

**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

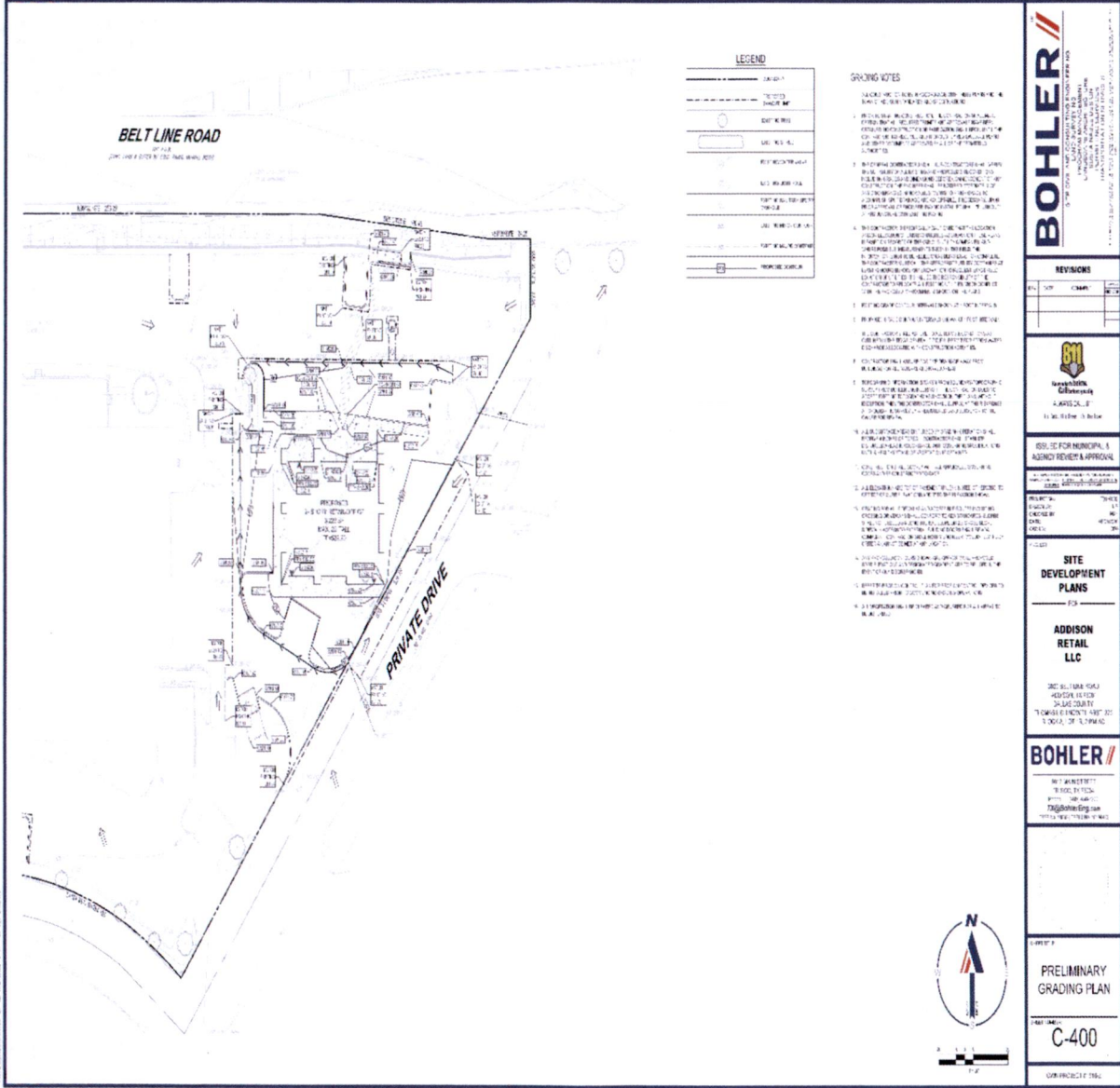












**BELT LINE ROAD**  
SECTION 2.00  
 200'-0" X 200'-0" PLAN (SCALE 1/8"=1'-0")

**LEGEND**

|          |                          |
|----------|--------------------------|
| [Symbol] | SPOT ELEVATION           |
| [Symbol] | CONTOUR                  |
| [Symbol] | STRUCTURE                |
| [Symbol] | PROPERTY LINE            |
| [Symbol] | ADDITIONAL PROPERTY LINE |
| [Symbol] | ADDITIONAL PROPERTY LINE |
| [Symbol] | ADDITIONAL PROPERTY LINE |
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| [Symbol] | ADDITIONAL PROPERTY LINE |

- GRADING NOTES**
1. ALL GRADING SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN. ALL EXISTING GRADE SHALL BE SHOWN BY DASHED LINES.
  2. ALL GRADING SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN. ALL EXISTING GRADE SHALL BE SHOWN BY DASHED LINES.
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**BOHLER**  
BOHLER ENGINEERING & ARCHITECTURE, P.C.  
 10000 W. HAWTHORNE BLVD., SUITE 100  
 ADDISON, TEXAS 75001  
 TEL: 972.382.1111  
 WWW.BOHLER-ENR.COM

