



ORDINANCE NUMBER 2465

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR AN ADULT DAY CARE AT 2415 VALLEY VIEW LANE, SUITES 110 AND 112, WITHIN THE NORTHEAST CORNER OF VALLEY VIEW LANE AND THE INTERSTATE 35E (STEMMONS FREEWAY) INTERSECTION AND WITHIN THE PLANNED DEVELOPMENT NUMBER 70 ZONING DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made;

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for an adult day care at 2415 Valley View Lane, Suites 110 and 112, located within the northeast corner of the Valley View Lane and Interstate 35E (Stemmons Freeway) intersection and within the Planned Development Number 70 zoning district

SECTION 2. That the adult day care and its associated improvements shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A" and subject to all conditions stated herein.

SECTION 3. That the adult day care shall, at all times, maintain full compliance with all requirements of Texas State Law relative to such uses.

SECTION 4. That prior to the issuance of a Certificate of Occupancy, the entire parking lot be striped in accordance with the approved site plan attached as Exhibit "A".

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon convictions shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 5 day of April, 1999.

APPROVED:




Mayor

APPROVED AS TO FORM:

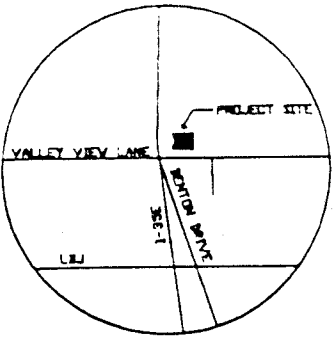


City Attorney

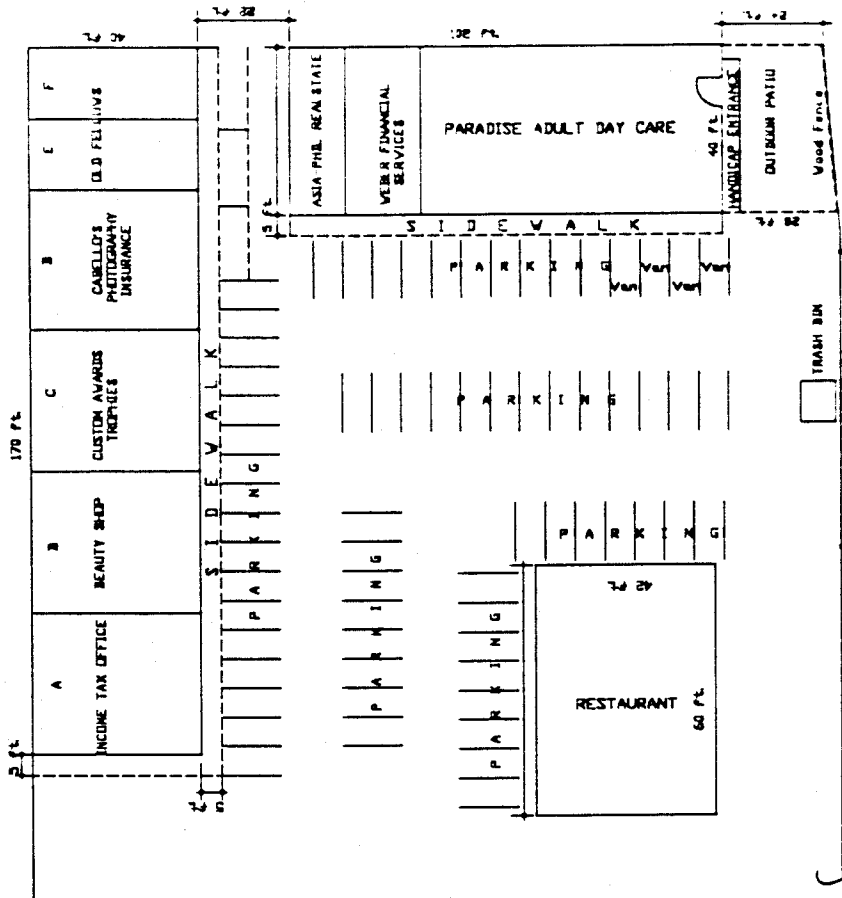
ATTEST:



City Secretary



VICINITY MAP
NOT TO SCALE



STATISTICAL SUMMARY

Project Name : Paradise Adult Learning Center
 Proposed Use : Adult Day Care
 Total Site Area : 1.05 Acres
 Adult Day Care Site Area : 2079 SQ. FT.
 Building Area : 6,759 SQ. FT.
 Total Parking Space Available : 73 Spaces
 Total Parking Space Needed by Adult Day Care : 15
 Total Estimated Clients : 40
 Total Estimated Employees : 8
 Hours of Operation : 8 a.m. - 6 p.m. Monday-Friday
 Distance Bet. Restaurant & ADC : 80 ft.

