

ORDINANCE NO. 004- 052

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, TO PROVIDE FOR DEVELOPMENT PLANS IN AN EXISTING PLANNED DEVELOPMENT DISTRICT, LOCATED ON THE NORTHEAST CORNER OF MARSH LANE AND BELT LINE ROAD, ON APPLICATION FROM CENTURY BANK; 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 Comprehensive Zoning Ordinance of the Town of Addison, Texas, is hereby amended to approve development plans, on application from Century 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 applicant must provide a 2-foot dedication for a free right turn lane on the site. The dedication can be performed by either a replat or separate instrument.

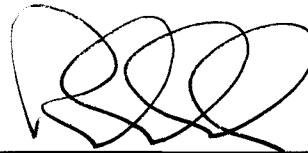
SECTION 4. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance 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 9th day of November, 2004.



MAYOR

ATTEST:


CITY SECRETARY

CASE NO.: 1478-Z

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: MOM NEWS 12-17-04

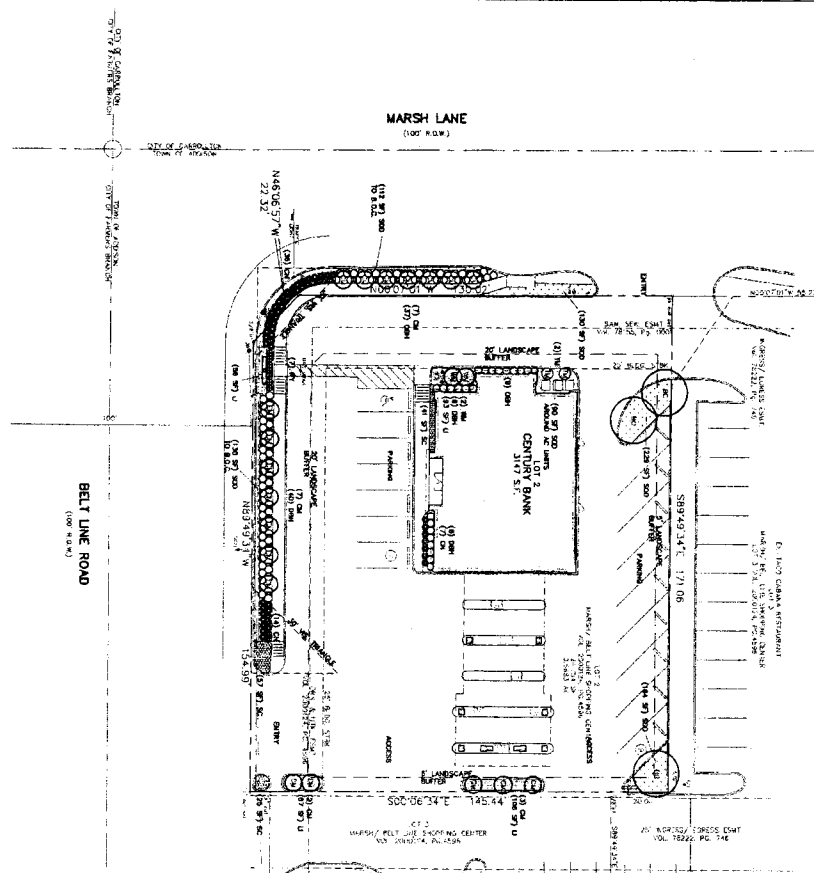
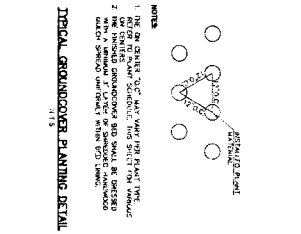
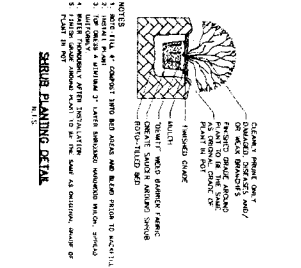
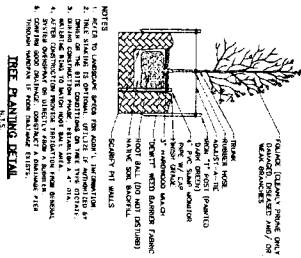
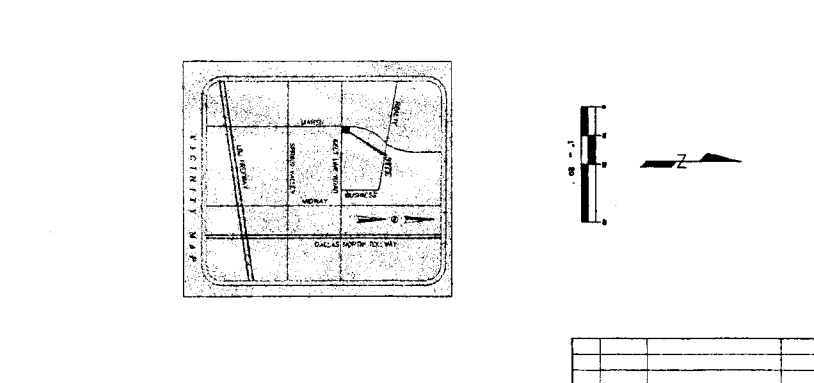


TABLE OF MATERIALS - LANDSCAPE REQUIREMENTS

NO.	QUANTITY	DESCRIPTION	UNITS	REMARKS
1	100	Grass Seed	SQ YD	For lawn areas
2	50	Grass Seed	SQ YD	For lawn areas
3	100	Grass Seed	SQ YD	For lawn areas
4	100	Grass Seed	SQ YD	For lawn areas
5	100	Grass Seed	SQ YD	For lawn areas
6	100	Grass Seed	SQ YD	For lawn areas
7	100	Grass Seed	SQ YD	For lawn areas
8	100	Grass Seed	SQ YD	For lawn areas
9	100	Grass Seed	SQ YD	For lawn areas
10	100	Grass Seed	SQ YD	For lawn areas



LANDSCAPE NOTES

1. PROVIDE MATERIALS AND METHODS FOR INSTALLATION OF PLANTING MATERIALS. PROVIDE A PLAN AND SECTION FOR EACH PLANTING MATERIAL. PROVIDE A PLAN AND SECTION FOR EACH PLANTING MATERIAL. PROVIDE A PLAN AND SECTION FOR EACH PLANTING MATERIAL.
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ADDITIONAL SERVICES DEVELOPMENT

SCALE: 1" = 20'

DESIGNED BY: J.J.V.

DRAWN BY: J.K.A.