**REVISIONS**

| NO. | DATE | DESCRIPTION |
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|     |      |             |

**HARRISON**  
HARRISON ENGINEERS & ARCHITECTS, P.C.  
 1100 WEST 15TH STREET  
 ADDISON, TEXAS 75001  
 TEL: 972.382.1111  
 WWW.HARRISON-ENR.COM

**ISSUED FOR MUNICIPAL AGENCY REVIEW & APPROVAL**

**SITE DEVELOPMENT PLANS**

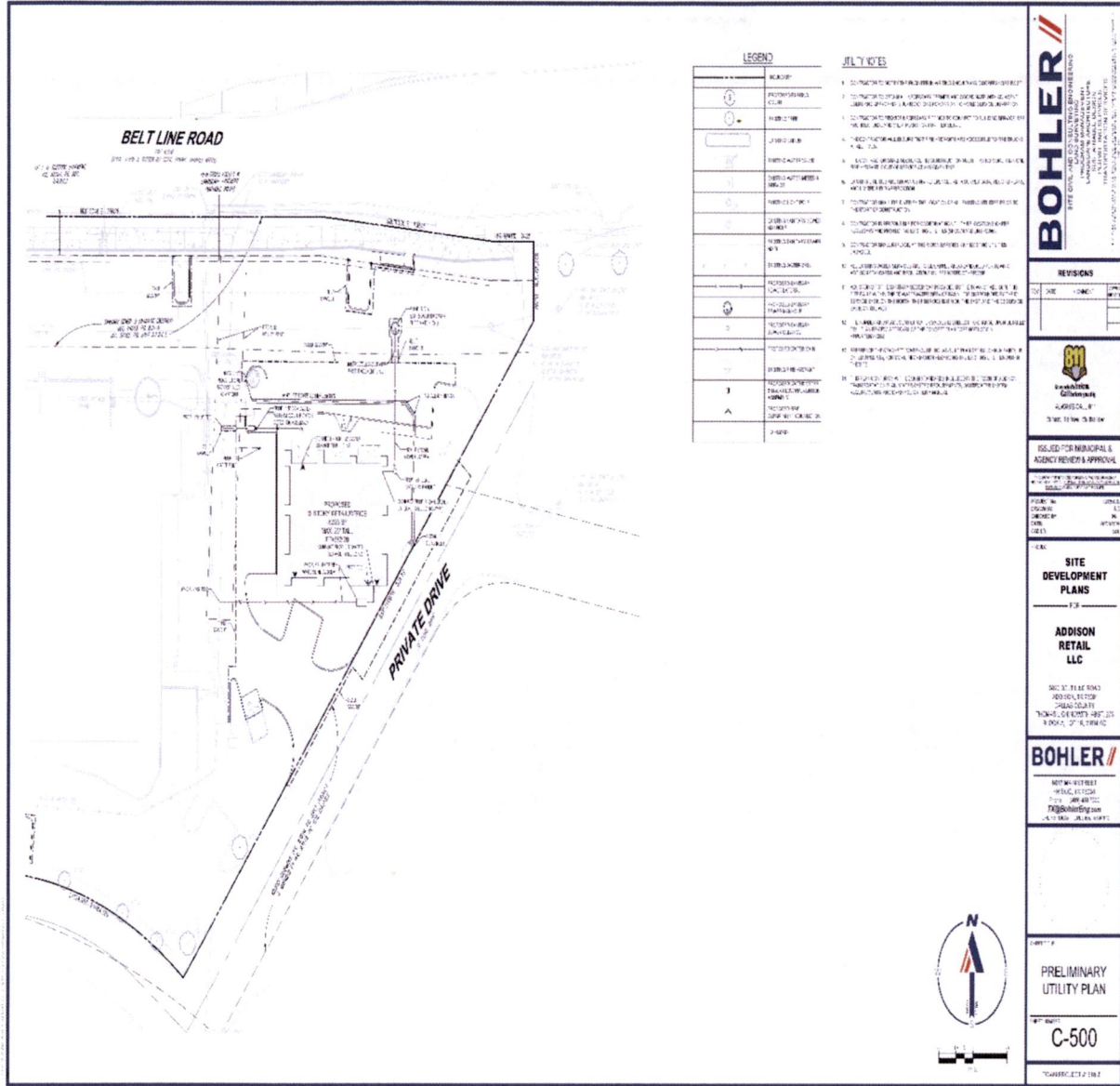
**ADDISON RETAIL LLC**  
200 S. WILSON ROAD  
 ADDISON, TEXAS 75001  
 TEL: 972.382.1111  
 WWW.ADDISON-RETAIL.COM

