

ORDINANCE NO. 095-043

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, ON APPLICATION WITH BRILLIANCE PRE-SCHOOL, INC., LOCATED AT 14450 MARSH LANE; 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:

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:

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 centerline of Marsh Lane, a distance of 150.00 feet to an iron stake for corner;

THENCE, S 89°40' E, leaving said Marsh Lane east 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°40'W, along the said Spring Valley Road north line, parallel to and 30 feet from the centerline of Spring Valley Road, a distance of 150.00 feet to the PLACE OF BEGINNING and containing 33,500 square feet of land.

SECTION 2. That the Special Use Permit for a day-care facility is approved subject to the following conditions:

-prior to the issuance of a Certificate of Occupancy, the applicant shall furnish the staff with proof of his state day-care license.

-All landscaping on the site that is dead or missing shall be replaced, and the site shall be weeded and cleaned prior to the issuance of a Certificate of Occupancy.

SECTION 3. 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 4. 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 5. 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 12th day of September, 1995.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1228-SUP

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

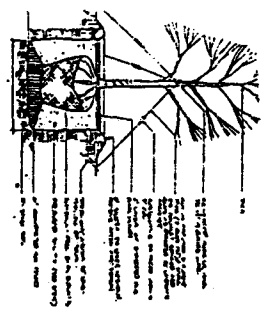
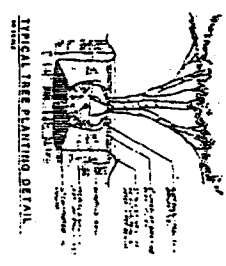
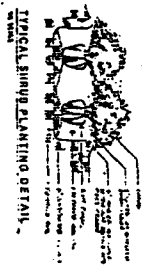
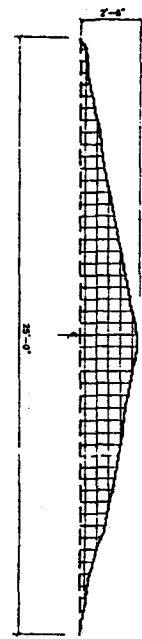
OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 095-043

