

ORDINANCE NO. 002-018

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING DEVELOPMENT PLANS IN AN EXISTING PLANNED DEVELOPMENT DISTRICT (093-057), LOCATED ON 1.067 ACRES ON THE SOUTH SIDE OF AIRBORNE DRIVE, ON APPLICATION FROM START INTERNATIONAL, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR APPROVAL OF DEVELOPMENT PLANS, PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEAL CLAUSE; AND DECLARING AN EMERGENCY.

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 for the property located within Planned Development District 093-057 are hereby amended. Said property being in the Town of Addison, Texas, and being described as follows:

Being a tract of land out of the Levi Nobles Survey, Abstract No. 1098 and the Wm. Lomax Survey, Abstract No. 792, and being part of that tract of land conveyed to H.P. Griffin and M.R. Irion on June 11, 1964,

recorded in Volume 340 at Page 126, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East line of Dooley Road (60 ft. R.O.W.), said point being North a distance of 826.10 ft. from the North line of the Dallas Power and Light Co. property and said point also being the Northwest corner of the Griffin and Irion tract;

THENCE South 99 deg., 58 ft., 40 in. East a distance of 1290.0 ft. to an Iron rod for a corner at the Northeast corner of the Griffin and Irion tract;

THENCE South a distance of 825.40 ft. along an existing fence line to a concrete marker for a corner;

THENCE South 89 deg., 59 ft., 30 in. West a distance of 840.0 ft. along the North line of the D.P. & L. Co. tract to an iron rod for a corner;

THENCE North a distance of 600.0 ft to an iron rod for a corner;

THENCE South 89 deg., 59 ft., 30 in. West a distance of 450.0 ft. to an iron rod for a corner;

THENCE North a distance of 226.10 ft. along the East line of Dooley Road to the Point of Beginning and containing 18.256 acres of land.

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 which are attached hereto and made a part hereof for all purposes.

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

1. At the time of building permit application, the applicant shall submit a detailed landscape plan showing the percentage of the site that is landscaped. A landscape architect licensed in Texas shall stamp the plan. At the time of permit, an irrigation plan shall also be submitted.
2. At the time of building permit application, the applicant shall submit complete civil design drawings.

SECTION 4. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose.

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 14th day of May, 2002.



MAYOR

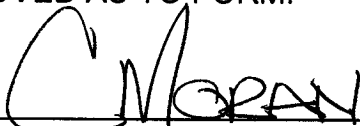
ATTEST:



CITY SECRETARY

CASE NO. 1408-Z

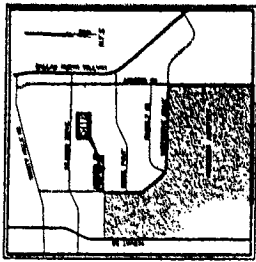
APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

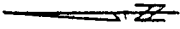
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NW Morning News
7-26-02

