FARMERS BRANCH

ORDINANCE NO. 1901

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 A CHURCH IN THE PLANNED DEVELOPMENT NO. 33 (PD-33) ZONING DISTRICT LOCATED AT 14008 DISTRIBUTION WAY; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND ($2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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 granting a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, 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 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 church within the Planned Development No. 33 (PD-33) zoning district at 14008 Distribution Way.

SECTION 2. That the above described church shall be constructed and operated in compliance with the conditions established by the approved site plan attached as Exhibit "A".

SECTION 3. That prior to the issuance of a Certificate of Occupancy, the property shall be replatted to reflect the correct property lines as indicated on the approved site plan.

SECTION 4. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of the ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance and as the law in such case provides.

DULY PASSED BY the City Council of the City of Farmers Branch, Texas, on the 4th day of September, 1990.

David Blair
Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:

Ruth Armstrong
City Secretary

SITE PLAN

LANDSCAPE PLAN

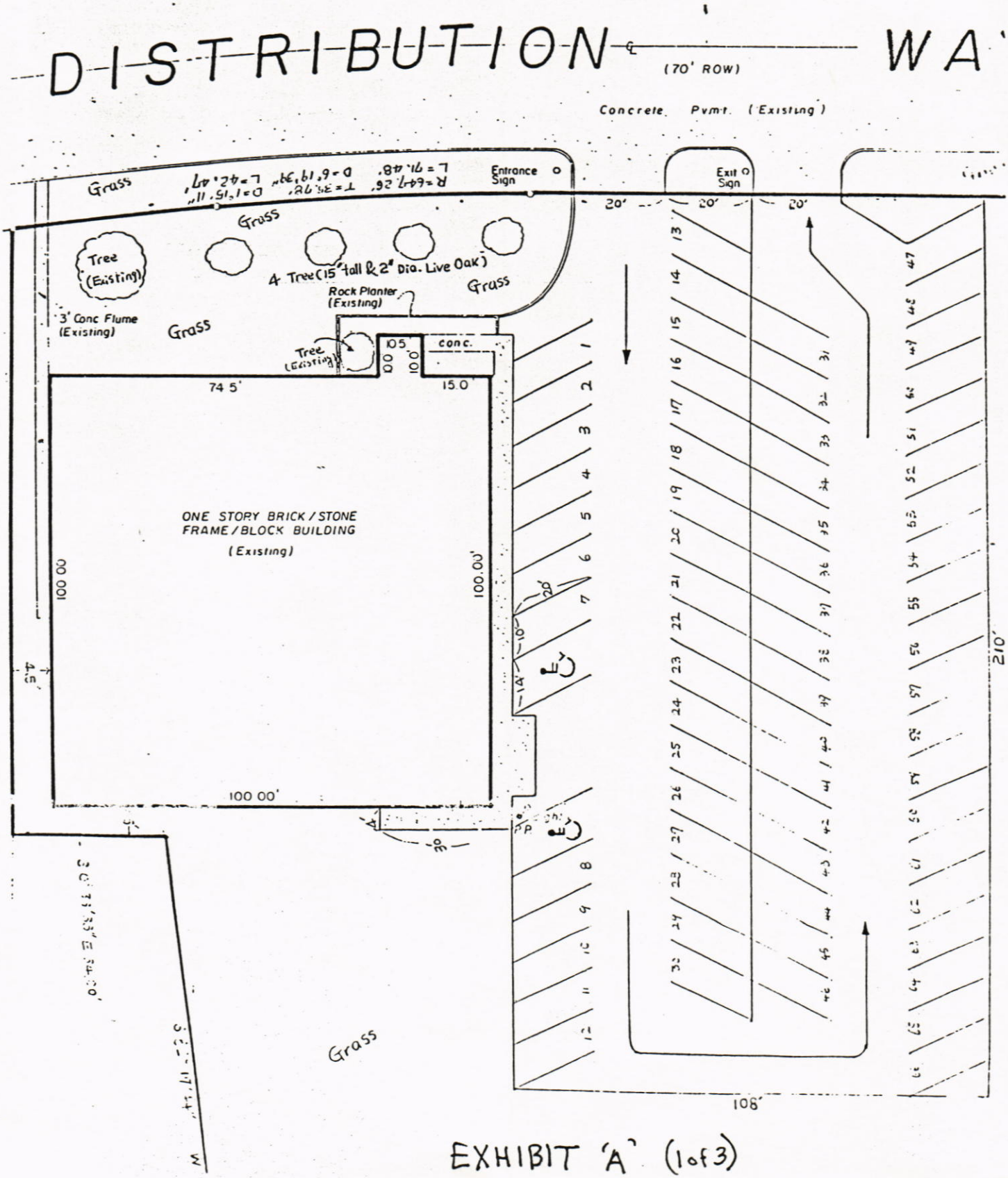


EXHIBIT 'A' (1 of 3)

