

**ORDINANCE NO. 004- 043**

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING ORDINANCE NO. 595 TO PROVIDE FOR DEVELOPMENT PLANS FOR AN OFFICE/WAREHOUSE BUILDING IN AN EXISTING PLANNED DEVELOPMENT DISTRICT, LOCATED AT 4300 EXCEL PARKWAY, ON APPLICATION FROM RAYMOND CONSTRUCTION; 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 No. 595, is hereby amended to approve development plans, on application from Raymond Construction. 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 William Lomax Survey, Abstract No. 792 and being part of Lot 19 and part of Lot 5 of the Carroll Estates Addition

to the City of Addison, as recorded in Volume 10, page 473 of the deed records of Dallas County, Texas and being more particularly described as follows:

Commencing at a point in the west line of Addison Road (60 foot right of-way) said point being north 00° 14' 16" west a distance of 1352.25 feet from the intersection of Westgrove Drive (60 foot right-of-way);

Thence north 89° 50' 15" west a distance of 730.00 feet to a point for a corner;

Thence north 00° 14' 16" west a distance of 30.00 feet to the point of beginning;

Thence north 00° 14' 16" west a distance of 307.50 feet to a point for corner;

Thence south 89° 50' 15" east a distance of 138.50 feet to a point for corner;

Thence south 00° 14' 16" east a distance of 307.50 feet to a point for corner;

Thence north 89° 50' 15" west a distance of 138.50 feet back to the point of beginning and containing 42622.23 square feet or .9785 acres or land more or less.

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 conditions:


1. At the time of building permit application, the applicant shall submit complete civil design drawings.
2. The plan shall be stamped by a licensed landscape architect, and calculations showing the landscaped percentage of the site shall be added to the plan, prior to the issuance of a building permit.
3. The dumpster enclosure shall be made out of the same materials as the building, shall have gates on the front, and shall be large enough to hold all refuse containers on the site.

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 14<sup>th</sup> day of September, 2004.

  
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MAYOR

ATTEST:

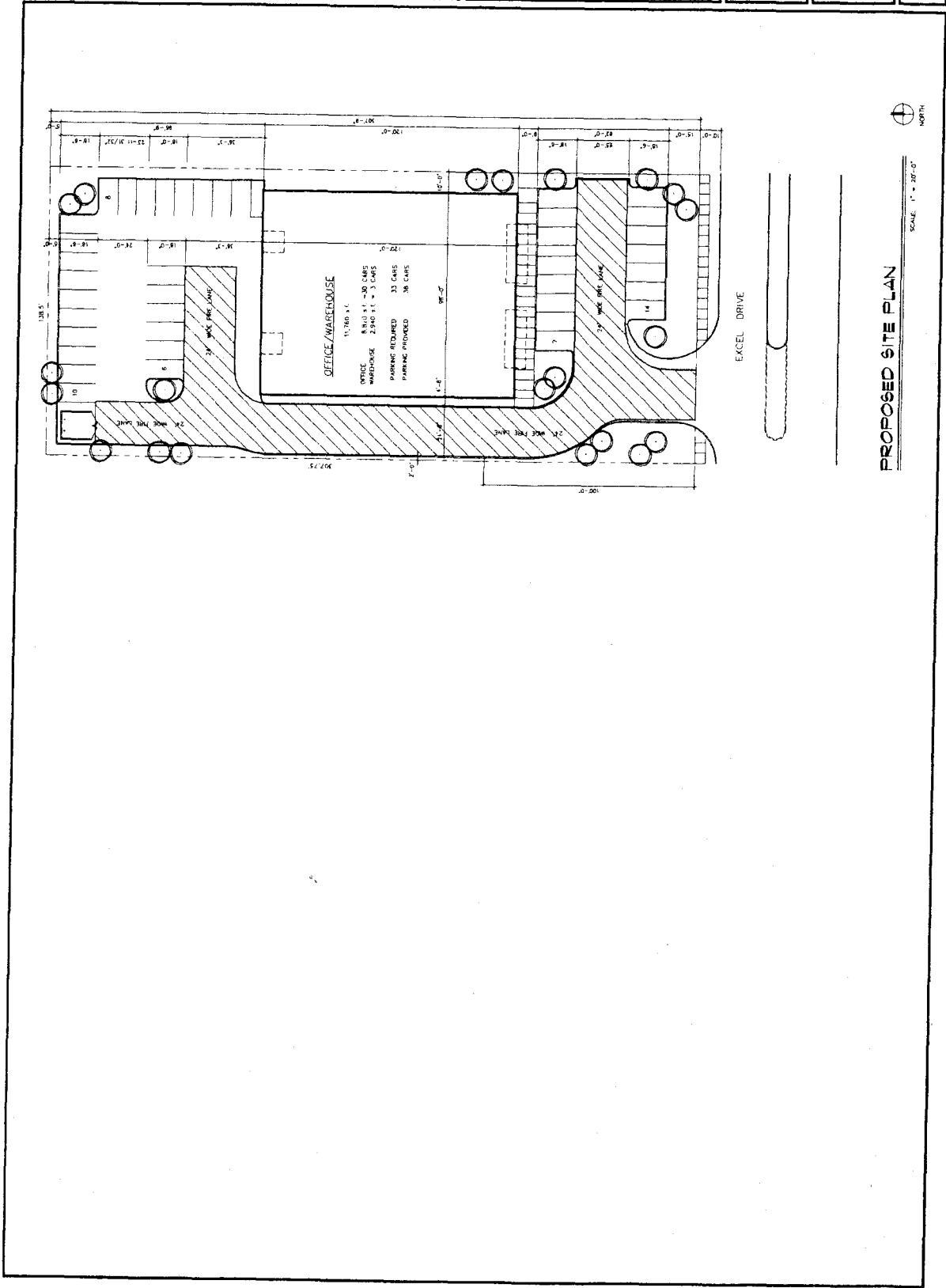
  
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CITY SECRETARY

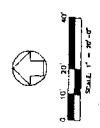
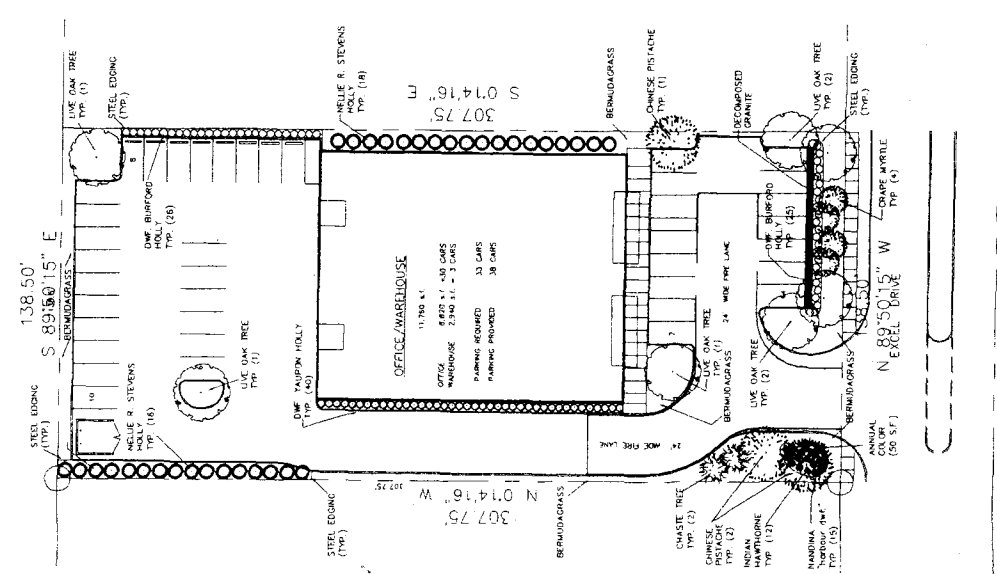
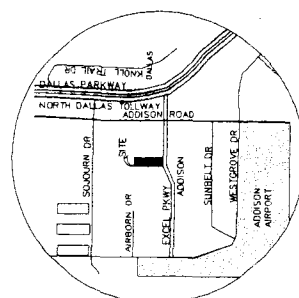
CASE NO.: 1471-Z

APPROVED AS TO FORM:

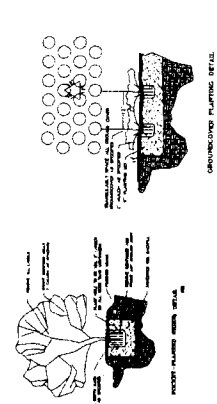
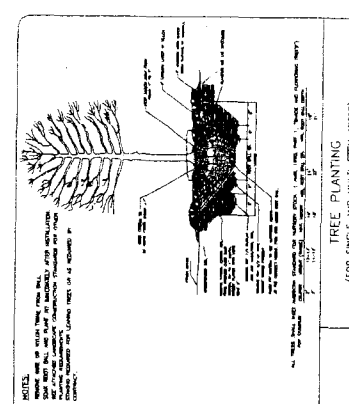
  
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DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 10/1/04 Dallas Morning News





LANDSCAPE PLAN



PLANT CODE	COMMON NAME (USDA NAME)	SIZE
BERNADUGRASS	BERNADUGRASS (CYNODON DACTYLON) COMPACT	10 GAL
CHINESE PISTACHE	CHINESE PISTACHE (EUPHORBIA NIPENSIS)	4 GAL
INDIAN CORN	INDIAN CORN (ZEA MAYS)	1 GAL
MANHATTAN	MANHATTAN (COTYLEDON ORNAMENTALIS)	10 GAL
STEELEDGE	STEELEDGE (COTYLEDON ORNAMENTALIS)	10 GAL
WAXY	WAXY (COTYLEDON ORNAMENTALIS)	10 GAL
YUKON	YUKON (COTYLEDON ORNAMENTALIS)	10 GAL

- LANDSCAPE NOTES**
1. ALL PLANTINGS SHALL BE PLANTED WITH THE CONTRACTOR'S OWNERS AND SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING PERIOD.
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