



ORDINANCE NO. 1433

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 HEALTH CLUB IN THE PD-42 ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING 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 granting of a specific use permit 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 Health Club in the PD-42 zoning district.

SECTION 2. That the Private Health Club shall be located within the property designated as and more specifically located as follows:

One Private Health Club to be located along the west side of Dallas Parkway between Spring Valley Road and Alpha Road in the PD-42 zoning district as shown on Exhibit "B".

SECTION 3. That the Private Health Club shall be operated in accordance with the information shown on Exhibit "A".

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided 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 Health Club in the PD-42 zoning district.

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 Dollars (\$200.00) for each offense.

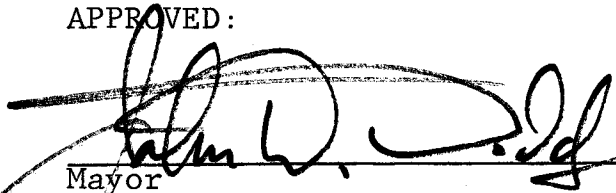
SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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, 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 case provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 21 day of February, 1983.

APPROVED:

  
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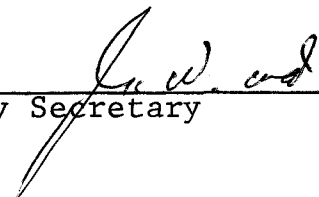
Mayor

APPROVED AS TO FORM:

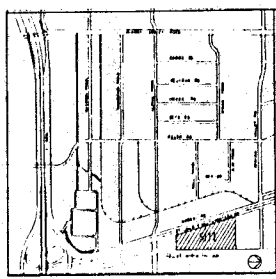
  
\_\_\_\_\_

City Attorney

ATTEST:

  
\_\_\_\_\_

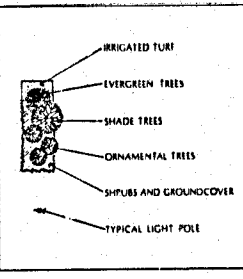
City Secretary



VICINITY MAP

PHASE I INTERNATIONAL ATHLETIC CLUB	
BUILDING AREA	55,250 S.F.
HEIGHT	+665' U.S.G.S. elev. 40 ft., 3 stories
PARKING	250 spaces, 4 handicapped = 73,556 S.F.
SITE AREA	491,946 S.F., minus tollway R.O.W. = 378,372 S.F.
BUILDING COVERAGE	6% of site = 22,378 S.F.
F.A.R.	0.15:1
LANDSCAPED (including walks, plaza, & outdoor recreation)	79,938 S.F.
LANDSCAPING ONLY	58,340 S.F.

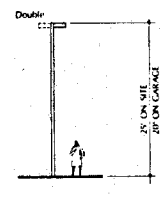
PROJECT INFORMATION  
Number of spaces requested by International Athletic Club



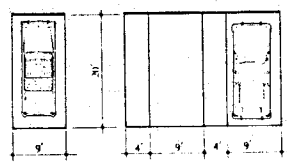
LANDSCAPING SYMBOLS

INTERNATIONAL ATHLETIC CLUB	
Offices	1554 S.F.
Restaurant / Bar	3064
Recreation Courts	14,624
Gym	7835
Misc. Exercise Areas	6,414
Lockers, Restrooms, Showers	6,560
Circulation: Lounges, Lobbies	10,700
Mechanical, Storage	2,410
<b>Total</b>	<b>58,330</b>

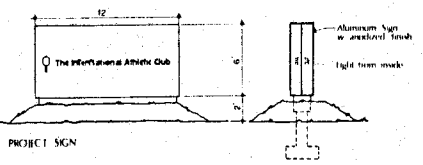
BUILDING BREAKDOWN



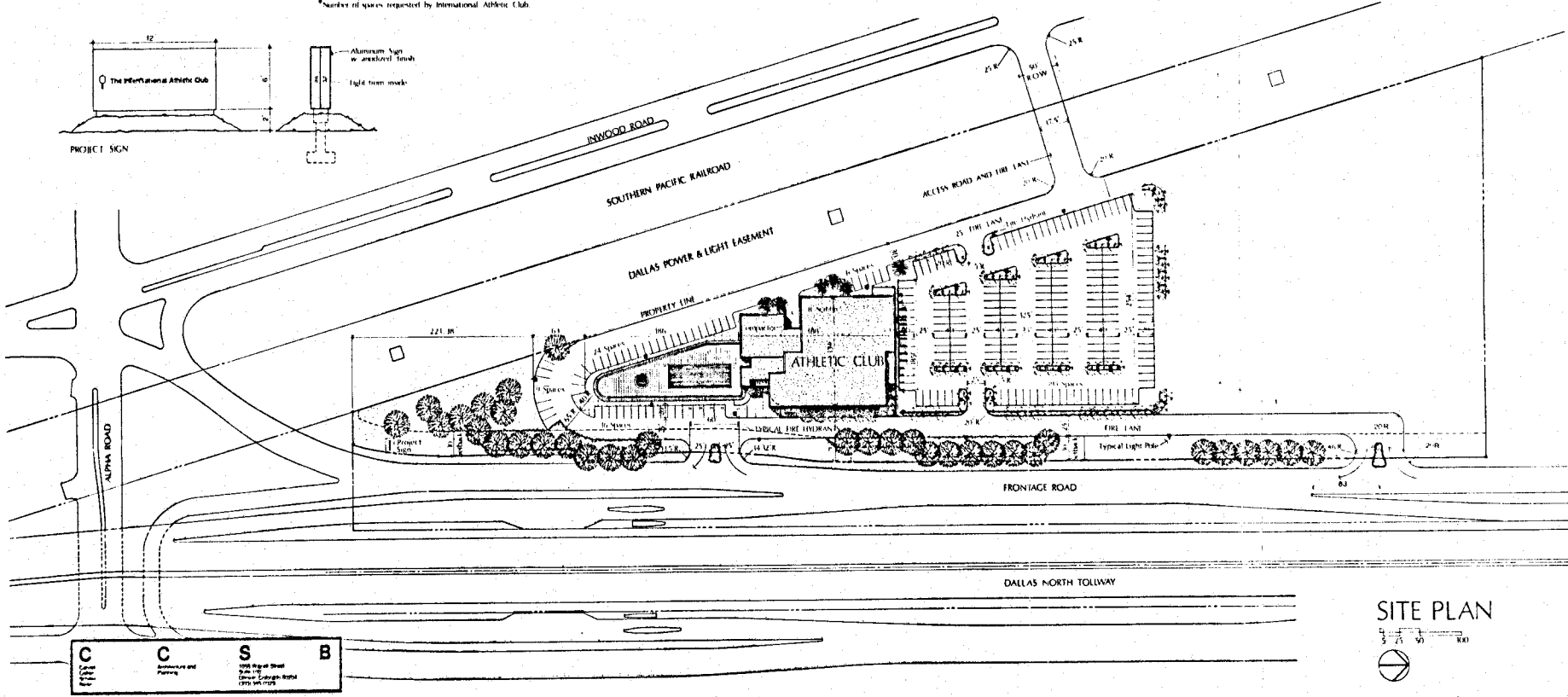
TYPICAL LIGHT POLE



PARKING SPACES

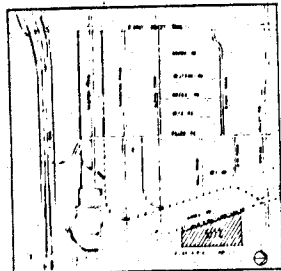


PROJECT SIGN

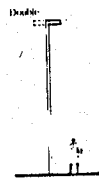
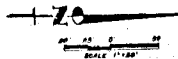


SITE PLAN  
Scale: 1" = 50'-0"  
North arrow pointing up.

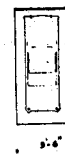
<b>C</b>	<b>C</b>	<b>S</b>	<b>B</b>
City of Dallas Planning Department	Architecture and Planning	1900 Regal Street Dallas, TX Dallas, Texas 75201 (214) 671-1100	



