

ORDINANCE NO. 007-007

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING ORDINANCE 085-073 AS PREVIOUSLY AMENDED BY ORDINANCE 095-054 AND AS PREVIOUSLY AMENDED BY 096-006, BY AMENDING SECTION 3 TO PROVIDE FOR REVISED SITE PLANS, AND BY AMENDING SECTION 5 TO PROVIDE FOR REVISED SPECIAL CONDITIONS, ON APPLICATION FROM SPI HOLDINGS, 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 Section 3 of Ordinance 095-054 shall be amended to read as follows:

Section 3. As provided in the Planned Development District Article of the Comprehensive Zoning Ordinance, said property shall be improved in accordance with the revised development plans which are attached hereto and made a part hereof for all purposes.

SECTION 2. That Section 4 of Ordinance 095-043 shall be amended to read as follows:

Section 4. The following special conditions are placed on the above-described property:

-The applicant shall submit for approval a revised landscaping plan which includes the following: the detention areas along Bent Tree Plaza Boulevard shall be relocated to another point on the site, the fence type at the loading area shall be specified, a landscape buffer shall be added to screen the loading area along the southwest corner of the property, and the revised plan shall show the square footage breakdown on landscaped area versus the gross site area.

-A traffic signal shall be installed at the intersection of Bent Tree Plaza Parkway and Addison Road.

-A final landscaping plan, which accurately indicates grading and stormwater detention areas, must be submitted for approval prior to the issuance of a building permit for the warehouse building.

-A 5-foot sidewalk shall be installed along Bent Tree Plaza Parkway for the entire length of the site.

-A final plat, which meets the requirements of the subdivision ordinance, shall be submitted and approved prior to the issuance of a building permit for the warehouse building.

-The irrigation system will need a rain and freeze sensor if not already installed.

-The applicant will need to submit a revised landscape plan showing evergreen shrubs along the north edge of the proposed parking lot for vehicle screening.

-Any missing or dead plant material on the site needs to be replaced according to the approved set of landscape plans presently on file for this site.

SECTION 3. 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.

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 13th day of February 2007.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO.: 1531-Z/SPI HOLDINGS, INC.

APPROVED AS TO FORM:

C. MORAN

DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 4-06-2007

Notes:

- Add to existing space by adding 500 sq ft.
- Add to existing space by adding 200 sq ft.
- Add to existing space by adding 100 sq ft.
- Add to existing space by adding 50 sq ft.
- Add to existing space by adding 25 sq ft.
- Add to existing space by adding 12.5 sq ft.

Legend:

- Street name (narrowly) 2000 feet from front of lot.
- Street name (wide) 2000 feet from front of lot.
- Street name (wide) 2000 feet from front of lot.
- Street name (wide) 2000 feet from front of lot.
- Street name (wide) 2000 feet from front of lot.
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- Street name (wide) 2000 feet from front of lot.



TRACT 1
F&B PROPERTIES OPERATING CO.
VOL. 92115, P.O. 4018

50739 00'0" 30710'

487.55'

