

ORDINANCE NO. 084-097

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "I-1" INDUSTRIAL TO "PD" PLANNED DEVELOPMENT, LOCATED AT THE NORTHWEST CORNER OF DALLAS PARKWAY AND ARAPAHO ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM LYNCH PROPERTIES; PROVIDING FOR SPECIAL CONDITIONS; 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, Texas, 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 by amending the zoning map of the Town of Addison, Texas, so as to give the hereinafter described property the zoning district classification, to-wit: "PD" Planned Development. Said property being in the Town of Addison, Texas, and being described as follows:

BEING a tract of land situated in the City of Addison, Dallas County, Texas and being part of the G.W. Fisher Survey, Abstract 482 and the Robert Wilburn Survey, Abstract 1580 and being a tract of land conveyed to Plaza Associates, Ltd. as recorded in the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the westerly right-of-way line of Dallas North Parkway (variable right-of-way) and the northerly right-of-way line at Arapaho Road (variable right-of-way);

THENCE South $72^{\circ}05'09''$ West, along the said northerly right-of-way line, a distance of 32.11 feet to an iron rod set for an angle point;

THENCE South $85^{\circ}25'21''$ West, continuing along said northerly right-of-way line, a distance of 177.18 feet to an iron rod set for the point of curvature of a circular curve to the left, having a central angle of $21^{\circ}28'35''$ and a radius of 830.96 feet;

THENCE Westerly, along said circular curve, continuing along said northerly right-of-way line, an arc distance of 311.47 feet to an iron rod set for its point of tangency;

THENCE South $63^{\circ}56'46''$ West, continuing along said northerly right-of-way line, a distance of 93.80 feet to an iron rod for a corner;

THENCE North $26^{\circ}03'10''$ West, departing said northerly right-of-way line of Arapaho Road, a distance of 414.80 feet to an iron rod set for a corner, said corner being on

the southerly right-of-way line of the St. Louis and Southwestern Railroad (100 foot right-of-way);

THENCE North 66°12'00" East, along said southerly right-of-way, a distance of 824.12 feet to an iron rod set for a corner, said point being on the westerly right-of-way line of Dallas North Parkway (variable right-of-way);

THENCE South 13°45'00" East, along said westerly right-of-way line of Dallas North Parkway and departing said southerly right-of-way, a distance of 107.37 feet to an iron rod set for a point of curvature of a circular curve to the right, having a central angle of 8°50'55" and a radius of 2191.83 feet;

THENCE Southerly, along said circular curve, an arc distance 338.50 feet to an iron rod set for the point of compound curvature of a circular curve to the right, having a central angle of 01°32'55", a radius of 1137.74 feet;

THENCE Southerly, along said circular curve, an arc distance of 30.74 feet to an iron rod set for a point of curvature of a circular curve to the right, having a central angle of 74°05'45", and a radius of 91.50 feet and whose back tangent bears North 1°22'26" West;

THENCE Southerly, along said circular curve, an arc distance of 118.33 feet to the POINT OF BEGINNING AND CONTAINING 347,402 square feet or 7.97 acres of land more or less.

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

1. Office Space - 1,020,000 square feet in:
 - Two (2) ten-story office buildings.
 - One (1) eleven-story office building.
 - One (1) fourteen-story office building.
2. Restaurant Space - 50,000 square feet in the office buildings.

3. Three (3) free standing restaurants of:
 - 8,000 square feet,
 - 6,000 square feet, and
 - 6,000 square feet.

SECTION 4. The following special conditions are placed on the above described property:

1. Sidewalks be added along Arapaho Road and the service road for the Tollway.
2. Restaurants on the upper floors of the proposed office towers comply with all health code requirements as well as all restaurants on this site.
3. The developer prepare a water/sewer study and provide adequate utility service to this site at their expense.
4. Height restrictions subject to FAA approval.

SECTION 5. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose.

SECTION 6. 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 7. 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 8. Whereas, the above described property requires 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, on this the 4th day of December, 1984.


