

TOWN OF ADDISON, TEXAS
ORDINANCE NO. 008-018

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING ORDINANCE 093-057, SECTIONS 3, AND 5, TO PROVIDE FOR ALLOWED USES, DEVELOPMENT STANDARDS, AND APPROVAL OF DEVELOPMENT PLANS, ON APPLICATION FROM KALISHER PROPERTIES/BEST PRESS, INC. 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 by amending Ordinance 093-057, Section 3, to read as follows:

SECTION 3. In the hereinabove described land or building, no land shall be used, erected or converted to any use other than:

Antique shop
Aquarium
Art Gallery
Baker
Bank
Barber and beauty shop
Book or stationary store
Camera shop
Candy, cigars and tobacco shop
Caterer and wedding service, office only
Cleaning and pressing shops having an area of not more than 6,000 square feet
Drug store
Electrical lighting fixtures and supplies for consumer use
Exterminating company
Film developing and printing
Fix-it shops, bicycle repairs, saw filing, lawn mower sharpening
Florist
Furniture repairs and upholstery
Frozen food lockers
Gallery, for the display and sale of artworks
General Services shops for main, tax preparers, bookkeeping
Grocery store
Hardware, sporting goods, toys, paints, wallpaper, clothing stores
Household and office furniture, furnishings and appliances
Jewelry, optical goods, photographic supplies
Laundromat, equipped with automatic washing machines of the type
 Customarily found in a home and where the customers may
 personally supervise the washing and handling of their laundry
Meat Market
Medical and Dental offices
Mortuary
Novelty or variety store
Office building
Office/service/showroom, the office/showroom component is limited to a
 facility for the regular transaction of business and for the display of
 uncontainerized merchandise in a finished building setting, and the

service component of this use is limited to not more than seventy-five (75%) of the floor area of the use

Photographers or artists studio

Public garage, parking no repairs

Piano and musical instruments

Plumbing shop, without warehouse facilities (to include materials for ordinary repairs, but not storage for materials for contracting work)

Printing and publishing operations, including book publishing warehouse

Retail shop for custom work or the making of articles to be sold for retail on the premises

Seamstress, dressmaker or tailor

Shoe repair shop

Studios, dance, music, drama, health, and reducing

Studio for the display and sale of glass, china, sculpture, art objects, cloth and draperies

Video equipment and cassettes, sales and rental

Wearing apparel, including clothing, shoes, hats, millinery, and accessories

SECTION 2. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, is hereby amended by amending Ordinance 093-057, Section 5, to read as follows:

SECTION 5. The property shall be developed in accordance with the drawings that are attached hereto and a part hereof for all purposes.

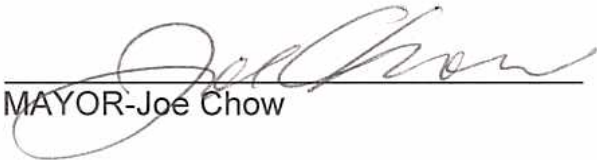
SECTION 3. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 May, 2008.


MAYOR-Joe Chow

ATTEST:

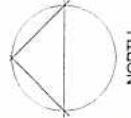

CITY SECRETARY-Mario Canizares

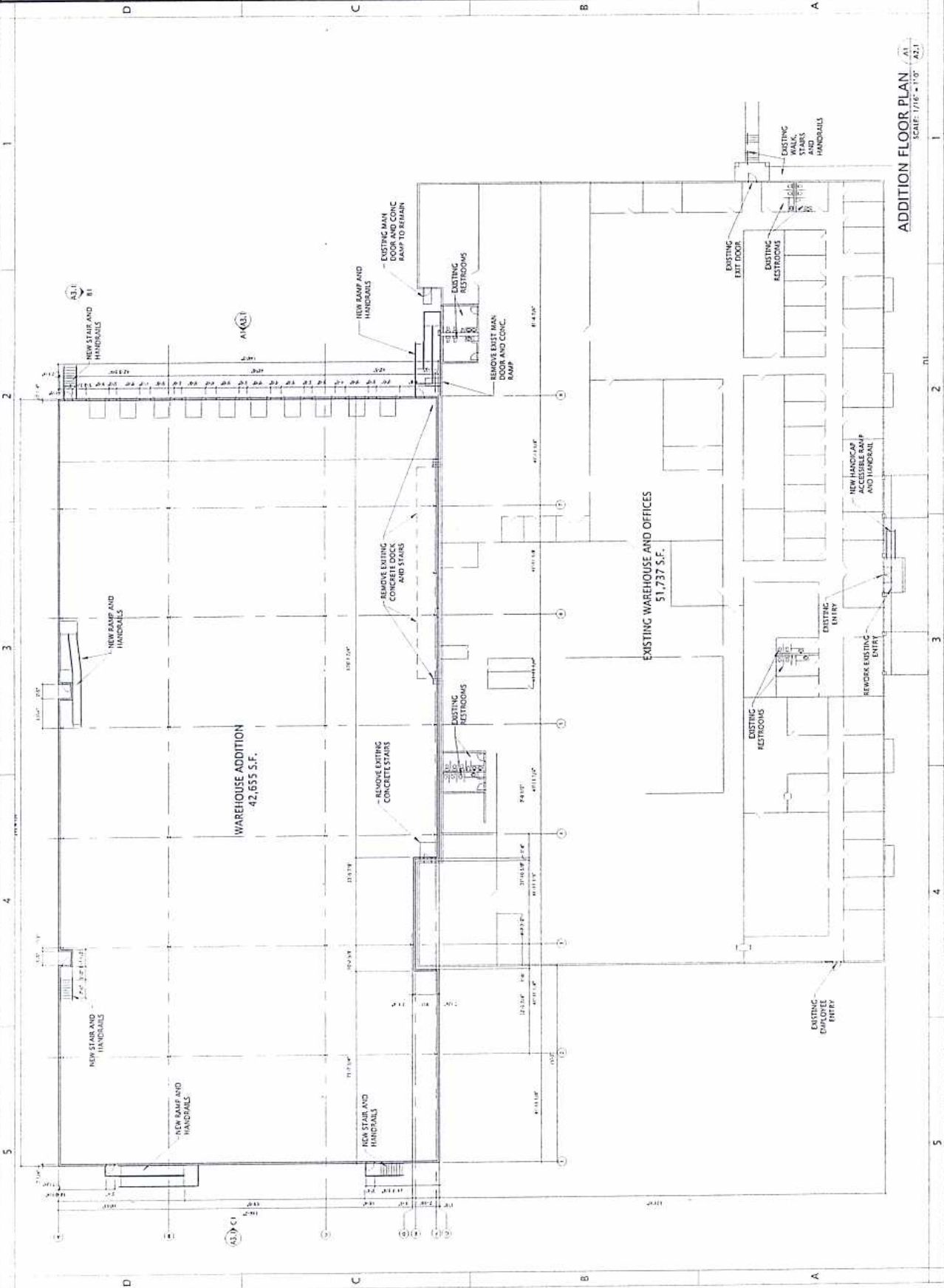
CASE NO.: 1554-Z/Best Press, Inc.

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES-
Carmen Moran

PUBLISHED ON: _____

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|--|---|--|---|---|---|
| GSBS ARCHITECT <small>1001 COLLETT AVENUE SUITE 300 ANN ARBOR, MI 48106-1217 734.769.9900</small> | DESIGNER'S SEAL ENGINEER: [blacked out] ARCHITECT: [blacked out] CONTRACT NO.: [blacked out] PROJECT NO.: [blacked out] SHEET NO.: [blacked out] DATE: [blacked out] | CLIENT'S SEAL NAME: [blacked out] ADDRESS: [blacked out] CITY: [blacked out] STATE: [blacked out] ZIP: [blacked out] |  NORTH | BEST PRESS, INC. 4201 AUREOLE DR. ADDISON, TX 75001 | DESIGN DOCUMENTS ADDITION FLOOR PLAN |
|--|---|--|---|---|---|



ADDITION FLOOR PLAN / A1 A2J
 SCALE: 1/16" = 1'-0"

