

**TOWN OF ADDISON, TEXAS**

**ORDINANCE NO. O17-07**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, CREATING PLANNED DEVELOPMENT DISTRICT O17-07 BASED ON LOCAL RETAIL DISTRICT REGULATIONS WITH MODIFIED USES AND DEVELOPMENT STANDARDS LOCATED AT 4021 BELT LINE ROAD; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); AND PROVIDING FOR SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Addison, Texas (the "City") is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes 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.** The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

**Section 2.** Planned Development District O17-07 is hereby established for the 3.02 acres of property located at 4021 Belt Line Road (the "Property"), to allow medical and dental offices and all other uses permitted in the Local Retail District (LR) in accordance with all LR district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following special conditions:

- A. In addition to the uses allowed in the LR district regulations, the Property may be used for dental and non-surgical medical uses.
- B. There shall be no drug or alcohol rehabilitation uses.
- C. There shall be no 24 hour medical uses.
- D. The following special parking standards apply:
  - a. *Restaurant.* 1 space per 100 square feet (up to a maximum of 17,442 square feet)
  - b. *General Retail.* 1 space per 300 square feet
  - c. *Medical and Dental Office.* 1 space per 300 square feet

E. The Property shall be developed in accordance with the site plan, landscape plan, and building elevations shown in **Exhibit A** attached hereto and incorporated herein.

**Section 3.** The provisions of the Town of Addison Code of Ordinances, as amended, shall remain in full force and effect save and except as amended by this ordinance.


**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.** The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.


**Section 6.** 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 7.** This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 28th day of February, 2017.**


  
\_\_\_\_\_  
Todd Meier, Mayor

ATTEST:

  
\_\_\_\_\_  
Laura Bell, City Secretary

CASE NO: 1751-Z/Belt Line Square

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Brenda N. McDonald, City Attorney