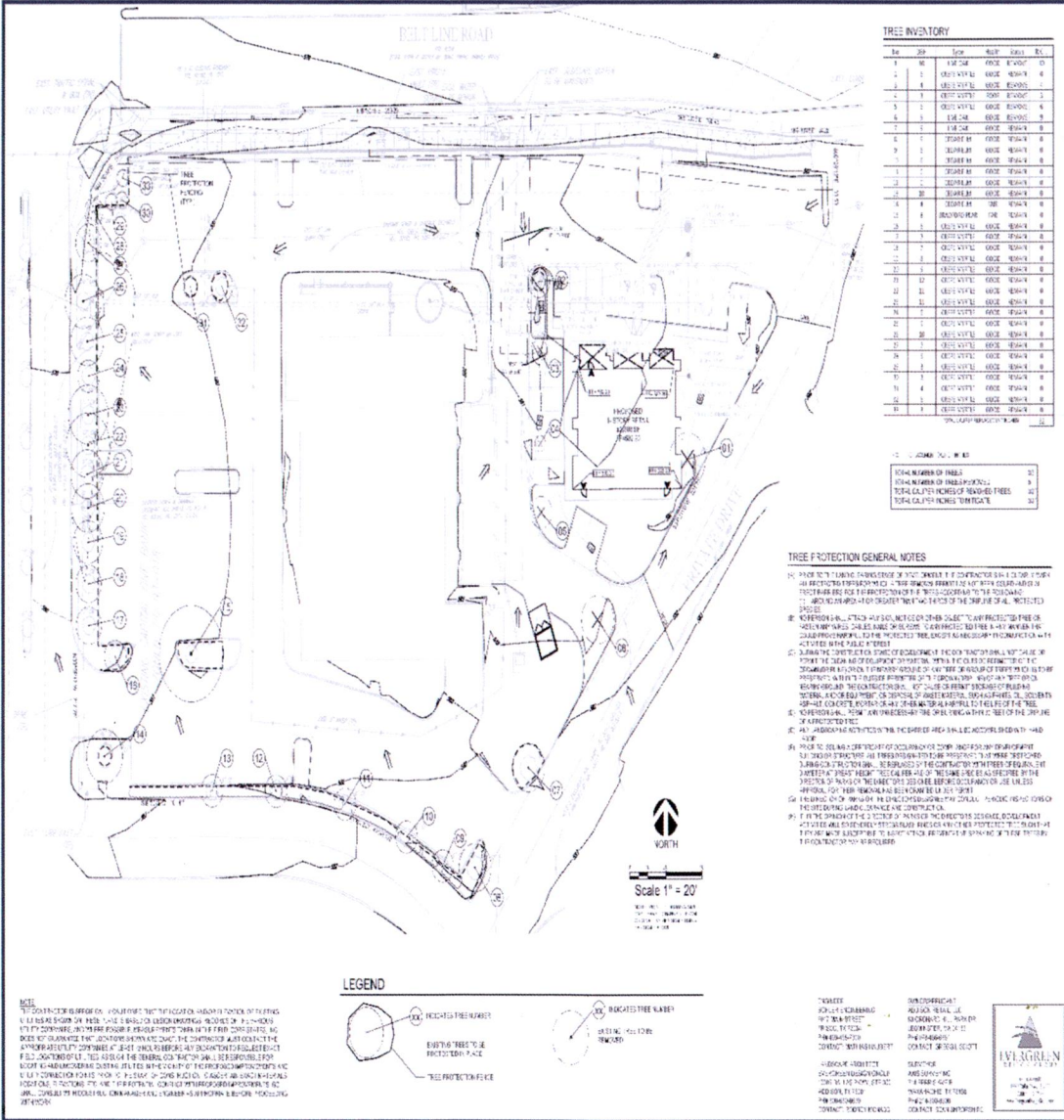
**BOHLER**

**PRELIMINARY GRADING PLAN**

**C-400**

DATE: 08/15/2018  
 DRAWN BY: J. BOHLER  
 CHECKED BY: J. BOHLER  
 SCALE: AS SHOWN





BOHLER  
CORPORATION  
1000 W. WYOMING STREET  
ADDISON, TEXAS 75001  
972.383.1111  
WWW.BOHLER.COM

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**REVISIONS**

| NO. | DATE | DESCRIPTION |
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**CITY OF ADDISON**  
1000 W. WYOMING STREET  
ADDISON, TEXAS 75001  
972.383.1111  
WWW.CITYOFADDISON.COM

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**APPROVED FOR MUNICIPAL & ADJACENT PROPERTY OWNERS**

| NAME | DATE | INITIALS |
|------|------|----------|
|      |      |          |
|      |      |          |

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**SITE DEVELOPMENT PLANS**

FOR

ADDISON  
RETAIL  
LLC

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**BOHLER**  
1000 W. WYOMING STREET  
ADDISON, TEXAS 75001  
972.383.1111  
WWW.BOHLER.COM