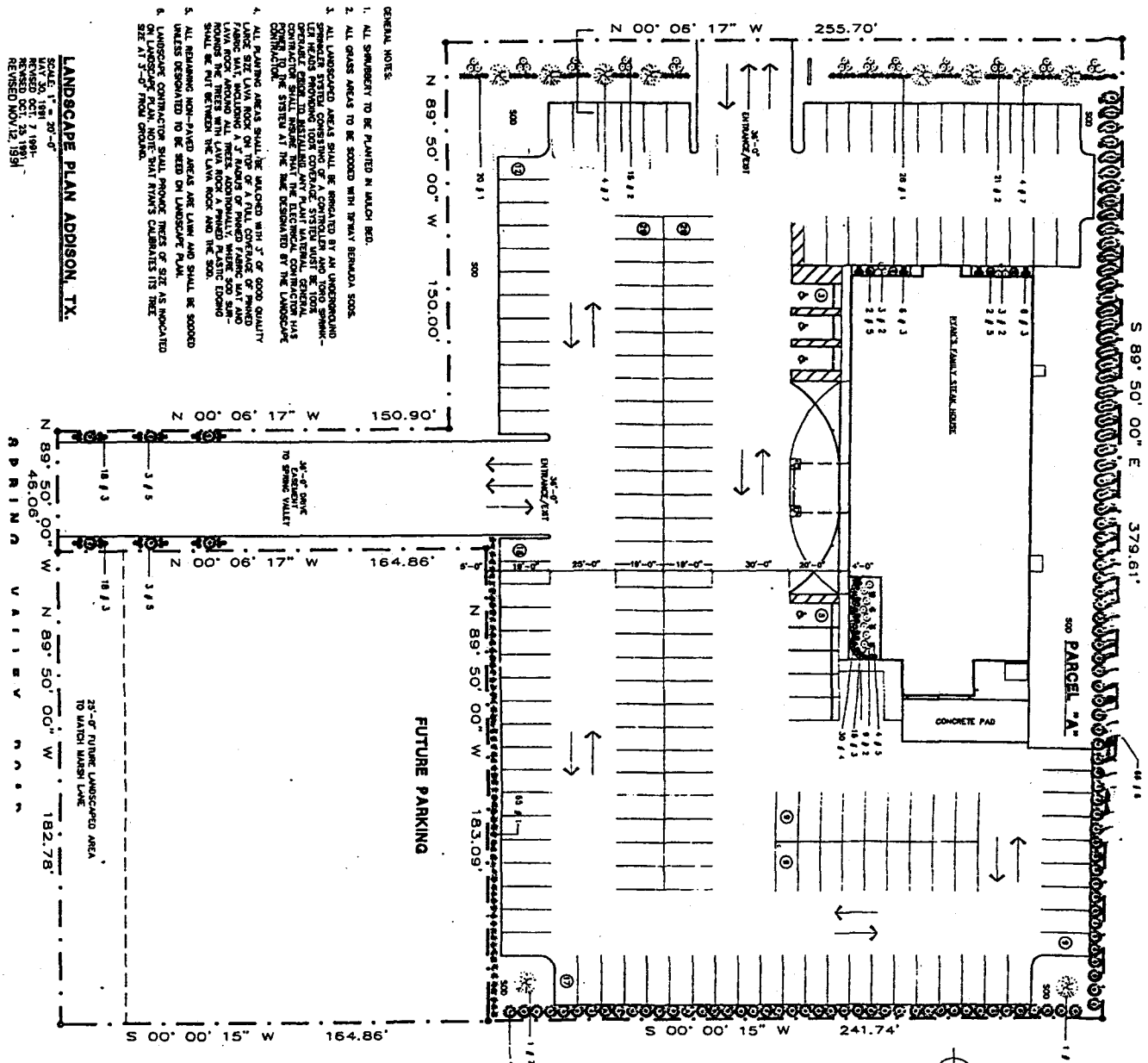
Published  
3/21/96



| KEY | QTY | DESCRIPTION                              | SIZE      | REMARKS  |
|-----|-----|--|-----------|----------|
| 1   | 119 | LEE BURGON NANA - DWARF BURFORD          | 3 CAL.    | 3' O.C.  |
| 2   | 31  | RAMONDELIA NODICA - NODIA NANNI BALLEBIA | 3 CAL.    | 3' O.C.  |
| 3   | 43  | RAMONDELIA NODICA - NODIA NANNI OLIVA    | 3 CAL.    | 3' O.C.  |
| 4   | 30  | LINDERA MUSCATA - LAY RAMP               | 1 CAL.    | 20' O.C. |
| 5   | 14  | LINDERA STRONGIA NODICA - GRACE HUNTLE   | 8"-6" HT. | 3' O.C.  |
| 6   | 115 | PROPIA YANDESI - RED TW                  | 5 CAL.    | 4' O.C.  |
| 7   | 10  | QUERCUS VIRGINIANA - LIVE OAK            | 5 CAL.    | 4' O.C.  |



