

ORDINANCE NO. 083-017

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE THE HEREINAFTER DESCRIBED PROPERTY LOCATED BETWEEN ADDISON ROAD AND DALLAS PARKWAY, ON APPLICATION FROM FOLSOM INVESTMENTS, FROM COMMERCIAL TO PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas as required by State Statutes and the zoning ordinance of the Town of Addison, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, and helps promote 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 Comprehensive Zoning Ordinance of the
Town of Addison, Texas be, and the same is hereby amended to give
the hereinafter described property the following zoning district
classification, to-wit: Planned Development No 32. Said property
being in the Town of Addison, Texas, and being described as
follows:

BEING a tract of land out of the William Lomax Survey,
Abstract No. 792 in the Town of Addison, Dallas County,
Texas and being more particularly described as follows:

BEGINNING at a point on the east line of Addison Road
(60 foot width R.O.W.), said point being S 89° 36' 36" W,
10.00 feet from the northwest corner of Lot 1 Block 1 of
Bent Tree Oaks, an Addition to the Town of Addison as
recorded in Volume 78004 at Page 0007 of the Deed Records
of Dallas County, Texas;

THENCE N 00° 23' 25" W, along the east line of Addison
Road, 639.26 feet to an iron pin for corner;

THENCE N 89° 36' 35" E, 493.51 feet to an iron pin for
corner in the west line of Dallas Parkway

THENCE in a southeasterly direction along said west line
with a curve to the left, Chord Bearing S 32° 11' 56" E,
said curve having a central angle of 14° 01' 09" and a
radius of 1600.00 feet, an arc distance of 391.49 feet to
an iron pin for corner;

THENCE in a southwesterly direction with a curve to the
left, Chord Bearing S 44° 08' 04" W, said curve having a
central angle of 13° 06' 57" and a radius of 1908.61 feet,
an arc distance of 436.91 feet to an iron pin for corner;

THENCE S 89° 35' 11" W, 390.04 feet to an iron pin for
corner and the Place of Beginning and containing 8.231
acres of land.

SECTION 2. In the hereinabove described land or building
no land shall be used, erected or converted to any use other
than:

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Antique shop
Art gallery
French bakery, retail sales only
Bank, office, retail sales office or sample room
Barber and beauty shop
Bird and pet shops, retail
Book or stationery store
Camera shop
Candy, cigars and tobaccos, retail sales only
Caterer and wedding service
Cleaning dyeing and laundry pick-up station for receiving
and delivery of articles to be cleaned, dyed and
laundered, but no actual work to be done on premises
Cleaning and pressing shops having an area of not more
than 6,000 square feet
Curtain cleaning shop having an area of not more than
6,000 square feet
Department store, novelty or variety shop, retail sales
only
Drug store, retail sales only
Film developing and printing
Fix-it shops, bicycle repairs, saw filing, lawn mower
sharpening, retail only, but with outside storage
Florist retail sales only
Furniture repairs and upholstering, retail sales only and
where all storage and display is within the building
Grocery store, retail sales only
Hardware, sporting goods, toys, paints, wallpaper,
clothing retail sales only
Office furniture, retail
Job printing
Jewelry, optical goods, photographic supplies, retail
sales only in the home, where custom laundering and
finishing may be done. The shop not exceed 6,000
square feet in area and no pick-up and delivery shall
be operated
Letter and mimeograph shop
Library, rental
Meat Market, retail sales only
Office building
Photographers or Artists Studio
Professional offices for architect, attorney, engineer and
real estate
Piano and musical instruments, retail sales only
Restaurant
Seamstress, dressmaker or tailor
Shoe repair shop, retail sales only
Studios, dance, music, drama, health, massage and reducing
Studio for the display and sales of glass, china, art
objects, cloth and draperies

As provided in Planned Development District Article of
the Comprehensive Zoning Ordinance, said property shall be

improved in accordance with the development plans which are attached hereto and made a part hereof for all purposes.

SECTION 3. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose, and the same shall be done to the satisfaction of the Director of Community Development.

SECTION 4. That 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 not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

SECTION 5. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

SECTION 6. Whereas, the above described property required that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City and

creates an urgency and an emergency for the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, this the 22 day of March, 1983.

MAYOR *John Kelly*

ATTEST:

Jacqueline Kruse
CITY SECRETARY

TAX # 1-02-0012
1-02-0013

CASE # 756-Z



Taylor-Hewlett, Inc.

