

ORDINANCE NO. O18-33

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, CREATING PLANNED DEVELOPMENT DISTRICT O18-33 BASED ON COMMERCIAL-1 (C-1) DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS, ON 1.446 ACRES OF PROPERTY GENERALLY LOCATED AT 16360-16400 ADDISON ROAD, ON APPLICATION FROM THE TOWN OF ADDISON, 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. Case No.1783-Z

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 August 21, 2018, the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1783-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 O18-33 is hereby established for the 1.0193 acre of land generally located at 16360-16400 Addison Road, Lots 3, 4, 5, 6, 7R, and 8R of Block 8231 of final plat of Addison Office Condos, Instrument# 200600007474, O.P.R.D.C.T., out of the William Lomax Survey, Abstract No. 792, in the Town of Addison, Dallas County, in accordance with all Commercial-1 (C-1) district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following special conditions:

- A. The property may be developed with modifications to the Commercial-1 (C-1) parking requirements as shown on **Exhibit A** attached hereto and incorporated herein.

Section 3. The property shall be improved in accordance with the site plan set forth in **Exhibit A**.

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 this the 11th day of SEPTEMBER 2018.



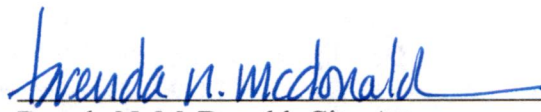
TOWN OF ADDISON, TEXAS


Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:


Irma Parker, City Secretary


Brenda N. McDonald, City Attorney



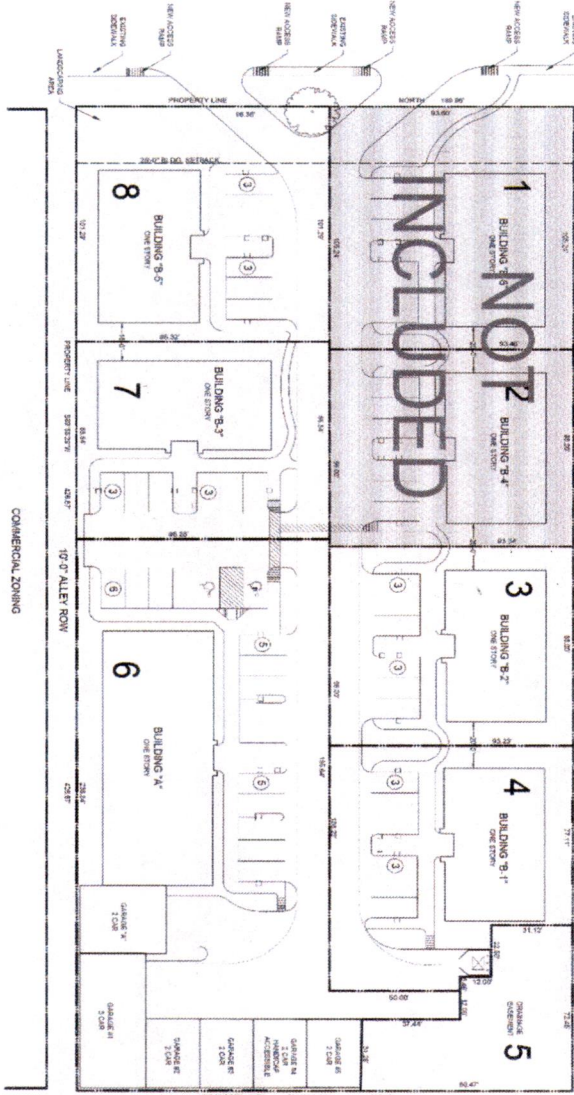
1

16360-16400 Addison Road
SITE PLAN

SCALE: 1" = 20'-0"



16360-16400 ADDISON ROAD



COMMERCIAL ZONING

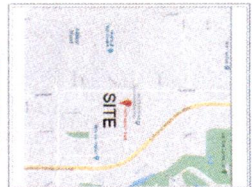
COMMERCIAL ZONING

PROJECT PROGRAM DATA

SITE AREA: 1.44 ACRES
 SITE DESCRIPTION: OFFICE BUILDING
 PROPOSED USE: OFFICE BUILDING
 LOT 1 VOLUME 7123 PAGE 432
 BUILDING #1 TOTAL: 10,000 SF (4,500 SF)
 BUILDING #2 TOTAL: 10,000 SF (4,500 SF)
 BUILDING #3 TOTAL: 10,000 SF (4,500 SF)
 BUILDING #4 TOTAL: 10,000 SF (4,500 SF)
 BUILDING #5 TOTAL: 10,000 SF (4,500 SF)
 BUILDING #6 TOTAL: 10,000 SF (4,500 SF)
 BUILDING #7 TOTAL: 10,000 SF (4,500 SF)
 BUILDING #8 TOTAL: 10,000 SF (4,500 SF)
 TOTAL OFFICE AREA: 80,000 SF
 TOTAL SITE COVERAGE: 48 @ 100% COVERAGE
 28% SITE COVERAGE
 20% TOTAL OFFICES



VICINITY MAP
NTS



16360-16400 Addison Road
CITY OF ADDISON, TEXAS

Baldwin
Associates

BALDWIN
ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

08/14/2018

EXHIBIT A