



## ORDINANCE NO. 3381

**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 FOR COMMERCIAL AMUSEMENT (INDOOR) FOR AN APPROXIMATELY 3,030 SQUARE FOOT PORTION OF THE BUILDING LOCATED ON THE PROPERTY DESCRIBED IN EXHIBIT “A” (COMMONLY KNOWN AS 4372 SPRING VALLEY ROAD) WHICH IS PRESENTLY LOCATED IN A LIGHT INDUSTRIAL (“LI”) ZONING DISTRICT; PROVIDING FOR THE APPROVAL OF A SITE PLAN AND CONCEPTUAL FLOOR PLAN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING 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 thereof, the governing body, in the exercise of the 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 for Commercial Amusement (Indoor) for property within a Light Industrial (“LI”) zoning district being a 3030± square foot portion of the building located on the property described in Exhibit “A” hereto, said portion being depicted on Exhibit “A-1” hereto (commonly known as 4372 Spring Valley Road, Farmers Branch, Texas)(“the Property”).

**SECTION 2.** The Property shall conform in operation, location and construction to the development standards specified within the Light Industrial (“LI”) zoning district, and if used and developed in accordance with the purposes for which this Specific Use Permit is granted, the Property shall be developed in accordance with the following special conditions:

- A. The Property shall be developed and used only in accordance with the Conceptual Floor Plan attached hereto as Exhibit “B” and incorporated herein by reference, which are hereby approved; provided, however, modifications to the Floor Plan

may be made if approved by the City Manager or designee and such modifications do not cumulatively allow for a capacity exceeding fifty (50) people;

B. The hours during which Events held at the Property shall be limited as follows:

- (1) No Event shall commence earlier than 11:30 a.m. Monday through Friday, 10:00 a.m. on Saturday, and 11:30 a.m. on Sunday;
- (2) If the Event commences on any day other than Sunday, the Event must end not later than Midnight on the same day; and
- (3) If the Event commences on a Sunday, the Event must end not later than 9:00 p.m. on the same day.

**SECTION 3.** In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

**SECTION 4.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 5.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 6.** 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, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,  
TEXAS, ON THIS THE 2<sup>ND</sup> DAY OF AUGUST, 2016.**

ATTEST:

APPROVED:

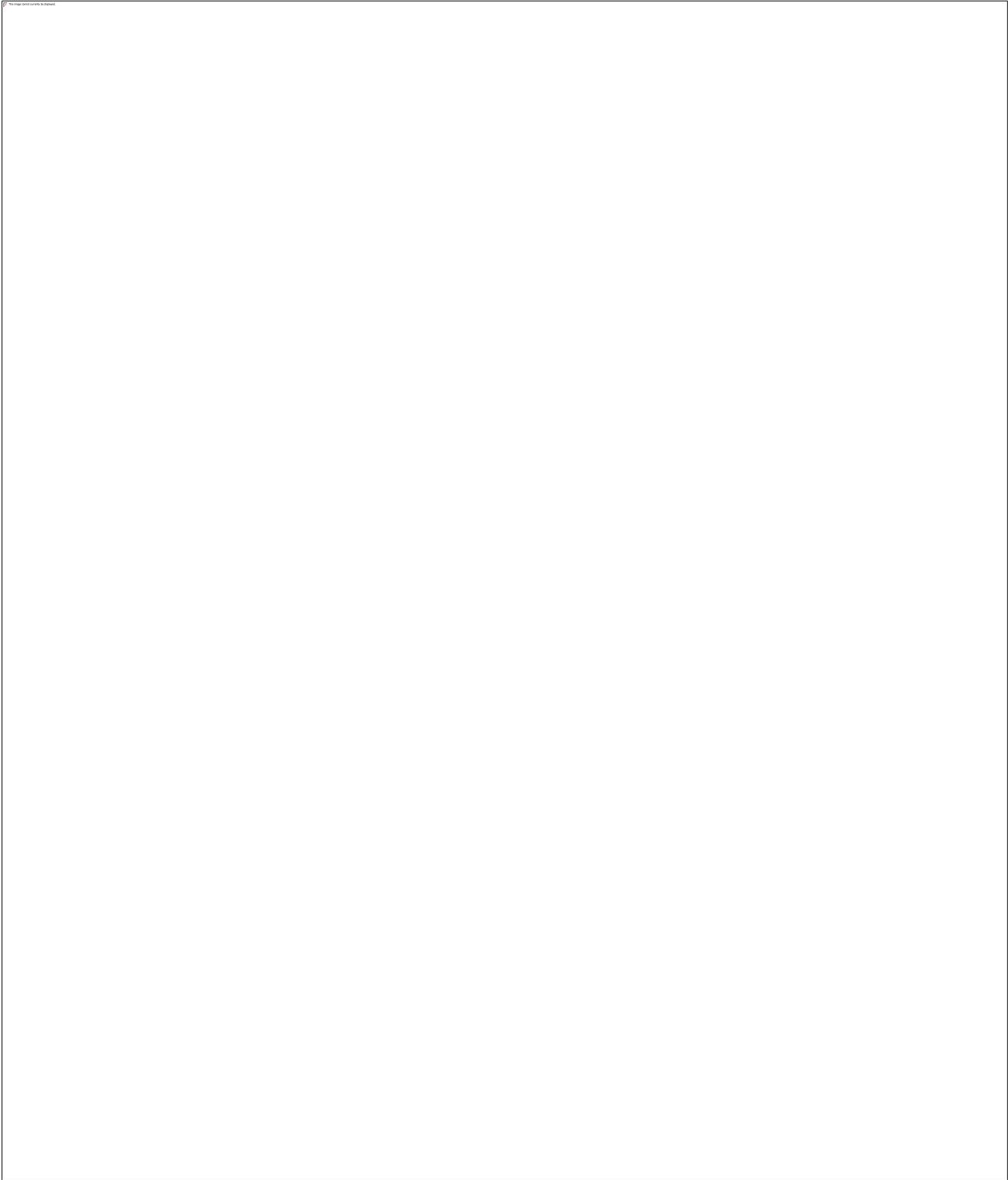
\_\_\_\_\_  
Amy Piukana, City Secretary