ARCHITECTS
PLANNERS
INTERIORS

1400 Ross
Suite 1000
1400 Ross Tower
Dallas, Texas 75201
214.760.1000

BENT TREE
OFFICE
PARK

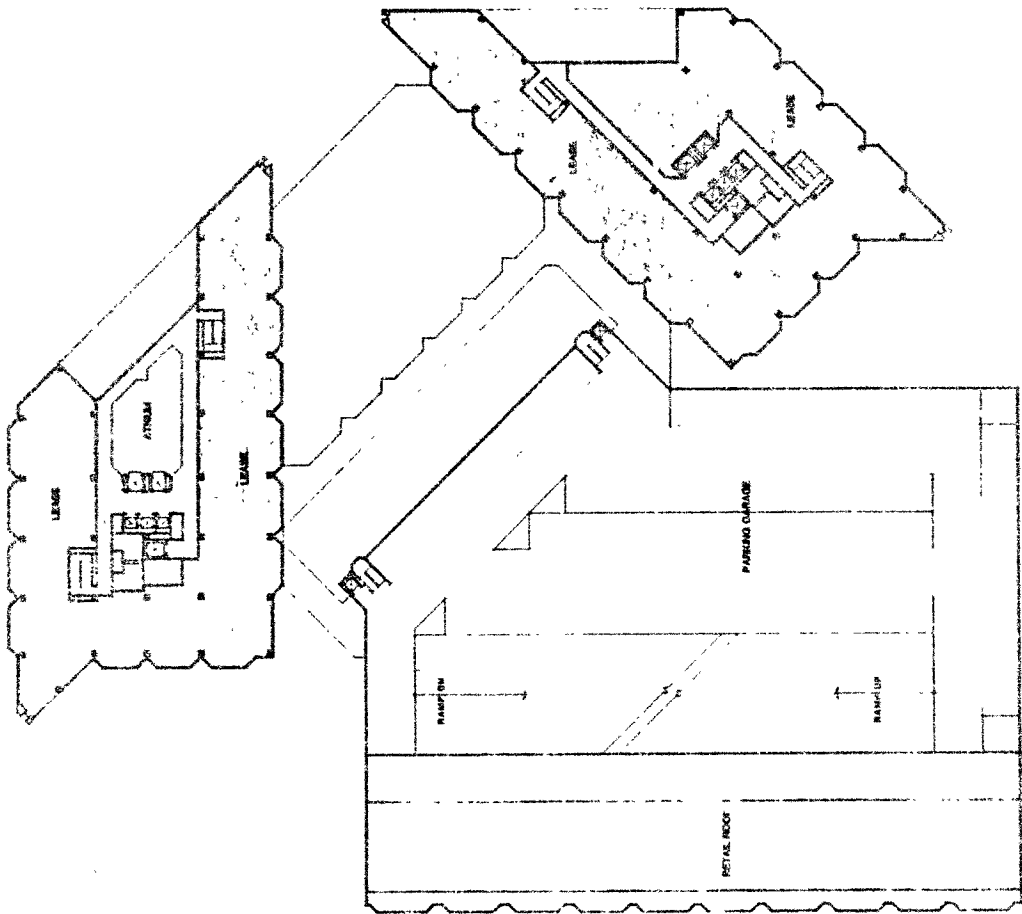
Phase One

NORTH DALLAS
PARKWAY
DALLAS, TEXAS

FOLSOM
INVESTMENTS, INC.

DATE	REVISION	BY

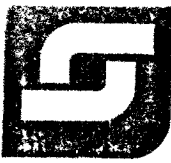
PROJECT 851037
SHEET A-5



TYPICAL FLOOR PLAN

DATE: 8/28/85

8/28/85



Taylor-Hewlett, Inc.
 ARCHITECTURE
 PLANNING
 INTERIOR

One Tower &
 North Dallas
 Parkway
 Dallas, Texas 75241
 714/7800

BENT TREI
 OFFICE
 PARK

Phase One

NORTH DALLAS
 PARKWAY
 DALLAS, TEXAS

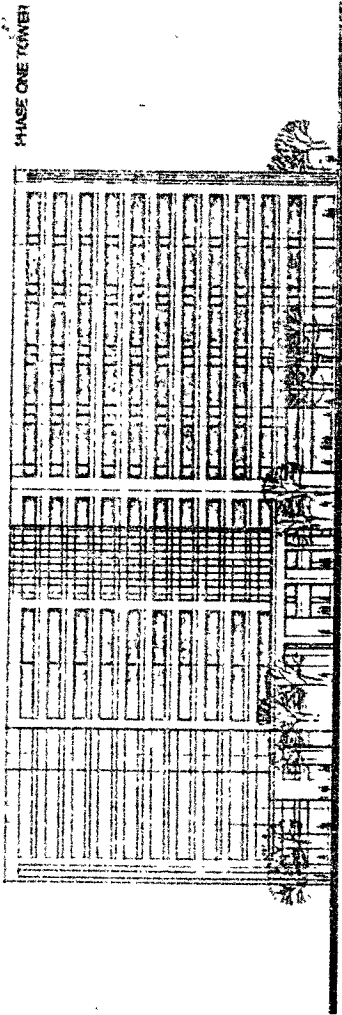
FOLSON
 INVESTMENTS, INC.

