

**TOWN OF ADDISON, TEXAS**  
**ORDINANCE NO. 011- 003**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, SO AS TO GRANT A SPECIAL USE PERMIT FOR THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION ONLY, ON APPLICATION WITH TOM THUMB FOOD STORE, LOCATED 14280 MARSH LANE; PROVIDIING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR A SEVERABILITY 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, 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 Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit

for the sale of beer and wine for off-premises consumption only, 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 or parcel of land out of the Noah Good Survey, Abstract No. 520 Dallas County, Texas, located in the Town of Addison, Texas, said tract being part of a 17.894 acre tract conveyed to Mustang Brookhaven S/C,LTD., a Texas Limited partnership by deed recorded in Volume 94129, Page 00111 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east line of Marsh Lane (1 100 foot R.O.W. at this point) said point being S 00°00'00" E, along said east line, 150.00 feet from its intersection with the south line of Spring Valley Road (a 60 foot R.O.W. at this point);

THENCE S 89°46'10" E,	150.00 feet to a ½" iron pin found for corner;
THENCE S 44°24'27" E,	160.00 feet to an "x" cut found for corner;
THENCE N 45°20'40" E,	137.82 feet to an "x" cut found for corner;
THENCE N 00°00'00" E,	166.59 feet to an "x" cut found for corner in the south line of Spring Valley Road;
THENCE S 89°46'10" E,	along said south line, 443.77 feet to a ½" iron pin found for corner;
THENCE S 00°16'34" W,	708.99 feet to a ½" iron pin with red FD cap found for corner;
THENCE N 89°48'09" W,	800.35 feet to a ½" iron pin found for corner in the east line of Marsh Lane;
THENCE N 00°00'00" E	along said east line, 30.00 feet to an "x" cut found for corner;
THENCE S 89°48'09" E,	209.00 feet to an "x" cut found for corner;
THENCE N 00°00'00" E,	120.00 feet to a ½" iron pin found for corner;
THENCE N 89°48'09" W,	209.00 feet to a ½" iron pin found for corner in the east line of Marsh Lane;
THENCE N 00°00'00" E,	along said ease line, 409.46 feet to a ½" iron pin found for corner and the place of beginning and containing 10.950 acres (476,992 square feet) of land.

SECTION 2. 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 be remain in full force and effect.

SECTION 3. 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.

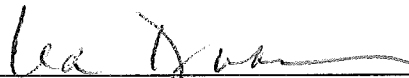
SECTION 4. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid,

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.

**DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 11th day of January, 2011.**

  
\_\_\_\_\_  
Mayor-Joe Chow

ATTEST:

  
\_\_\_\_\_  
City Secretary-Lea Dunn

CASE NO.: 1613-SUP/Tom Thumb

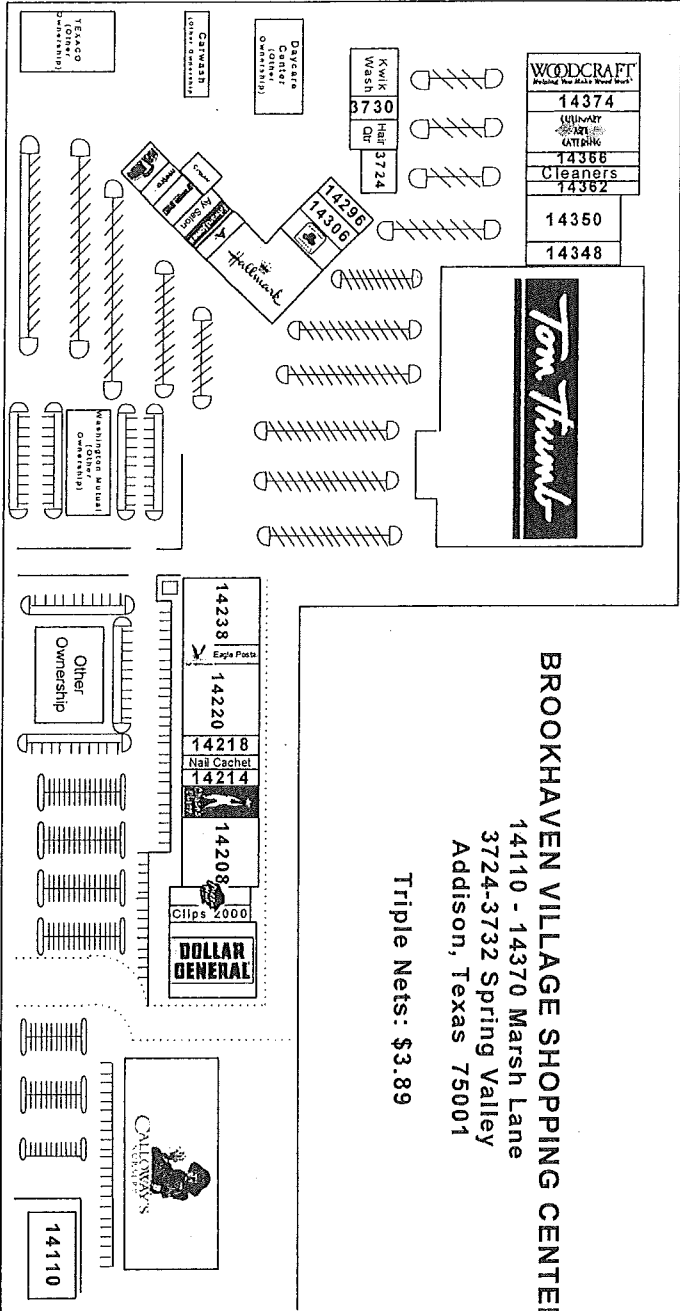
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Director of Development Services-Carmen Moran

PUBLISHED ON: 3/22

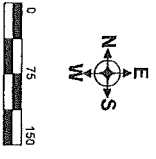
Leasing Agent: John West & Joe Swedlund  
 Property Manager: Leslie Hicks  
 972.931.7400  
 www.sabreality.com

