

**ORDINANCE NO. 098- 049**

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR THE APPROVAL OF REVISED DEVELOPMENT PLANS FOR A SITE LOCATED IN A PLANNED DEVELOPMENT DISTRICT APPROVED THROUGH ORDINANCE 092-037; ON APPLICATION FROM BELTWAY DEVELOPMENT COMPANY; PROVIDING FOR SPECIAL CONDITIONS; 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 development plans are hereby approved for a retail center to be located on 12.69 acres at the northeast corner of Belt Line Road and Marsh Lane, and such site shall be developed in accordance with the plans attached hereto and a part hereof for all purposes.

SECTION 2. That the development plans are approved subject to the following special conditions:

- A 5-foot sidewalk shall be constructed along Belt Line Road and Marsh Lane.
- Drainage and public infrastructure shall conform to Addison standards.
- The northern drive shall be a non-exclusive ingress/egress easement providing joint access to the property located north of the proposed center.
- A detailed landscaping and irrigation plan, which meets the requirements of the Town's landscaping ordinance, shall be submitted and approved by the staff prior to the issuance of a building permit.
- The development must meet all requirements of the Uniform Fire Code.

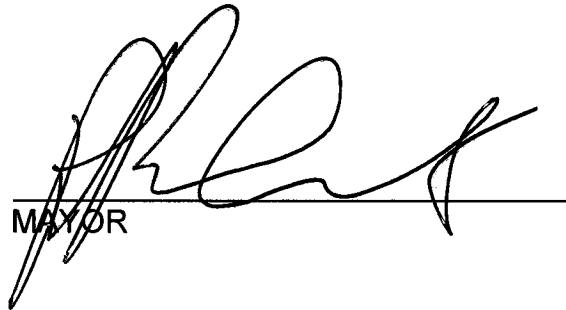
SECTION 3. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed, specifically Ordinance 097-018, and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

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.

SECTION 6. 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 10th day of November, 1998.



MAYOR

ATTEST:



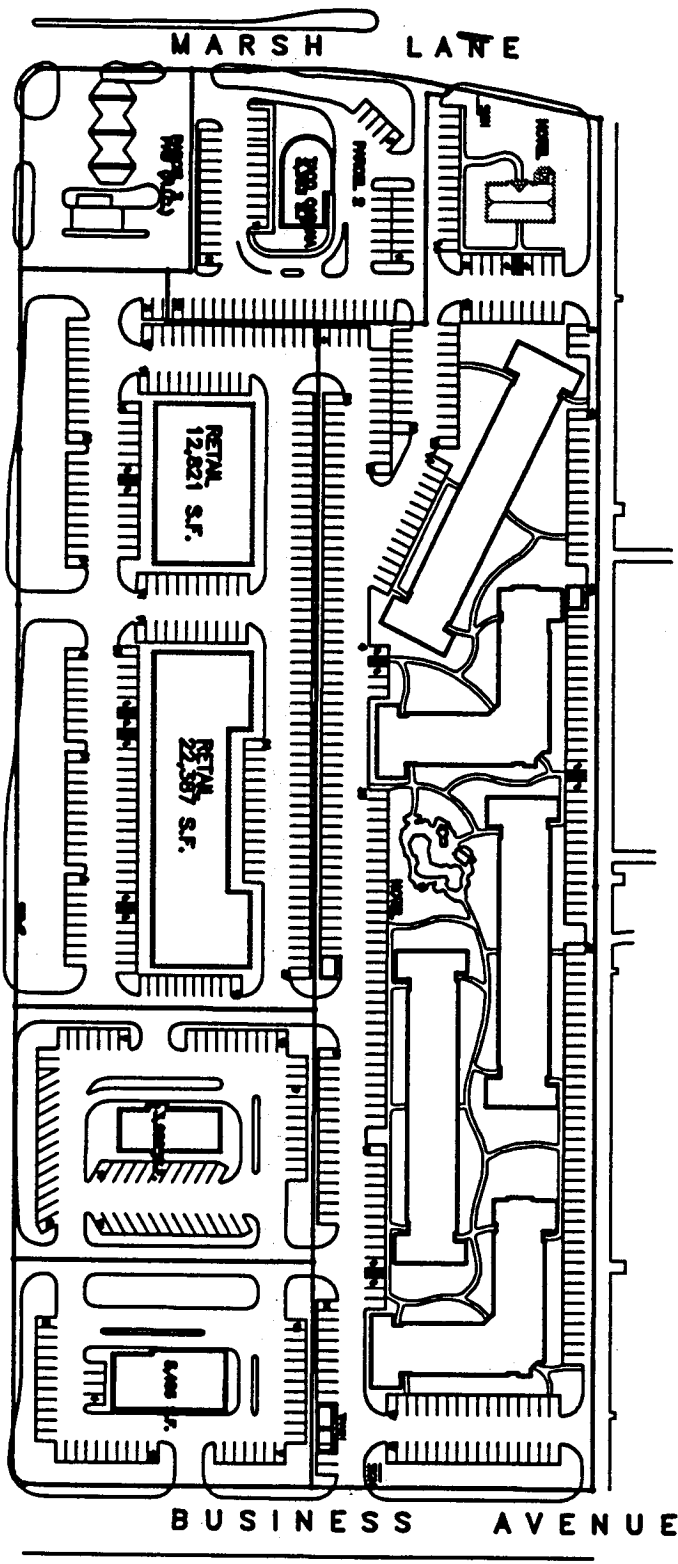
CITY SECRETARY

CASE NO: 1311-Z



DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 11/15/99



**SITE ANALYSIS**

LAND AREA 6.4 ACRES STRESSA BY +/-

PLANNING REQUIREMENTS 1 SPACE/ROOM

LANDSCAPE REQUIREMENTS TBD

BUILDING SETBACKS PER PLAN

PLANNING SETBACKS 20'

