

ORDINANCE NO. 003-009

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 NURSERY/SCHOOL, ON APPLICATION WITH CHASE'S PLACE, LOCATED IN THE BROOKHAVEN VILLAGE SHOPPING CENTER AT 14210 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 nursery/school. 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 2,800 square foot lease space addressed as 14210 Marsh Lane and located on a tract of land situated in the Noah Good Survey, Abstract No. 520, Dallas County, Texas and also being situated in the City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east line of Marsh Lane, said point being south 841.46 feet along said east line of Marsh Lane (a 100 ft. R.O.W. at this point) from its intersection of the south line of Spring Valley Road (a 60 ft. R.O.W. at this point);

THENCE S 89° 48' 09" E, 160.00 feet to an iron pin for corner;

THENCE North 132.00 feet to an iron pin for corner;

THENCE S 89° 48' 09" E, 271.00 feet to an iron pin for corner;

THENCE South 750.01 feet to an iron pin for corner;

THENCE West 431.00 feet to an iron pin for corner in the east line of Marsh Lane.

THENCE North 619.50 feet along said east line to an iron pin for corner and the Place of Beginning and containing 6.943 acres of land.

SECTION 2. That the Special Use Permit is approved subject to the following special conditions:

1. Prior to the issuance of a Certificate of Occupancy, the applicant shall furnish the staff with proof of his state day-care license.
2. 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 be 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 8th day of April, 2003.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO.: 1426-SUP

APPROVED AS TO FORM:

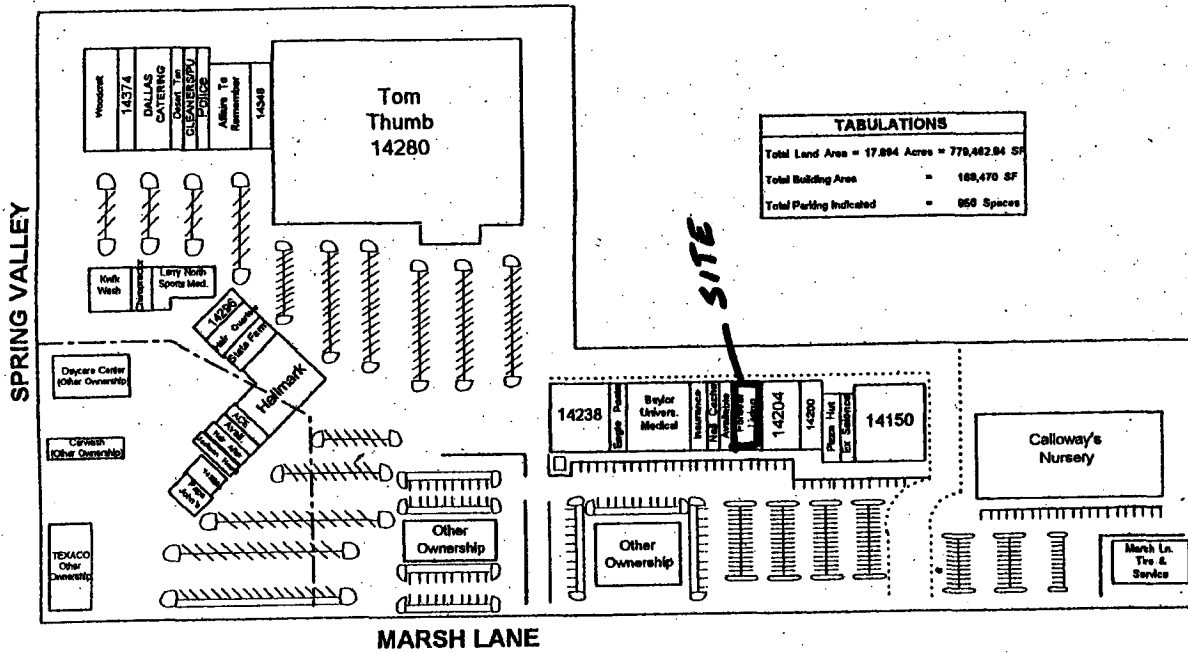


DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: _____

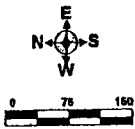
BROOKHAVEN VILLAGE SHOPPING CENTER
Addison, Texas