DATE: _____
 DRAWING NO. _____
 SHEET _____

PROJECT: 851037

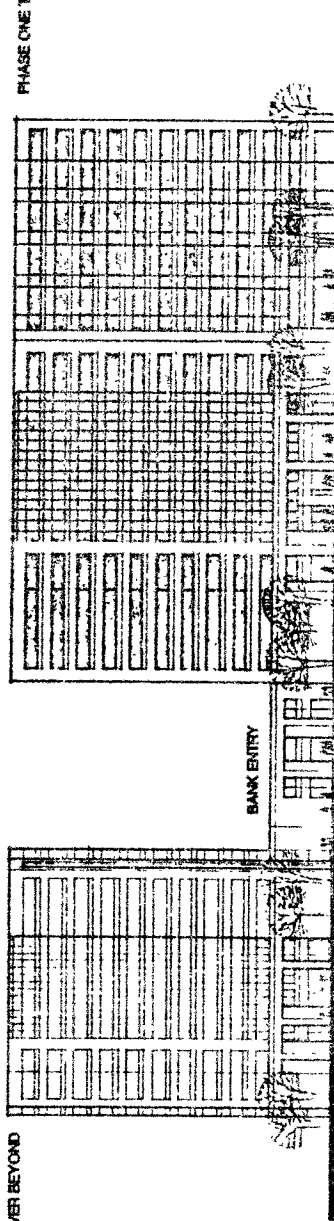
SHEET
 A-6

PHASE ONE TOWER



NORTHEAST ELEVATION

PHASE ONE TOWER



NORTH ELEVATION

PHASE TWO TOWER BEYOND



Taylor-Hewlett, Inc.

ARCHITECTS
PLANNERS
INTERIORS

One Tower 1
Suite 200
West Dallas Park
Dallas, Texas 75207
214/750-1100

BENT TREE
OFFICE
PARK

Phase One

NORTH DALLAS
PARKWAY
DALLAS, TEXAS

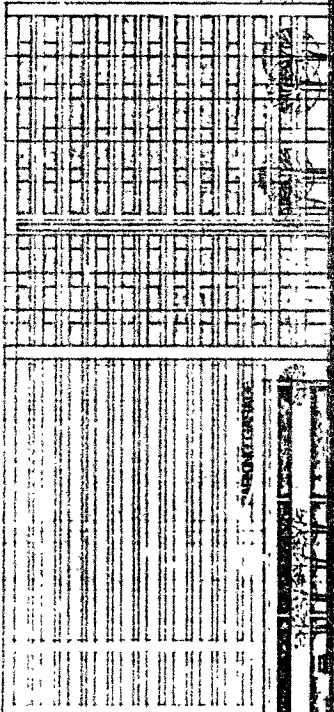
FOLSOM
INVESTMENTS, INC.

DATE	11/11/88
SCALE	1/8" = 1'-0"
PROJECT	851037
SHEET	A-7

PROJECT 851037

SHEET A-7

PHASE TWO TOWER

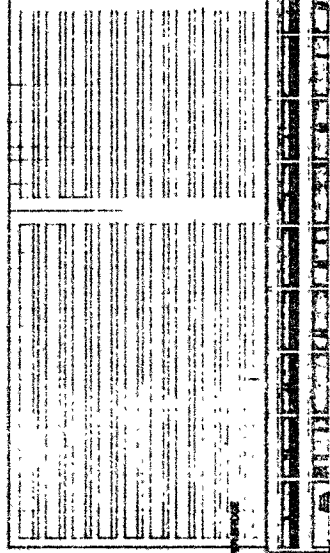


PHASE ONE TOWER BEYOND

TWO STORY RETAIL

SOUTH ELEVATION

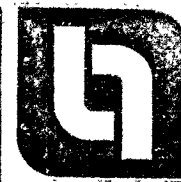
PHASE TWO TOWER BEYOND



TWO STORY RETAIL

PHASE ONE TOWER

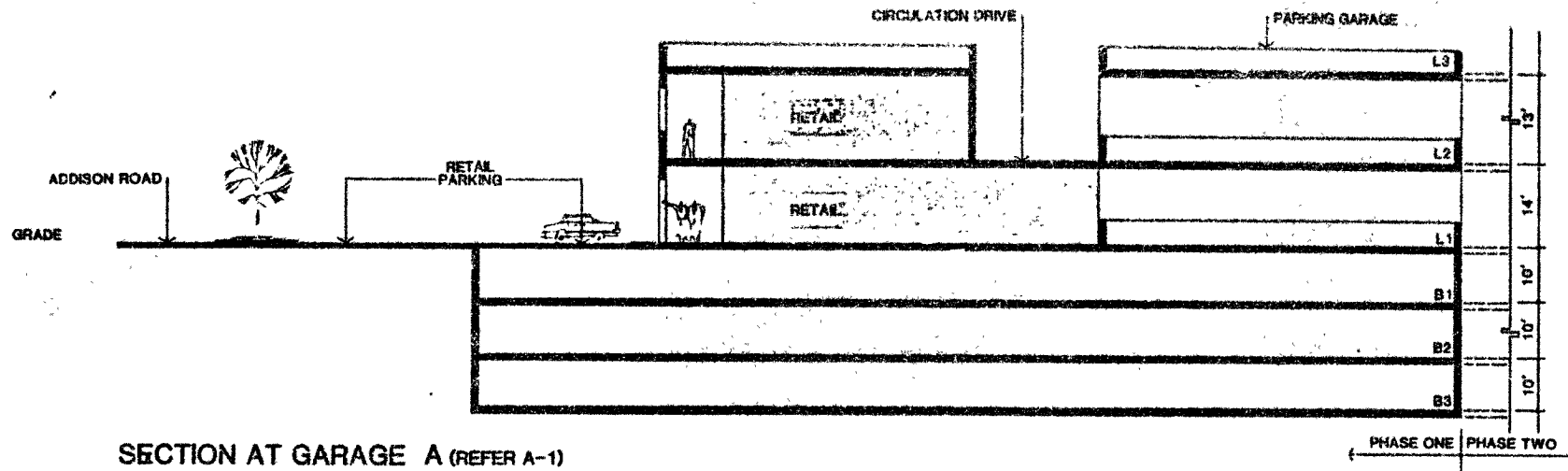
WEST ELEVATION



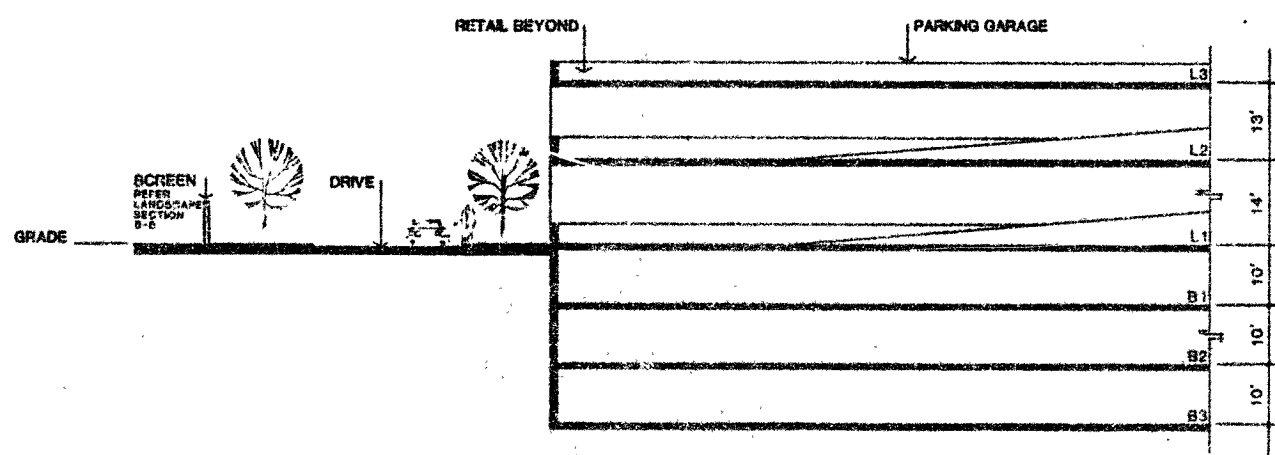
Taylor-Hewlett, Inc.

ARCHITECTURE
PLANNING
INTERIORS

First Floor: 15000
Suite 200
1400 Dallas Parkway
Dallas, Texas 75240
214/960-1030



SECTION AT GARAGE A (REFER A-1)
1"=10'-0"



SECTION AT GARAGE B (REFER A-1)
1"=10'-0"

**BENT TREE
OFFICE
PARK**

Phase One

NORTH DALLAS
PARKWAY
DALLAS, TEXAS

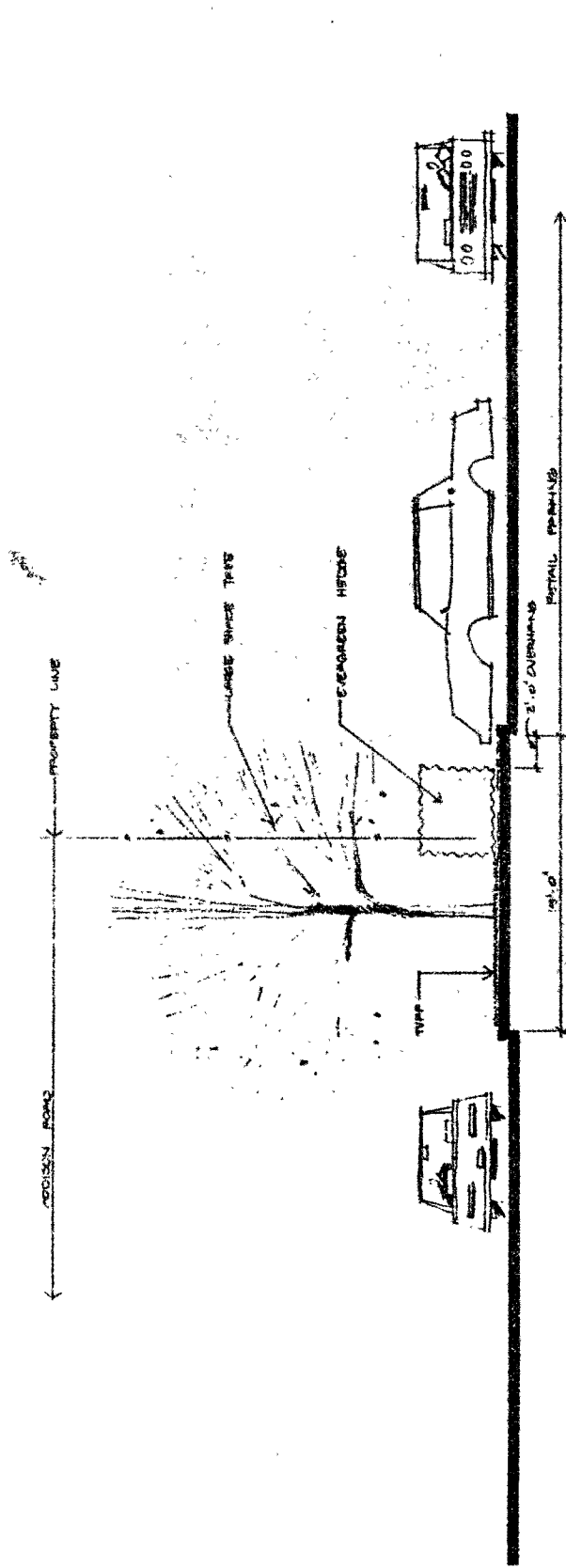
FOLSOM
INVESTMENTS, INC.

