

ORDINANCE NO. 3444



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 AMENDING ORDINANCE NO. 2298 GRANTING A SPECIFIC USE PERMIT FOR CELLULAR COMMUNICATION ANTENNAE AND AN EQUIPMENT BUILDING AT 3723 VALLEY VIEW LANE, FARMERS BRANCH, TEXAS LOCATED IN AN ONE FAMILY RESIDENCE DISTRICT-2 (R-2) BY AMENDING THE DEVELOPMENT REGULATIONS AND SITE PLAN; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE SUBJECT TO PUBLICATION AND RECORDING

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; the governing body, in the exercise of its 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, by amending Ordinance No. 2298 granting a Specific Use Permit for installation of cellular communication antennae on the City's water storage tower located at 3723 Valley View Lane ("the Property") as follows:

A. The second and third sentences of Section 1 are amended to read as follows:

The antenna will include twelve (12) panels, approximately one (1) foot wide and four (4) foot tall each. The antennae will be installed in three (3) groups of four (4) panels each facing south, northeast, and northwest at a height of 100 feet above grade.

B. Section 3 is amended to read as follows:

SECTION 3. The cellular communications antenna and equipment building authorized by this Ordinance shall be constructed and specifically located in accordance with the Site Plan and specifications attached hereto as Exhibit "A"

and incorporated herein by reference (collectively, the “Site Plan”) and subject to all conditions stated herein. The replacement of equipment, including antennas located on the tower, shall not require an amendment to this Specific Use Permit as long as the replacement antennas are located substantially within the area of the water tower where the antennas are shown on the Site Plan and otherwise comply with the regulations of this Specific Use Permit as amended.

C. Section 4 is amended to read as follows:

SECTION 4. The exterior of the permanent equipment building shall be constructed of the same materials as the exterior façade of the City’s adjacent Justice Center building. Antenna panels shall be substantially the same color as the City’s water tower on which they are installed.

D. Section 5 shall be amended to read as follows:

SECTION 5. The owner of the antenna system and all associated equipment installed pursuant to Specific Use Permit granted pursuant to this Ordinance, as amended from time to time, shall remove all antennas, microwave dishes, mounting brackets, and associated cabling and equipment not later than ninety (90) days following the discontinuance or abandonment of the use of such antennas, dishes, or equipment as the result of obsolescence or otherwise.

E. Exhibit “A” is amend to read as set forth in Attachment 1, attached hereto and incorporated herein by reference

SECTION 3. The Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended and as amended herein.

SECTION 4. The provisions of Ordinance No. 2298, as amended by Section 1, above, shall be controlling with respect to the use and development of the Property for the purposes for which the Specific User Permit are granted. In the event of any irreconcilable conflict with the provisions of any other ordinances of the City of Farmers Branch and Ordinance No. 2298 as amended by this Ordinance, the provisions of Ordinance No. 2298 as amended by this ordinance shall be controlling.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. 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, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS,
ON THIS THE 16TH DAY OF MAY, 2017.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Bob Phelps, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:5/8/17:86026)

File Info: K:\Nexus\AT&T upgrade ada\179276 - DX02B1\4C CDS\DX02B1 Upgrade CDS.dwg Apr 18, 2017 - 3:54pm Kirk



REVISIONS	DATE
1. ISSUED FOR CONSTRUCTION	02/07/17
2. ISSUED FOR CONSTRUCTION	06/22/17
3. ISSUED FOR CONSTRUCTION	04/11/17

