S-241

FARMERS BRANCH

ORDINANCE NUMBER 2298

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CELLULAR COMMUNICATIONS ANTENNA AND AN EQUIPMENT BUILDING WITHIN THE ONE FAMILY RESIDENCE-2 (R-2) ZONING DISTRICT AT 3723 VALLEY VIEW LANE; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING 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 Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning 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, Texas, 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 cellular communications antenna to be mounted on the side of the existing City of Farmers Branch water tower located at 3723 Valley View Lane east of the City of Farmers Branch Police and Municipal Court building within the One Family Residence-2 (R-2) zoning district. The antenna will include nine (9) panels, approximately one (1) foot wide and four (4) foot tall each. A group of three (3) panels each will face south, northeast, and northwest and will be mounted at a height of 100 feet above grade. An associated equipment building, approximately 228 square feet in area and ten (10) feet tall will be placed at the base of the water tower. The equipment building will be temporarily placed along the north side of the water tower and upon completion of the new Justice Center, the equipment building will be permanently placed along the west side of the water tower.

SECTION 2. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a cellular communications antenna and an equipment building.

SECTION 3. That the cellular communications antenna and equipment building shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A" and subject to all conditions stated herein.

SECTION 4. The permanent equipment building shall be of the same materials as the Justice Center (future Police building) unless otherwise approved by City Staff.

SECTION 5. AT&T Wireless Services, owner of the antenna and equipment building, shall remove the antenna and associated equipment building and all wires leading to the antenna and equipment building at such time that the antenna and equipment building becomes obsolete and the use is abandoned.

SECTION 6. 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-thousand ($2,000.00) dollars for each offense.

SECTION 7. 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 whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 8. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 9. 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 this the 3rd day of February, 1997.

ADOPTED:

Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Secretary

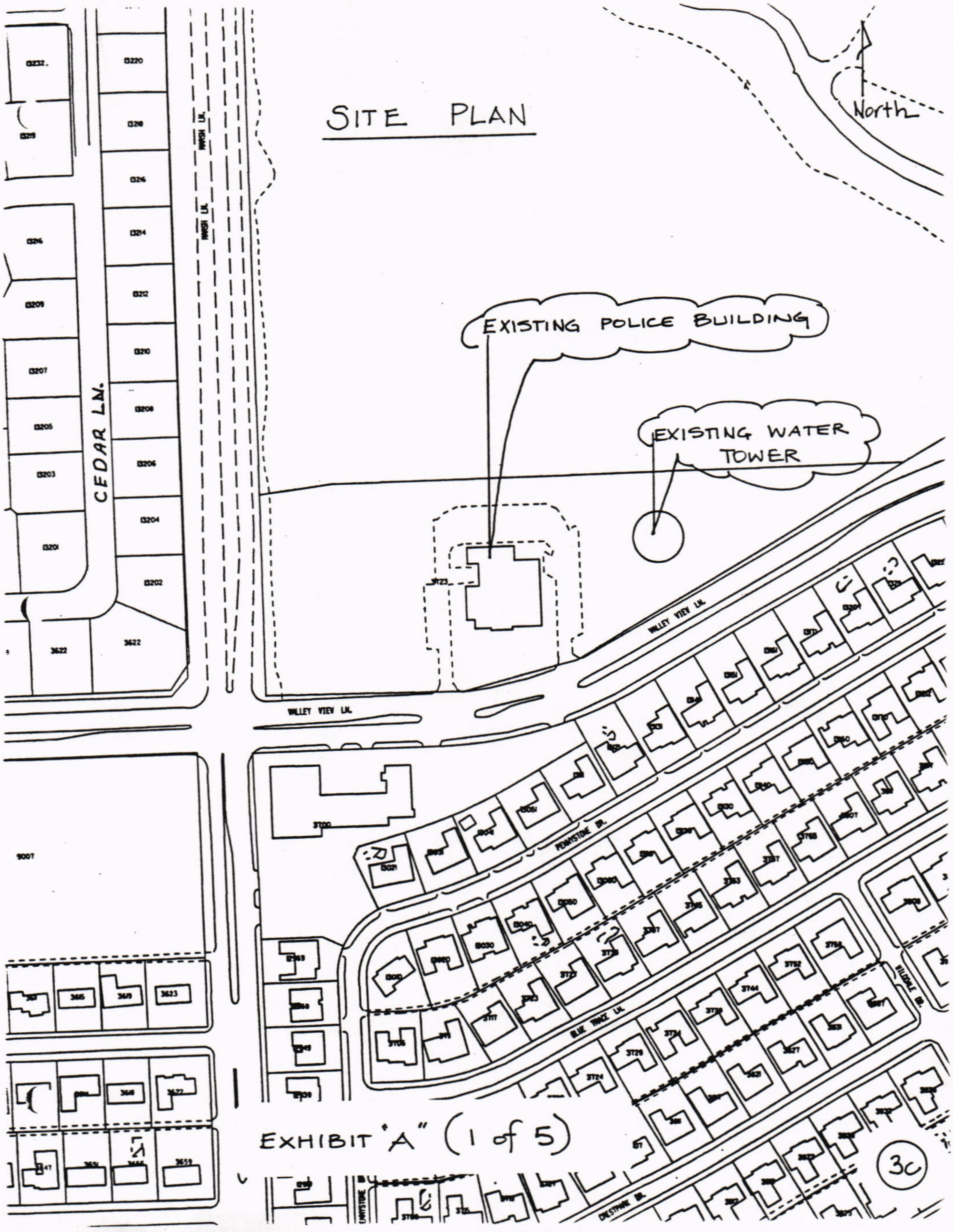
SITE PLAN
North
EXISTING POLICE BUILDING
EXISTING WATER TOWER
CEDAR LN.
MARSH LN.