KEY

Richdel 204A 1" Valve

Hunter PGP Adjustable Rotor

Double Check

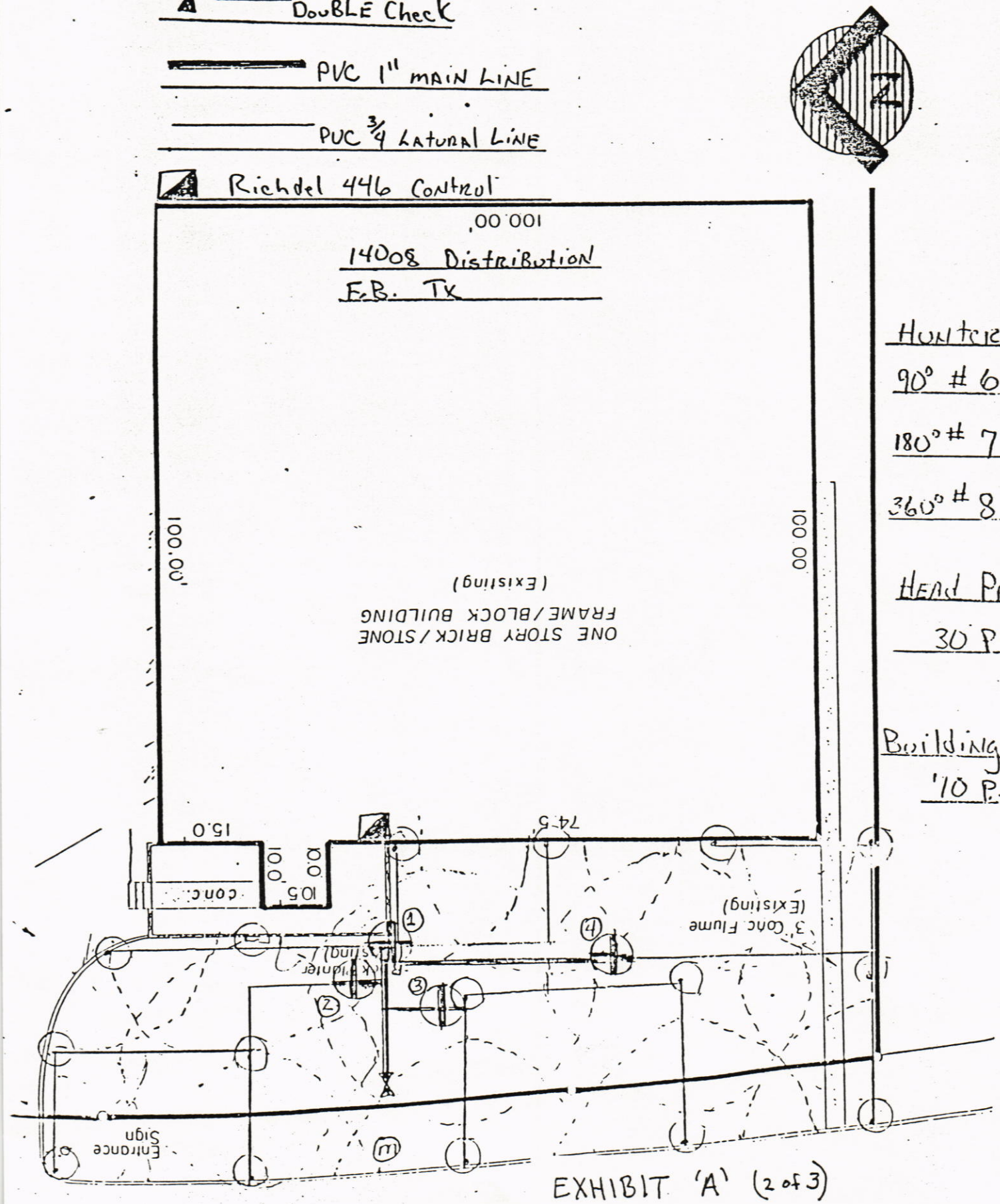
PVC 1" main Line

PVC 3/4 Natural Line

Richdel 446 Control

SCALE 1" = 20'

