

ORDINANCE NO. 086-023

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM INDUSTRIAL TO PLANNED DEVELOPMENT, LOCATED ON 3.5 ACRES ON THE WEST SIDE OF ADDISON ROAD AND NORTH OF BELT LINE ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM MR. MILTON NOELL; 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, and 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,

Pub  
3/21/84



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: Planned Development Zoning. Said property being in the Town of Addison, Texas, and being described as follows:

BEING a survey of a tract of land in the EDWARD COOK SURVEY, ABST. NO. 326, Dallas County, Texas; and being in the Town of Addison, Texas; and being more particularly described as follows:

BEGINNING at an iron rod in the West line of Addison Rd. at its intersection with the Southeast line of the St. Louis & Southwestern Railroad (50.0 ft. from the centerline of the mainline tracks of said Railroad);

THENCE S 00 deg. 13' 00" W, along the West line of said Addison Rd., 632.86 ft. to an iron rod that is N 00 deg. 13' E from the centerline of Belt Line Rd. (as established by the County Engineer's Office);

THENCE WEST, 330.89 ft. to an iron rod in the East line of the said S.E. & S.W. Railroad, and 50 ft. from the centerline of said Railroad's tracks;

THENCE Northeasterly along the east and southeasterly line of said Railroad around a curve to the right that has a Central Angle of 60 deg. 07' 18", a Radius of 713.94 ft. (the Radial Bearing at this point being N 87 deg. 42' 44" E), a Tangent of 413.2 ft. and for a Distance of 749.15 ft. to the POINT OF BEGINNING and containing 151,148 Sq. Ft. of land.

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. A revised landscaping plan be submitted and approved by the city prior to the issuance of a building permit.
2. The property be platted in accordance with the Subdivision Regulations with such plat indicating the future right-of-way for Arapaho Road.
3. The applicant comply with the comments and recommendations of the Addison Fire Department.

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 One Thousand (\$1,000.00) and not less then (\$500.00) Five Hundred 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.

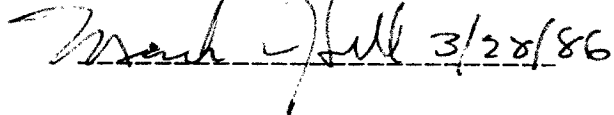
DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, on this the 11th day of March, 1986.

