

ORDINANCE NO. 093-073

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, SO AS TO GRANT A SPECIAL USE PERMIT FOR A SELF-SERVICE STORAGE FACILITY IN A COMMERCIAL-1 DISTRICT, ON APPLICATION WITH 2M COMPANIES, AS REPRESENTATIVE FOR STORAGE USA, LOCATED AT 5.73 ACRES ON THE EAST SIDE OF ADDISON ROAD, SOUTH OF WESTGROVE; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR A SEVERABILITY CLAUSE.

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, 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:

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 093-073

SECTION 1. That Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit to a self-service storage facility. 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 William Lomax Survey Abstract No. 792, City of Addison, Dallas County, Texas, and being part of a 23.81 acre tract of land conveyed to A.R. Sowell by deed recorded in Volume 694 at page 289 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the East line of Addison Road (60 foot R.O.W.), said point being the Northwest corner of the Sowell 23.81 acre tract of land conveyed to A.R. Sowell by deed recorded in Volume 694 at Page 289 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

THENCE North 89°58"00', East, with the North line of the Sowell 23.81 acre tract same being with the South line of Kemp Engineering Company Addison, a distance of 436.69 feet to an iron rod found in the West line of Bent Tree III Addition, an addition to the City of Addison, Texas according to the plat recorded in Volume 79148 at page 1365 of the Deed Records of Dallas County, Texas;

THENCE South part of the way with the West line of Bent Tree III Addition, and part of the way with a Westerly line of a tract of land conveyed to Robert S. Folsom Investments, Inc. by deed filed 10/14/74 in the Deed Records of Dallas County, Texas, a distance of 445.95 feet to the Southeast corner of a 4.471 acre tract of land conveyed to Harry Lee and wife Sophie Lee by deed recorded in Volume 80068 at page 2006 of the Deed Records of Dallas County, Texas, an iron rod set for corner;

THENCE South 89°58"00', West, with the South line of the Lee 4.461 acre tract, a distance of 19.26 feet, an iron rod set for corner;

THENCE South with a Westerly line of the Folsom tract, a distance of 208.71 feet, an iron rod set for corner;

THENCE South 89°58"00', West, with a Northerly line of the Folsom tract, a distance of 208.71 feet to an iron rod found in the South line of the Lee 4.471 acre tract;

THENCE South 89°58"00', West, a distance of 208.71 feet to an iron rod found in the East line of Addison Road said point being the Southwest corner of the Lee 4.471 acre tract, a distance of 445.95 feet to the PLACE OF BEGINNING and containing 238,304 square feet of land which 12,933 square feet lies within the easement.

SECTION 2. The Special Use Permit for a self-storage facility on the above-described property is approved subject to the following special conditions:

1. Plans should be revised to indicate additional landscaping as recommended by Slade Strickland.
2. The applicant shall use a natural, unpainted brick for the exterior facades. The applicant shall present brick colors and roof colors to the Commission and Council for approval.
3. The facility shall have the following regulations for operation.

A. Self-service storage facilities shall be limited to dead storage use only.

B. No activities other than rental of storage units and pick-up and deposit of dead storage shall be allowed on the premises.

C. Examples of activities prohibited in this facility include but are not limited to the following:

(a) Auctions, miscellaneous sales, garage sales, commercial wholesale or retail sales, provided however; that retail sales from the facility office of locks, packing materials, boxes, tape and other related storage items are permitted hereunder. An auction of abandoned goods from a rental unit, which is held by the operator of the facility is exempted.

(b) The servicing, repair, fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.

(c) The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.

(d) The establishment of a transfer and storage business.

(e) Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.

4. Office hours of operation shall not begin before 7:00 a.m. and 7:00 p.m. provided however that the operator may allow access to the facility between 6:00 a.m. and 7:00 a.m. and 7:00 p.m. to 9:00 p.m. on a case by case basis as required. Access prior to 6:00 a.m. or after 9:00 p.m. shall be granted by the manager on an emergency basis.

5. There shall be a resident manager living on the property.

6. Outdoor lighting shall be shielded to direct light and glare only onto the premises. A lighting plan shall be approved by the staff prior to installation.

7. The developer of the facility shall prepare a line-of-sight drawing indicating the relationship between the facility and the condominiums on the east side of the property. The drawing should indicate whether or not the pine trees the applicant plans to use for screening will be sufficient to screen the facility from the condominiums. The drawing shall be approved by the staff prior to the issuance of a building permit for the facility.

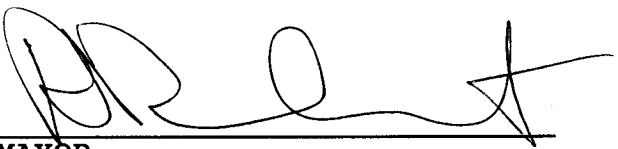
SECTION 3. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 23rd day of November, 1993.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1160-SUP

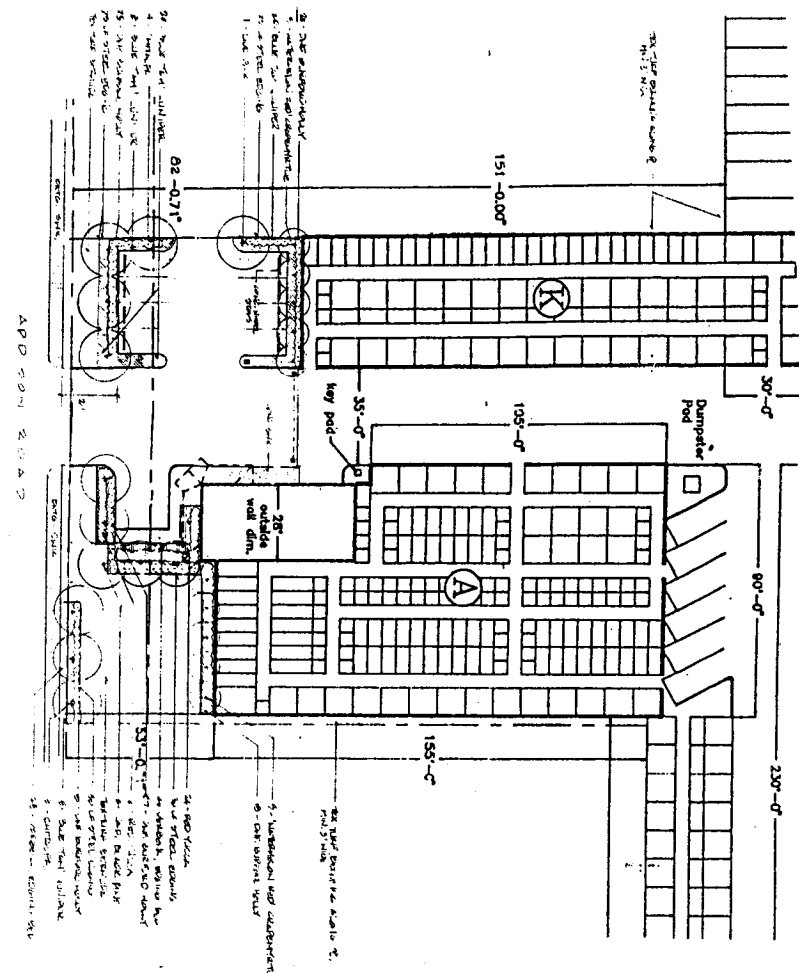
APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

Published
3/10/94



SEE ALSO THE PLAN FOR STAIR & RAMP UP ON SECOND FLOOR



1. Provide to City, the Professional Sealing, N.E. by Allowing State Technology or approved equal for each planting bed, spread with 2\"/>

