

ORDINANCE NO. 093-071

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, SO AS TO GRANT A SPECIAL USE PERMIT FOR A DAY CARE FACILITY IN A RESIDENTIAL-1 DISTRICT, ON APPLICATION WITH JIM AND MARILYN CONROW, LOCATED ON A 1.454-ACRE TRACT ON THE WEST SIDE OF ADDISON ROAD, JUST SOUTH OF THE ADDISON-DALLAS CITY LIMIT LINE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR A SEVERABILITY CLAUSE.

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, 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:

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 093-071

SECTION 1. That Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit to a day care facility. 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:

BEING a tract of land situated in the Eli Shepherd Survey, Abstract No. 1361 in the City of Addison, Dallas County, Texas and being part of a tract of land as conveyed to Jack Pogue by deed recorded in Volume 86003, Page 1789 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner on the west line of Addison Road (a 60-foot right-of-way), said point being the southeast corner of the Saratoga Springs Addition, an addition to the City of Dallas as recorded in Volume 93161, Page 3724 of the Deed Records of Dallas County, Texas;

THENCE South 02°22'55" West, 197.95 feet along the said west line of Addison Road to a 1/2" iron rod set for corner, said point being in a curve to the right running in a westerly direction and having a central angle of 20°19'43" a radius of 1000.00 feet and a chord bearing of North 77°27'13" West;

THENCE along said curve, and leaving the said west line of Addison Road, 354.80 feet to the end of said curve, a 1/2" iron rod set for corner;

THENCE North 25°03'01" West, 136.11 feet to a 1/2" iron rod set for corner on the south line of the said Saratoga Springs Addition;

THENCE South 89°41'35" East, 410.38 feet along the said south line of the Saratoga Springs Addition to the Point of Beginning and containing 1.454 acres (62,321 square feet) of land.

SECTION 2. That the above-described property shall be developed in accordance with the development plans attached hereto and made a part hereof for all purposes.

SECTION 3. That the property shall be developed in accordance with the following special conditions:

-The applicant shall submit a detailed landscaping plan as a part of the building permit application set of plans.

-The applicant shall plat the property, and on that plan shall dedicate an additional 12 feet of property for the widening of Addison Road, and shall dedicate all easements needed to service the tract.

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 set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 23rd day of November, 1993.


MAYOR

ATTEST:

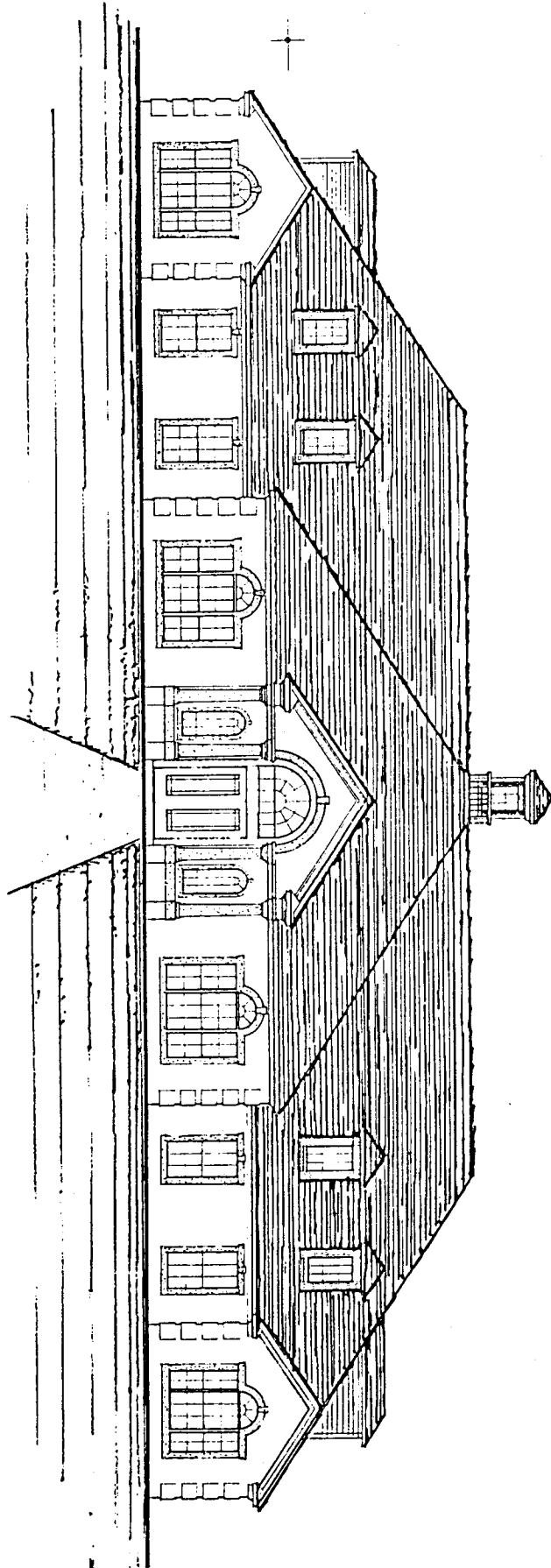

CITY SECRETARY

CASE NO. 1152-SUP

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

Published
3/10/94

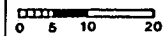


CASE FILE NO. 1152-SWA
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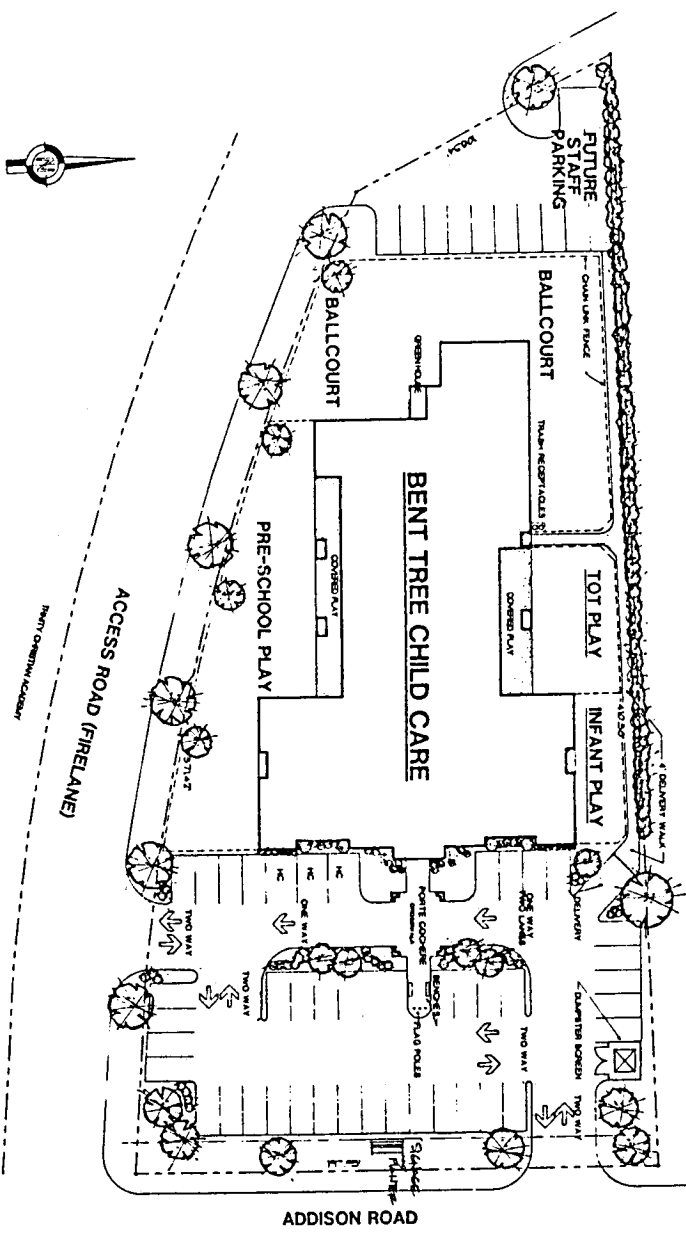
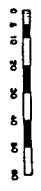
093-071

JOB NO. _____
 DATE REVISION _____
 DRAWN BY _____
 CHECKED BY _____
 DATE _____
KEN FIELDS DESIGN INC.
 RESIDENTIAL / COMMERCIAL

