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ORDINANCE NO. 1419

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 PLANNED DEVELOPMENT ZONING DISTRICT NO. 42, SAID PRIVATE CLUB TO BE OPERATED IN DESIGNATED AREAS WITHIN THE ATHLETIC FACILITY LOCATED ALONG THE WEST SIDE OF DALLAS PKWY. BETWEEN SPRING VALLEY ROAD AND ALPHA ROAD; 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 Planned Development Zoning District No. 42. Said Private Club to be operated in the athletic facility located along the west side of Dallas Parkway between Spring Valley Road and Alpha Road, on the tract of land more specifically described as follows:

BEING a tract of land located in the City of Farmers Branch, Texas, being part of the Elisha Fyke Survey, Abstract 478, Dallas County, Texas, and being described more particularly as follows:

BEGINNING at a pipe on the west line of Dallas Parkway, 100.0 feet wide, at the northeast corner of Lot 2 of Alpha Way Addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 75125, Page 1622 of the Deed Records of Dallas County, Texas, being 262.27 feet N.  $00^{\circ} 15'$  W. from the northeast corner of the intersection cutoff from the widened north line of Alpha Road to the west line of Dallas Parkway;

THENCE N.  $89^{\circ} 57'$  W., along the north line of said Lot 2, being the south line of the 10 acre tract conveyed to Clark and Smith by deed filed June 15, 1961 and recorded in the said Deed Records, a distance of 144.53 feet to a pipe at the southeast corner of the 5.08 acre Right-of-way, 100 feet wide, conveyed to Dallas Power & Light Company by deed recorded in Volume 4633, Page 308 of said Deed Records;

THENCE N.  $17^{\circ} 01'$  W., along the northeasterly line of said Dallas Power & Light Company Right-of-Way, a distance of 1452.85 feet to a steel rod at southwest corner of the 199,789 sq. ft. tract conveyed to William W. Browning, Jr., by deed recorded in Volume 87244, Page 2154 of the said Deed Records;

THENCE East, along the South line of said Browning tract, a distance of 563.68 feet to a steel rod for corner on the west line of Dallas Parkway 672.09 feet S.  $00^{\circ} 15'$  E. from its intersection with the South line of Spring Valley Road;

THENCE S.  $00^{\circ} 15'$  E., along the west line of Dallas Parkway, being the west line of the 89,219 square feet conveyed to the County of Dallas by deed recorded in Volume 69069, Page 1339 of said Deed Records, a distance of 1389.39 feet to the Place of