

**ORDINANCE NO. 023-02**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT (SUP) FOR A VETERINARIAN HOSPITAL FOR THE PROPERTY LOCATED AT 5290 BELT LINE ROAD, SUITE 134; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.**

**WHEREAS**, at its regular meeting held on December 14, 2022, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1867-SUP) for a veterinarian hospital at the property located at 5290 Belt Line Road, Suite 134 (the “Subject Property”); and

**WHEREAS**, the Subject Property is presently zoned Planned Development (PD), Ordinance No. O22-3; and

**WHEREAS**, this change of zoning is in conformance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes 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.** The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

**SECTION 2.** A Special Use Permit authorizing a veterinarian hospital for the Subject Property, is hereby granted subject to the following conditions:

- (a) Prior to issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, floor plan, and façade plans which are attached hereto as **Exhibit A** and made a part hereof for all purposes.
- (b) The SUP granted herein for a veterinarian hospital, shall be limited to that particular area encompassing a total area not to exceed 4,000 square feet as designated on the final site plans attached hereto as **Exhibit A**.
- (c) There shall be no overnight boarding of animals at the subject property.

(d) The existing landscape island, west of the primary entrance, shall be converted to turf and a pet waste station shall be provided. Additional areas for pets to relieve themselves, away from adjacent businesses shall be considered.

**SECTION 3.** 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, Section 1-7 of the Code of Ordinances for the Town of Addison.

**SECTION 4.** Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or of the Zoning Ordinance for the Town of Addison, as amended hereby, be adjudged or held, in whole or in part, to be invalid, voided or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinances, as amended hereby, which shall remain in full force and effect.

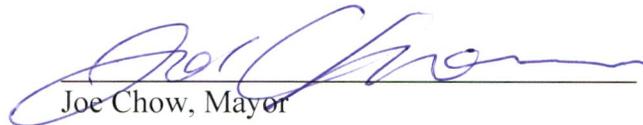
**SECTION 5.** All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 6.** This ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas, on this the 10<sup>TH</sup> day of JANUARY 2023.



