



ORDINANCE NO. 1136

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED; BY APPROVING A SPECIFIC USE PERMIT FOR A PRIVATE CLUB LOCATED AT 2361 VALWOOD PARKWAY IN A LIGHT INDUSTRIAL ZONING DISTRICT; SETTING FORTH CERTAIN CONDITIONS OF APPROVAL; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE FOR VIOLATION OF THIS ORDINANCE; 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 and State Law with reference to the granting of changes of zoning and approving of Specific Use 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 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 approve a Specific Use Permit for a private club within the existing restaurant premises, located at 2361 Valwood Parkway, on the Northeast corner of the intersection of Valwood Parkway and Interstate Highway 35E service road, as an allowable use in a Light Industrial District.

SECTION 2. That the approval of the Specific Use Permit shall be and hereby is conditioned upon the following conditions:

- A. A specified person or persons must check and issue membership cards to said private club at the tables located within the private club and service of beer as permitted hereunder must be only at such tables and only in connection with food service;
- B. Beer only may be sold and served pursuant to this permit and such sale and service shall only be between the hours of 11:00 o'clock a.m. and 9:00 o'clock p.m., on the days of Monday through Saturday of each week; and
- C. No signs or other advertizing pertaining to the private club authorized hereby shall be constructed or installed on the exterior of the premises, except to extent required by State law, and then only upon receipt of specific approval as in the case of other signs under the codes and ordinances of the City.

Conditions specified in this Section 2 are not severable and in the event any one or more of such conditions be or be declared to be invalid or ineffective the Specific Use Permit granted hereunder shall automatically, and without further action by the Council of the City, be rescinded and null and void, and any continuation thereafter here-

under shall subject the violators to the penalties set forth in Section 5 hereof.

SECTION 3. That the private club shall comply with all zoning, building, sign and other codes and ordinances of the City of Farmers Branch and the laws of the State of Texas.

SECTION 4. That the above described property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended herein by the granting of a Specific Use Permit for the operation of a private club as described in said Comprehensive Zoning Ordinance and subject to the conditions contained herein.

SECTION 5. 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 6. That the above Specific Use Permit should be issued in order to permit the proper use and development of the described property, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, creating an urgency