

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING AND RESTATING PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE O20-54 FOR A 2.034-ACRE PROPERTY LOCATED AT 3820 BELT LINE ROAD; PROVIDING FOR MINIMUM LOT SIZE REQUIREMENTS; PROVIDING FOR CROSS-ACCESS EASEMENT REQUIREMENTS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on November 10, 2021, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance O20-54 (“PD O20-54”) for a 2.034 acre property located at 3820 Belt Line Road (the “Property”); and

WHEREAS, at its regular meeting held on September 21, 2021 the Planning & Zoning Commission considered and made recommendations on a request to amend PD O20-54 to modify minimum lot size requirements and to establish future cross-access easement requirements (Case No.1838-Z); and

WHEREAS, the City Council desires to amend and restate PD O20-54, in its entirety, to provide for modified minimum lot size and cross access easement requirements; 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 a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

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

SECTION 1. That 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. The Zoning Ordinance and official zoning map is hereby amended so as to amend and restate PD O20-54, in its entirety, and to provide for modified minimum lot size and future cross-access easement requirements for the Property, which is described and depicted in **Exhibit A** attached hereto and incorporated herein.

SECTION 3. PD O20-54 development stipulations are to read as follows:

- A. Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, landscape plan, floor plan, and building elevations, which are attached hereto as **Exhibit B** and made a part hereof for all purposes.

- B. All development and/or improvement of the the Property shall be in conformance with the Belt Line (BL) district standards, as amended, subject only to the following exceptions:
- i. The BL district standards for block length and external façade glazing shall be modified solely to the extent necessary to develop the property in conformance with the site development plans depicted in **Exhibit B**.
 - ii. If the Property is ever subdivided, a cross-access easement(s) shall be provided to allow all future lots within this PD district to have access to existing private access drives connecting to Belt Line Road to the west, and Commercial Drive to the east. The foregoing easement(s) shall be a required condition precedent to the approval of any plat application filed in connection with the Property, and shall be clearly depicted therein.
 - iii. The south façade of the proposed commercial building shall be 73% brick or stone and 17% glazing.

SECTION 4. 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 5. 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 6. 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 7. 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 8. 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 **OCTOBER** 2021.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Whitt Wyatt, City Attorney

EXHIBIT A
Legal Description of the Property

BEING part of Lot 1-R, Block A, of Printemps Addition No. 2, and addition to the Town of Addison, according to the plat thereof, recorded in Volume 92162, Page 2251, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the South line of Belt Line Road, a variable width right-of-way, at the Northwest corner of Lot 1, Block E, of the Replat of Asbury Circle, an addition to the Town of Addison, according to the plat thereof, recorded In Instrument No. 200900017267, Official Public Records, Dallas County, Texas;

THENCE South 00°59'34" West, a distance of 30.50' to a 1/2" iron rod found at an interior corner of said Asbury addition;

THENCE South 39°49'52" West, passing at a distance of 262.96' the West corner of said Lot 1, same being a Northerly corner of Lot 3C-1, Block D, of the Replat of Lots 3A, 38, 3C-1, 4R-1 and 5, an addition to the Town of Addison, Dallas County, Texas, and continuing a total distance of 324.75' to an "X" found in concrete, at an interior corner of said Replat, said point being the in a curve to the left having a central angle of 38°50'18", a radius of 184.12' and a chord bearing and distance of North 69°35'17" West, 122.43';

THENCE Northwesterly, along said curve to the left, an arc distance of 124.81' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the interior North line of said Lot 3C-1;

THENCE North 89°00'26" West, a distance of 101.42' to an "X" cut set in concrete at an interior corner of said Lot 3C-1;

THENCE North 00°59'34" East, a distance of 212.25' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the most Northerly East line of said Lot 3C-1;

THENCE North 45°59'34" East, a distance of 56.57' to a to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 531 0" set in the said South line of Belt Line Road;

THENCE South 89°00'26" East, along said South line, a distance of 256.29' to an "X" set in concrete for comer;

THENCE South 83°34'49" East, continuing along said South line, a distance of 100.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 531 0" set for corner;

THENCE South 89°00'26" East, continuing along said South line, a distance of 24.25' to the PLACE OF BEGINNING and containing 88,597 square feet or 2.034 acres of land.