PUBLISHED ON: \_\_\_\_\_

EXHIBIT A

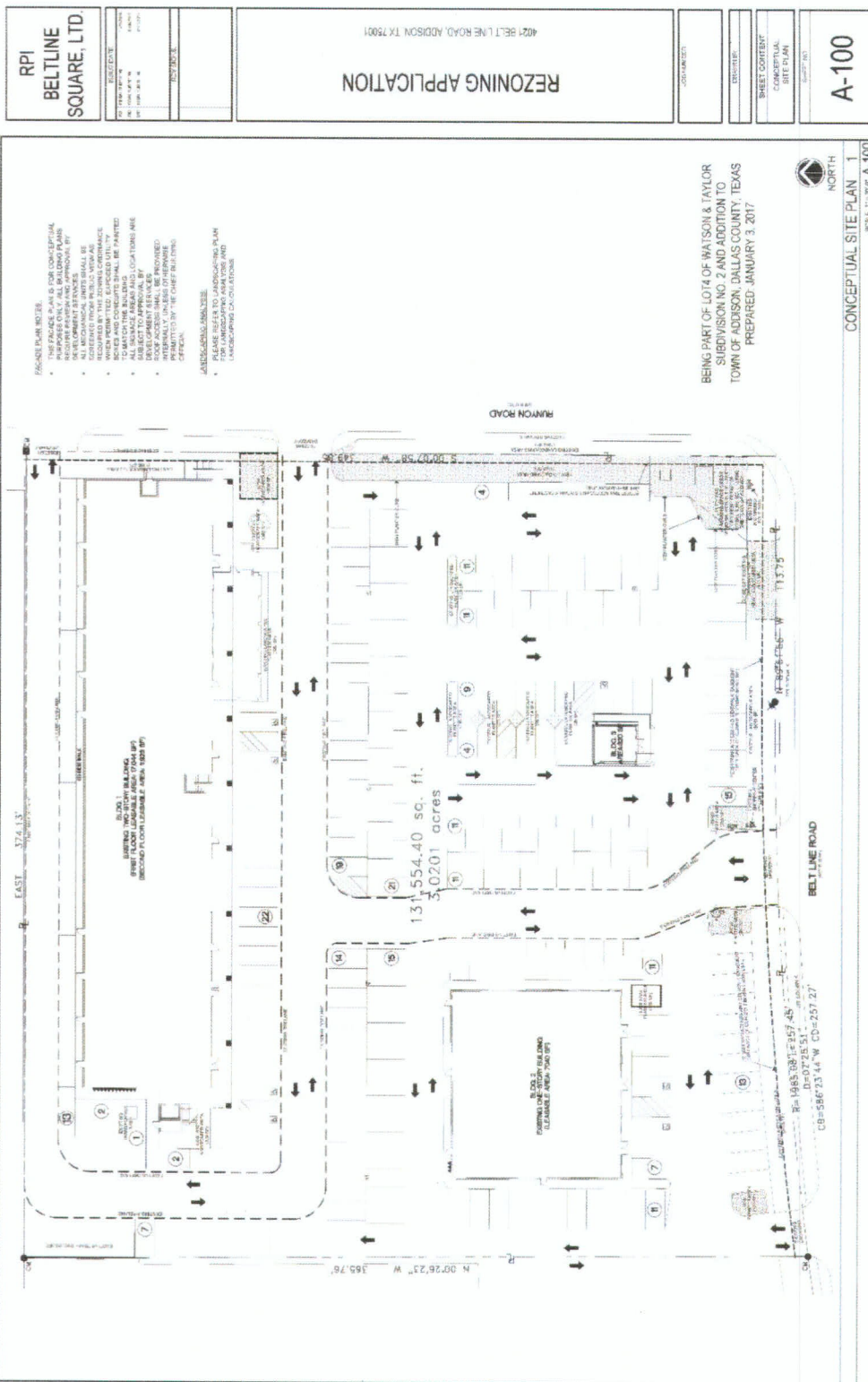


EXHIBIT A

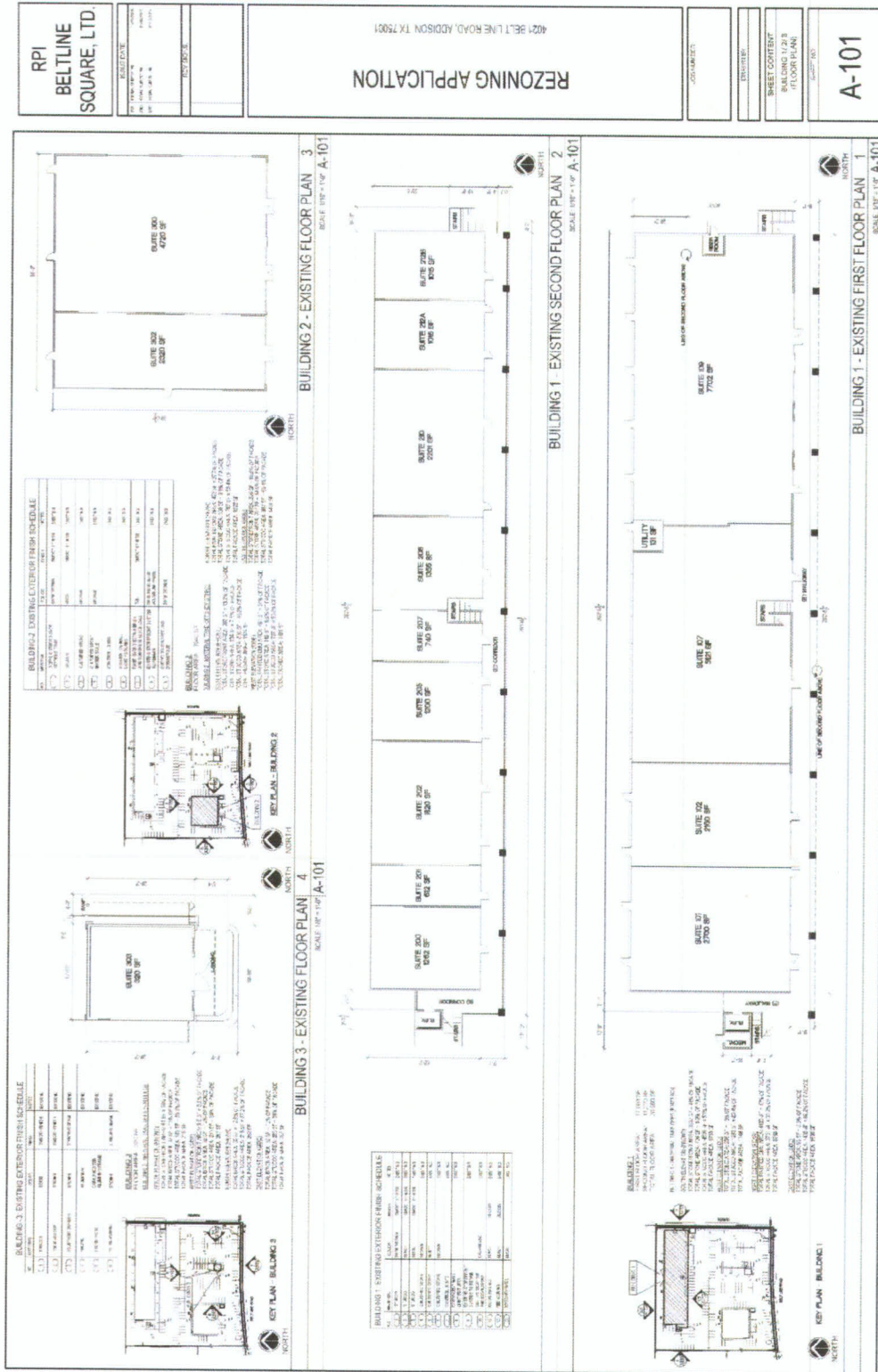


EXHIBIT A

<b>RPI BELTLINE SQUARE, LTD.</b>		<b>REZONING APPLICATION</b>	
PROJECT LOCATION 4021 BELT LINE ROAD, ADDISON, TX 75001		DATE: 01/11/11	
PROJECT NO.: 1751-Z		DRAWN BY: J. H. HARRIS	
DATE: 01/11/11		CHECKED BY: J. H. HARRIS	
SCALE: AS SHOWN		SHEET NO. OF TOTAL SHEETS: 102 OF 102	
SHEET CONTENT BUILDING 1 (ELEVATIONS)		SHEET NO. OF TOTAL SHEETS: 102 OF 102	
<b>A-102</b>		<b>A-102</b>	

