

ORDINANCE NO. 084-033

ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "LR" LOCAL RETAIL AND "C" COMMERCIAL TO "PD" PLANNED DEVELOPMENT, LOCATED AT THE EAST SIDE OF ADDISON ROAD AND NORTH OF THE ST. LOUIS SOUTHWESTERN COTTON BELT RAILROAD LINE, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM OLD ADDISON PROPERTY OWNERS ASSOCIATION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

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, Texas, and

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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 the Comprehensive Zoning Ordinance of the  
Town of Addison, Texas, be, and the same is hereby amended by  
amending the zoning map of the Town of Addison, Texas, so as to  
give the hereinafter described property the zoning district  
classification, to-wit: "PD" Planned Development. Said property  
being in the Town of Addison, Texas, and being described as  
follows:

SECTION 2. In the hereinabove described land or building  
no land shall be used, erected or converted to any use other  
than:

Antique Shop  
Art Gallery  
Bakery, retail sales only  
Bank  
Barber and beauty shop  
Bird and/or pet shops, retail sales only  
Book and/or stationery store  
Camera Shop  
Candy Shop  
Caterer and/or wedding service  
Cleaning and laundry pick-up station for receiving and  
delivery of articles to be cleaned and laundered, but  
no actual work to be done on premises  
Department store, novelty or variety shop, retail sales  
only  
Drug store, retail sales only  
Electrical goods, retail sales only  
Film developing and printing  
Florist, retail sales only  
Furniture store, retail sales only  
Grocery store

plan is to be reviewed and approved by the Planning and Zoning Commission and City Council.

4. The Town of Addison proceed with Engineering for water, sewer, streets, storm sewers, parking, and coordination of underground utilities to expedite completion of the utility master plan and its approval.

B. Streets

1. Right of Way: The Existing Rights of Way will be increased to 80 feet for the streets in order to allow on-street parking. The alley will be increased to 25 feet to allow for construction of fire lanes.
2. Construction: Streets are to be constructed with concrete with curb and gutter, storm sewers to City standards. Additional, such as brick pavers, will be reviewed and approved by the Architectural Review Committee. Design will incorporate on-street parking. Streets, parking and alleys will be assessed to the adjacent property owners.
3. Sidewalks and Landscape. The OAPOA develop a master landscaping plan for the development, with the assistance of the Addison Landscaping Department. Such plan is to be completed within six months, and any costs to be paid by the OAPOA. The final plan is to be reviewed and approved by the Planning and Zoning Commission and City Council. Sidewalks and streetscape will be designed along with the street paving plan. Sidewalks will be assessed to the adjacent property owners.

C. Parking Requirements

The estimated amount of on-street parking that can be provided is as follows:

Broadway	97
Julian	151
Mildred	80
Clara	80
TOTAL =	408

Parking spaces on Broadway will be allocated toward the development on a pro-rata/lot square footage method. The remaining parking spaces will be considered toward any project parking requirements based on the amount of pro rated square feet available for development throughout the remainder of Old Addison. Final ratios will be computed upon completion of the final design of parking spaces.

## PROPOSED PARKING STANDARDS

Restaurant	1/150 gross sq. ft.
Retail	1/300 gross sq. ft.
Office/Clinic	1/300 gross sq. ft.
Residential	2/dwelling
Furniture/Antiques	1/1,000 gross sq. ft.
Hotel/Motel	1/room

### D. Building Heights

All proposed building heights will be subject to the final plan approval of the Architectural Review Committee, the Planning and Zoning Commission, and the City Council.

### E. Setbacks

Front Yard: Three (3) feet required from the front property line.  
Side Yard: None required.  
Rear Yard: None required.

### F. -General Development Standards

1. All structures are to be done in a turn of the century, small town architectural style.  
Architectural styles allowed will include:

San Francisco Victorian  
New Orleans French  
Queen Ann Brick Pannel  
Colonial  
Greek Revival  
Italian Renaissance  
Williamsburg  
San Francisco China Town  
Moorish  
Georgian  
Baroque Roco-Classical

The Architectural Review Committee will review and recommend all plans for submission to the Planning & Zoning Commission and the City Council. All new construction or modification will be reviewed by the committee, which will be composed of property owners and town representatives.

Maintenance of the Old Addison area is the responsibility of the OAPOA.

2. Exterior surfaces shall be of a material compatible with a turn-of-the-century facade, all material shall be subject to the approval of the Architectural Control Committee.

3. Non-horizontal roofs shall be of a material compatible with the theme of the district. The use of standing seam metal, tile or slate is encouraged.
4. Development Standards for Fire Protection for all developments in Old Addison will be as follows:
  - (1) 2-hour Fire Walls between all buildings monitored alarm systems in all buildings.
  - (2) Fully automatic fire sprinkler system acceptable to the Addison Fire Department in addition to the normal requirements of Addison Building Codes.
5. Individual canopies will be encouraged, but should reflect and harmonize with the style of the building. Canopy column supports within the sidewalk right-of-way will be permitted upon approval of the ACC and may project no greater than eight feet into the right-of-way.
6. Windows are encouraged to be used in steady rhythm, and with a vertical emphasis; width of individual windows no greater than 1/3 height. Arched openings are strongly encouraged, with further period embellishments favored. On first level openings, a low sill (2' maximum height) is encouraged.
7. All mechanical equipment, roof mounted or otherwise, shall be fully screened from view. Parapet screening is strongly encouraged. Any antennae or dish receivers must be fully screened from view.
8. All signage will be consistent with the Town of Addison Sign Ordinance and must be approved by the Architectural Control Committee. Signs may identify only the name and business or the occupant. The use of a graphic symbol of the business is encouraged. Signs may be painted on the glass of the structure as was common at the turn of the century. Signs may be incorporated in the design of the canopy or suspended from the canopy. No projections above the roof or parapet of the structure will be permitted. All signs shall be designed to compliment and enhance the theme of the district. No garishly colored, flashing or moving signs will be permitted unless an historical precedent complimenting the district theme can be demonstrated (i.e., revolving barber pole).

Size and scale of the sign shall be in context with the scale of the building and shall not adversely impact adjacent buildings or property. All signs must be approved by the district's Architectural

Review Committee, and must be part of the final plan approval of the Planning and Zoning Commission and City Council.


9. Sidewalk construction and sidewalk landscaping plans will be submitted to the ACC.
10. A preliminary lighting plan for each development shall be submitted to the Architectural Control Committee.
11. No existing tree in good health and larger than 4" caliper can be removed with prior approval of the ACC. Developer must provide, for approval by the ACC, plans to protect existing trees during construction. Lot Area not covered by building or parking will be landscaped in good condition by the developer/owner.
12. Deliveries will be made to the rear of buildings with access from the alley and parking lot. No deliveries will be made from the street. Waste storage and pick-up areas will be in enclosed areas in individual containers. All trash enclosure/receptacles for the individual buildings be designed similar to those in Midway Meadows. Storage/pick-up areas should be consolidated as much as is practical among property areas to facilitate collection and minimize potential visual pollution.
13. No development shall devote more than one-third (1/3) of its total floor area to restaurant uses unless the minimum parking requirement for such uses is maintained by the development.

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 not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

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.

SECTION 6. Whereas, the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City and creates an urgency and an emergency for the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 22nd day of May, 1984.

MAYOR 

ATTEST:

  
CITY SECRETARY

CASE #  
TAX #

APPROVED AS TO FORM:

