



DEVELOPMENT SERVICES
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March 23, 2008

STAFF REPORT

RE: Case 1554-Z/Best Press, Inc.

LOCATION: 4201 Airborn Drive

REQUEST: Approval of an Ordinance amending An existing Planned Development Ordinance (Ordinance 093-057), in Order to add an allowed use: book publishing warehouse, and approve development plans

APPLICANT: Best Press, Inc., represented by Ms. Wendy Kalisher of Kalisher Properties, Ltd.

DISCUSSION:

Background. This property was originally developed as part of Airborn Incorporated, which made parts for aircraft radios. Airborn originally owned this building, the building to the east (which Airborn, Inc. still occupies) and all the land north to Sojourn Road and south to the property line that is currently between Seneca Investments and the First Industrial complex. In 1985, the Town placed all the property that Airborn owned into a Planned Development district. The goal of placing this property in a PD was so that as it developed, the Town could protect the property owners in Addison Place from a noisy or unsightly industrial development.

Subsequent to the Town's rezoning of the property, the raw land that formed a "U" around the two buildings was subdivided and sold off to Standridge Properties. Mr. Standridge has since subdivided his property and sold off tracts to various owners. Airborn consolidated its operation into the single building to the west, and abandoned this building. It sat vacant for a couple of years, and in 1993 was purchased by Kalisher Properties.

Jack and Wendy Kalisher owned a small company that printed personalized books for children, and they wanted to expand their company and move their printing operation into the vacant Airborn building. The Council approved an amendment to the PD zoning