

ORDINANCE NO. 003-014

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING ORDINANCE 084-061 TO PROVIDE FOR DEVELOPMENT PLANS IN AN EXISTING PLANNED DEVELOPMENT DISTRICT, LOCATED ON 0.568 ACRES AT THE NORTHEAST CORNER OF BELT LINE ROAD AND MARSH LANE, ON APPLICATION FROM COMPASS BANK, 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 Comprehensive Zoning Ordinance of the Town of Addison, Texas, as amended by Ordinance 084-061, is hereby amended to approve development plans, on application from Compass Bank. Said zoning amendment shall be noted on the official zoning map of the town of Addison, Texas and is situated on the following described land:

BEING a tract of land situated in the T.L. Chenoweth Survey, Abstract No. 273, and being a part of Tract 2, Block 2, Belt Line-Marsh Business Park, an addition to the City of Addison, Texas, as filed in Dallas County Records, and being more particularly described as follows:

BEGINNING at an iron stake set for corner at the most easterly corner clip on the east line of Marsh Lane, said point also being in the north line of Belt Line Road (a 100' R.O.W.);

THENCE N 44 deg. 58 min. 03 sec. W for a distance of 21.27 feet to an iron stake set for corner, in the east line of Marsh Lane (a 100' R.O.W. at this point);

THENCE N 0 deg. 06 min. 34 sec. W along said east line of Marsh Lane, for a distance of 135.00 feet to an iron stake set for corner;

THENCE S 89 deg. 49 min. 34 sec. E for a distance of 175.00 feet to an iron stake set for corner;

THENCE S 0 deg. 06 min. 34 sec. W along the said north line of Belt Line Road, for a distance of 160.00 feet to the PLACE OF BEGINNING, and

CONTAINING 26,137 square feet (0.60 acres) of land, more or less.

TOGETHER WITH two TRIANGULAR EASEMENTS for the purposes of INGRESS AND EGRESS over and across the property adjoining the north and the east, more fully described as follows:

EASEMENT I

BEGINNING at the Southeasterly corner of the first described tract of land;

THENCE S 89 deg. 49 sec. 34 min. E along the north line of Belt Line Road, a distance of 25.0 feet to a point for corner;

THENCE Northwesterly to a point on the east boundary line of the first described tract of land, 40.0 feet north of Belt Line Road, a point for corner;

THENCE S 0 deg. 06 min. 34 sec. E along the east boundary line of the first described tract of land 40.00 to the PLACE OF BEGINNING.

EASEMENT 2

BEGINNING at the Northwesterly corner of the first described tract of land;

THENCE N 0 deg. 06 sec. 34 min. W along the east line of Marsh Lane a distance of 25.0 feet to a point for corner;

THENCE Southeasterly to a point on the north boundary line of the first described tract of land, 40.0 feet east of Marsh Lane, a point for corner;

THENCE N 89 deg. 49 min. 34 sec. W along the north boundary line of first described tract of land, a distance of 40.0 feet to the PLACE OF BEGINNING.

SECTION 2. In the hereinabove described land or building, 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. That the amendment to the development plans is made subject to the following special conditions:

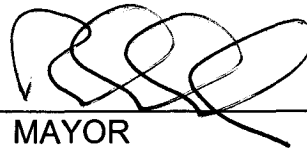
1. All mechanical equipment must be screened from view.
2. The site must be replatted prior to the issuance of a building permit. The plat should reflect the 12-foot right-of-way dedication shown on the site plan.

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 27th day of May, 2003.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO.: 1429-Z

APPROVED AS TO FORM:



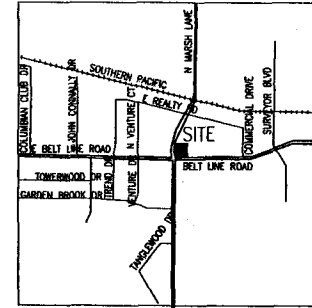
DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: NO Morning News 8-8-03

