

ORDINANCE NO. 084-103

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "C" COMMERCIAL TO "PD" PLANNED DEVELOPMENT, LOCATED AT THE NORTHEAST CORNER OF ADDISON ROAD AND ARAPAHO ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM EDI ARCHITECTS; 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 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 Zoning. Said property being in the Town of Addison, Texas, and being described as follows:

Being a tract of land out of the G.W. Fisher Survey, A-482, City of Addison, Dallas County, Texas; bounded as follows:

Beginning at the intersection of the East Right of Way of Addison Road and the Southeast Right of Way of the S.L. and S.W. Railroad;

THENCE N 66°05'30" E with the Southeast Right of Way of said Railroad 189.80 feet to an iron pin set this survey for corner;

THENCE S 01°05'40" W a distance of 133.58 feet to a point.

THENCE N 90°00'00" W a distance of 0.70 feet to a point;

THENCE S 00°47'32" W a distance of 70.95 feet to an iron pin set for corner this survey on the North Right of Way of Arapaho Road;

THENCE N 89°55'20" W with the North Right of Way of said Arapaho Road 153.65 feet to an iron pin set this survey for corner;

THENCE N 46°00'23" W with a Right of Way of Addison and Arapaho Roads 21.62 feet to an iron pin set for corner this survey on the East Right of Way of Addison Road;

THENCE N 00°02'30" W with said East Right of Way line 112.35 feet to the beginning containing 0.64812 acres or 28,232.42 square feet all as surveyed this 21st day of May, 1984, by D.J. Ruckman, RPS #3913.

SECTION 2. As provided in Planned Development District Article of the Comprehensive Zoning Ordinance, said property shall be improved in accordance with the development plans which are attached hereto and made a part hereof for all purposes.

SECTION 3. In the hereinabove described land or building no land shall be used, erected or converted to any use other than:

1. Office.
2. Retail uses.
3. Residential.

SECTION 4. The following special conditions are placed on the above described property:

1. Building height be approved by FAA prior to issuance of building permit.
2. All pro-rata to be paid on utilities prior to issuance of building permit.
3. All landscaping be installed prior to the issuance of a Certificate of Occupancy for any space in the development.
4. A revised landscape plan be submitted which shows 2½ feet of greenway adjacent to Arapaho Road.
5. A revised site plan be submitted which shows one (1) additional parking space.
6. The driveway on the Arapaho Road side be moved far enough east so as not to interfere with the operation of the detector loops for the city traffic signals at this intersection.

SECTION 5. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose.

SECTION 6. 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 7. 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 8. 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 11th day of December, 1984.

Jay Redding
MAYOR

ATTEST:

Jacqueline Kuse
CITY SECRETARY

CASE # 879-Z

APPROVED AS TO FORM:

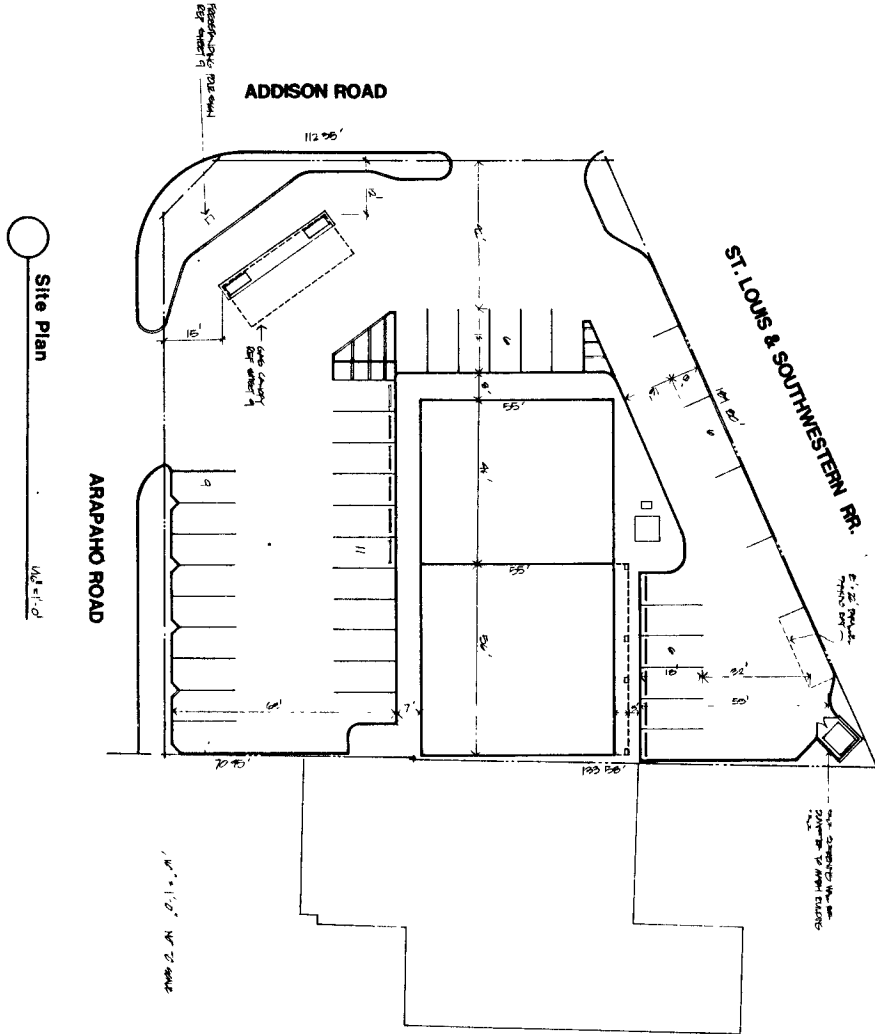
Mark Hill 1/31/85

Published
1-24-85

STATISTICAL SUMMARY

Land Area 28,232 SF 0.64 AC.
 Building Area Gross 12,330 SF .436 FAR
 Usable 10,262 SF .363 FAR
 Retail (7-11) 2,417 SF Usable
 Office 5,163 SF Usable
 MF Residential 2,682 SF Usable

Parking
 Required 33
 Provided 38



Site Plan
 1/4" = 1' - 0"

1
 643,100

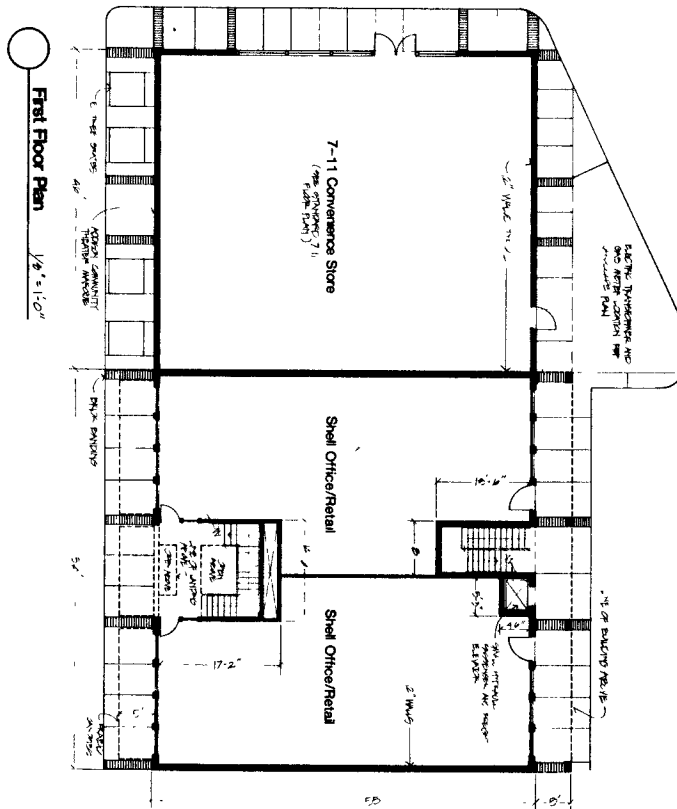
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Old Town 7-11/Strip Center
 Ben Pinnel
 Addison, Texas

EDI ARCHITECTS, INC.
 PLANNING ARCHITECTURE INTERIOR DESIGN
 840 WALNUT HILL LANE SUITE 100
 DALLAS, TEXAS 75231 214-750-1848