0' 5' 10' 15' 20'



Hunter Rotor
90° #6
180° #7
360° #8

Head Pressure
30 P.S.I

Building P.S.I
70 P.S.I

EXHIBIT 'A' (2 of 3)

Maximum Sets: 186

Present Number: 120

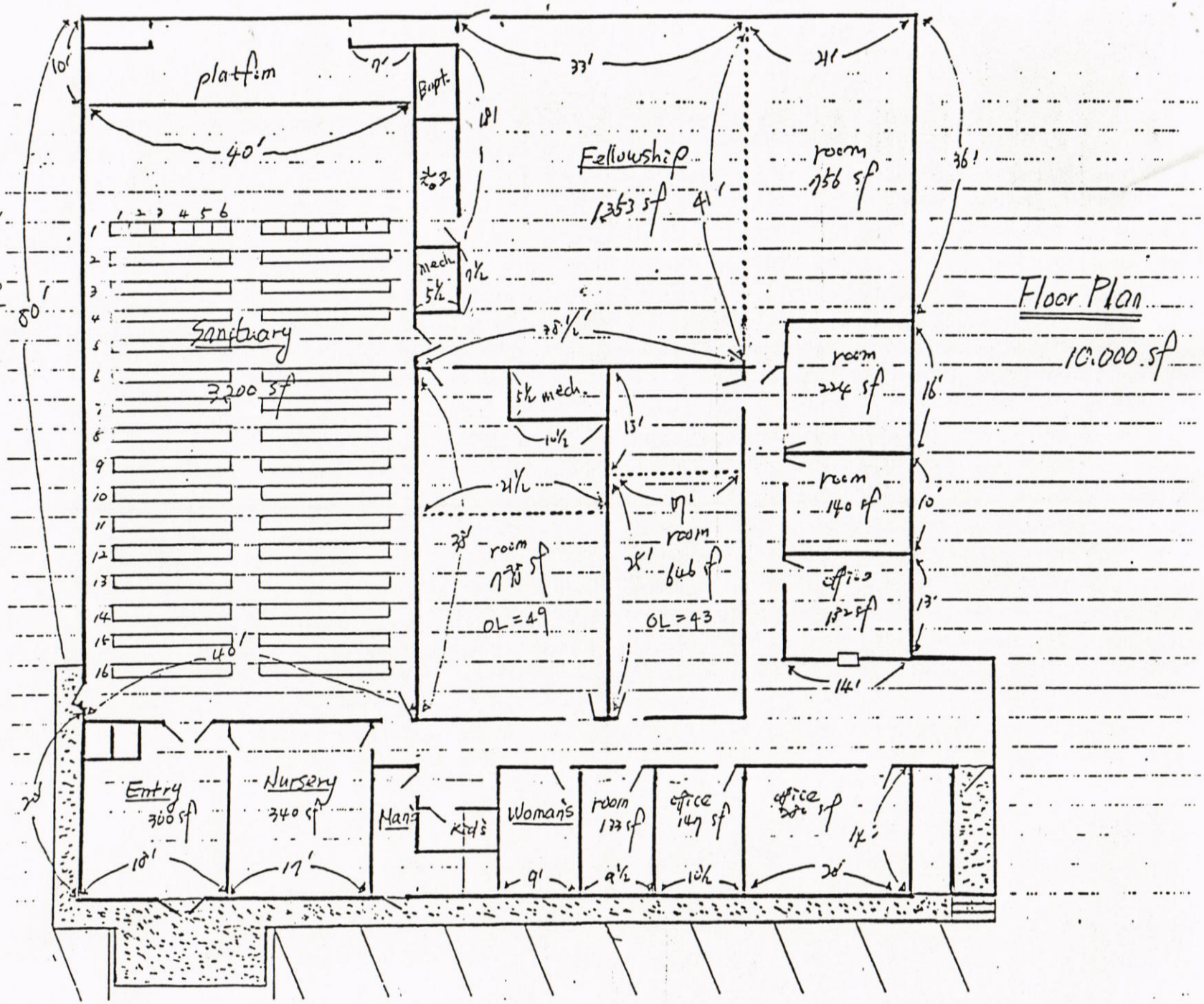


EXHIBIT A (3 of 3)