

ORDINANCE NO. 085-001

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 ON THE WEST SIDE OF DALLAS PARKWAY AND SOUTH OF ITS INTERSECTION WITH QUORUM DRIVE AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM JAVATEX CORPORATION; 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 or parcel of land situated in the Josiah
Pancoast Survey, Abstract No. 1146, Dallas County, Texas
and being part of 12.535 acre tract conveyed by W.O.
Bankston and Max Williams to Vantage Properties, Inc., as
filed for Record in Volume 80180, Page 324, Deed Records
of Dallas County, Texas, and being more particularly
described as follows:

COMMENCING at a point, said point being on the East line
of Dallas Power & Light Company right-of-way (100' wide),
said point also being the Northwest corner of Lot 4,
"Wellington Square", an addition to the City of Farmers
Branch, Texas, as recorded in Volume 79206, Page 0350,
Plat Records, Dallas County, Texas; THENCE N 88°41'19" W,
a distance of 269.71 feet to the POINT OF BEGINNING, said
point being on the City Limit Line of Farmers Branch and
Addison;

THENCE N 00°19'23" E, along the City Limit Line of Farmers
Branch and Addison, a distance of 493.48 feet to a point
for corner;

THENCE N 89°23'14" E, leaving the City Limit Line of
Farmers Branch and Addison, a distance of 687.87 feet to a
point for corner, said point being on the West line of the
proposed extension of Dallas North Tollway;

THENCE S 01°29'30" W, along the West line of the proposed
extension of Dallas North Tollway, a distance of 200.26

feet to a point for corner, said point being the point of curvature of a curve to the left having a central angle of $00^{\circ}46'45''$, a radius of 964.93 feet and the radius point bears $S 88^{\circ}30'31'' E$;

THENCE SOUTHERLY, along said curve to the left and along the West line of the proposed extension of Dallas North Tollway, an arc distance of 13.12 feet to a point for corner, said point being on a curve to the left having a central angle of $01^{\circ}36'19''$, a radius of 1270.92 feet and the radius point bears $N 82^{\circ}23'05'' E$;

THENCE SOUTHEASTERLY, along said curve to the left and along the West line of the proposed extension of Dallas North Tollway, an arc distance of 35.61 feet to a point for corner, said point being on curve to the left having a central angle of $07^{\circ}53'00''$, a radius of 959.93 feet and the radius point bears $N 88^{\circ}36'49'' E$;

THENCE SOUTHEASTERLY, along said curve to the left and along the West line of the proposed extension of Dallas North Tollway, an arc distance of 132.08 feet to a point for corner;

THENCE $S 88^{\circ}41'19'' W$, leaving said curve to the left and leaving the West line of the proposed extension of Dallas North Tollway, a distance of 269.32 feet to a point for corner;

THENCE $S 01^{\circ}18'41'' E$, a distance of 104.78 feet to a point for corner;

THENCE $S 88^{\circ}41'19'' W$, a distance of 435.88 feet to the POINT OF BEGINNING and containing 310,224 square feet or 7.1218 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. The following special conditions are placed on the above described property:

Stage II

1. Additional access road be developed into the site prior to final approval.
2. The applicant submit engineering plans for the structural support and drainage of the landscaped areas.
3. The applicant submit a complete sprinkler plan to the Landscape Department for their approval.
4. The applicant undertake a utility study and be responsible for the expansion of the wastewater system if necessary.
5. The applicant pay the pro-rata due on this property.
6. The applicant submit a letter of approval from the F.A.A. for the proposed height of the building (138).

SECTION 4. 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 5. 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 6. 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 7. 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 8th day of January, 1985.

Ray Redding
MAYOR

ATTEST:

Jacque Kruse
CITY SECRETARY

CASE # 884-Z

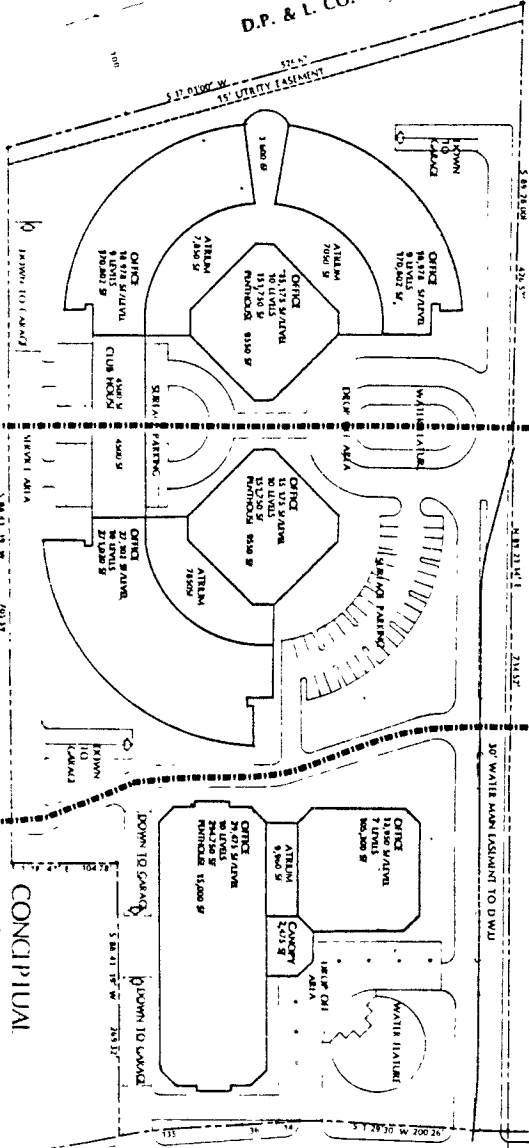
APPROVED AS TO FORM:

Mark G. Hill 1/31/85

Published
1-24-85

ST. LOUIS

D.P. & L. CO. R.O.W.



TOTAL
LOT AREA 480,022 SF BLDG AREA 1,393,559 CSF F.A.R. 2.90 1

STAGE I	STAGE II	STAGE III	
LOT AREA	171,022 SF	168,300 SF	140,700 SF
BLDG AREA	521,404 CSF	444,670 CSF	427,885 CSF
PARKING REQ	1,736 CARS	1,274 CARS	1,228 CARS
PARKING PROV.	434 CARS/LEVEL	320 CARS/LEVEL	307 CARS/LEVEL
	4 LEVELS B.C.P.	4 LEVELS B.C.P.	4 LEVELS B.C.P.
TOTAL	1,736 CARS	1,280 CARS	1,228 CARS
F.A.R.	3.04 : 1	2.64 : 1	3.01 : 1

TOTAL
LOT AREA 480,022 SF BLDG AREA 1,393,559 CSF F.A.R. 2.90 1

TOTAL
LOT AREA 480,022 SF BLDG AREA 1,393,559 CSF F.A.R. 2.90 1

CONCEPTUAL MASTER PLAN

JAVATEX / WELLINGTON PLAZA

Harwood K Smith & Partners

1111 Plaza of the Americas North
Dallas, Texas 75201 214-748-5261

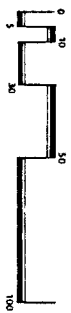
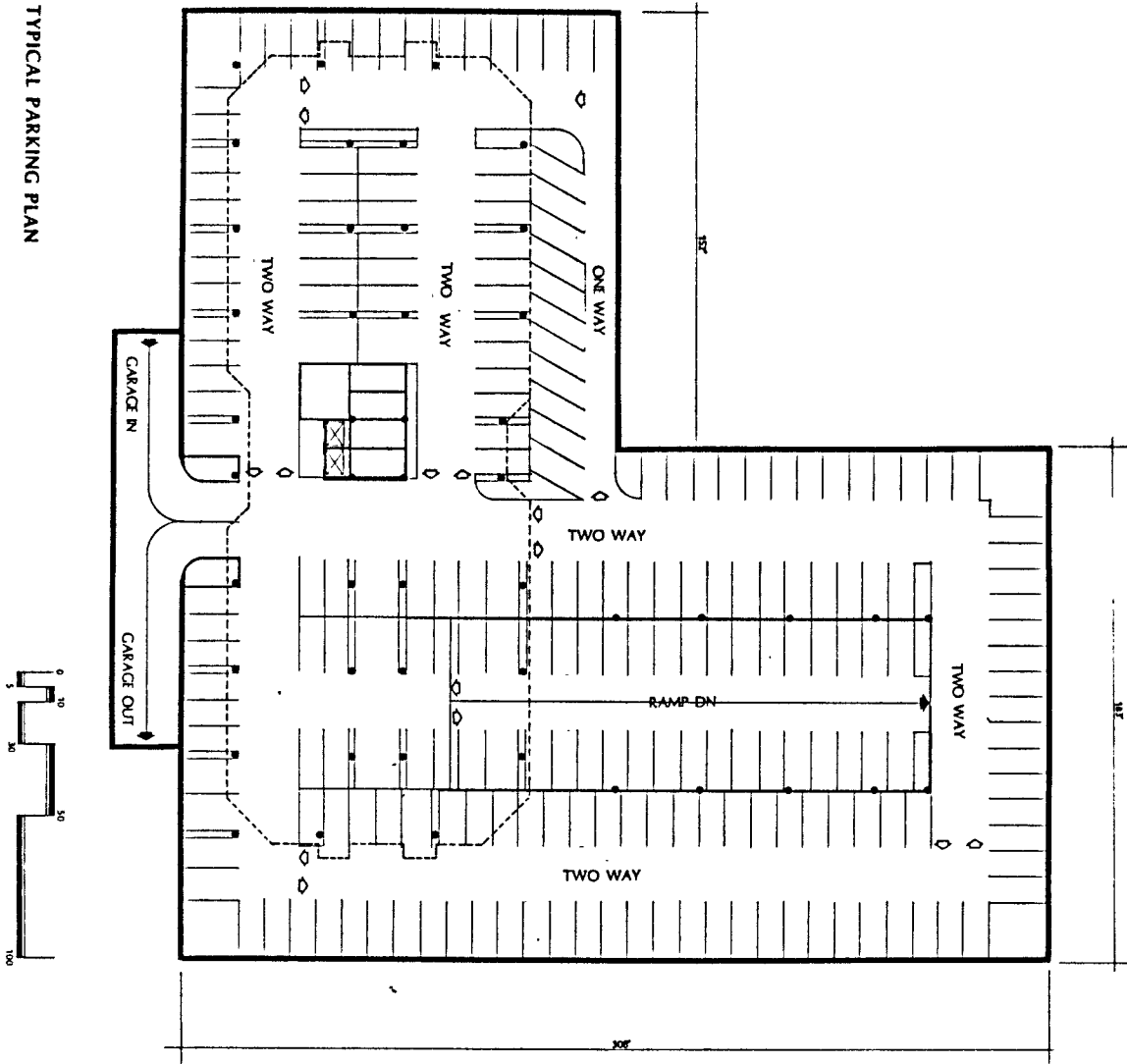
JAVATEX / WELLINGTON PLAZA

