

ORDINANCE NO. 3999



AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT ALLOWING A CELLULAR MOBILE TELECOMMUNICATIONS ANTENNA ON A PORTION OF A 1.628-ACRE TRACT DESCRIBED AS PART OF LOT 1, BLOCK 1, GREGORY ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 1641 KEENAN BRIDGE ROAD, LOCATED IN PLANNED DEVELOPMENT DISTRICT NO. 77 (PD-77) ZONING DISTRICT (CASE NO. 26-SU-01); PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; 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 laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be, and the same is hereby amended, so as to grant a Specific Use Permit to approve and allow a monopole cellular telecommunications antenna on a parcel of land being described as a part of Lot 1, Block 1, Gregory Addition, an addition to the City of Farmers Branch, Dallas County, Texas, situated in the Francis Miller Survey, Abstract No. 926 in Farmers Branch, Dallas County, Texas, according to the Map thereof recorded in Volume 8723, Page 1368, in the Map Records of Dallas County, Texas, and commonly known as 1641 Keenan Bridge Road, and located within the Planned Development District No. 77 (PD-77) Zoning District (hereinafter the "Property").

SECTION 2. The Property shall conform in operation, use, location, and construction to the development standards applicable to the Planned Development District No. 77 (PD-77) Zoning District, the Code of Ordinances, Farmers Branch, Texas, and the following additional standards and conditions:

- A. The facilities, installations, and equipment shall be in compliance with all applicable City codes, and all required permitting must be approved prior to the installation of facilities.
- B. The existing antenna located on the Property shall remain in its current location per Exhibit “B” (“Site Plan”). The rights granted by this Ordinance shall extend only to the 0.0457-acre (1,993 square feet) portion of the Property as shown in the Site Plan.
- C. No antenna or facilities on the Property shall exceed a maximum height of 75 feet.
- D. No amendments to this Ordinance are required to replace, upgrade, or add new equipment or facilities to the existing monopole structure, but shall, notwithstanding, be in compliance with all applicable City ordinances, including but not limited to all inspection and permitting requirements. An amendment to this Special Use Permit shall be required if (1) the height of the antenna or any facility is increased above 75 feet or (2) the antenna is moved from its current location, as illustrated on Exhibit “B”, to any other location on the Property.

SECTION 3. To the extent of an irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Farmers Branch governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event of an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 4. All provisions of the Ordinances of the City of Farmers Branch, Texas, in conflict with the provisions of this ordinance as applicable to the Property are hereby repealed, and all other provisions of the ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 7. Any person, firm, or corporation violating any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to a penalty by fine not to exceed two thousand dollars (\$2,000.00) for each offense, and each and every day such violation continues or is allowed to exist shall constitute a separate offense.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THIS, THE 19th DAY OF MAY 2026.**

ATTEST:

APPROVED:

Stacy Henderson, TRMC, Interim City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

David Berman, City Attorney
(DB 4/2/2026)

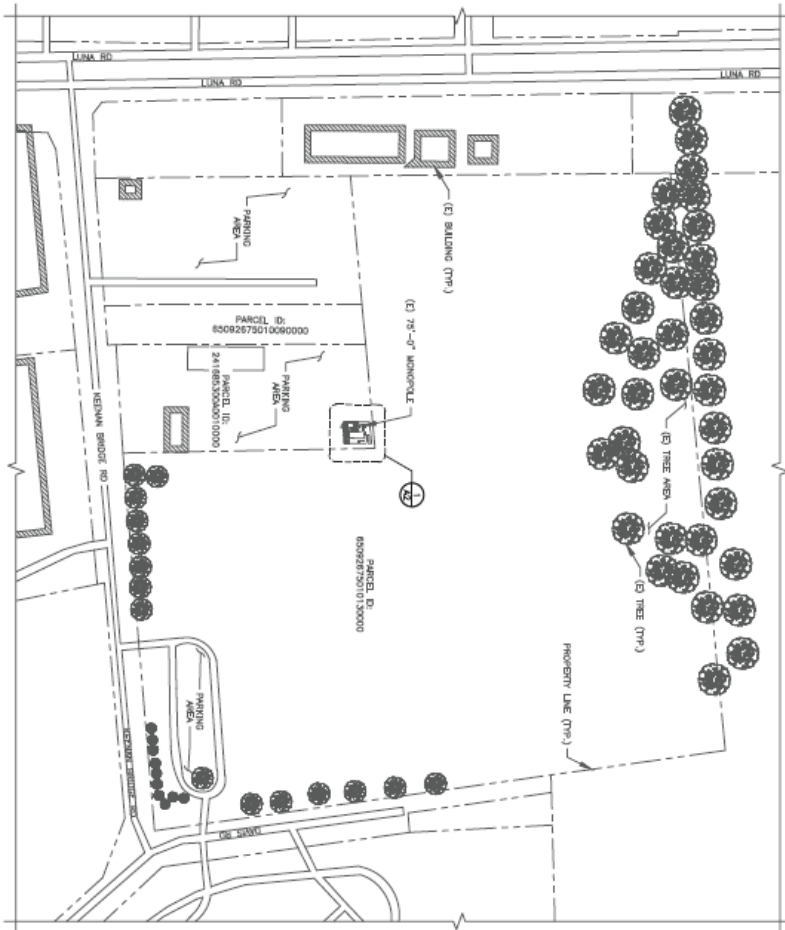
Ordinance No. 3999
Exhibit "A" "Location Map"



Ordinance No. 3999 Exhibit "B" "Site Plan"

SITE PLAN DISCLAIMER

PROPERTY LINES AND STRUCTURES HAVE BEEN SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CLIENT HAS NOT COMPLETED A SURVEY AND THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION TO VERIFY LOCATION OF EXISTING EXHIBIT.



OVERALL SITE PLAN

SCALE: 1" = 100' PLANS
1" = 100' TYPICAL



314 SHAWNEE BLVD, SUITE 118
MIDLAND, TEXAS 79701-4828
TELAMON PROJECT ID: 148-424-41
824-4-1000/204-482-41

NO.	DATE	DESCRIPTION	BY	CHKD.
1	07/17/08	PRELIMINARY DESIGN	MS	MS
2	08/04/08	REV. CORRECTIONS	MS	MS
3	11/16/08	CLIENT COMMENTS	MS	MS

DIPLOMAT/MCDANIEL
 P.E. # / SITE ID:
 10003399 / SITX004342
 USBD 58817
 1541 DUTMAN BROOK ROAD
 FARMERS BRANCH, TX 75743

SHEET TITLE
**OVERALL
 SITE PLAN**

SHEET NUMBER
A1