ORDINANCE NO. O20-54

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REZONE 2.034 ACRES OF PROPERTY LOCATED AT 3820 BELT LINE ROAD FROM PLANNED DEVELOPMENT DISTRICT O93-018, AS AMENDED BY ORDINANCE O15-030, TO PLANNED DEVELOPMENT DISTRICT O20-54 BASED ON BELT LINE (BL) DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING 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, at its regular meeting held on October 20, 2020 the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1818-Z); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS THAT:

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 O20-54 is hereby established for the 2.034 acres of land located at 3820 Belt Line Road, and more specifically described in **Exhibit A** attached hereto and incorporated herein (the "Property"), in accordance with all Belt Line (BL) zoning district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following modifications:

A. The property may be developed with modifications to the BL (BL) design standards for block length and external façade glazing as shown in **Exhibit B** attached hereto and incorporated herein.

B. The minimum lot size for this Planned Development shall be 2.034 acres.

C. The south facade of the proposed new commercial building shall be 73% brick or stone and 17% glazing.

SECTION 3. The property shall be improved in accordance with the site plan, floor plans, landscape plans, and building elevations set forth in **Exhibit B**.

SECTION 4. 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 ***10th*** day of ***NOVEMBER*** **2020**.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

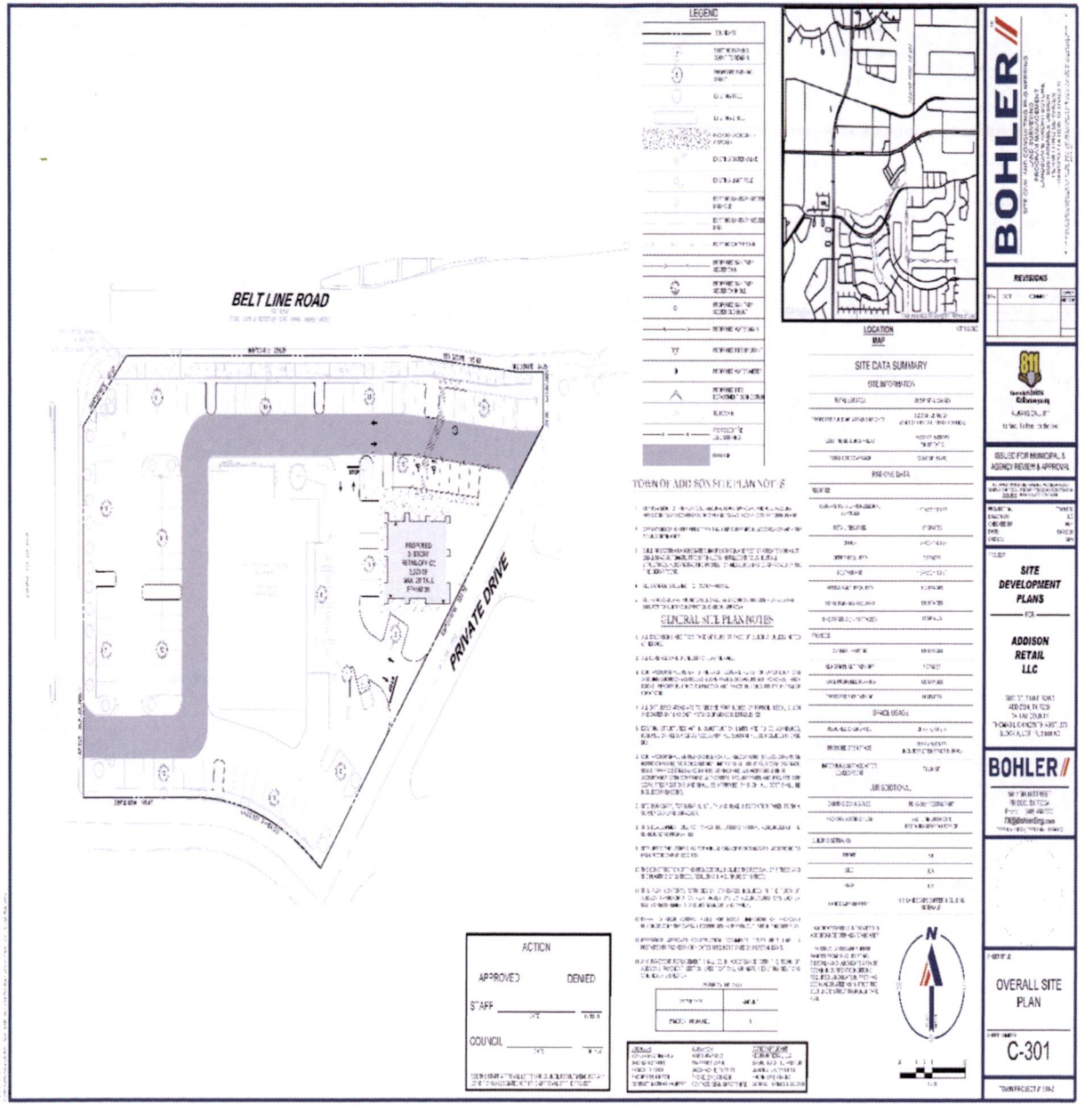
ATTEST:

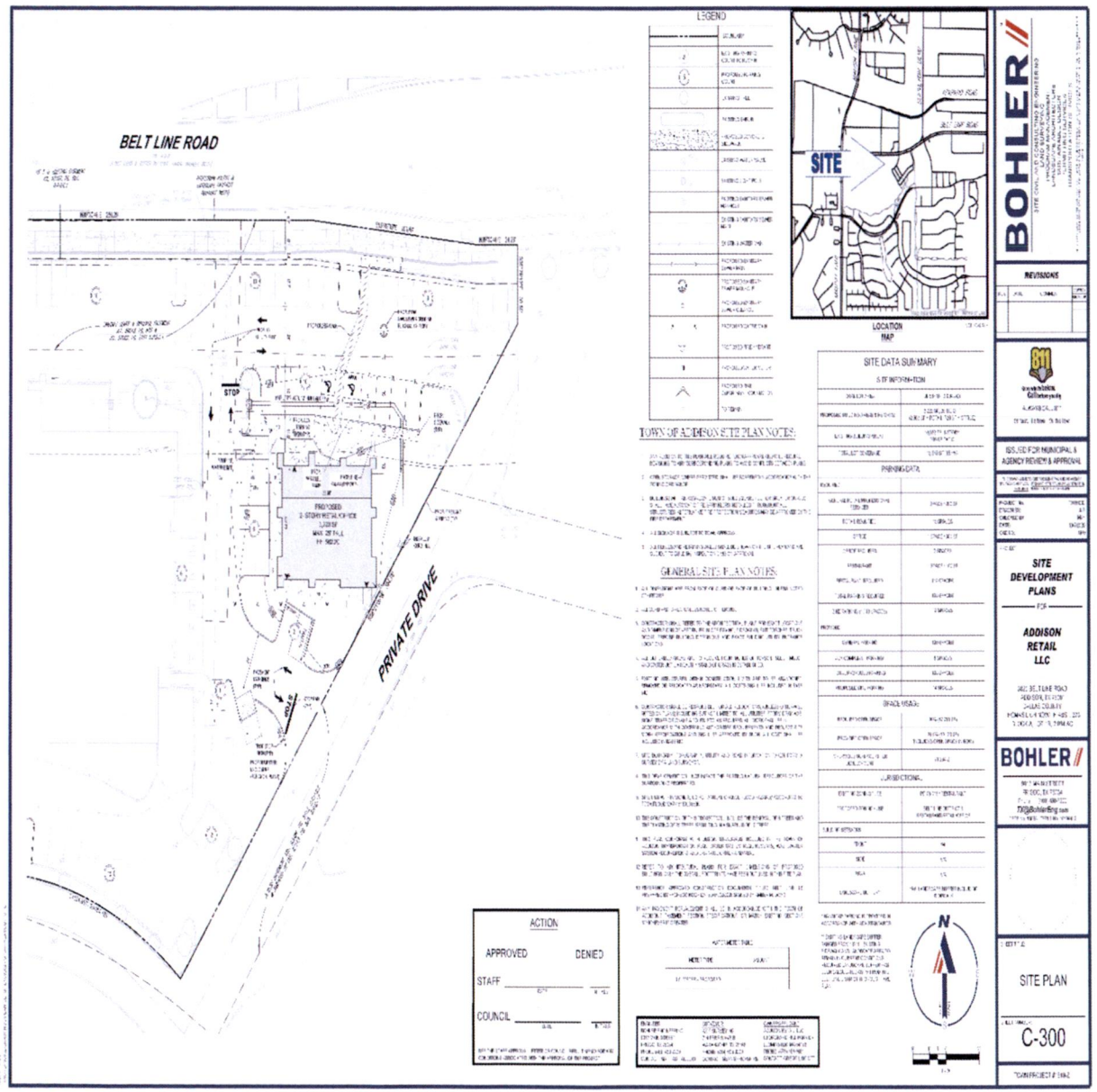
Irma G. Parker, City Secretary

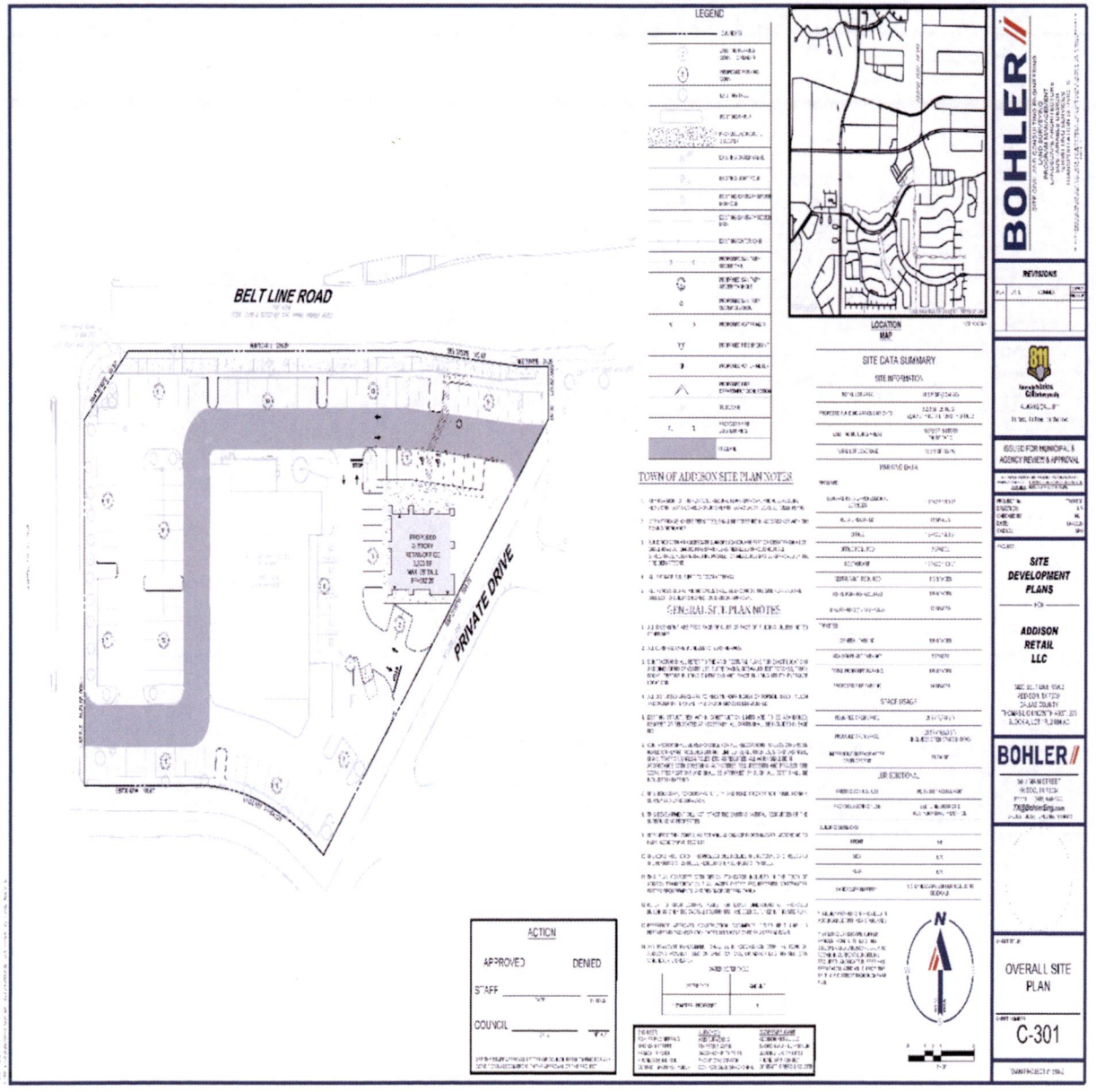
APPROVED AS TO FORM:

Brenda N. McDonald, City Attorney

EXHIBIT A


BELT LINE ROAD
PRIVATE DRIVE
PROPOSED 3-STORY RETAIL/OFFICE BUILDING
LEGEND
LOCATION MAP
SITE DATA SUMMARY
TOWN OF ADDISON SITE PLAN NOTES
GENERAL SITE PLAN NOTES
ACTION
APPROVED
DENIED
STAFF
COUNCIL
BOHLER
REVISIONS
ISSUE FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
SITE DEVELOPMENT PLANS
FOR
ADDISON RETAIL LLC
OVERALL SITE PLAN
C-301


BELT LINE ROAD
PRIVATE DRIVE
STOP
PROPOSED
2 STORY RETAIL/OFFICE
BUILDING
MAX 35' TALL
19,500SF
LEGEND
LOCATION MAP
SITE
SITE DATA SUMMARY
SITE INFORMATION
PARKING DATA
TOWN OF ADDISON SITE PLAN NOTES:
GENERAL SITE PLAN NOTES:
ACTION
APPROVED
DENIED
STAFF
COUNCIL
BOHLER
REVISIONS
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
SITE DEVELOPMENT PLANS
FOR
ADDISON RETAIL LLC
BOHLER
SITE PLAN
C-300


BELT LINE ROAD
PRIVATE DRIVE
PROPOSED 2-STORY RESTAURANT/OFFICE 32,000 SF MIX RETAIL FINISHES
LEGEND
LOCATION MAP
SITE DATA SUMMARY
SITE INFORMATION
PARKING DATA
STAFF USAGE
LAND DEDICATION
TOWN OF ADDISON SITE PLAN NOTES
GENERAL SITE PLAN NOTES
ACTION
APPROVED
