



ORDINANCE NUMBER 2542

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 FULL SERVICE FUNERAL HOME LOCATED AT 2710 VALLEY VIEW LANE APPROXIMATELY 250 FEET EAST OF THE SOUTHEAST CORNER OF VALLEY VIEW LANE AND TOM FIELD ROAD AND WITHIN THE OFFICE ZONING DISTRICT; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance as amended; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City 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 the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, 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, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in 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 full service funeral home located on a 1.28 acre tract of land approximately 250 feet east of the southeast corner of Valley View Lane and Tom Field Road, specifically addressed as 2710 Valley View Lane, and within the Office zoning district.

SECTION 2. That the use shall be conducted in strict accordance to the plan of operation, filed April 18, 2000.

SECTION 3. That the proposed masonry fence shall be architecturally compatible with the main building.

SECTION 4. That a lighting plan for the site shall be provided and subject to administrative approval, prior to issuance of any building permits. A maximum of 0.5 foot-candle of light intensity at the residential property lines, and a maximum of 2.5 foot-candles of light intensity along the Valley View Lane right-of-way line and the adjacent commercial property lines shall be permitted.

SECTION 5. That no outside storage is permitted. Any biohazard materials shall transported from the premises by certified carriers.

SECTION 6. That the site's five lots shall be replatted into a single lot prior to the issuance of any building permits.

SECTION 7. 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 full service funeral home to be constructed, situated and located in accordance with the approved site plan attached as Exhibit "A", file dated May 3, 2000 and subject to all conditions stated herein.