



**FARMERS
BRANCH**

ORDINANCE NO. 3315

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 ON PROPERTY IN PLANNED DEVELOPMENT NUMBER 70 (PD-70) ZONING DISTRICT BEING A 1.28 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, COMMONLY KNOWN AS 13435 BEE STREET; PROVIDING FOR THE APPROVAL OF A SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN; ADOPTING SPECIAL CONDITIONS; PROVIDING RESOLUTION OF CONFLICTS WITH OTHER ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE

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 on the property described in Exhibit "A," attached hereto and incorporated herein by reference ("the Property"), 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 \$180,000.00 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 four (4) 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 is hereby amended, so as to grant a change in zoning by granting a Specific Use Permit-Interim Use for a Special Event Center within the Planned Development Number 70 (PD-70) Zoning District with respect to an approximately 1.28-acre tract of land generally located on the southwest corner of Bee Street and Fruitland Avenue and being further described in Exhibit "A" attached hereto and incorporated herein for all purposes ("the Property")(commonly known as 13435 Bee Street).

SECTION 2. The Property shall conform in operation, location and construction to the development standards specified within Planned Development No. 70 (PD-70) Zoning District as well as the following special conditions:

- A. The Property shall be developed and used only in accordance with the Site Plan, Building Elevations, Floor Plan, and Landscape Plan attached as Exhibits "B," "C", "D," and "E", respectively, and incorporated herein by reference, and which are hereby approved.
- B. The special event center will limit occupancy to a maximum of 200 persons.
- C. The hours of operation for the Special Event Center shall begin no earlier than 10:00 a.m. and end no later than 10.00 p.m., Sunday through Thursday. Hours of operation for Friday and Saturday shall begin no earlier than 10:00 a.m. and end no later than 12.00 a.m. (Midnight).