084-103



3
\$431.00

DATE: 11/11/03
BY: B. PINNELL
CHECKED: B. PINNELL
SCALE: AS SHOWN

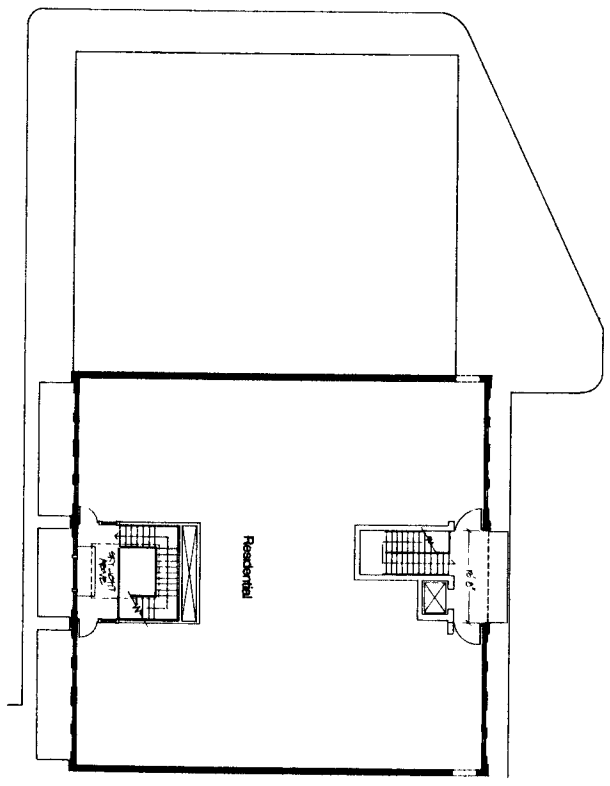
Old Town 7-11/Strip Center
Ben Pinnell Addison Texas

EDI ARCHITECTS, INC.
PLANNING ARCHITECTURE INTERIOR DESIGN
8840 WALNUT HILL LANE SUITE 300
DALLAS TEXAS 75231 214-750-1945



084-103


Third Floor Plan
 SCALE: 1/8" = 1'-0"



4
 SHEET NUMBER

DATE: 11/11/03
 BY: EDI ARCHITECTS, INC.

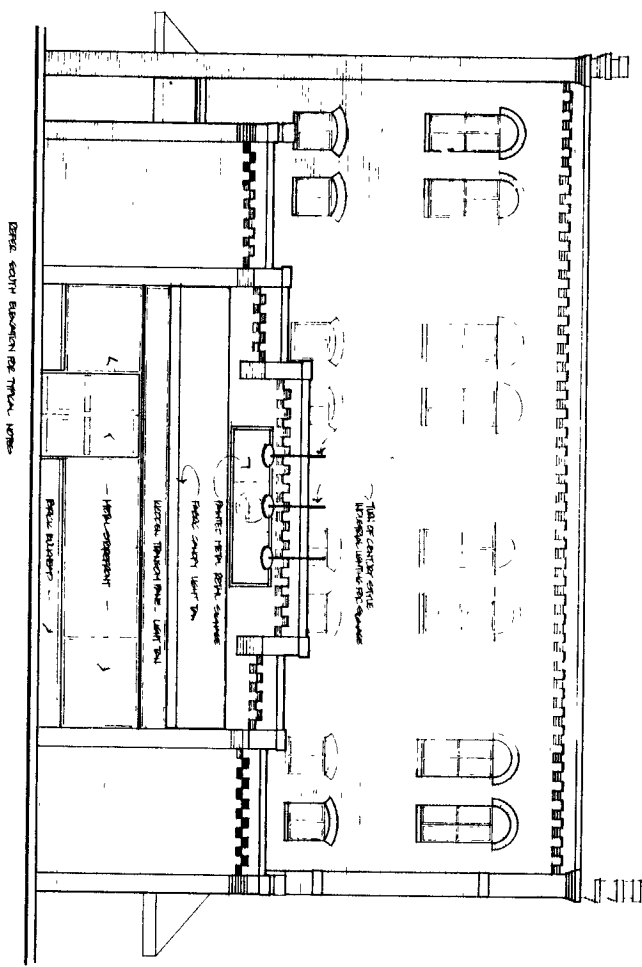
Old Town 7-11/Strip Center
 Ben Pirrell Addison, Texas

EDI ARCHITECTS, INC.
 PLANNING ARCHITECTURE INTERIOR DESIGN
 8880 WALNUT HILL LANE SUITE 100
 DALLAS, TEXAS 75231 214-750-1945



084-103

West Elevation (Addison Rd.)



