



S-353
online

ORDINANCE NUMBER 2833

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 TO ALLOW FOR A 2,166 SQUARE FOOT TWO-STORY BUILDING ADDITION AND AMEND A SITE PLAN ASSOCIATED WITH AN EXISTING FUNERAL HOME LOCATED AT 2710 VALLEY VIEW LANE AND WITHIN THE OFFICE ZONING DISTRICT; PROVIDING FOR INJUNCTIVE RELIEF; AMENDING ORDINANCE NO. 2542; 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 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 amend a site plan associated with an existing specific use permit (Ordinance No. 2542), and to allow for an approximate 2,166 square foot, two-story building addition to an existing funeral home located on a 1.28 acre tract of land located at 2710 Valley View Lane within the Office zoning district as described in Exhibit "A" and more fully depicted in Exhibit B" attached hereto.

SECTION 3. That Ordinance No. 2542 is valid and in full force with the exception of the amendments herein.

SECTION 4. That the City Council does hereby approve the site plan attached hereto as Exhibit "C" as an amendment to the site plan approved and attached to Ordinance No. 2542.

SECTION 5. That the use shall be conducted in strict accordance to the plan of operation, file-dated August 5, 2005 and attached hereto as Exhibit "D" and the plan of operation approved and attached to Ordinance No. 2542.