

ORDINANCE NO. 001 - 037

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL USE PERMIT FOR A CONVENIENCE STORE WITH GASOLINE SALES, ON APPLICATION FROM 7-11 CORPORATION AND THE DIMENSION GROUP, LOCATED ON 55,381 SQUARE FEET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF KELLER SPRINGS ROAD AND ADDISON ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; 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 RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, be amended, by amending the zoning map of the Town of Addison, Texas, so as to grant a special use permit for a convenience store with gasoline sales to 7-11 Corporation and the Dimension Group. Said special use permit

shall be granted subject to the special conditions on the following described property, to-wit:

BEING a 1.7831 acre tract of land situated in the G. W. FISHER SURVEY, ABSTRACT NO. 482, City of Addison, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut found for corner at the intersection of the easterly right-of-way line of Addison Road (a variable width R.O.W.) with the southerly right-of-way line of Keller Springs Road (a 60' R.O.W.);

THENCE S 89 deg. 37 min. 15 sec. E, along the southerly right-of-way line of said Keller Springs Road, a distance of 270.00 feet to 1/2" iron rod set for corner;

THENCE S 00 deg. 22 min. 45 sec. W, a distance of 289.91 feet to a 1/2" iron rod set for corner;

THENCE N 89 deg. 37 min. 15 sec. W, a distance of 265.84 feet to a 1/2" iron rod set for corner in the easterly right-of-way line of said Addison Road;

THENCE N 00 deg. 26 min. 35 sec. W, along the easterly right-of-way line of said Addison Road, a distance of 289.94 feet to the POINT OF BEGINNING and containing 77,673 sq. ft. or 1.7831 acres of land.

SECTION 2. That the Special Use Permit is granted subject to the following conditions:

1. The final intersection alignment must be formally approved the by NTTA.
2. The applicant/developer shall pay for the cost of pavement improvements along Addison Road and Keller Springs Road. However, the construction cost of one lane along Keller Springs may be borne by the Town through an agreement with the developer.
3. The applicant must build both driveways on Addison Road and both driveways on Keller Springs (and paved access to them) with the construction of the Jack in the Box and 7-11. The southernmost driveway on the Addison Road requires a deceleration lane that will extend onto the State Farm Insurance property to the south. The Town will secure the property for the deceleration lane and will reimburse the developer for the cost of the lane that is off his property.
4. Landscaping, consisting of irrigated turf only, shall be provided along both street frontages when the access drives and driveways are built, which

must be done in conjunction with the 7-11, and Jack in the Box construction.


5. Water transmission lines exist in Addison Road and Keller Springs Road. An 8-inch water main must be constructed and looped through the overall development site to ultimately serve the 7-11, Jack in the Box, and the remaining future commercial parcels.
6. Five-foot wide sidewalks are required along Addison Road and Keller Springs Road. Each sidewalk section must be located away from the curb to provide a "green" area. The sidewalks cannot be counted as part of the required 20-foot greenway.
7. The site is not currently served by sanitary sewer. An off-site sanitary sewer main must be extended to serve the site. An easement must be dedicated to the Town by separate instrument. On-site utility easements may be established through the platting process.
8. On-site storm water detention is required of all new development within the site master plan. A drainage analysis is necessary in order to address recognized drainage problems and to construct associated infrastructure improvements in this area.
9. No structures may be constructed over drainage and utility easements.
10. The site must be platted prior to the issuance of any building permits.

SECTION 3. 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 4. 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 5. 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 13th day of November, 2001.



MAYOR

ATTEST:



CITY SECRETARY

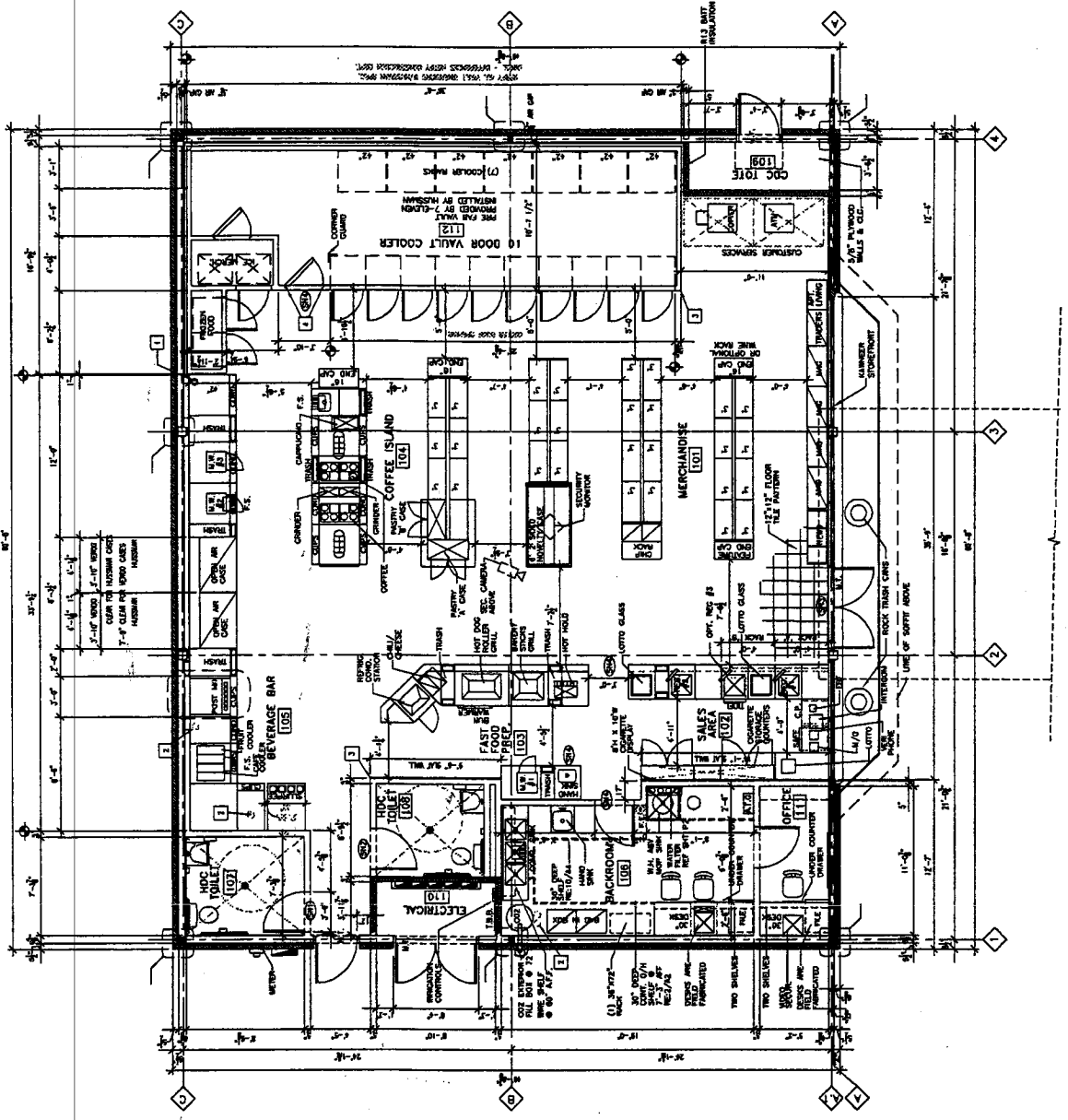
CASE NO. 1385-SUP

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

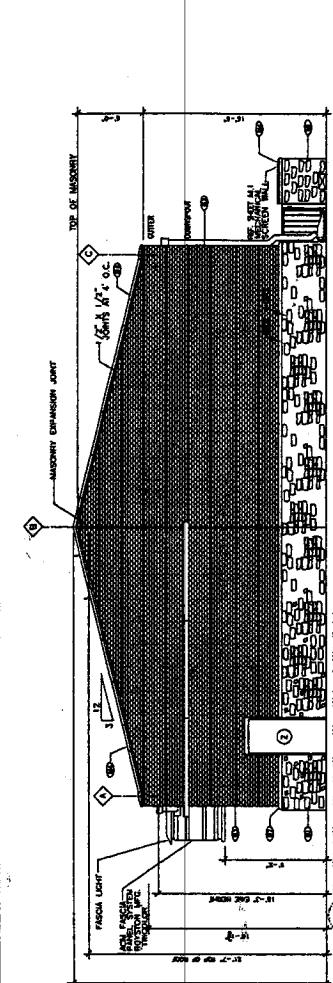
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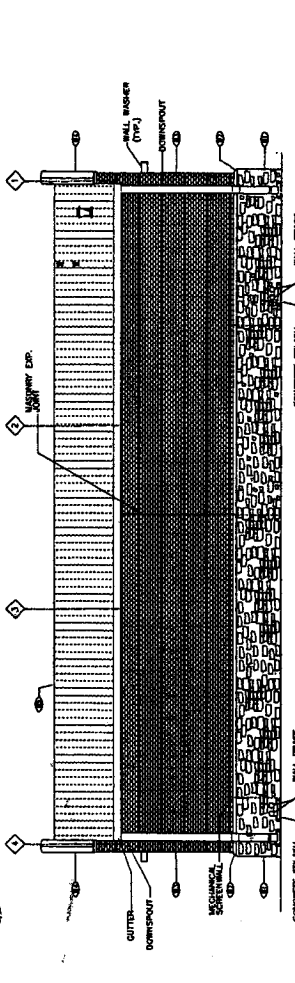
1 FLOOR PLAN
7-11-01



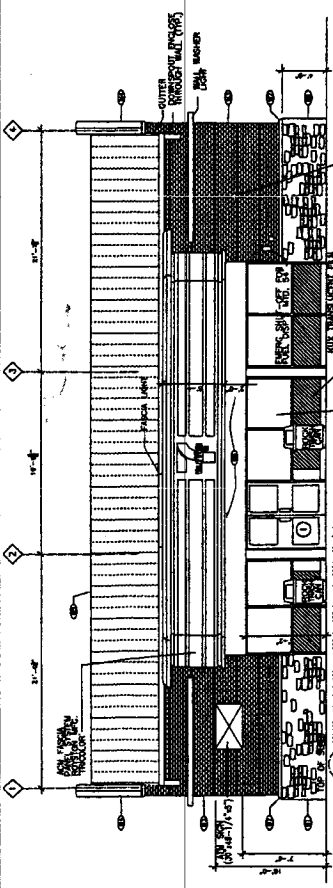
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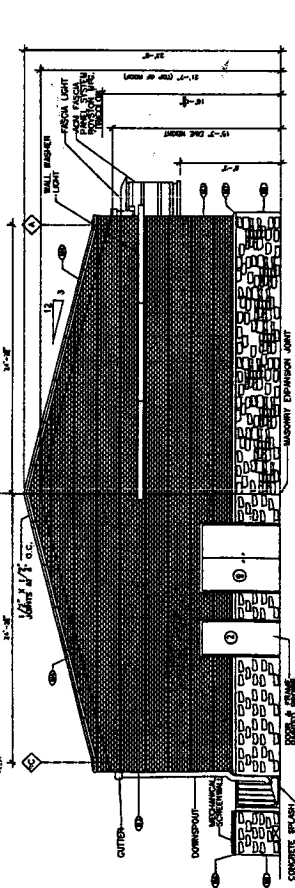
2 RIGHT SIDE ELEVATION



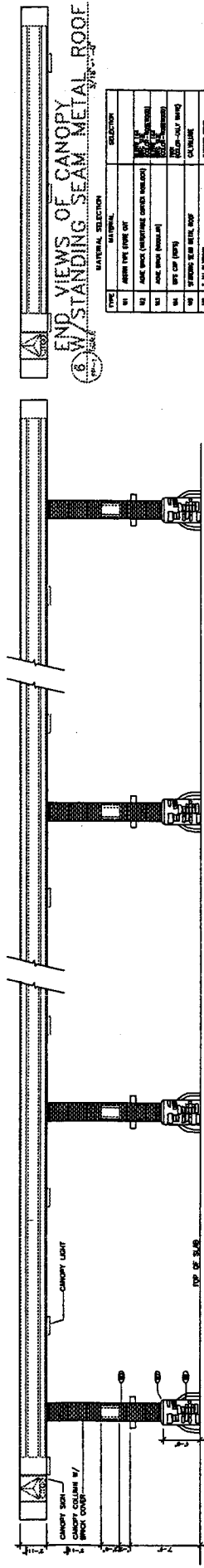
4 REAR ELEVATION



1 FRONT ELEVATION



3 LEFT SIDE ELEVATION



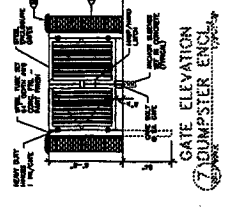
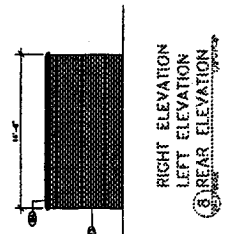
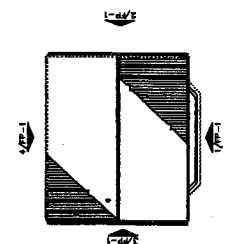
5 FRONT ELEVATION - CANOPY W/ STANDING SEAM METAL ROOF

6 END VIEWS OF CANOPY W/ STANDING SEAM METAL ROOF

TYPE	MATERIAL	SELECTION
1	WALL BRACKET	
2	CONCRETE SPLASH	
3	BRICK	
4	ROOFING	
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NOTES:
 1. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY OF ADDISON.
 2. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF ADDISON.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON SPECIFICATIONS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON ORDINANCES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON RESOLUTIONS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON CHARTERS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON COVENANTS.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON DEEDS.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON EASEMENTS.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON PLATS.
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON ORDINANCES.
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON RESOLUTIONS.
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON CHARTERS.
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON COVENANTS.
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON DEEDS.
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON EASEMENTS.

FACADE PLAN



Published
No morning news
12-21-01