DELEERS PROJECT NO.: 17-09726

JAK
DATE: 06-17-17
DWG NO: 20
SHEET NO: 1 OF 1
PROJECT NAME: SITE PLAN
CAD FILE: C01

SITE NAME
MARSH LANE
SITE NUMBER
DXC281
F.A. NUMBER
10083867



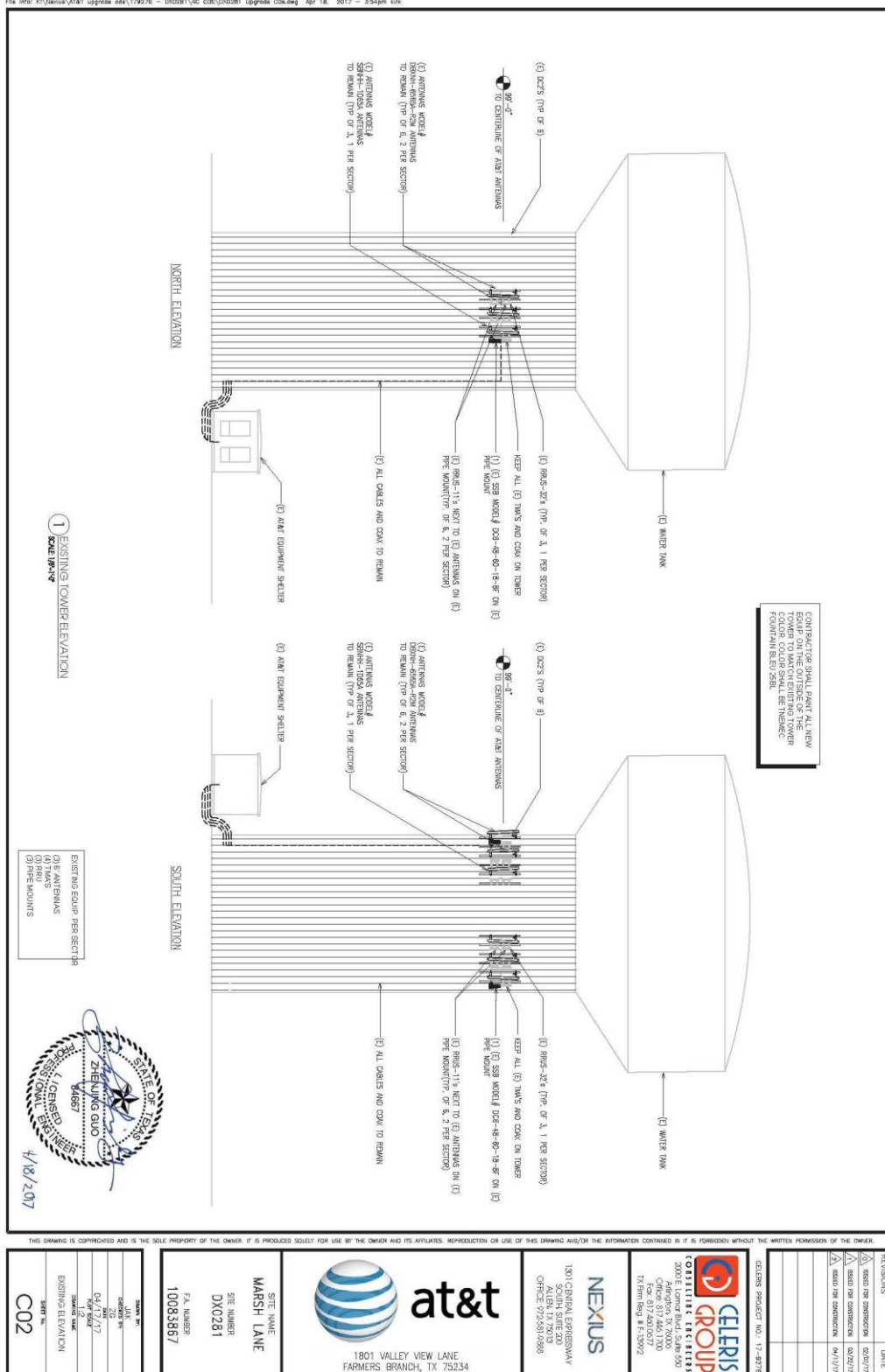
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

NEXIUS
1301 CENTRAL EXPRESSWAY
SOUTH SUITE 200
ALLEN, TX 75013
OFFICE 972.561.0866

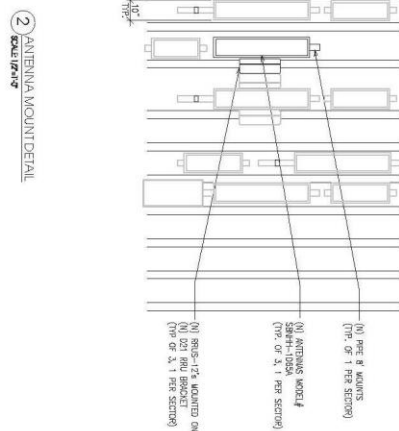
CELERIS GROUP
CONSULTING ENGINEERS

2000 E. Lamar Blvd., Suite 550
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TX Firm Reg. # F-13992

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REVISIONS	DATE
1 ISSUED FOR CONSTRUCTION	02/02/17
2 ISSUED FOR CONSTRUCTION	02/22/17
3 ISSUED FOR CONSTRUCTION	04/11/17