Published
NW Morning News
8-8-03

COMPASS BANK : BELT LINE ROAD & MARSH LANE

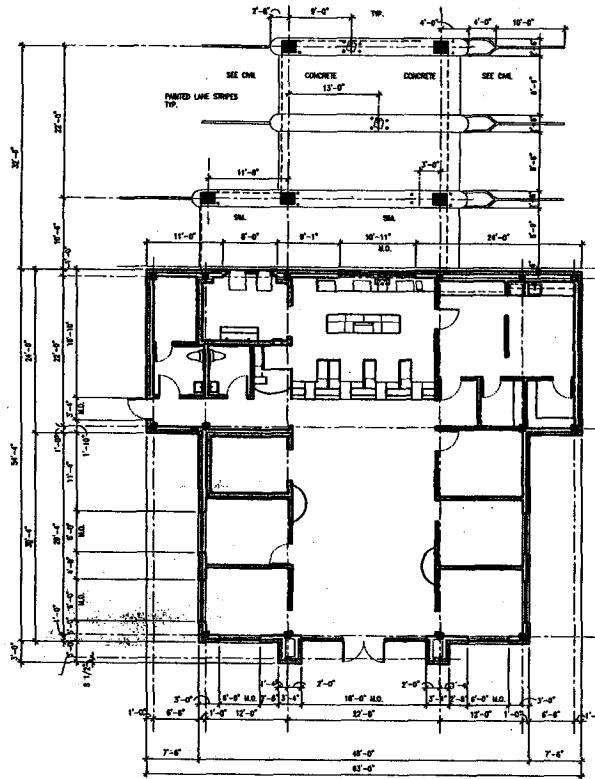
LOT 2, MARH / BELT LINE SHOPPING CENTER, TOWN OF ADDISON,
DALLAS COUNTY, TEXAS



VICINITY MAP: NOT TO SCALE

K|P|S
GROUP

K P S Group, Inc.
2015 First Ave. North
Birmingham, AL 35203
Tel: (205) 251-0125
Fax: (205) 251-1113



LEGAL DESCRIPTION:

BEING a tract of land situated in the T.L. Chenoweth survey, Abstract No.273 and also being all of Lot 2, MARSH / BELT LINE SHOPPING CENTER, an Addition to the Town of Addison, Dallas County, Texas.

JURISDICTION:

Town of Addison
5300 Belt Line Road
Addison, Texas 75240

SITE ADDRESS:

3701 North Beltline Road
Addison, Texas 75001

PROJECT DATA:

LAND AREA WITHIN PROPERTY LINES0.568 ACRE, (24,754 SF)
GROSS FLOOR AREA3,026 SF (12.2%)
NUMBER OF STORIES.....ONE (1)
BUILDING HEIGHT.....27'-5"
NUMBER OF BUILDINGS.....ONE (1)
MAXIMUM HEIGHT OF BUILDINGS25'-5" AFF
TOTAL BUILDING COVERAGE4046 SF
HARD SURFACE AREA16,905 SF (68%)
LANDSCAPE AREA7849 SF (32%)

PRESENT ZONING CLASSIFICATIONPD

OWNER:

COMPASS BANK
15 20TH STREET S, SUITE 1602
BIRMINGHAM, ALABAMA 35233
205.297.1041

ARCHITECT:

K P S GROUP
2101 FIRST AVE NORTH
BIRMINGHAM, ALABAMA 35203
205.251.0125

CONTRACTOR:

J.E. DUNN CONSTRUCTION
1412 MAIN ST,
SUITE 1075
DALLAS, TX 75202
214.651.7103

CIVIL ENGINEER:

CIVIL CONSULTANTS, INC.
3510 VANN ROAD, SUITE 102
BIRMINGHAM, ALABAMA 35235
205.655.1991

STRUCTURAL ENGINEER:

LANE/BISHOP/YORK/DELAHAY, INC.
716 30TH STREET SOUTH
BIRMINGHAM, ALABAMA 35233
205.251.4500

MECH. / PLUM. / ELECT. ENGINEER:

CRS ENGINEERING, INC.
3504 7TH AVE SOUTH
BIRMINGHAM, ALABAMA 35222
205.323.2373

RELEASED / NOT

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

PROJECT NAME
Compass Bank
Marsh & Belt Line
3701 North Belt Line Rd
Addison, TX 75001

OWNER
Compass Bank
Birmingham, Alabama

FILED
FILED IN: PROJECTS/ADDISON/3701 North Belt Line
FILED BY: A-101_AJCT/ajg

DATE: 06/20/03
DRAWN: WJSM
REVIEWED: ---

SHEET TITLE
Project Information
& Floor Plan

PROJECT NUMBER: DRAWING NUMBER:

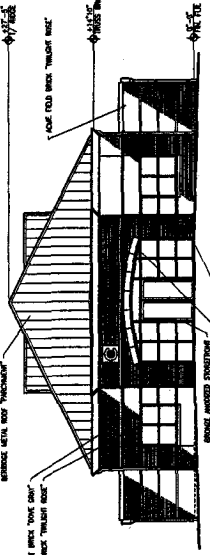
03006-00 A-1.01

A1 OVERALL FLOOR PLAN

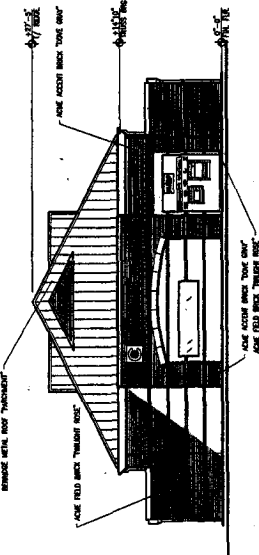
SCALE: 1/8" = 1'-0"