MAYOR

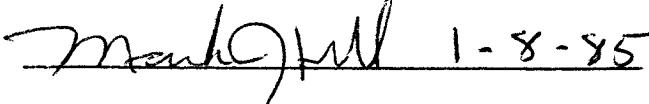
ATTEST:


CITY SECRETARY

CASE # 877-2

TAX #

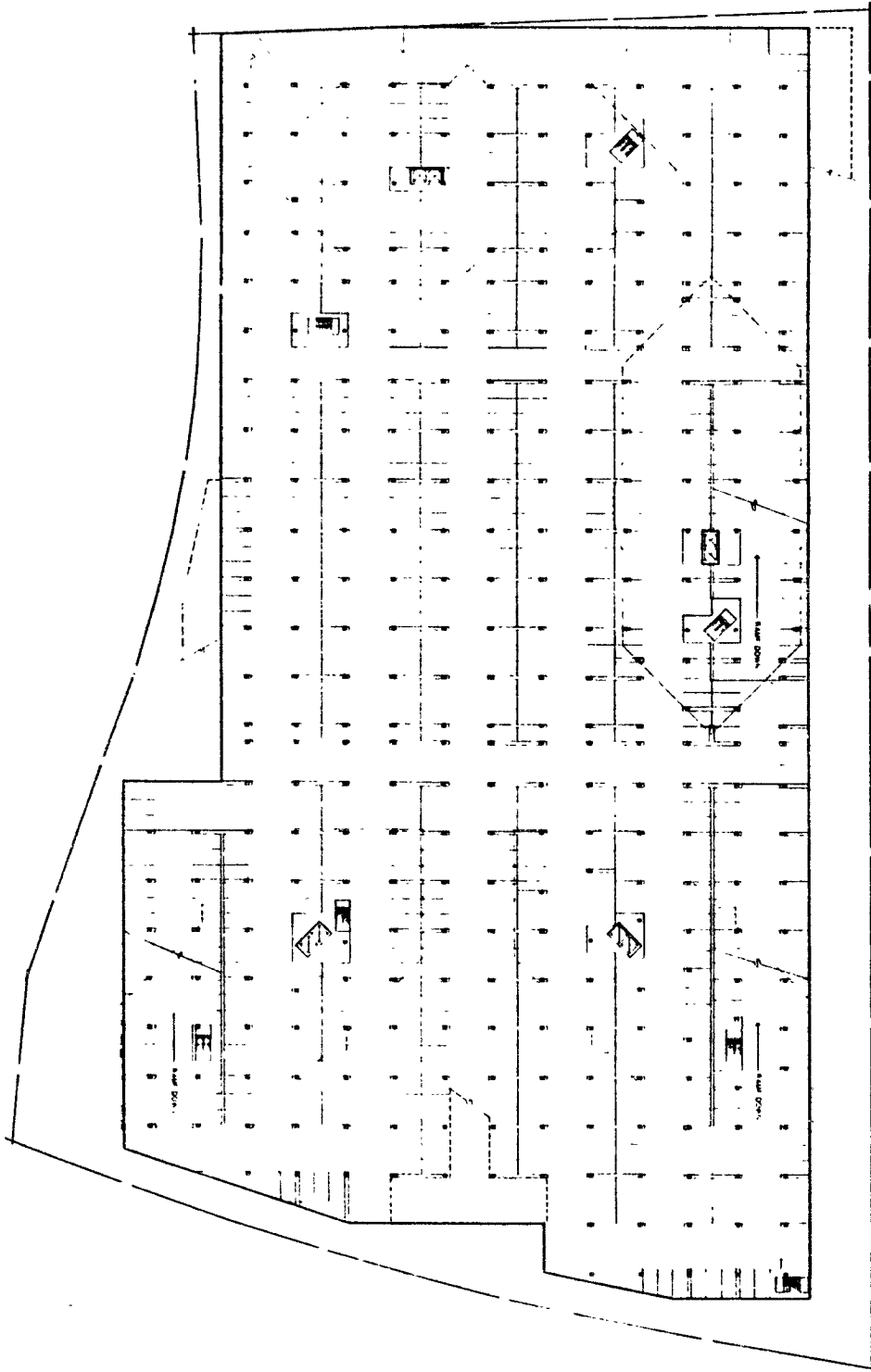
APPROVED AS TO FORM:


1-8-85

Published
1-17-85

0851-097

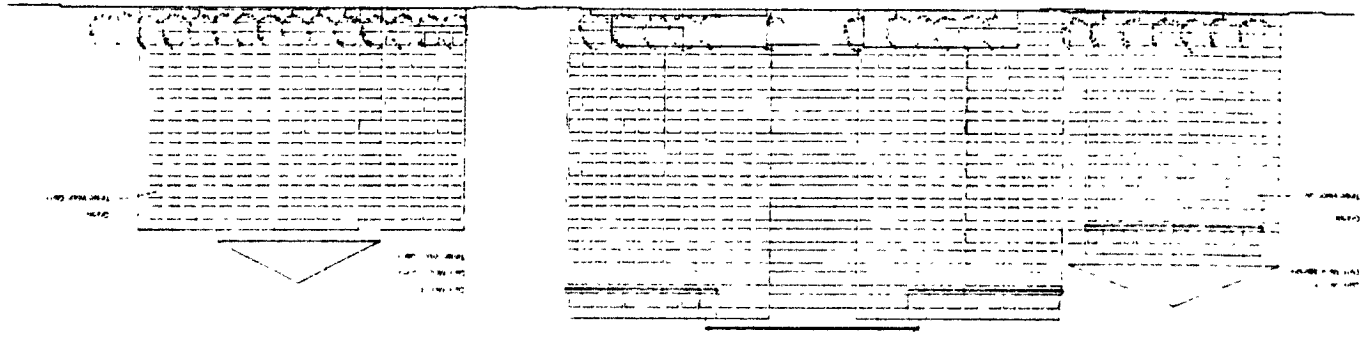
GARAGE TYPICAL LEVEL



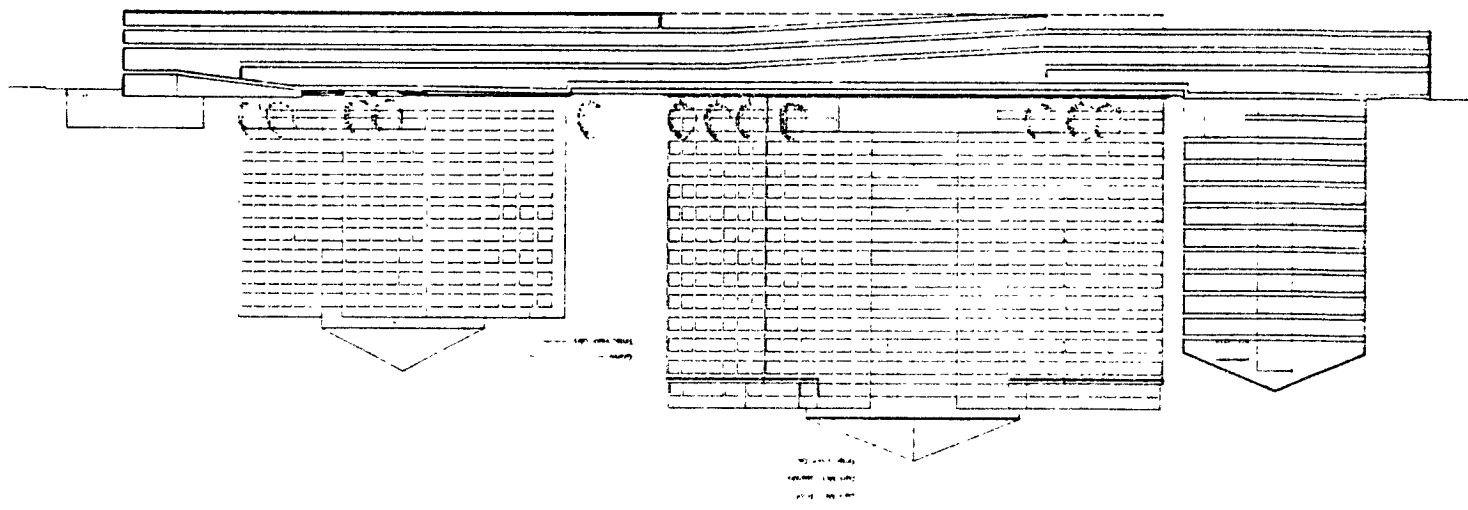
6-24-80

ELEVATIONS/SECTION