VALLEY VIEW LN.
PENNYSTONE DR.
BLUE TRACE LN.
HILLDALE DR.
CRESTPARK DR.
13232.
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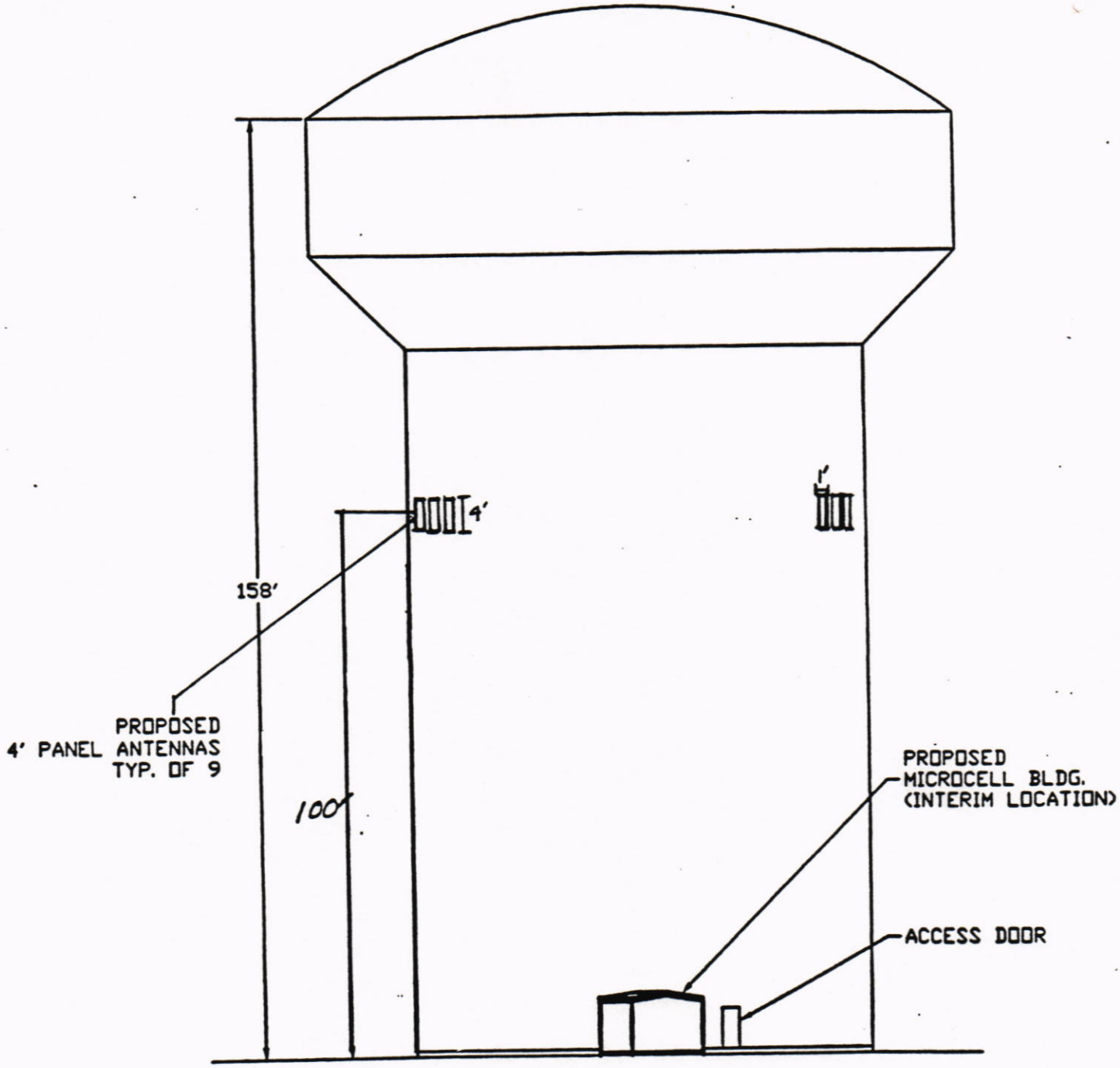
EXHIBIT "A" (1 of 5)
3c