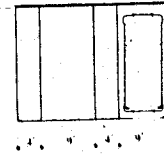
VICINITY MAP



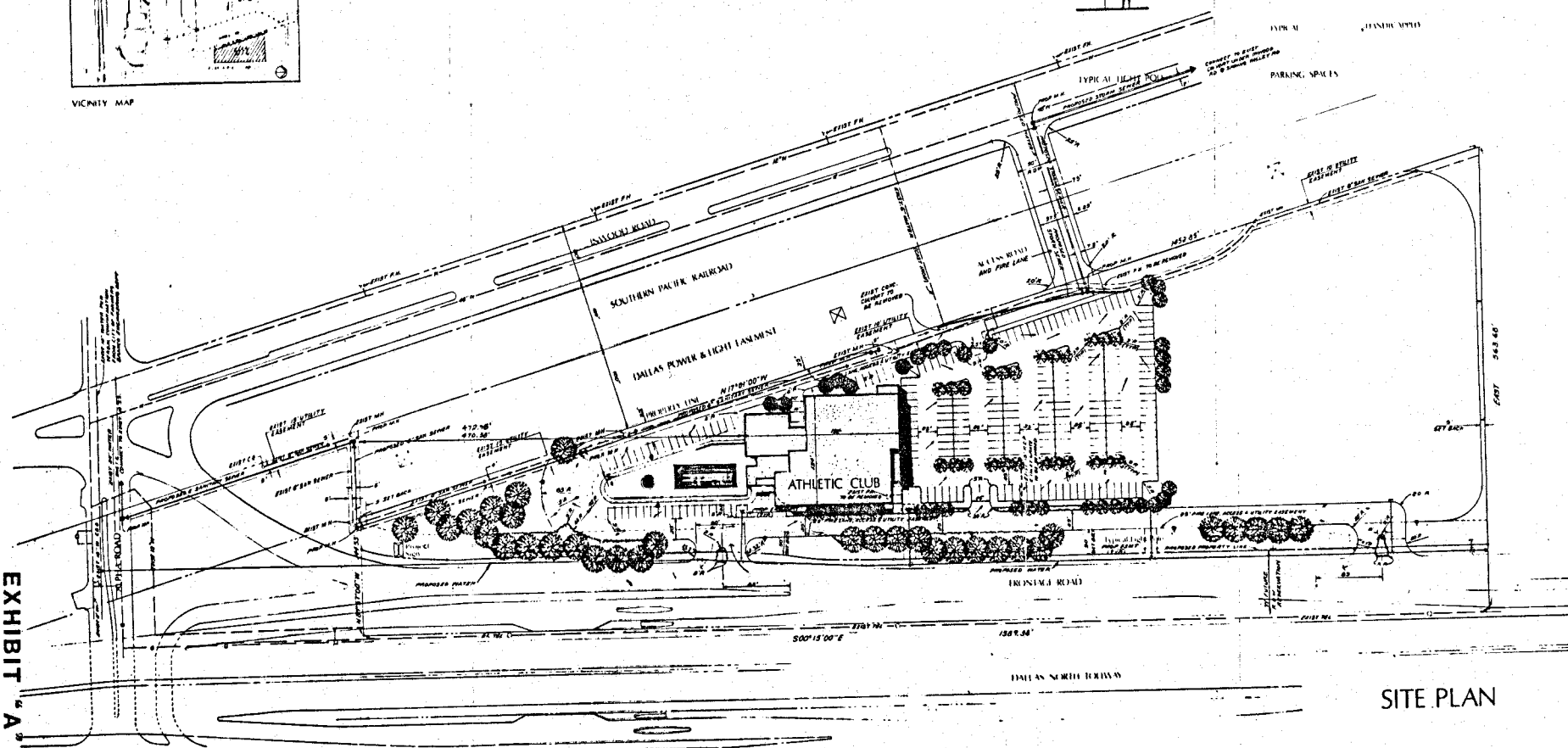
TYPICAL UTILITY POLE



TYP. #1



TYP. #2



SITE PLAN

EXHIBIT A

**MERRICK**  
 Merrick & Company  
 2000 West Loop West, Suite 1000  
 Dallas, Texas 75201  
 Phone: 214-751-1711  
 Fax: 214-751-1712

PROJECT NO. 100-100 DATE: 11-28-82  
 PLAN: 2-1-82

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FARMERS BRANCH, TEXAS  
 DETAILED CIVIL PLAN

FARMERS BRANCH CENTER  
 THE CLARK - WALTERS PARTNERSHIP

The Bill L. Walters  
 Companies - Texas



I. Submission requirements for the Specific Use Permit for the Athletic Club:

- A. Number of Employees
  - 1. Full time - 50
  - 2. Part time - 5
  
- B. Hours of Operation
  - 1. Monday thru Friday: 5:45 a.m. - 12:00 p.m.
  - 2. Saturday and Sunday: 7:45 a.m. - 10:00 p.m.
  
- C. Types of Facilities
  - 1. 20 Exercise Bikes
  - 2. 2 Gravity Guidance Systems
  - 3. Massage
  - 4. 25 Meter Swimming Pool - 6 lengths
  - 5. 16 Raquetball Courts, 2 Squash Courts
  - 6. Gymnasium - 11,200 sq. ft.
  - 7. Running Track, 1/14th of a mile
  - 8. Nautilus and Free Weight Center includes:
    - a. Nautilus: Iso-tonic
    - b. Hydrogym: Iso-kinetic
    - c. Free weights
    - d. Hand weights
    - e. Sauna
    - f. Steam
    - g. Whirlpool
    - h. Cold Plunge
  
- D. Maximum capacity of the facility, total amount - 725 people
  - 1. Gymnasium - 160
  - 2. 18 courts - 36
  - 3. Dressing Rooms - 40
  - 4. Nautilus Center - 125
  - 5. Capacity of each mens and womens locker room:
    - a. Sauna - 4
    - b. Steam - 10
    - c. Showers - 18
    - d. Lounge - 15
    - e. Locker Room - 50
  - 6. Track - 25
  - 7. Restaurant - 145
  
- E. Membership of the Athletic Club
  - 1. Total amount of members - 4,500
  
- F. Athletic Supervisors
  - 1. Exercise Class Instructors
  - 2. Raquetball Instructors
  - 3. Squash Instructors
  - 4. Handball Instructors
  - 5. Nautilus and Free Weight Instructors
  - 6. Swimming Instructors and Lifeguards
  - 7. Nutritionists
  - 8. Physical Therapists (Licensed)
  - 9. Referees and Scorekeepers for basketball and volleyball leagues

- G. Parking spaces, location, and location of lighting
  - 1. Total number of spaces - 250
  - 2. Location - (See Plans)
  
- H. Size of Structure
  - 1. Total square feet of the structure - 55,250
  
- I. Signage
  - 1. (See Plans)
  
- J. Sanitation Precautions
  - 1. Constant Maintenance Program
  - 2. Foot Baths
  
- K. Floor Plans-(Enclosed)