South Elevation

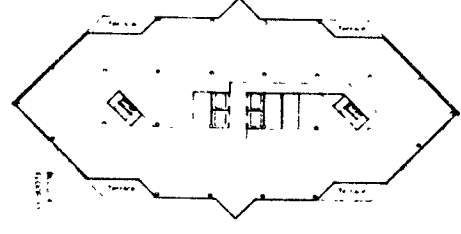
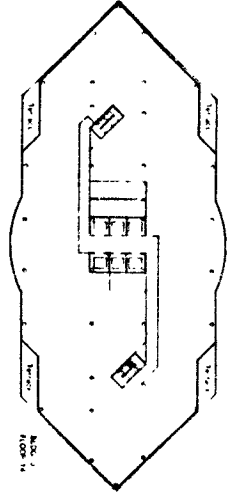
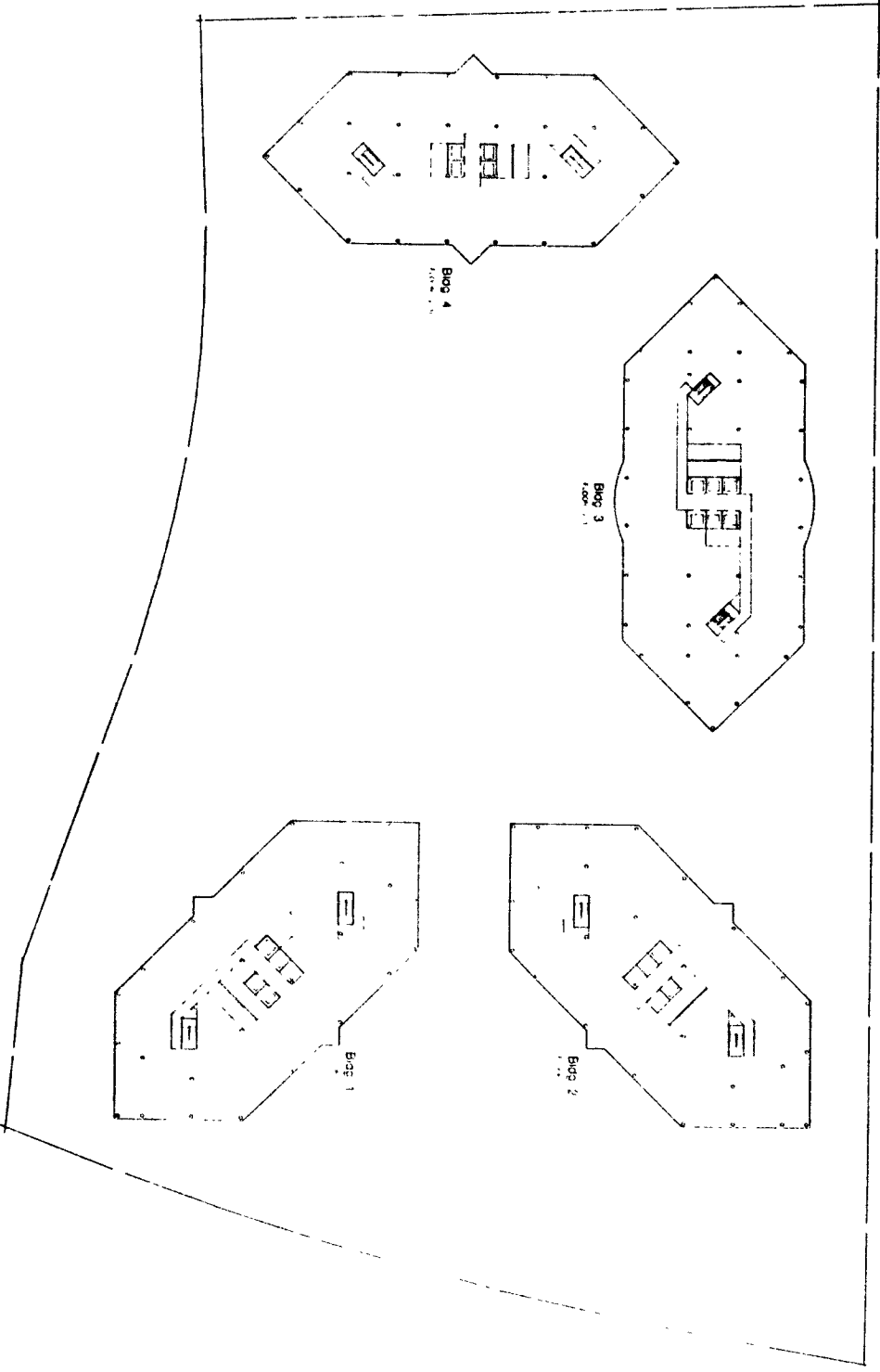
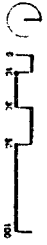