6
\$43,100

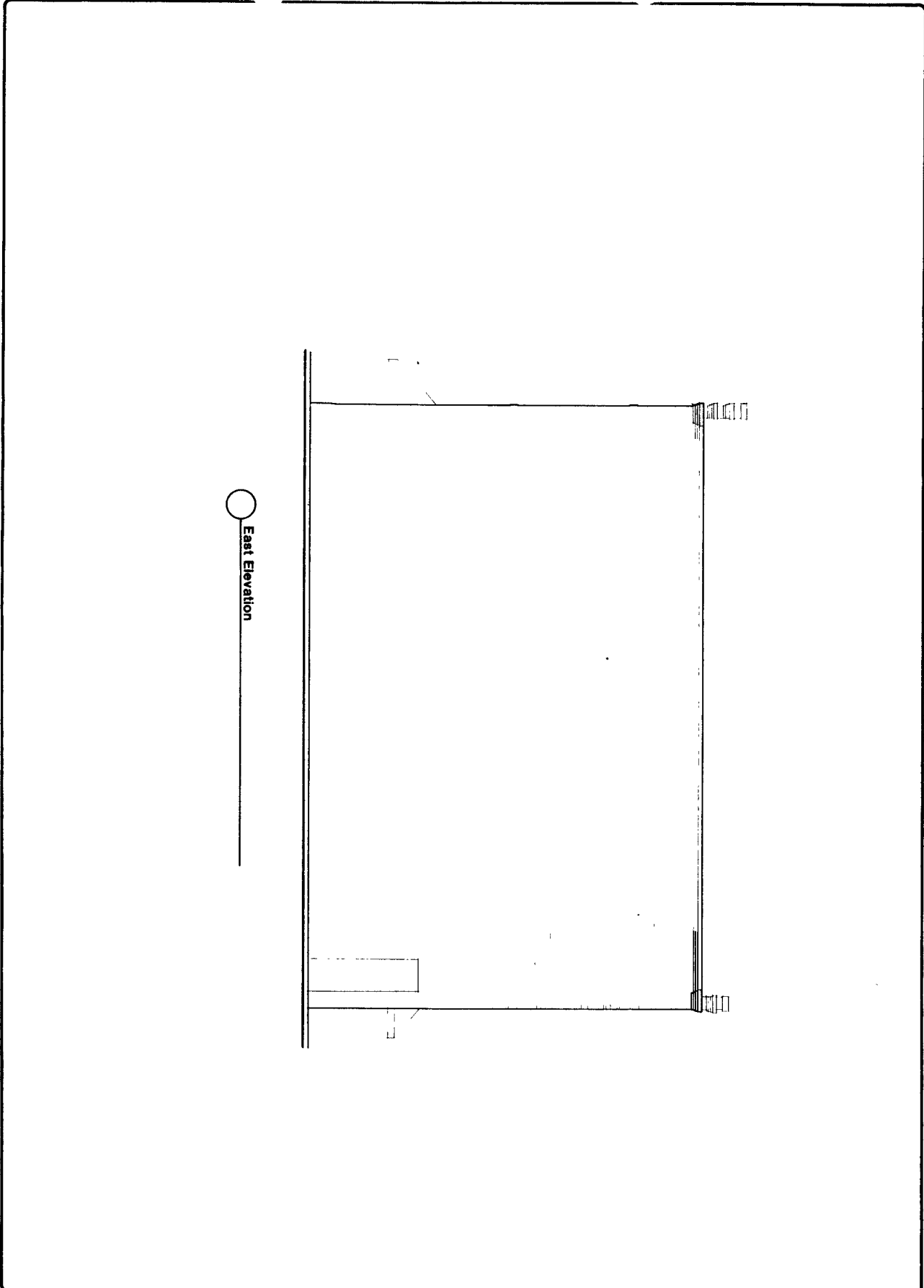
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BY: [Signature]

Old Town 7-11/Strip Center
Ben Pk.nell Addison Texas

EDI ARCHITECTS, INC.
PLANNING ARCHITECTURE INTERIOR DESIGN
840 WALNUT HILL LANE SUITE 100
DALLAS, TEXAS 75231 214-750-1945



084-163



East Elevation



Old Town 7-11/Strip Center
Ben Pk.net Addison Texas

EDI ARCHITECTS, INC.
PLANNING ARCHITECTURE INTERIOR DESIGN
8440 WALNUT HILL LANE SUITE 100
DALLAS, TEXAS 75231 214-750-1845



084-103

