

ORDINANCE NO. 540

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 "C" COMMERCIAL DISTRICT CLASSIFICATION, SAID PROPERTY BEING LOCATED IN OLD ADDISON AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE, PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) 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 Commercial, the said area to be covered by said special use permit being described as follows:

Being a tract of land consisting of 38,000 sq. ft., more or less, subject to survey, and priced on find, located in Addison, Dallas County, Texas, at the northeast corner of Addison Road and Mildred Street and being Lot 1, Block E, and Lot 4, Block E.

SECTION 2. That the tract of land described in Section 1 of this Ordinance may be used for a veterinarian hospital and clinic for large and small animals under the conditions and limitations 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 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:

1. 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 hereto and become a part of this ordinance as if originally attached hereto.
2. 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.

3. 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.
4. 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.
5. The operation of the veterinary hospital and clinic under the special use permit granted herein shall be soundproof so that no loud or unusual noise will be emitted from said buildings.

SECTION 4. That any Ordinance of the City of Addison in conflict with the provisions of this Ordinance be, and the same is hereby repealed, and all other provisions of the Ordinances of the City of Addison, including the Comprehensive Zoning Ordinance, not in conflict with the provisions of this Ordinance shall remain in full force and affect.

SECTION 5. That the above described tract of land shall be used only in the manner for the purposes provided for in the Comprehensive Zoning Ordinance for uses authorized under this special use permit, subject to the special conditions and limitations set out in Section 3 hereof.

SECTION 6. That any person 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 Addison, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each day said violation shall be permitted to continue shall constitute a separate offense.

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SECTION 7. Whereas it appears that the above described property should be given a special use permit in order to permit its proper use and development and in order to protect the public interest, comfort and general welfare of the City of Addison, such requirement creates an urgency and an emergency in the preservation of the public health, safety and welfare and requires that this Ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, this the 13th day of November, 1979.

MAYOR



ATTEST:

Jacque Sharp
CITY SECRETARY