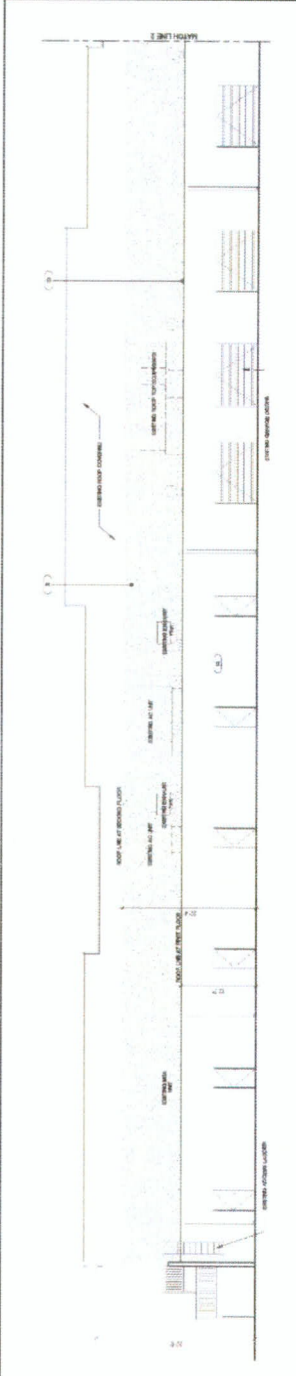
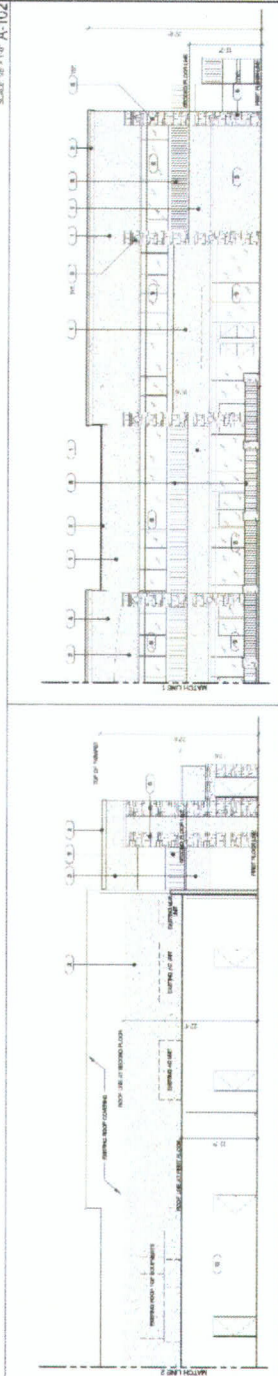
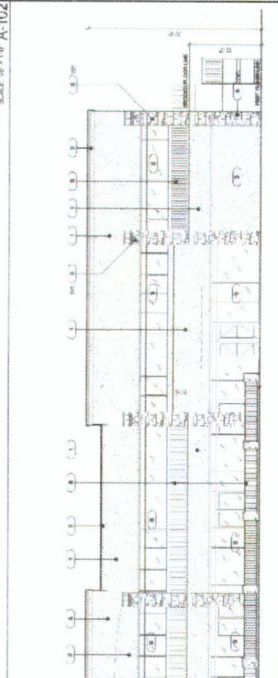
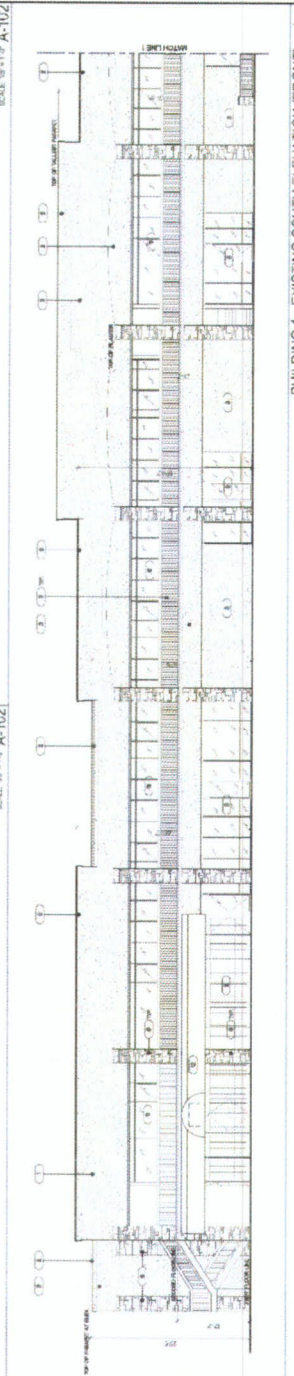
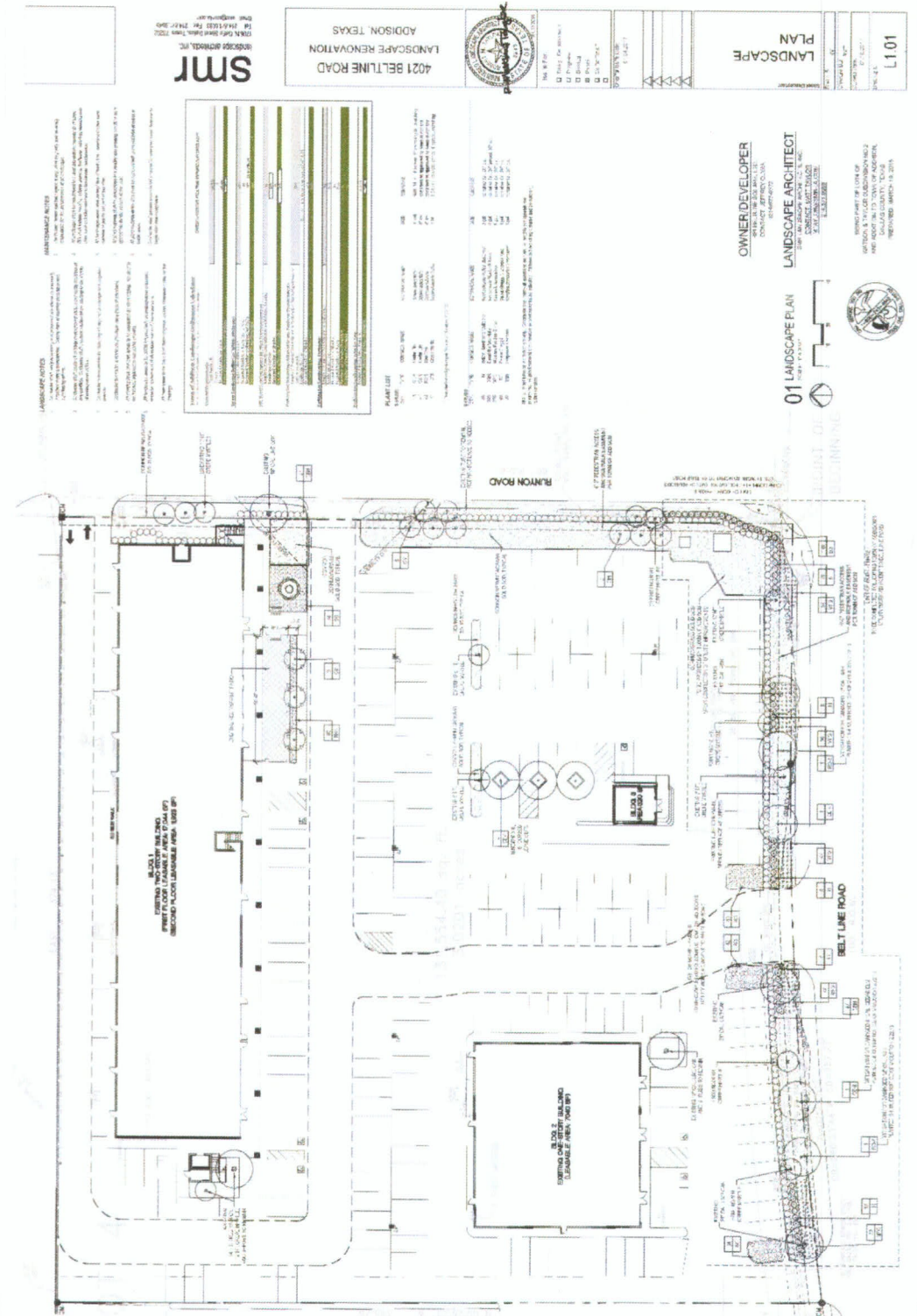
 <p><b>BUILDING 1 - EXISTING NORTH ELEVATION (REAR)</b> 4 SCALE: 1/8" = 1'-0" A-102</p>	 <p><b>BUILDING 1 - EXISTING NORTH ELEVATION (REAR)</b> 3 SCALE: 1/8" = 1'-0" A-102</p>
 <p><b>BUILDING 1 - EXISTING SOUTH ELEVATION (FRONT)</b> 2 SCALE: 1/8" = 1'-0" A-102</p>	 <p><b>BUILDING 1 - EXISTING SOUTH ELEVATION (FRONT)</b> 1 SCALE: 1/8" = 1'-0" A-102</p>