DENIED
STAFF
COUNCIL
BOHLER
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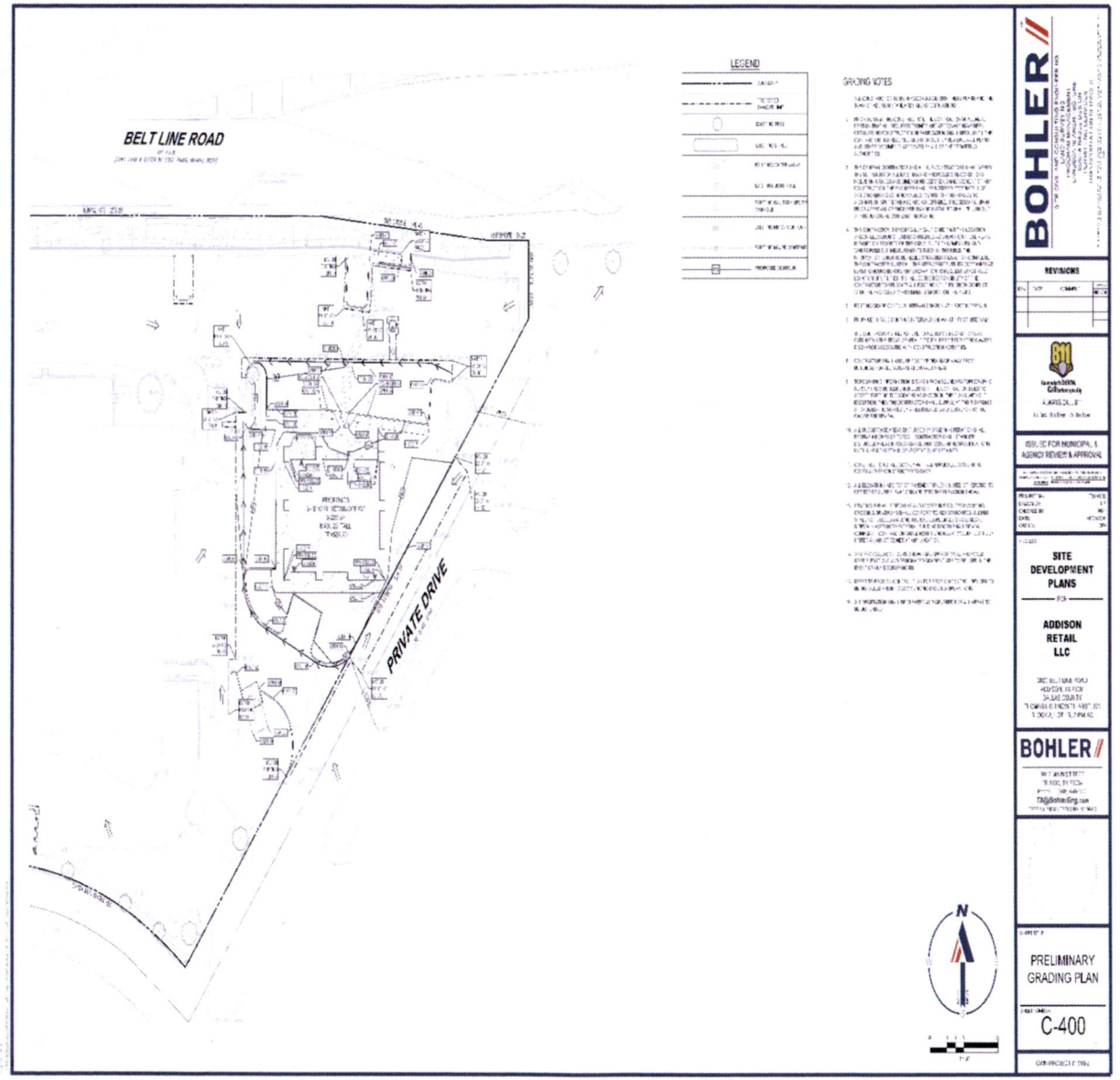
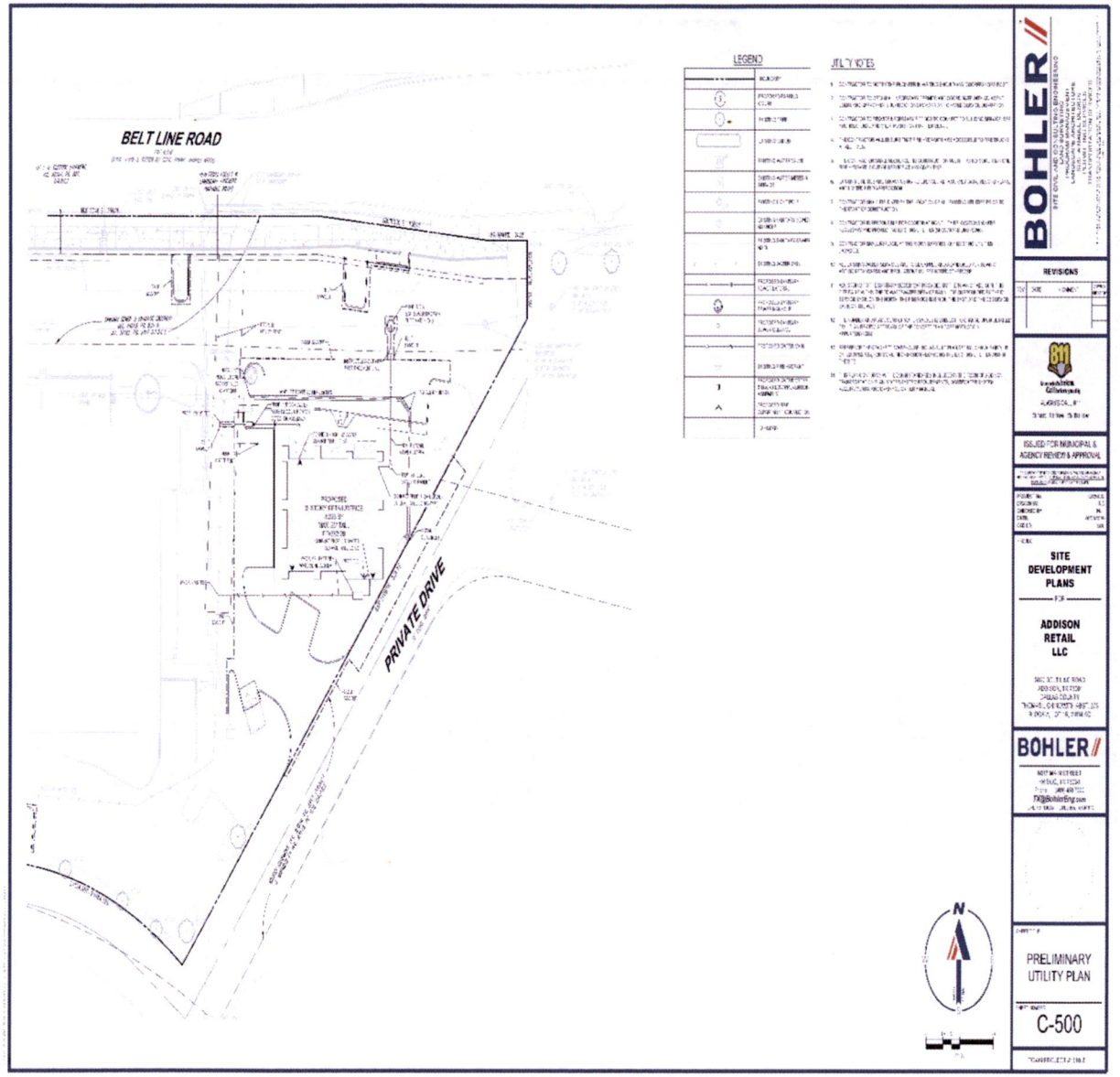
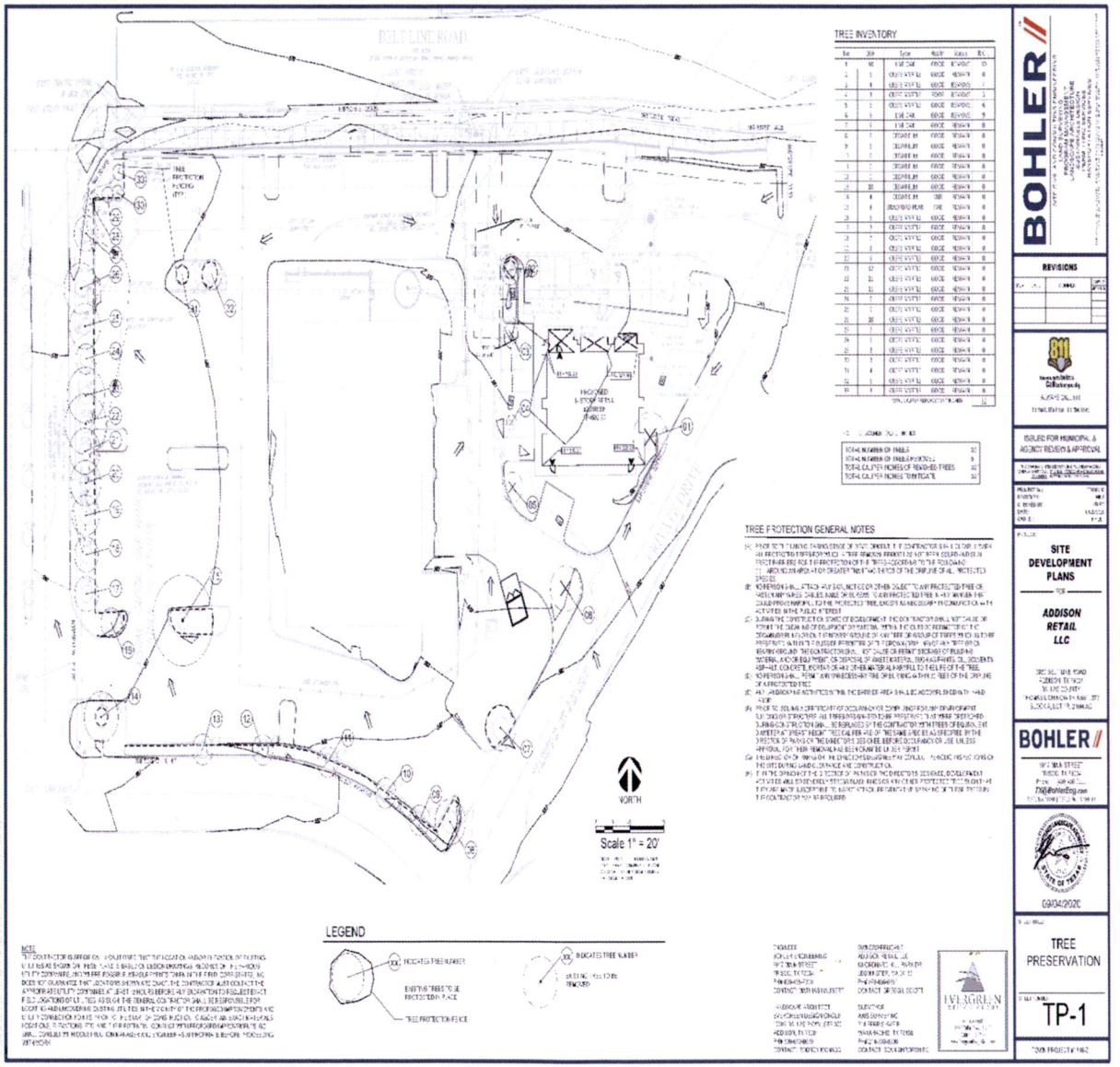
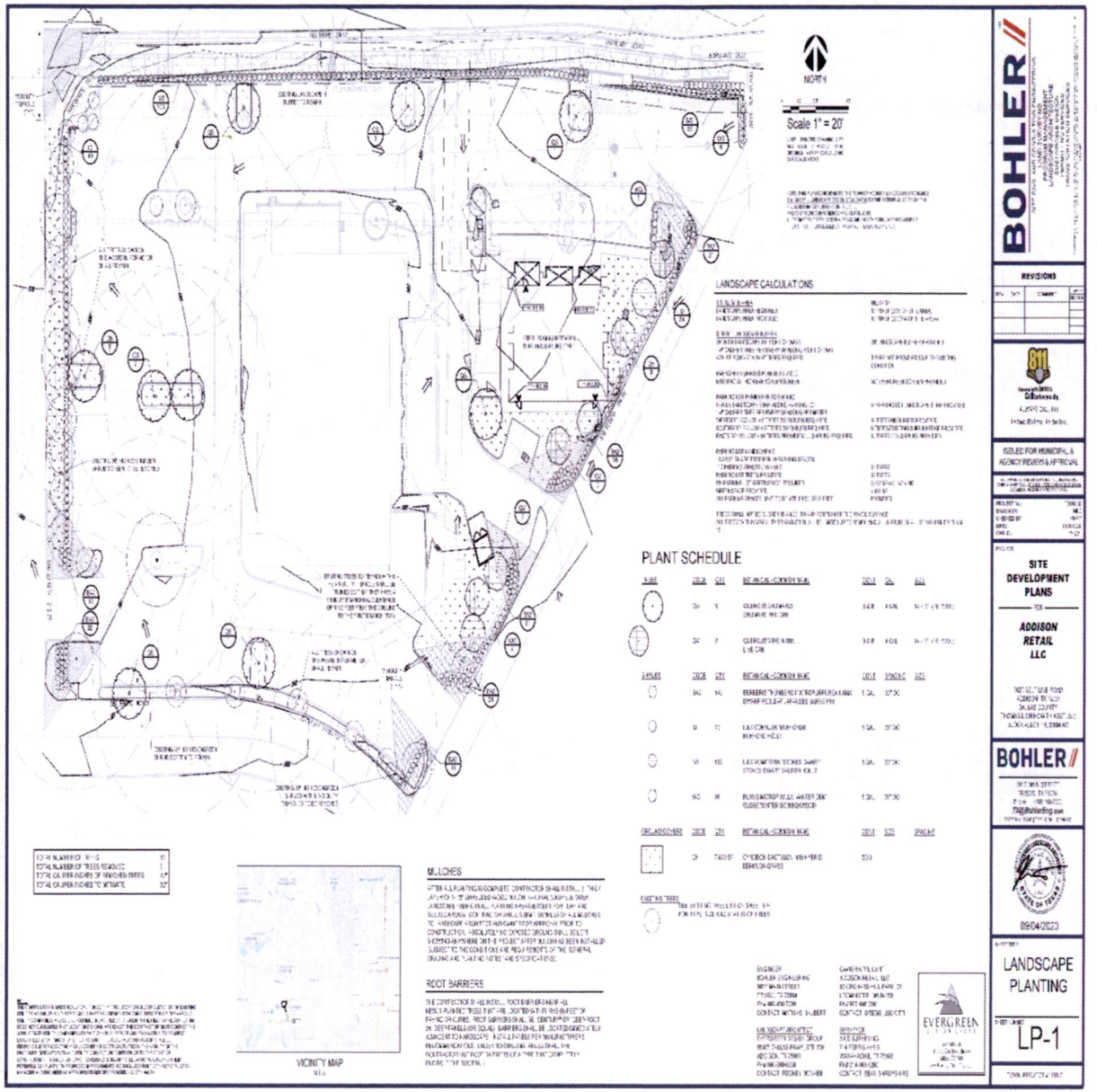
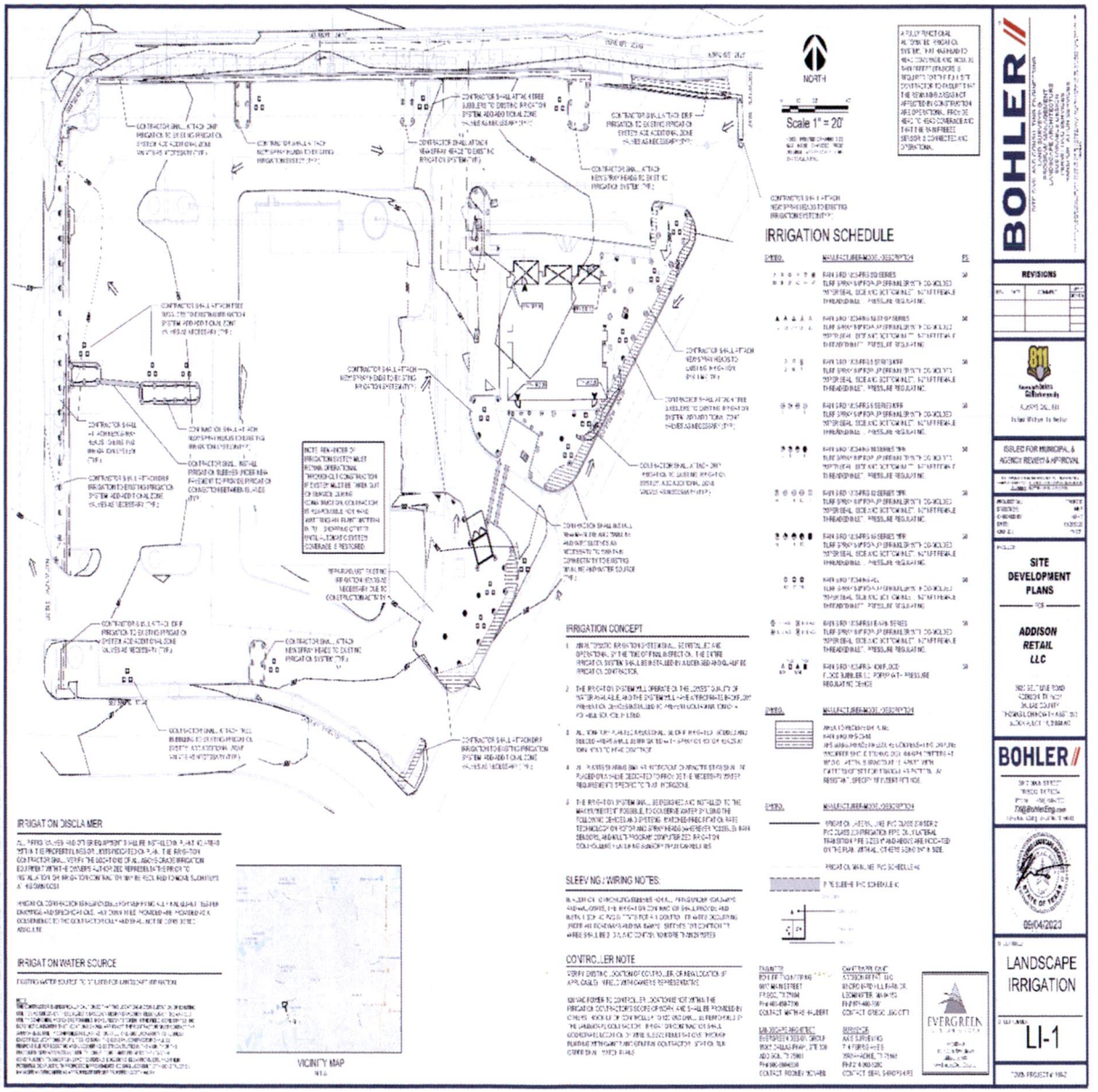
SITE DEVELOPMENT PLANS
ADDISON RETAIL LLC
OVERALL SITE PLAN
C-301