2005-12-09
 18000001-2008

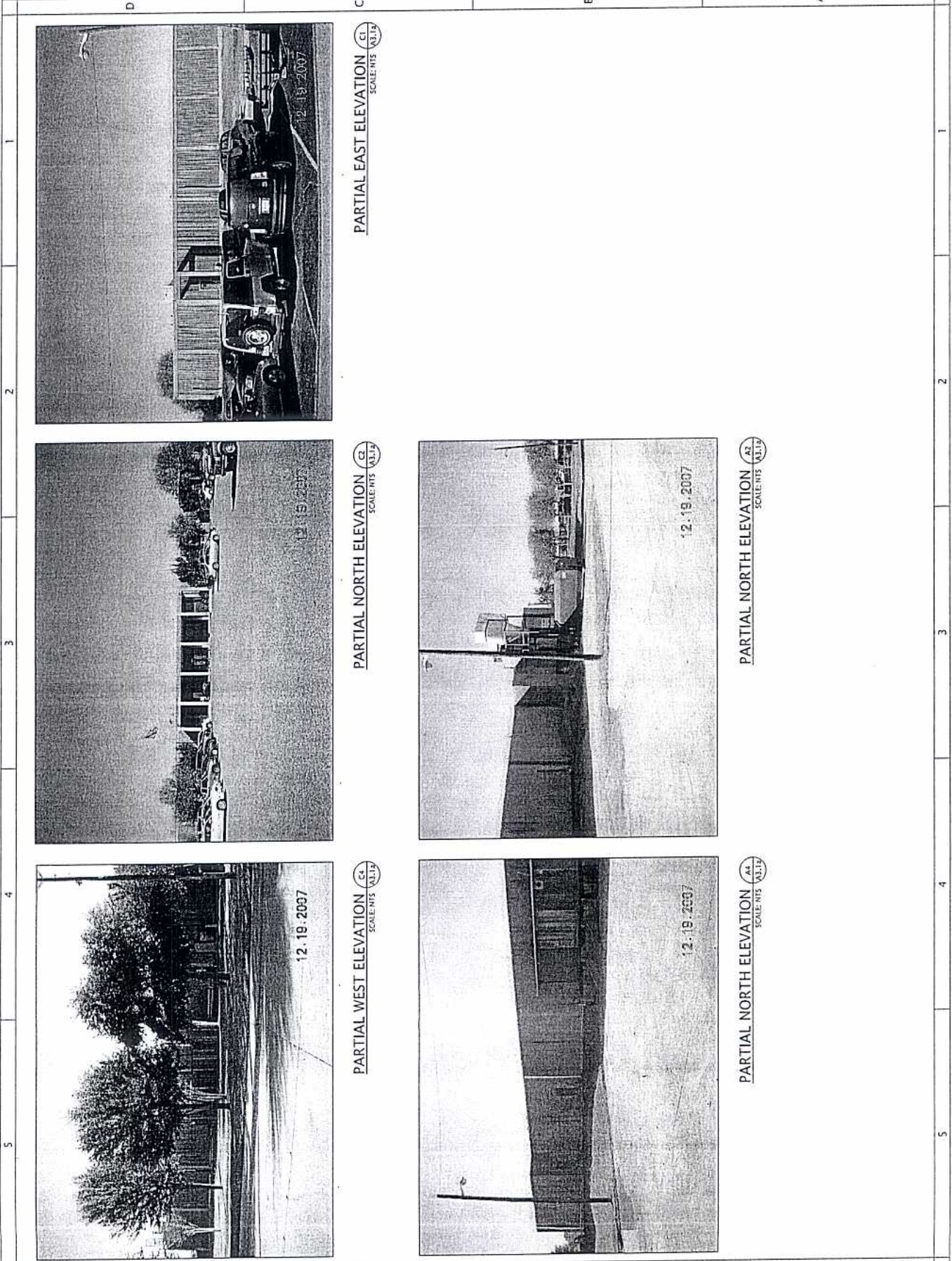
A2.1

| NO. | DATE | REVISION |
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BEST PRESS, INC.
4201 AMERSON DR.
ADDISON, TX 75001

DESIGN DOCUMENTS
EXISTING BUILDING
ELEVATIONS

2007/12/18
FEBRUARY 2008
A3.1a



PARTIAL EAST ELEVATION (C1)
SCALE: 1/8" = 1'-0"

PARTIAL NORTH ELEVATION (C2)
SCALE: 1/8" = 1'-0"

PARTIAL NORTH ELEVATION (A2)
SCALE: 1/8" = 1'-0"

PARTIAL WEST ELEVATION (C4)
SCALE: 1/8" = 1'-0"

PARTIAL NORTH ELEVATION (A4)
SCALE: 1/8" = 1'-0"