THE LANE WIDTH 30'

REQUIRE THE LANE WIDTH NUMBER OF UNITS 328

REGULAR SPACES PROVIDED 328

HANDICAPPED SPACES PROVIDED 34

LANDSCAPE SPACES PROVIDED 328

PARKING SPACES PROVIDED 328

PARKING SPACES INCURRED 328

TYPE I - 3 BUILDINGS @ 70 UNITS = 210 UNITS

TYPE II - 1 BUILDING @ 41 UNITS = 41 UNITS

TYPE III - ADMINISTRATION BUILDING 122 UNITS

# Proposed Site Plan

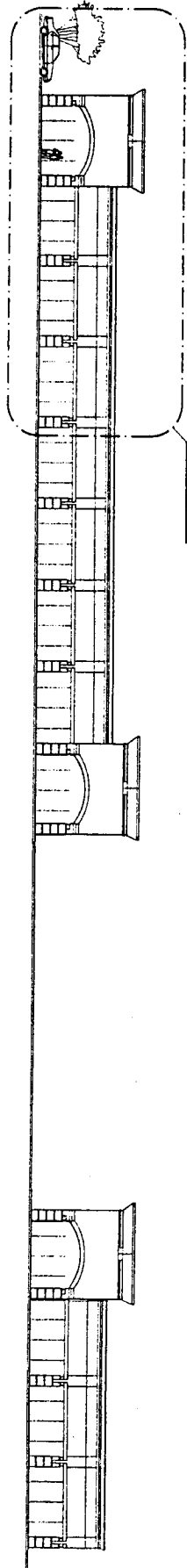
Suites of America  
in Addison  
Exp. 24, 1994

JAY 8008



Bigelow  
Development  
Corporation





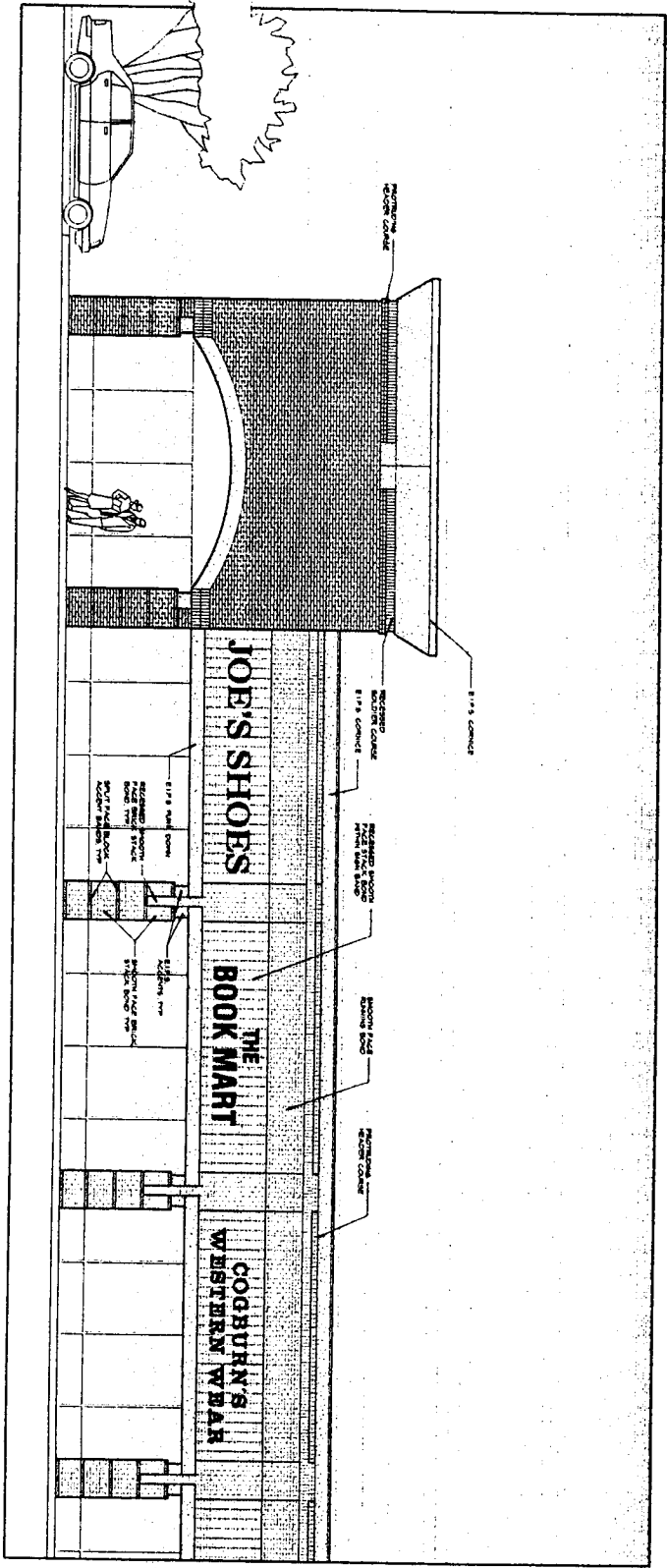
01 BUILDING ELEVATION

N.T.S.

BUILDING ELEVATIONS  
1/4" = 1'-0"

NO.	DATE	BY	REVISION

ORDINANCE NO. 098-049



02 ENLARGED ELEVATION

1/4"

OFFICE OF THE CITY SECRETARY

BELT LINE / METAL

ARTWAY ENGINEERING

ADMISSION TICKETS

URBAN