MARSH LANE

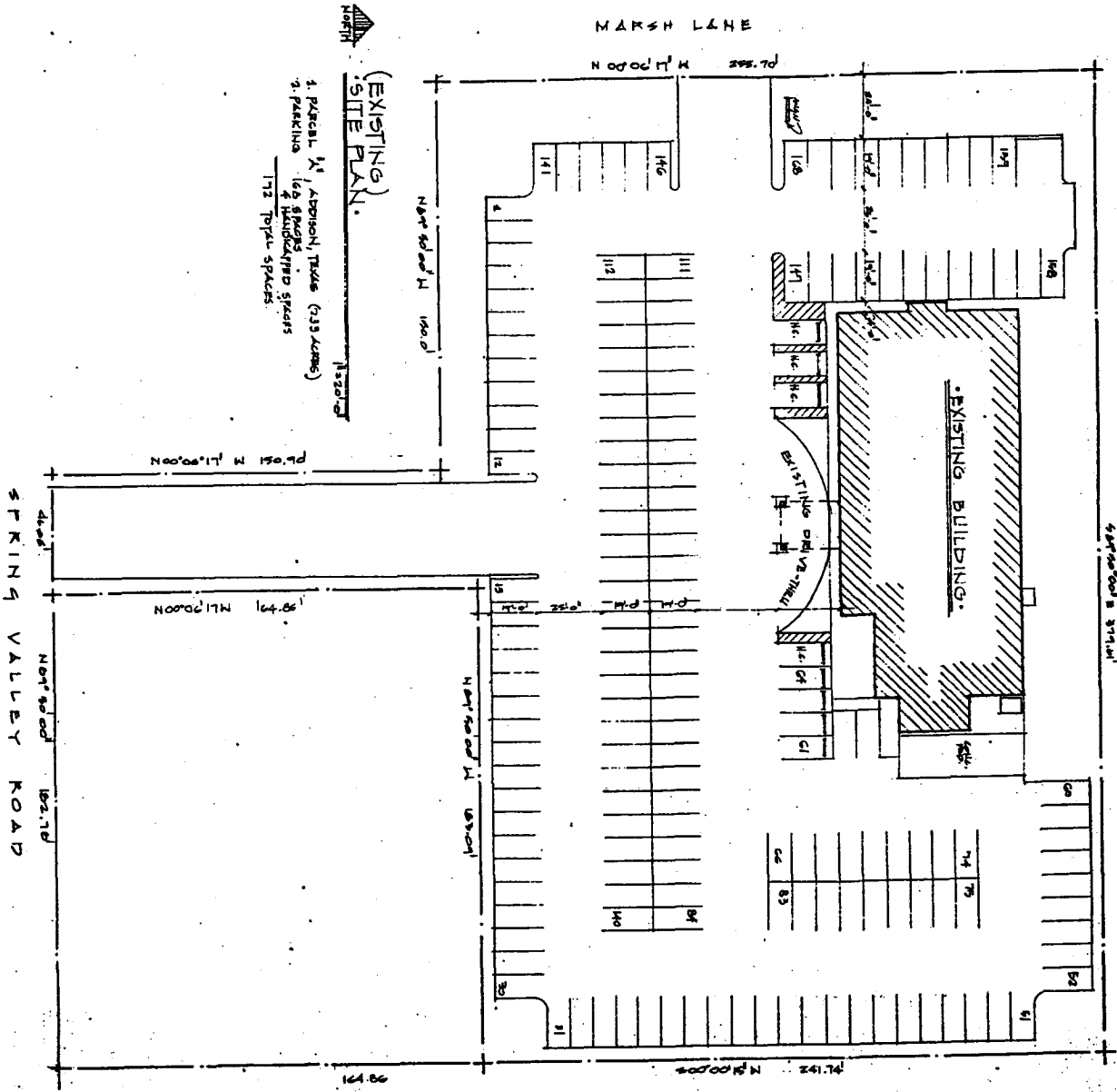


- GENERAL NOTES:
1. ALL SHRUBS TO BE PLANTED IN MATCH BLD.
  2. ALL GRASS AREAS TO BE SOODED WITH STRAW BROMUS SOO.
  3. ALL LANDSCAPED AREAS SHALL BE RENOVATED BY AN UNDERGROUND SPINNIER SYSTEM CONSISTING OF A CONTROLLER AND 3/4\"/>
  - 4. ALL PLANTING AREAS SHALL BE MULCHED WITH 3\"/>
  - 5. ALL REMAINING NON-PAVED AREAS ARE LAWN AND SHALL BE SOODED UNLESS DESIGNATED TO BE SEED ON LANDSCAPE PLAN.
  - 6. LANDSCAPE CONTRACTOR SHALL PROVIDE TREES OF SIZE AS INDICATED ON LANDSCAPE PLAN, MORE THAN TWENTY CALIBRES ITS TREE SIZE AT 3\"/>

