

ORDINANCE NO. 086-080

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL USE PERMIT FOR A DAY CARE CENTER; ON APPLICATION FROM SPECTRUM CENTER, LOCATED AT THE SOUTHWEST CORNER OF SPECTRUM DRIVE AND DALLAS PARKWAY; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas, as required by State Statutes and the zoning ordinance of the Town of Addison, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, Texas, and helps promote the general welfare and safety of this community, now, therefore,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit for a Day Care Center, on application from Spectrum Center, located at the southwest corner of Spectrum Drive and Dallas Parkway. Said zoning amendment shall be noted on the official zoning map of the Town of Addison, Texas, and is situated on the following described land

A 7.465 acre tract of land out of the G.W. Fisher Survey, Abstract No. 482, and being known as part of Block 3 of Quorum North an addition to the Town of Addison, Texas, according to map thereof recorded in Volume 80005, Page 1768, Records of Dallas County, Texas, on March 24, 1944, said being more particularly described as follows:

BEGINNING at an iron pin, said pin being the intersection point of the North r-o-w at Belt Line (100' R.O.W.) and the west r.o.w. of Dallas Parkway (200' R.O.W.);

THENCE S 89 deg 56' 00" W, a distance of 664.58 feet along said north r.o.w. of Belt Line Road to a point for corner;

THENCE N 00 deg 25' 00" W, a distance of 412.00 feet to a point for corner;

THENCE N 89 deg 35' 00" E, a distance of 90.00 feet to a point for a corner;

THENCE N 00 deg 25' 00" W, a distance of 154.14 feet to a point on the south r-o-w line of Spectrum Drive, said south r-o-w being on a curve to the left, whose central angle is 19 deg 52' 41" and whose radius is 415.19 feet;

THENCE southeasterly along said south r-o-w of Spectrum Drive, a distance of 144.05 feet to the point of tangency of said curve;

THENCE S 80 deg 40' 39" E, a distance of 471.70 feet to a point on a curve to the left, whose central angle is 07 deg 51' 50" and whose radius is 2391.86 feet, said curve also being the said west r-o-w of Dallas Parkway;

THENCE southerly along said curve, a distance of 328.98 feet to a point, said point being the point of tangency of said curve;

THENCE S 00 deg 04' 00" E, a distance of 114.34 feet to the POINT OF BEGINNING;

CONTAINING 7.465 acres of 325,171.94 square feet of land.

SECTION 2. That the Special Use Permit for a Day Care Center is granted subject to the following special condition:

1. That prior to the issuance of a Certificate of Occupancy, said property shall be developed in accordance with the development plans attached hereto and made a part hereof for all purposes. The landscaping shall be maintained in the condition as set forth in such drawings.

SECTION 3. The following Special Condition is made a part of Ordinance No. 083-007:

1. The applicant comply with all state requirements for day care facilities.

SECTION 4. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That 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 as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of One Thousand Dollars (\$1,000.00) and not less than Five Hundred (\$500.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

SECTION 6. That should any paragraph, sentence, 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 provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

SECTION 7. Whereas, the above described property required that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City and creates an urgency and an emergency for the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 14th day of October, 1986.



MAYOR

ATTEST:

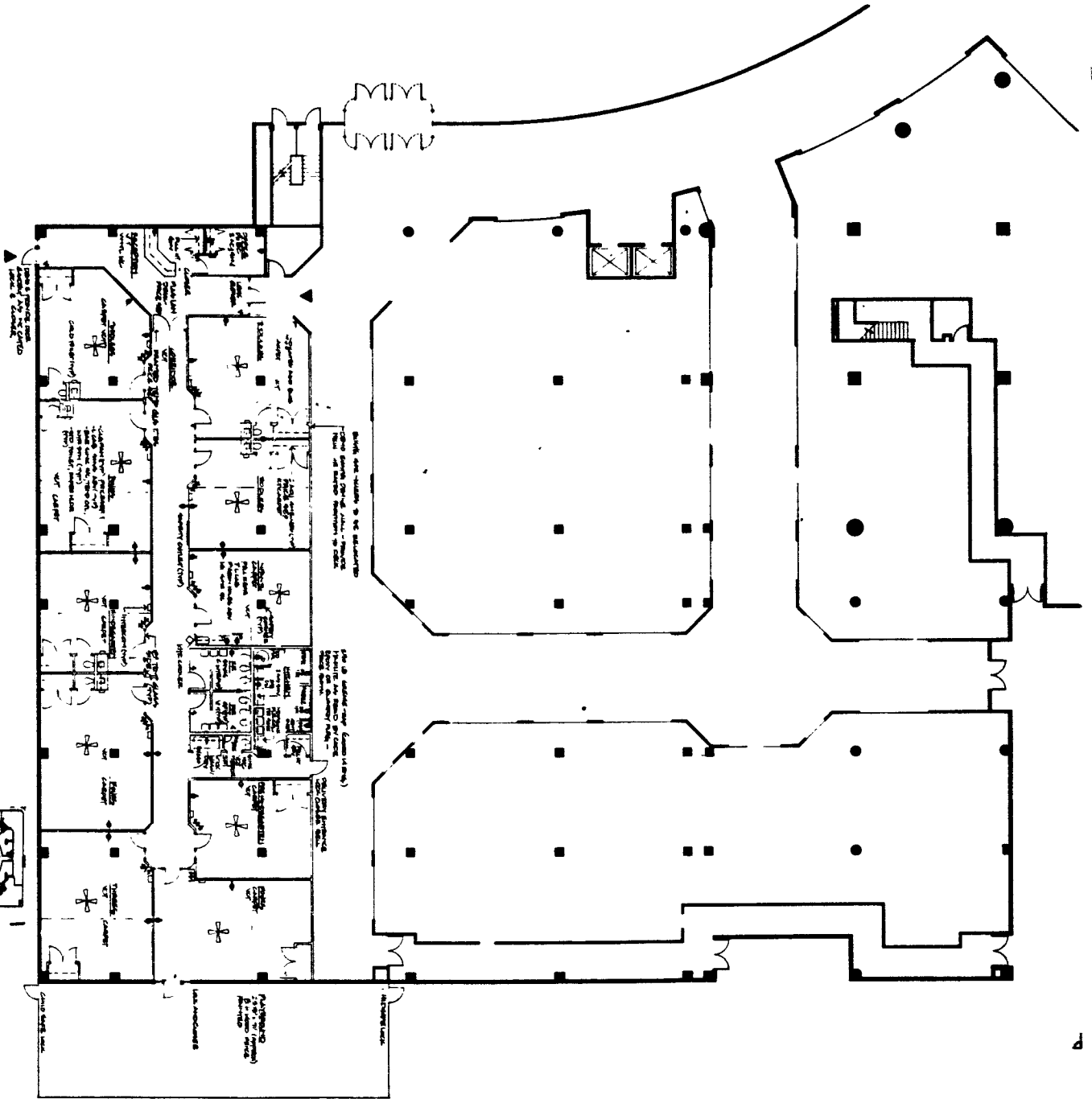

CITY SECRETARY

CASE NO. 989-SUP

APPROVED AS TO FORM:



SPECTRUM PLAZA LEVEL - AREA #4



LEASE NEXT GENERATION DAY CARE

PS # 3 DATE 7/28/88
 RENTABLE 80 FT 2331

EXISTING CITY APPROVALS

1. ALL WORK TO BE DONE MUST BE IN ACCORDANCE WITH THE CITY OF DALLAS ZONING ORDINANCES AND THE CITY OF DALLAS SUBDIVISION ORDINANCES.
2. ALL WORK TO BE DONE MUST BE IN ACCORDANCE WITH THE CITY OF DALLAS SUBDIVISION ORDINANCES.
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DELPHINANCE DEVELOPMENT CORPORATION
 8000 SPECTRUM DRIVE SUITE 110W
 DALLAS, TEXAS 75248 214 490-0200

SPECTRUM CENTER

EDI ARCHITECTS, INC.
 PLANNING ARCHITECTURE INTERIOR DESIGN
 8000 BALFOUR HILL LANE SUITE 700
 DALLAS, TEXAS 75201 214-750-7500