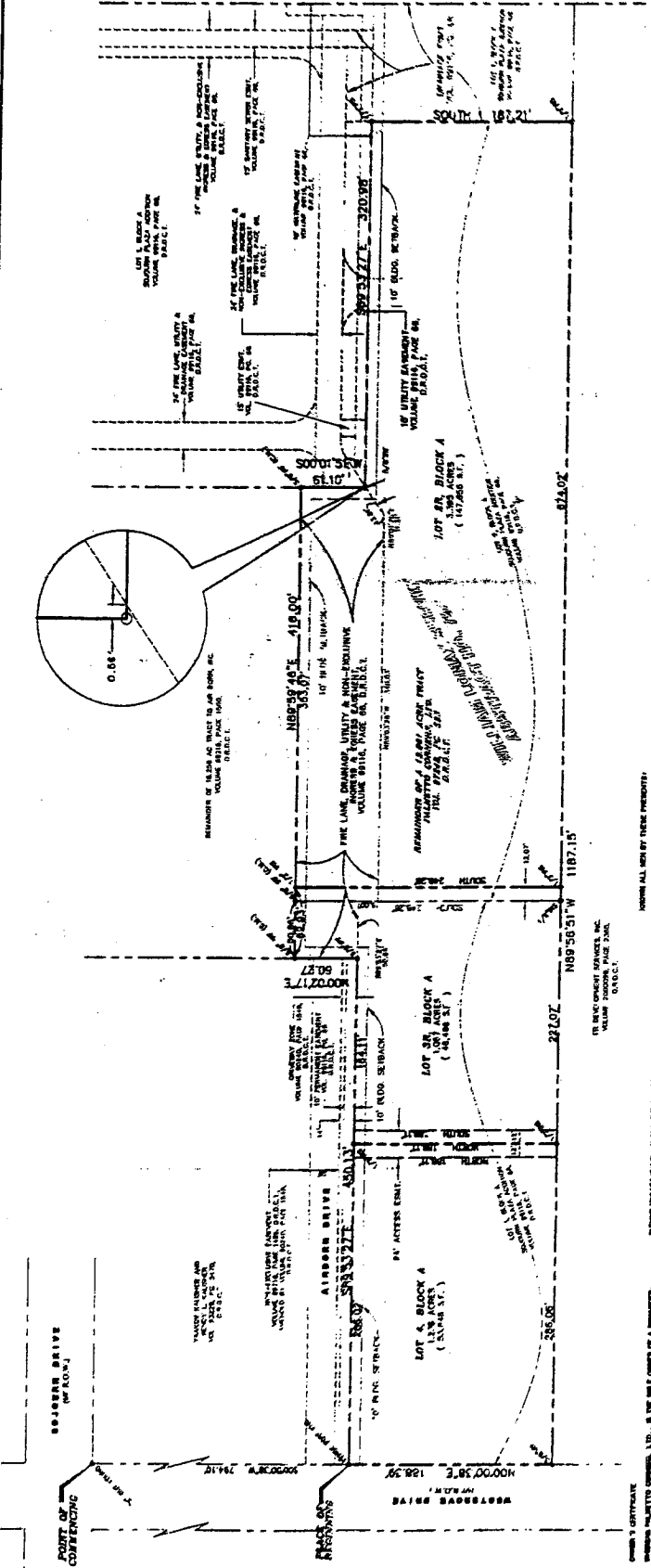


VICINITY MAP

Legend:
- Lot
- Block
- City
- County
- State



SCALE: 1" = 50'



THESE ARE THE TERMS AND CONDITIONS OF THE SALE OF THE PROPERTY... THE SALE IS MADE BY THE CITY OF ADDISON, TEXAS, AS TRUSTEE FOR THE CITY OF ADDISON, TEXAS.

THE CITY OF ADDISON, TEXAS, HAS THE HONOR TO ANNOUNCE THAT IT HAS BEEN DETERMINED THAT THE PROPERTY DESCRIBED IN THE ABOVE PLAT IS TO BE SOLD TO THE CITY OF ADDISON, TEXAS.

STATE OF TEXAS, COUNTY OF DALLAS. I, THE CLERK OF THE COUNTY, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN MY OFFICE.

APPROVED AND FORWARDED: CITY CLERK.
CITY OF ADDISON, TEXAS.

REPLAT
LOTS 2B, 3B, & 4, BLOCK "A"
SOJOURN PLAZA ADDITION

AN ADDITION TO THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, BEING 6.004 ACRES OF LAND LOCATED IN THE WILLIAM LOMAX SURVEY, ABSTRACT NO. 782 TOWN OF ADDISON, DALLAS COUNTY, TEXAS.