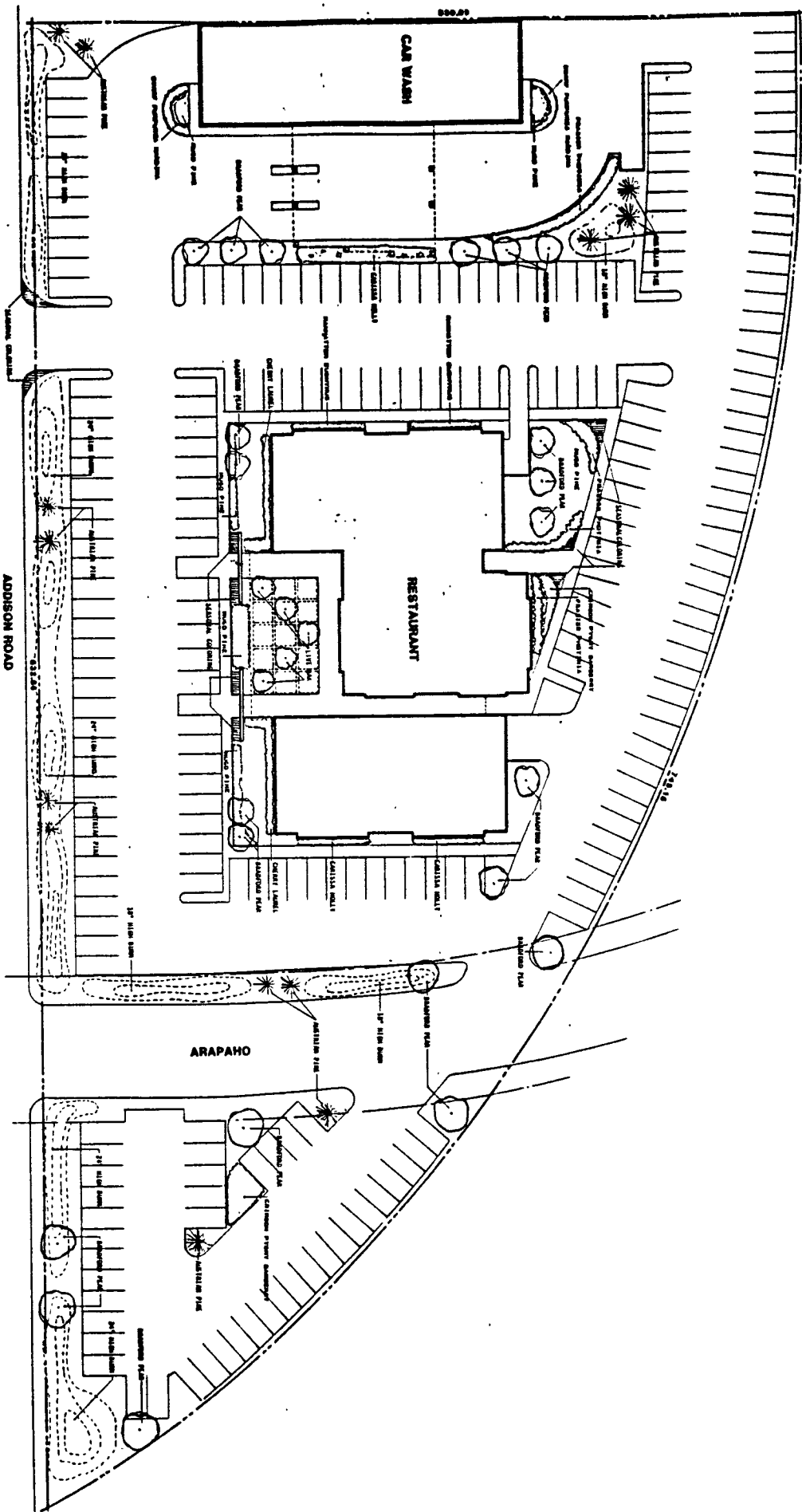
  
-----  
MAYOR

ATTEST:

  
-----  
CITY SECRETARY

APPROVED AS TO FORM:

  
-----



**SITE PLAN-PLANTING**

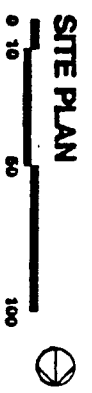
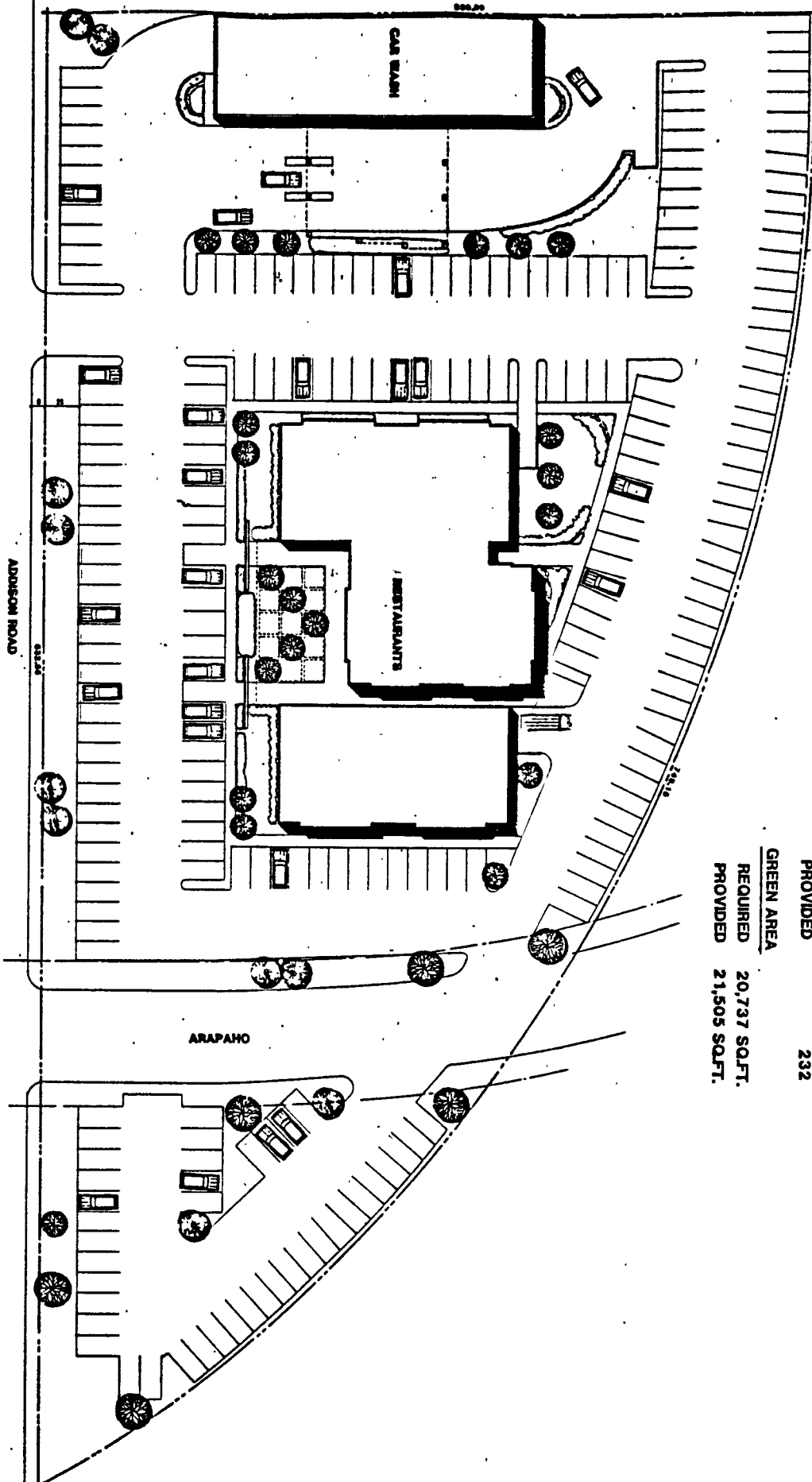
0 10 50 100

