

ORDINANCE NO. 085-050

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM DISTRICT "LR" (LOCAL RETAIL) TO DISTRICT "PD" (PLANNED DEVELOPMENT), LOCATED ABOUT 1.29 ACRES ON THE NORTH SIDE OF BENT TREE PLAZA PARKWAY, BETWEEN ADDISON ROAD AND DALLAS NORTH PARKWAY AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM TAYLOR-HEWLETT 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: . Said property being in the Town of Addison, Texas, and being described as follows:

BEING a tract in the William Lomax, Abstract No. 792, Dallas County, Texas, part of Lot 1 in Block 1 of Triangle Pacific Addition, and addition to the City of Addison, Texas, as recorded in vol. 79129, page 0012 - Map of Records, Dallas County, Texas;

BEGINNING at the corner of Bent Tree Plaza Parkway and the Dallas Tollway;

THENCE containing a tract of land approximately 1.29 acres.

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

1. The applicant provides a 15' x 18' entrance off Addison Road.
2. The applicant provides a 15' x 15' corner clip at Addison Road and Bent Tree Plaza Parkway.
3. The applicant must comply with the suggestions of Linda Smith, Director Landscape, regarding the sizes of planting material.
4. The applicant must submit plans to the city for the lighting, landscaping, and irrigation of this section of Bent Tree Plaza Parkway prior to the issuance of a Certificate of Occupancy.

SECTION 4. 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 5. 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 6. 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 7. 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 13 th day of August, 1985.



MAYOR

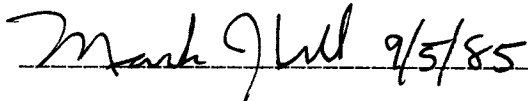
ATTEST:



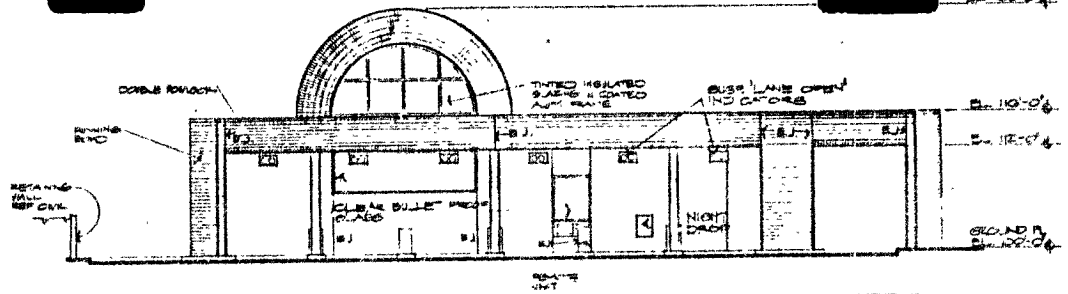
CITY SECRETARY

CASE # 920-Z

APPROVED AS TO FORM:



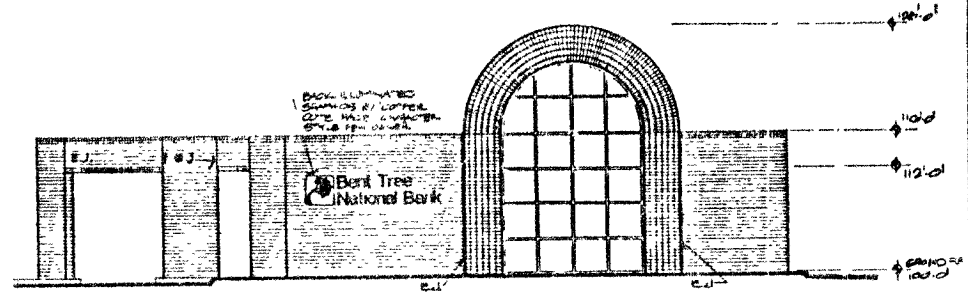
Rec'd
8/2/85



WEST ELEVATION

SCALE 1/2" = 1'-0"

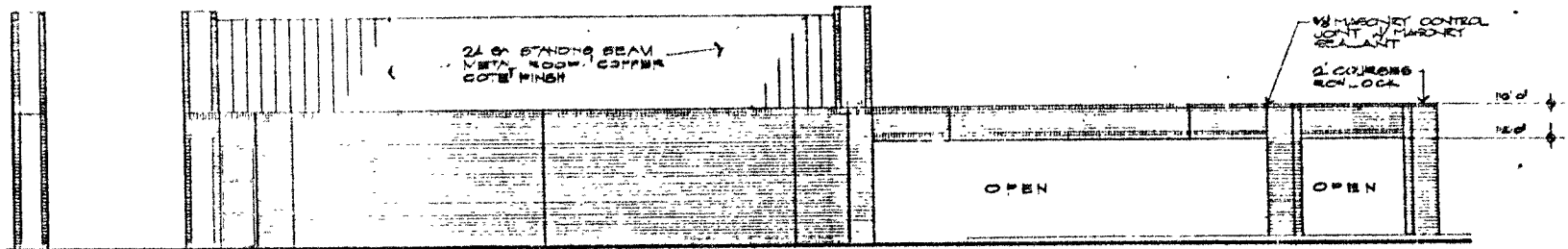
16



EAST ELEVATION

SCALE 1/2" = 1'-0"