**TOWN OF ADDISON, TEXAS**

  
Joe Chow, Mayor

**ATTEST:**

  
Irma G. Parker, City Secretary

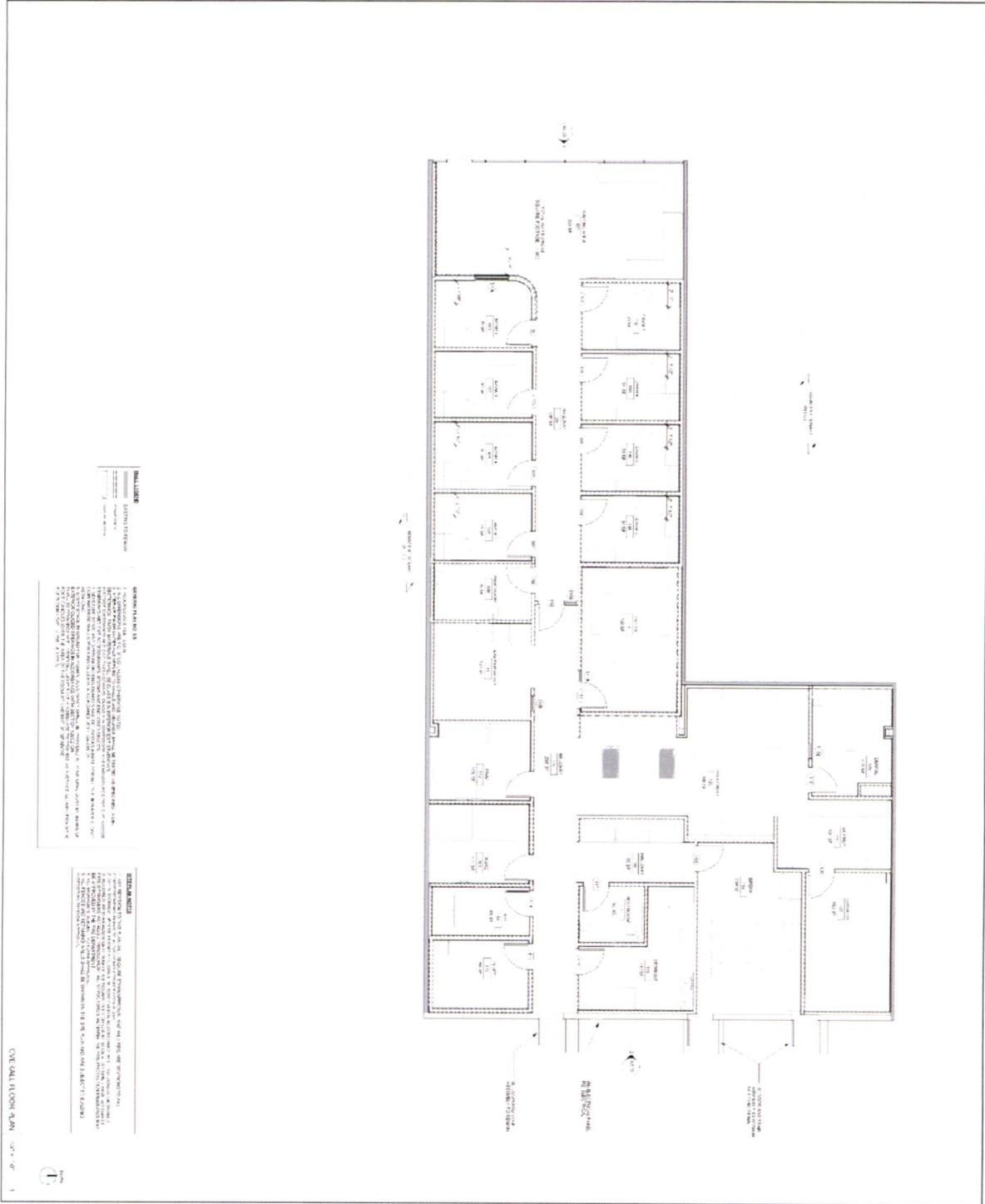
**APPROVED AS TO FORM:**

  
Whitt Wyatt, City Attorney

Published in the Dallas Morning News on January 14, 2023

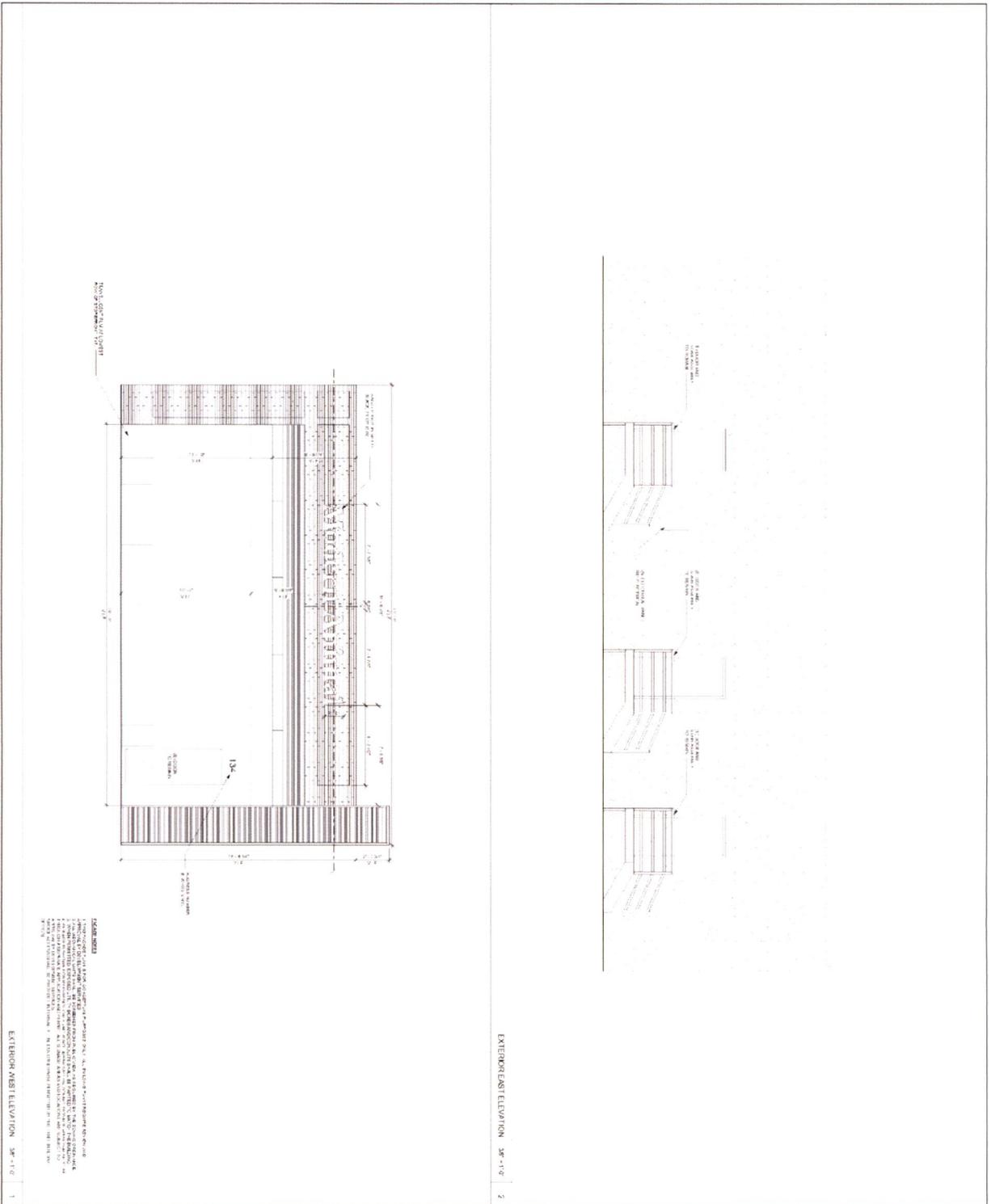


# EXHIBIT A



<p style="text-align: center;"><b>Modern Animal</b> MODERN ANIMAL, INC. 1450 WEST 14TH STREET ADDISON, TEXAS 75001 972.382.1111</p> <p style="text-align: center;"><b>EXCLUSIVE ARCHITECT</b></p> <p style="text-align: center;"><b>FRPA</b> Foster + Wheeler 1000 WEST 14TH STREET ADDISON, TEXAS 75001 972.382.1111</p>	<p style="text-align: center;">ARCHITECT</p> <p style="text-align: center;"><b>HENDERSON ENGINEERS</b> 200 WEST 14TH STREET ADDISON, TEXAS 75001 972.382.1111</p>	<p style="text-align: center;">PROJECT</p> <p style="text-align: center;"><b>MODERN ANIMAL - ADDN</b> 1450 WEST 14TH STREET ADDISON, TEXAS 75001</p>	<p style="text-align: center;">DATE</p> <p style="text-align: center;"><b>A2.00</b></p> <p style="text-align: center;">OVERALL FLOOR PLAN</p>
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**EXHIBIT A**



<p>PROJECT <b>MODERN ANIMAL - ADSSN</b> 1347 BELT LINE ROAD, SUITE 1134 ADDISON, TEXAS 75001</p>		<p>DATE: 08/11/2015 DRAWN BY: J. HENDERSON CHECKED BY: J. HENDERSON SCALE: AS SHOWN</p>	
<p>CLIENT: MODERN ANIMAL, INC. 1347 BELT LINE ROAD, SUITE 1134 ADDISON, TEXAS 75001</p>		<p>ARCHITECT: HENDERSON ENGINEERS 1347 BELT LINE ROAD, SUITE 1134 ADDISON, TEXAS 75001 PH: 972.381.1111 WWW.HENDERSONENGINERS.COM</p>	
<p>STRUCTURAL ENGINEERING: <b>FINNACLE STRUCTURAL ENGINEERS</b> 1347 BELT LINE ROAD, SUITE 1134 ADDISON, TEXAS 75001 PH: 972.381.1111 WWW.FINNACLESTRUCTURAL.COM</p>		<p>MECHANICAL ENGINEERING: <b>HENDERSON ENGINEERS</b> 1347 BELT LINE ROAD, SUITE 1134 ADDISON, TEXAS 75001 PH: 972.381.1111 WWW.HENDERSONENGINERS.COM</p>	
<p>MECHANICAL ENGINEERING: <b>HENDERSON ENGINEERS</b> 1347 BELT LINE ROAD, SUITE 1134 ADDISON, TEXAS 75001 PH: 972.381.1111 WWW.HENDERSONENGINERS.COM</p>		<p>MECHANICAL ENGINEERING: <b>HENDERSON ENGINEERS</b> 1347 BELT LINE ROAD, SUITE 1134 ADDISON, TEXAS 75001 PH: 972.381.1111 WWW.HENDERSONENGINERS.COM</p>	