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**CITY OF ADDISON**  
1000 W. WYOMING STREET  
ADDISON, TEXAS 75001  
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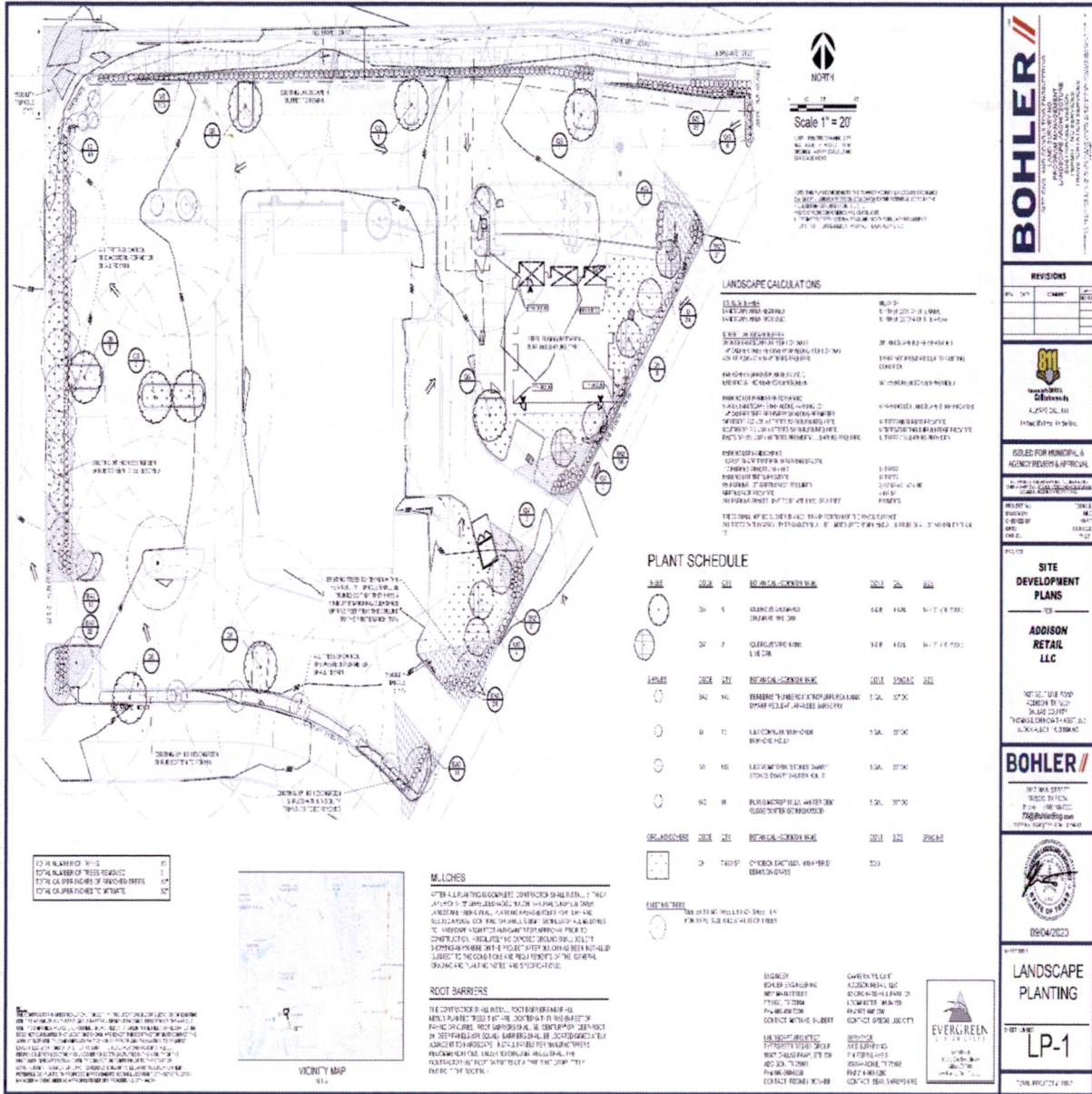
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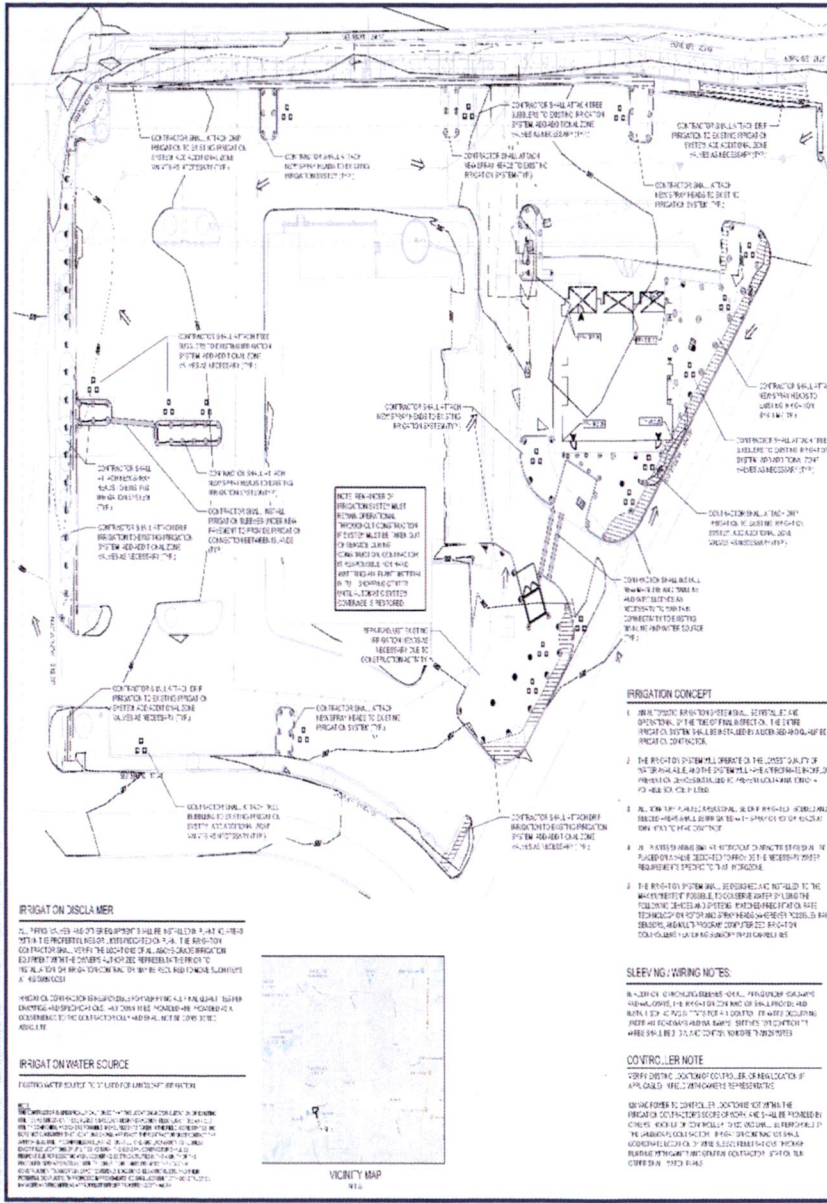
**TREE PRESERVATION**

TP-1

CITY PROJECT # 182







### IRRIGATION SCHEDULE

| VALVE | WATERING SCHEDULE | NOTES    |
|-------|-------------------|----------|
| 1     | 10:00 AM          | 10:00 AM |
| 2     | 10:00 AM          | 10:00 AM |
| 3     | 10:00 AM          | 10:00 AM |
| 4     | 10:00 AM          | 10:00 AM |
| 5     | 10:00 AM          | 10:00 AM |
| 6     | 10:00 AM          | 10:00 AM |
| 7     | 10:00 AM          | 10:00 AM |
| 8     | 10:00 AM          | 10:00 AM |
| 9     | 10:00 AM          | 10:00 AM |
| 10    | 10:00 AM          | 10:00 AM |
| 11    | 10:00 AM          | 10:00 AM |
| 12    | 10:00 AM          | 10:00 AM |
| 13    | 10:00 AM          | 10:00 AM |
| 14    | 10:00 AM          | 10:00 AM |
| 15    | 10:00 AM          | 10:00 AM |
| 16    | 10:00 AM          | 10:00 AM |
| 17    | 10:00 AM          | 10:00 AM |
| 18    | 10:00 AM          | 10:00 AM |
| 19    | 10:00 AM          | 10:00 AM |
| 20    | 10:00 AM          | 10:00 AM |
| 21    | 10:00 AM          | 10:00 AM |
| 22    | 10:00 AM          | 10:00 AM |
| 23    | 10:00 AM          | 10:00 AM |
| 24    | 10:00 AM          | 10:00 AM |
| 25    | 10:00 AM          | 10:00 AM |
| 26    | 10:00 AM          | 10:00 AM |
| 27    | 10:00 AM          | 10:00 AM |
| 28    | 10:00 AM          | 10:00 AM |
| 29    | 10:00 AM          | 10:00 AM |
| 30    | 10:00 AM          | 10:00 AM |

### IRRIGATION CONCEPT

The proposed system will provide the best quality of water available to the plants and trees on the site. The system will be designed to provide the best quality of water available to the plants and trees on the site. The system will be designed to provide the best quality of water available to the plants and trees on the site.

### SLEEPING/WORKING NOTES

CONTRACTOR SHALL...  
CONTRACTOR SHALL...  
CONTRACTOR SHALL...

### OWNER'S NOTE

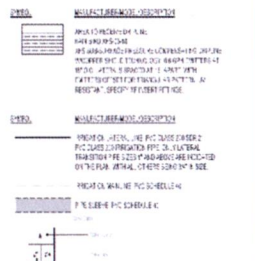
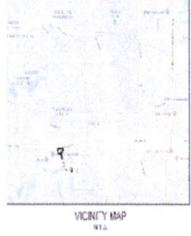
CONTRACTOR SHALL...  
CONTRACTOR SHALL...  
CONTRACTOR SHALL...

### IRRIGATION DISCLAIMER

The irrigation system is designed for the use of the property owner. The system is not to be used for any other purpose. The system is not to be used for any other purpose. The system is not to be used for any other purpose.

### IRRIGATION WATER SOURCE

The irrigation system is designed for the use of the property owner. The system is not to be used for any other purpose. The system is not to be used for any other purpose. The system is not to be used for any other purpose.



BOHLER  
LANDSCAPE IRRIGATION  
1000 S. GARDEN ST. SUITE 100  
DALLAS, TEXAS 75207  
PHONE: 972.441.1111  
WWW.BOHLERIRRI.COM

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#### REVISIONS

| NO. | DATE | BY | DESCRIPTION |
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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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#### SITE DEVELOPMENT PLANS

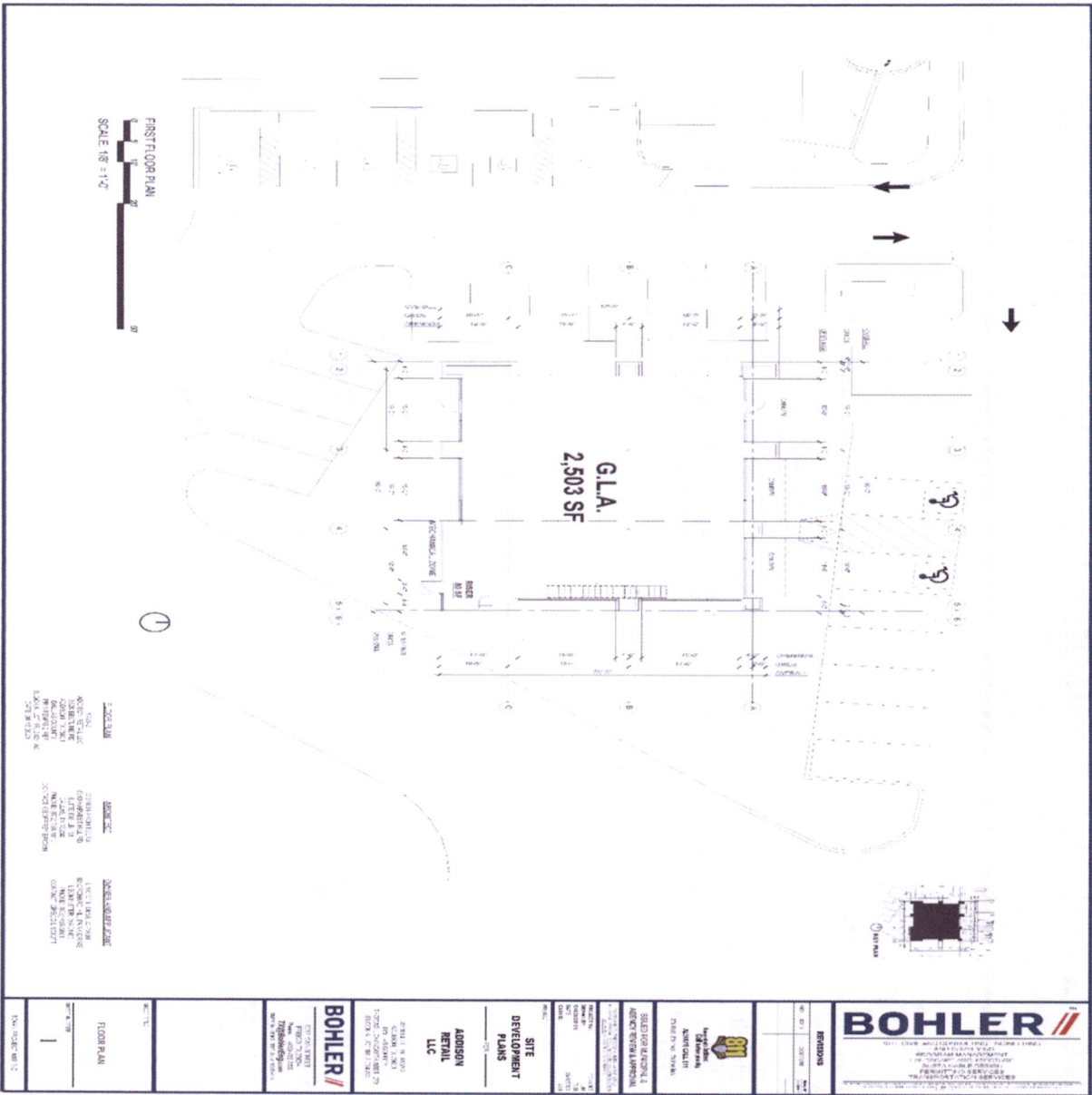
ADDISON  
RETAIL  
LLC

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#### LANDSCAPE IRRIGATION

LI-1

THIS PROJECT NO. 162

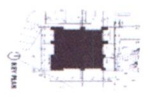
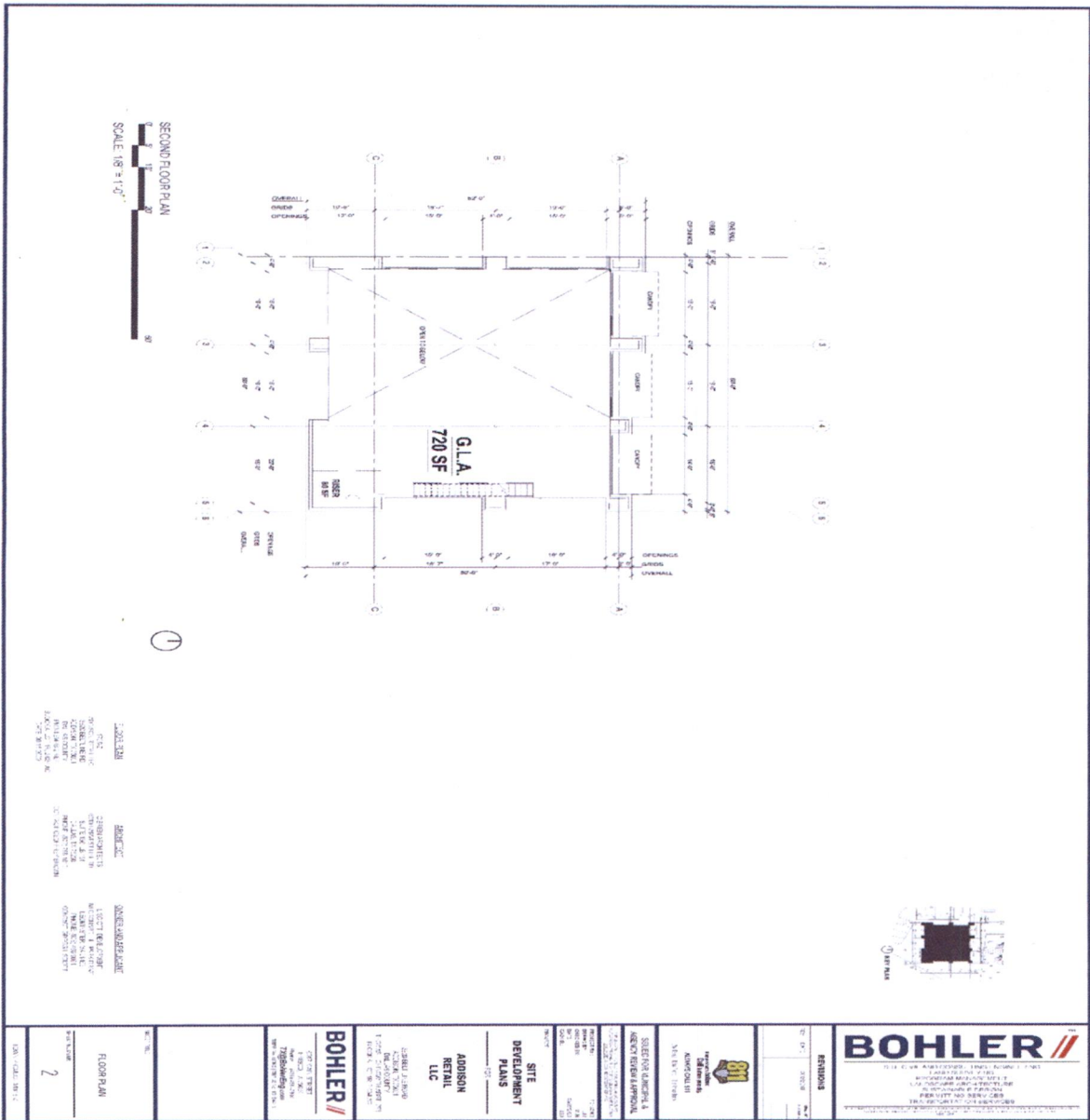


FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**LEGEND**  
 0100 CONCRETE  
 0200 GYP. BOARD  
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 9800 GYP. BOARD  
 9900 GYP. BOARD  
 1000 GYP. BOARD

| <p><b>BOHLER</b><br/>       ARCHITECTS<br/>       1000 W. 14TH ST. SUITE 100<br/>       ADDISON, TX 75001<br/>       TEL: 972.382.1111<br/>       WWW.BOHLERARCHITECTS.COM</p> |      | <p><b>ADDISON RETAIL LLC</b><br/>       1000 W. 14TH ST. SUITE 100<br/>       ADDISON, TX 75001<br/>       TEL: 972.382.1111<br/>       WWW.BOHLERARCHITECTS.COM</p> |  | <p><b>SITE DEVELOPMENT PLANS</b><br/>       1000 W. 14TH ST. SUITE 100<br/>       ADDISON, TX 75001<br/>       TEL: 972.382.1111<br/>       WWW.BOHLERARCHITECTS.COM</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 |  |  | <p><b>BOHLER</b><br/>       ARCHITECTS<br/>       1000 W. 14TH ST. SUITE 100<br/>       ADDISON, TX 75001<br/>       TEL: 972.382.1111<br/>       WWW.BOHLERARCHITECTS.COM</p> |  |
|--|------|--|--|--|--|--|--|-----|------|-------------|---|--|--|--|--|
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**OWNER:**  
 ADDISON RETAIL LLC  
 10000 W. ADDISON AVE.  
 SUITE 100  
 ADDISON, TX 75001

**ARCHITECT:**  
 BOHLER  
 10000 W. ADDISON AVE.  
 SUITE 100  
 ADDISON, TX 75001

**DATE:**  
 08/20/2014

**PROJECT:**  
 ADDISON RETAIL

**BOHLER**

ARCHITECTS

10000 W. ADDISON AVE. SUITE 100  
 ADDISON, TEXAS 75001  
 TEL: 972.381.1111  
 FAX: 972.381.1112  
 WWW.BOHLERARCHITECTS.COM