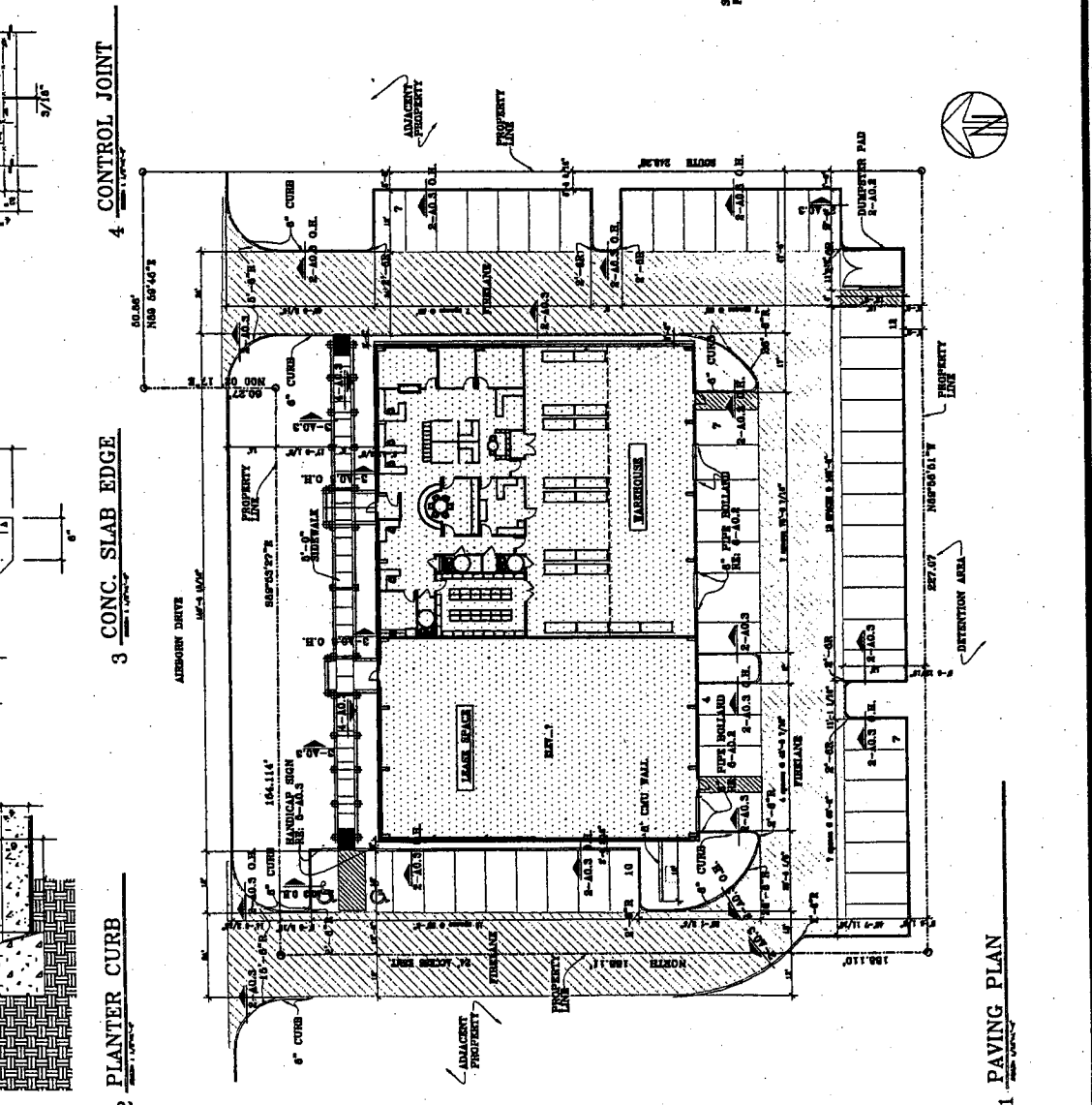
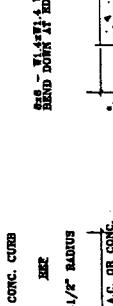
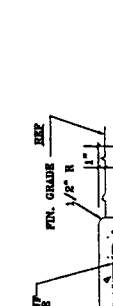
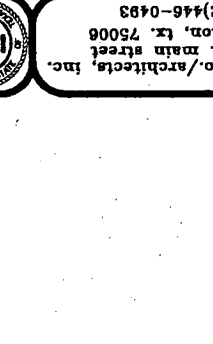
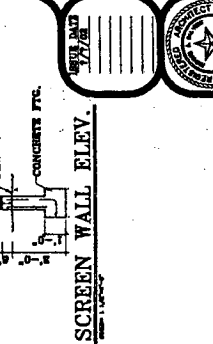
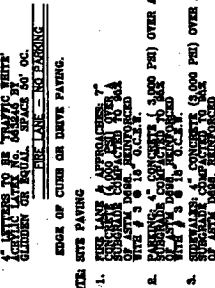
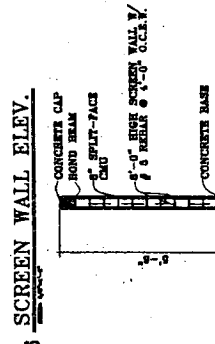
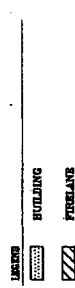
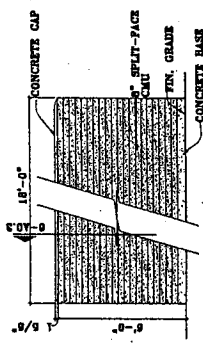
WMA WMA & ASSOCIATES, INC.
14000 NORTHSHORE DRIVE #411
DALLAS, TEXAS 75244
(214) 416-1997 (FAX)