Harwood K Smith & Partners

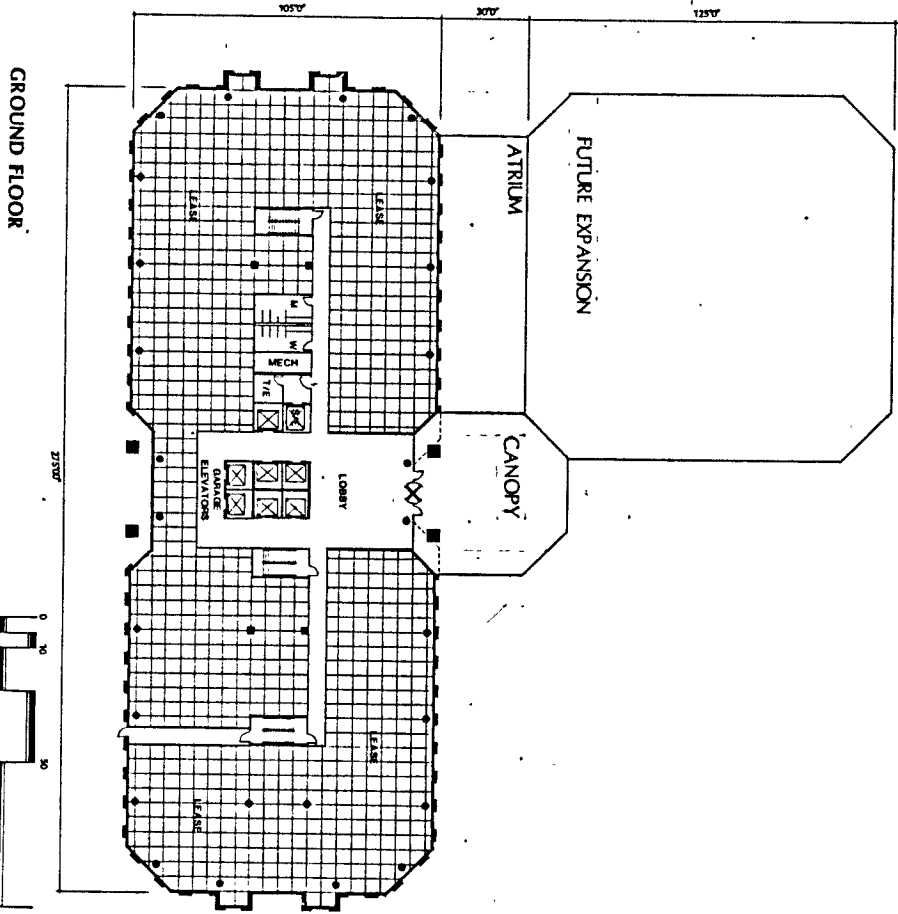
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085-001