⊙

EXISTING DRIVEWAY TO BE MAINTAINED.  
 AREAS NOT SHOWN IN PLANTING TO HAVE 500.

950  
 951

SHEET NO. <b>L1</b>	DATE OCT 20, 1968	<b>A PROJECT FOR</b> <b>DALLAS DEVELOPMENT</b> <b>CORPORATION</b>		<b>MPO</b> ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN
		SHEET TITLE <b>SITE PLAN</b>	DRAWN BY <b>J.P. [unreadable]</b>	



**DATA**

RESTAURANT	9,560 SQ.FT.
RESTAURANT	5,000 SQ.FT.
OFFICE	4,075 SQ.FT.
CAR WASH	1,848 SQ.FT.

**PARKING**

RESTAURANT 1:70	208
OFFICE 1:300	14
CAR WASH 1:200	10
<b>REQUIRED</b>	<b>232</b>
<b>PROVIDED</b>	<b>232</b>

**GREEN AREA**

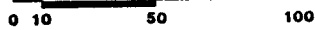
<b>REQUIRED</b>	<b>20,737 SQ.FT.</b>
<b>PROVIDED</b>	<b>21,505 SQ.FT.</b>

**SITE**

PROPOSED R.O.W.	12,900 SQ.FT.
<b>TOTAL</b>	<b>138,248 SQ.FT.</b>

SHEET NO. <b>1</b>	SHEET TOTAL <b>1</b>	DATE SHEET NO. (REV.) REVISION BY APPROVED BY	PROJECT NO. PROJECT NAME	<b>A PROJECT FOR</b> <b>DALLAS DEVELOPMENT</b> <b>CORPORATION</b>	 <b>ARCHITECTURE ENGINEERING</b> <b>PLANNING INTERIOR DESIGN</b>
-----------------------	-------------------------	--	-----------------------------	---	--

**SITE PLAN**



**DATA**

RESTAURANT 9,560 SQ. FT.  
 RESTAURANT 5,000 SQ.FT.  
 OFFICE 4,075 SQ.FT.  
 CAR WASH 1,848 SQ.FT.

**PARKING**  
 RESTAURANTS 1:70 208  
 OFFICE 1:300 14  
 CAR WASH 1:200 10  
**REQUIRED 232**  
**PROVIDED 236**

**SITE 151,148 SQ. FT.**  
**LANDSCAPING 30,344 SQ. FT.**

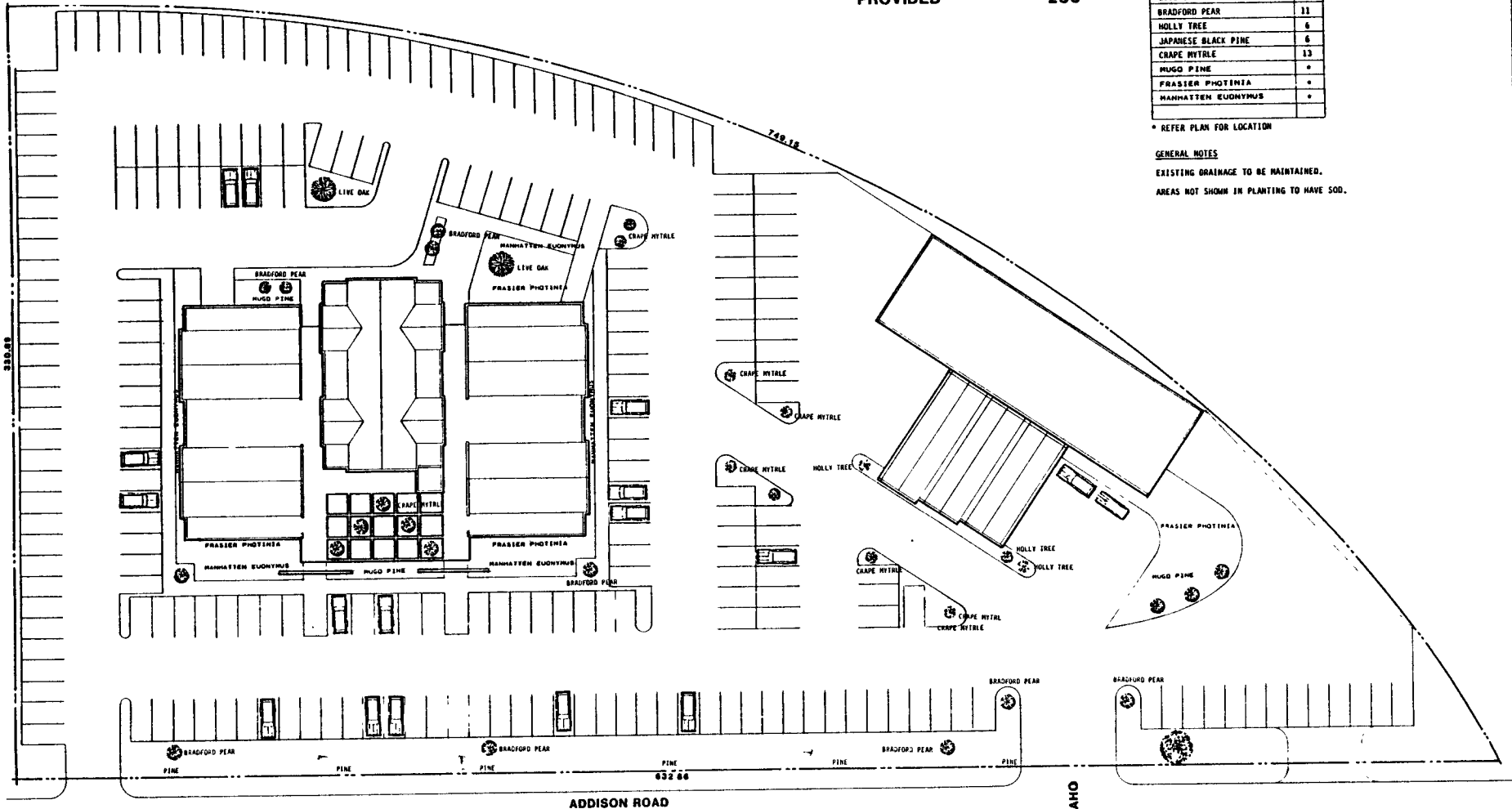
**PLANTING SCHEDULE**

DESCRIPTION	QUAN.
LIVE OAK	4
BRADFORD PEAR	11
HOLLY TREE	6
JAPANESE BLACK PINE	6
CAPE MYRTLE	13
HUGO PINE	*
FRASIER PHOTINIA	*
MANHATTEN EUONYMUS	*

\* REFER PLAN FOR LOCATION

**GENERAL NOTES**

EXISTING DRAINAGE TO BE MAINTAINED.  
 AREAS NOT SHOWN IN PLANTING TO HAVE SOG.



951-BUP

ARCHITECTURE ENGINEERING  
 PLANNING INTERIOR DESIGN  
1000 Main Street - Fort Worth, Texas 76102

A PROJECT FOR  
**DALLAS DEVELOPMENT  
 CORPORATION**

JOB NO.