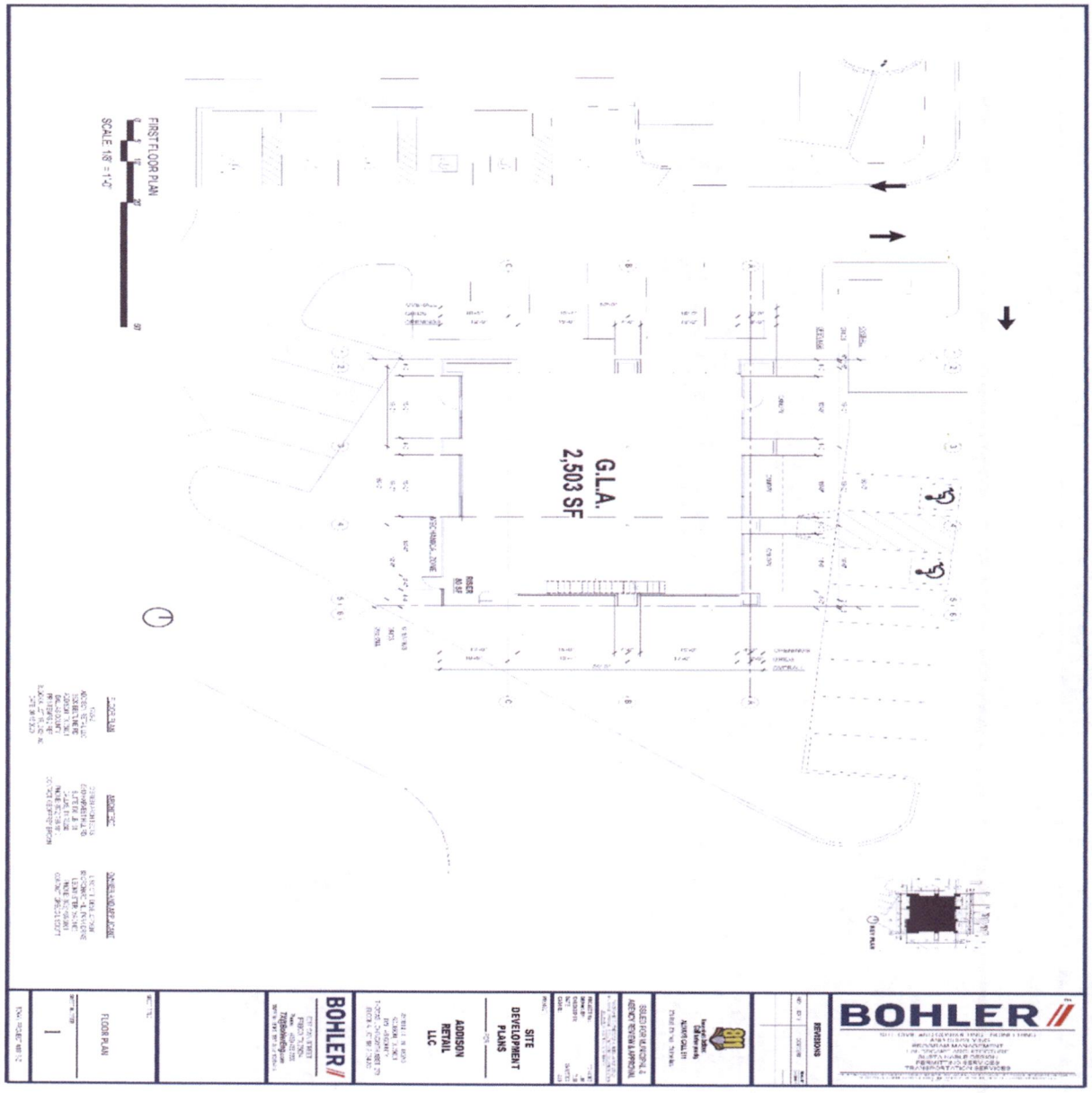

BELT LINE ROAD
PRIVATE DRIVE
LEGEND
GRADING NOTES
BOHLER
REVISIONS
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
SITE DEVELOPMENT PLANS
FOR
ADDISON RETAIL LLC
BOHLER
PRELIMINARY GRADING PLAN
C-400
N

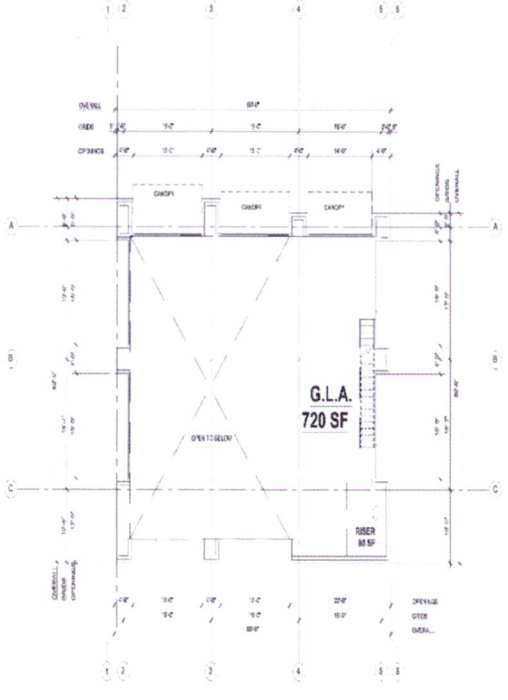

BELT LINE ROAD
PRIVATE DRIVE
LEGEND
UTILITY NOTES
BOHLER
REVISIONS
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
SITE DEVELOPMENT PLANS
FOR
ADDISON RETAIL LLC
BOHLER
PRELIMINARY UTILITY PLAN
C-500
N


BELTLINE ROAD
TREE PROTECTION FENCING (TYP.)
PROPOSED 8-STORY RETAIL BUILDING
NORTH
Scale 1" = 20'
LEGEND
INDICATES TREE NUMBER
EXISTING TREES TO BE PROTECTED IN PLACE
TREE PROTECTION FENCE
INDICATES TREE NUMBER
EXISTING TREES TO BE REMOVED
TREE INVENTORY
TREE PROTECTION GENERAL NOTES
BOHLER
REVISIONS
811 Texas811.org
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
SITE DEVELOPMENT PLANS
ADDISON RETAIL LLC
BOHLER
09/04/2020
TREE PRESERVATION
TP-1


NORTH
Scale 1" = 20'
LANDSCAPE CALCULATIONS
PLANT SCHEDULE
MULCHES
ROOT BARRIERS
VICINITY MAP
BOHLER
REVISIONS
ISSUED FOR MUNICIPAL & AGENCY REVIEWS & APPROVAL
SITE DEVELOPMENT PLANS
ADDISON RETAIL LLC
BOHLER
09/04/2020
LANDSCAPE PLANTING
LP-1

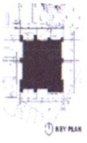

NORTH
Scale 1" = 20'
IRRIGATION SCHEDULE
IRRIGATION CONCEPT
SLEEVING / WIRING NOTES
CONTROLLER NOTE
IRRIGATION DISCLAIMER
IRRIGATION WATER SOURCE
VICINITY MAP
BOHLER
REVISIONS
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
SITE DEVELOPMENT PLANS
ADDISON RETAIL LLC
BOHLER
06/04/2023
LANDSCAPE IRRIGATION
LI-1
EVERGREEN


G.L.A.
2,503 SF
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
BOHLER
REVISIONS
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
SITE DEVELOPMENT PLANS
ADDISON RETAIL LLC
FLOOR PLAN



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

BOHLER

REVISIONS

SOLEC FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

SITE DEVELOPMENT PLANS

FOR

ADDISON RETAIL LLC

BOHLER

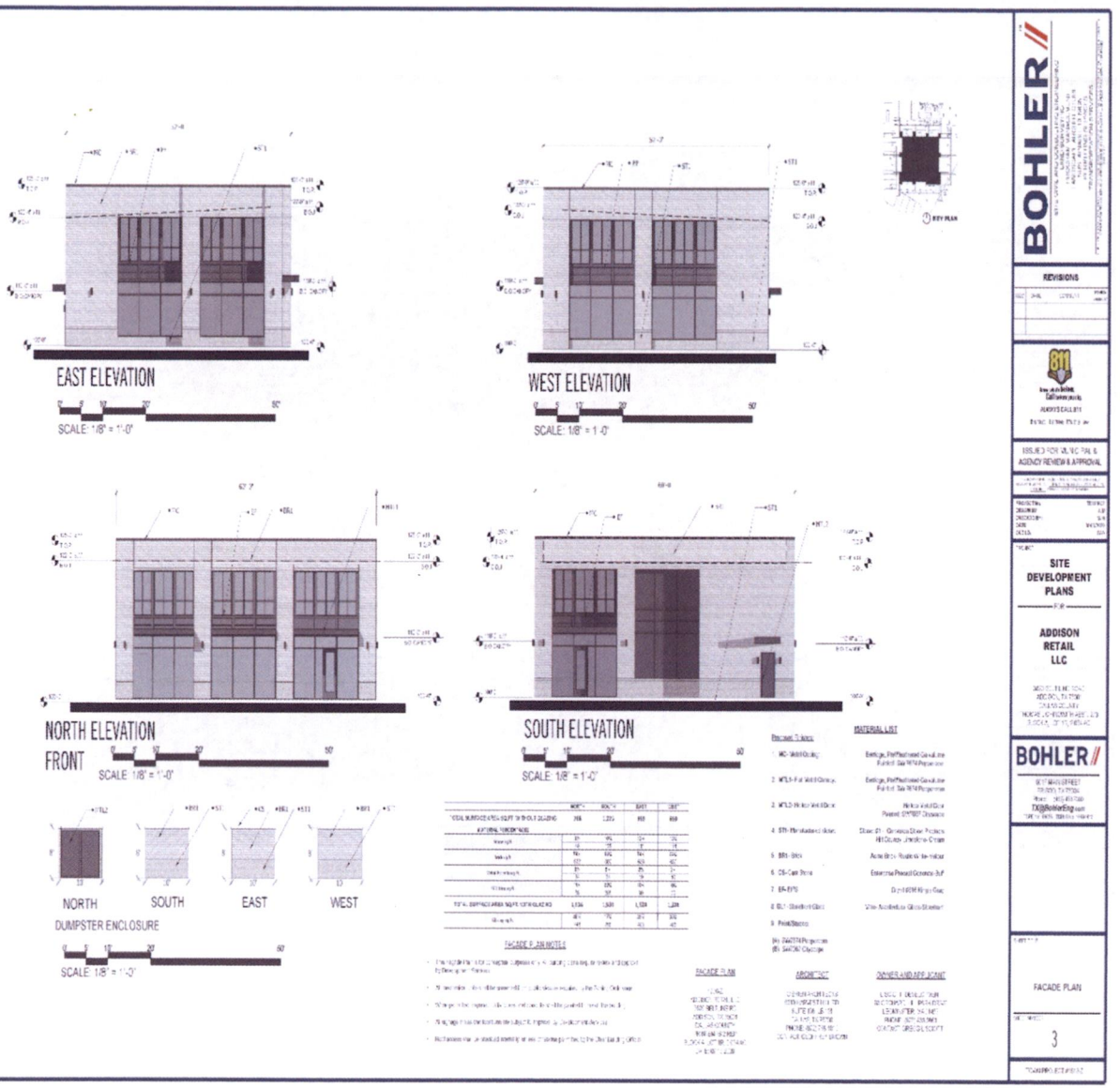
FLOOR PLAN

2

FLOOR PLAN

ARCHITECT

OWNER AND APPLICANT


EAST ELEVATION
SCALE: 1/8" = 1'-0"
WEST ELEVATION
SCALE: 1/8" = 1'-0"
KEY PLAN
NORTH ELEVATION
FRONT
SCALE: 1/8" = 1'-0"
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
NORTH
SOUTH
EAST
WEST
DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"
MATERIAL LIST
FACADE PLAN NOTES
FACADE PLAN
ARCHITECT
OWNER AND APPLICANT
BOHLER
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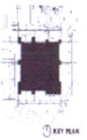
FOR
ADDISON RETAIL LLC
BOHLER
FACADE PLAN
3

NORTHWEST CORNER



KEY PLAN

FACADE PLAN

ARCHITECT

OWNER AND APPLICANT

BOHLER

REVISIONS

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

SITE DEVELOPMENT PLANS

FOR

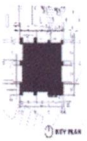
ADDISON RETAIL LLC

BOHLER

BUILDING PERSPECTIVES

4

NORTHEAST CORNER



KEY PLAN

FACADE PLAN

ARCHITECT

OWNER AND APPLICANT

BOHLER

REVISIONS

ISSUED FOR VILLAGE & AGENCY REVIEW & APPROVAL

SITE DEVELOPMENT PLANS

FOR

ADDISON RETAIL LLC

BOHLER

BUILDING PERSPECTIVES

5