

ORDINANCE NO. 835

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A PRIVATE CLUB ON PROPERTY PRESENTLY ZONED LI (LIGHT INDUSTRIAL DISTRICT), SAID AREA BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FOR CORNER IN THE WESTERLY LINE OF INTERSTATE HIGHWAY NO. 35E, SAID POINT BEING IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF INTERSTATE HIGHWAY NO. 35E, A DISTANCE OF 693.34 FT. FROM THE INTERSECTION OF THE WESTERLY LINE OF INTERSTATE HIGHWAY NO. 35E AND THE NORTHERLY LINE OF VALLEY VIEW LANE, SAID BEGINNING POINT BEING IN A CURVE HAVING A RADIUS OF 11,610 FT. AND A CENTRAL ANGLE OF 2° 20' 39"; THENCE S. 78° 32' 50" W., A DISTANCE OF 157.58 FT. TO A POINT FOR CORNER; THENCE S. 81° 57' 50" W., A DISTANCE OF 294.35 FT. TO A POINT FOR CORNER; THENCE N. 26° 36' W., A DISTANCE OF 350.5 FT. TO A POINT FOR CORNER; THENCE S. 89° 55' E., A DISTANCE OF 554.6 FT. TO A POINT FOR CORNER IN THE WESTERLY LINE OF INTERSTATE HIGHWAY NO. 35E, A POINT IN A CURVE HAVING A RADIUS OF 11,610 FT. AND A CENTRAL ANGLE OF 2° 20' 39"; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF INTERSTATE HIGHWAY NO. 35E, AND TO THE LEFT ALONG SAID CURVE, AN ARC DISTANCE OF 245 FT. TO THE PLACE OF BEGINNING, CONTAINING 143,385.94 SQ. FT. OF LAND; AUTHORIZING SUCH PROPERTY TO BE USED FOR PRIVATE CLUB PURPOSES; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; 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 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 on area presently zoned LI (Light Industrial District), said area being described as follows, to-wit:

BEGINNING at a point for corner in the westerly line of Interstate Highway No. 35E, said point being in a northerly direction along the westerly line of Interstate Highway No. 35E, a distance of 693.34 ft. from the intersection of the westerly line of Interstate Highway No. 35E and the northerly line of Valley View Lane, said beginning point being in a curve having a radius of 11,610 ft. and a central angle of 2° 20' 39";

THENCE S. 78° 32' 50" W., a distance of 157.58 ft. to a point for corner;

THENCE S. 81° 57' 50" W., a distance of 294.35 ft. to a point for corner;

THENCE N. 26° 36' W., a distance of 350.5 ft. to a point for corner;

THENCE S. 89° 55' E., a distance of 554.6 ft. to a point for corner in the westerly line of Interstate Highway No. 35E, a point in a curve having a radius of 11,610 ft. and a central angle of 2° 20' 39";

THENCE in a southerly direction along the westerly line of Interstate Highway No. 35E, and to the left along said curve, an arc distance of 245 ft. to the place of beginning, containing 143,385.94 sq. ft. of land.

SECTION 2. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and as amended herein by the granting of a specific use permit for a Private Club, and said property may be used for either LI Light Industrial uses or for Private Club uses.

SECTION 3. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be