DATE	ISSUED FOR	DRAWN

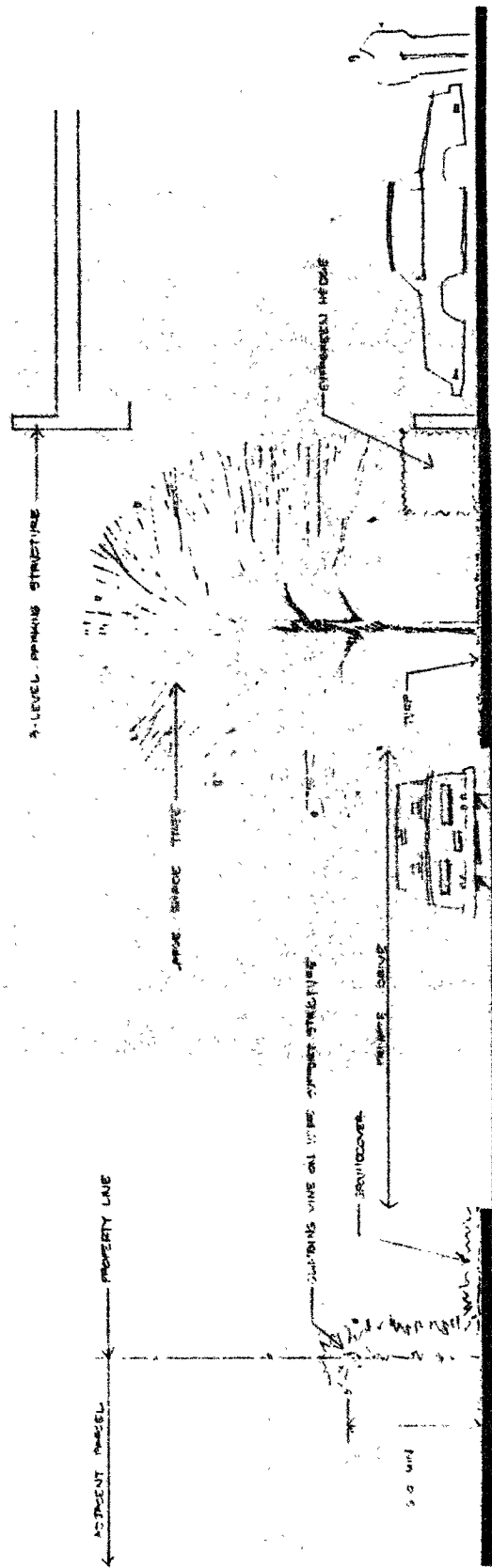
PROJECT: B51037

SHEET: A-8

6/28/65



SECTION A-A
 ADDISON ROAD/RETAIL EDGE
 3/8" = 1'-0"



