

ORDINANCE NO. O21-02

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REZONE 5.95 ACRES OF PROPERTY LOCATED AT 4135-4145 BELT LINE ROAD FROM LOCAL RETAIL DISTRICT TO PLANNED DEVELOPMENT DISTRICT O21-02, BASED ON LOCAL RETAIL DISTRICT STANDARDS WITH MODIFIED USES; 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 December 15, 2020 the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1819-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 O21-02, is hereby established for the 5.95 acres of property located at 4135-4145 Belt Line Road (the “Property”), to allow medical 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 non-surgical medical uses, open and operational no longer than 18 hours on any given day.
- B. The following special parking standards apply:
 - 1. *Medical Office.* 1 space per 200 square feet

2. The existing 304 parking spaces physically provided on site are sufficient for full occupancy of the two existing buildings, totaling 45,439.7 square feet.

C. 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. 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.

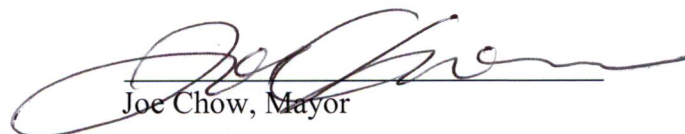
SECTION 5. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal 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.

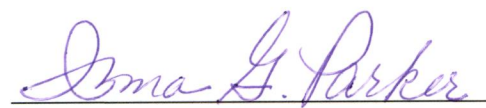
SECTION 7. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 12th day of JANUARY 2021.

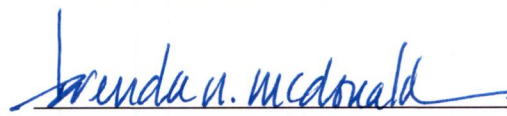
TOWN OF ADDISON, TEXAS


Joe Chow, Mayor

ATTEST:

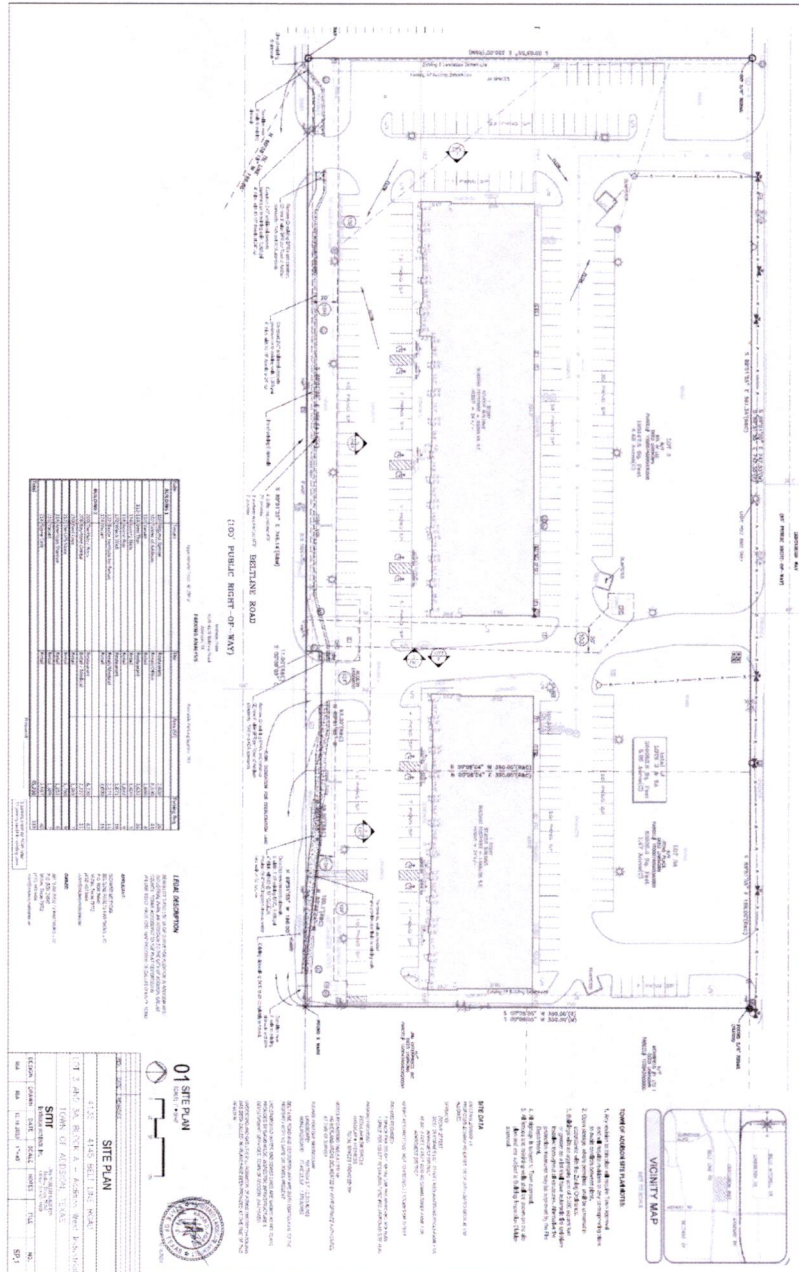

Irma G. Parker, City Secretary

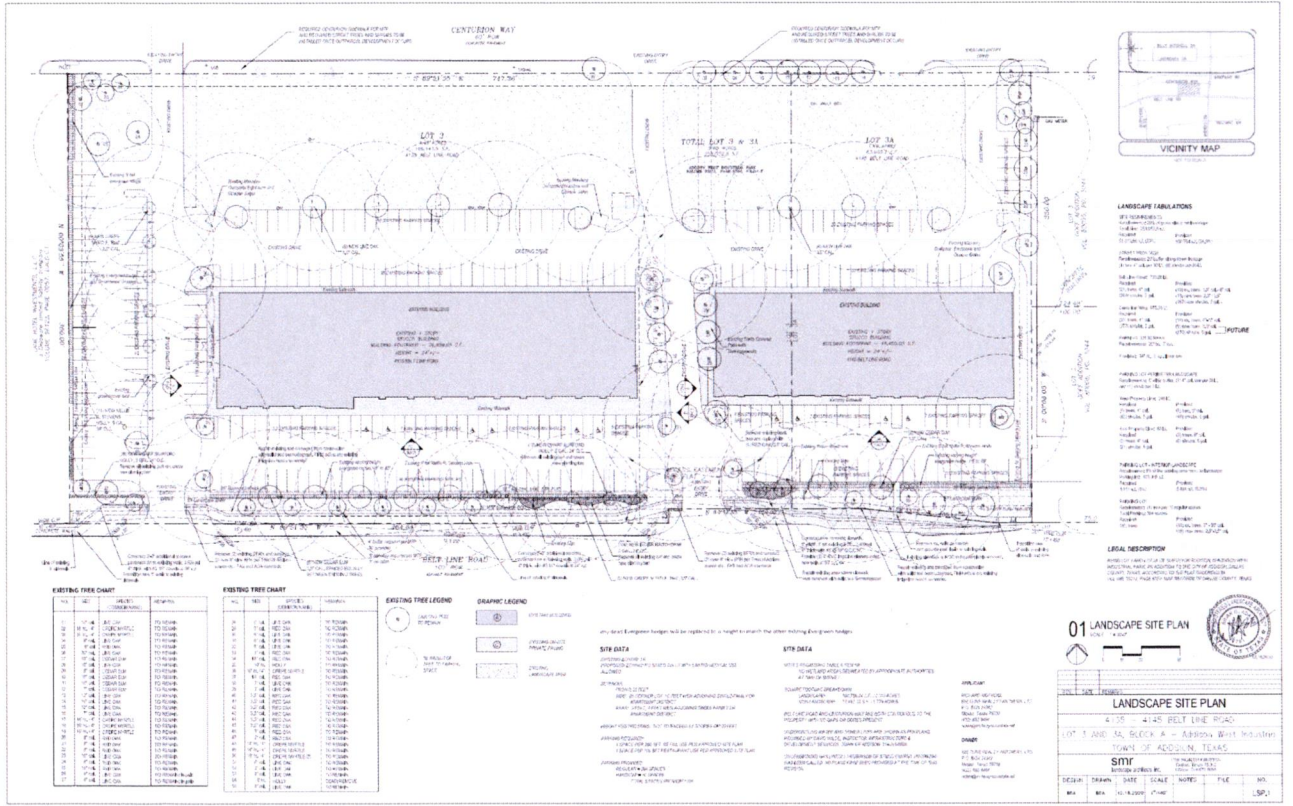
APPROVED AS TO FORM:


Brenda N. McDonald, City Attorney

Published in the Dallas Morning News: 1/29/2021

EXHIBIT A





- LANDSCAPE FABRICATIONS**
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 - 2. ...
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- LEGAL DESCRIPTION**
- ...

EXISTING TREE CHART

NO.	SIZE	SPECIES	STATUS
1	12" DBH
2	14" DBH
3	16" DBH	...	...
4	18" DBH	...	...
5	20" DBH	...	...
6	22" DBH	...	...
7	24" DBH	...	...
8	26" DBH	...	...
9	28" DBH	...	...
10	30" DBH	...	...
11	32" DBH	...	...
12	34" DBH	...	...
13	36" DBH	...	...
14	38" DBH	...	...
15	40" DBH	...	...
16	42" DBH	...	...
17	44" DBH	...	...
18	46" DBH	...	...
19	48" DBH	...	...
20	50" DBH	...	...
21	52" DBH	...	...
22	54" DBH	...	...
23	56" DBH	...	...
24	58" DBH	...	...
25	60" DBH	...	...
26	62" DBH	...	...
27	64" DBH	...	...
28	66" DBH	...	...
29	68" DBH	...	...
30	70" DBH	...	...
31	72" DBH	...	...
32	74" DBH	...	...
33	76" DBH	...	...
34	78" DBH	...	...
35	80" DBH	...	...
36	82" DBH	...	...
37	84" DBH	...	...
38	86" DBH	...	...
39	88" DBH	...	...
40	90" DBH	...	...
41	92" DBH	...	...
42	94" DBH	...	...
43	96" DBH	...	...
44	98" DBH	...	...
45	100" DBH	...	...
46	102" DBH	...	...
47	104" DBH	...	...
48	106" DBH	...	...
49	108" DBH	...	...
50	110" DBH	...	...
51	112" DBH	...	...
52	114" DBH	...	...
53	116" DBH	...	...
54	118" DBH	...	...
55	120" DBH	...	...
56	122" DBH	...	...
57	124" DBH	...	...
58	126" DBH	...	...
59	128" DBH	...	...
60	130" DBH	...	...
61	132" DBH	...	...
62	134" DBH	...	...
63	136" DBH
64	138" DBH
65	140" DBH
66	142" DBH
67	144" DBH
68	146" DBH
69	148" DBH
70	150" DBH
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72	154" DBH
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81	172" DBH
82	174" DBH
83	176" DBH
84	178" DBH
85	180" DBH
86	182" DBH
87	184" DBH
88	186" DBH
89	188" DBH	...	...
90	190" DBH	...	...
91	192" DBH	...	...
92	194" DBH	...	...
93	196" DBH	...	...
94	198" DBH	...	...
95	200" DBH
96	202" DBH
97	204" DBH
98	206" DBH
99	208" DBH
100	210" DBH

EXISTING TREE LEGEND

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GRAPHIC LEGEND

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SITE DATA

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LEGAL DESCRIPTION

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01 LANDSCAPE SITE PLAN

41.58 ACRES BELT LINE ROAD

LOT 1 AND 2A, BLOCK A - ADDRESS WEST SOLUTIONS

TOWNSHIP OF ADDICKS, TEXAS

SITING

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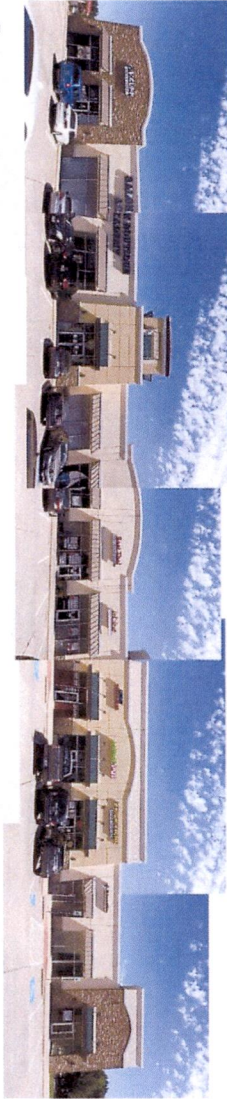
NO.	DATE	BY	SCALE	NOTES	FILE NO.
01	10/18/2023	J. [Name]	AS SHOWN		13P1



A) SOUTH FACADE (EXISTING) (1/4) VIEW



B) SOUTH FACADE (EXISTING) (1/4) VIEW



C) EAST FACADE (EXISTING) (1/4) VIEW



D) EAST FACADE (EXISTING) (1/4) VIEW



E) EAST FACADE (EXISTING) (1/4) VIEW

FACED FACADES
 The Town of Addison is provided information on the proposed building facade design for the subject property. The information is provided for informational purposes only and does not constitute a recommendation or endorsement by the Town of Addison. The information is provided for informational purposes only and does not constitute a recommendation or endorsement by the Town of Addison. The information is provided for informational purposes only and does not constitute a recommendation or endorsement by the Town of Addison.

NO.	DESCRIPTION	DATE	BY	CHKD.	NO.
1	EXISTING FACADES	1/21/2023	AS	AS	1

EXISTING FACADES
 4126 - 4146 SOUTH TREE ROAD
 LOT 1 AND SA, SECS 4, ASHLEY TRACT, ADDISON, TEXAS
 TOWN OF ADDISON, TEXAS
 PROJECT NO. 2023-001
 SHEET NO. 1 OF 1
 DATE: 1/21/2023