## SPRING VALLEY



**BROOKHAVEN VILLAGE SHOPPING CENTER**  
 14110 - 14370 Marsh Lane  
 3724-3732 Spring Valley  
 Addison, Texas 75001

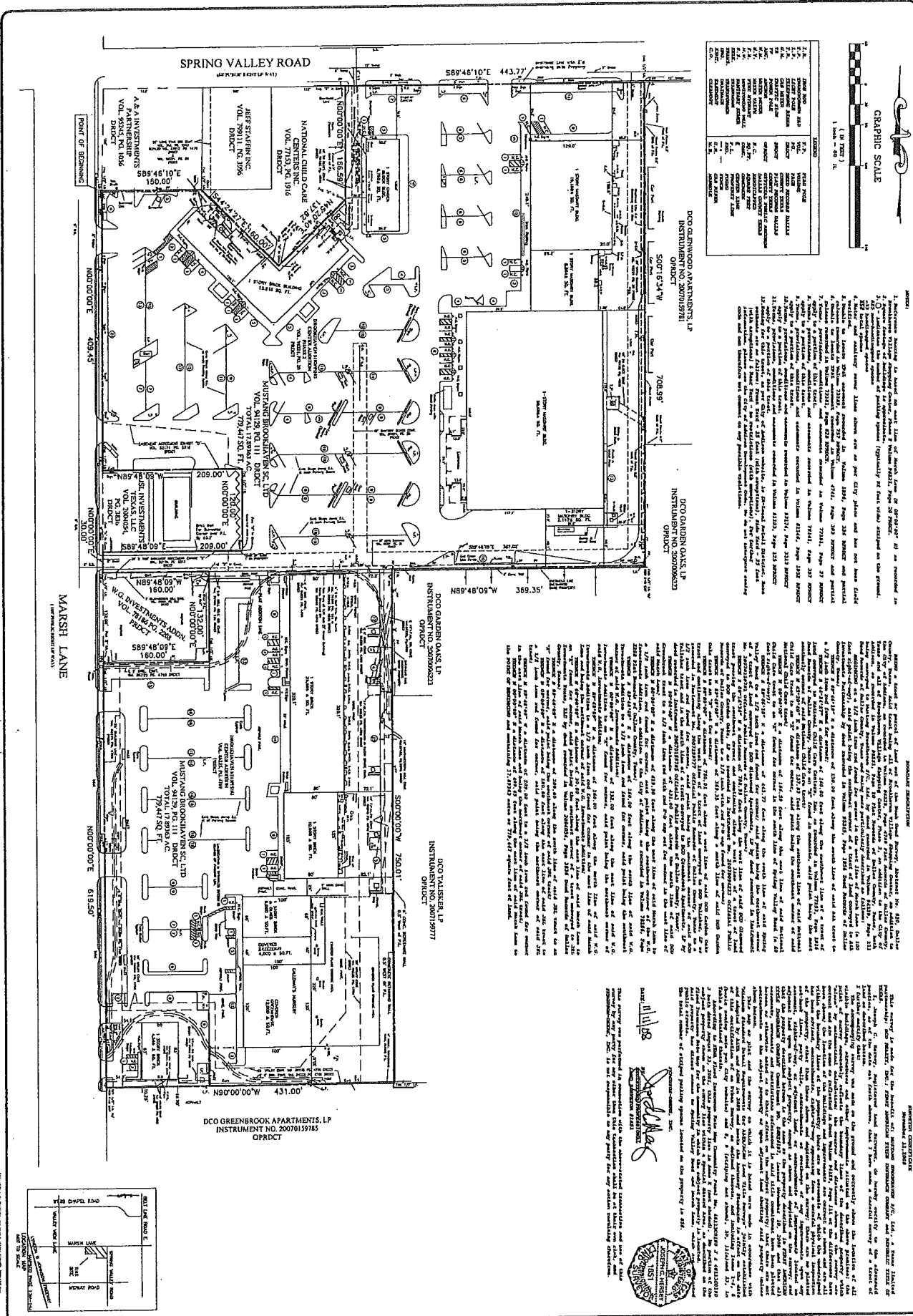
Triple Nets: \$3.89



TABULATIONS	
Total Land Area = 17,894 Acres = 779,482,84 SF	
Total Building Area = 173,720 SF	
Total Parking Indicated = 950 Spaces	

PROPERTY DATA	3724	3728	3730	3732	14110	14120	14150	14152	14208	14210	14214	14216	14218	14220	14232	14238	14280	14296	14306	14308	14312	14322	14324	14326	14328A	14328	14330	14332	14348	14350	14362	14364	14370	14374	
AVAILABLE	AVAILABLE	HAIR QUARTERS	AVAILABLE	KWIK WASH LAUNDRIES	GROUND LEASE AVAILABLE	ALLOWAY'S NURSERY	DOLLAR GENERAL	PIZZA HUT	CLIPS 2000 SALON	AVAILABLE	CHASE'S PLACE	AVAILABLE	NAIL CACHET	AVAILABLE	AVAILABLE	EAGLE POSTAL CENTER, INC.	AVAILABLE	TOM THUMB PAGE	AVAILABLE	AVAILABLE	STATE FARM	HALLMARK	ACE CASH EXPRESS	EDWARD JONES	JACKSON HEWITT TAX SVC	METRO PCS	CINGULAR TOWER	PAPA JOHN'S PIZZA	SPRINT TOWER	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
2,000 SQ. FT.	1,000 SQ. FT.	1,250 SQ. FT.	2,500 SQ. FT.	4,565 SQ. FT.	22,000 SQ. FT.	7,200 SQ. FT.	1,600 SQ. FT.	1,200 SQ. FT.	5,600 SQ. FT.	2,800 SQ. FT.	1,200 SQ. FT.	1,200 SQ. FT.	6,050 SQ. FT.	1,516 SQ. FT.	5,600 SQ. FT.	62,639 SQ. FT.	1,000 SQ. FT.	1,250 SQ. FT.	1,250 SQ. FT.	1,250 SQ. FT.	6,050 SQ. FT.	900 SQ. FT.	900 SQ. FT.	900 SQ. FT.	900 SQ. FT.	240 SQ. FT.	1,200 SQ. FT.	320 SQ. FT.	2,557 SQ. FT.	5,000 SQ. FT.	2,975 SQ. FT.	1,800 SQ. FT.	3,000 SQ. FT.	6,600 SQ. FT.	
40X50	20X50	25X50	50X50	Irregular	100X200	80X90	20X80	15X80	70X80	35X80	15X80	15X80	20X80	20X80	70X80	Irregular	20X50	25X50	25X50	25X50	Irregular	15X60	15X60	15X60	15X60	12X20	30X40	25X100	50X100	Irregular	15X120	15X120	55X120	55X120	