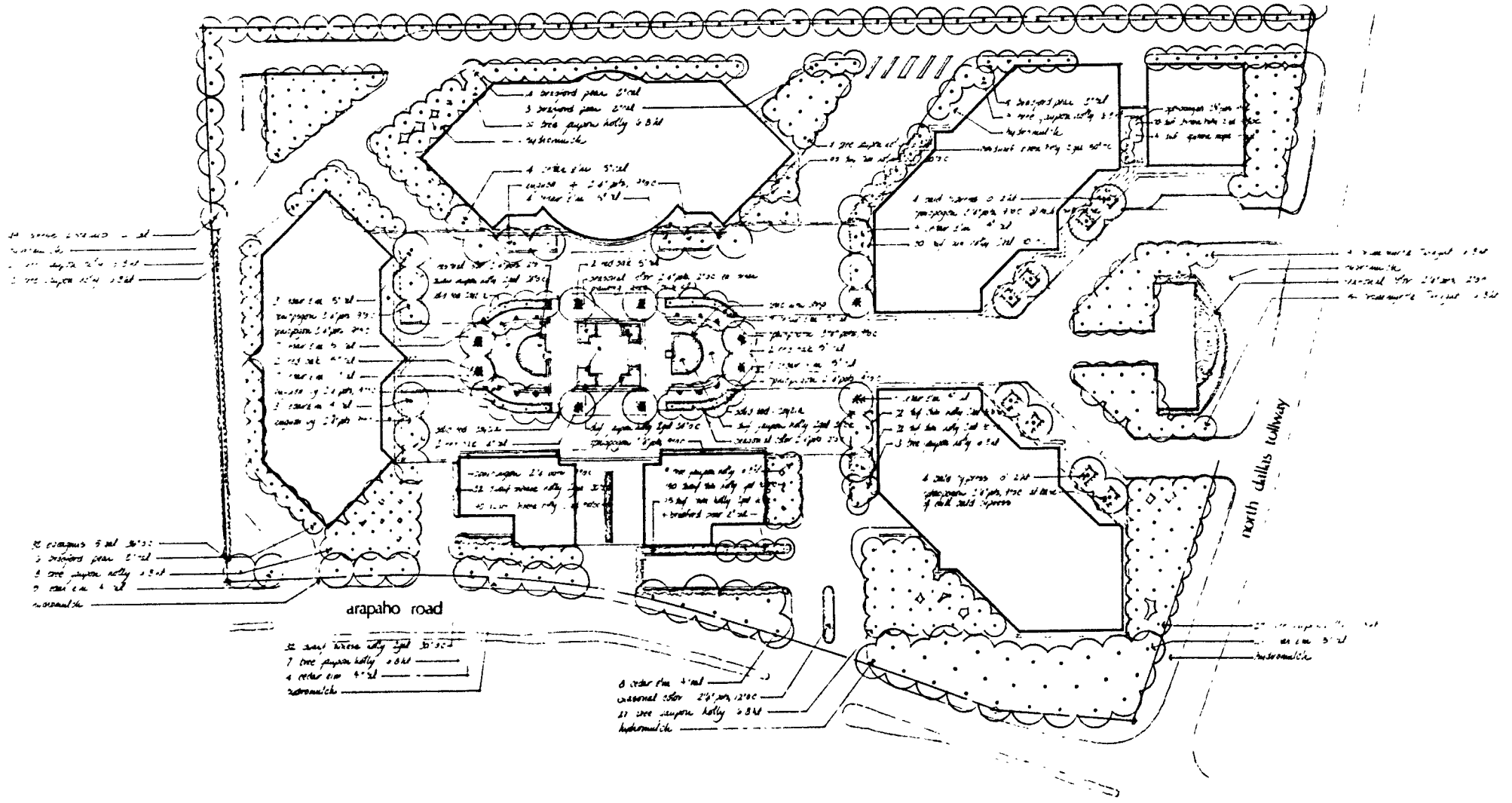
Site Section



1-50-00-017

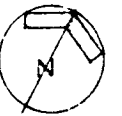
TYPICAL FLOOR PLANS





LYNCH PROPERTIES INCORPORATED

architect: OMNIPLAN ARCHITECTS
 landscape architect: howard garrett and associates



1"=30'

084-047

DEVELOPMENT DATA

SITE AREA 347,317 SF

OFFICE BUILDINGS

BUILDING 1	Gross Area	230,000 SF
	10 Stories	
BUILDING 2	Gross Area	230,000 SF
	10 Stories	
BUILDING 3	Gross Area	350,000 SF
	14 Stories	
BUILDING 4	Gross Area	240,000 SF
	11 Stories	
Office Space		1,020,000 SF
Restaurant Space		30,000 SF
Total Space		1,050,000 SF