OFFICE:
PALMISTO CONSULTING, LTD.
14000 NORTHSHORE DRIVE #411
DALLAS, TEXAS 75244
(214) 416-1997 (FAX)

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SITE PLAN NOTE

1. PROVIDE FIRE LANE SIGNING AS REQUIRED BY THE CITY OF ADDISON. CONTRACTOR IS TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. ALL CURB DIMENSIONS ARE TO THE BACK OF THE CURB, UNLESS NOTED OTHERWISE.
3. ALL PARKING STRIPING IS TO BE 4" WIDE YELLOW TRAFFIC PAINT. STRIPES ARE TO BE 24" MAX. O.C.
4. ALL DIMENSIONS FOR CURB BUILT ARE 2'-6".



1 PAVING PLAN

START INTERNATIONAL
AIRBORN DRIVE
ADDISON, TEXAS

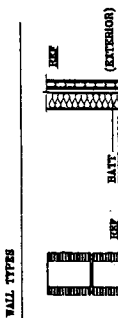
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1001 W. Main Street
Carrollton, TX 75006
(972) 446-0483

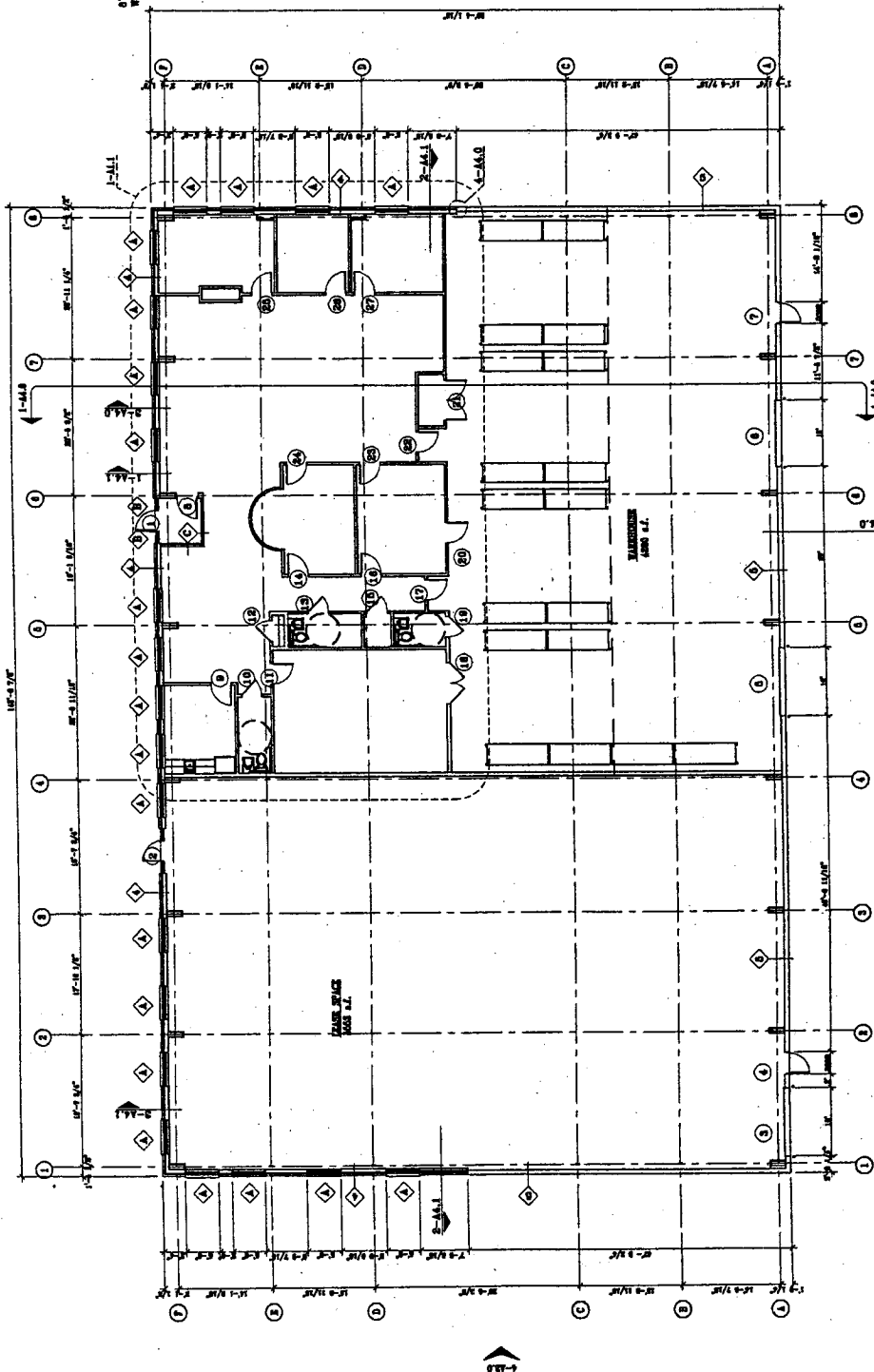


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8" SPLIT-FACE CMU WALL (EXTERIOR)
ON ONE SIDE, 4" SPLIT-FACE CMU ON EXTERIOR SIDE.



1 OVERALL DIMENSION FLOOR PLAN

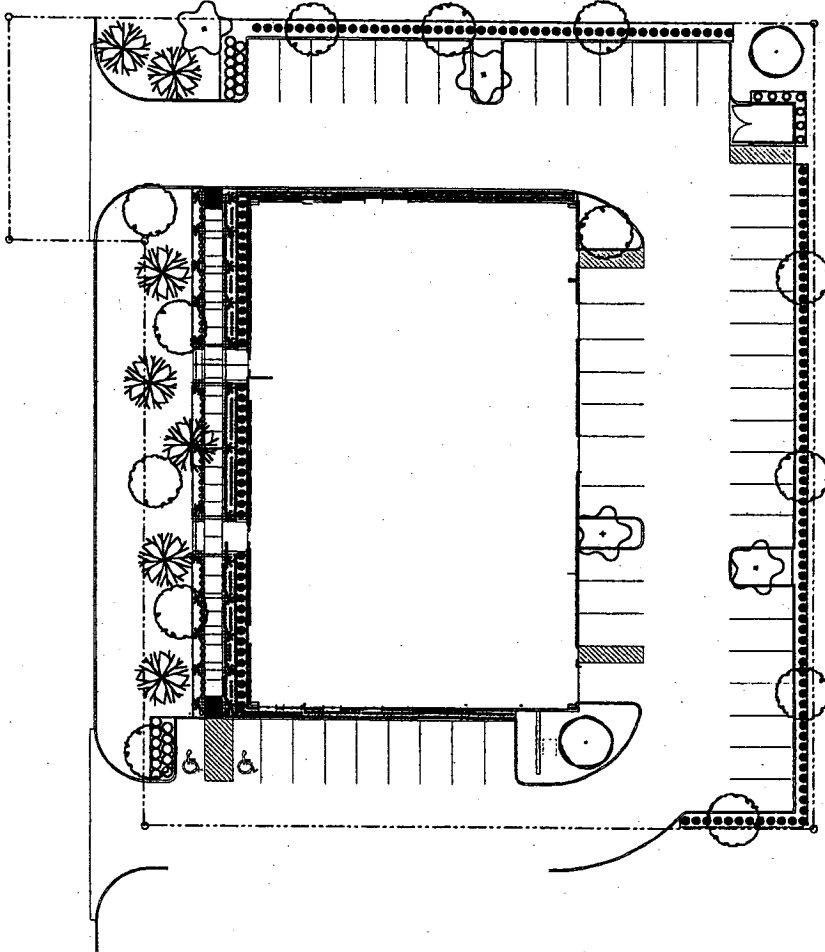
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AIRBORN DRIVE

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carrollton, tx, 75006
(972)446-0493



