

ORDINANCE NO. 096-057

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING ORDINANCE 085-026, SECTION 1 TO PROVIDE FOR REVISED ALLOWED USES AND SECTION 2 TO PROVIDE FOR APPROVAL OF DEVELOPMENT PLANS, AND SECTION 3 TO PROVIDE FOR REVISED SPECIAL CONDITIONS; ON APPLICATION FROM 2M MANAGEMENT, INC.; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL 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, 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 Ordinance No. 085-026, passed by the City Council on the 14th day of May, 1985, is hereby amended by amending Section 1, to read as follows:

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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, with the following uses allowed on the property: Office, Office/Service/Showroom, the office/showroom component is limited to a facility for the regular transaction of business and for the display of uncontainerized merchandise in a finished building setting, and the service component of this use is limited to not more than seventy-five percent (75%) of the floor area of the use. Said property being in the Town of Addison, Texas, and being described as follows:

BEING a part of BENT TREE VALLEY, an addition to the City of Addison, as filed in Volume 81191, Page 1909, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point formed by the intersecting of the South right-of-way line of WESTGROVE DRIVE and the West right-of-way line of LEDGEMONT LANE; thence along the West right-of-way line of LEDGEMONT LANE SOUTH 42 degrees 00'34" WEST, a distance of 580.43 feet to the point of beginning of a circular curve to the left whose central angle is 42 degrees 18'35", whose radius is 280.00 feet to the point of tangency; thence SOUTH 0 degrees 18'01" EAST, a distance of 982.52 feet to the point of curvature of a circular curve to the right whose central angle is 01 degrees 20'26", whose radius is 220.00 feet, and whose tangents are 2.57 feet; thence along said circular curve to the right a distance of 5.15 feet to the point of tangency; thence departing the West right-of-way line of LEDGEMONT LANE SOUTH 89 degrees 47'00" WEST, a distance of 352.19 feet to a corner to the Point of Beginning;

THENCE, SOUTH 89 degrees 47'00" WEST, a distance of 386.08 feet to a corner in the East line of ADDISON ROAD;

THENCE, along the East line of ADDISON ROAD NORTH 00 degrees 13'00" WEST, a distance of 527.71 feet to a point for a corner;

THENCE, departing the East line of ADDISON ROAD NORTH 89 degrees 47'00" EAST, a distance of 386.08 feet to a point for a corner;

THENCE, SOUTH 00 degrees 13'00" EAST, a distance of 527.71 feet to the Place f Beginning and containing 4.677 acres of land.

SECTION 2. That Ordinance No. 085-026, passed by the City Council on the 14th day of May, 1985, is hereby amended by amending Section 2, to read as follows:

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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 showing the site plan, landscaping plan, and elevations of all sides of all buildings, which are attached hereto and a part hereof for all purposes.

SECTION 3. That Ordinance No. 085-026, passed by the City Council on the 14th day of May, 1985, is hereby amended by amending Section 3, to read as follows:

SECTION 3. The following special conditions are placed on the above-described property:

1. All building heights shall be restricted to thirty-one (31) feet.
2. A setback of sixty-five (65) feet from the east property line shall be required.
3. Any equipment placed on the roof of a building shall be adequately screened.
4. A detailed set of landscape, grading, and irrigation plans shall be submitted for review and approval before issuance of a building permit.
5. The radius of the driveway curb return shall be increased to 20 or 25 feet to provide for truck traffic. These curb returns are required to be located entirely within the limits of the development.
6. The location of the driveway in relationship to the property line should be increased to 75 feet; however, there is some latitude in the design guideline to adjust that distance. If the driveway is located on the property line as shown, the driveway shall be placed in a nonexclusive ingress/egress easement for use by the adjacent property and permission shall be obtained from the adjacent property owner for the placement of the curb return.
7. The design for the northernmost driveway, at its intersection with Addison Road, shall be approved by the City's Engineer.
8. Stormwater detention, if required, shall be provided on-site.
9. The total number of dock doors allowed on the site shall not exceed ten (ten). No dock door shall be located closer than 145 feet to the east property line.
10. A lighting plan for the site shall be submitted for approval by the staff prior to the issuance of a Building Permit.

11. In the event of phased construction of the two buildings, the part of the site that left undeveloped shall be planted with grass. All perimeter landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the first building.

12. No trucks or trailers shall be left parked on the site at any time, except for trucks located in the wells of the loading docks.

13. There shall be no outside storage of any equipment, goods, merchandise, or materials.

14. All mechanical equipment shall be screened from view from any adjacent property. The screens shall be constructed of a material that is architecturally compatible with the building, and the determination of architecturally compatible shall be made by the Building Official.