DATE  
 OCT 23, 1988

DRAWN BY

REVISIONS

SHEET TITLE

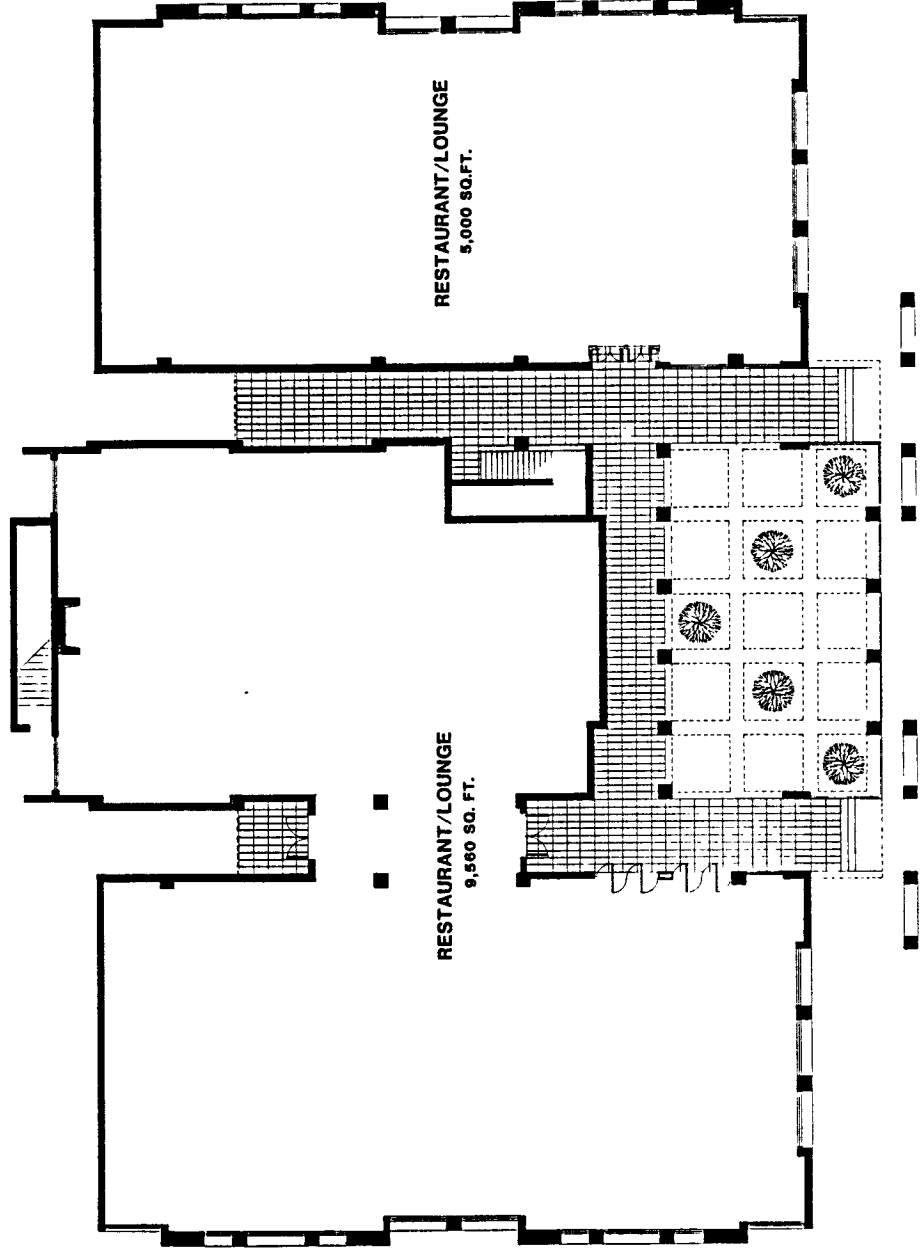
SHEET NO.  
**1**

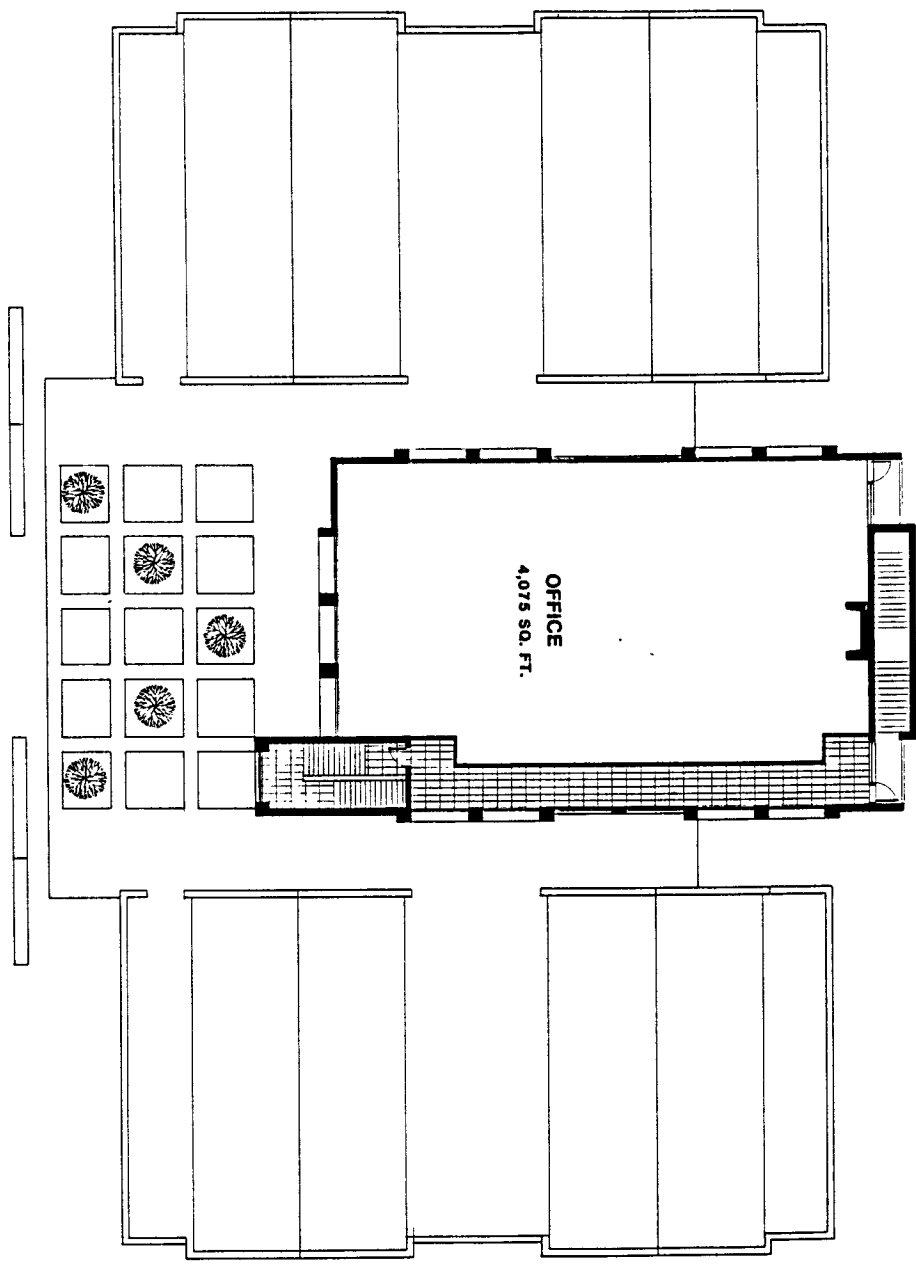
OF 7





1st FLOOR PLAN

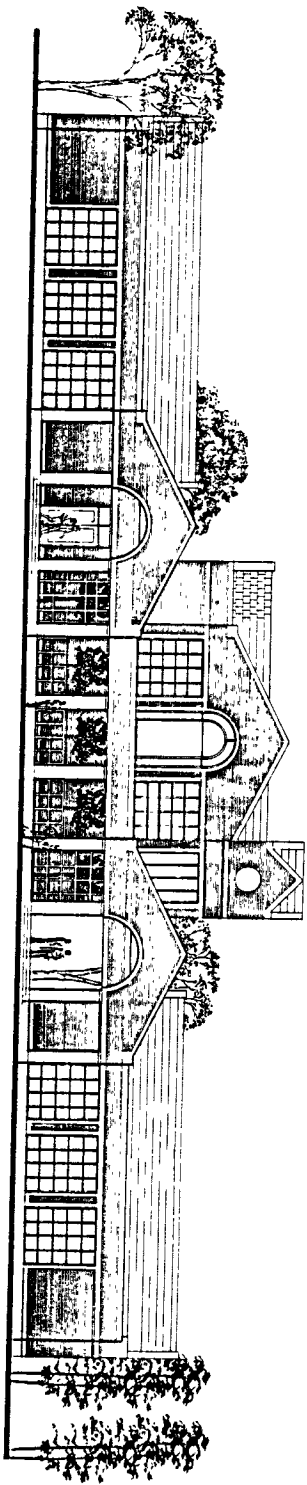




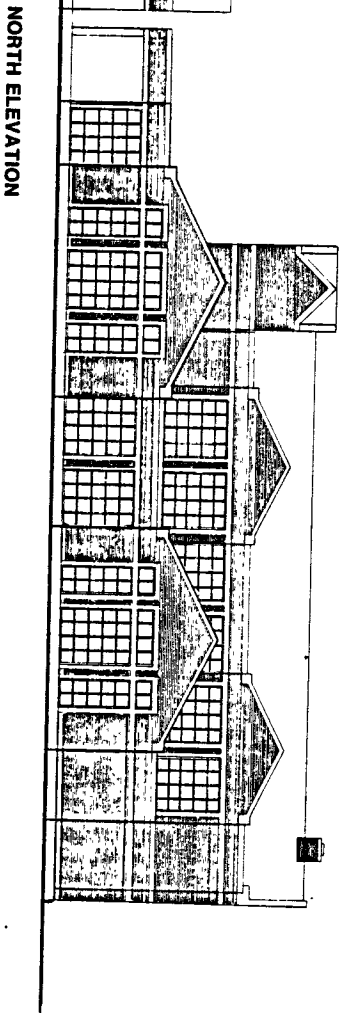
2nd FLOOR PLAN




SHEET NO. <b>3</b> OF 7	SHEET TITLE	REVISIONS	DRAWN BY DATE OCT 23, 1988	JOB NO. A PROJECT FOR <b>DALLAS DEVELOPMENT CORPORATION</b>	 ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN <small>1000 North Stemmons Freeway - Suite 400 Dallas, Texas 75207</small>	
-------------------------------	-------------	-----------	----------------------------------	---	--	--



EAST ELEVATION  
 0 5 10 25



NORTH ELEVATION

**MPI** ARCHITECTURE ENGINEERING  
 PLANNING INTERIOR DESIGN  
1677 East Permian • Suite 400 Dallas, Texas 75244

A PROJECT FOR  
**DALLAS DEVELOPMENT  
 CORPORATION**

JOB NO.