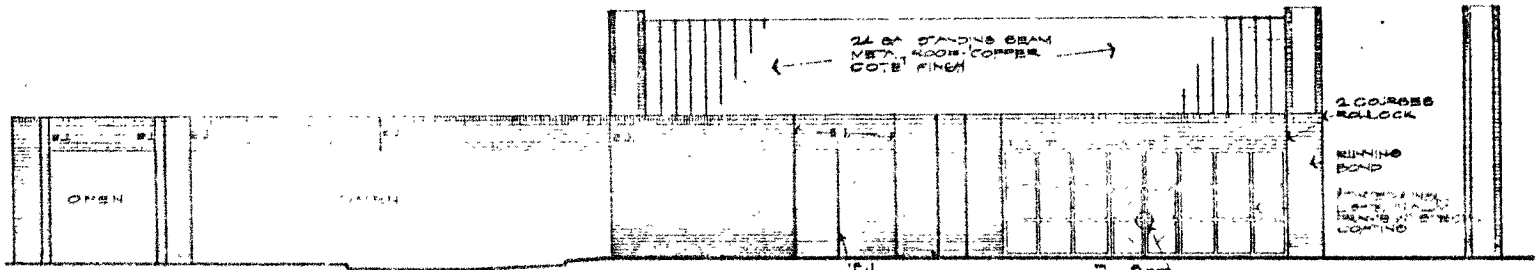
11



NORTH ELEVATION

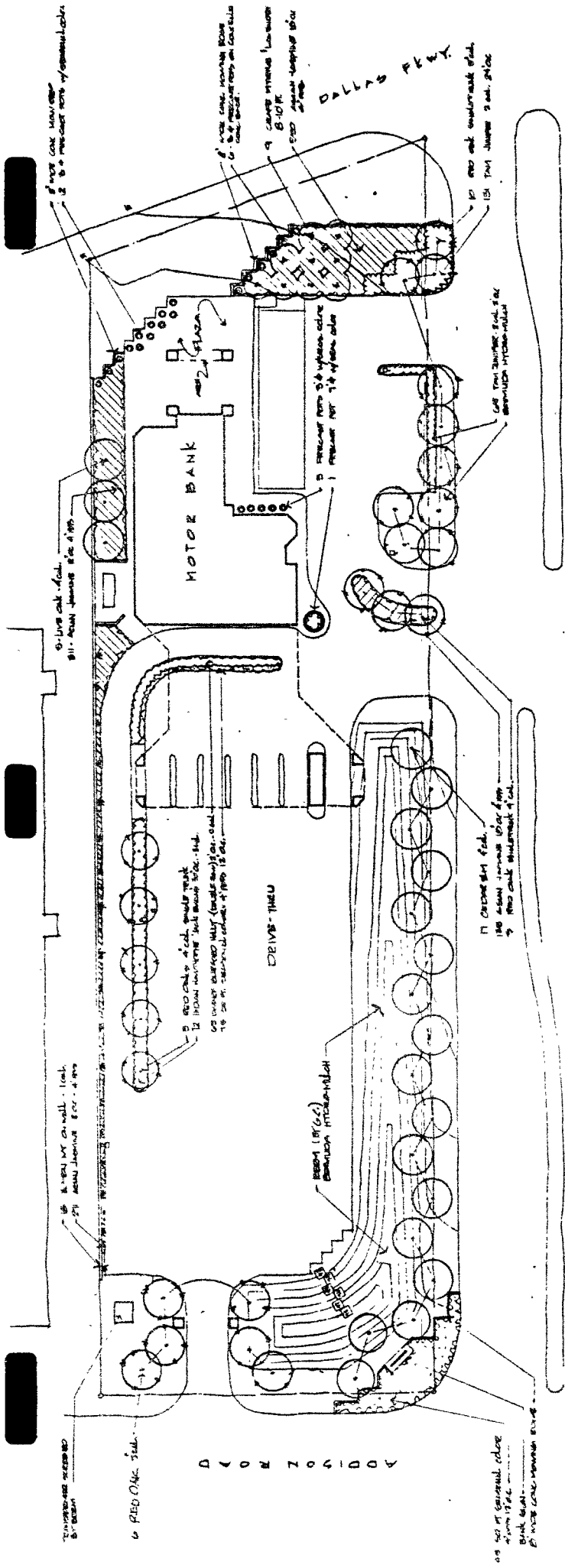
SCALE 3/4" = 1'-0"

6



SOUTH ELEVATION

1



BENT TREE PLAZA PKWY.