EXHIBIT A

<p><b>RPI</b> <b>BELTLINE</b> <b>SQUARE, LTD.</b></p> <p>PROJECT: REZONING APPLICATION 4021 BELT LINE ROAD, ADDISON, TX 75001</p>		<p>DATE: 01/11/17 BY: [Signature] CHECKED: [Signature] SCALE: 1/8" = 1'-0"</p>	
<p><b>BUILDING 3 - (E) EAST ELEVATION (SIDE) 10</b> SCALE: 1/8" = 1'-0" A-103</p>		<p><b>BUILDING 3 - (E) NORTH ELEVATION (REAR) 8</b> SCALE: 1/8" = 1'-0" A-103</p>	
<p><b>BUILDING 3 - (E) WEST ELEVATION (SIDE) 9</b> SCALE: 1/8" = 1'-0" A-103</p>		<p><b>BUILDING 3 - (E) SOUTH ELEVATION (FRONT) 7</b> SCALE: 1/8" = 1'-0" A-103</p>	
<p><b>BUILDING 2 - EXISTING EAST ELEVATION (SIDE) 6</b> SCALE: 1/8" = 1'-0" A-103</p>		<p><b>BUILDING 2 - EXISTING WEST ELEVATION (SIDE) 5</b> SCALE: 1/8" = 1'-0" A-103</p>	
<p><b>BUILDING 2 - EXISTING NORTH ELEVATION (REAR) 4</b> SCALE: 1/8" = 1'-0" A-103</p>		<p><b>BUILDING 2 - EXISTING SOUTH ELEVATION (FRONT) 3</b> SCALE: 1/8" = 1'-0" A-103</p>	
<p><b>BUILDING 1 - EXISTING EAST ELEVATION (SIDE) 2</b> SCALE: 1/8" = 1'-0" A-103</p>		<p><b>BUILDING 1 - EXISTING WEST ELEVATION (SIDE) 1</b> SCALE: 1/8" = 1'-0" A-103</p>	

EXHIBIT A



**LANDSCAPE NOTES**

1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE CONTRACT.
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PLANT	QUANTITY	LOCATION	NOTES
PLANT 1	1	LOCATION 1	NOTES 1
PLANT 2	1	LOCATION 2	NOTES 2
PLANT 3	1	LOCATION 3	NOTES 3
PLANT 4	1	LOCATION 4	NOTES 4
PLANT 5	1	LOCATION 5	NOTES 5
PLANT 6	1	LOCATION 6	NOTES 6
PLANT 7	1	LOCATION 7	NOTES 7
PLANT 8	1	LOCATION 8	NOTES 8
PLANT 9	1	LOCATION 9	NOTES 9
PLANT 10	1	LOCATION 10	NOTES 10

**SMR**  
 LANDSCAPE ARCHITECTS, INC.  
 4021 BELTLINE ROAD  
 ADDISON, TEXAS



**LANDSCAPE PLAN**  
 1011

**OWNER/DEVELOPER**  
 4021 BELTLINE ROAD  
 ADDISON, TEXAS

**LANDSCAPE ARCHITECT**  
 4021 BELTLINE ROAD  
 ADDISON, TEXAS

**01 LANDSCAPE PLAN**

DATE: MARCH 18, 2015