DATE  
 OCT 23, 1988

DRAWN BY  
 GRAYSON BV

REVISIONS

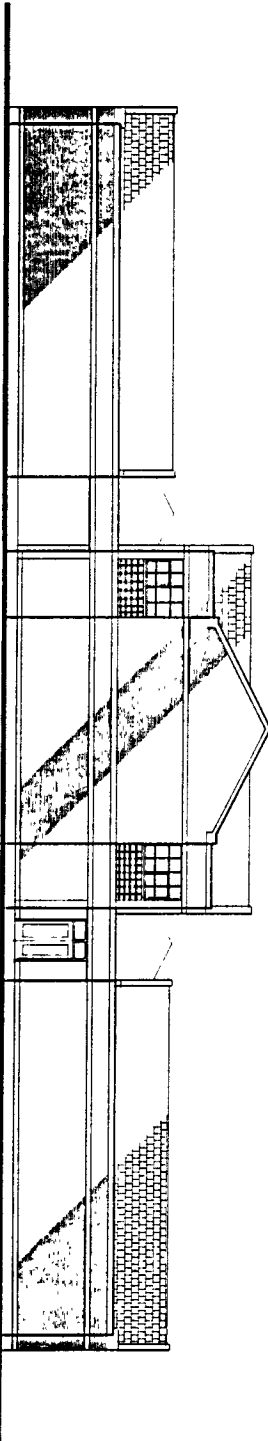
SHEET TITLE

SHEET NO.

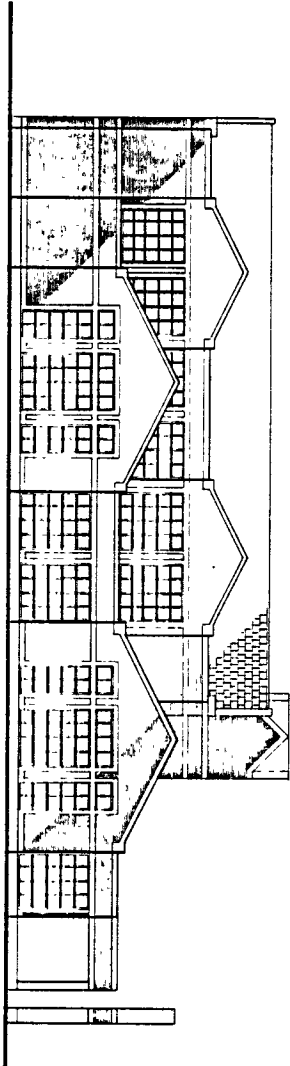
4

OF 7

WEST ELEVATION



SOUTH ELEVATION



**MPI** ARCHITECTURE ENGINEERING  
 PLANNING INTERIOR DESIGN  
1675 DALLAS FORTWAY • SUITE 400 DALLAS, TEXAS 75246

A PROJECT FOR  
**DALLAS DEVELOPMENT  
 CORPORATION**

JOB NO.