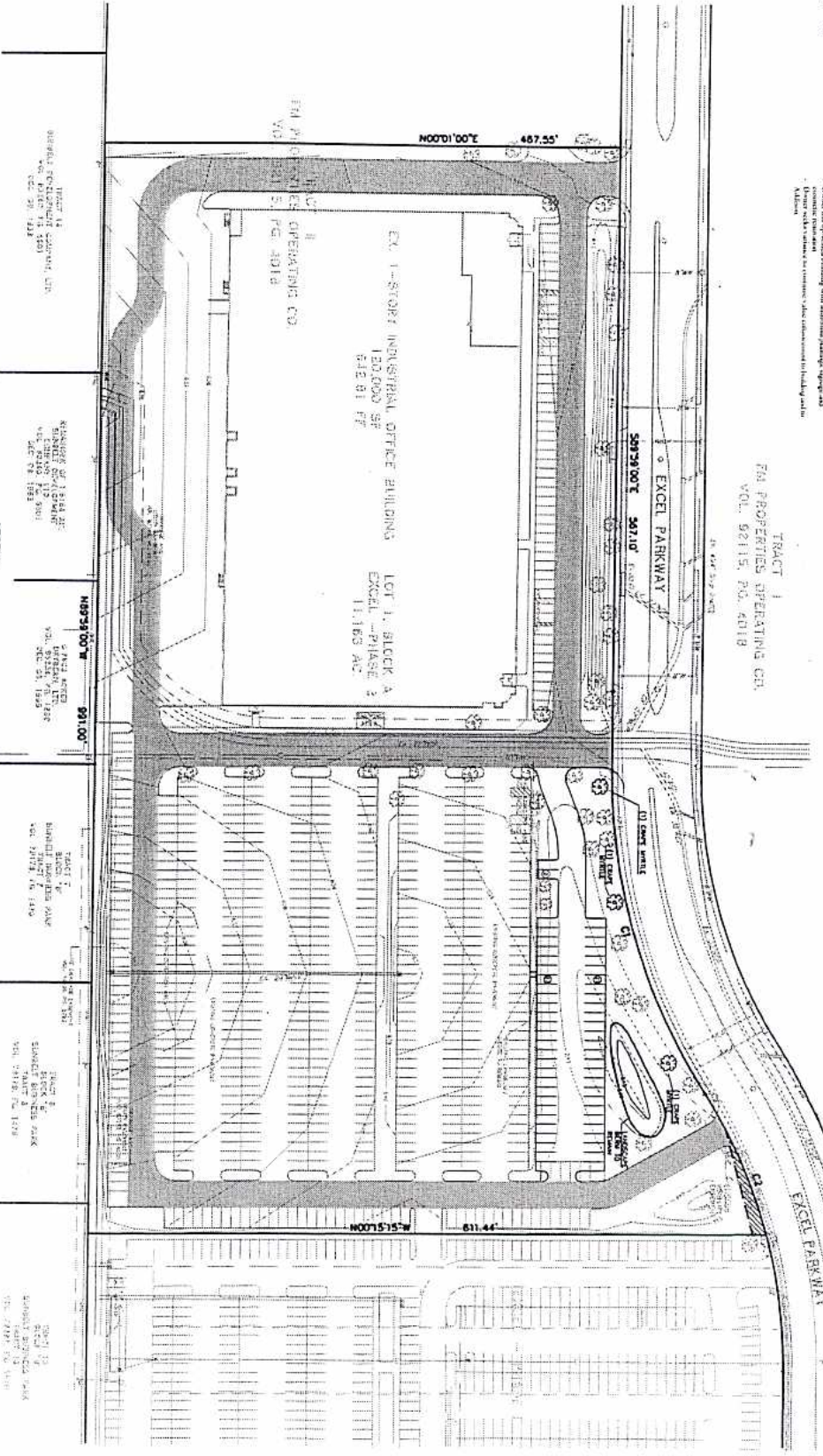
811.44'

12000.00'

EX. 1-STORY INDUSTRIAL OFFICE BUILDING
120,000 SQ. FT.
R.I.E. 91' FT.

LOT 1, BLOCK A
EXCEL - PHASE 2
11,169 AC.

F&B PROPERTIES OPERATING CO.
VOL. 92115, P.O. 4018



Curve Table

Sta.	Angle	Radius	Total Length	Point of Beginning	Point of Tangency	Point of Curvature
1729.35'	110.11'	192.00'	1253.23'	1729.35'	1819.35'	1819.35'
1729.35'	110.11'	192.00'	1253.23'	1819.35'	1909.35'	1909.35'

Legend

- ◊ EXISTING FIRE HYDRANT
- EXISTING FIRE PILE
- - - EXISTING WATERLINE
- - - EXISTING WATERMETER LINE
- - - EXISTING UNDERGROUND TELEPHONE LINE
- - - EXISTING GAS MAIN
- - - LOT LINE
- ◻ PROPOSED PARKING
- ▭ EXISTING FIRE LINE
- ▭ EXISTING OVERHEAD ELECTRICAL LINE
- ▭ EXISTING OVERHEAD PARKING
- ▭ EXISTING TRENCH
- ▭ EXISTING TREES
- ▭ PROPOSED TREES
- ▭ 1'-CROWN SLOPE
- ▭ 1/2" CROWN PER FEET
- ▭ 5' THINK ANNUALS AND STRECHON

LOT 2 SUMMARY

EXISTING CONDITIONS	11,169 ACRES	EXISTING CONDITIONS	11,169 ACRES
TOTAL LAND AREA	252 SPACES	DESIGNED CONDITIONS	11,169 ACRES
LANDSCAPE AREA (24.5%)	643 SPACES	TOTAL LAND AREA	252 SPACES
MEDIAN PARKING	601 SPACES	LANDSCAPE AREA (24.5%)	643 SPACES
TOTAL PARKING		REGULAR PARKING	643 SPACES
		TOTAL PARKING	601 SPACES

Scale: 1"=50' Date: 09-03-08
Designed By:
Drawn By:
Checked By:
3/13/08

**ADDISON-II BUILDING
LOT 1, BLOCK A
EXCEL-PHASE 2
ADDISON, TX**

**SITE PLAN
for
PD 95-054 AMENDMENT**

PRELIMINARY FOR REVIEW ONLY
NOT TO CONSTITUTE AN OFFER

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NO.	REVISION	BY	DATE