

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, UNDER SPECIAL CONDITIONS, ON PROPERTY LOCATED ON THE NORTHEAST CORNER OF SPRING VALLEY AND MARSH LANE AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; 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 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 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, under such conditions and limitations as are hereinafter set out, on the following described property to-wit:

Being a tract of land situated in the T. L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the East Line of Marsh Lane, (a 100' R.O.W.) with the North Line of Spring Valley Road (a 60' R.O.W.) an iron stake for corner;

THENCE North, along the said Marsh Lane East line, parallel to and 50 feet from the center line of Marsh Lane, a distance of 150.0 feet to an iron stake for corner;

THENCE South 89 degrees 40' E. leaving said Marsh Lane line and being parallel to the said Spring Valley Road North Line, a distance of 150.00 feet to an iron stake for corner;

THENCE South, parallel to the said Marsh Lane East line, a distance of 150.00 feet to a point on the said Spring Valley Road North line, an iron stake for corner;

THENCE North 89 degrees 40' W. along the said Spring Valley Road North line, parallel to and 30 feet from the center line of Spring Valley Road, a distance of 150.00 feet to the PLACE OF BEGINNING, and containing 22,500 square feet of land.

SECTION 2. That the above Special Use Permit be granted subject to the following conditions, to-wit:

- a. That operation of the veterinary hospital shall be conducted in such a manner as to not create any noxious or offensive odors or noise which effect adjacent property owners;
- b. No outside pens, runs or accommodations shall be allowed.
- c. No animal shall be kept or boarded over night on the premises except in the case of medical emergencies which would endanger the life of such animal if it was moved, however, no more than two (2) animals shall be allowed to be kept overnight under such circumstances.
- d. That prior to the issuance of a Certificate of Occupancy, said property shall be constructed in accordance with the site plan and the elevation drawings showing four (4) exterior walls which are attached hereto and made a part hereof for all purposes;
- e. That the Specific Use Permit granted herein shall be limited to that particular area designated on the site plan attached hereto as being outlined in red and encompassing 1200 square feet.

SECTION 3. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void

SECTION 4. That any person, firm or corporation violating any of the provisions of this ordinance shall, upon commission, be deemed guilty of a misdemeanor, and shall be subject to a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each day such violation continues shall constitute a separate offense.

SECTION 5. The fact that this veterinary hospital is authorized only under Special Use Permit, as provided for in the Comprehensive Zoning Ordinance of the City of Addison, and the City Council having found that the property described herein is suitable for such uses, and that a special permit for such use should be granted, this ordinance shall become effective from and after its adoption, and publication of the caption of said ordinance, as the law in such cases provides;

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, on this the 28 day of June, 1977.

APPROVED:


MAYOR

ATTEST:

(Acting) 
CITY SECRETARY

APPROVED AS TO FORM:

ATTORNEY