



## **ORDINANCE NO. 3508**

**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. 3373 GRANTING A SPECIFIC USE PERMIT FOR CHURCH OR RECTORY FOR LOT 2, BLOCK A, SENLAC ADDITION (COMMONLY KNOWN AS 2001 ACADEMY LANE) LOCATED IN PLANNED DEVELOPMENT NO. 77 ("PD-77") ZONING DISTRICT; PROVIDING FOR THE APPROVAL OF AN AMENDED SITE PLAN, AMENDED LANDSCAPE PLAN AND AMENDED BUILDING ELEVATIONS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING 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 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, by amending as follows Ordinance No. 3733 granting a Specific Use Permit for a Church or Rectory for property located within Planned Development No. 77 (PD-77), described as Lot 2, Block A, Senlac Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20070001930, Official Public Records, Dallas County, Texas (commonly known as 2001 Academy Lane)("the Property"):

**A.** Section 2 of Ordinance No. 3733 is amended to read in its entirety as follows:

**SECTION 2.** The Property shall conform in operation, location and construction to the development standards specified within the PD-77 zoning district, and if used and developed in accordance with the purposes for which this Specific Use Permit is granted, the Property shall be developed in accordance with the

following special conditions:

- A. The Property shall be developed and used only in accordance with the Site Plan, Landscape Plan, and Elevations attached hereto respectively as Exhibits “A,” “B,” and “C,” and incorporated herein by reference;
  - B. The rated capacity for occupancy of the auditorium assembly room constructed on the Property shall not exceed 540 people;
  - C. A Certificate of Occupancy shall not be issued for use of the Property for the purpose for which the Specific Use Permit is granted until the landscaping and all irrigation systems required by the Landscape Plan is installed;
  - D. Notwithstanding Exhibit “B”, Section V of Ordinance No. 2424 (the PD-77 Ordinance), parking areas may be located within seventeen feet (17.0’) of Senlac Drive and fifty-two feet (52.0’) of Hutton Drive as shown on the Site Plan.
  - E. The right to use the Property in accordance with the Specific Use Permit granted pursuant to Section 1 of this Ordinance is subject to termination in accordance with Section 6.5.C. of the Comprehensive Zoning Ordinance, as amended.
- B.** Exhibits “A,” “B,” and “C” of Ordinance No. 3733 are amended as set forth in Exhibits “A,” “B,” and “C,” respectively, attached hereto and incorporated herein by reference.

**SECTION 2.** In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

**SECTION 3.** 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 4.** 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 5.** 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 6.** 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 17th DAY OF JULY, 2018.**

ATTEST:

APPROVED:

---

Amy Piukana, City Secretary

---

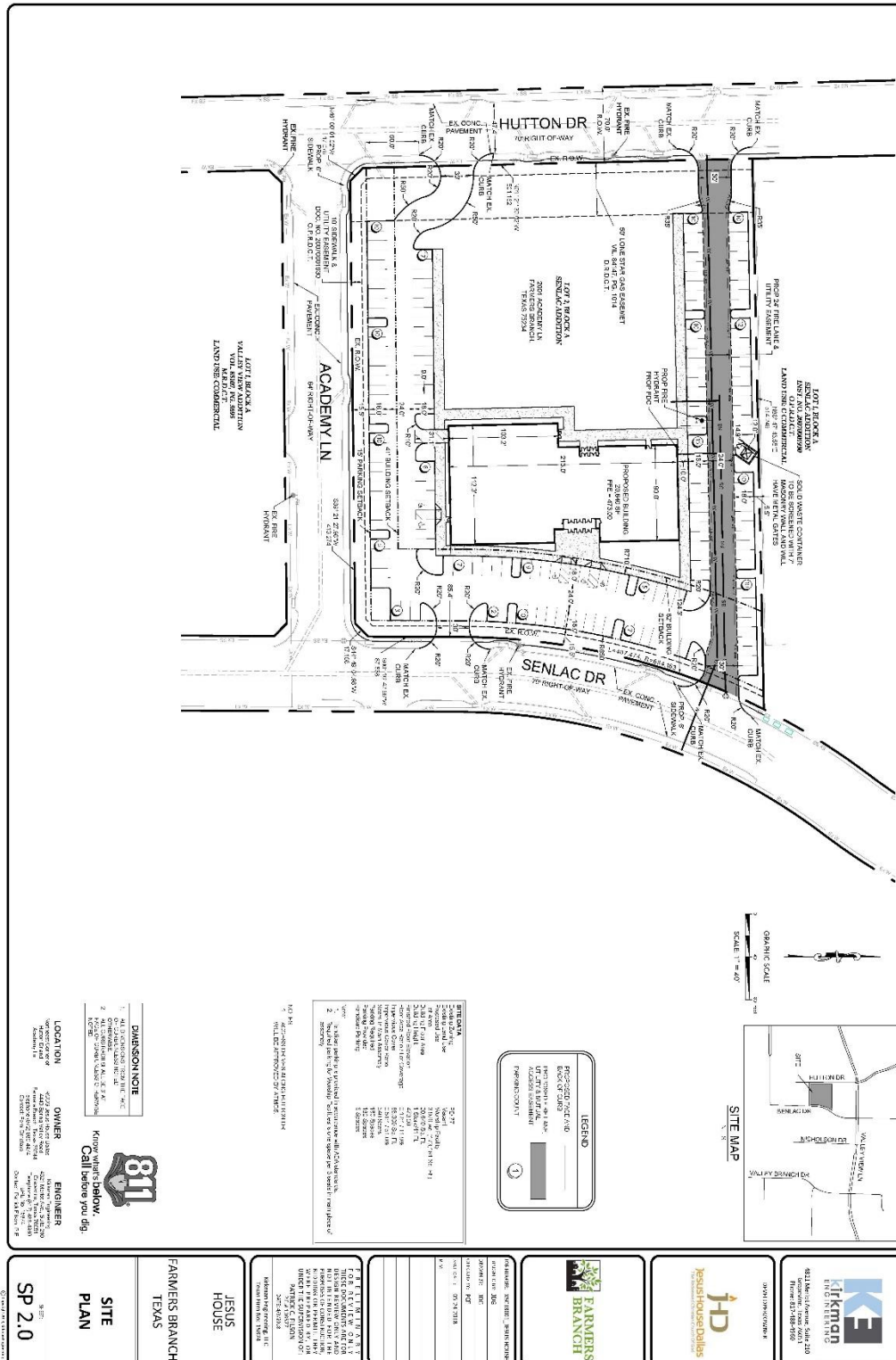
Robert C. Dye, Mayor

APPROVED AS TO FORM:

---

Peter G. Smith, City Attorney  
(kbl:7/5/18:100602)

URL: [http://www.dcc.ac.uk/resources/Products/100%\\_Pure/100%\\_Pure.html](http://www.dcc.ac.uk/resources/Products/100%_Pure/100%_Pure.html) 100% Pure (100% Pure) 100% Pure (100% Pure)



[illegible]

Ordinance No. 3508  
EXHIBIT "C" – Elevations