FREE STANDING RESTAURANTS

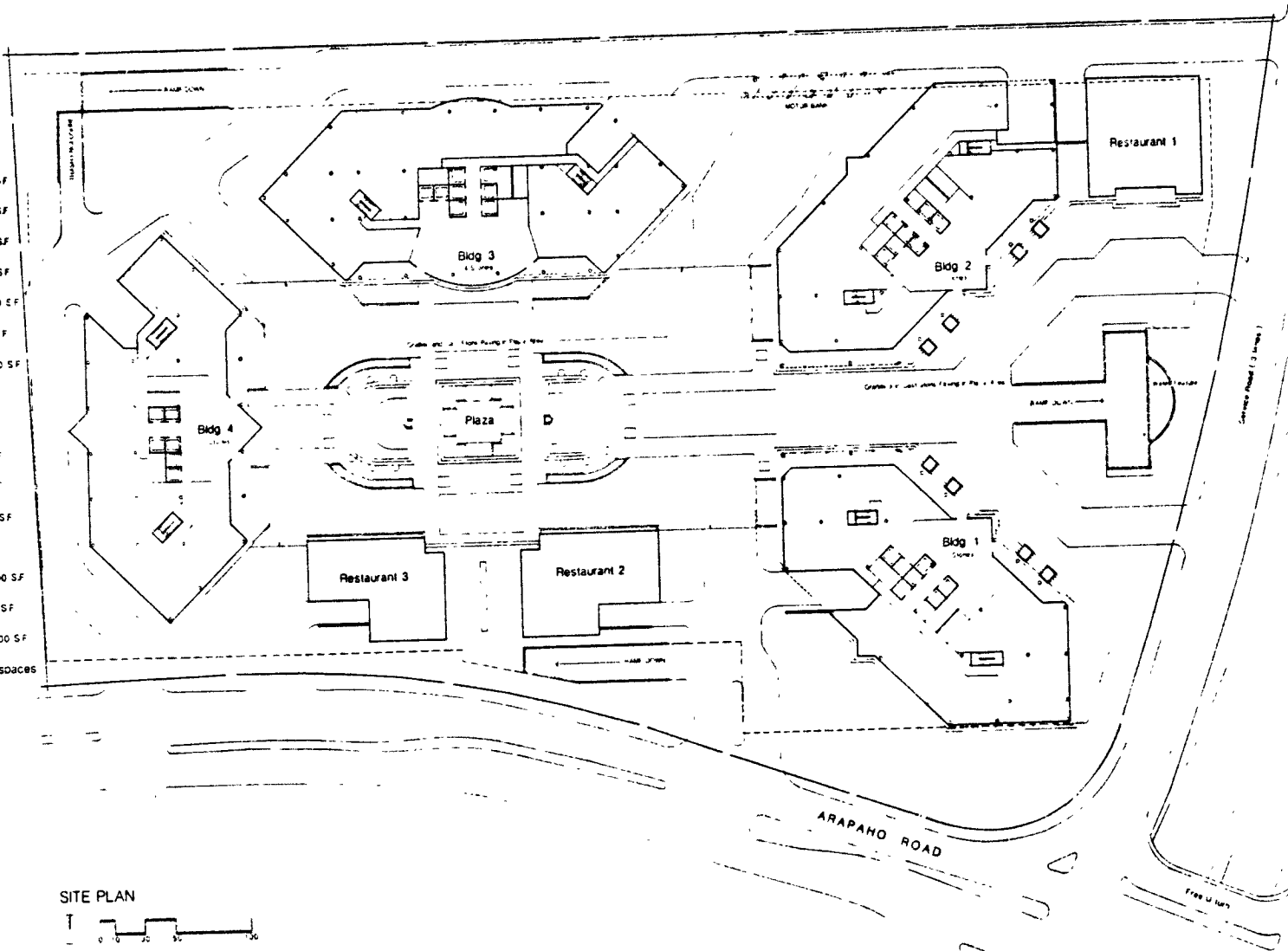
Restaurant 1	8,000 SF
Restaurant 2	6,000 SF
Restaurant 3	6,000 SF
Total Space	20,000 SF

PROJECT SUMMARY

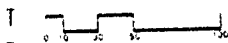
Office Space	1,020,000 SF
Restaurant Space	50,000 SF
Total Space	1,070,000 SF

PARKING REQUIRED

3031 spaces
(usable gross 65)



SITE PLAN



99-097