DATE  
 OCT 23, 1988

DRAWN BY

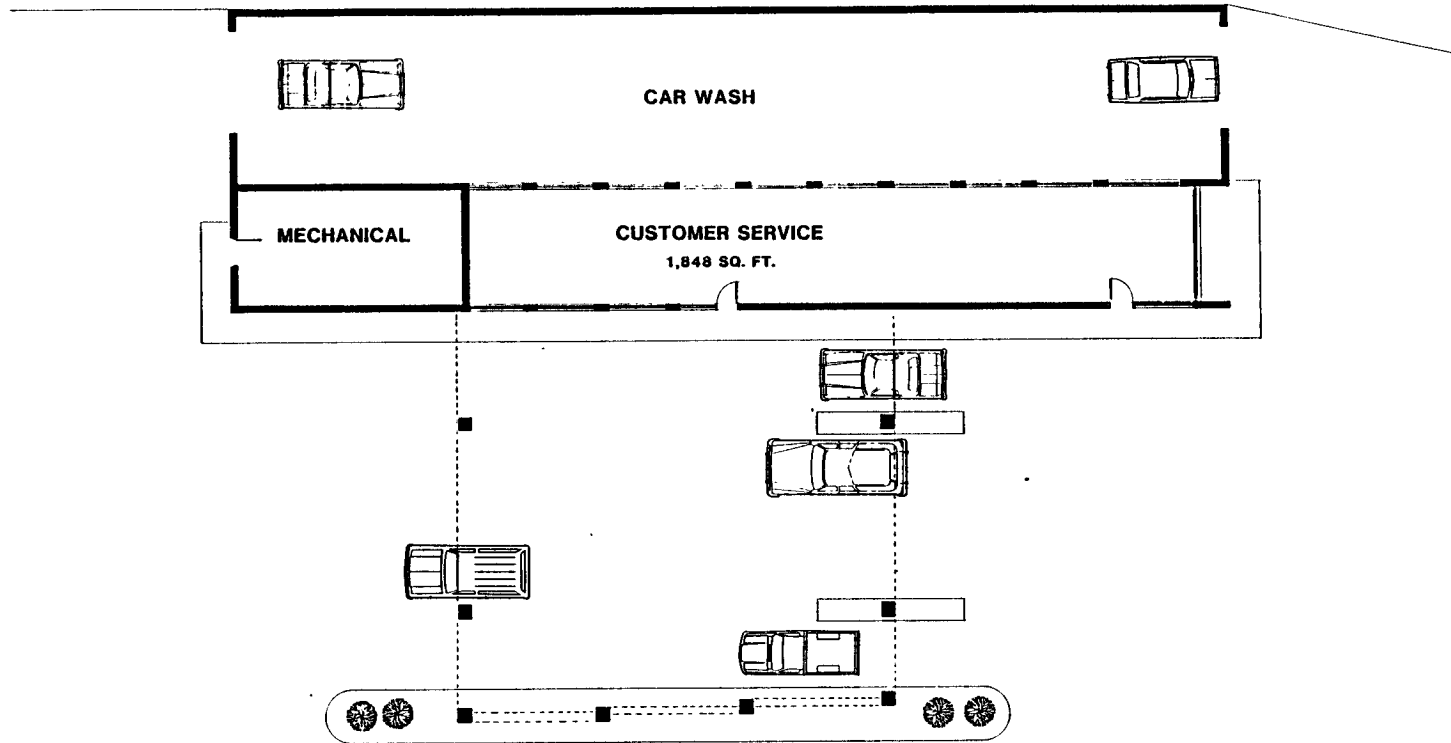
REVISIONS

SHEET TITLE

SHEET NO

5

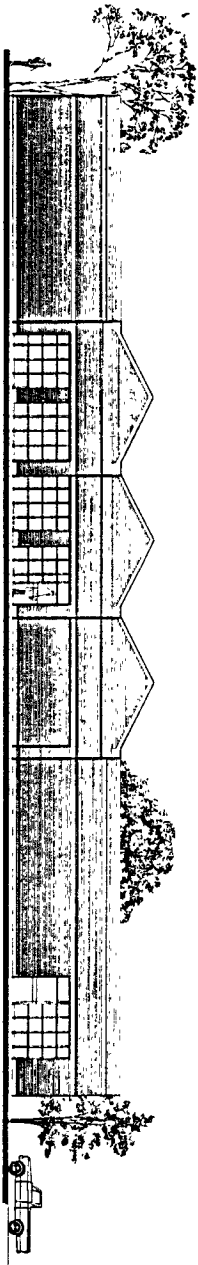
OF 7



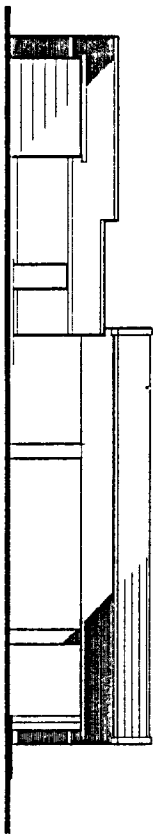
PLAN - CAR WASH 

0 5 10 25

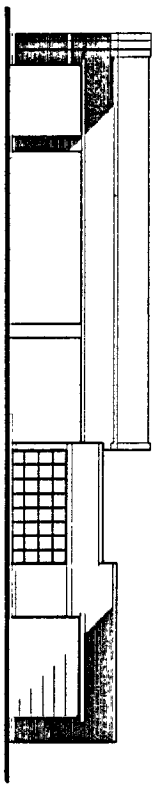
 ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN <small>1000 Ross Avenue • Dallas, Texas 75202</small>	
A PROJECT FOR <b>DALLAS DEVELOPMENT          CORPORATION</b>	
JOB NO.	
DATE	OCT 23, 1986
DRAWN BY	
REVISIONS	
SHEET TITLE	
SHEET NO.	<b>6</b>
	OF 7



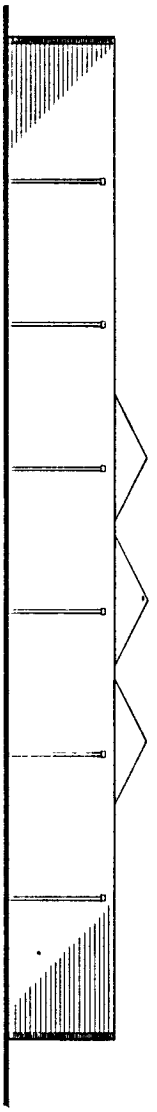
**EAST ELEVATION**  
 0 5 10 25



**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**

<b>A PROJECT FOR          DALLAS DEVELOPMENT          CORPORATION</b>		<b>MPI</b> ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN <small>1077 GLEN PARKWAY • SUITE 400 DALLAS, TEXAS 75204</small>
JOB NO.		
DATE	OCT 23, 1985	
DRAWN BY	SHAWN BY	
REVISIONS		
SHEET TITLE		
SHEET NO.	<b>7</b>	
	OF 7	