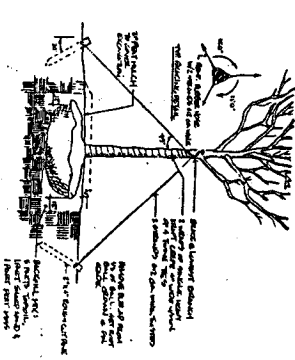
PLANT & MATERIALS LIST

QTY	DESCRIPTION	SIZE	REMARKS
21	1. Live Oak	18 gal.	Min. 18\"/>
1	2. Live Oak	4\"/>	
1	3. Live Oak	4\"/>	
1	4. Live Oak	4\"/>	
1	5. Live Oak	4\"/>	
1	6. Live Oak	4\"/>	
1	7. Live Oak	4\"/>	
1	8. Live Oak	4\"/>	
1	9. Live Oak	4\"/>	
1	10. Live Oak	4\"/>	
1	11. Live Oak	4\"/>	
1	12. Live Oak	4\"/>	
1	13. Live Oak	4\"/>	
1	14. Live Oak	4\"/>	
1	15. Live Oak	4\"/>	
1	16. Live Oak	4\"/>	
1	17. Live Oak	4\"/>	
1	18. Live Oak	4\"/>	
1	19. Live Oak	4\"/>	
1	20. Live Oak	4\"/>	
1	21. Live Oak	4\"/>	

PLANTING BED DETAIL



TREE PLANTING DETAIL



APPROVED

RECORD SET OF PLANS WHICH ARE FILED IN ZONING CASE FILE 1060-51P

CAVE COOK AS LA

6011 Maple Road, Ste. 1201 • Dallas, TX 75206 • 268-8008



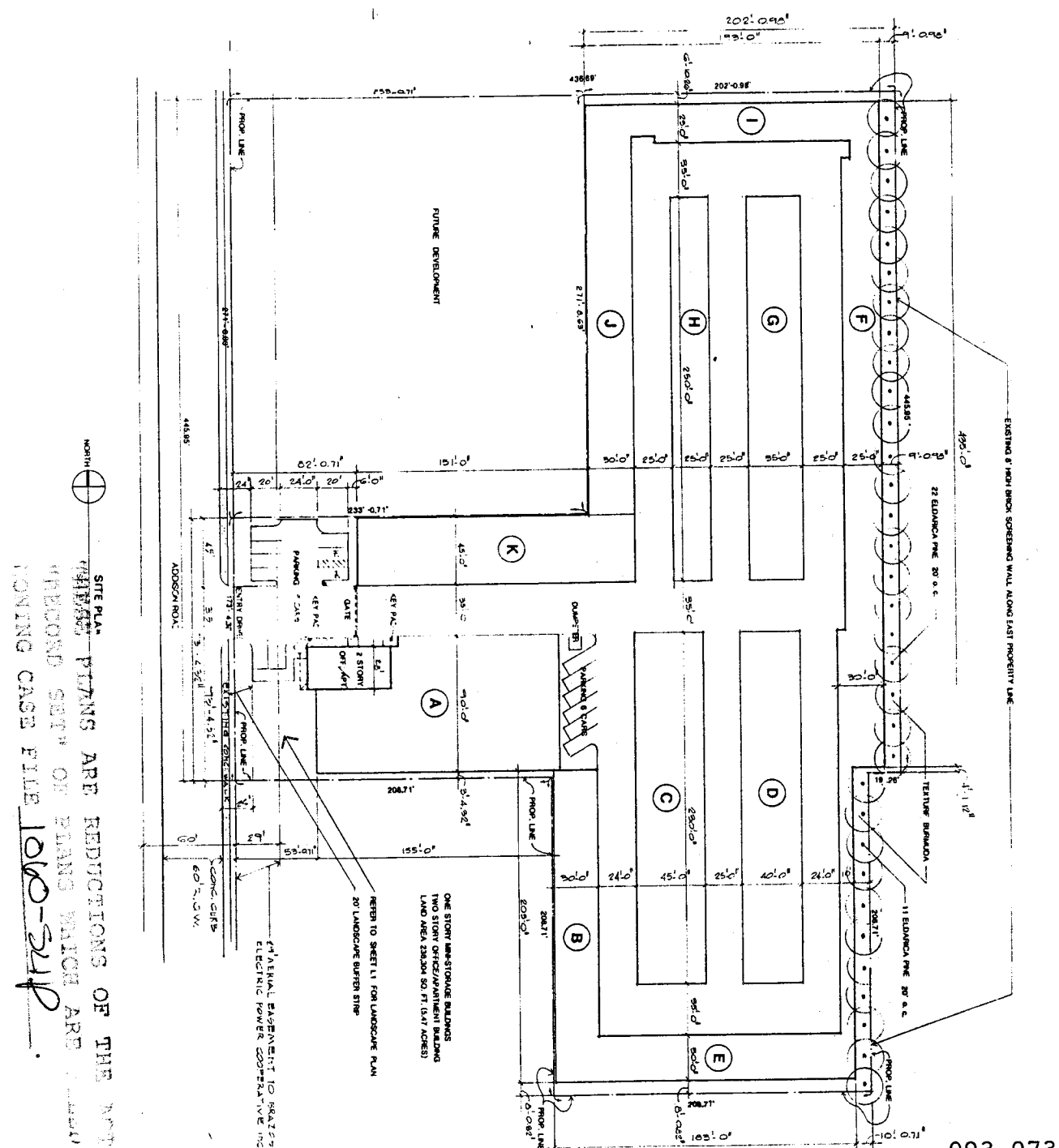
093-073

JOB #	11
SHT 3 OF 3	

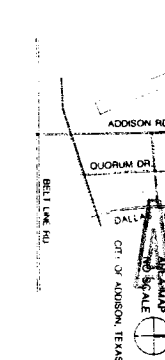
DATE	10/18/93
REVISIONS	
SHEET TITLE	Landscaping Plan

ADDISON ROAD SELF STORAGE
 ADDISON ROAD, ADDISON, TEXAS
 ADDISON ROAD SELF STORAGE LIMITED PARTNERSHIP OWNER
 10 COLUMBIA CORPORATE CENTER, COLUMBIA, MD. 21044

JOSEPH F. GORDON ARCHITECT INC. AIA
 6858 ROYAL LANE
 DALLAS, TEXAS 75220 (214) 966 8824



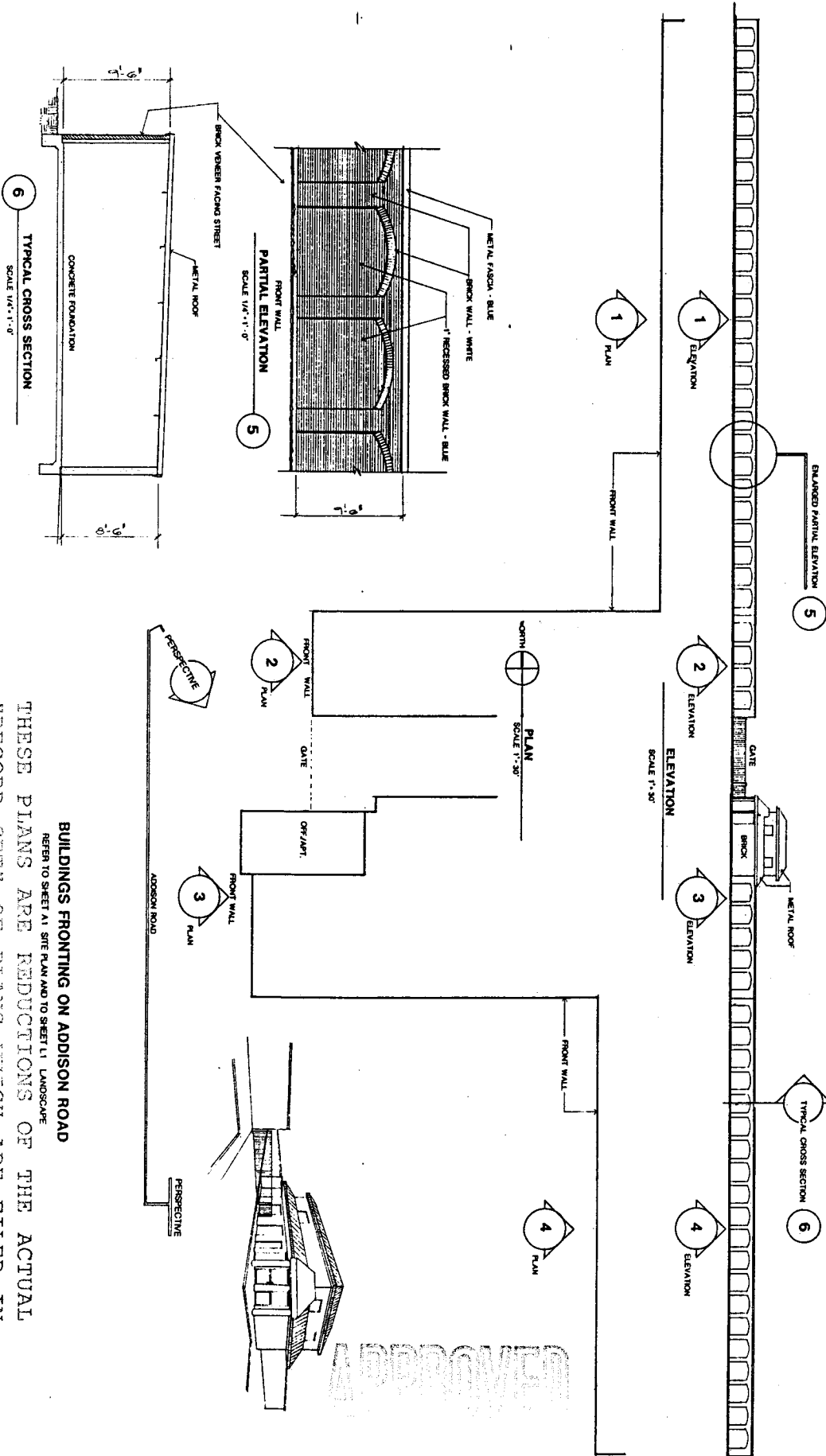
SITE PLAN
 THESE PLANS ARE REDUCTIONS OF THE ORIGINAL
 RECORD SET OF PLANS WHICH ARE FILED IN
 RECORDING CASE FILE 1060-511P



093-073

REVISIONS OF RECORDS
 DATE: August 15, 1990
 BY: JFG
 PROJECT: ADDISON ROAD SELF STORAGE
 10 COLUMBIA CORPORATE CENTER, COLUMBIA, MD. 21044
 JOSEPH F. GORDON ARCHITECT AIA
 8806 ROYAL LANE
 DALLAS, TEXAS 75200 (214) 869-8824

SHEET TITLE ADDISON ROAD SELF STORAGE LIMITED PARTNERSHIP OWNER 10 COLUMBIA CORPORATE CENTER, COLUMBIA, MD. 21044	DRAWN BY JFG	DATE 10/18/93	JOB # 0303
REVISIONS	SCALE AS SHOWN	NORTH	SHEET 01 OF 2



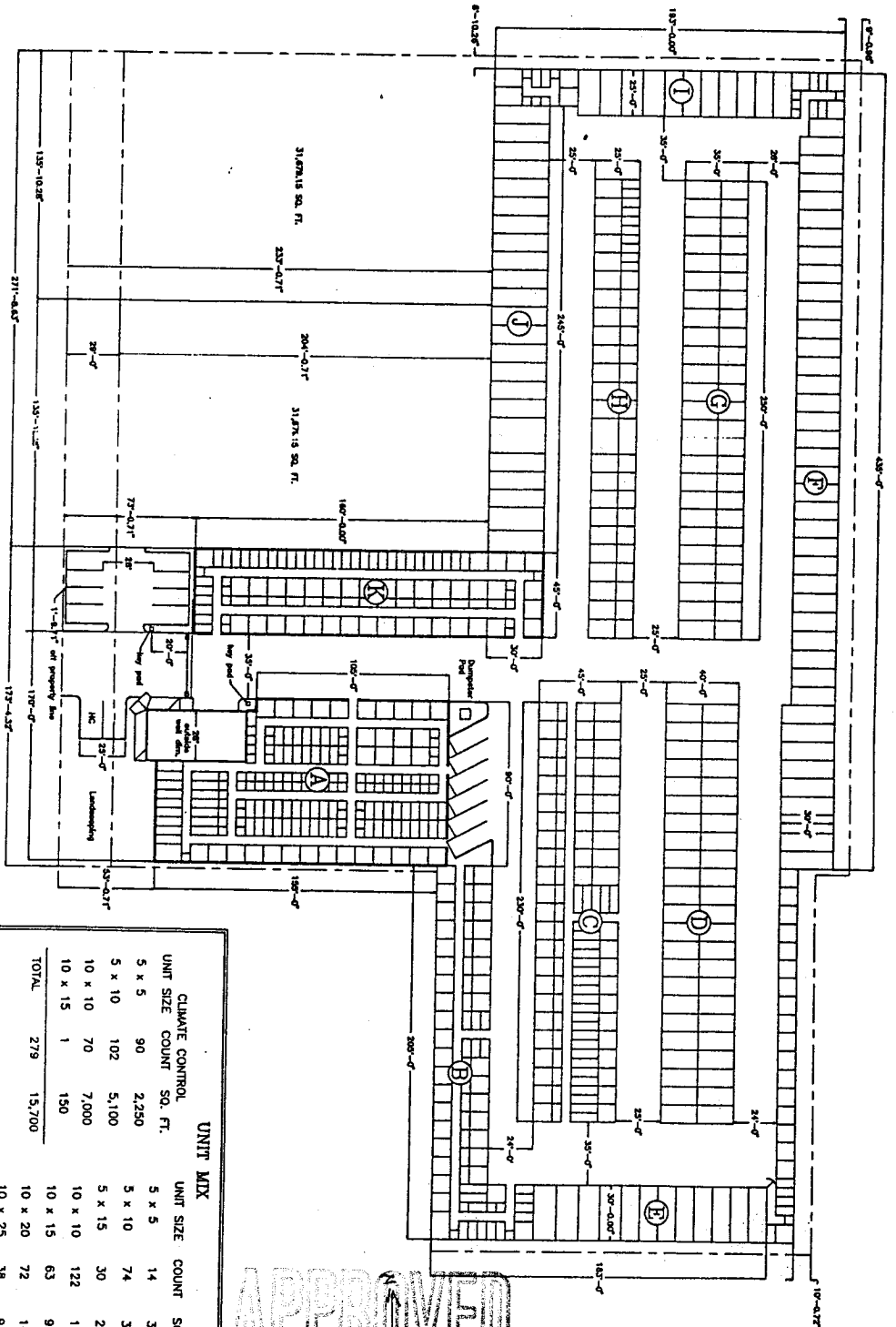
BUILDINGS FRONTING ON ADDISON ROAD
 REFER TO SHEET A1 SITE PLAN AND TO SHEET U1 LANDSCAPE
 THESE PLANS ARE REDUCTIONS OF THE ACTUAL
 "RECORD SET" OF PLANS WHICH ARE FILED IN
 ZONING CASE FILE 1060-244

APPROVED

093-073

SHEET TITLE	ADDISON ROAD SELF STORAGE ADDISON ROAD, ADDISON, TEXAS		
	ADDISON ROAD SELF STORAGE LIMITED PARTNERSHIP OWNER 10 COLUMBIA CORPORATE CENTER, COLUMBIA, MD. 21044		
REVISIONS	DRAWN BY JFG DATE 10/16/93		
JOB # 0383	A2		
SHT 2 OF 3	JOSEPH F. GORDON ARCHITECT INC. AIA 8988 ROYAL LANE DALLAS, TEXAS 75290 (214) 898 8024		





THESE PLANS ARE REDUCTIONS OF THE ACTUAL
 "RECORD SET" OF PLANS WHICH ARE FILED IN
 ZONING CASE FILE 1060-SUP 11.

CLIMATE CONTROL		UNIT MIX	
UNIT SIZE	COUNT	UNIT SIZE	COUNT
5 x 5	90	5 x 5	14
5 x 10	102	5 x 10	74
10 x 10	70	5 x 15	30
10 x 15	1	10 x 10	122
TOTAL	279	10 x 15	63
		10 x 20	72
		10 x 25	38
		10 x 30	39
		12 x 25	4
		12 x 30	6
TOTAL	741	TOTAL	452
	82,610		66,910

APPROVED

ARCHITECT D. THORNTON CHAMBERLAIN	DATE 10/10/11	PROJECT NAME STORAGE USA 10 COLUMBIA CORPORATE CENTER - COLUMBIA, MO 65204	SHEET NUMBER 1 OF 1	DATE 03SEP13	PROJECT NUMBER P-228R
ADDRESS ADDISON ROAD Addison, Texas					