\_\_\_\_\_  
Bob Phelps, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(kbl:7/22/16:77956)

**Ordinance No. 3381**  
**EXHIBIT "A" – Description of Property**



# SPRING VALLEY BUSINESS CENTRE

DALLAS, TEXAS 75244

SPRING VALLEY ROAD



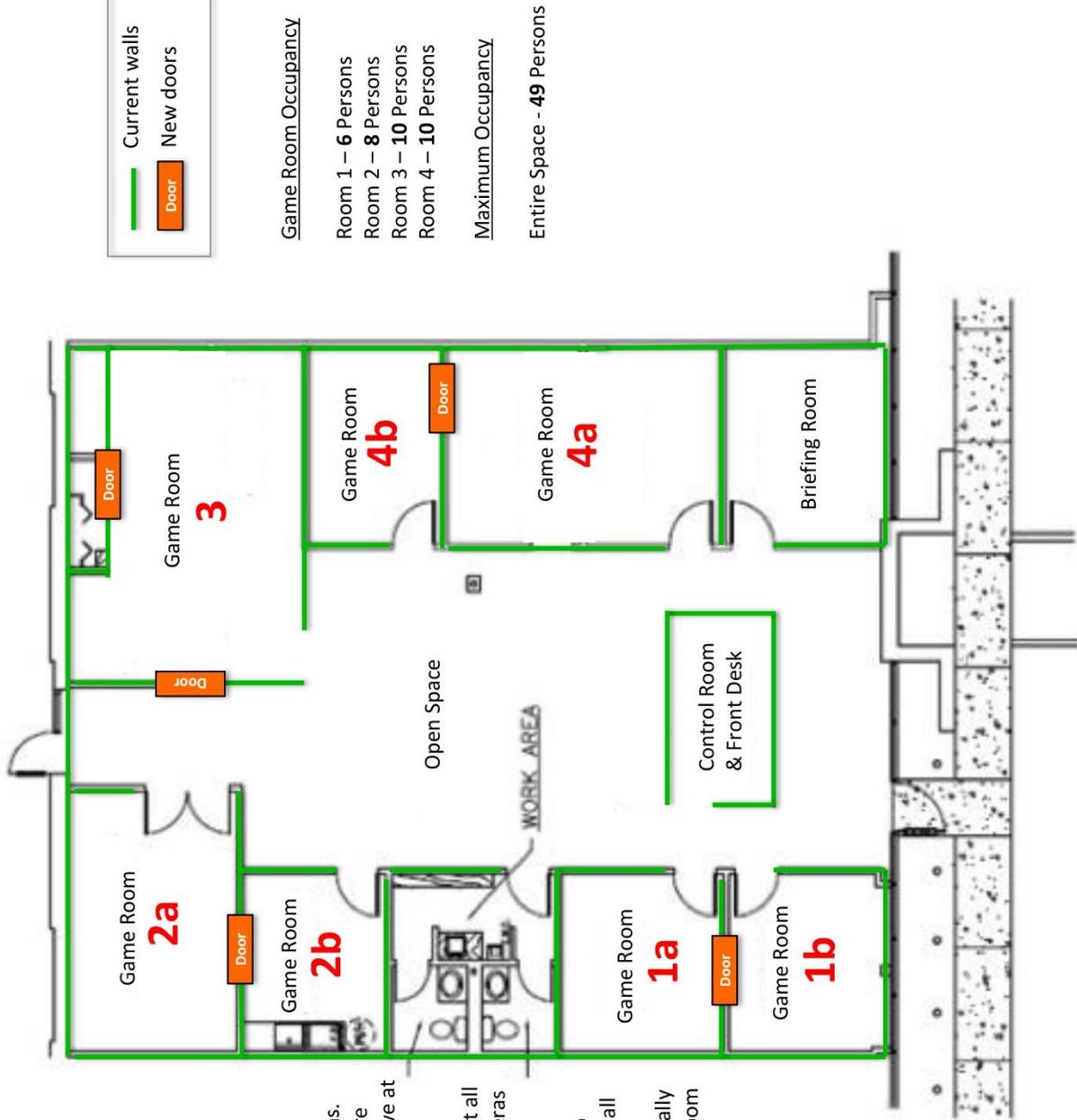
Unit	Tenant Name	Sq. Ft.
4300	Republic Title	4,658
4310	National Janitorial, Inc.	2,132
4312	AVAILABLE	3,335
4320	Functional Acupuncture Institute	1,800
4340	Knowledge As Medicine	3,705
4348	Kool Wash	4,000
4350	AVAILABLE	16,738
4356	J. F. Piper Enterprises, Inc.	4,897
4360	R. Williams Construction	2,880
4362	Malizei Enterprises	1,496
4366	AVAILABLE	1,110
4372	First Stone Credit Counseling	3,030
4378	AVAILABLE	5,010
4388	J's Restaurant	1,620
4390	Management Office	431
4400	Versatile Group, Inc.	3,000
4410	Versatile Group, Inc.	6,045
4416	AVAILABLE	2,850
4422	AVAILABLE	2,229
4424	Saran Ltd.	3,105
4440	Jesus House	7,130
4442	AVAILABLE	4,041
4444	AVAILABLE	6,779
4458	AVAILABLE	4,109
4460	Davi, Inc.	3,500
4466	Molly Maid	1,500
4470	Architectural Systems, Inc.	1,560
4472	AVAILABLE	2,110
4474	AVAILABLE	4,044
4478	J. Moen	1,200
4484	Magna Resources	1,200
4488	Cassidy Jones	5,880
<b>Total Square Feet</b>		<b>117,124</b>



The information contained herein has been given to us by sources believed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



**Ordinance No. 3381**  
**EXHIBIT "B" – Concept Floor Plan**



Facility Operation

- There are a total of 4 game rooms. Some rooms are made up of more than one room, but all rooms have at least one unlocked egress door.
- Every single room is monitored at all times with 1080p HD video cameras from the control room.
- Each room has an employee who monitors activity in that room at all times to supervise the activity. Participants are also able to verbally communicate with the control room at all times via audio equipment.

Game Room Occupancy

- Room 1 – 6 Persons
- Room 2 – 8 Persons
- Room 3 – 10 Persons
- Room 4 – 10 Persons

Maximum Occupancy

Entire Space - 49 Persons


**FLOOR PLAN**     **3,030 SQ. FT.**     SCALE: NTS  
**4372 SPRING VALLEY, DALLAS TEXAS**  
JOB # 033068