SECTION 4. 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 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 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 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. 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 11th day of November, 1996.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1274-Z

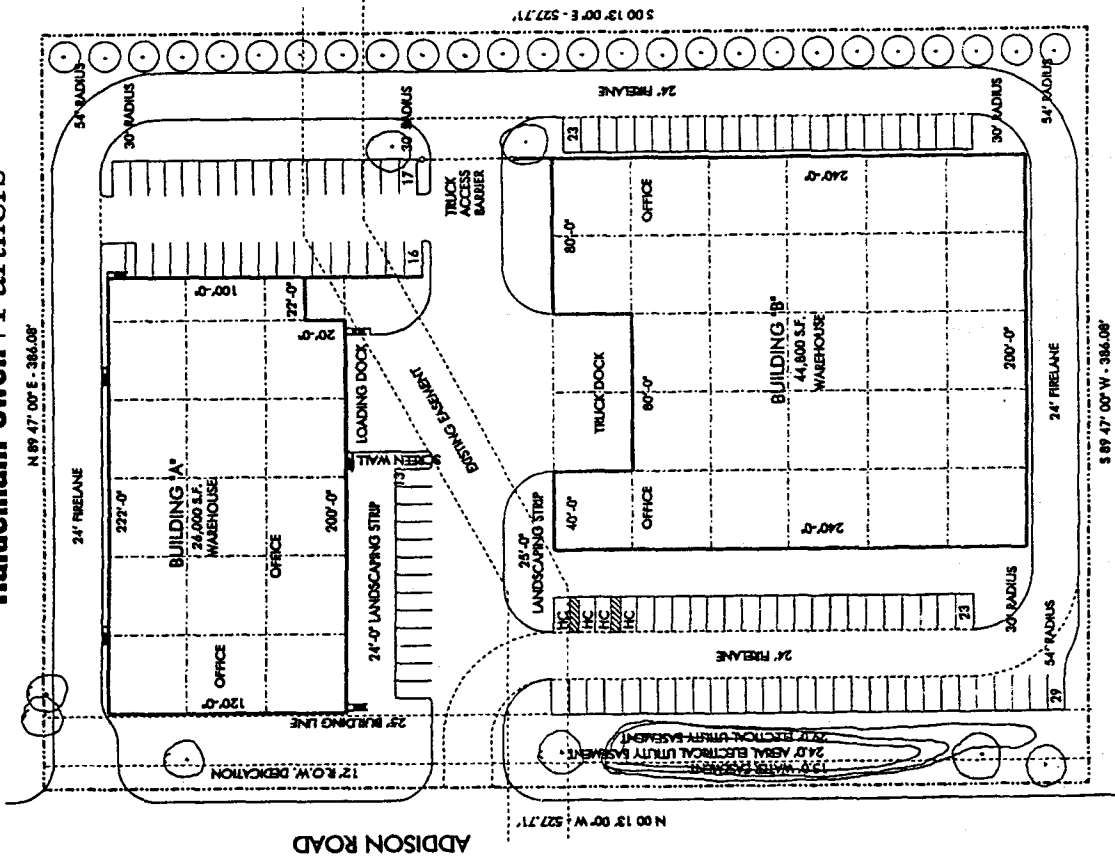

DIRECTOR OF DEVELOPMENT SERVICES

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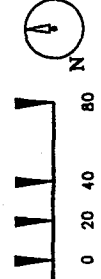
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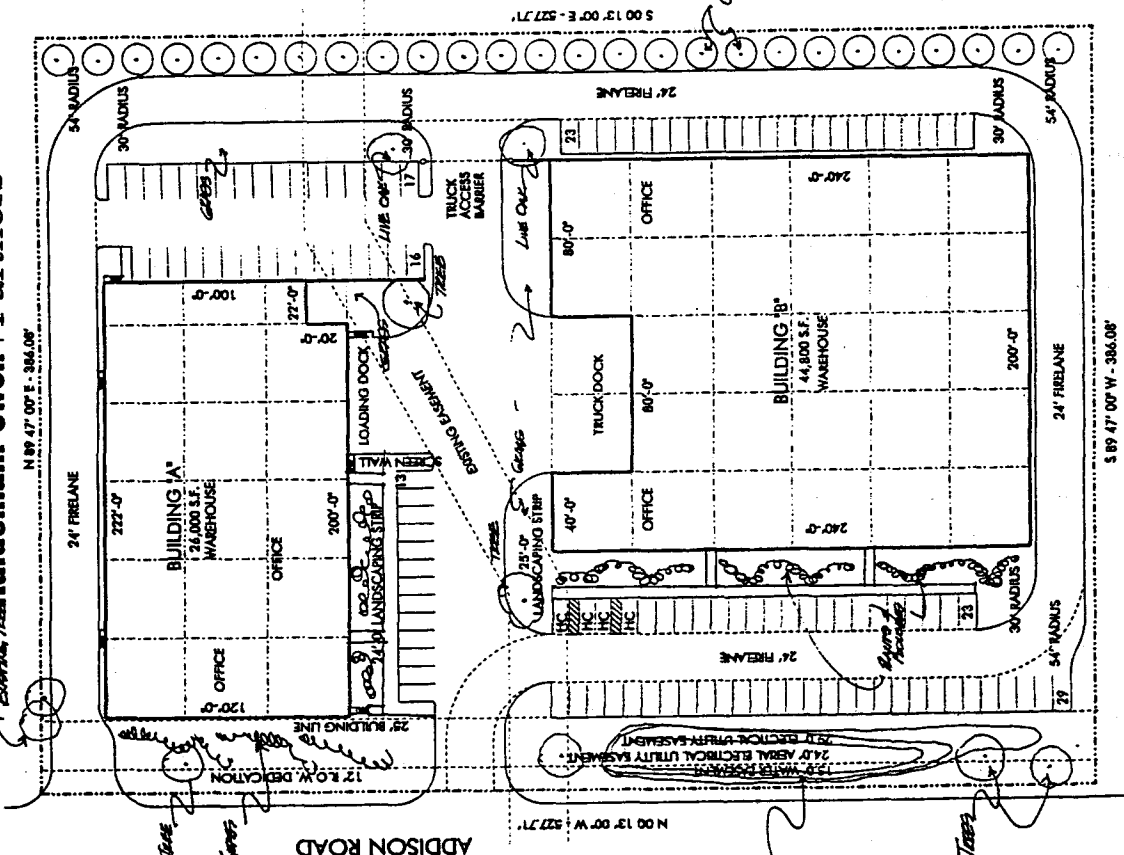


