



ORDINANCE NO. 1204

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED SO AS TO GRANT A SPECIFIC USE PERMIT FOR A PRIVATE CLUB IN PLANNED DEVELOPMENT AREA NO. 1 WHICH ALLOWS OFFICE AND LIGHT INDUSTRIAL USES; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; 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 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, Texas, 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 for a Private Club in Planned Development Zoning District No. 1.

SECTION 2. That the private club shall be located within the Holiday Inn Hotel building which is located on a 6.568 acre tract of land which is a portion of Lot 1, Block A, of the Centre Addition.

SECTION 3. That the 6.568 acre tract of land is more specifically defined as follows:

BEING a portion of Lot 1, Block A, The Centre, an addition to the City of Farmers Branch, Dallas County, Texas, as filed in Volume 77248, Page 0706, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Northwest corner of the Third Revised Treasury Addition, an addition to the City of Farmers Branch, said point also being the most Northeasterly corner of said Lot 1, Block A;

THENCE South 912.96 feet to a point in the existing North line of Valley View Lane (a 60 foot R.O.W.);

THENCE North 89°56'40" West 313.28 feet along said North R.O.W. line of Valley View Lane to a point for corner;

THENCE North 920.23 feet to a point for corner, said point being the point of curvature of a curve to the left having a radius of 202.50 feet and an internal angle of 15°43'18";

THENCE Easterly 55.57 feet along said curve to the left to the point of tangency thereof;

THENCE, East 258.41 feet to the PLACE OF BEGINNING, containing 6.568 acres of land, more or less.

SECTION 4. That the above described property shall be used only in the manner and for the purposes provided for by

the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a private club to be operated in the Holiday Inn Hotel building in Planned Development Zoning District No. 1, as described herein only.

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. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. Whereas, it appears that the above described property requires that it be given the 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, and creates an urgency and an emergency in the preservation of the public health,