PROPERTY DATA



TABULATIONS	
Total Land Area =	17.884 Acres = 779,442.84 SF
Total Building Area =	188,470 SF
Total Parking Indicated =	868 Spaces

3724	LARRY NORTH SPORTS MED.	3,000 SQ. FT.	50X60
3730	BENDIKS CHIROPRACTIC	1,250 SQ. FT.	25X50
3732	KWIK WASH LAUNDRIES	2,500 SQ. FT.	50X50
14110	MARSH LANE TIRE & SERVICE	4,665 SQ. FT.	IRREG.
14120	CALLOWAY'S NURSERY	22,000 SQ. FT.	100X200
14150	DOLLAR GENERAL	7,200 SQ. FT.	80X90
14152	PIZZA HUT	1,600 SQ. FT.	20X80
14152A	EX SALONCE	1,200 SQ. FT.	15X80
14200	AVAILABLE	2,000 SQ. FT.	25X80
14204	AVAILABLE	3,600 SQ. FT.	45X80
14210	FOREVER LIVING PRODUCTS	2,800 SQ. FT.	35X80
14214	AVAILABLE	1,200 SQ. FT.	15X80
14216	NAIL CACHET	1,200 SQ. FT.	15X80
14218	NATIONWIDE MUTUAL INS.	1,600 SQ. FT.	20X80
14220	BAYLOR UNIVERSITY MEDICAL	6,050 SQ. FT.	75X80
14232	EAGLE POSTAL CENTER, INC.	1,518 SQ. FT.	20X80
14238	AVAILABLE	5,800 SQ. FT.	70X80
14280	TOM THUMB PAGE	62,639 SQ. FT.	IRREG
14296	AVAILABLE	1000 SQ. FT.	20X50
14306	HAIR QUARTERS	1,250 SQ. FT.	25X50
14308	STATE FARM	1,250 SQ. FT.	25X50
14312	HALLMARK	6,050 SQ. FT.	IRREG
14320	ACE CASH EXPRESS	900 SQ. FT.	15X80
14322	EDWARD JONES	900 SQ. FT.	15X80
14324	HAIR AFFAIR	900 SQ. FT.	15X80
14328	JACKSON HEWITT TAX SVC	900 SQ. FT.	15X80
14328	SWBM S TOWER	240 SQ. FT.	12X20
14328A	JACKSON HEWITT	860 SQ. FT.	30X40
14330	PAPA JOHN'S PIZZA	1,200 SQ. FT.	30X40
14348	UNAVAILABLE	2,500 SQ. FT.	25X100
14350	AFFAIRS TO REMEMBER	5,000 SQ. FT.	50X100
14362	ADDISON POLICE	2,975 SQ. FT.	IRREG.
14364	AVAILABLE	1,800 SQ. FT.	15X120
14366	DESERT TANS	1,800 SQ. FT.	15X120
14370	DALLAS CATERING	4,475 SQ. FT.	4,475 SQ. FT.
14374	AVAILABLE	1,500 SQ. FT.	12.5X120
14380	WOODCRAFT	6,800 SQ. FT.	55X120