EXHIBIT A

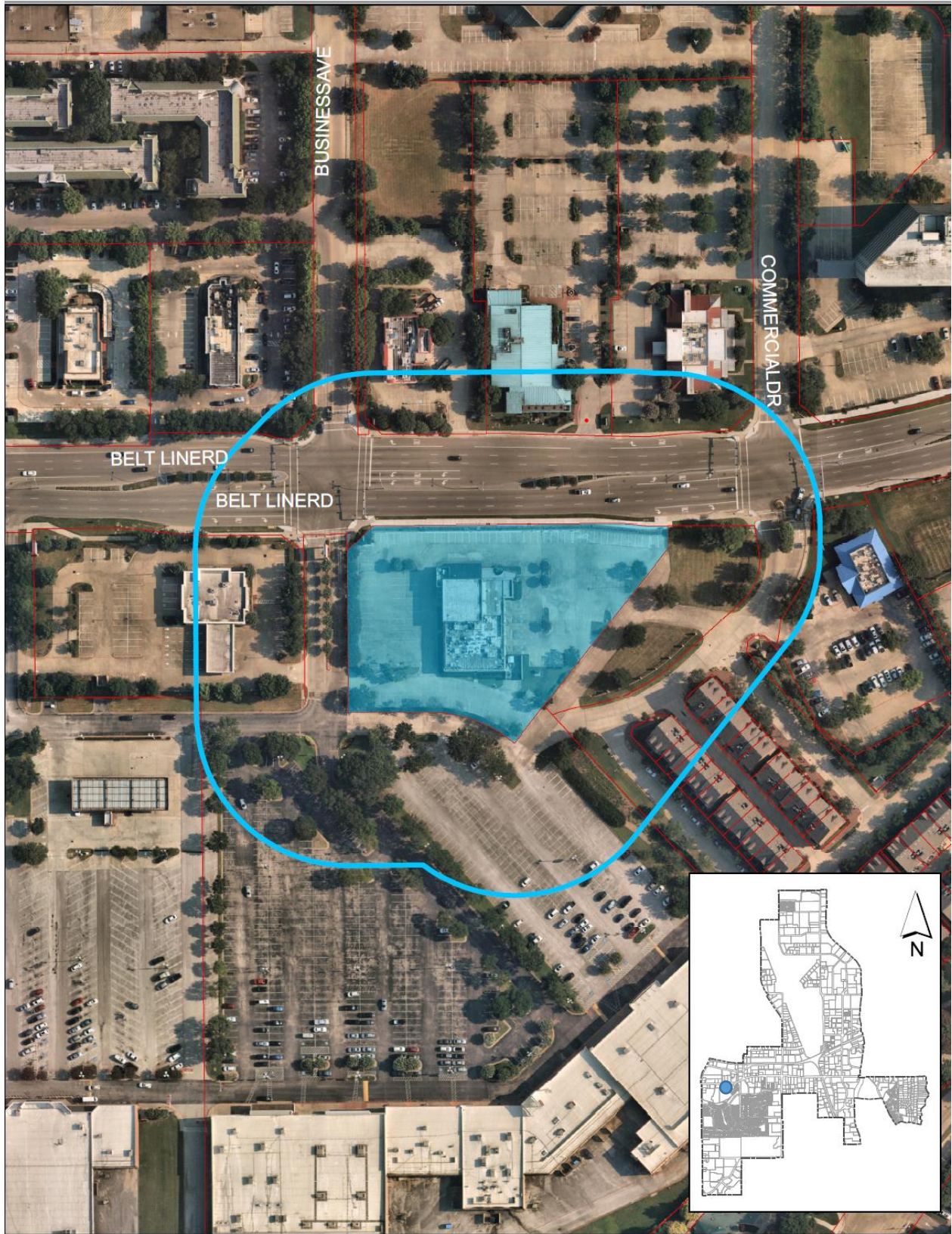


EXHIBIT B

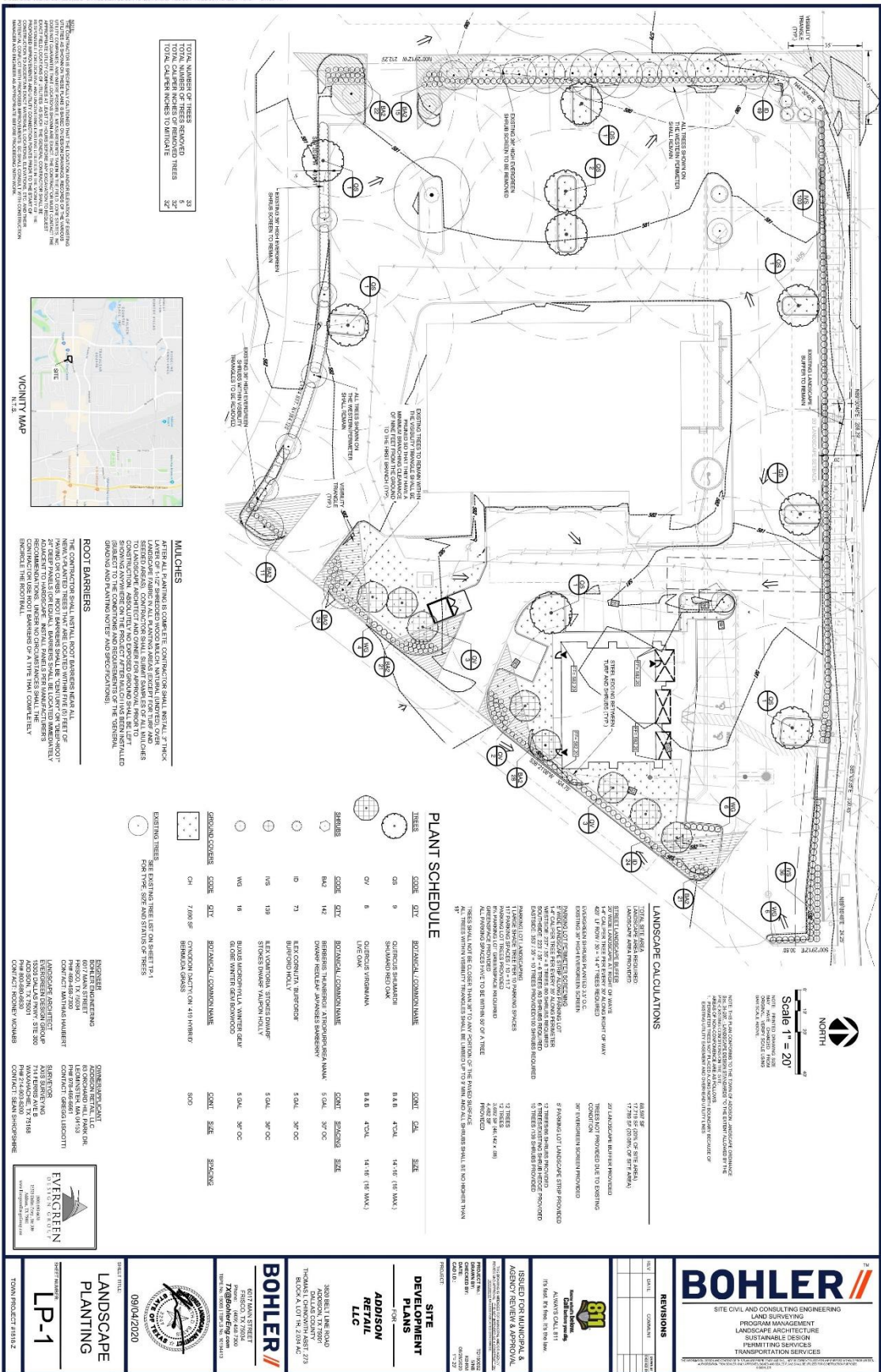


EXHIBIT B

IRIGATION DISCLAIMER

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES FOR GRADING AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A GUIDE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED AS A FINAL QUANTITY.

IRIGATION WATER SOURCE

EXISTING WATER SOURCE TO BE USED FOR LANDSCAPE IRRIGATION.

IRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERWATERING AND TO PREVENT ROOTS FROM BEING DAMAGED BY OVERWATERING.
3. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT OVERWATERING AND TO PREVENT ROOTS FROM BEING DAMAGED BY OVERWATERING.
4. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERWATERING AND TO PREVENT ROOTS FROM BEING DAMAGED BY OVERWATERING.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE FOLLOWING DEVICES AND SYSTEMS:
 - A. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERWATERING AND TO PREVENT ROOTS FROM BEING DAMAGED BY OVERWATERING.
 - B. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERWATERING AND TO PREVENT ROOTS FROM BEING DAMAGED BY OVERWATERING.
 - C. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERWATERING AND TO PREVENT ROOTS FROM BEING DAMAGED BY OVERWATERING.
 - D. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERWATERING AND TO PREVENT ROOTS FROM BEING DAMAGED BY OVERWATERING.

IRIGATION SCHEDULE

IRIGATION SCHEDULE	DESCRIPTION	TIME
1	RAIN BIRD W/ 20' SPRINKLER WITH COAXIAL DISK VALVE, SERVO MOTOR, 1/2" NPT FEMALE	30
2	RAIN BIRD W/ 20' SPRINKLER WITH COAXIAL DISK VALVE, SERVO MOTOR, 1/2" NPT FEMALE	30
3	RAIN BIRD W/ 20' SPRINKLER WITH COAXIAL DISK VALVE, SERVO MOTOR, 1/2" NPT FEMALE	30
4	RAIN BIRD W/ 20' SPRINKLER WITH COAXIAL DISK VALVE, SERVO MOTOR, 1/2" NPT FEMALE	30
5	RAIN BIRD W/ 20' SPRINKLER WITH COAXIAL DISK VALVE, SERVO MOTOR, 1/2" NPT FEMALE	30
6	RAIN BIRD W/ 20' SPRINKLER WITH COAXIAL DISK VALVE, SERVO MOTOR, 1/2" NPT FEMALE	30
7	RAIN BIRD W/ 20' SPRINKLER WITH COAXIAL DISK VALVE, SERVO MOTOR, 1/2" NPT FEMALE	30
8	RAIN BIRD W/ 20' SPRINKLER WITH COAXIAL DISK VALVE, SERVO MOTOR, 1/2" NPT FEMALE	30
9	RAIN BIRD W/ 20' SPRINKLER WITH COAXIAL DISK VALVE, SERVO MOTOR, 1/2" NPT FEMALE	30
10	RAIN BIRD W/ 20' SPRINKLER WITH COAXIAL DISK VALVE, SERVO MOTOR, 1/2" NPT FEMALE	30

CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES FOR GRADING AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A GUIDE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED AS A FINAL QUANTITY.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PLANNING SERVICES
TRANSPORTATION SERVICES

ADDISON RETAIL LLC

THOMAS C. GUNTER, PRESIDENT
THOMAS C. GUNTER, PRESIDENT
THOMAS C. GUNTER, PRESIDENT

EVERGREEN

LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE

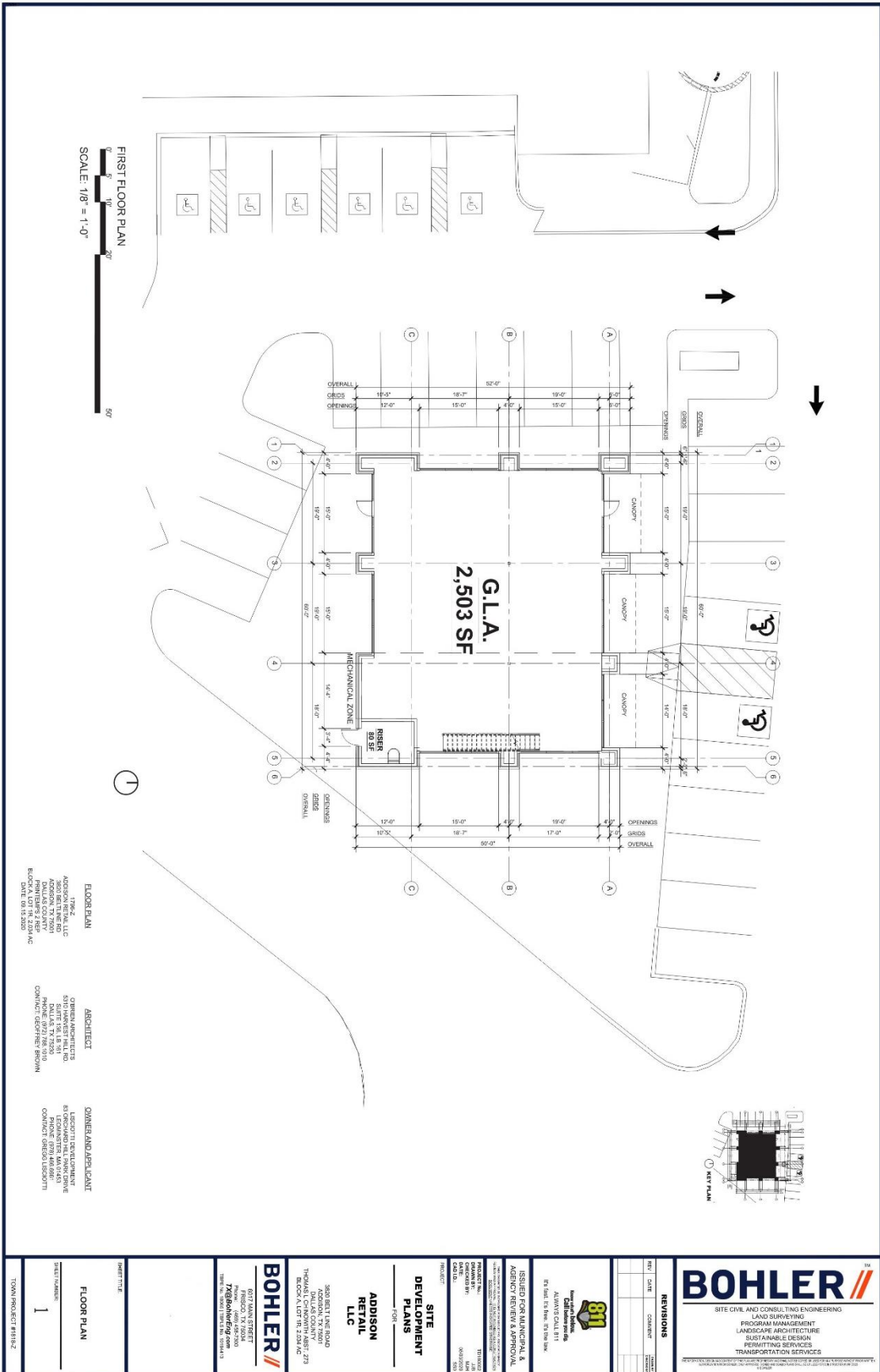
BOHLER

LANDSCAPE IRRIGATION

BOHLER

LANDSCAPE IRRIGATION

EXHIBIT B



FLOOR PLAN
1752-A
ADDISON RETAIL LLC
1752-A
ADDISON, TX 75001

ARCHITECT
CRIMM ARCHITECTS
3510 HAWKSTHILL RD
DALLAS, TX 75235
PHONE: (972) 286-9100
WWW.CRIMMARCHITECTS.COM

OWNER AND APPLICANT
LUCRITTY DEVELOPMENT
310 CHANDLER HILL DRIVE
FROST, TX 75033
PHONE: (972) 461-6661
WWW.LUCRITTYDEVELOPMENT.COM

<p>BOHLER</p> <p>811</p> <p>BOHLER ENGINEERING & ARCHITECTURE 1711 EAST LEX AVE. SUITE 200 ALVORDE, TEXAS 75001 PHONE: (972) 461-6661 WWW.BOHLENGEERING.COM</p>	<p>ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL</p>					
	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>COMMENT</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	COMMENT		
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<p>SITE DEVELOPMENT PLANS</p> <p>FOR ADDISON RETAIL LLC</p> <p>8100 BELT LINE ROAD ADDISON, TX 75001 THOMAS E. CHANDLER, ASST. ZFC BLOCK A, LOT 17A, 2204 AC BLOCK A, LOT 17B, 2204 AC</p>	<p>BOHLER</p> <p>8027 MANAGEMENT FRISCO, TX 75034 728@BohlerEng.com www.BohlerEng.com</p>					
<p>FLOOR PLAN</p> <p>SHEET NUMBER: 1</p> <p>TOWN PROJECT #18152</p>	<p>BOHLER</p> <p>SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES</p>					

EXHIBIT B

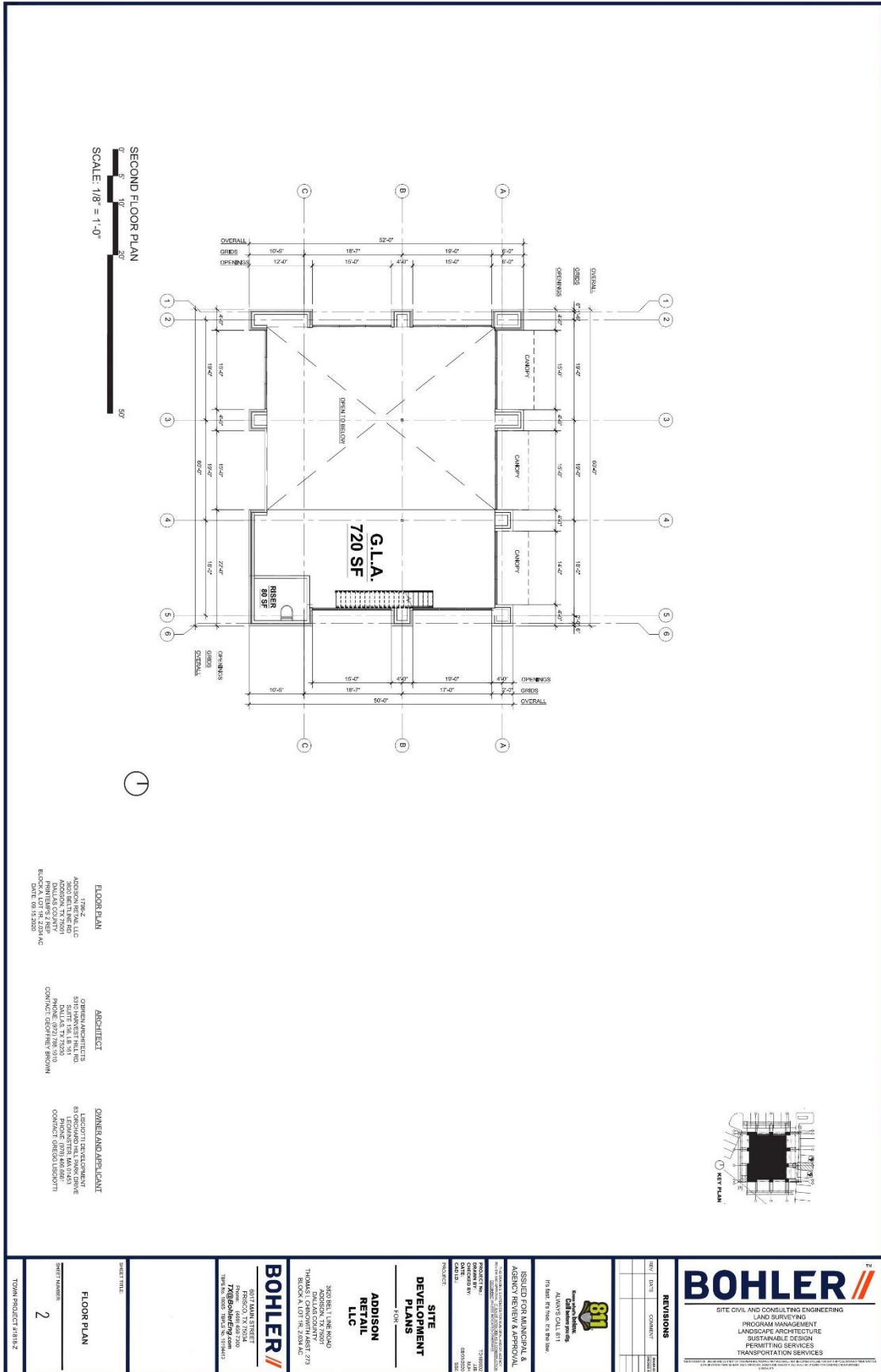


EXHIBIT B

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

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

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

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

FRONT NORTH DUMPISTER ENCLOSURE
SCALE: 1/8" = 1'-0"

SCALE PLANNOTES

- The Facility Design is for individual purposes only. No building plans require review and approval by Development Services.
- All mechanical units shall be screened from public view as required by the zoning Ordinance.
- When approved, required utility lines and conduits shall be located to maintain the building footprint.
- All signage, signs and banners are subject to approval by Development Services.
- River access shall be provided for property, unless otherwise permitted by the Canal Building Official.

FACE PLAN

FACE PLAN	17562	17563	17564	17565	17566	17567	17568	17569	17570
TOTAL SURFACE AREA SOUTH WINDMILL BUILDING	208	1,235	899	899	899	899	899	899	899
TOTAL SURFACE AREA SOUTH WINDMILL BUILDING	1,315	1,239	1,234	1,234	1,234	1,234	1,234	1,234	1,234

MATERIAL LIST

EXTERIOR FINISHES	1. MBS Metal Coating	2. MTLT1 Flat Metal Coating	3. MTLT2 Yellow Metal Coating	4. ST11 Reinforced stone	5. BRN-1006	6. CR- Coat Stone	7. EF- EIFS	8. GL- Stained Glass	9. Paintwork
Belting Polyurethane Coatings	Belting Polyurethane Coatings	Belting Polyurethane Coatings	Belting Polyurethane Coatings	Belting Polyurethane Coatings	Belting Polyurethane Coatings	Belting Polyurethane Coatings	Belting Polyurethane Coatings	Belting Polyurethane Coatings	Belting Polyurethane Coatings

ARCHITECT

ADDISON RETAIL LLC
17562
ADDISON, TX 75001
PHONE: (972) 786-2000
FACILITY # 2020-0001
SCALE: 1/8" = 1'-0"

OWNER AND APPLICANT

ADDISON RETAIL LLC
17562
ADDISON, TX 75001
PHONE: (972) 786-2000
FACILITY # 2020-0001
SCALE: 1/8" = 1'-0"

BOHLER

3000 WEST 10TH STREET
DALLAS COUNTY
BLOCK A LOT 18, 20A AC
THIRD FLOOR

SITE DEVELOPMENT PLANS

ADDISON RETAIL LLC

REVISIONS

NO.	DATE	COMMENTS	BY
1			

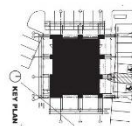
BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

EXHIBIT B



NORTHWEST CORNER



OWNER AND APPLICANT
 ADDISON RETAIL LLC
 17824
 ADDISON, TX 75001

ARCHITECT
 BOHLER
 8100 CHANDLER BLVD. SUITE 100
 ADDISON, TX 75001
 PHONE: (972) 786-9100
 COMPANY: BOHLER GROUP

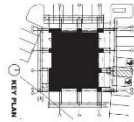
DATE: 08/15/2023

	<p>BOHLER</p> <p>SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES</p>	<p>ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL</p> <p>811 Call before you dig Call before you dig Call before you dig Call before you dig Call before you dig</p>	<p>ADDITION RETAIL LLC</p> <p>17824 ADDISON, TX 75001 THOMAS ST. CORN. HSBT 273 BLOCK A, LOT 16, 2324 AC</p>	<p>BOHLER</p> <p>17824 ADDISON, TX 75001 THOMAS ST. CORN. HSBT 273 BLOCK A, LOT 16, 2324 AC</p>								
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EXHIBIT B



NORTHEAST CORNER



OWNER AND APPLICANT
 TRENZ, Z
 ADDISON RETAIL LLC
 14801 WINDY HILL RD
 ADDISON, TX 75001
 PHONE: (972) 386-9700
 EMAIL: Z@TRENZ.COM

ARCHITECT
 CHRYSLER ARCHITECTS
 5301 WINDY HILL RD
 SUITE 100
 DALLAS, TX 75238
 PHONE: (972) 386-9700
 CHRYSLERARCHITECTS.COM

PROJECT
 BUILDING PERMITS
 5

TOWN PROJECT SHEET

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

811
 Call Before You Dig
 Always Call 811
 811 Help: 811, Fax: 817-964-8866

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No. 230000
DATE 08/02/2023
PROJECT ADDISON RETAIL LLC

SITE DEVELOPMENT PLANS
 FOR
ADDISON RETAIL LLC

3802 BELT LINE ROAD
 ADDISON, TX 75001
 THOMAS L. CHRYSLER, ARCHT. 273
 BLOCK A LOT 1N, 2209 AC
 BLOCK A LOT 1N, 2209 AC

BOHLER
 607 MAIN STREET
 FRIERSON, TX 75054
 972-386-9700
 TRENZ@BohlerEng.com
 WWW.BOHLENERG.COM