PROPOSED
BENT TREE CHILD CARE
 ADDISON, TEXAS

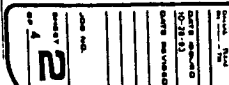


FRONT ELEVATION



- 41 PROVIDED PARKING
- 3 HANDICAPPED PARKING
- 12 FUTURE PARKING
- 56 TOTAL PARKING

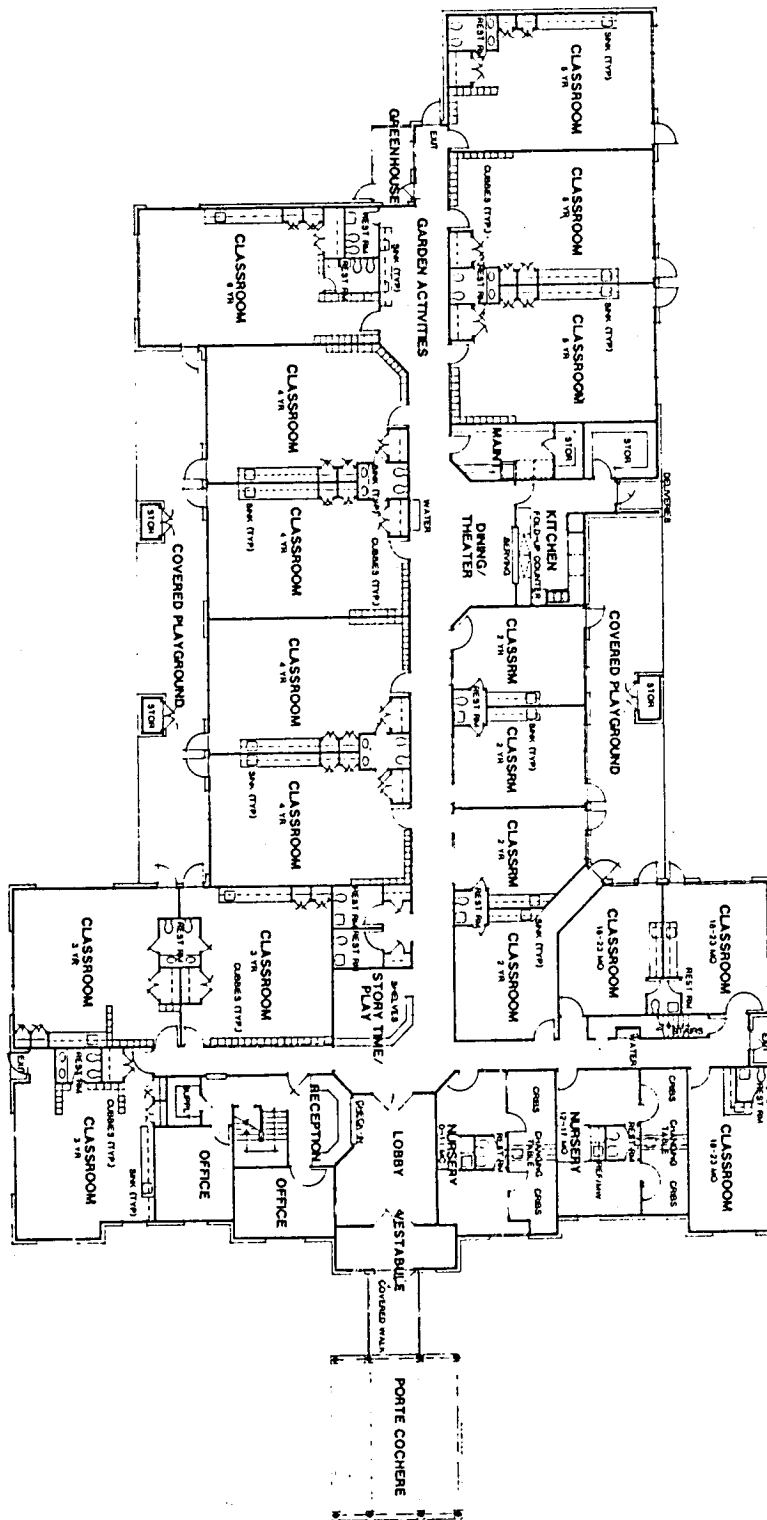
093-071



KEN FIELDS DESIGN INC.
RESIDENTIAL / COMMERCIAL

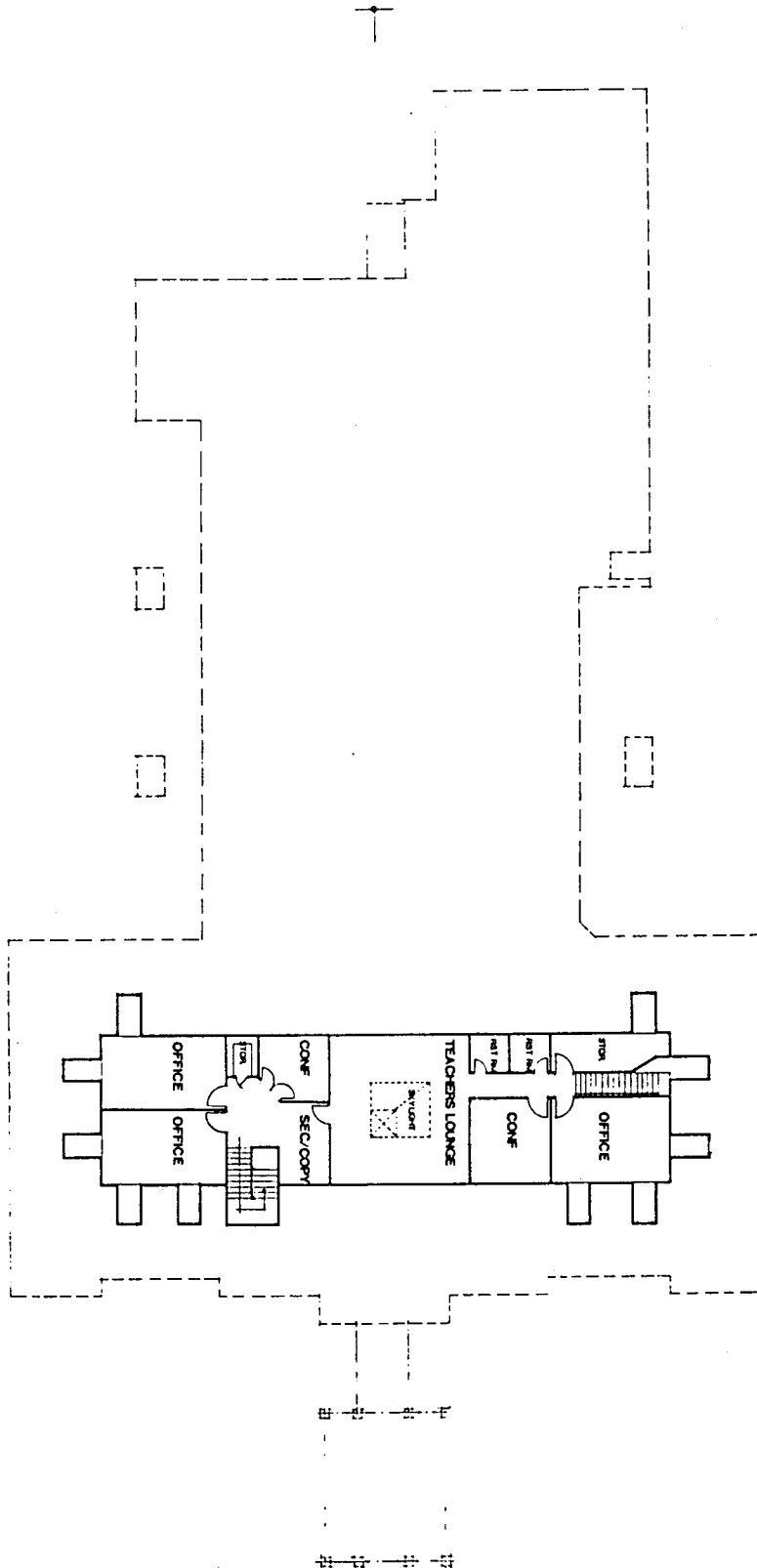
PROPOSED
BENT TREE CHILD CARE
ADDISON, TEXAS
(1 BOGIE COMM. REAL ESTATE'S 4.816 AC PARCEL)

SITE PLAN



093-071





093-071



KEN FIELDS DESIGN INC.
 RESIDENTIAL / COMMERCIAL
 PLANNING & DESIGN

DATE: 10/15/03
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]

SHEET NO. 4

PROPOSED
BENT TREE CHILD CARE
 ADDISON, TEXAS
 (1.800.661.8888)

SCALE: 0 5 10 20
SECOND FLOOR PLAN