

ORDINANCE NO. 086-095

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE SO AS TO GRANT A SPECIAL USE PERMIT FOR A LANDSCAPING NURSERY, ON APPLICATION WITH FOLSOM INVESTMENTS, LOCATED ON MARSH LANE ABOUT 1300 FEET SOUTH OF SPRING VALLEY ROAD: PROVIDING FOR A REPEAL CLAUSE: 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,

Published  
11/20/86

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, as heretofore amended, is hereby amended so as to grant a special use permit for a landscaping nursery. Said zoning amendment shall be noted on the official zoning map of the Town of Addison, Texas, and is situated on the following described land:

Being a tract of land situated in the Noah Good Survey, Abstract No. 520 City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east line of Marsh Lane, said point being south 1295.46 feet along said east line from the intersection of the south line of SPRING VALLEY ROAD (a 60 ft. R.O.W.) and the east line of MARSH LANE (a 100 ft. R.O.W.);

THENCE EAST 57.00 feet to a point for corner;

THENCE NORTH 3.00 feet to a point for corner;

THENCE EAST 133.00 feet to a point for corner;

THENCE SOUTH 56 deg 08' 48" E, 45.76 feet to a point for corner;

THENCE EAST 203.00 feet to a point for corner;

THENCE SOUTH 275.01 feet to a point for corner;

THENCE WEST 276.00 feet to a point for corner;

THENCE NORTH 138.50 feet to a point for corner;

THENCE WEST 155.00 feet to a point for corner in the east line of March Lane;

THENCE NORTH 159.00 feet along said east line to a point for corner and the Place of Beginning and containing 2.347 acres (102,218 sq. ft.) of land.

SECTION 2. That the special use permit for a landscaping nursery is granted subject to the following special conditions:

1. That prior to the issuance of a Certificate of Occupancy, said property shall be developed in accordance with the development plans attached hereto and made a part hereof for all purposes. The landscaping shall be maintained in the condition as set forth in such drawings.
2. The applicant build sidewalks along the Marsh Lane frontage.
3. The applicant return the recorded plats for this property prior to the issuance of a building permit.
4. The additional landscaping be planted in front of the Good Year store.


SECTION 3. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 One Thousand Dollars (\$1,000.00) and not less than Five Hundred (\$500.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

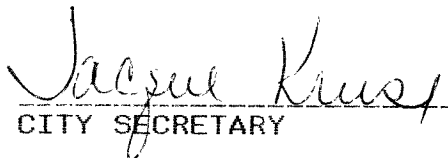
SECTION 5. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided 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 required 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 November, 1986.

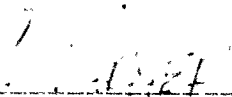
  
MAYOR

ATTEST:

  
CITY SECRETARY

CASE NO. 997-SUP

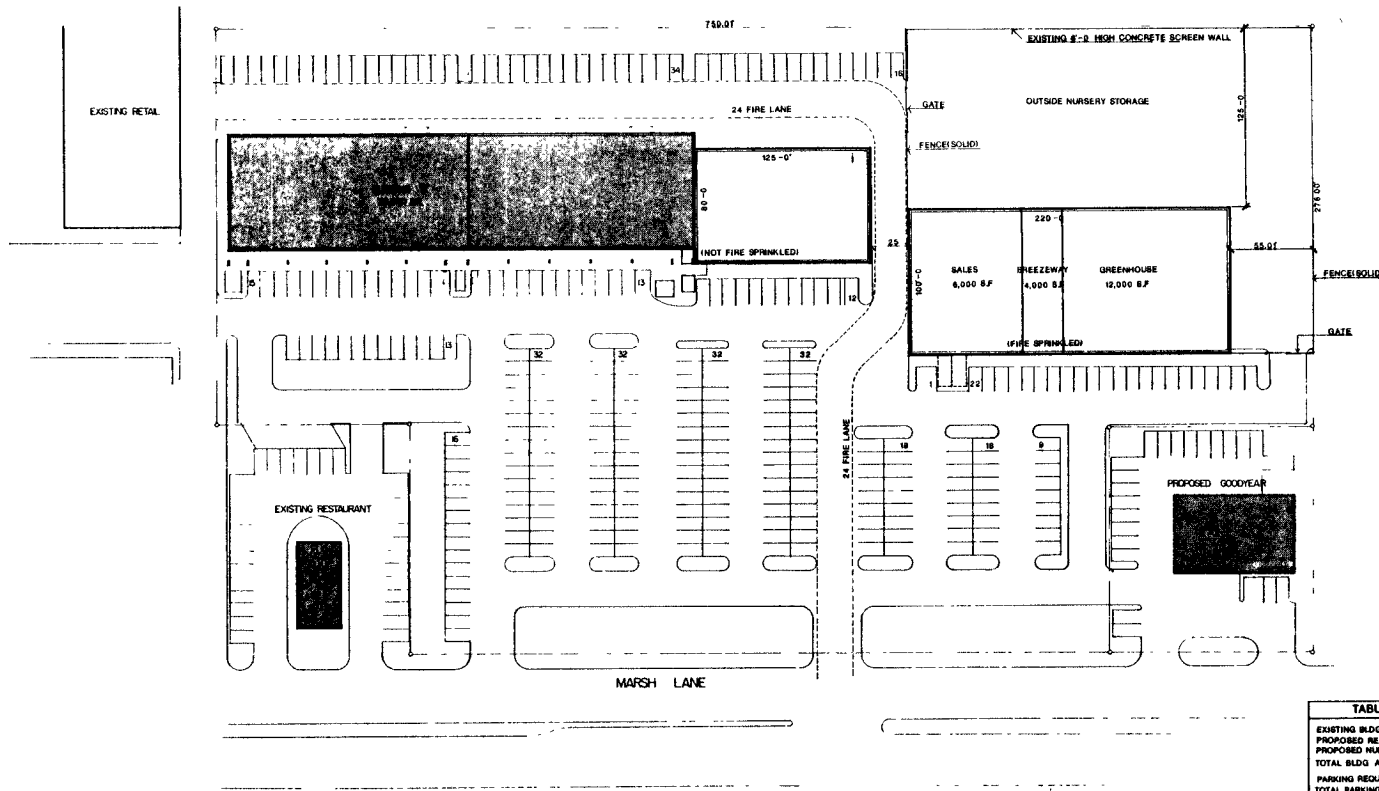
APPROVED AS TO FORM:

  
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OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 086-095

**CASE FILE NO. 997-DUP**  
**RECEIVED.**



TABULATIONS	
EXISTING BLDG. AREA	- 26,600 SF
PROPOSED RETAIL	- 10,000 SF
PROPOSED NURSERY	- 25,000 SF
TOTAL BLDG. AREA	- 61,600 SF
PARKING REQUIRED @ 1200/1 - 288	
TOTAL PARKING INDICATED	- 310

**MICHAEL F. TWICHELL**

**Architect**  
 Dallas Texas 748 8461

**BROOKHAVEN Village**  
 Shopping Center

A PROJECT FOR:

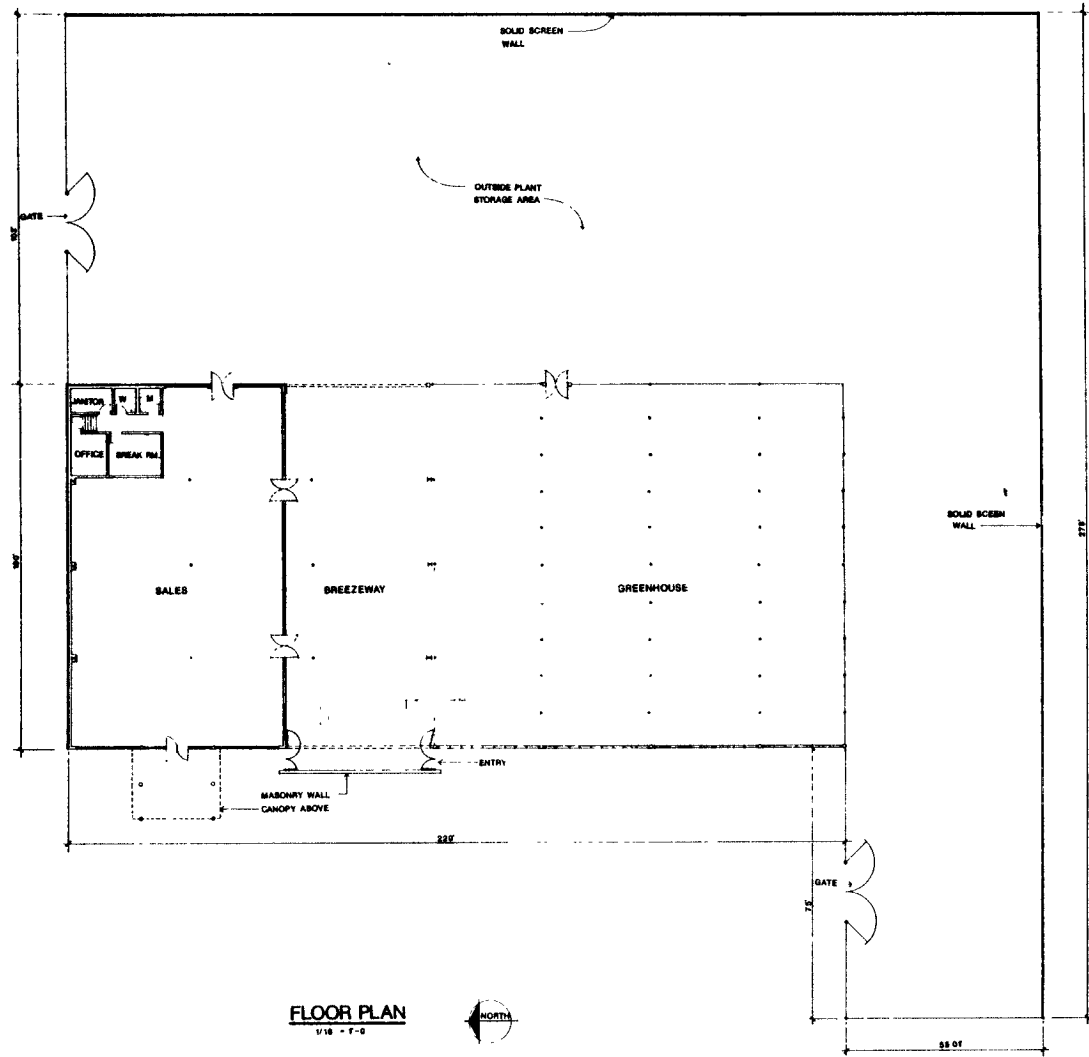
**FOLSOM INVESTMENTS INC**

DALLAS, TEXAS

**SITE PLAN**

1" = 40'-0"

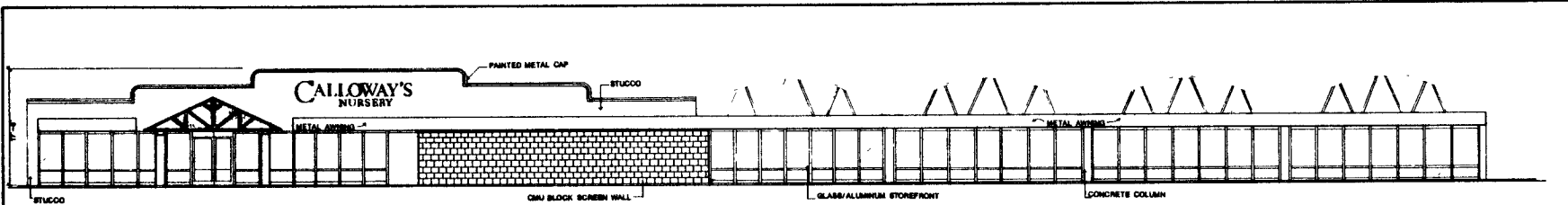
0 - 20 - 00  
 83000 **SP-1**



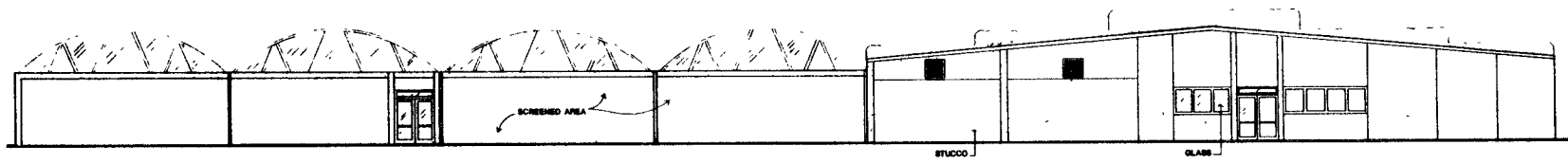
**FLOOR PLAN**  
1/18 - F-0



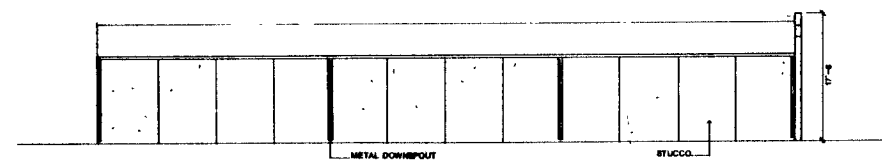
Date	No	Description
<b>MICHAEL F. TWICHELL INC.</b> Architecture Planning Construction Management Interiors 2305 CEDAR SPRINGS RD. SUITE 450 DALLAS, TEXAS 75201 214-871-8981  <b>BROOKHAVEN VILLAGE SHOPPING CENTER</b> ADDISON, TEXAS  <b>FOLSOM INVESTMENTS INC.</b> DALLAS, TEXAS  <b>CALLAWAY'S NURSERY</b>  <b>FLOOR PLAN</b> 1/18 - F-0		
0-28-04		
03000	<b>A-1</b>	



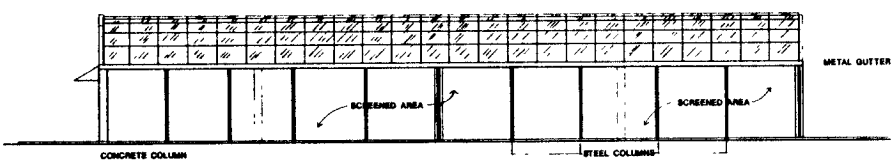
**WEST ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"



**NORTH ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"

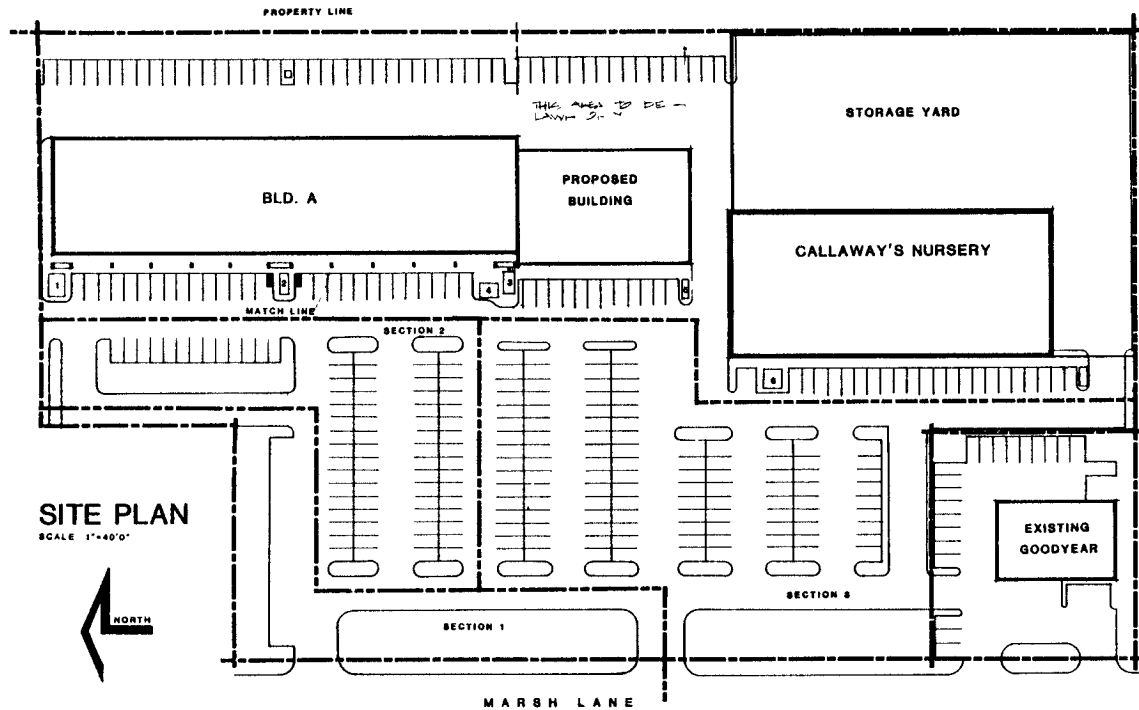
Date	No.	Description
<b>MICHAEL F. TWICHELL INC.</b> Architecture Planning Construction Management Interiors 2305 CEDAR SPRINGS RD. SUITE 450 DALLAS, TEXAS 75201 214-871-8981 <b>BROOKHAVEN VILLAGE SHOPPING CENTER</b> AUBURN, TEXAS FOLSOM INVESTMENTS INC. DALLAS, TEXAS <b>CALLAWAY'S NURSERY ELEVATIONS</b> 1/8" = 1'-0"		
0-22-98	<b>A-2</b>	
00000		



# BROOKHAVEN VILLAGE SHOPPING CENTER

MARSH LANE ADDISON, TEXAS

DEVELOPED BY:  
**FOLSOM INVESTMENTS, INC.**  
 DALLAS TEXAS



NO.	REVISIONS	DATE
1		
2		
3		
4		
5		

**HENSLEY & GIOVANNINI**  
 LANDSCAPE ARCHITECTURE  
 2608 ADDISON ROAD SUITE 240  
 DALLAS, TEXAS 75246 214/358-0118

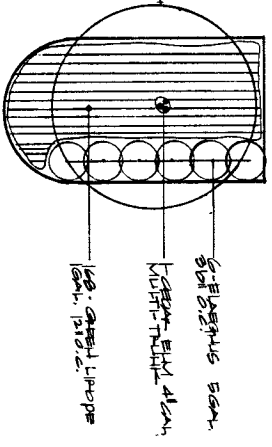
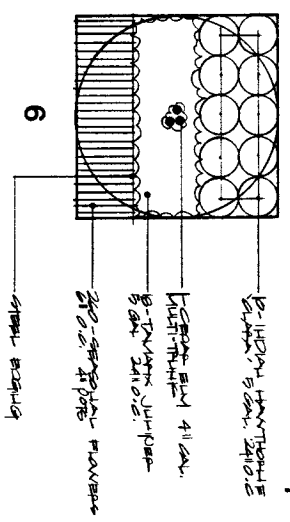
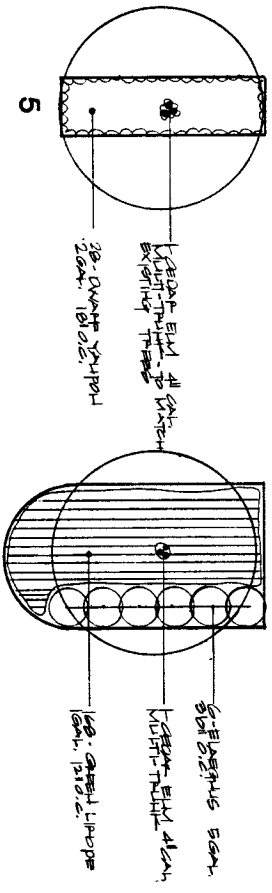
SHEET TITLE  
 SITE PLAN

BROOKHAVEN VILLAGE SHOPPING CENTER  
 ADDISON, TEXAS



SHEET NUMBER  
**1**  
 JOB NUMBER





PLANTING BEDS (REFER TO SITE PLAN FOR LOCATION)  
SCALE 1/4"=1'-0"

PLANT LIST

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		<b>GROUND COVER</b>			
1000		Lilippe aurea	Green Lilippe	1 gal.	Pull back system
		<b>SHRUBS</b>			
25		Illex verticillata "Venus"	Wax Yew	2 gal.	14" High
10		Bambusa multiplex	Bamboo	12" x 12" x 10'	10' High
10		Thalictrum aquilegifolium	Thalictrum	5 gal.	24" x 24" x 18"
140		Stachys recta	Stachys	5 gal.	24" x 24" x 18"
		<b>SMALL TREES</b>			
2		Lagerströmia indica	Crape Myrtle "Red"	8'-10'	3' canopy
		<b>LARGE TREES</b>			
3		Ulmus crassifolia	Cedar Elm	4" Cal.	Multi-trunk to match existing trees
4		Ulmus crassifolia	Cedar Elm	6" Cal.	Multi-trunk to match existing trees
10		Liquidambar styraciflua	Basswood	5" Cal.	24" existing trees
		<b>FLOWERS</b>			
10		Passiflora	Passiflora	4" Post	Planted to be all select variety at DIVISION 1500

LANDSCAPE NOTES

- Contractor to follow all plant specifications, grades and instructions provided by HENSLEY & GIOVANNINI (LANDSCAPE ARCHITECTURE) 16465 Addison Rd., Suite 240 Dallas, Texas 75248
- All documents and instructions are to be considered an integral part of the contract.
- The Contractor is to bid unit prices for all items.
- Bed prep and lawn quantities:
  - 50 3/4" existing soil
  - 25 3/4" bare soil or equal
  - 25 3/4" washed sharp sand
  - 10-10-10 or equal starter fertilizer
- Bed prep quantities:
  - 30 Cubic yards sharp washed sand
  - 20 Cubic yards bare soil or equal
  - 400 lbs. 5-10-10, 200 lbs. 5-10-10
  - 1000 sq. yds. 3/4" existing soil
  - 1000 sq. yds. 3/4" bare soil
  - 1000 sq. yds. 3/4" washed sharp sand
  - 1000 sq. yds. 10-10-10 or equal starter fertilizer
- General contractor assumes responsibility for all ground conditions and for the installation of all plants and structures unless specifically noted by landscape architect.
- All plants shall be installed in accordance with the landscape notes.
- Ground cover: 3 months Small trees: 3 months Shrubs: 3 months Large trees: 3 months
- Mowing:
  - 50 1/2" System steel edging
  - 10 1/2" curb yards bare to top dress noted beds with bare soil
- If site exhibits minimum grade relief, landscape architect takes no responsibility for failure of low lying areas to drain.
- Landscape architect takes no responsibility for improper grading relationships resulting from site changes or cuts grades without the approval of the landscape architect.
- Working days prior to completion of final grading plans by the landscape architect.
- Landscape architect assumes no responsibility for failure of any building or walls which do not drain due to improper construction or design. Contractor to correct any drainage issues to architect's satisfaction.
- If applicable, project civil engineer to review all grading work and certify it as correct prior to use.
- Final site inspection to be sealed and laid out with dimension points only when complete.
- Contractor to bid 1/4" gravel over 6 mil. Poly weed
- Landscape contractor to provide 215 cu. yds. sandy loam for berm installation unless otherwise specified by the owner.

REVISIONS	DATE
1	9/30/88
2	1/22/89

**HENSLEY & GIOVANNINI**  
LANDSCAPE ARCHITECTURE  
16465 ADDISON ROAD SUITE 240  
DALLAS TEXAS 75248 214/980-0115

**BROOKHAVEN VILLAGE SHOPPING CENTER**  
ADDISON, TEXAS

SHEET TITLE  
LANDSCAPE  
PLAN  
/PLANT LIST

