

**ORDINANCE NO. 099-020**

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING REVISED DEVELOPMENT PLANS, PREVIOUSLY APPROVED UNDER PLANNED DEVELOPMENT ORDINANCE NO. 085-037 AS AMENDED BY ORDINANCE 093-057, FOR A SITE LOCATED ON 8.128 ACRES ON THE SOUTH SIDE OF SOJOURN DRIVE, APPROXIMATELY 870 FEET EAST OF WESTGROVE DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM WILCOX DEVELOPMENT SERVICES, INC.; 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 the development plans for a site located in a Planned Development district, approved through Ordinance 085-037, as amended through Ordinance 093-057, and located on said property, being in the Town of Addison Texas, and being described as follows:

Lot 1, a tract of 8.128 acres, said tract being part of the Lots 1, 2, & 3, Block A, Sojourn Plaza Addition, an addition to the Town of Addison, situated in the Levi

Nobles Survey, Abstract No. 1098, and the William Lomax Survey, abstract No. 792, Dallas County, Texas, and recorded in the Deed Records of Dallas County, Texas in Volume 99116, Page 00068.

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

Based on the area of impervious surface proposed for this site, the applicant/ developer will have to provide on-site detention storage for storm water runoff as part of an overall master drainage plan. The applicant shall revise the plat to place the detention pond on Lot 1, and shall submit a revised plat to the staff.

-An additional 4-foot right of way along Westgrove Drive shall be dedicated.

Five-foot sidewalks are required along all public streets.

Master water and sanitary sewer plans are required. Off-site easements for water, sanitary sewer may be necessary.

Driveway entrances on Sojourn must have adequate elevation to avoid ponding from street onto property.

Applicant must provide two points of access to adjacent undeveloped property (ingress and egress) as well as access to utilities.

Any utility easement/easements that are proposed to be abandoned must be accompanied by utility and easement relocation plan.

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.

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 11th day of May, 1999.



\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY SECRETARY

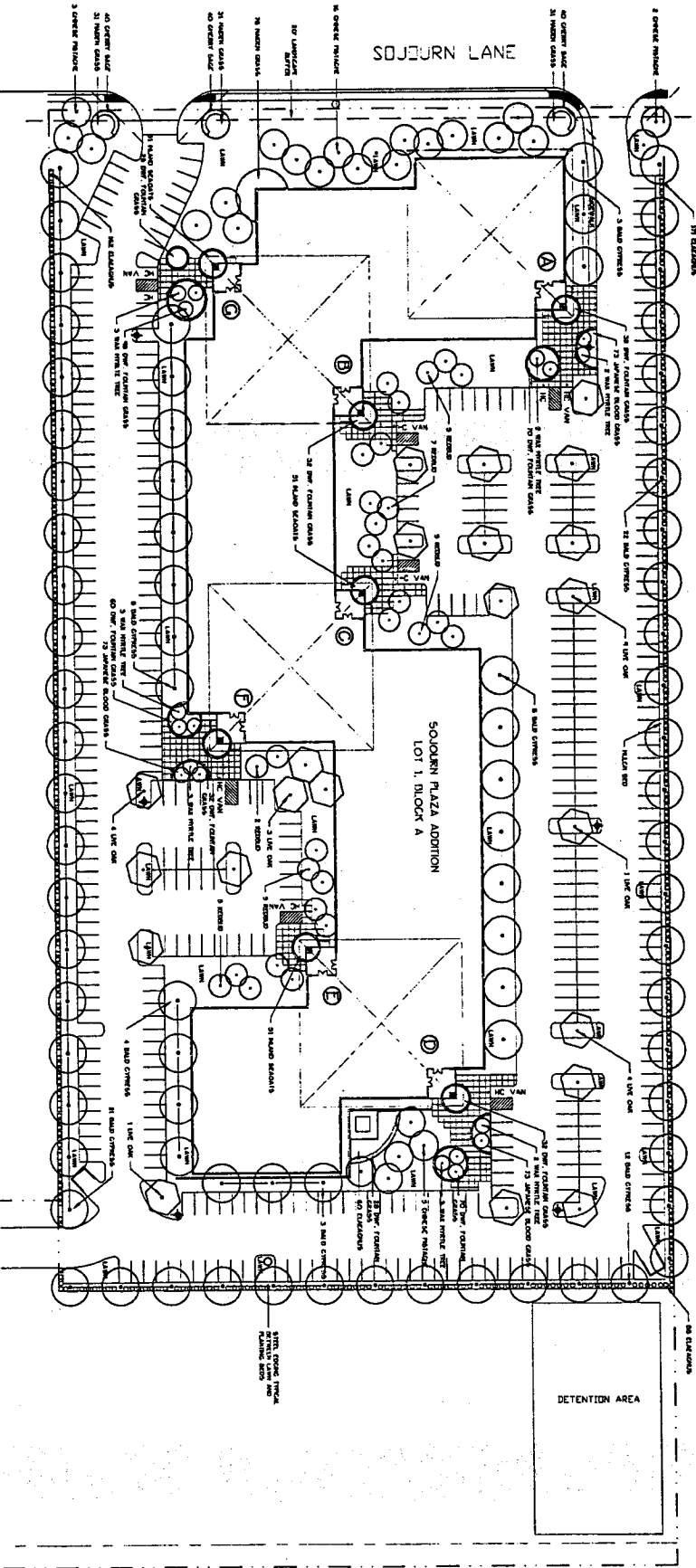
CASE NO: 1344-Z

APPROVED AS TO FORM:

  
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DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: Published 9/24/99



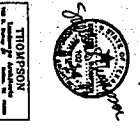


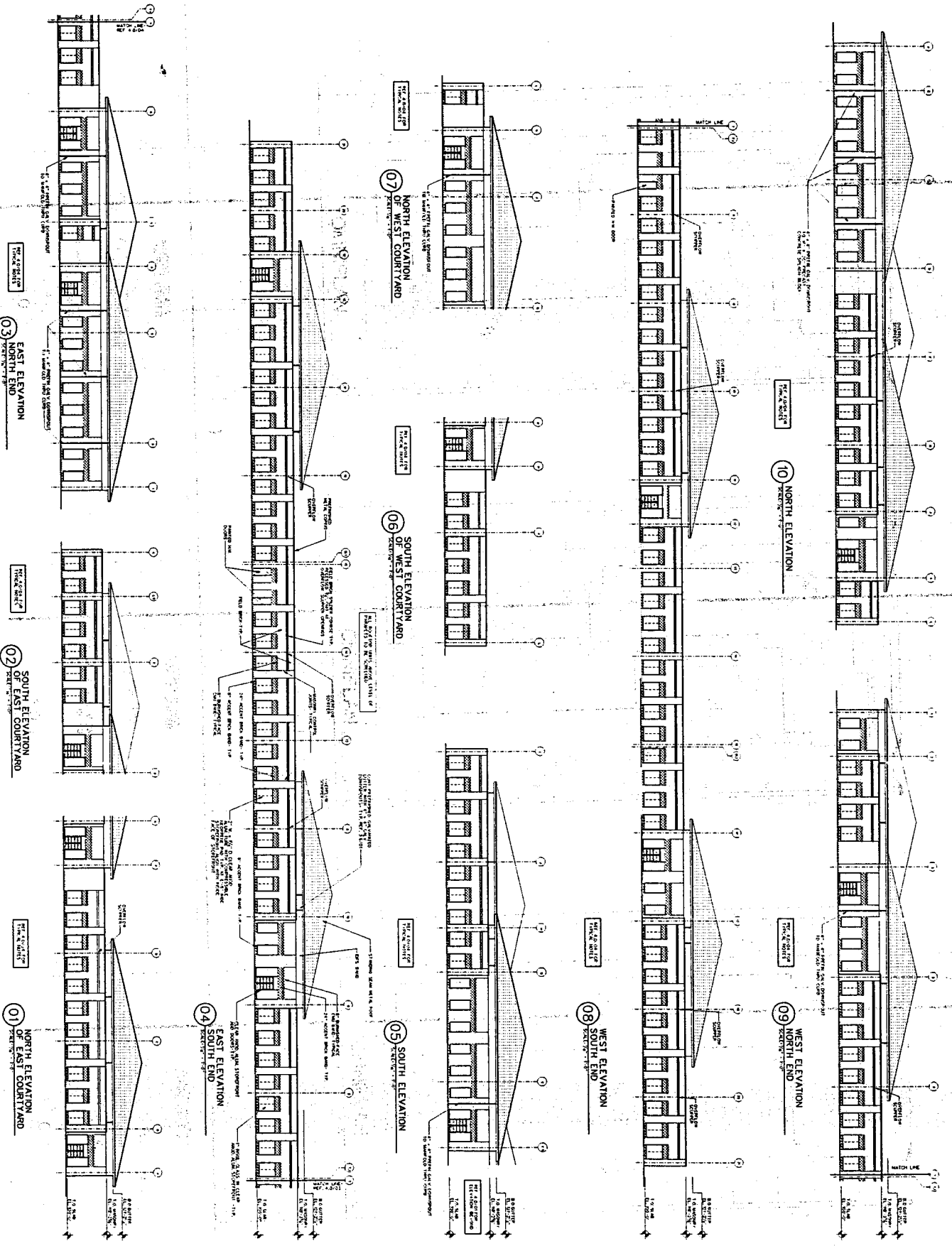
LANDSCAPE SITE PLAN  
SCALE: 1"=20'-0"



- TABULATIONS**
- 30' OF CROSS-SECTION TO BE LANDSCAPED (68439 A, F)
  - 10' BUFFER STRIPS
  - 20' BUFFER REQ. ALONG PUBLIC & PRIVATE STREETS
  - Requirements: (1) 4' Cal. Trees and (2) Shrubs per sq. 20 lf.
  - (10) Trees (1252) Shrubs
  - VEGETATION TRANSDUCERS - Provided
  - PARKING LOT PRESERVE LANDSCAPE
  - Requirements: (1) 4' Cal. Trees and (2) Shrubs per sq. 20 lf.
  - (5) Trees (4033) Shrubs
  - PARKING LOT INTERIOR LANDSCAPE
  - Requirements: (1) 4' Cal. Trees and (2) Shrubs per sq. 20 lf.
  - (5) Trees (4033) Shrubs