A2 PROJECT INFORMATION

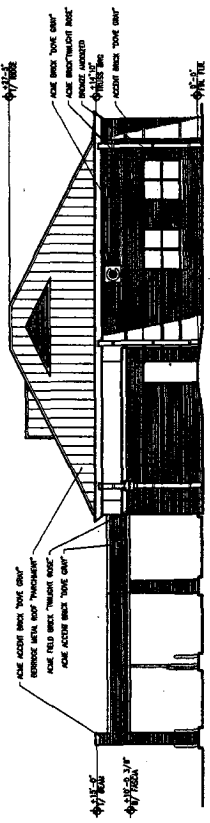
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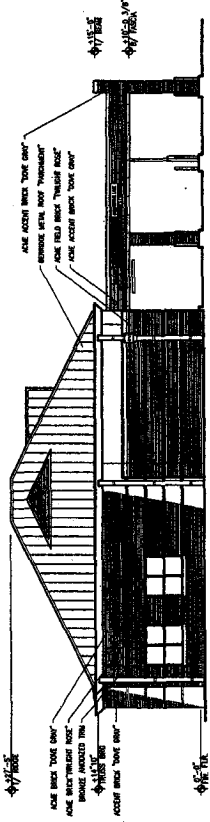
D3 WEST / ENTRY ELEVATION
 SCALE: 1/8" = 1'-0"



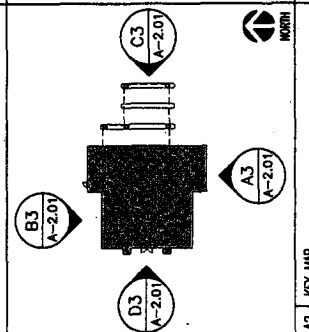
C3 EAST / DRIVE-THRU ELEVATION
 SCALE: 1/8" = 1'-0"



B3 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



A3 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



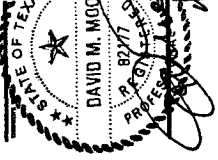
A2 KEY MAP

C1 NOT USED

B1 NOT USED

A1 NOT USED

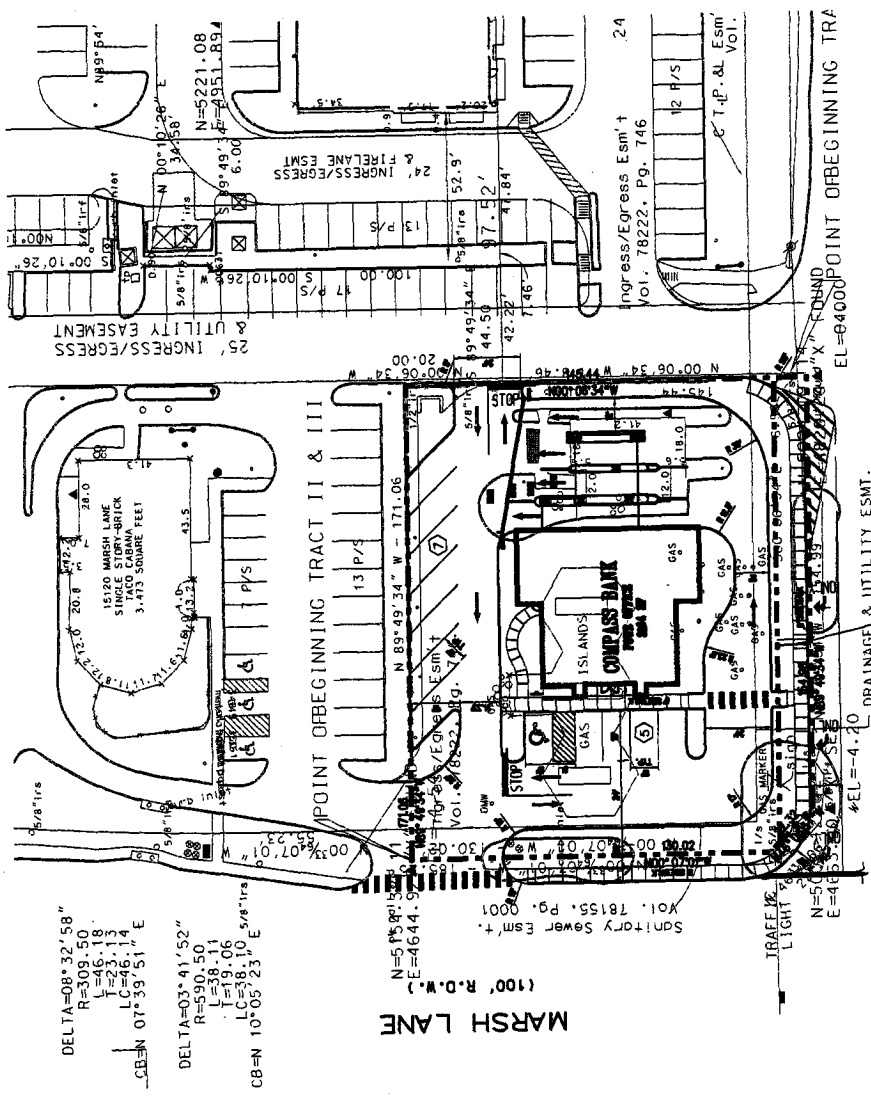
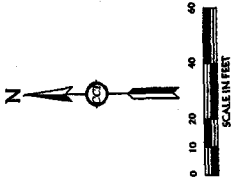
City of Dallas
1500 Preston Street
Dallas, Texas 75201-2001
Tel: 972-556-2000
Fax: 972-556-2001