TABULATIONS	
LAND AREA (AFTER 12' R.O.W. DEDICATION) 177,405.8 SF	
COVERAGE	35.8%
LANDSCAPE AREA	39,500 S.F.
BUILDING "A" AREA	
OFFICE @ 25%	6,500 SF
WAREHOUSE	19,500 SF
TOTAL	26,000 SF
BUILDING "B" AREA	
OFFICE	11,200 SF
WAREHOUSE	33,600 SF
TOTAL	44,800 SF
GRAND TOTAL	70,800 SF
PARKING REQUIREMENT	
OFFICE TOTAL 17,700 SF	
AT 1 SPACE/300SF	59 SPACES
WAREHOUSE TOTAL 53,100 SF	
WAREHOUSE AT 1 SPACE/1000 SF	54 SPACES
TOTAL PARKING REQUIRED	113 SPACES

SITE PLAN

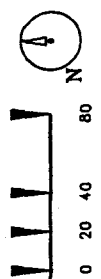


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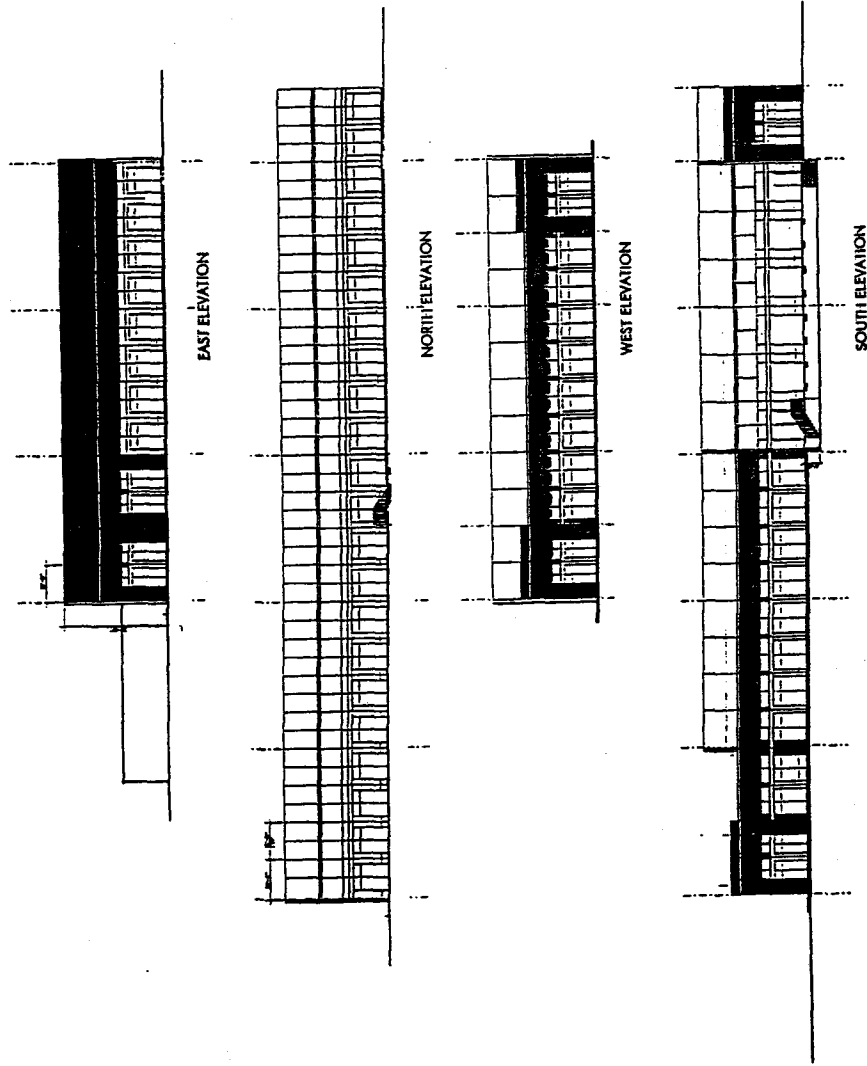