FARMERS BRANCH WATER TOWER

VALLEY VIEW LANE/MARSH LAND — ELEVATION FROM NORTH

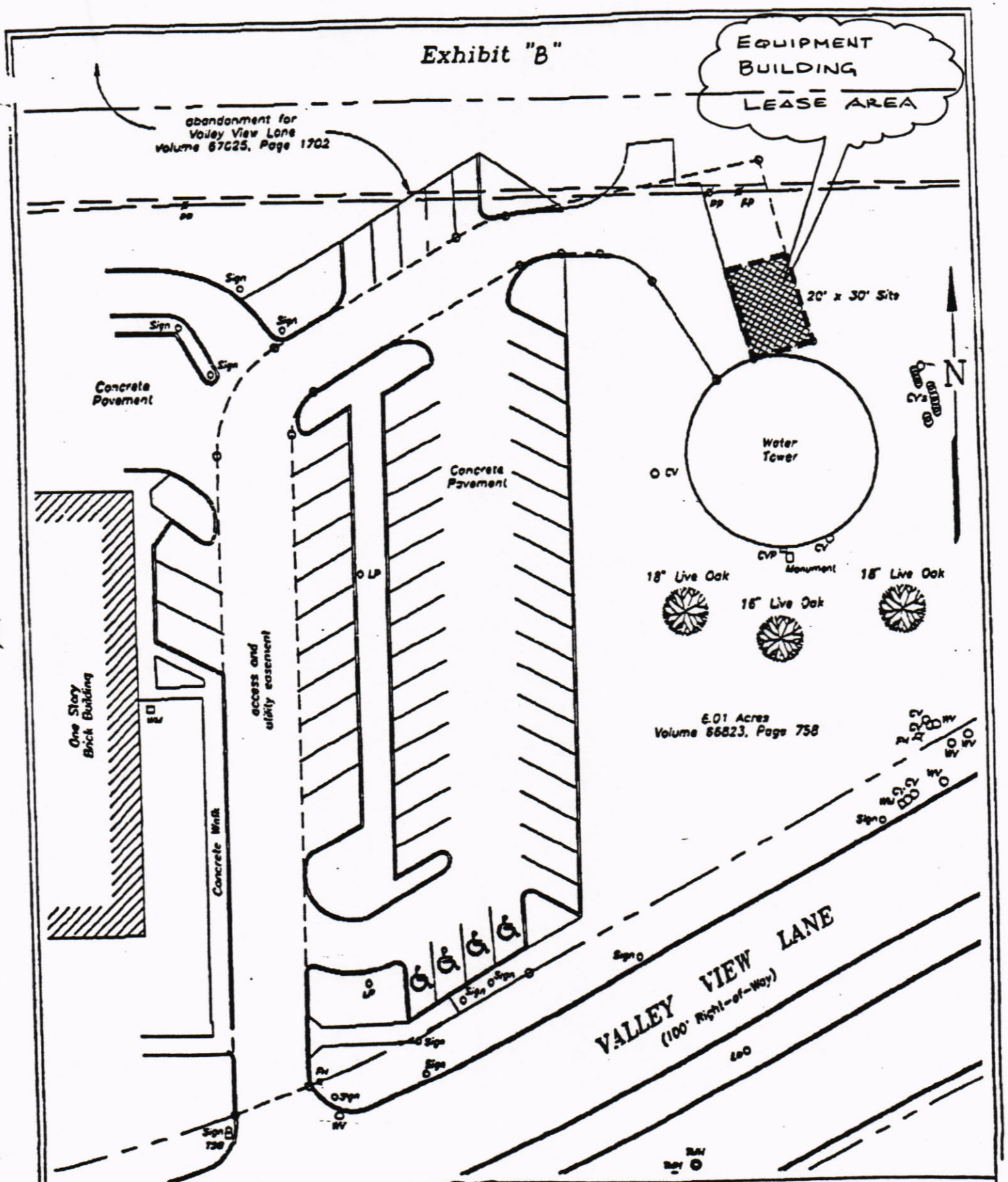
LOCATION OF PANEL ANTENNAS — AT&T WIRELESS SERVICES

JBM a division of TRANSYSTEMS CORPORATION Engineers & Planners

DESIGNED BY: -	FILE	SCALE	DATE	SHEET NO
CHECKED BY: - DRAWN BY: FSC	96037.08		10-17-96	2 OF 2

3D

EXHIBIT "A" (2 of 5)



SHEET 1 OF 1	SCALE: 1" = 40' DATE: 10-16-96	TEMPORARY SITE	Kurtz · Bedford Associates, Inc.
	TECHNICIAN: T. Whitaker		Consulting Engineers · Sur
	DRAWN BY: T. Whitaker		
	FILE: EAST-HUT P.C. D. Cryer		
	PROJECT No. 271-001-96-50		

