



ORDINANCE NO. 1165

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS; AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED; BY GRANTING A SPECIFIC USE PERMIT FOR OPERATION OF A PRIVATE CLUB IN A LIGHT INDUSTRIAL ZONING DISTRICT; SAID PRIVATE CLUB TO BE OPERATED IN DESIGNATED AREAS WITHIN THE HILTON HOTEL AT 4801 L.B.J. FREEWAY; PROVIDING FOR 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, and the State Law with reference to the granting of Specific Use Permits and 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 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 to operate a Private Club in a Light Industrial Zoning District. Said Private Club to be operated by Mariner's Lounge in the Hilton Hotel in the Farmers Branch Office Park located at 4801 L.B.J. Freeway, on the tract of land more specifically described as follows:

BEING a tract or parcel of land situated in the City of Farmers Branch, Dallas County, Texas, and being part of the Mary Brown Survey, Abstract 159 and also being part of Farmers Branch Office Park, an addition to the City of Farmers Branch, as recorded in Volume 73237, Page 193 of the Map and Deed Records of Dallas County and being more particularly described as follows:

BEGINNING at a point for corner in the northerly line of L.B.J. Freeway (I.H. 635) said point being the most southerly, south-westerly corner of said Farmers Branch Office Park Addition;

THENCE North $0^{\circ}38'12''$ East along a westerly line of said addition and the easterly line of the Meier Industrial Park, an addition to the City of Farmers Branch as recorded in Volume 68212, Page 2058 of the Map and Deed Records of Dallas County, a distance of 487.61 feet to a point for corner;

THENCE North $89^{\circ}50'25''$ East along a southerly line of a 14.0911 acre tract of land conveyed to Crow and Associates Incorporated by deed recorded January 16, 1974, in the Deed Records of Dallas County, a distance of 183.87 feet to a point for corner;

THENCE South $0^{\circ}05'32''$ East along a westerly line of said 14.0911 acre tract, a distance of 48.35 feet to a point for corner;

THENCE North $89^{\circ}54'28''$ East along the southerly line of said tract, a distance of 264.50 feet to a point for corner;

THENCE South $0^{\circ}05'32''$ East along the westerly line of a 60 foot wide fire lane and utility easement dedicated by the plat of said addition, a distance of 19.94 feet to the beginning of a curve to the left;

THENCE in a southerly and southeasterly direction continuing along the westerly and southwesterly line of said easement and along said curve to the left having a radius of 150.0 feet, a central angle of 45° and an arc length of 117.81 feet to the end of said curve to the left;

THENCE South $45^{\circ}05'32''$ East continuing along the southwesterly line of said easement, a distance of 384.91 feet to a point for corner in the northerly line of L.B.J. Freeway (I.H. 635);

THENCE in a westerly direction along the northerly line of L.B.J. Freeway and along a curve to the right having a radius of 701.02 feet, a central angle of $11^{\circ}55'20''$ and an arc length of 145.87 feet to the end of said curve to the right;

THENCE South $87^{\circ}57'58''$ West continuing along the northerly line of L.B.J. Freeway, a distance of 626.82 feet to the PLACE OF BEGINNING and containing 5.9713 Acres, more or less.

SECTION 2. That the specific use permit is granted for the operation of a private club by Mariner's Lounge within the lounge, private meeting rooms, and designated areas of the restaurant of the hotel only and that said lounge, private meeting rooms, and designated area of the restaurant are shown on the drawing labeled exhibit "A", and that exhibit "A" is attached to and made a part of this ordinance.

SECTION 3. 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 amended herein by the granting of a Specific Use Permit for a Private Club in a Light Industrial Zoning District (LI).

SECTION 4. 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.

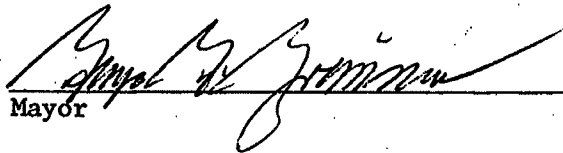
SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. 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 cases provides.

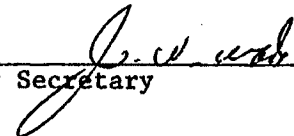
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 19th day of December, 1977.