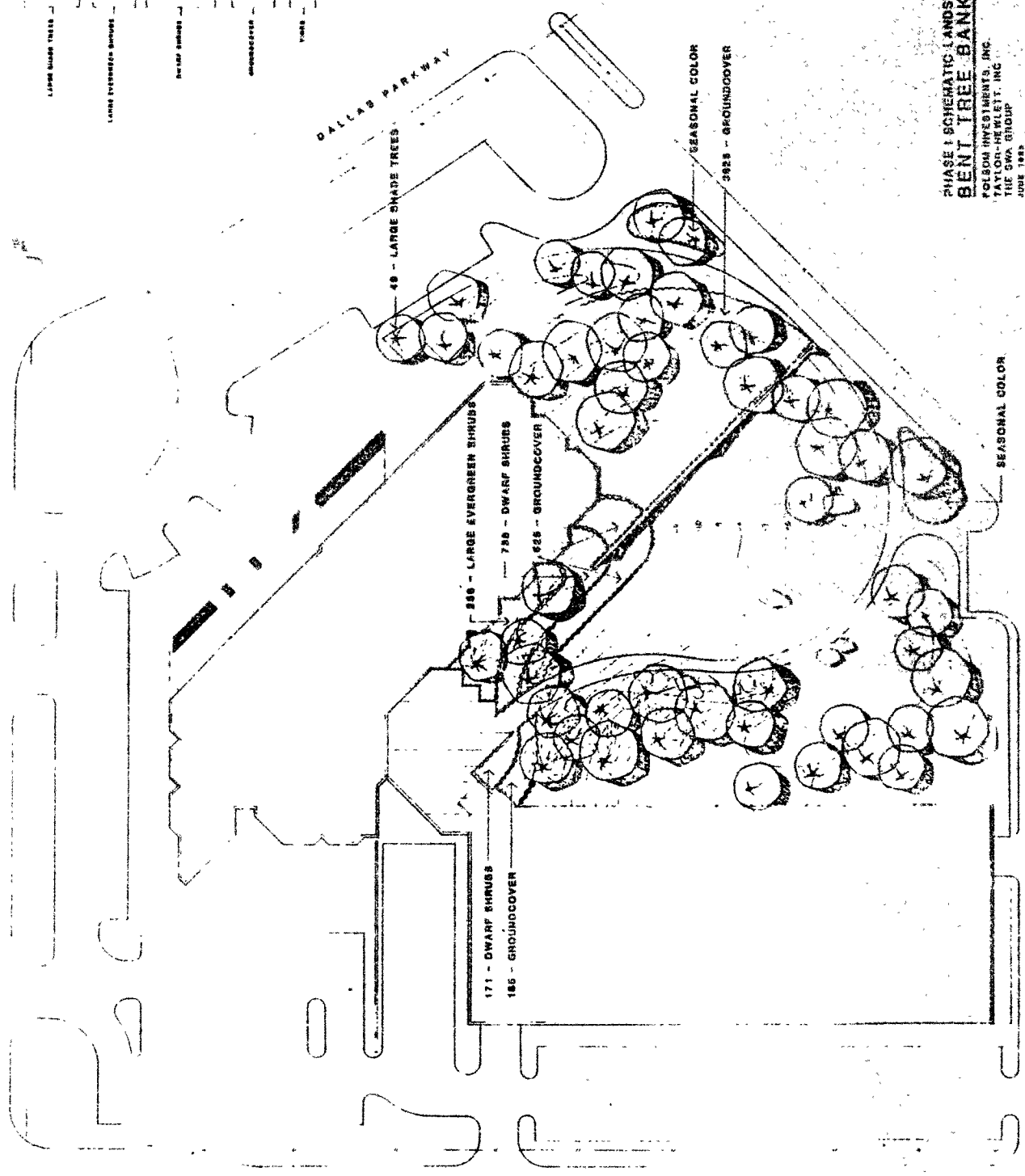
SECTION B-B
 PRIVATE DRIVE EDGE
 3/8" = 1'-0"

HENT TREE PLAZA PARKWAY

PLANT MATERIALS SCHEDULE

PLANT MATERIAL	QUANTITY	DATE	REVISIONS
LARGE SHADE TREES	49	11/11/83	
LARGE EVERGREEN SHRUBS	388	11/11/83	
DWARF SHRUBS	756	11/11/83	
GROUNDCOVER	186	11/11/83	
TOTAL	1379		