Landscape Plan

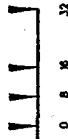
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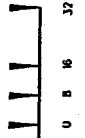
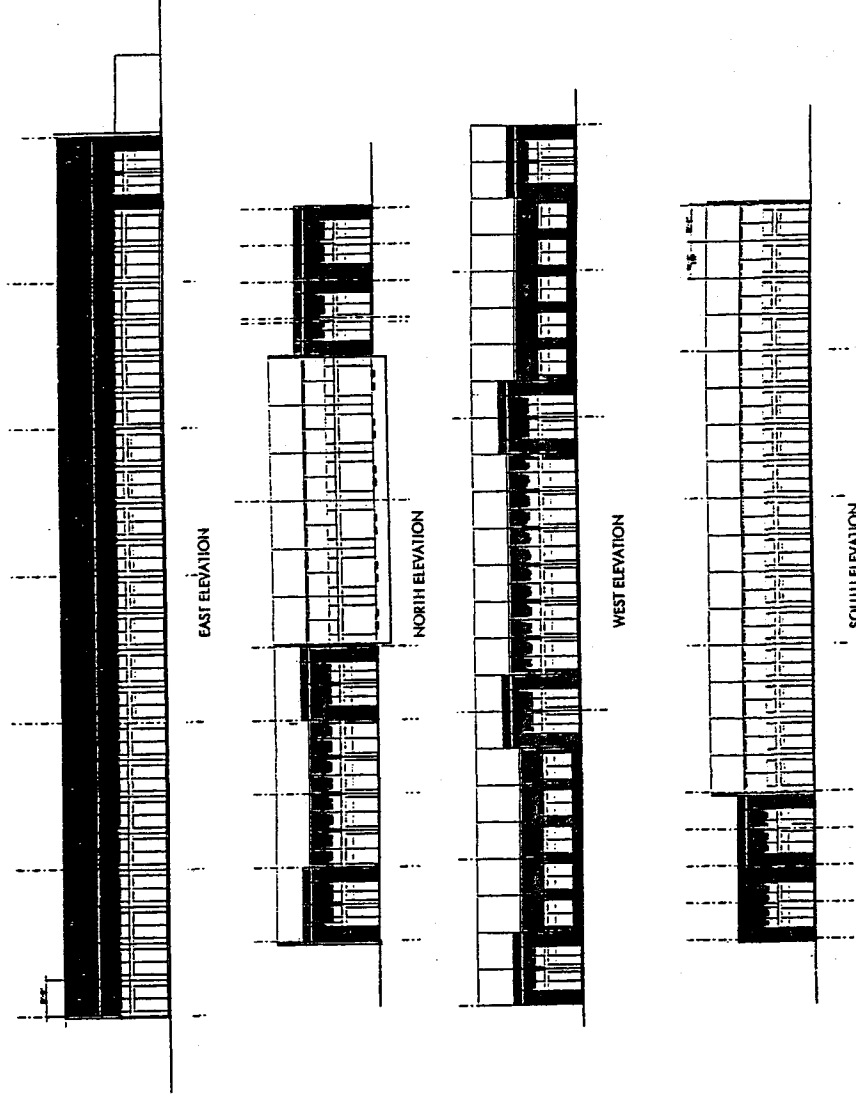
16300 ADDISON ROAD DEVELOPMENT

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BUILDING "A" ELEVATION





BUILDING "B" ELEVATION