LANDSCAPE PLAN ADDISON, TX.  
 SCALE: 1" = 20'-0"  
 DATE: 30, 1991  
 REVISION: OCT. 7, 1991  
 REVISION: NOV. 12, 1991

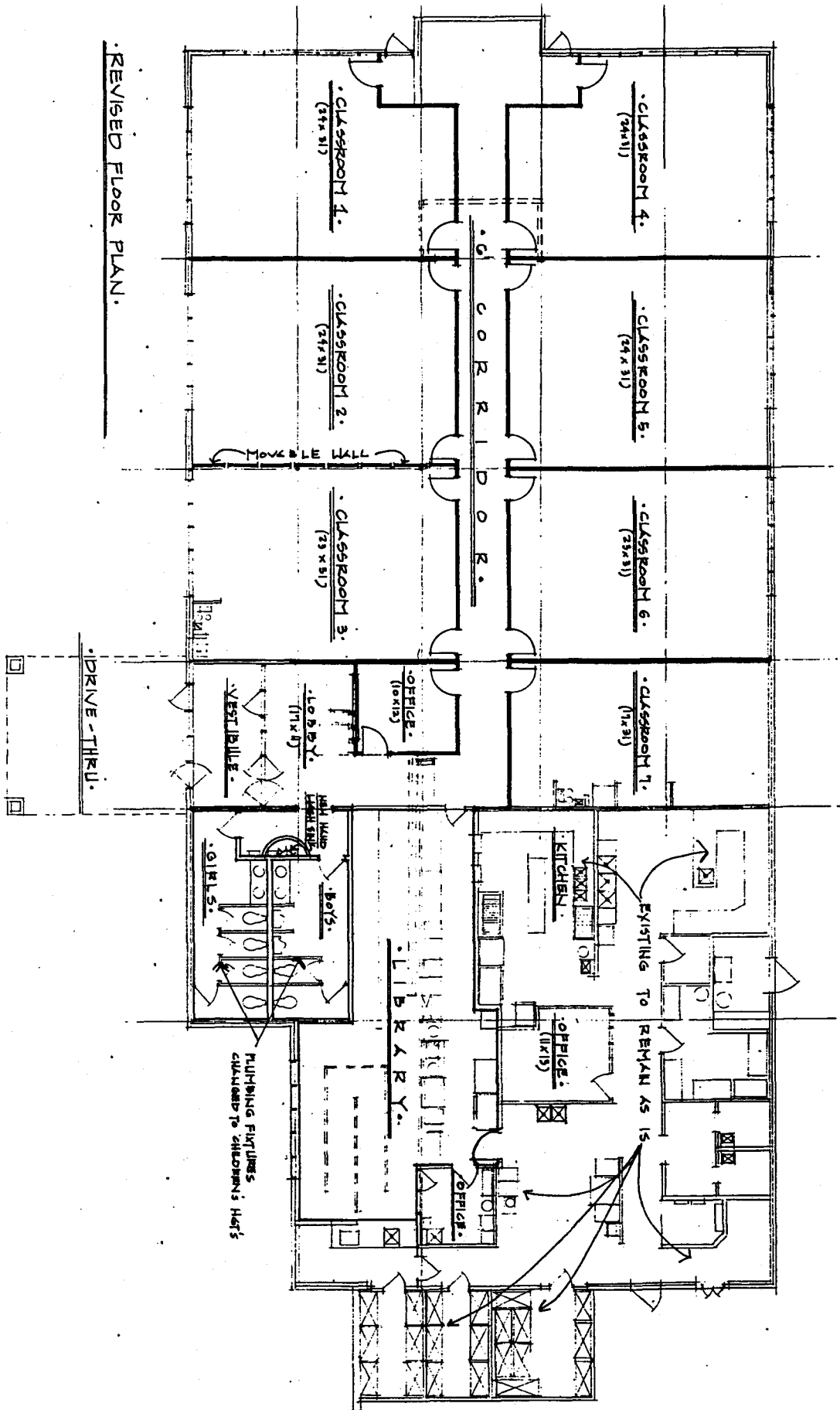
| NO. | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 1   | 10/7/91  | REVISION    |
| 2   | 11/12/91 | REVISION    |

095-043  
 A M.D.C.



(EXISTING)  
 SITE PLAN.  
 1. PARCEL N<sup>1</sup> APPROX. TOTAL (735 ACRES)  
 2. PARKING 162 SPACES  
 3. PARKING 172 TOTAL SPACES

BRILLIANCE PRE-SCHOOL.



BRILLIANCE PRE-SCHOOL.