DALLAS PARKWAY



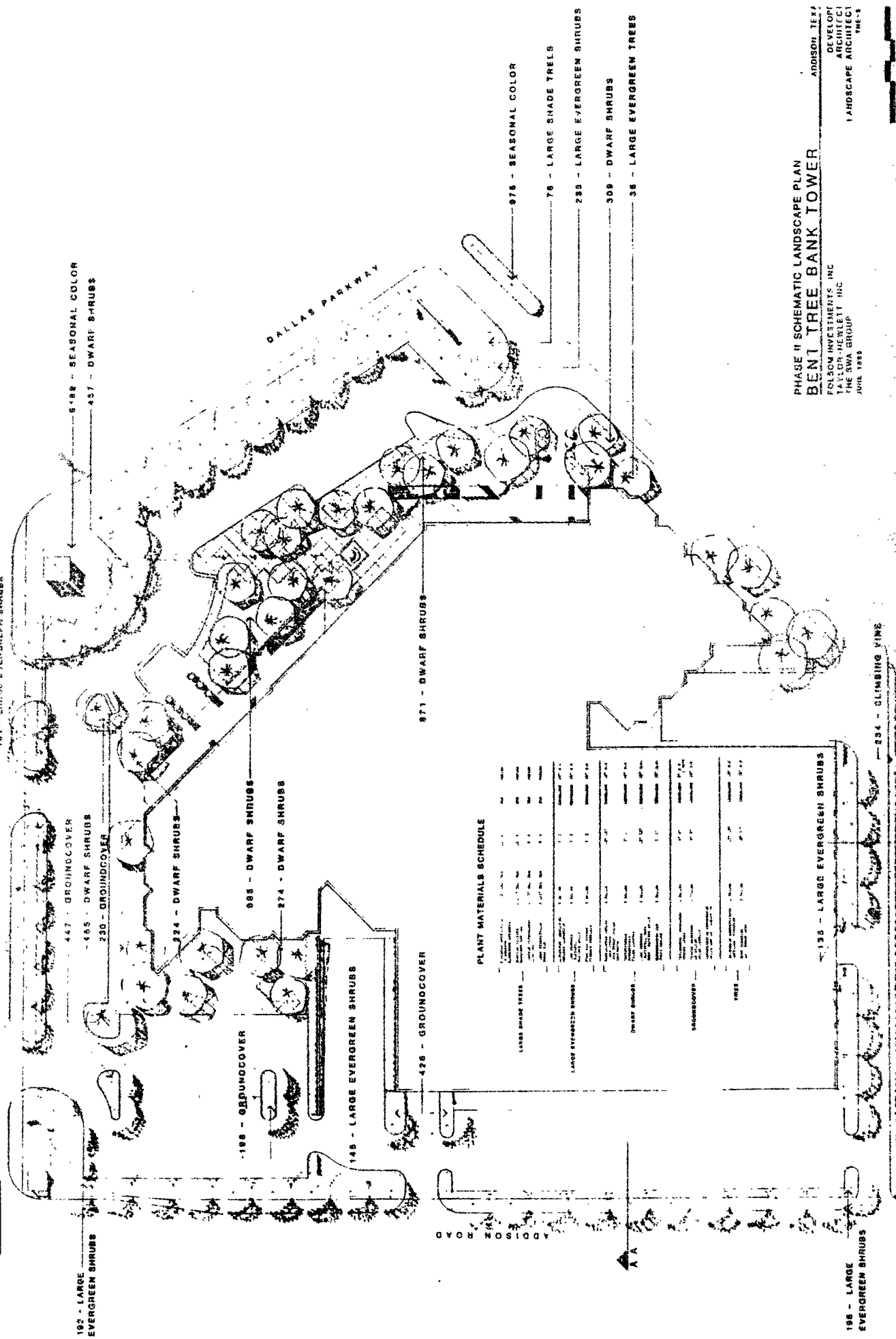
PHASE I SCHEMATIC LANDSCAPE PLAN
BENT TREE BANK TOWER

REVELOPER
KOLBACH INVESTMENTS, INC.
ARCHITECTS
THE GWA GROUP
JUNE 1983

ADDISON, TEXAS
LANDSCAPE ARCHITECTS
1114-881



ADDISON ROAD



PLANT MATERIALS SCHEDULE

PLANT MATERIALS	QUANTITY	PLANT MATERIALS	QUANTITY
LARGE SHADE TREES	78	SEASONAL COLOR	976
LARGE EVERGREEN SHRUBS	280	DWARF SHRUBS	308
DWARF SHRUBS	308	LARGE EVERGREEN TREES	38
GROUND COVER	230		
TREES	78		

PHASE II SCHEMATIC LANDSCAPE PLAN
 BENT TREE BANK TOWER

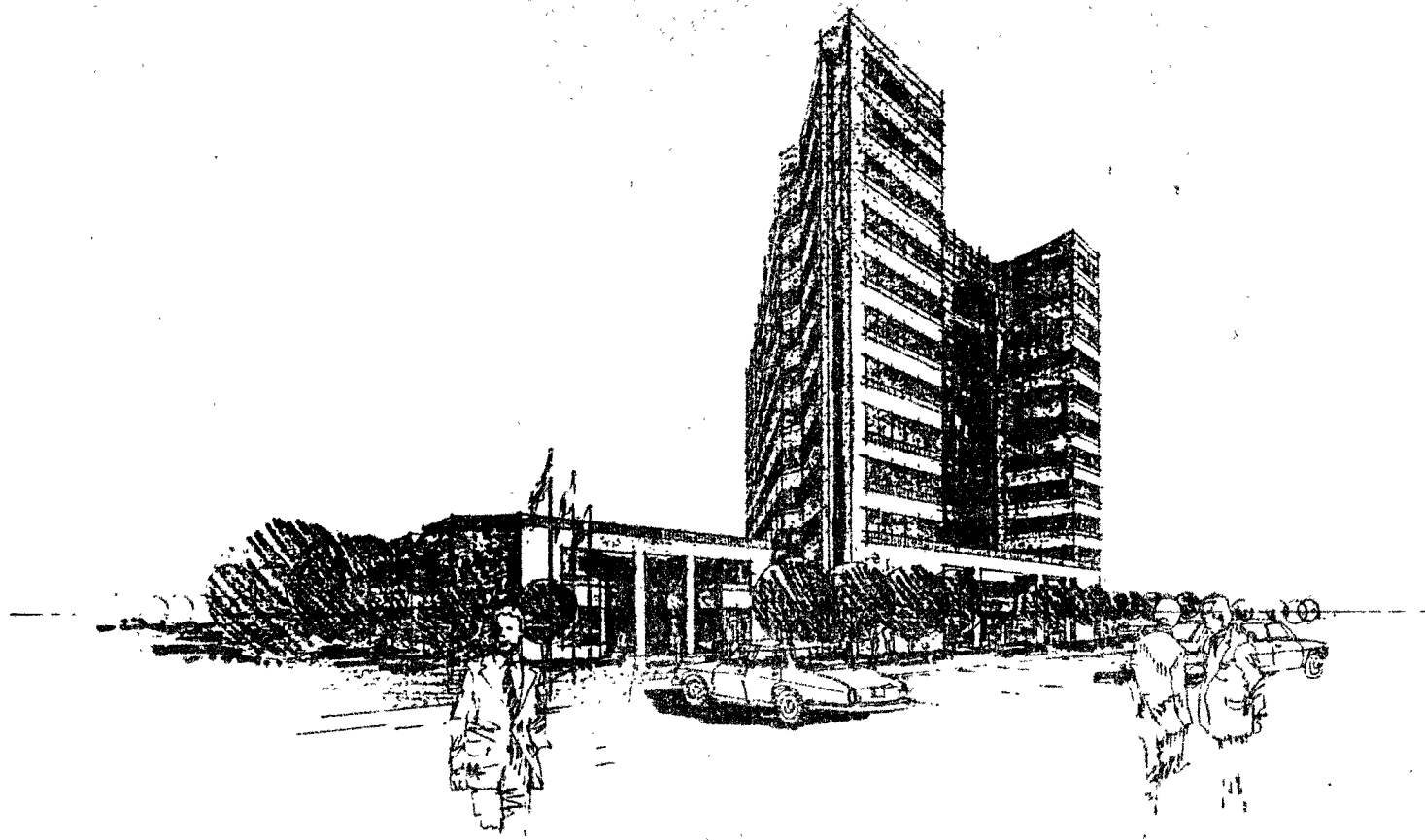
ADDISON, TEXAS
 DEVELOPER:
 POLSON INVESTMENTS, INC.
 ARCHITECT:
 TAYLOR-HERVEY, INC.
 LANDSCAPE ARCHITECT:
 THE SWA GROUP
 JUNE 1988





