



ORDINANCE NO. 3541

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 (GYMNASTICS FACILITY) FOR LOT 2, BLOCK A, REPLAT OF PACE ADDITION (COMMONLY KNOWN AS 4141 LBJ FREEWAY) WHICH IS PRESENTLY LOCATED IN PLANNED DEVELOPMENT DISTRICT NO. 68 (PD-68); PROVIDING FOR THE APPROVAL OF A SITE PLAN AND CONCEPTUAL FLOOR PLAN; 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; PROVIDING FOR TERMINATION UNDER CERTAIN CIRCUMSTANCES; 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 (Gymnastics Facility) for property within Planned Development District No. 68 (PD-68) described as Lot 2, Block A of Replat of Pace Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the Replat thereof recorded in Volume 93045, Page 3876 of the Map Records of Dallas County, Texas, (commonly known as 4141 LBJ Freeway)("the Property").

SECTION 2. The Property shall conform in operation, location and construction to the development standards specified within the Planned Development District No. 68 (PD-68), 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 "A," the Landscape Plan attached hereto as Exhibit "B," and the Sign Plan attached hereto as Exhibit "C," all of said exhibits being 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 two hundred seven (207) people;

- B. The Property shall be occupied at any one time by no more than 207 people or the maximum allowed capacity pursuant to applicable fire and/or building codes adopted by the City, whichever is less.

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 and the right to use the Property in accordance with the Specific Use Permit granted pursuant to Section 1 of this Ordinance is subject to termination in accordance with Section 6.5.C. of the Comprehensive Zoning Ordinance, as amended.

SECTION 8. 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 6TH DAY OF NOVEMBER 2018.**

ATTEST:

APPROVED:

Amy Piukana, TRMC, City Secretary

Robert C. Dyer, Mayor

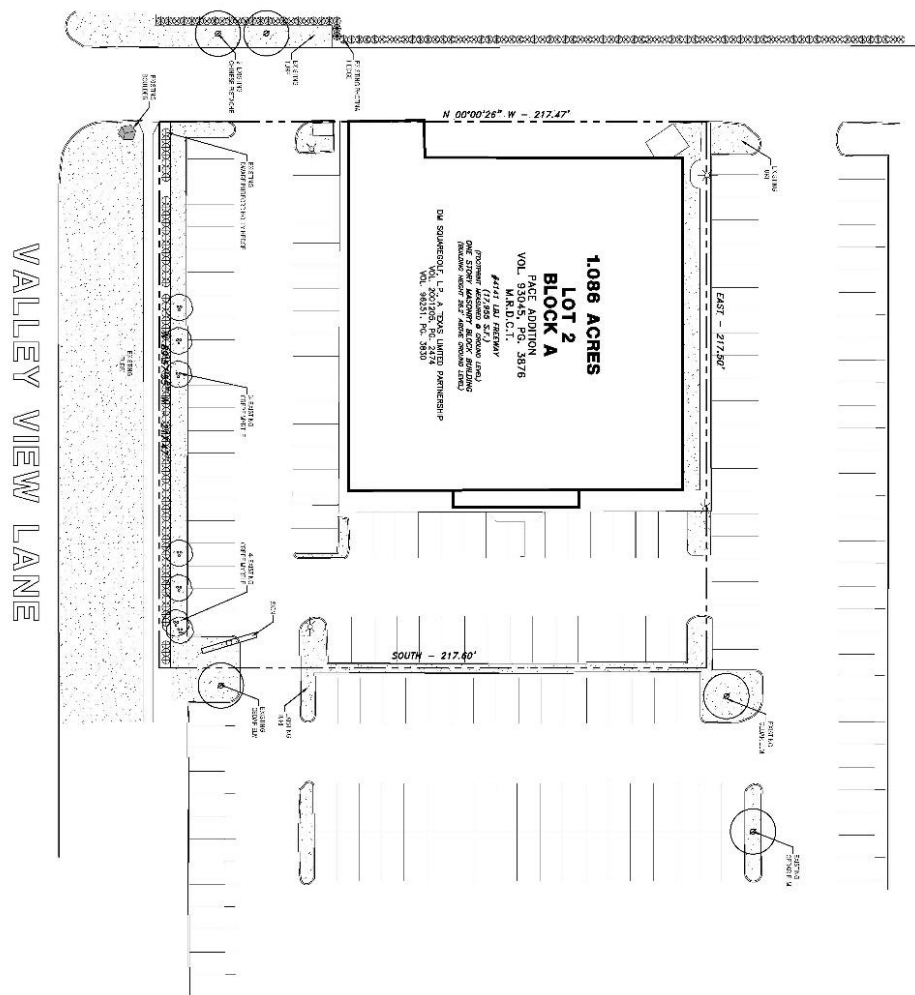
APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:10/22/18:103635)

Architectural floor plan of a community center. The plan includes a large central 'FLOOR EXERCISE MAT' (46' x 46') and an 'EXERCISE AREA' (1320 SQ. FT.). To the right are a 'MEETING ROOM' (400 SQ. FT.), an 'OFFICE' (350 SQ. FT.), a 'BASS AREA MAT' (64' x 16'), and a 'TENNIS COURT' (40' x 50'). To the left is a 'TENNIS COURT' (28' x 24'), a 'TENNIS MAT' (42' x 50'), and a 'TENNIS MAT' (28' x 24'). The bottom section contains a 'RECEPTION' area, an 'OFFICE' (12' x 5'), a 'COACH' (18' x 27'), and restrooms for 'WOMEN' and 'MEN'. An 'EXIT' is marked near the restrooms. The plan also shows 'DOCK' areas, 'ELECTRICAL' rooms, and 'STAIRS'. A dashed line indicates the 'EXTERIOR TO INTERIOR' boundary.

SHEET 42

Ordinance No. 3541
EXHIBIT "B" – Landscape Plan



L.1

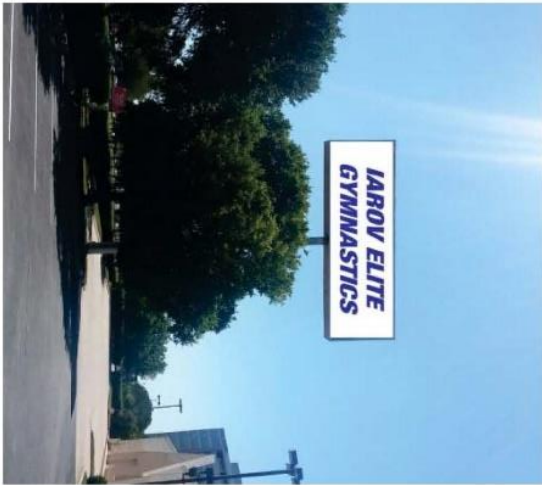
SHEET NAME:
SHEET NUMBER:

DATE:

ISSUE:
DESIGN, 3/27/21

4141 LBJ FREEWAY
FARMERS BRANCH, TEXAS

Ordinance No. 3541
EXHIBIT "C" – Sign Plan



② PROPOSED SIGN ON EXISTING POLE SIGN
NO SCALE



① PROPOSED SIGN AT BUILDING ENTRY
NO SCALE

Sealed and
Certified True and
Correct Copy of the
Original
9/21/2018



9/21/2018

SUP SUBMITTAL DRAWINGS
IAROV ELITE GYM
4141 LBJ FREEWAY
FARMERS BRANCH, TEXAS 75244

DATE:

DATE: 9/21/2018	PROJECT: IAROV ELITE GYM
SCALE: AS SHOWN	DATE: 9/21/2018
BY: [Signature]	DESIGNED BY: [Signature]
CHECKED BY: [Signature]	PROJECT NO: 15924

PROPOSED
SIGNS

A-2