APPROVED:



Mayor

ATTEST:

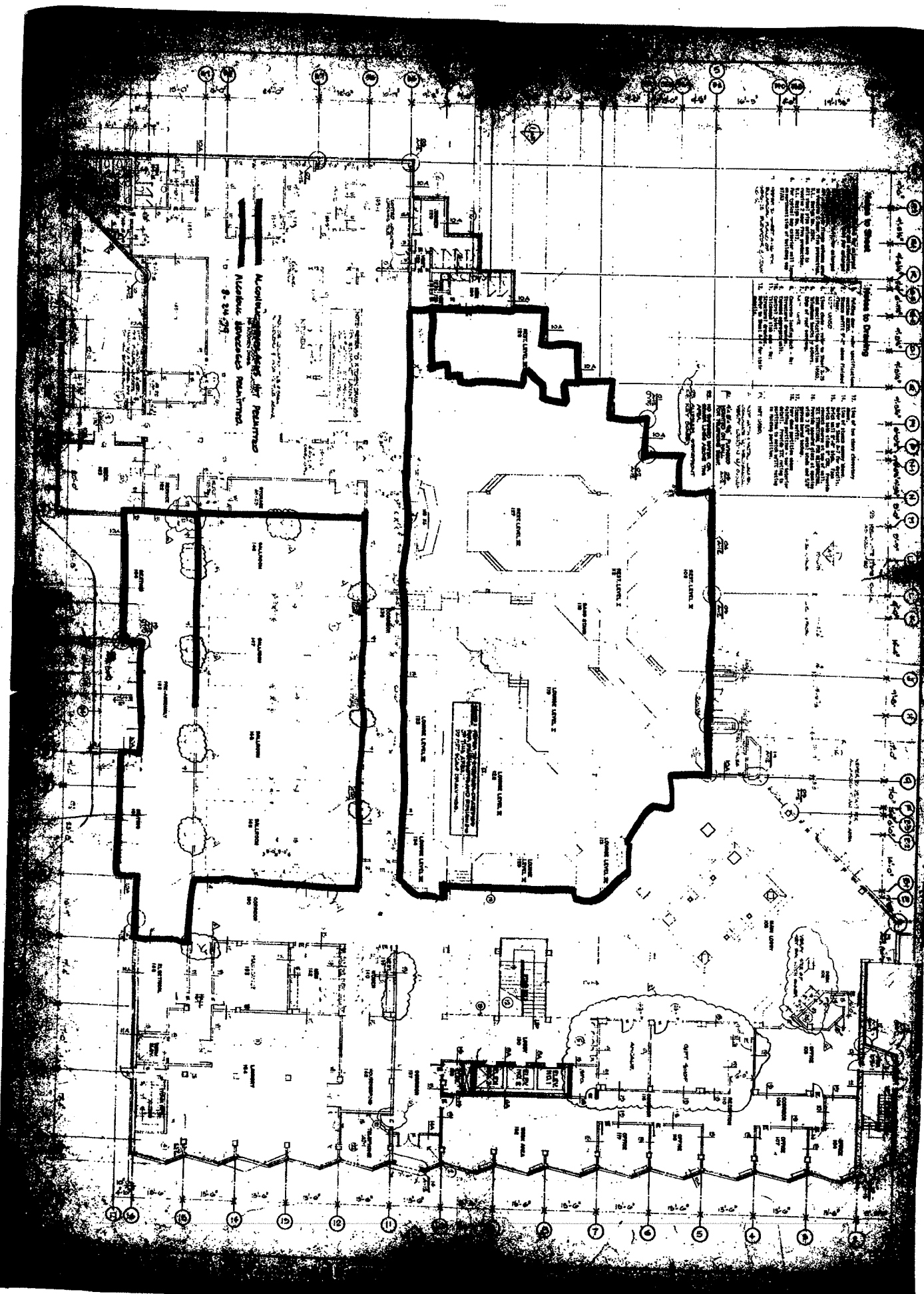


City Secretary

APPROVED AS TO FORM:



City Attorney



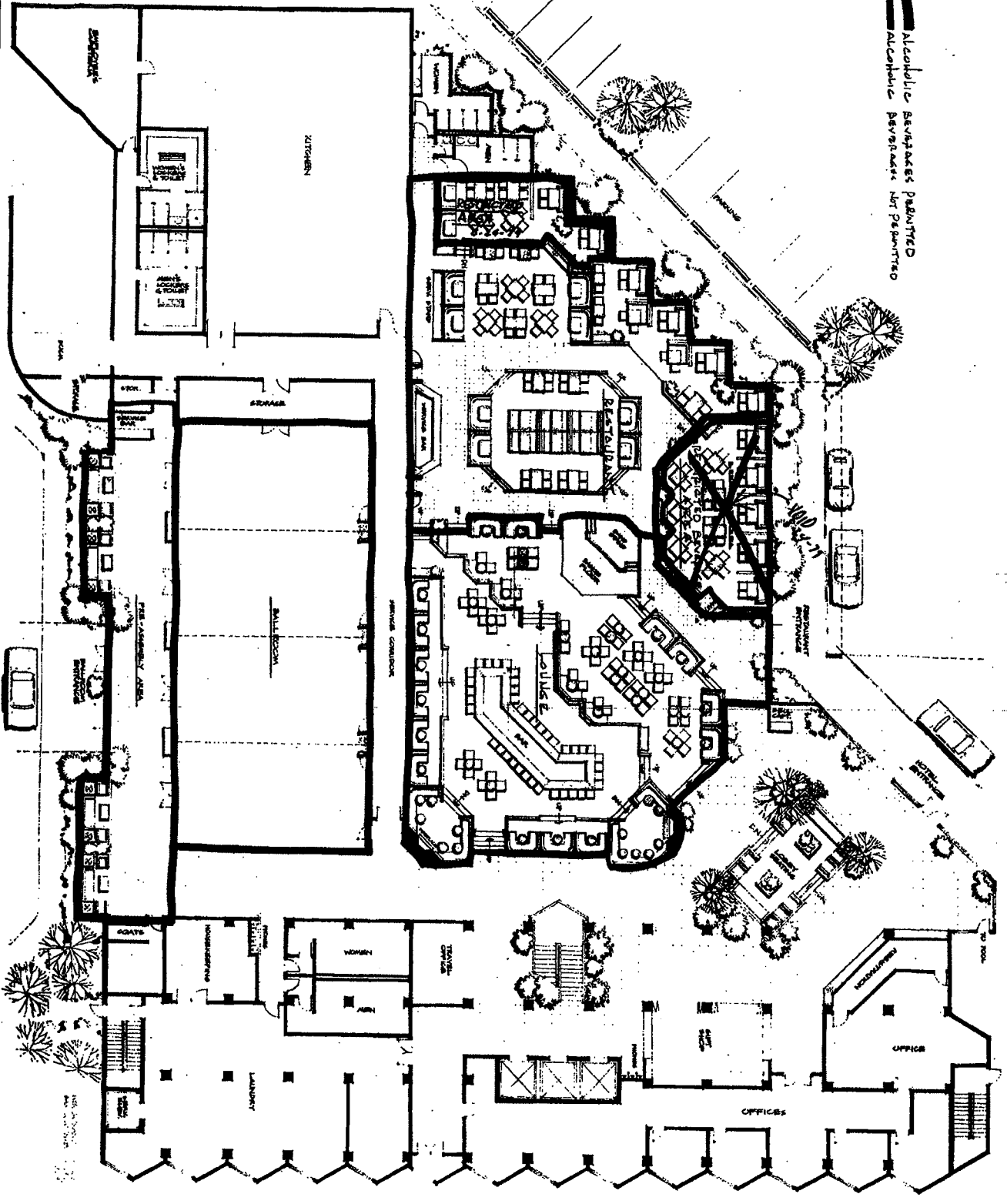
Architectural drawings for the building
Academic Research Institute
8-24-58

Notes to Plans
Notes to Sections
Notes to Details

1. See the notes on the drawings.
2. See the notes on the drawings.
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15. See the notes on the drawings.