1 LANDSCAPE PLAN



PLANT TABLE

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
18	○	Quercus virginiana	White Oak	QV	4" cal
2	○	Persea caroliniana	Live Oak	PC	4" cal
2	○	Persea caroliniana	Live Oak	PC	4" cal
Broadleaf Evergreens					
Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
18	○	Juniperus horizontalis	Creeping Juniper	JK	3" cal
2	○	Juniperus horizontalis	Creeping Juniper	JK	3" cal
7	○	Juniperus horizontalis	Creeping Juniper	JK	3" cal
13	○	Juniperus horizontalis	Creeping Juniper	JK	3" cal
12	○	Juniperus horizontalis	Creeping Juniper	JK	3" cal
Conifer Conspicuous					
Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
1	○	Juniperus horizontalis	Creeping Juniper	JK	3" cal
Conifer Inconspicuous					
Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
13	○	Juniperus horizontalis	Creeping Juniper	JK	3" cal
Perennial					
Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
175	○	Stachys recta	Red Top	SR	1" cal

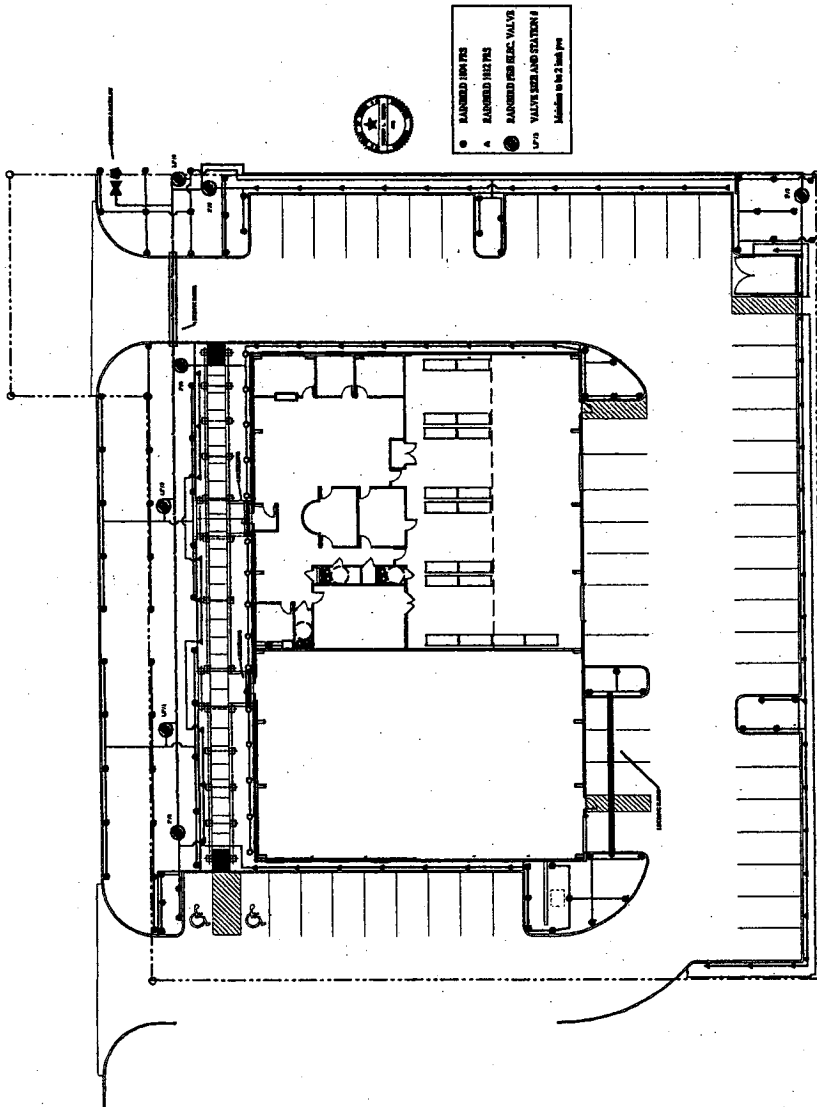


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(972)448-0493

START INTERNATIONAL
AIRBORN DRIVE



1 IRRIGATION PLAN



START INTERNATIONAL
ALBEMAR DRIVE

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