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 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 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 grant a specific use permit, to allow a private club use in Planned Development Zoning District Number One, which allows office and light industrial uses. Said private club to be located in the northeast corner of the Treasury Addition on a 0.848 acre tract of land and more specifically described as follows:

BEING A 0.848 acre tract of land out of the revised Treasury Addition, an addition to the City of Farmers Branch as recorded in Volume 75075, Page 0833 Plat Records, Dallas County, Texas, said 0.848 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at 5/8" iron pin, the northeast corner of said addition, said corner being in the west right-of-way line of Midway (Doooley) Road a 80.0 foot public street;

THENCE south with said west right-of-way line a distance of 55.40 feet to the point of beginning of the tract herein described;

THENCE continuing with said west right-of-way line south a distance of 334.83 feet to a 5/8" iron pin for corner;

THENCE S 89°58'39" W leaving said west right-of-way line a distance of 91.40 feet to a 5/8 inch iron pin, said iron pin being the beginning of a curve to the right whose center point bears N 0°01'21" W a distance of 19.5 feet;

THENCE along said curve to the right, in a northwesterly direction thru a central angle of 89°45'56" a distance of 30.61 feet to a 5/8 inch iron pin, said pin being the end of said curve to the right;

THENCE N 0°01'54" E a distance of 295.55 feet to a 5/8 inch iron pin, said iron pin being the beginning of a curve to the right whose center point bears S 89°58'06" E a distance of 19.5 feet;

THENCE along said curve to the right in a northeasterly direction thru a central angle of 89°56'45" a distance of 30.55 feet to a 5/8 inch iron pin, said pin being the end of said curve to the right;

THENCE N 89°47'50" E a distance of 91.32 feet to the point of beginning and containing 0.848 acres or 36,953 square feet of land.

SECTION 2. That the above described tract of land shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended herein by the granting of a Specific Use Permit for a private club use in Planned Development Zoning District Number One.

SECTION 3. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred (\$200.00) Dollars for each offense.


SECTION 4. Whereas, it appears that the above described property requires that it be given the above Specific Use Permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Farmers Branch,  
Texas on the 15 day of September, 1975.

APPROVED:

  
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Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney