

PLANNING DEPARTMENT
City of Carrollton
Date: March 21, 1997

SPECIAL USE PERMIT NO. 224
PLANNED DEVELOPMENT NO. 41
DEVELOPMENT NAME: Glen Hollow Day School

ORDINANCE NUMBER 2254

AN ORDINANCE OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE AND ESTABLISHING SPECIAL USE PERMIT NUMBER 224; PROVIDING FOR A DAYCARE CENTER UPON PROPERTY LOCATED ON THE NORTH SIDE OF HEBRON PARKWAY, EAST OF JOSEY LANE; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR A PENALTY, SAVINGS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 20th day of March, 1997, the Planning and Zoning Commission did consider and make recommendations on a certain request for a Special Use Permit (Case No. 02-97SUP1).

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS:

Section 1.

That Special Use Permit 224 is hereby established for a certain 1 acre tract of land located on the north side of Hebron Parkway, east of Josey Lane situated in the H. H. Reed Survey, Abstract No. 1116, Denton County, Texas, and more specifically described on the attached Exhibit A, providing for the following use:

Day Care Center

Section 2.

That development shall be in conformance with the Conceptual Site Plan, attached hereto as Exhibit B.

Section 3.

That development shall be in accordance with the following special conditions, restrictions, and regulations.

1. A maximum of 60 children shall be cared for at any one time on the site;
2. The hours of operation for the day care center shall be 6:00 a.m. - midnight, Monday through Friday;
3. The outside play area shall not be used after dark;
4. No parking shall be allowed in the stacking area;
5. The applicant shall devise a procedure to facilitate drop-off and pick-up operations. This procedure shall enable the parents to smoothly and efficiently drop off and pick up children in the stacking area. The procedures should indicate how this will function during peak hours and late nights. The written procedure shall be submitted to the Transportation Department prior to the issuance of a Certificate of Occupancy.

Section 4.

That the Official Zoning Map is hereby amended to reflect the action taken herein.

Section 5.
Penalty Clause

That any person, firm or corporation violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 6.
Severability Clause

That the provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 7.
Savings Clause

That Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance, as amended, shall remain in full force and effect.

Section 8.

That this ordinance shall become and be effective on and after its adoption.

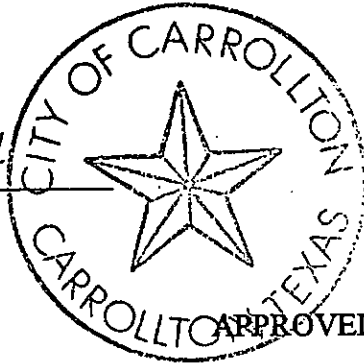
PASSED AND APPROVED this the 1st day of April, 1997.

CITY OF CARROLLTON

By: Milburn R. Gravley
Milburn R. Gravley, Mayor

ATTEST:

Pamela Schmidt
Pamela Schmidt
City Secretary



APPROVED AS TO FORM:

R. Clayton Hutchins
R. Clayton Hutchins
Assistant City Attorney

APPROVED AS TO CONTENT:

Cindy Jackson
Cindy Jackson
Planner II

Exhibit A

Being a tract of land situated in the H. H. Reed Survey, Abstract No. 1116, in the City of Carrollton, Dallas County, Texas and being part of Lot 2, Block 1 of the Hebron-King Addition and being more particularly described as follows:

COMMENCING for reference at the northeast corner of the intersection of North Josey Lane and Hebron Parkway;

THENCE east along the north side of Hebron Parkway a distance of 208 feet to a point for corner;

THENCE north a distance of 202 feet to the **POINT OF BEGINNING**;

THENCE north a distance of 51 feet, 2 inches to a point for corner;

THENCE east a distance of 88 feet, 5 $\frac{3}{4}$ inches to a point for corner;

THENCE south a distance of 64 feet, 8 inches to a point for corner;

THENCE west a distance of 19 feet, 8 inches to a point for corner;

THENCE north a distance of 21 feet, 6 $\frac{1}{4}$ inches to a point for corner;

THENCE west a distance of 65 feet to the **POINT OF BEGINNING** and containing approximately 2,564 square feet of land, more or less.