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Sketch

Alcoholic Beverages Prohibited
Alcoholic Beverages Not Permitted



HILTON HOTEL

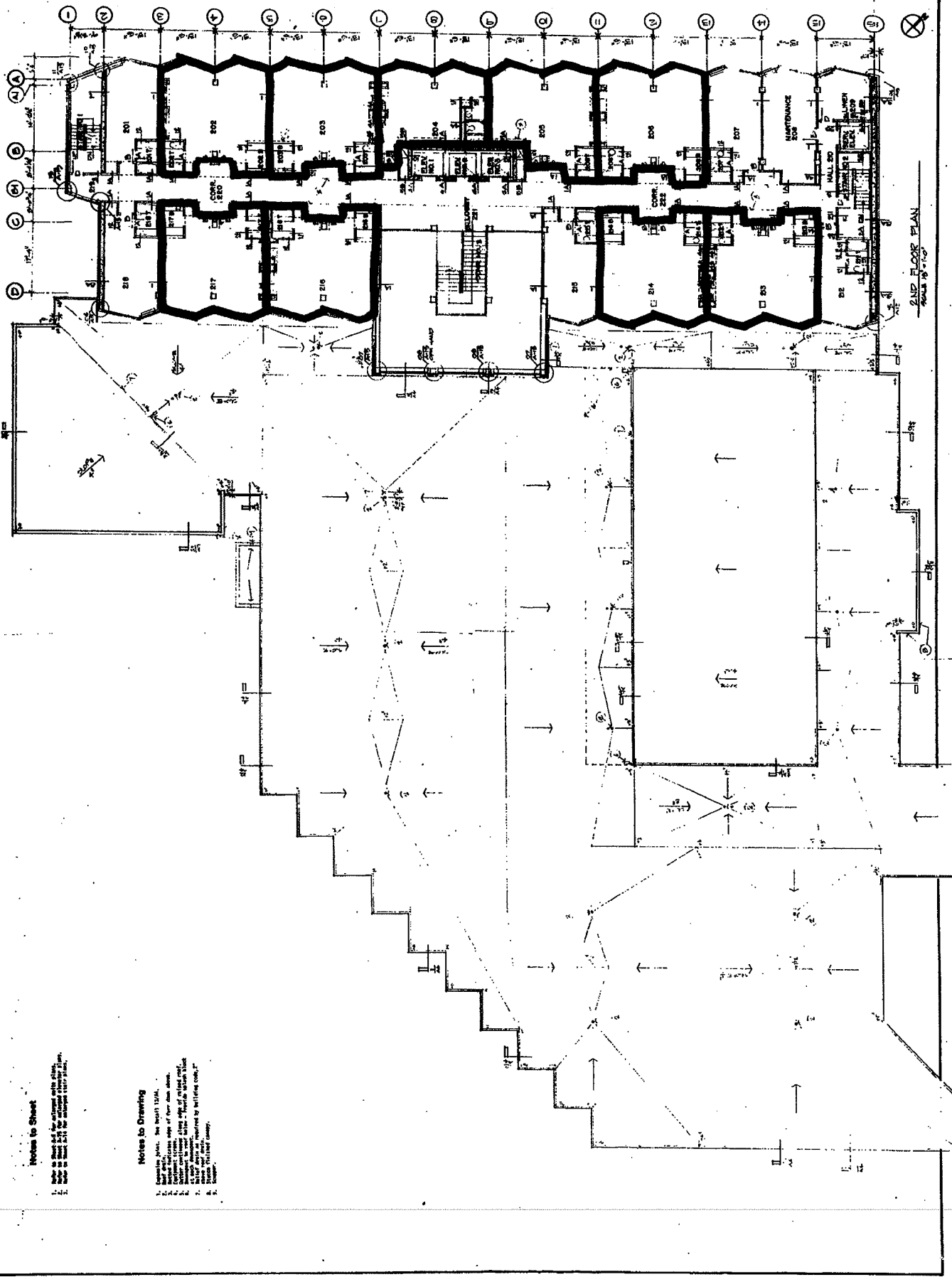
✳ Jeffrey Howard & Associates

HILTON HOTEL
2ND FLOOR AND COMMERCIAL ROOF PLAN

GR
 GEORGE & ROSS ARCHITECTS INC.



DATE: 10-1-58
 DRAWN BY: J. W. B. JR.
 CHECKED BY: J. W. B. JR.



Notes to Sheet

1. See sheet 1001 for details of other sheets.
2. See sheet 1002 for details of other sheets.
3. See sheet 1003 for details of other sheets.
4. See sheet 1004 for details of other sheets.
5. See sheet 1005 for details of other sheets.
6. See sheet 1006 for details of other sheets.
7. See sheet 1007 for details of other sheets.
8. See sheet 1008 for details of other sheets.
9. See sheet 1009 for details of other sheets.
10. See sheet 1010 for details of other sheets.

Notes to Drawing

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