09/13/10 This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations, and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.



**GRAPHIC SCALE**  
1" = 100' (1" = 30.48 M)

1/4"	30.48 M
1/8"	15.24 M
1/16"	7.62 M
1/32"	3.81 M
1/64"	1.90 M
1/128"	0.95 M
1/256"	0.48 M
1/512"	0.24 M
1/1024"	0.12 M
1/2048"	0.06 M
1/4096"	0.03 M
1/8192"	0.01 M

**DCO GREENWOOD APARTMENTS, LP**  
INSTRUMENT NO. 20070159781  
OBJECT

**DCO GARDEN OAKS, LP**  
INSTRUMENT NO. 20070159782  
OBJECT

**DCO GARDEN OAKS, LP**  
INSTRUMENT NO. 20070159783  
OBJECT

**DCO GARDEN OAKS, LP**  
INSTRUMENT NO. 20070159784  
OBJECT

**DCO GARDEN OAKS, LP**  
INSTRUMENT NO. 20070159785  
OBJECT

**APPROXIMATE DIMENSIONS**

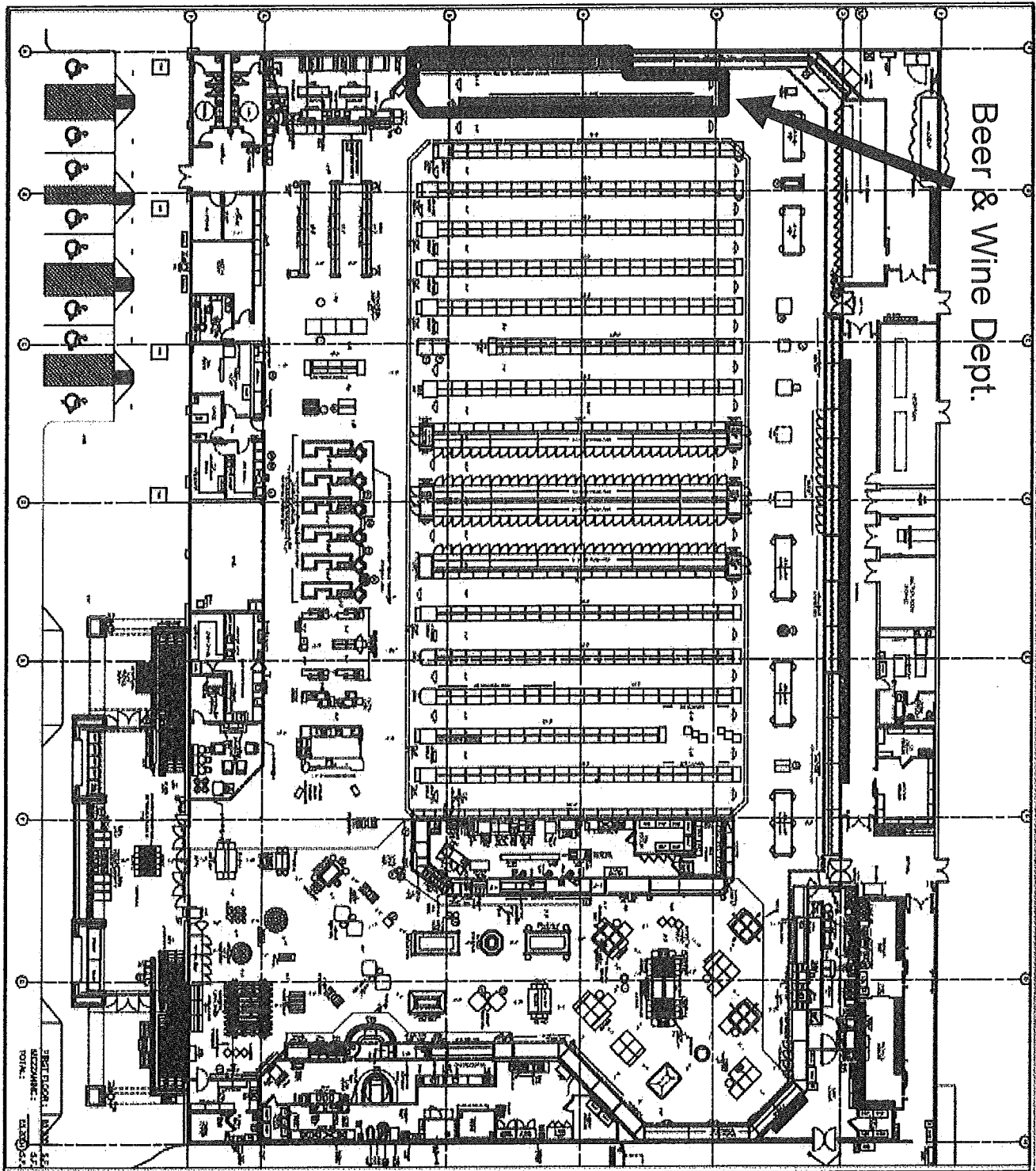
Approximate dimensions of the lots shown are as per City plans and has not been field measured. The dimensions shown are for information only and are not to be used for any other purpose. The dimensions shown are for information only and are not to be used for any other purpose. The dimensions shown are for information only and are not to be used for any other purpose.