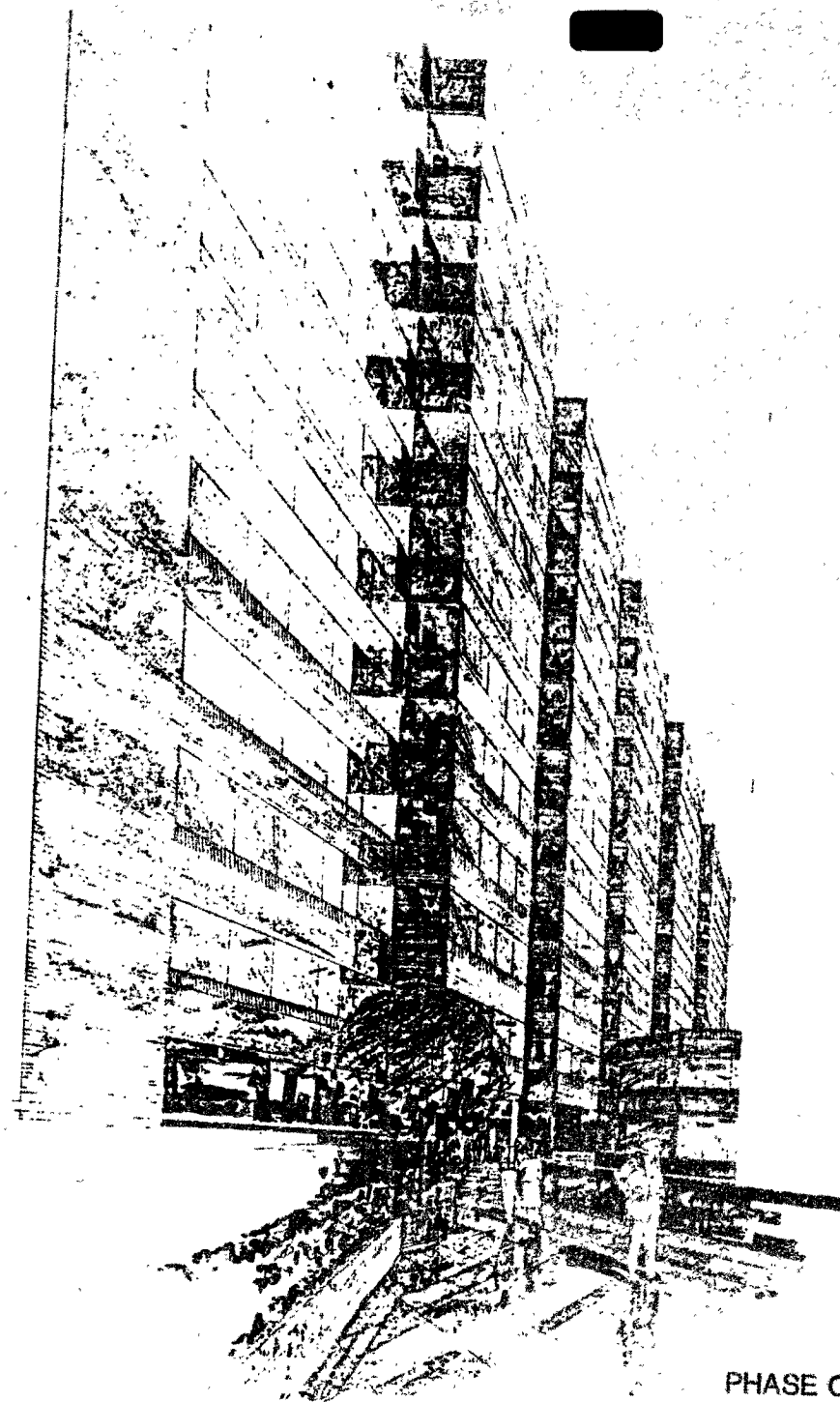
Taylor-Hewitt, Inc.

1000
1000
1000



BENT TREE BANK TOWER

PHASE ONE - PERSPECTIVE VIEW LOOKING NORTHWEST



TREE BANK TOWER
1980-85

PHASE ONE PERSPECTIVE VIEW OF TOWER / GARAGE LINK