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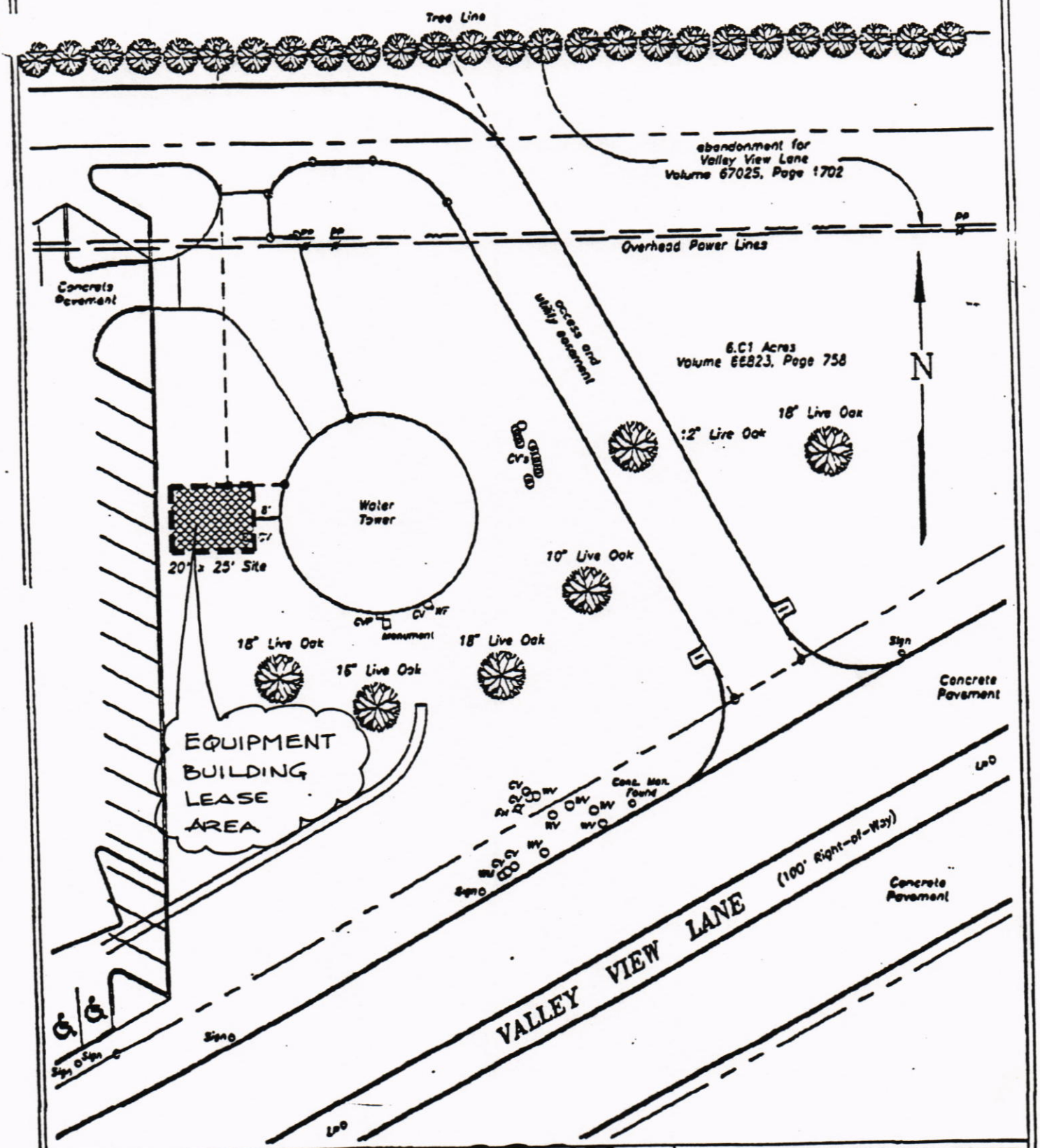
EXHIBIT "A" (3 of 5)

Exhibit "C"



SHEET 1 OF 1	SCALE: 1" = 40' DATE: 10-16-96	PERMANENT SITE	Kurtz · Bedford Associates, Inc.
	TECHNICIAN: T. Whitaker		Consulting Engineers · Survey
	DRAWN BY: T. Whitaker		4222 Rodeo Road, Suite 2 - Garland, Texas 75043 - (972)
	FILE: WEST-HUT P.C.: D. Cryer		
	PROJECT No. 271-001-96-50		