S I T E P L A N

Drafted By : MCFlores
Phone : (972)615-7071 - Pager

SEE PAGE 2
FOR STAMP OF
APPROVAL

Statistical Summary

Penguin Plaza Lot Area: 1.05 acres (45,738 square feet)

Building Areas:

Suites A thru F: 6,800 square feet

Day care building: 4,080 square feet

Angelo's: 2,520 square feet

Total Building Area: 13,400 square feet

Paradise Adult Day Care: 2,079 square feet

Penguin Plaza Land Use Areas:

Retail: 3,200 square feet

Office: 5,400 square feet

Restaurant: 2,520 square feet

Adult Day Care: 2,079 square feet

Parking:

Retail: 1 space per 400 square feet: 8 spaces

Office: 1 space per 600 square feet: 9 spaces

Restaurant: 1 space per 100 square feet: 26 spaces

Day Care will require: 12 spaces

Total parking required: 55 spaces

Parking provided (shown on site plan): 73 spaces

Paradise Adult Day Care Room Areas:

Large Dining Activity Room: 394 square feet

Accommodates: 16 clients

Small Dining Activity Room: 220 square feet

Accommodates: 24 clients

Total Area of Dining Activity Rooms: 614 square feet

Accommodates: 40 clients

Large Lounge Area: 572 square feet

Accommodates: 21 clients

Small Lounge Area: 221 square feet

Accommodates: 14 clients

Total Area of Lounge Rooms: 793 square feet

Accommodates: 35 clients

Counseling Therapy Area: 100 square feet

2 Restrooms (Total): 72 square feet

Each Restroom has 36 square feet

Storage areas: 84 square feet

Hallways: 286 square feet

APPROVED BY

PEZ: ~~03221911~~ 03091999

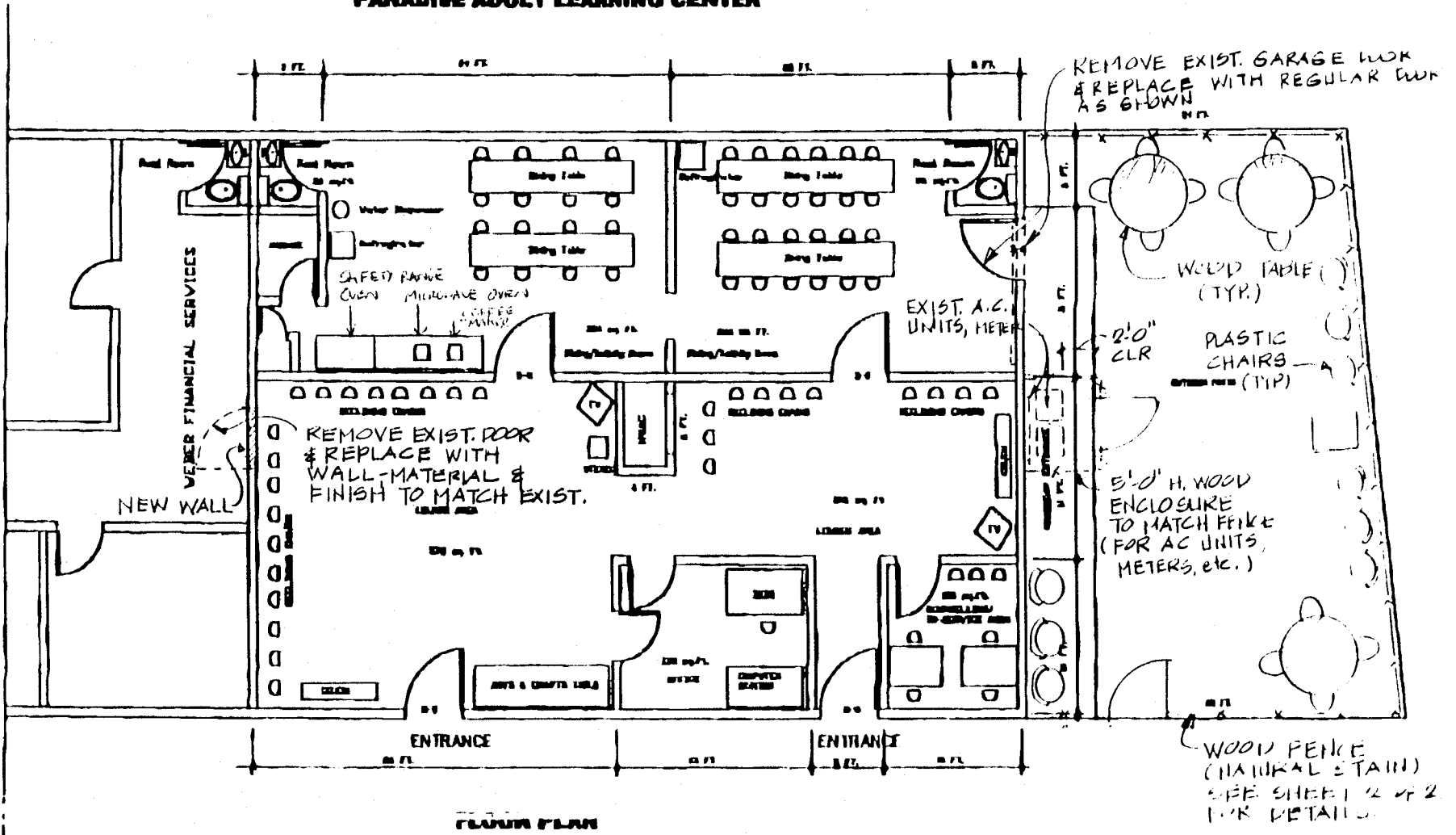
CITY COUNCIL: 01051999

SEE ORDINANCE 2605 FOR
CONDITIONS OF APPROVAL

PAGE 2 OF 4

Drafted By Mario C Flores
Phone : (972)238-7727

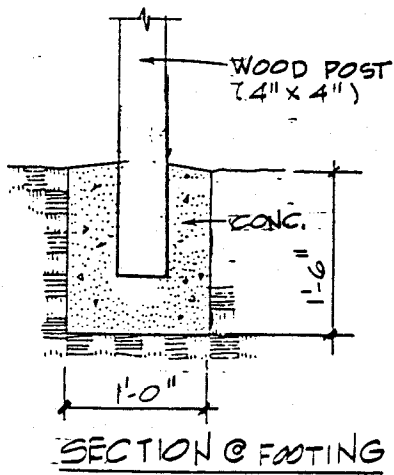
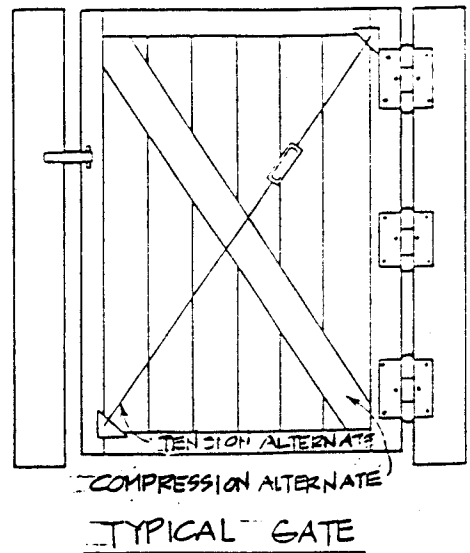
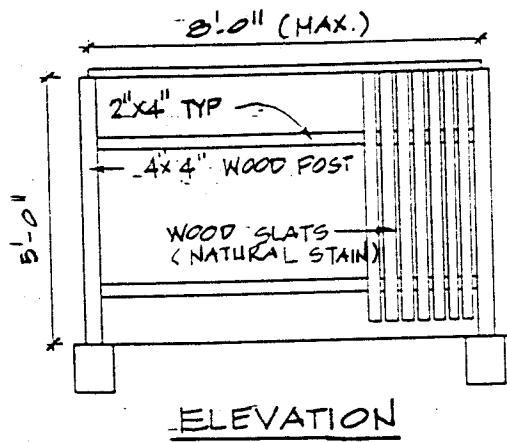
PARADISE ADULT LEARNING CENTER



FLOOR PLAN

PAGE 3 OF 4

SHEET 1.1.2



PARADISE ADULT LEARNING CENTER
FENCE DETAILS
SHEET 2 OF 2