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Tom Thumb @ 14280 Marsh Lane, Addison, TX

Beer & Wine Dept.



3RD FLOOR  
ADDISON, TX  
TOTAL: 12,000 S.F.

**E7** 12000-SQ-FOOT 3RD FLOOR

**B7** 12000-SQ-FOOT 3RD FLOOR

**A7** 12000-SQ-FOOT 3RD FLOOR

**A1** 12000-SQ-FOOT 3RD FLOOR

**A2** 12000-SQ-FOOT 3RD FLOOR

**A3** 12000-SQ-FOOT 3RD FLOOR

**A4** 12000-SQ-FOOT 3RD FLOOR

**A5** 12000-SQ-FOOT 3RD FLOOR

**A6** 12000-SQ-FOOT 3RD FLOOR

**A7** 12000-SQ-FOOT 3RD FLOOR

**A8** 12000-SQ-FOOT 3RD FLOOR

**A9** 12000-SQ-FOOT 3RD FLOOR

**A10** 12000-SQ-FOOT 3RD FLOOR

**A11** 12000-SQ-FOOT 3RD FLOOR

**A12** 12000-SQ-FOOT 3RD FLOOR

**A13** 12000-SQ-FOOT 3RD FLOOR

**A14** 12000-SQ-FOOT 3RD FLOOR

**A15** 12000-SQ-FOOT 3RD FLOOR

**A16** 12000-SQ-FOOT 3RD FLOOR

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**A89** 12000-SQ-FOOT 3RD FLOOR

**A90** 12000-SQ-FOOT 3RD FLOOR

**A91** 12000-SQ-FOOT 3RD FLOOR

**A92** 12000-SQ-FOOT 3RD FLOOR

**A93** 12000-SQ-FOOT 3RD FLOOR

**A94** 12000-SQ-FOOT 3RD FLOOR

**A95** 12000-SQ-FOOT 3RD FLOOR

**A96** 12000-SQ-FOOT 3RD FLOOR

**A97** 12000-SQ-FOOT 3RD FLOOR

**A98** 12000-SQ-FOOT 3RD FLOOR

**A99** 12000-SQ-FOOT 3RD FLOOR

**A100** 12000-SQ-FOOT 3RD FLOOR



OFFICE

ORDINANCE NO. 011-003