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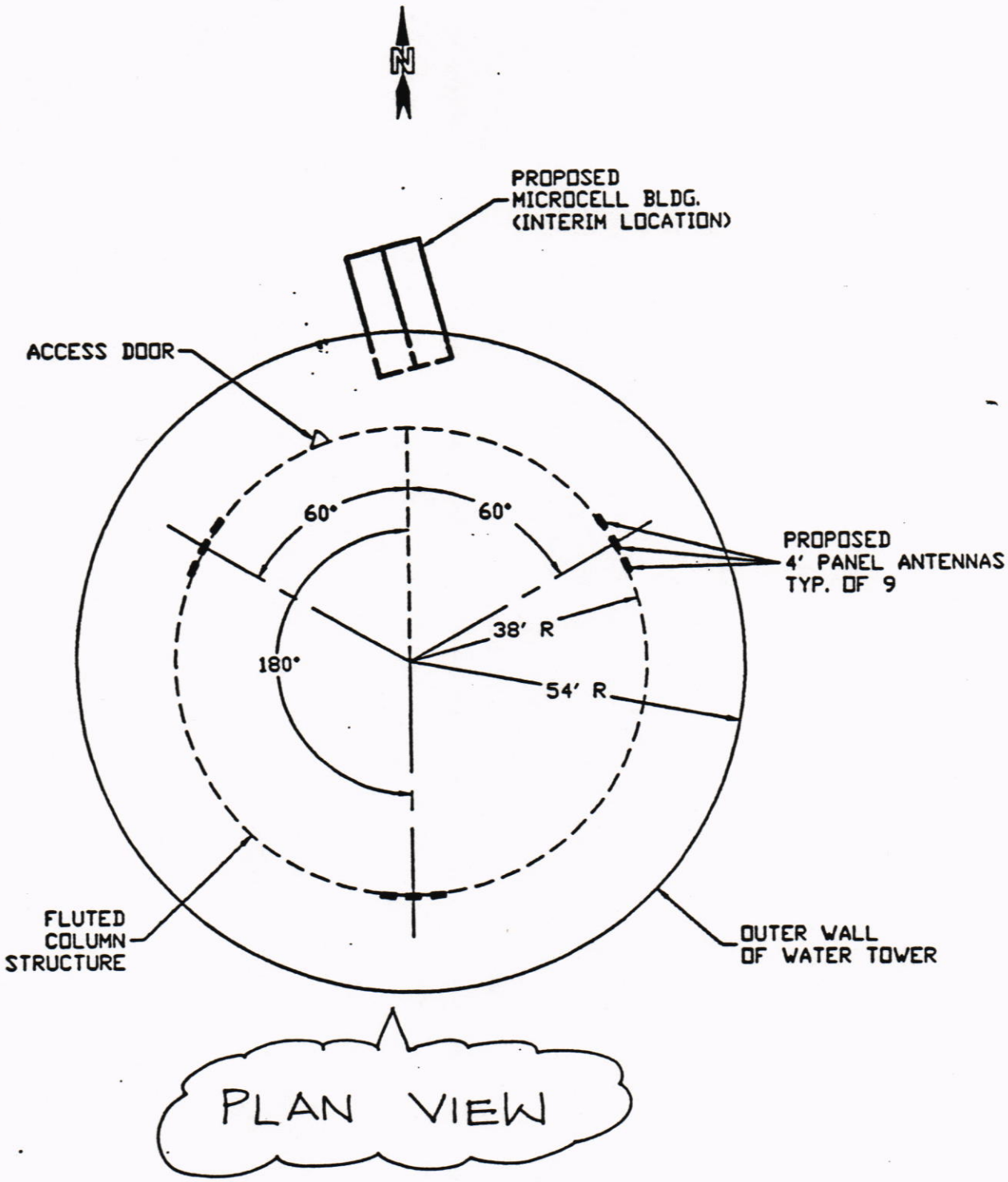
EXHIBIT "A" (4 of 5)



FARMERS BRANCH WATER TOWER

VALLEY VIEW LANE/MARSH LAND — **PLAN VIEW**

LOCATION OF PANEL ANTENNAS — **AT&T WIRELESS SERVICES**

JBM a division of TRANSYSTEMS CORPORATION
Engineers & Planners
14000 DALLAS PARKWAY, SUITE 230
DALLAS, TEXAS 75240
972-[illegible]

DESIGNED BY: -	FILE	SCALE	DATE	SHEET NO
CHECKED BY: - DRAWN BY: FSC	98037.06	1:20	10-17-96	1 OF 2

EXHIBIT "A" (5 of 5)

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