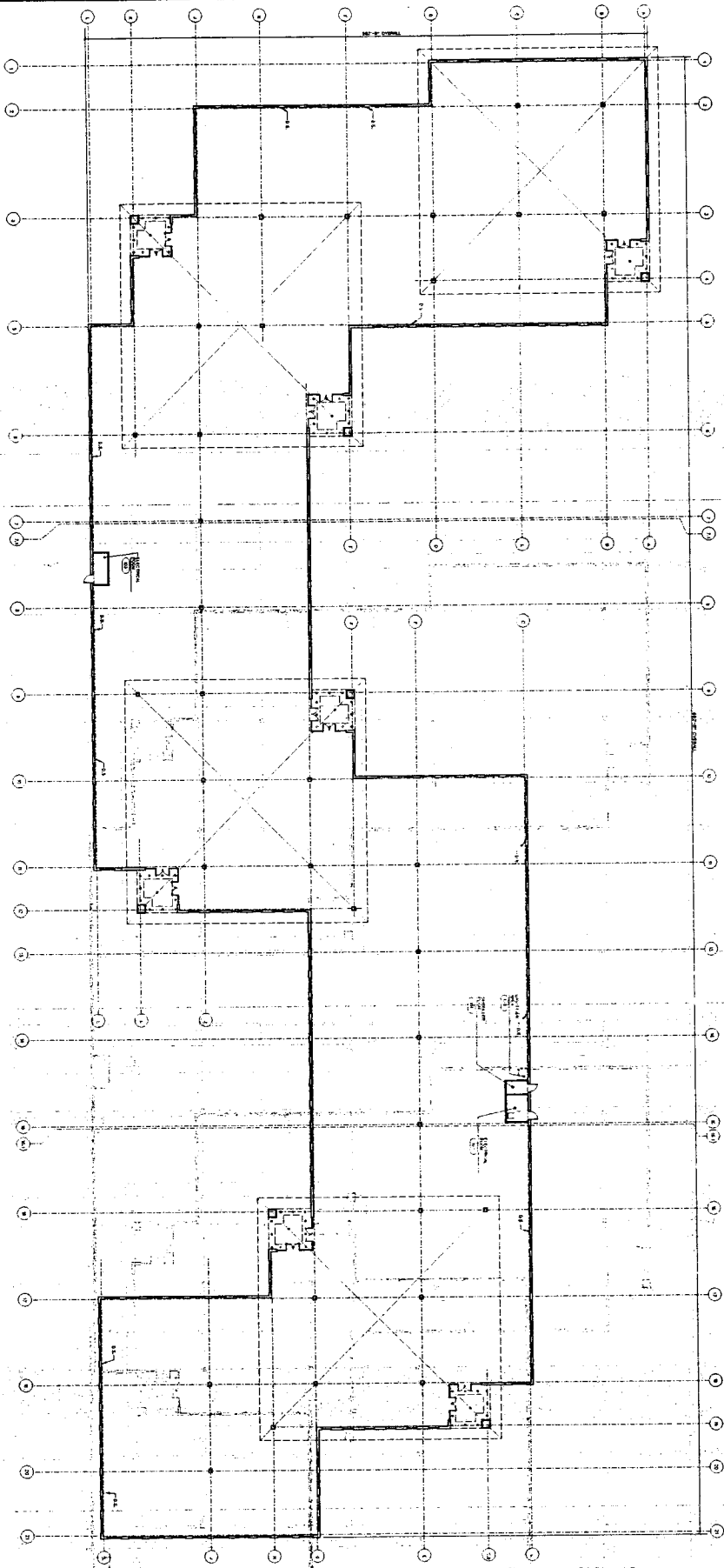
**OWNER**  
WACO DEVELOPMENT SERVICES, INC.  
5240 LOU RIVERVIEW, SUITE 200  
WACO, TEXAS 76790  
972-770-2111





OMNIPLAN  
OFFICE OF THE CITY SECRETARY  
DEVELOPMENT REVIEW  
SQUADRON PLAZ  
OFFICE CENTE  
29 MAN  
ELEVATION

ORDINANCE NO. 099-020



01 FLOOR PLAN



OFFICE OF THE CITY SECRETARY

DEVELOPMENT REVIEW  
29 MAR 99  
FLOOR PLAN  
SILVER PLAZA  
OFFICE CENTER

FOR THE CITY OF CHARLOTTE  
PLANNING DEPARTMENT  
100 SOUTH TRYON STREET, SUITE 100  
CHARLOTTE, NC 28202  
TEL: 704.374.2000  
FAX: 704.374.2001

01 FLOOR PLAN

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