**ADDISON RETAIL LLC**

10000 W. ADDISON AVE.  
 SUITE 100  
 ADDISON, TEXAS 75001  
 TEL: 972.381.1111  
 FAX: 972.381.1112  
 WWW.ADDISONRETAIL.COM

**BOHLER**

ARCHITECTS

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 FAX: 972.381.1112  
 WWW.BOHLERARCHITECTS.COM

### 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

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

NORTH SOUTH EAST WEST

#### DUMPSTER ENCLOSURE

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

|  | WALL  | ROOF  | GLASS | DOOR  |
|--|-------|-------|-------|-------|
| <b>TOTAL VOLUME (VOLUME OF SOLID BUILDING)</b> | 308   | 1,025 | 888   | 888   |
| <b>APPROX. VOLUMES</b>                         |       |       |       |       |
| WALL   | 312   | 96    | 34    | 26    |
| ROOF   | 96    | 100   | 34    | 26    |
| GLASS  | 100   | 80    | 34    | 26    |
| DOOR   | 26    | 26    | 26    | 26    |
| WALL   | 76    | 100   | 34    | 26    |
| ROOF   | 76    | 100   | 34    | 26    |
| <b>TOTAL APPROXIMATE VOLUME</b>                | 1,025 | 1,025 | 1,025 | 1,025 |
| WALL   | 40    | 76    | 34    | 26    |
| ROOF   | 40    | 76    | 34    | 26    |

**FINISHES AND NOTES**

- 1. FINISHES TO BE DETERMINED BY ARCHITECT CONSULTING WITH OWNER AND LOCAL CODES.
- 2. FINISHES TO BE DETERMINED BY ARCHITECT CONSULTING WITH OWNER AND LOCAL CODES.
- 3. FINISHES TO BE DETERMINED BY ARCHITECT CONSULTING WITH OWNER AND LOCAL CODES.
- 4. FINISHES TO BE DETERMINED BY ARCHITECT CONSULTING WITH OWNER AND LOCAL CODES.
- 5. FINISHES TO BE DETERMINED BY ARCHITECT CONSULTING WITH OWNER AND LOCAL CODES.

**FINISHES**

- 1. WALLS: BRICK
- 2. ROOF: ASPH/FLT
- 3. GLASS: CLEAR
- 4. DOOR: WOOD
- 5. FLOOR: POLISHED CONCRETE
- 6. CEILING: POP
- 7. EXTERIOR: BRICK
- 8. INTERIOR: BRICK
- 9. ROOF: ASPH/FLT
- 10. GLASS: CLEAR
- 11. DOOR: WOOD
- 12. FLOOR: POLISHED CONCRETE
- 13. CEILING: POP
- 14. EXTERIOR: BRICK
- 15. INTERIOR: BRICK

**OWNER AND ARCHITECT**

OWNER: ADDISON RETAIL LLC  
 ARCHITECT: BOHLER ARCHITECTS, P.C.  
 PROJECT: ADDISON RETAIL LLC  
 ADDRESS: 10000 W. 10TH STREET, SUITE 100, FORT WORTH, TEXAS 76132  
 PHONE: (817) 338-1111  
 FAX: (817) 338-1112  
 WWW: BOHLERARCHITECTS.COM

**BOHLER ARCHITECTS, P.C.**  
 10000 W. 10TH STREET, SUITE 100, FORT WORTH, TEXAS 76132  
 PHONE: (817) 338-1111  
 FAX: (817) 338-1112  
 WWW: BOHLERARCHITECTS.COM

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
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|           |      |             |
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**TRAVIS A. BOHLER**  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 LICENSE NO. 10545  
 EXPIRES 12/31/2024

**ISSUED FOR UTILITY & AGENCY REVIEW & APPROVAL**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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|     |      |             |

**SITE DEVELOPMENT PLANS**

**ADDISON RETAIL LLC**

PROJECT: 10000 W. 10TH STREET, SUITE 100, FORT WORTH, TEXAS 76132  
 ARCHITECT: BOHLER ARCHITECTS, P.C.  
 PROJECT NO: 2024-001  
 SHEET NO: 3 OF 3

**BOHLER ARCHITECTS, P.C.**  
 10000 W. 10TH STREET, SUITE 100, FORT WORTH, TEXAS 76132  
 PHONE: (817) 338-1111  
 FAX: (817) 338-1112  
 WWW: BOHLERARCHITECTS.COM

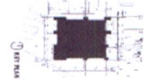
**ARCHITECT**

**OWNER AND ARCHITECT**

OWNER: ADDISON RETAIL LLC  
 ARCHITECT: BOHLER ARCHITECTS, P.C.  
 PROJECT: ADDISON RETAIL LLC  
 ADDRESS: 10000 W. 10TH STREET, SUITE 100, FORT WORTH, TEXAS 76132  
 PHONE: (817) 338-1111  
 FAX: (817) 338-1112  
 WWW: BOHLERARCHITECTS.COM



NORTHWEST CORNER



**DESIGNER**  
 K.A.M. A.E.C.  
 ARCHITECTS  
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