

ORDINANCE NO. 97

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL USE PERMIT AUTHORIZING THE LOCATION OF A VETERINARIAN HOSPITAL AND CLINIC IN AN AREA PRESENTLY ZONED "I-1" INDUSTRIAL DISTRICT ZONING, SAID PROPERTY BEING DESCRIBED AS FOLLOWS: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DALLAS COUNTY, TEXAS, AND BEING PART OF THE E. COOK SURVEY, ABSTRACT NO. 326 IN THE CITY OF ADDISON, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTH LINE OF BELT LINE ROAD, SAID POINT BEING 275.0 FEET EAST OF THE EAST LINE OF DOOLEY ROAD: THENCE NORTH 343 FEET TO A POINT FOR CORNER; THENCE NORTH 89 DEGREES 35 MINUTES EAST 127 FEET PARALLEL TO THE SOUTH LINE OF SOUTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE SOUTH 0 DEGREES 04 MINUTES WEST 354 FEET TO A POINT IN THE NORTH LINE OF BELT LINE ROAD; THENCE NORTH 85 DEGREES 22 MINUTES WEST 127 FEET ALONG THE NORTH LINE OF SAID ROAD TO THE PLACE OF BEGINNING AND CONTAINING 1 ACRE OF LAND MORE OR LESS; PROVIDING THAT SUCH PROPERTY MAY BE USED FOR "I-1" INDUSTRIAL USES AND FOR THE LOCATION OF A VETERINARIAN HOSPITAL AND CLINIC UNDER THE COMPREHENSIVE ZONING ORDINANCE; PROVIDING FOR SUBMISSION OF A SITE PLAN TO THE CITY COUNCIL FOR APPROVAL AND ATTACHMENT TO THIS ORDINANCE; PROVIDING CONDITIONS AND LIMITATIONS FOR THE CONSTRUCTION AND OPERATION OF THE VETERINARIAN HOSPITAL AND CLINIC; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS FOR VIOLATING SAID ORDINANCE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning Commission of the City of Addison and the governing body of the City of Addison, in compliance with the Zoning Ordinance of the City of Addison and the laws of the State of Texas with reference to the granting of change of zoning under existing zoning regulations, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to persons interested in and situated in the affected area and in the

vicinity thereof, the Governing Body of the City of Addison is of the opinion that a special use permit authorizing the location of a veterinarian hospital and clinic under certain conditions and limitations should be granted. Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS:

Section 1. That the Comprehensive Zoning Ordinance of the City of Addison, as heretofore amended, be, and the same is hereby amended by amending the zoning map of the City of Addison so as to grant a special use permit on the hereinafter described property authorizing the location of a veterinarian hospital and clinic for large and small animals, under such conditions and limitations as are hereinafter set out, on such property which is presently zoned "I-1" Industrial District zoning, the said area to be covered by said special use permit being described as follows:

All that certain tract or parcel of land situated in Dallas County, Texas, and being part of the E. COOK SURVEY, Abstract No. 326 in the City of Addison, more particularly described by metes and bounds as follows:

BEGINNING at an iron pin in the North line of Belt Line Road, said point being 275.0 feet East of the East line of Dooley Road;

THENCE North 343 feet to a point for corner;

THENCE North 89 degrees 35 minutes East 127 feet parallel to the South line of Southwestern Railroad Right-of-Way;

THENCE South 0 degrees 04 minutes West 354 feet to a point in the North line of Belt Line Road;

THENCE North 85 degrees 22 minutes West 127 feet along the North line of said road to the place of beginning and containing 1 acre of land more or less.

Section 2. That the tract of land described in Section 1 of this Ordinance may be used for "I-1" Industrial uses and may be used for the purpose of a veterinarian hospital and clinic for large and small animals under the conditions and limitations hereinafter set out and under the special use permit granted herein.

Section 3. The use of the tract of land described above in Section 1 of this Ordinance for "I-1" Industrial uses and for the purpose of locating thereon a veterinarian hospital and clinic for large and small animals under the special use permit granted herein is conditioned and limited in the following respects:

- A. A site plan shall be submitted to the City Council for approval and shall show all existing and proposed improvements, screening walls, buildings, parking areas, service areas and drives, and after submission and approval by the City Council shall be attached to and become a part of this Ordinance as if originally attached hereto.
- B. In construction of the veterinary hospital and clinic, the area maintained between the parking lot adjacent to the front of the building and the drive facing Belt Line Road in the City of Addison, shall be at all times maintained by the owners and operators of the hospital as a grass lawn.
- C. No building shall be constructed on the property described in Section 1 hereof which shall be closer to Belt Line Road than those buildings presently constructed. For purposes of this subsection, no building shall be constructed so that the front building line thereof is closer than 74.3 feet to the North right-of-way line of Belt Line Road.
- D. That part of the parking area which is visible to traffic passing on Belt Line Road shall be restricted to passenger cars only and the owners or occupants of the property described in Section 1 hereof shall take such steps as are necessary to maintain such restriction.
- E. The area set aside for the loading and unloading of animals from trucks or trailers shall be located at a point between buildings to be constructed, which said point shall be not visible to traffic or persons passing on Belt Line Road.
- F. Any and all buildings constructed under the terms of this special use permit shall be of masonry construction as required in the "I-1" zoning district regulations of the Comprehensive Zoning Ordinance of the City of Addison and shall be sufficiently soundproof so that no loud or unusual noise will be emitted from said buildings.
- G. Any and all animal accommodations to be provided by the veterinary hospital and clinic shall be provided on the inside of the buildings and no outside boarding or keeping of animals shall be permitted.
- H. Any outside area to be used in connection with the exercise of animals by the operators or employees of the veterinary hospital and clinic shall be screened on all sides by a seven (7) foot high masonry wall which shall be constructed so that the exercise area and the animals therein will not be visible to persons on the outside.
- I. The operation of the veterinary hospital and clinic under the special use permit granted herein shall be conducted in such a manner as to not create any noxious or offensive odors or noise.