SITE PLAN

NOT FOR CONSTRUCTION
Complete Plans
Merrill & Bell Line
Professional Engineer
Address: Texas 75001
City: Dallas, Texas
State: Texas
Date: 08/09/07
Project: 07-0000000000
Scale: 1/8" = 1'-0"
Site Plan

APP: 08/09/07
C1
CCHPS60058



DELTA=08°32'58"
R=309.50
L=46.18
LC=22.14
CB=N 07°39'51" E

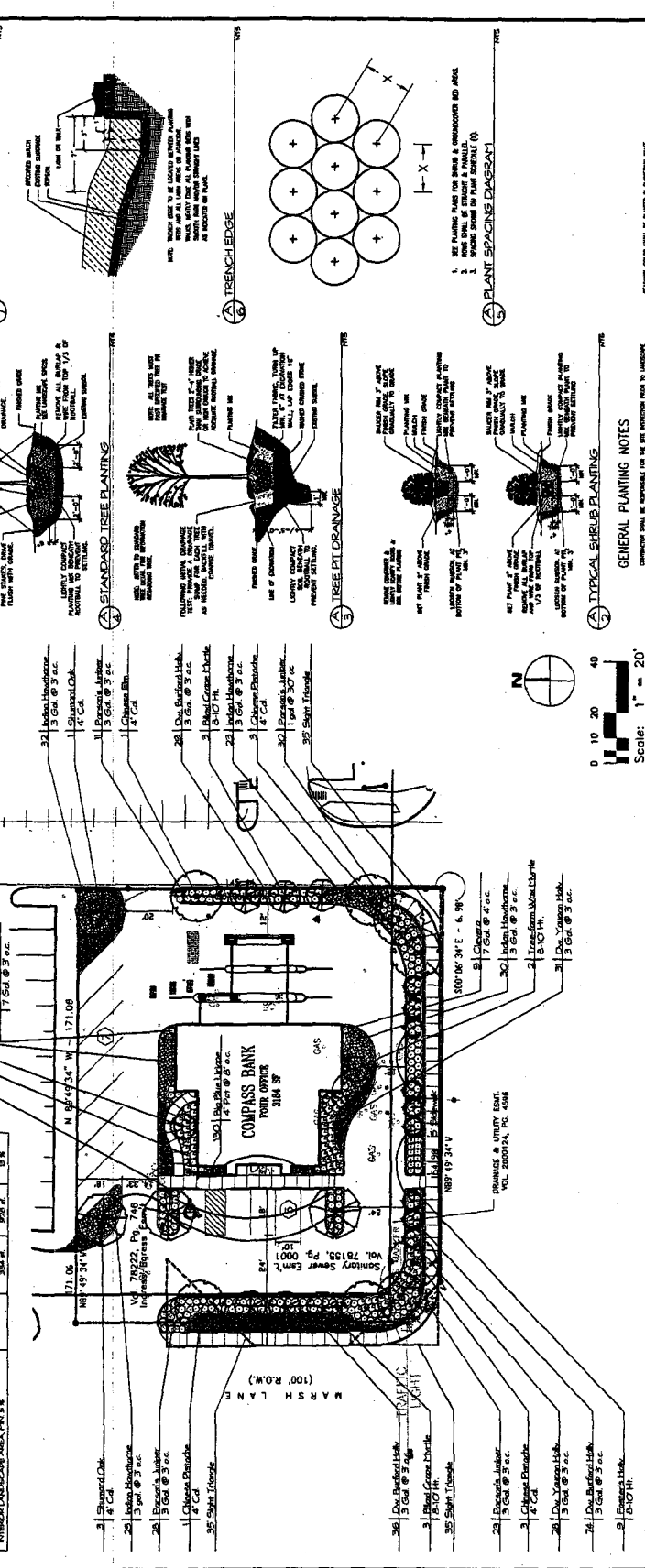
DELTA=03°41'52"
R=590.50
L=38.11
LC=19.06
CB=N 10°05'23" E