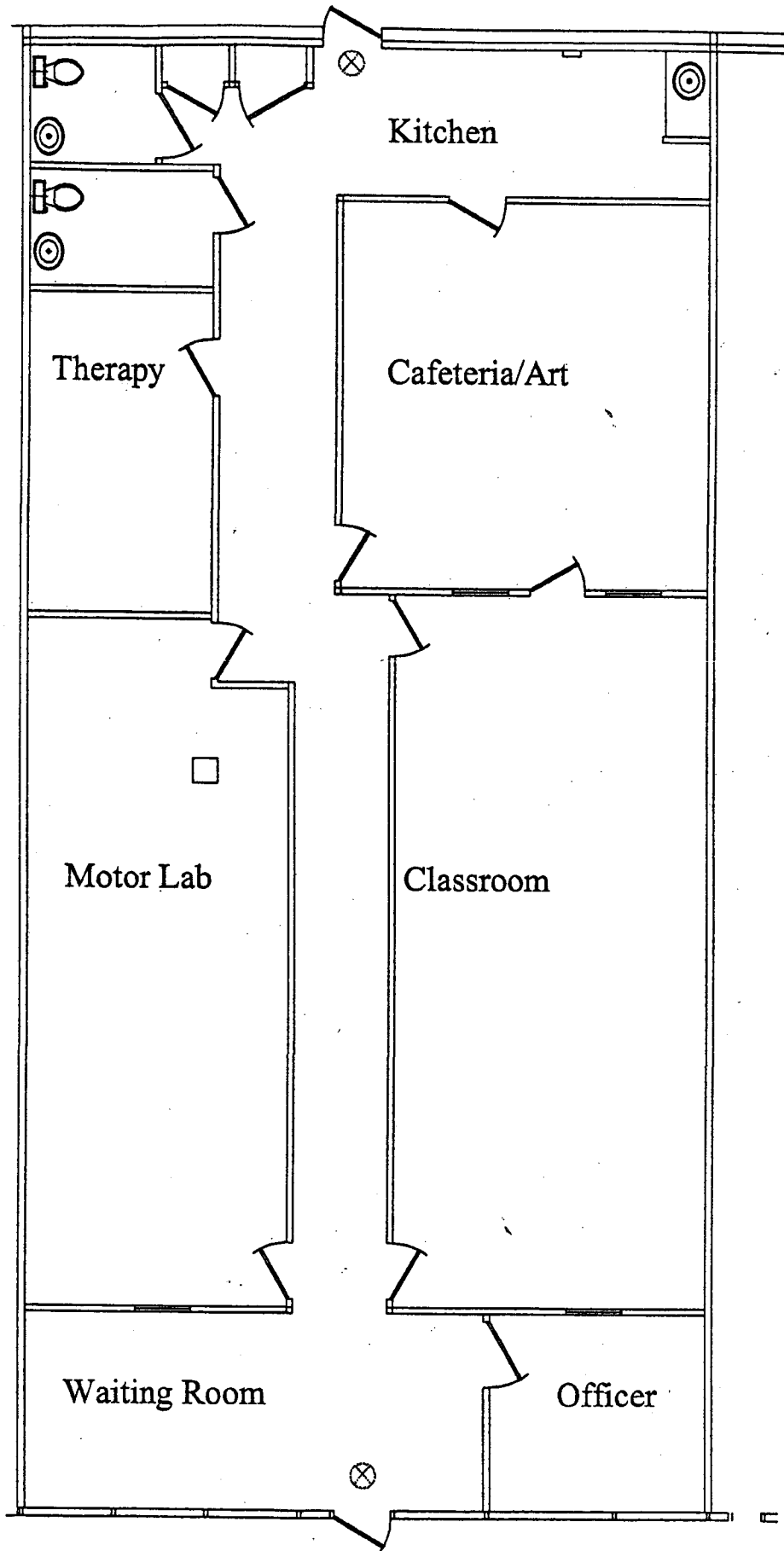


ADDRESS:
14110 - 14370 Marsh Lane
3724-3732 Spring Valley
Addison, Texas 75001

SABRE REALTY MANAGEMENT, INC.
PH 972-931-7400 FAX 972-250-1863

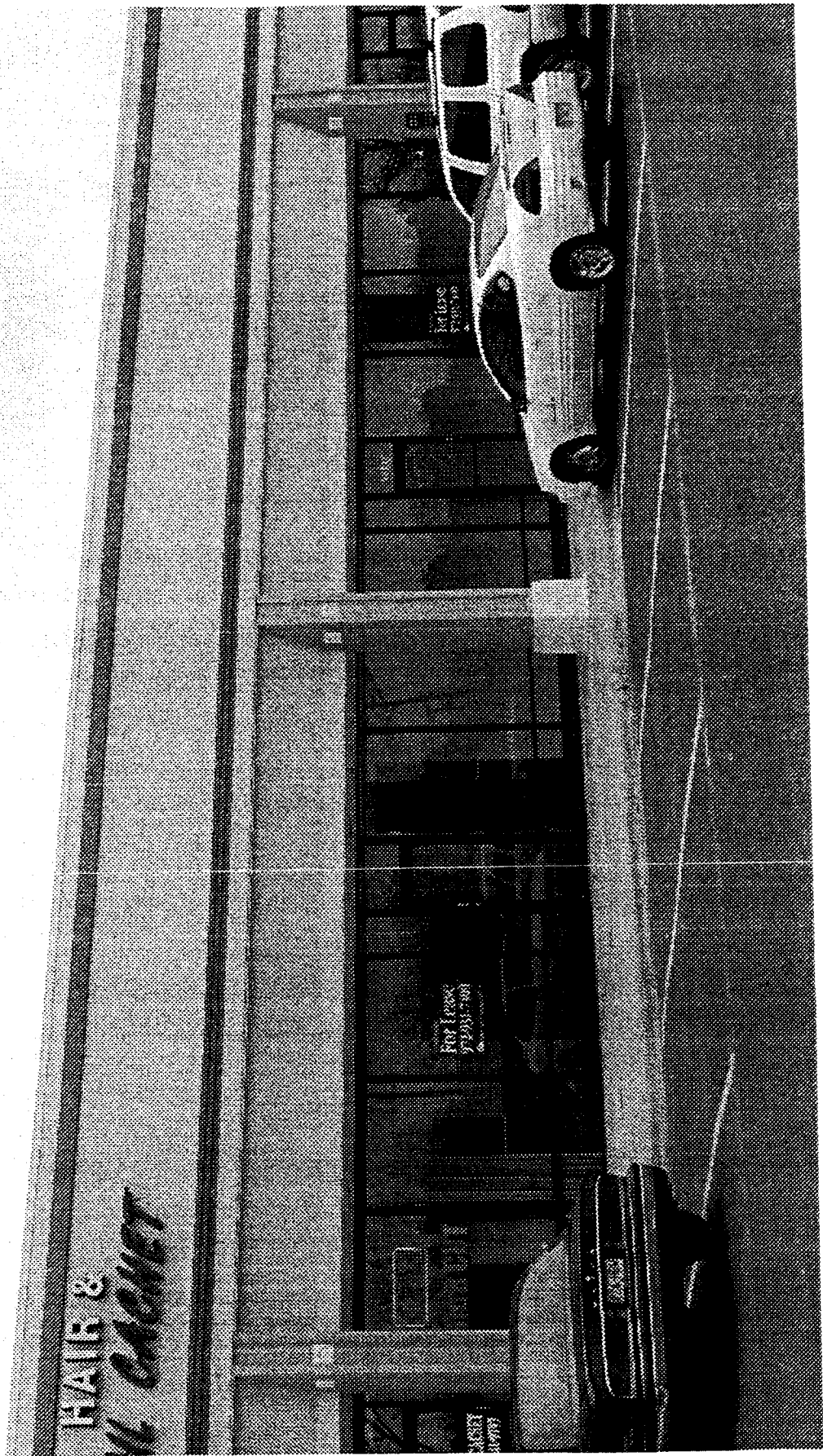
This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations, and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.

01/05/03



$\frac{1}{8}'' = 1'$

New



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