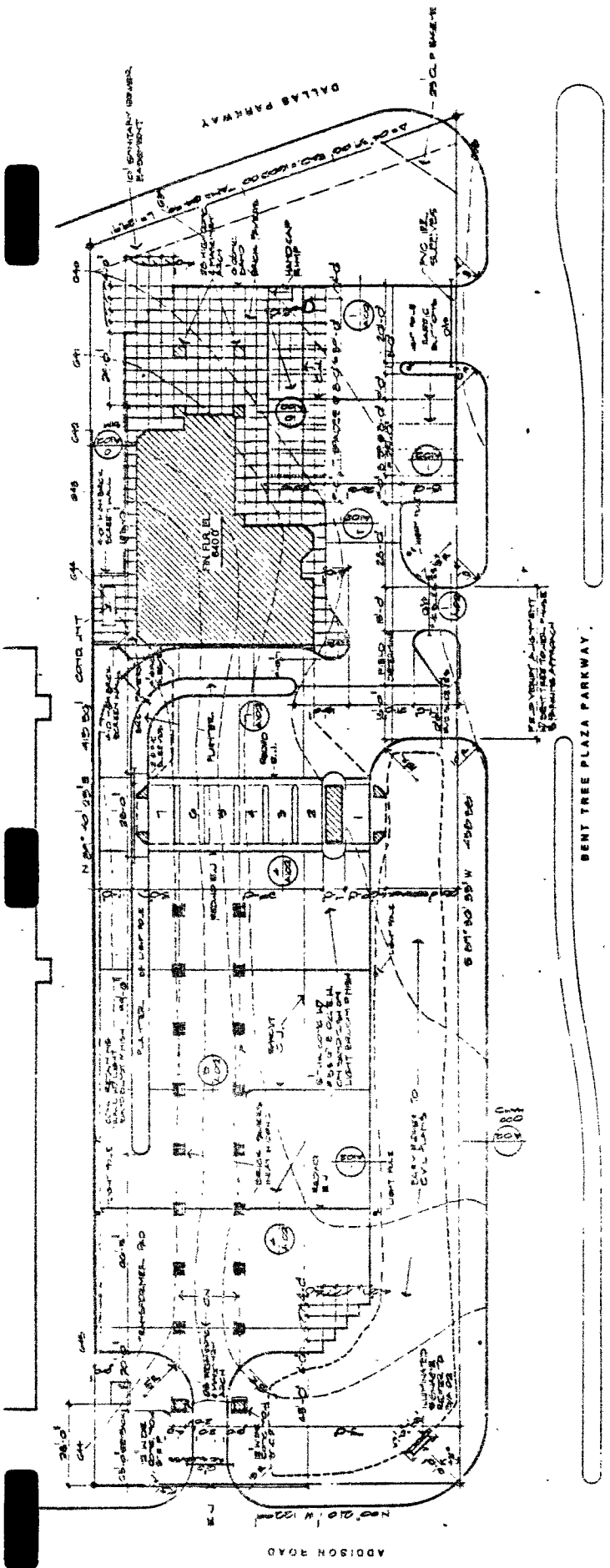
PLANT LIST

PLANT	QUANTITY	SIZE
1. LIVE OAK	10	10' x 10'
2. CAMPUS PLANTING	10	10' x 10'
3. RED OAK	10	10' x 10'
4. BENT TREE PLAZA PKWY	10	10' x 10'
5. DALLAS PKWY	10	10' x 10'
6. DRIVE-IN	10	10' x 10'
7. MOTOR BANK	10	10' x 10'
8. BENT TREE PLAZA PKWY	10	10' x 10'
9. DALLAS PKWY	10	10' x 10'
10. DRIVE-IN	10	10' x 10'
11. MOTOR BANK	10	10' x 10'
12. BENT TREE PLAZA PKWY	10	10' x 10'
13. DALLAS PKWY	10	10' x 10'
14. DRIVE-IN	10	10' x 10'
15. MOTOR BANK	10	10' x 10'

PRELIMINARY PLANTING PLAN

SCALE: 1/2" = 1'-0"

Drawn by: [Name]
 Checked by: [Name]
 Date: [Date]



NORTH

1

SITE PLAN
Scale 1/8" = 1'-0"

