



ORDINANCE NUMBER 2778

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW A RESIDENCE HOME FOR THE AGED – ASSISTED LIVING FACILITY, TO INCLUDE A SPECIAL CARE UNIT FOR PERSONS WITH MEMORY LOSS DISORDERS, ON AN APPROXIMATE 4-ACRE TRACT OF LAND GENERALLY KNOWN AS 13505 WEBB CHAPEL ROAD AND WITHIN THE OFFICE (0) ZONING DISTRICT; AMENDING ORDINANCE 2292; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR 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; 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 to, 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

City of Farmers Branch P.O. Box 819010 Farmers Branch, Texas 75381-9010 972/247-3131
Linked in Friendship with District of Bassetlaw, England, Garbsen and Schönebeck, Germany.
Internet URL...<http://www.ci.farmers-branch.tx.us>

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the City of Farmers Branch City Council, in compliance with the Charter of the City of Farmers Branch, and 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 City of Farmers Branch City Council 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 all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. 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 to allow a Residence Home for the Aged – Assisted Living Facility, to include a Special Care Unit for persons with memory loss disorders, on an approximate 4-acre tract of land generally known as 13505 Webb Chapel Road and within the Office (O) zoning district (hereinafter the “Property”), as depicted in Exhibit “A” attached hereto and as described in Exhibit “B” attached hereto, subject to the terms and conditions contained herein.

SECTION 3. That the Property shall conform in operation, location and construction to the development standards specified within the Office (O) zoning district and in accordance with the approved site plan attached to Ordinance 2292, Exhibit “B,” except as amended herein by the approved site plan attached to Ordinance 2778, Exhibit “C”. All exhibits referenced herein or attached hereto are incorporated herein by reference.

SECTION 4. That the Property shall also comply with the following conditions for approval:

- a. The Property shall operate in accordance with the Plan of Operation (Ordinance 2778, Exhibit “D”).
- b. Approval of a Certificate of Occupancy shall be obtained for the Special Care Unit.

SECTION 5. That Ordinance 2292 is hereby amended, as provided for herein.