

ORDINANCE NO. _____

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 10TH day of JANUARY 2023.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Whitt Wyatt, City Attorney

EXHIBIT A

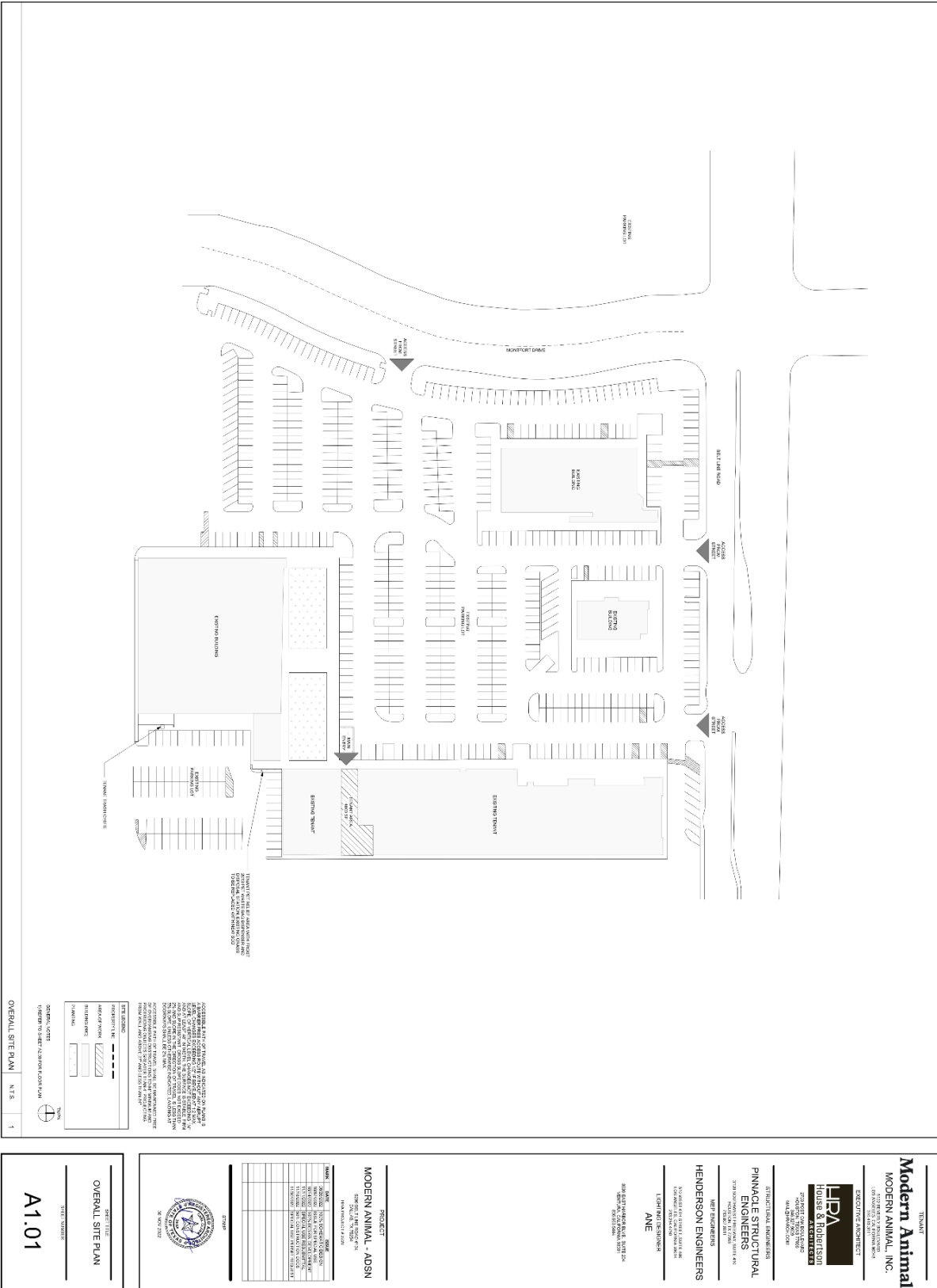
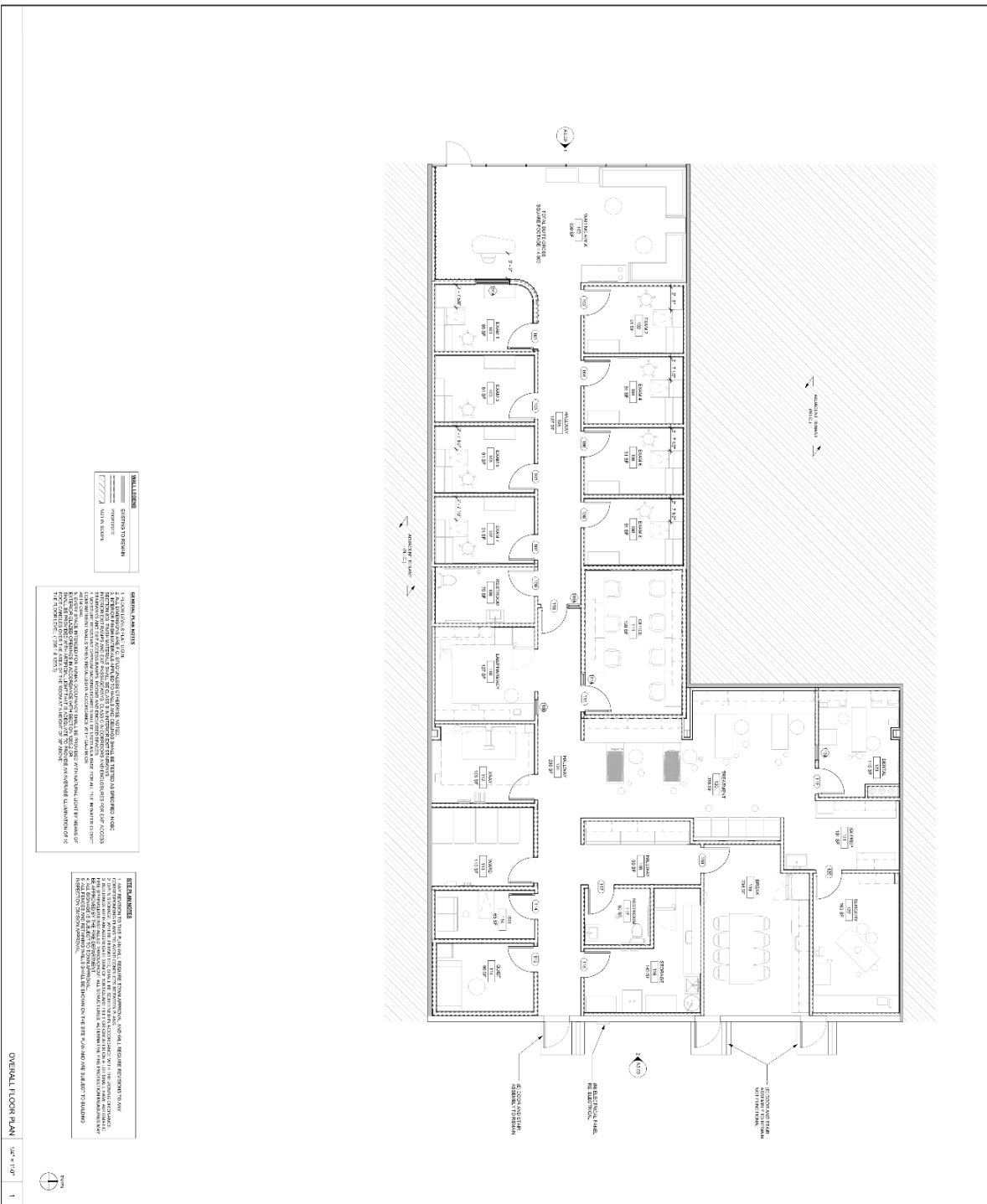