MARSH LANE
(100' R.O.W.)

BELT LINE ROAD
(100' R.O.W.)

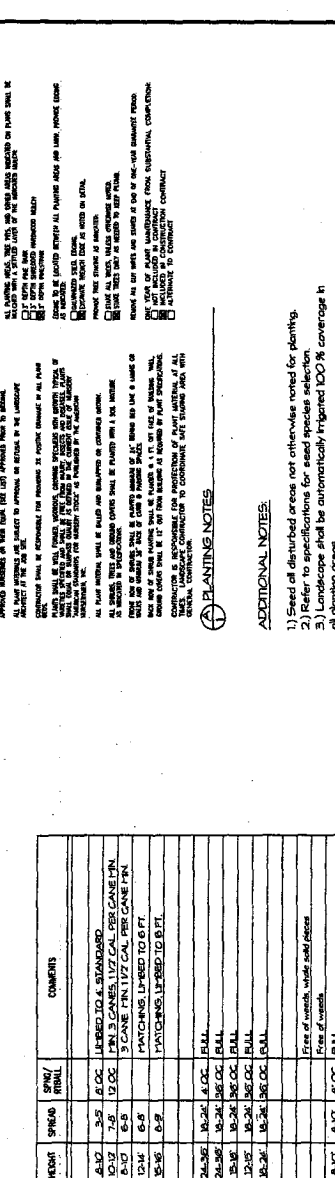
LANDSCAPE COMPUTATIONS TABLE

ITEM	AREA REQUIRED	AREA PROVIDED	AREA PROVIDED
1	3,764 sq. ft.	3,764 sq. ft.	100%
2	24,255 sq. ft.	4,992 sq. ft.	20.6%
3	6,032 sq. ft.	334 sq. ft.	5.5%
TOTAL LANDSCAPE AREA	33,051 sq. ft.	9,090 sq. ft.	27.5%



PLANT SCHEDULE - BASE BID

QTY	BOTANICAL NAME	COMMON NAME	DATE	HEIGHT	SPREAD	PLANT	COMMENTS
3	ALBIBERTINIA ROBUSTA	ALBIBERTINIA	4-10	3-5	4-6	OC	PLANTED TO 4 STANDARD
6	LAGERSTROEMIA NICKA BLOW	FLORIDA GUMMUT	10-12	7-8	10-12	OC	PLANTED TO 4 STANDARD
3	STYRACIS FLORIDANA	FLORIDA STYRACIS	8-10	8-9	8-9	OC	PLANTED TO 4 STANDARD
4	GUERBERIA SCUTELLARIA	SCUTELLARIA	4 CAL	18-24	18-24	OC	PATCHING UNDER TO 6 FT.
10	CLYTHEA	CLYTHEA	7-8 CAL	18-24	18-24	OC	PATCHING UNDER TO 6 FT.
19	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
20	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
21	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
22	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
23	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
24	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
25	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
26	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
27	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
28	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
29	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
30	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
31	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
32	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
33	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
34	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
35	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
36	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
37	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
38	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
39	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
40	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
41	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL
42	LIBYOSTYLIS BURNING BUSH	BURNING BUSH	3 CAL	24-36	10-12	OC	FILL



GENERAL PLANTING NOTES

- 1) All plants shall be furnished in a container...
- 2) All plants shall be delivered to the site...
- 3) All plants shall be installed according to the manufacturer's instructions...
- 4) All plants shall be watered as directed...
- 5) All plants shall be protected from damage...
- 6) All plants shall be inspected and accepted by the architect...
- 7) All plants shall be maintained as directed...

PLANTING NOTES

- 1) Seed all disturbed areas not otherwise noted for planting.
- 2) Refer to specifications for seed species selection.
- 3) Landscape shall be automatically irrigated 100% coverage in all planting areas.