

ORDINANCE NO. _____

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 _____, 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 _____, 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:
 - a. *Medical Office.* 1 space per 200 square feet
 - b. 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.

DULY RESOLVED AND ADOPTED 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

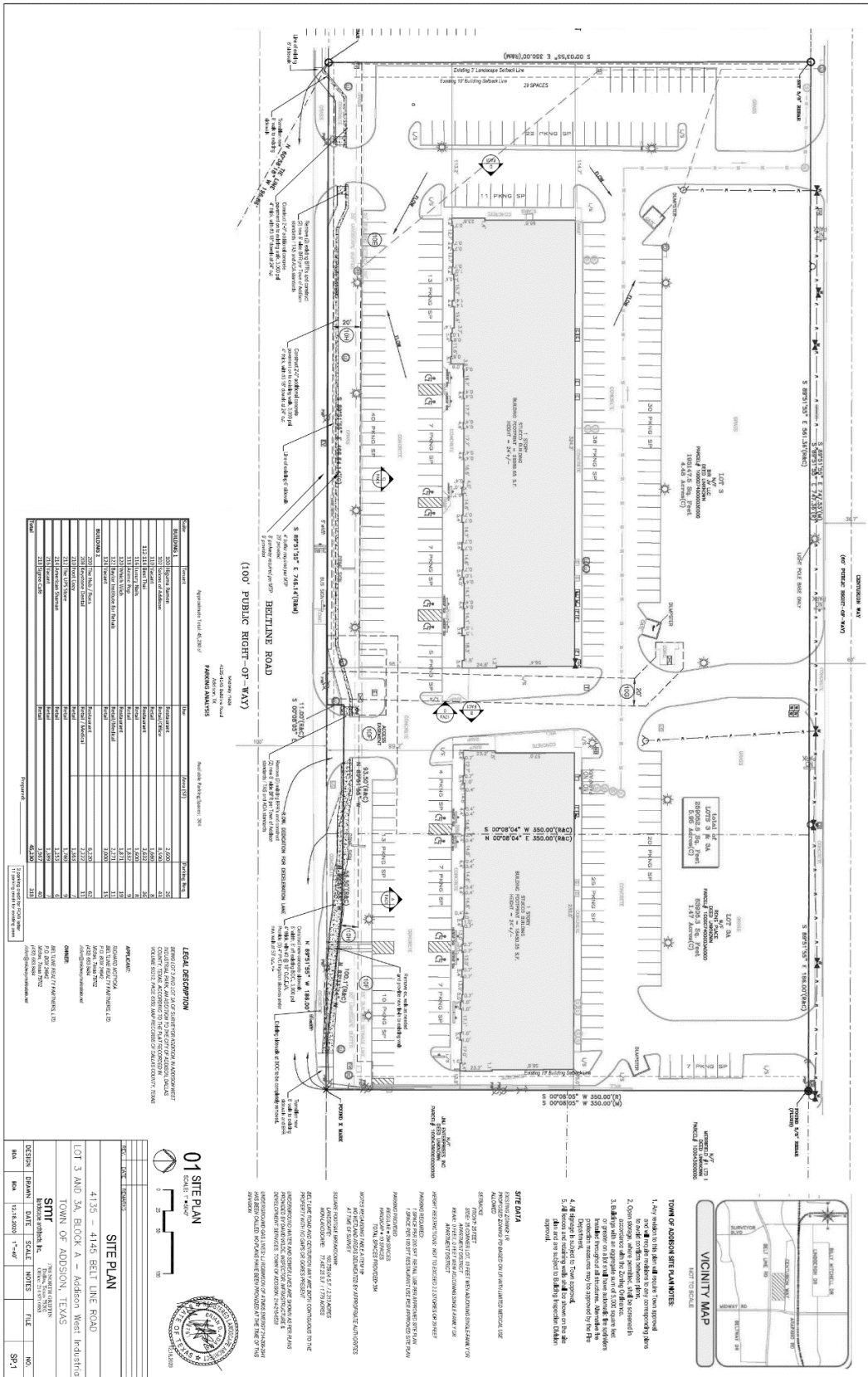
ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Brenda N. McDonald, City Attorney

Exhibit A



(100' PUBLIC RIGHT-OF-WAY)

BELTLINE ROAD

ADDISON ROAD

| NO. | DESCRIPTION | AREA (SQ. FT.) | AREA (SQ. YD.) | PERCENT |
|-----|-------------|----------------|----------------|---------|
| 1 | LOT 1 | 4,000 | 460 | 25 |
| 2 | LOT 2 | 4,000 | 460 | 25 |
| 3 | LOT 3 | 4,000 | 460 | 25 |
| 4 | LOT 4 | 4,000 | 460 | 25 |
| 5 | LOT 5 | 4,000 | 460 | 25 |
| 6 | LOT 6 | 4,000 | 460 | 25 |
| 7 | LOT 7 | 4,000 | 460 | 25 |
| 8 | LOT 8 | 4,000 | 460 | 25 |
| 9 | LOT 9 | 4,000 | 460 | 25 |
| 10 | LOT 10 | 4,000 | 460 | 25 |
| 11 | LOT 11 | 4,000 | 460 | 25 |
| 12 | LOT 12 | 4,000 | 460 | 25 |
| 13 | LOT 13 | 4,000 | 460 | 25 |
| 14 | LOT 14 | 4,000 | 460 | 25 |
| 15 | LOT 15 | 4,000 | 460 | 25 |
| 16 | LOT 16 | 4,000 | 460 | 25 |
| 17 | LOT 17 | 4,000 | 460 | 25 |
| 18 | LOT 18 | 4,000 | 460 | 25 |
| 19 | LOT 19 | 4,000 | 460 | 25 |
| 20 | LOT 20 | 4,000 | 460 | 25 |
| 21 | LOT 21 | 4,000 | 460 | 25 |
| 22 | LOT 22 | 4,000 | 460 | 25 |
| 23 | LOT 23 | 4,000 | 460 | 25 |
| 24 | LOT 24 | 4,000 | 460 | 25 |
| 25 | LOT 25 | 4,000 | 460 | 25 |
| 26 | LOT 26 | 4,000 | 460 | 25 |
| 27 | LOT 27 | 4,000 | 460 | 25 |
| 28 | LOT 28 | 4,000 | 460 | 25 |
| 29 | LOT 29 | 4,000 | 460 | 25 |
| 30 | LOT 30 | 4,000 | 460 | 25 |
| 31 | LOT 31 | 4,000 | 460 | 25 |
| 32 | LOT 32 | 4,000 | 460 | 25 |
| 33 | LOT 33 | 4,000 | 460 | 25 |
| 34 | LOT 34 | 4,000 | 460 | 25 |
| 35 | LOT 35 | 4,000 | 460 | 25 |
| 36 | LOT 36 | 4,000 | 460 | 25 |
| 37 | LOT 37 | 4,000 | 460 | 25 |
| 38 | LOT 38 | 4,000 | 460 | 25 |
| 39 | LOT 39 | 4,000 | 460 | 25 |
| 40 | LOT 40 | 4,000 | 460 | 25 |
| 41 | LOT 41 | 4,000 | 460 | 25 |
| 42 | LOT 42 | 4,000 | 460 | 25 |
| 43 | LOT 43 | 4,000 | 460 | 25 |
| 44 | LOT 44 | 4,000 | 460 | 25 |
| 45 | LOT 45 | 4,000 | 460 | 25 |
| 46 | LOT 46 | 4,000 | 460 | 25 |
| 47 | LOT 47 | 4,000 | 460 | 25 |
| 48 | LOT 48 | 4,000 | 460 | 25 |
| 49 | LOT 49 | 4,000 | 460 | 25 |
| 50 | LOT 50 | 4,000 | 460 | 25 |
| 51 | LOT 51 | 4,000 | 460 | 25 |
| 52 | LOT 52 | 4,000 | 460 | 25 |
| 53 | LOT 53 | 4,000 | 460 | 25 |
| 54 | LOT 54 | 4,000 | 460 | 25 |
| 55 | LOT 55 | 4,000 | 460 | 25 |
| 56 | LOT 56 | 4,000 | 460 | 25 |
| 57 | LOT 57 | 4,000 | 460 | 25 |
| 58 | LOT 58 | 4,000 | 460 | 25 |
| 59 | LOT 59 | 4,000 | 460 | 25 |
| 60 | LOT 60 | 4,000 | 460 | 25 |
| 61 | LOT 61 | 4,000 | 460 | 25 |
| 62 | LOT 62 | 4,000 | 460 | 25 |
| 63 | LOT 63 | 4,000 | 460 | 25 |
| 64 | LOT 64 | 4,000 | 460 | 25 |
| 65 | LOT 65 | 4,000 | 460 | 25 |
| 66 | LOT 66 | 4,000 | 460 | 25 |
| 67 | LOT 67 | 4,000 | 460 | 25 |
| 68 | LOT 68 | 4,000 | 460 | 25 |
| 69 | LOT 69 | 4,000 | 460 | 25 |
| 70 | LOT 70 | 4,000 | 460 | 25 |
| 71 | LOT 71 | 4,000 | 460 | 25 |
| 72 | LOT 72 | 4,000 | 460 | 25 |
| 73 | LOT 73 | 4,000 | 460 | 25 |
| 74 | LOT 74 | 4,000 | 460 | 25 |
| 75 | LOT 75 | 4,000 | 460 | 25 |
| 76 | LOT 76 | 4,000 | 460 | 25 |
| 77 | LOT 77 | 4,000 | 460 | 25 |
| 78 | LOT 78 | 4,000 | 460 | 25 |
| 79 | LOT 79 | 4,000 | 460 | 25 |
| 80 | LOT 80 | 4,000 | 460 | 25 |
| 81 | LOT 81 | 4,000 | 460 | 25 |
| 82 | LOT 82 | 4,000 | 460 | 25 |
| 83 | LOT 83 | 4,000 | 460 | 25 |
| 84 | LOT 84 | 4,000 | 460 | 25 |
| 85 | LOT 85 | 4,000 | 460 | 25 |
| 86 | LOT 86 | 4,000 | 460 | 25 |
| 87 | LOT 87 | 4,000 | 460 | 25 |
| 88 | LOT 88 | 4,000 | 460 | 25 |
| 89 | LOT 89 | 4,000 | 460 | 25 |
| 90 | LOT 90 | 4,000 | 460 | 25 |
| 91 | LOT 91 | 4,000 | 460 | 25 |
| 92 | LOT 92 | 4,000 | 460 | 25 |
| 93 | LOT 93 | 4,000 | 460 | 25 |
| 94 | LOT 94 | 4,000 | 460 | 25 |
| 95 | LOT 95 | 4,000 | 460 | 25 |
| 96 | LOT 96 | 4,000 | 460 | 25 |
| 97 | LOT 97 | 4,000 | 460 | 25 |
| 98 | LOT 98 | 4,000 | 460 | 25 |
| 99 | LOT 99 | 4,000 | 460 | 25 |
| 100 | LOT 100 | 4,000 | 460 | 25 |

LEGAL DESCRIPTION

SECTION 34, TOWNSHIP 10N, RANGE 14E, COUNTY OF TARRANT, TEXAS

APPROXIMATE TOTAL ACRES: 25.00

APPROXIMATE TOTAL SQ. FT.: 864,000

APPROXIMATE TOTAL SQ. YD.: 100,800

APPROXIMATE TOTAL ACRES: 25.00

APPROXIMATE TOTAL SQ. FT.: 864,000

APPROXIMATE TOTAL SQ. YD.: 100,800

01 SITE PLAN

SCALE: 1" = 20'

SITE PLAN

4135 - 4145 BELT LINE ROAD

LOT 3 AND 3A, BLOCK A - Addison West Industrial

SITM

TARRANT, TEXAS

BRUNNENBERG, TEXAS

DATE: 11/11/2011

SCALE: 1" = 20'

NO. 5914

| DESIGN | DATE | SCALE | NOTES | FILE | NO. |
|--------|------------|----------|-------|------|------|
| SEA | 11/11/2011 | 1" = 20' | | | 5914 |