EXHIBIT A



LEGEND

--- EXISTING STRUCTURE
 --- NEW CONSTRUCTION
 --- GLASS CURTAIN WALL

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.

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OVERALL FLOOR PLAN | 1/4" = 1'-0" | 1

 TOWN OF ADDISON MAY 19 2022	<p>PROJECT</p> <p>MODERN ANIMAL - ADSN 1867 BELT LINE ROAD ADDISON, TX 75001</p>	<p>DATE</p> <p>10/20/2022</p>	<p>PROJECT</p> <p>MODERN ANIMAL - ADSN 1867 BELT LINE ROAD ADDISON, TX 75001</p>	<p>DATE</p> <p>10/20/2022</p>	<p>PROJECT</p> <p>MODERN ANIMAL - ADSN 1867 BELT LINE ROAD ADDISON, TX 75001</p>
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TECHNICAL STAMP

PROJECT: MODERN ANIMAL - ADSN
 1867 BELT LINE ROAD
 ADDISON, TX 75001

DATE: 10/20/2022

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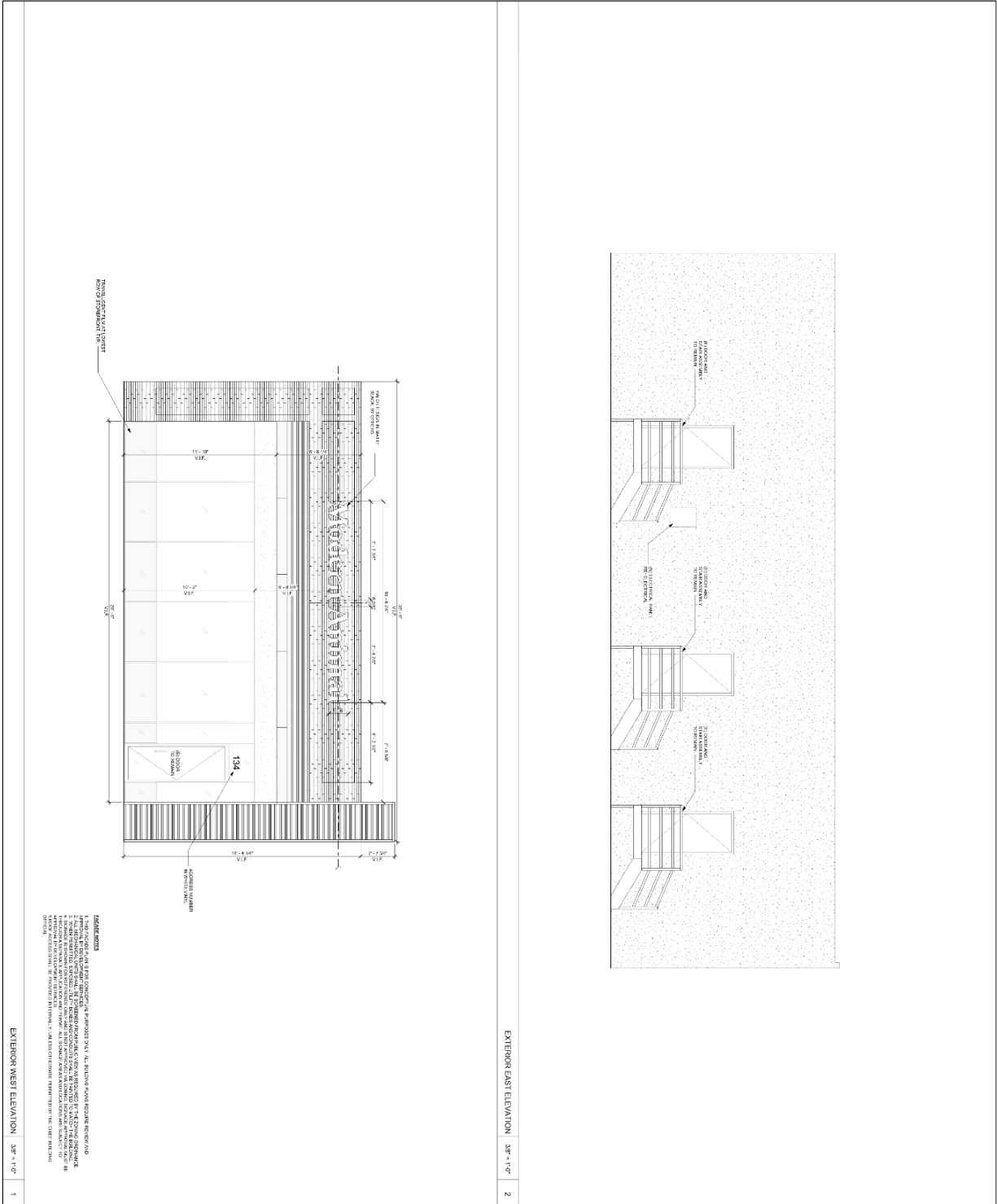
PROJECT

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 1867 BELT LINE ROAD
 ADDISON, TX 75001

PROJECT

MODERN ANIMAL - ADSN
 1867 BELT LINE ROAD
 ADDISON, TX 75001

EXHIBIT A



Modern Animal
MODERN ANIMAL, INC.
1500 BELT ROAD, SUITE 200
ADDISON, TEXAS 75001
TEL: 972.818.1111
WWW.MANIMAL.COM

JRPA
House & Robertson
ARCHITECTS
1500 BELT ROAD, SUITE 200
ADDISON, TEXAS 75001
TEL: 972.818.1111
WWW.JRPA.COM

STRUCTURAL ENGINEERS
PINNAQUL E STRUCTURAL
ENGINEERS
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MERT ENGINEERS
HENDERSON ENGINEERS
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WWW.HENDERSONENR.COM

LEIGHTON ENGINEERS
AME
1500 BELT ROAD, SUITE 200
ADDISON, TEXAS 75001
TEL: 972.818.1111
WWW.AME.COM

PROJECT
MODERN ANIMAL - ADSN
3010 W. 15TH STREET, SUITE 200
ADDISON, TEXAS 75001

DATE
11/11/2022

SCALE
AS SHOWN

DESIGNED BY
JRPA

DRAWN BY
JRPA

CHECKED BY
JRPA

APPROVED BY
JRPA

DATE
11/11/2022