



ORDINANCE NO. 3188

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT-INTERIM USE FOR A SPECIAL EVENT CENTER (BANQUET HALL) FOR A 6,493± SQUARE FOOT PORTION OF LOT 1, BLOCK A, RENAISSANCE PLACE, AN ADDITION TO THE CITY OF FARMERS BRANCH, TEXAS (GENERALLY KNOWN AS 13435 BEE STREET, SUITE TWO, FARMERS BRANCH, TEXAS) WHICH IS LOCATED IN PLANNED DEVELOPMENT NUMBER 70 (OLD FARMERS BRANCH – GENERAL BUSINESS) (PD-70 OFB-GB) ZONING DISTRICT; PROVIDING FOR A SITE PLAN; PROVIDING FOR ADDITIONAL SPECIAL CONDITIONS; PROVIDING A RESOLUTION OF CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR RECORDING

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity; and

WHEREAS, in accordance with Section 8-452 of the Comprehensive Zoning Ordinance, as amended, the City Council makes the following findings with respect to the application requesting the issuance of a Specific Use Permit – Interim Use for a 6493± square foot portion of Lot 1, Block A, Renaissance Place, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded as Instrument No. 200600196135, Official Public Records, Dallas County, Texas (generally known as 13435 Bee Street, Suite Two, Farmers Branch, Texas) (“the Property”) located in Planned Development No. 70 (Old Farmers Branch – General Business)(PD-70 OFB-GB) Zoning District and depicted in Exhibit A, attached hereto and incorporated herein by reference, to wit:

1. The proposed use of the Property is consistent with existing uses of adjacent and nearby property;
2. The proposed use of the Property is not consistent with: (a) the reasonably foreseeable uses of adjacent and nearby property anticipated to be in place upon expiration of the term of the Specific Use Permit - Interim Use; or (b) the use of the Property contemplated by the City's Comprehensive Plan, as in effect on the date of granting of said permit;

3. The proposed use of the Property will not impair development of adjacent and nearby property in accordance with said Comprehensive Plan during the period for which the Specific Use Permit - Interim Use is in effect;
4. The proposed use of the Property will not adversely affect the City's Thoroughfare Plan and traffic patterns, as in effect at the time of granting of said permit, and as contemplated by the City's Comprehensive Plan;
5. The applicant has proposed to make an investment of up to \$106,000.00 in improvements to the Property related to the use to be authorized pursuant to the issuance of the requested Specific Use Permit - Interim Use and has stated that such investment can be recovered within two (2) years from the effective date of said permit and this Ordinance; and
6. The investment contemplated to be made by the applicant in the Property subsequent to or in reliance upon the issuance of the permit may reasonably be expected to be recovered prior to the expiration date of this Ordinance and the Specific Use Permit - Interim Use created hereby; and

WHEREAS, having held the above-referenced public hearing and making the above findings, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be, and the same are hereby amended, so as to grant a change in zoning by granting a Specific Use Permit-Interim Use for a Special Event Center (Banquet Hall) within the Planned Development No. 70 (Old Farmers Branch - General Business) (PD-70 OFB-GB) Zoning District with respect to the use and development of the Property.

SECTION 2. The Property shall conform in operation, location and construction to the development standards specified within Planned Development No. 70 (Old Farmers Branch - General Business) (PD-70 OFB-GB) Zoning District, and, if developed and used as a Special Event Center (Banquet Hall), the use and development of the Property shall conform to the following special conditions:

- A. The Property shall be developed and used only in accordance with the Site Plan attached as Exhibit "A" and incorporated herein by reference, and which is hereby approved.
- B. The hours of operation of the Event Center shall not commence earlier than 10:00 a.m. nor continue later than 10:00 p.m. on Sundays through Fridays; and shall not commence earlier than 10:00 a.m. and continue no later than midnight