



**FARMERS
BRANCH**

ORDINANCE NUMBER 2381

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; REPEALING ORDINANCE NUMBER 2351; 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 twelve (12) panels, each measuring approximately one (1) foot in width and four (4) feet in height. A group of four (4) panels each will face south, northeast, and northwest and will be mounted at a height of 83 feet above grade. An associated equipment building, approximately 200 square feet in area and ten (10) feet in height will be placed at the base of the water tower. The proposed equipment building will 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 by the granting of a specific use permit and approval of an associated site plan for a cellular communications antenna and an equipment building to be constructed, situated and located in accordance with the approved site plan attached as Exhibit "A" and subject to all conditions stated herein.

SECTION 3. That the equipment building and all appurtenances shall be located such that they can be wholly contained within a lease area measuring 22 feet by 27 feet.

SECTION 4. That the equipment building's exterior match in color and materials the Justice Center screening wall fronting Valley View Lane unless otherwise approved by City Staff.

SECTION 5. That subsequent to the construction of the Justice Center's masonry screening wall, should City staff determine that the equipment building is not adequately screened from Valley View Lane, Nextel of Texas, Inc., or subsequent owner of the antenna and equipment building shall install and maintain landscaping shrubs to further screen the building from public view subject to City staff approval. Should the installation of screening shrubs be required, Nextel of Texas, Inc., or subsequent owner of the antenna and equipment building shall also install and maintain an automatic irrigation system adequate to ensure the continued vitality of the screening shrubs until such time that the equipment building is removed.

SECTION 6. Nextel of Texas, Inc., or subsequent owner of the antenna and equipment building, shall remove the cellular communications antenna, associated equipment building, and all appurtenances within ninety (90) days subsequent to such time that the antenna and equipment building becomes obsolete and the use is abandoned.

SECTION 7. That Ordinance Number 2351 is hereby repealed.

SECTION 8. 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.

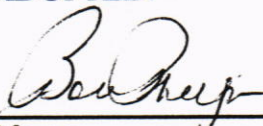
SECTION 9. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 10. 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 11. 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.

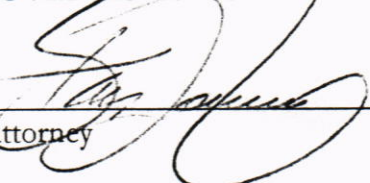
Duly passed by the City Council of the City of Farmers Branch, Texas, on this the _____ day of _____, 1998.

ADOPTED:



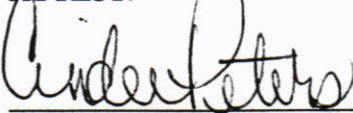
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary