

**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 10<sup>th</sup> day of NOVEMBER 2020.**



**ATTEST:**

  
Irma G. Parker, City Secretary

**TOWN OF ADDISON, TEXAS**

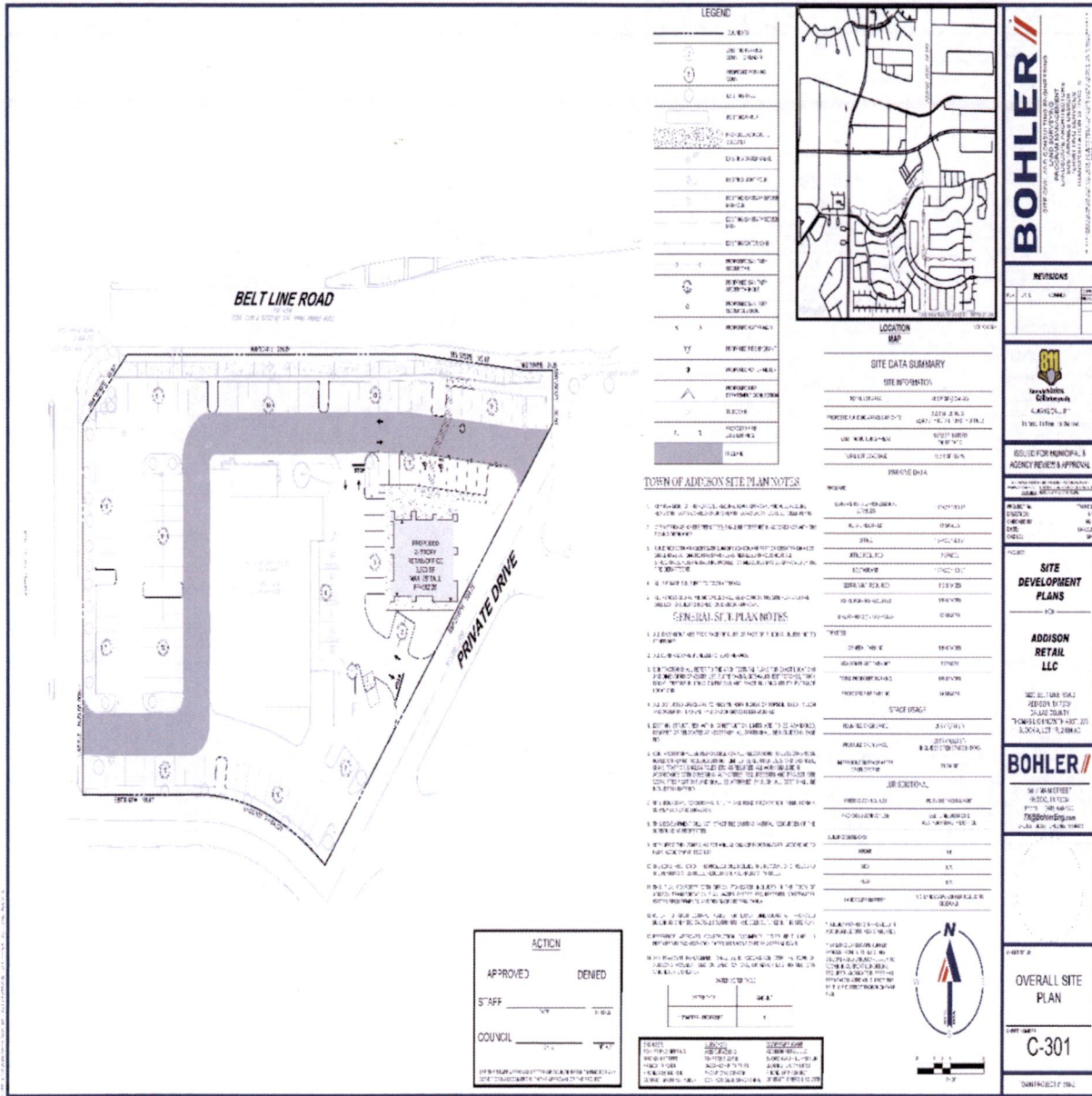
  
Joe Chow, Mayor

**APPROVED AS TO FORM:**

  
Brenda N. McDonald, City Attorney

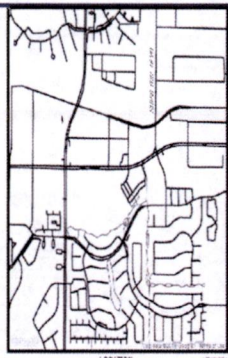






**LEGEND**

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**SITE DATA SUMMARY**

SITE INFORMATION	
PROJECT NAME	ADDISON
PROJECT ADDRESS	1234 E. 12th St., Addison, TX 75001
USE	RETAIL
OWNER	ADDISON RETAIL LLC
PREPARED BY	BOHLER
DATE	10/15/2024

- TOWN OF ADDISON SITE PLAN NOTES**
- OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
  - ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED AS REQUIRED BY THE TOWN OF ADDISON.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON ORDINANCES AND SPECIFICATIONS.
  - ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN OF ADDISON.
  - ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON ORDINANCES.
  - ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON ORDINANCES.
  - ALL PAVING SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON ORDINANCES.
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  - ALL FENCING SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON ORDINANCES.
  - ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON ORDINANCES.

**GENERAL SITE PLAN NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON ORDINANCES AND SPECIFICATIONS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN OF ADDISON.
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**ACTION**

APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE



**BOHLER**

REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 12345  
 EXPIRES 12/31/2025

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMITS

**BOHLER CONSULTANTS**

1234 E. 12th St., Addison, TX 75001  
 (972) 123-4567  
 www.bohler.com

**PERMITS**

RETAIL

**ADDISON RETAIL LLC**

1234 E. 12th St., Addison, TX 75001  
 (972) 123-4567

**BOHLER**

REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 12345  
 EXPIRES 12/31/2025

**OVERALL SITE PLAN**

PROJECT NO. C-301

DATE: 10/15/2024



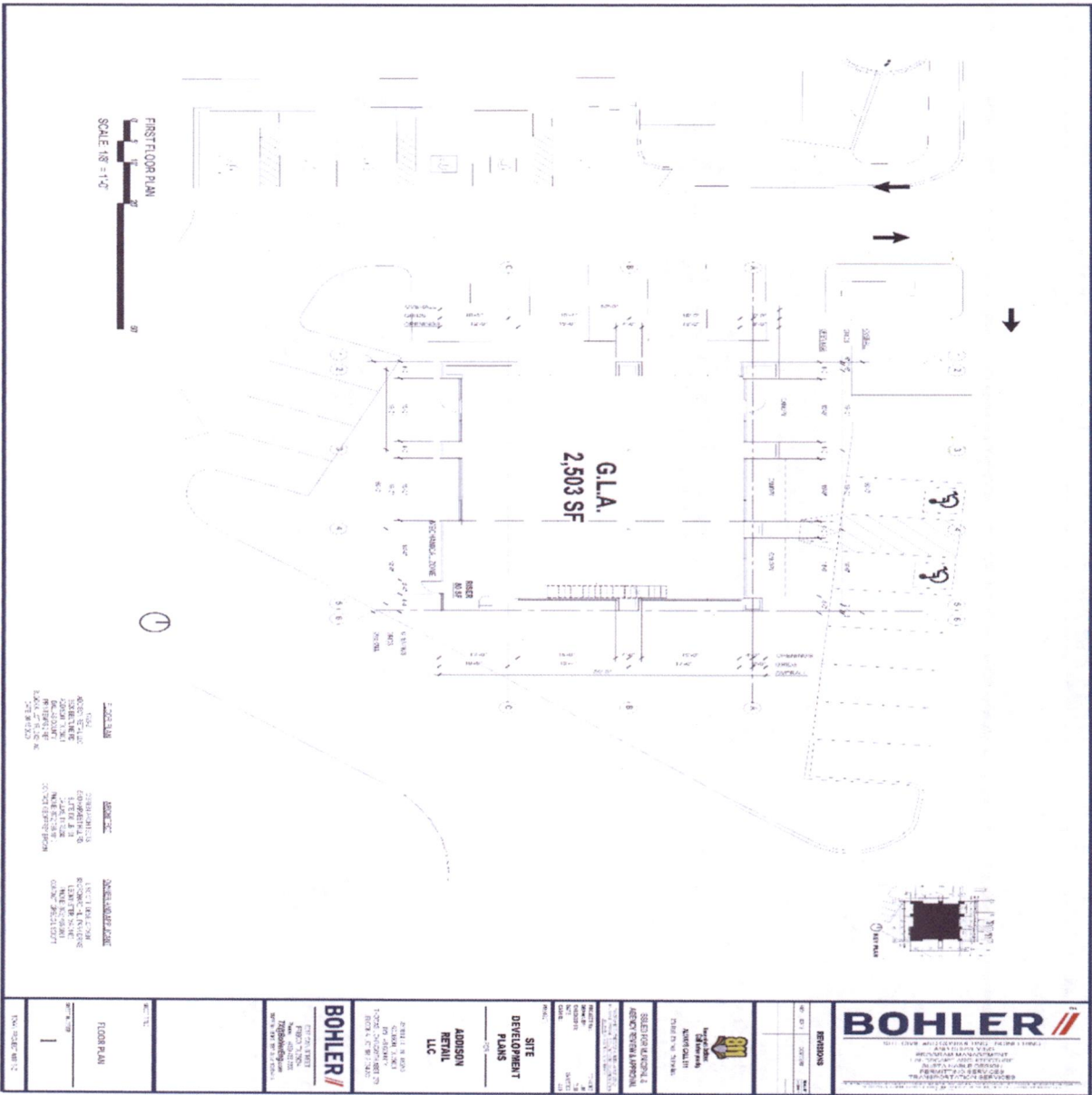








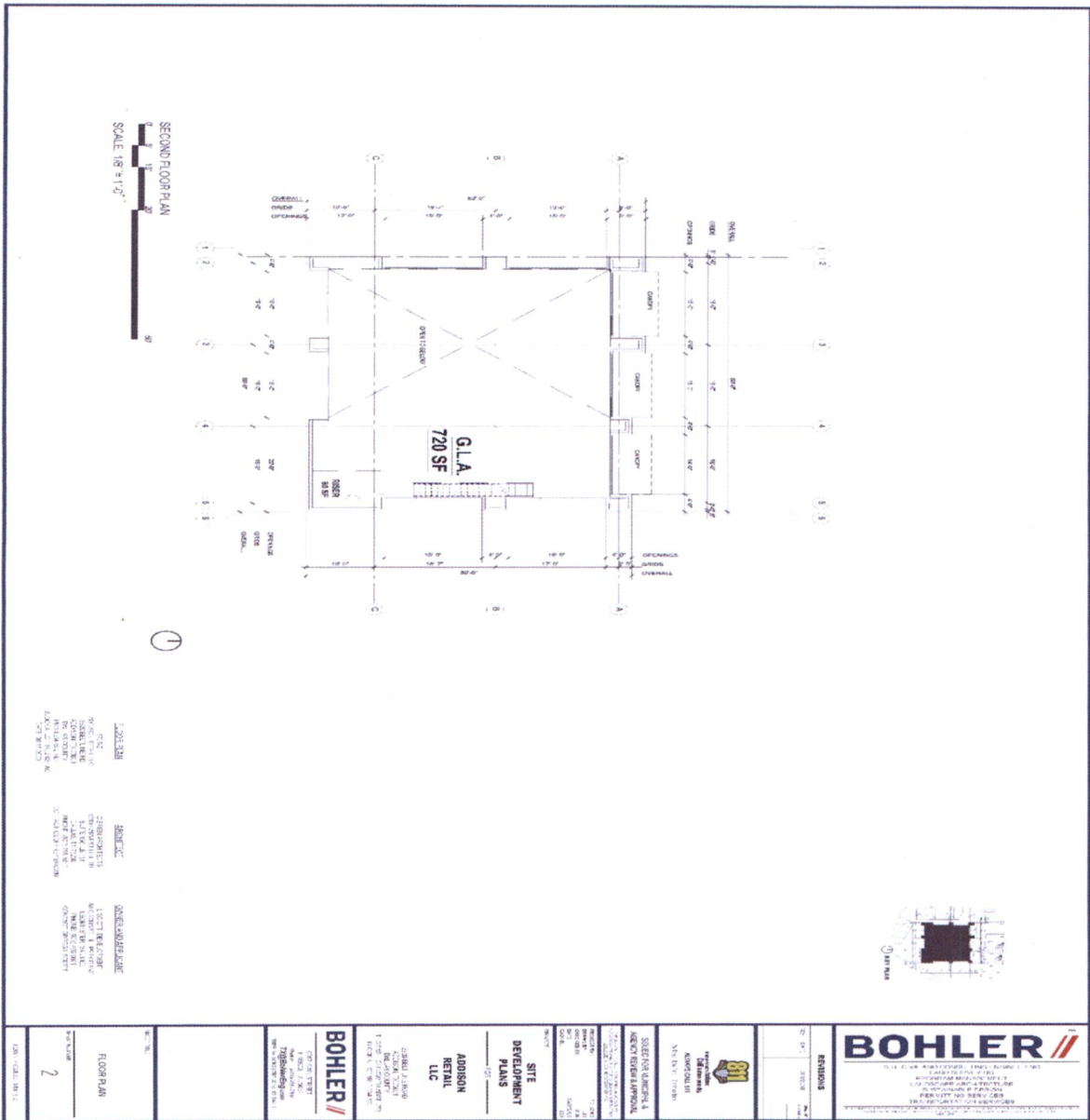




FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**LEGEND**  
 0100 CONCRETE  
 0200 GYPSUM BOARD  
 0300 METAL DECK  
 0400 INSULATION  
 0500 ASPHALT  
 0600 GRAVEL  
 0700 PAVEMENT  
 0800 CURB  
 0900 SLOPE  
 1000 FINISH FLOOR  
 1100 FINISH CEILING  
 1200 FINISH WALL  
 1300 FINISH DOOR  
 1400 FINISH WINDOW  
 1500 FINISH STAIR  
 1600 FINISH ELEVATOR  
 1700 FINISH RAMP  
 1800 FINISH SIGNAGE  
 1900 FINISH LIGHTING  
 2000 FINISH FURNITURE  
 2100 FINISH EQUIPMENT  
 2200 FINISH PLANTING  
 2300 FINISH LANDSCAPE  
 2400 FINISH UTILITIES  
 2500 FINISH MECHANICAL  
 2600 FINISH ELECTRICAL  
 2700 FINISH TELECOMMUNICATIONS  
 2800 FINISH SECURITY  
 2900 FINISH ACCESSIBILITY  
 3000 FINISH OTHER

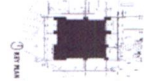
<p><b>BOHLER</b>          1100 WEST 17TH STREET          SUITE 100          ADDISON, TEXAS 75001          (972) 382-1100          WWW.BOHLER.COM</p>		<p><b>ADDISON RETAIL LLC</b>          1100 WEST 17TH STREET          SUITE 100          ADDISON, TEXAS 75001          (972) 382-1100</p>	<p><b>SITE DEVELOPMENT PLANS</b>          1100 WEST 17TH STREET          SUITE 100          ADDISON, TEXAS 75001          (972) 382-1100</p>	<p><b>SELECTION &amp; INSTALLATION OF SIGNAGE</b>          1100 WEST 17TH STREET          SUITE 100          ADDISON, TEXAS 75001          (972) 382-1100</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td></td> <td></td> </tr> </table>	NO.	DATE	DESCRIPTION	1		
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NORTHWEST CORNER



**DESIGNER**  
 K.A.M. A.E.C.  
 ARCHITECTS  
 1000 W. 10TH ST.  
 SUITE 100  
 FORT WORTH, TX 76102  
 TEL: 817.339.1100  
 WWW.KAMAECA.COM

**OWNER**  
 BOHLER  
 1000 W. 10TH ST.  
 SUITE 100  
 FORT WORTH, TX 76102  
 TEL: 817.339.1100  
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**GENERAL CONTRACTOR**  
 LESTER BELL GROUP  
 1000 W. 10TH ST.  
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 FORT WORTH, TX 76102  
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**BOHLER**

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**PERMITS**

NO. 123456789  
 DATE: 12/31/2023

**BOHLER**

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