DRIVER BR.	JAK
CHIEF'S BR.	
ZG	
MAN	04/17/17
NO. OF CHILD	1-2
CHANGING SATE	
ANTENNA ORIENTATION	
SURVEY NO.	
C03	

SITE NAME
MARSH LANE
SITE NUMBER
DX0281
F.A. NUMBER
10083867



NEXIUS
1301 CENTRAL EXPRESSWAY
SOUTH SUITE 200
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File Info: K:\Nexus\AT&T upgrade_ada\179276 - DX02B1\4C CDS\DX02B1 Upgrade CDS.dwg Apr 18, 2017 - 3:54pm Kirk

ANTENNA NUMBER	COA COLOR CODE	MADE	ANTENNA	JUMPER	RAD CENTER	800			COA INFO			
						DOWN	DOWN	DOWN	DOWN	DOWN	DOWN	DOWN
A1	NA	ANDREW	SSNH-1065A	0"	0"	7"	0"	3"	0"	0"	SEE PAGE NOTE 1.8.2	178a
A3	NA	ANDREW	DESH-0655A-52M	0"	0"	8"	2"	3"	2"	0"	SEE PAGE NOTE 1.8.2	178a
A4	NA	ANDREW	SSNH-1065A	0"	0"	9"	2"	4"	2"	0"	SEE PAGE NOTE 1.8.2	178a
A5	NA	ANDREW	DESH-0655A-52M	0"	0"	7"	4"	4"	0"	0"	SEE PAGE NOTE 1.8.2	178a
B1	NA	ANDREW	SSNH-1065A	120"	0"	7"	4"	4"	0"	0"	SEE PAGE NOTE 1.8.2	178a
B3	NA	ANDREW	DESH-0655A-52M	120"	0"	11"	2"	4"	2"	0"	SEE PAGE NOTE 1.8.2	178a
B4	NA	ANDREW	SSNH-1065A	120"	0"	7"	1"	4"	1"	0"	SEE PAGE NOTE 1.8.2	178a
B5	NA	ANDREW	SSNH-1065A	120"	0"	7"	4"	4"	0"	0"	SEE PAGE NOTE 1.8.2	178a
C1	NA	ANDREW	SSNH-1065A	240"	0"	12"	4"	5"	0"	0"	SEE PAGE NOTE 1.8.2	178a
C3	NA	ANDREW	DESH-0655A-52M	240"	0"	10"	0"	5"	0"	0"	SEE PAGE NOTE 1.8.2	178a
C4	NA	ANDREW	SSNH-1065A	240"	0"	12"	1"	6"	1"	0"	SEE PAGE NOTE 1.8.2	178a
C6	NA	ANDREW	DESH-0655A-52M	240"	0"	12"	1"	6"	1"	0"	SEE PAGE NOTE 1.8.2	178a

CABLE TYPE OR FIBER	CABLE INFO	QTY	LENGTH
NOTE1	12"	(1)(B)	ALPHA 170S, BERT-240S, GAMMA 170S
NOTE2	DC POWER	34*	ALPHA 170S, BERT-240S, GAMMA 170S
NOTE3	RET. CABLE	(1)(B)	ALPHA 170S, BERT-240S, GAMMA 170S

- NOTES:
1. LENGTHS POSED ON THIS CHART ARE ESTIMATED FROM AVAILABLE INFORMATION.
 2. TYPES AND SIZES OF THE ANTENNA CABLES ARE BASED ON THE ESTIMATED LENGTH OF THE CABLES. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN THE FIELD PRIOR TO INSTALLATION AND NOTIFY THE A&E FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
 3. CONTRACTOR TO PROVIDE AS-BUILTS FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.

3 ANTENNA CONFIGURATION



4/18/2017

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REVISIONS	DATE
0 ISSUED FOR CONSTRUCTION	02/03/19
1 ISSUED FOR CONSTRUCTION	03/22/19
2 ISSUED FOR CONSTRUCTION	04/11/19