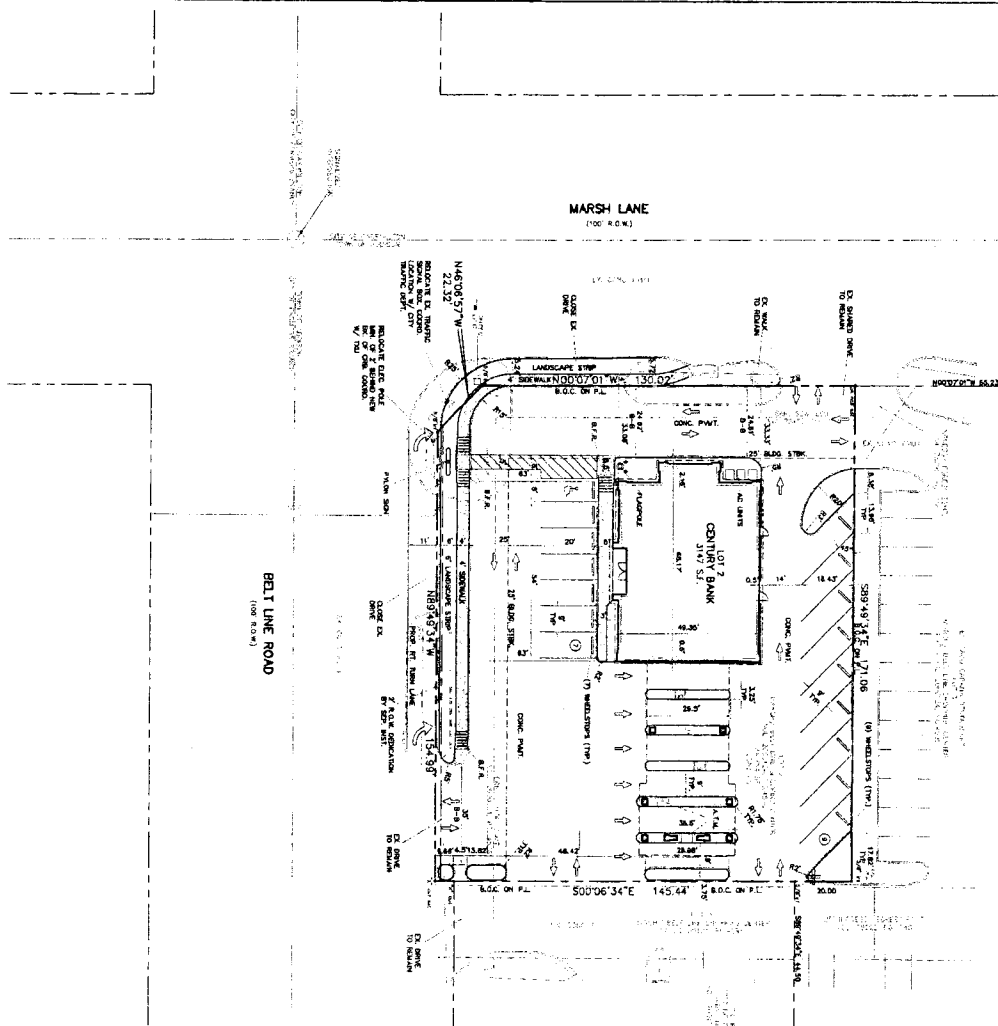
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LANDSCAPE PLAN

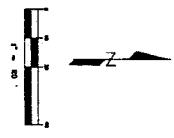
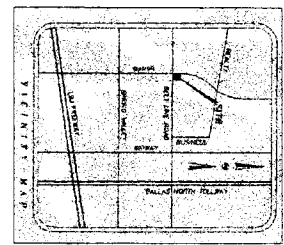
CENTURY BANK
BELT LINE ROAD & MARSH LANE

TOMDEN ENGINEERING, L.L.P.
12855 N Central Expressway, Suite 1016
Dallas, Texas 75243
Ph: 972.386.6446 Fax: 972.386.8409
mail@tomden.com



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

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



SITE SUMMARY TABLE

Project Name	CENTURY BANK
zoning District	RI
Proposed Use	BANK w/ DRIVE THRU
Building Area	0.5882 ACRES = 25,754 SQ. FT.
Lot Area	1.5072 ACRES
Lot Coverage:	31.67 / 24,754 = 12.7%
Floor Area Ratio:	BANK w/ DRIVE THRU = 0.1531
Parking Required:	1500/200 S.F. = 3,147 S.F. / 200 S.F. = 15 SPACES
Parking Provided:	1500/200 S.F. = 3,147 S.F. / 200 S.F. = 15 SPACES
Building Setbacks	
FRONT	25'
REAR	25'
SIDES & REAR	5'

- NOTES**
1. Dimensions are to inside of curb or face of building.
 2. Unless otherwise noted and perpendicular to the south property line.
 3. All north-south and east-west dimensions are to the center of the lot.
 4. All dimensions shall be verified per Texas or Arkansas Codes.

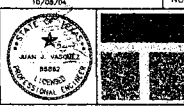
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 Drawn by: J.K.A.
 Checked by: J.J.V.
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SITE PLAN

**CENTURY BANK
 BELT LINE ROAD & MARSH LANE**

OWNER:
 CENTURY BANK
 1500 S. W. MOORE BLVD.
 TEXARKANA, TX
 75581-33-8888

PROJECT:
 MR. BILL PATTON
 8400 N. CENTRAL EXPY.
 TEXARKANA, TX 75584



TOMDEN ENGINEERING, L.L.P.
 12655 N. Central Expy., Suite 1016
 Dallas, Texas 75243
 Ph: 972.386.6446 Fax: 972.386.6409
 mail@tomden.com

NO.	DATE	NOTE	APP.