CLIENTS PROJECT NO.: 17-6978

0-76-11-9277-8



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OFFICE 972-551-9888



1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

MARSH LANE

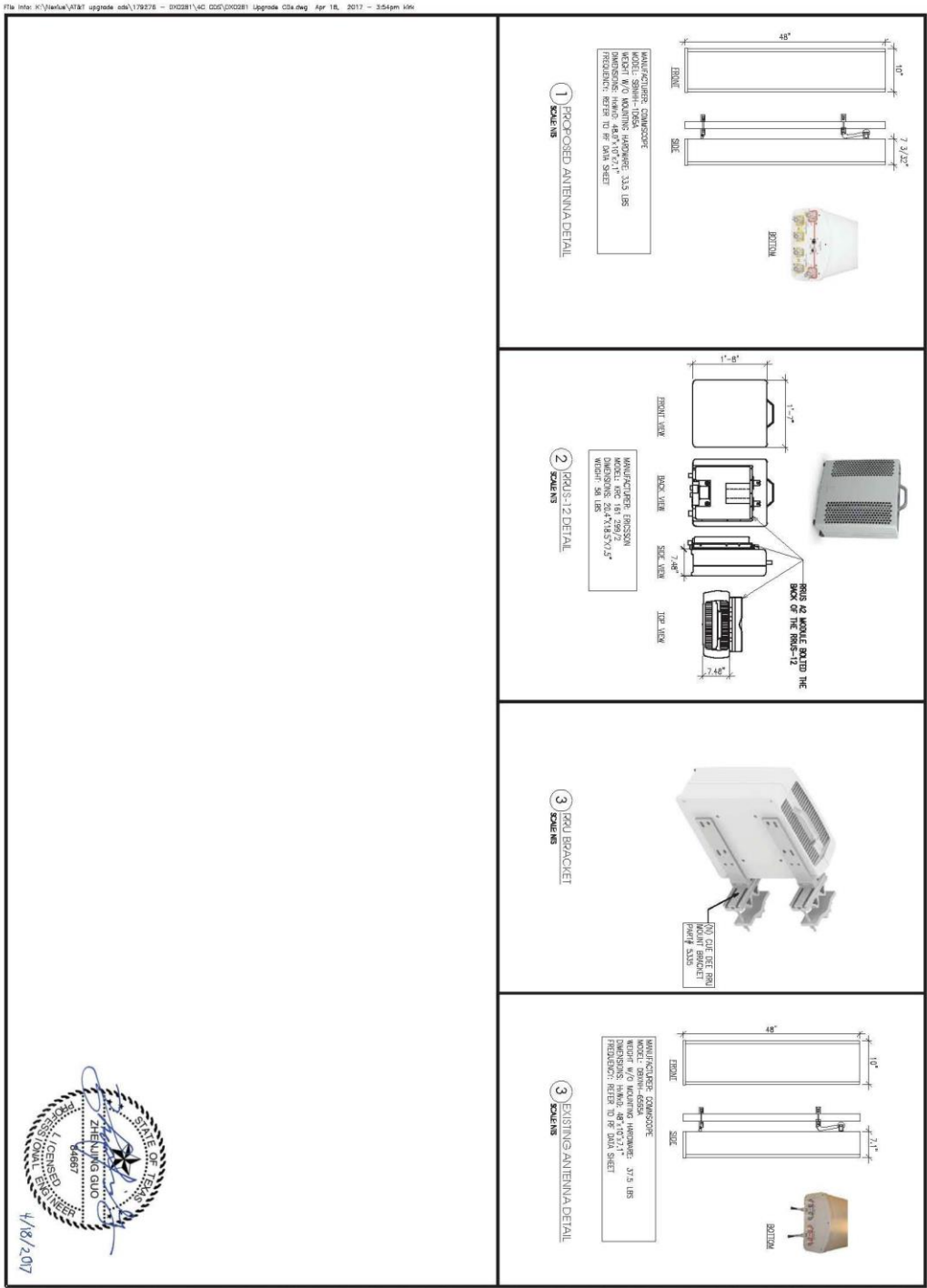
DX0281

10083867

JUNE 2011
 JAN
 CHECKED BY
 ZG
 DATE
 04/17/17
 REPORT
 1.2
 DRAWING NAME
 ANTENNA SCHEDULE
 SHEET NO.

C04

Attachment 1 to Ordinance No. 3444
Exhibit "A" - Amended Site Plan to Ordinance No. 2298 (cont.)



RELATIONS

RELATIONS	DATE
DESIGNED FOR CONSTRUCTION	02/07/13
REVISED FOR CONSTRUCTION	04/29/13
REVISED FOR CONSTRUCTION	04/17/13

DESIGN PROJECT NO. 17-0270

CELERIS GROUP

1300 CERRILAN EXPRESSWAY
SUITE 200
FARMERS BRANCH, TX 75234
OFFICE 972-681-0886
TX Perm Reg. # 1-15992

NEXUS

1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

at&t

SITE NAME
MARSH LANE

SITE NUMBER
DX0281

F.A. NUMBER
100833867

DATE
04/17/17

SCALE
AS SHOWN

DETAILS

C05

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1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

SITE NAME
MARSH LANE
SITE NUMBER
DX0281
P.A. NUMBER
10083867

SHEET NO. **C02.1**
 PROPOSED ELEVATION
 DRAWING DATE 1-22
 04/17/17
 2G
 CHECKED BY JAK
 SCALE