TYPICAL PARKING PLAN



DATE	DESCRIPTION
11/27/1984	
12/5/1986	



GROUND FLOOR

JAVATEX / WELLINGTON PLAZA

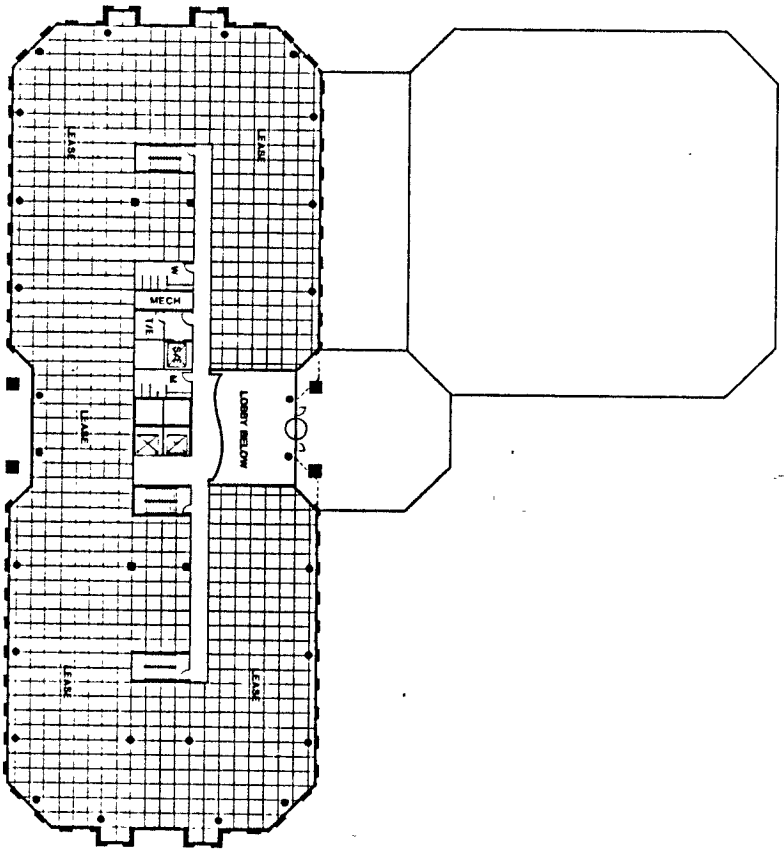
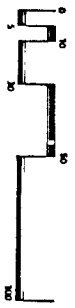
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085-001

NO.	DATE	DESCRIPTION
1	11/21/1984	REVISED
2	12/21/1985	REVISED
3		
4		

LEVELS 2-3



JAVATEX / WELLINGTON PLAZA.

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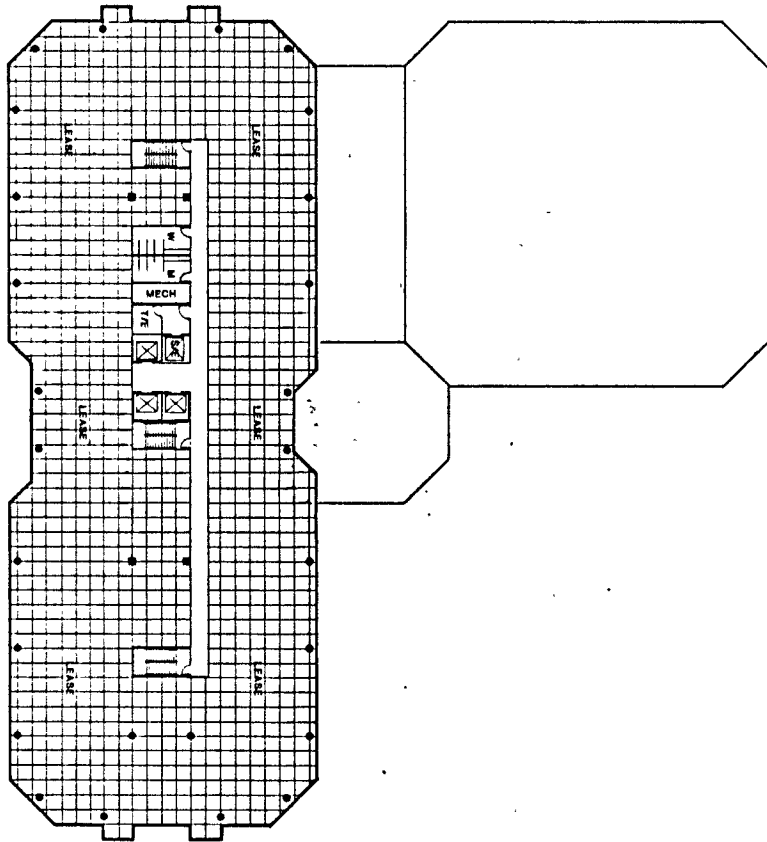
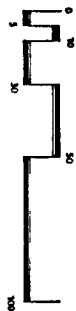
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Dallas, Texas 75201 214-748-5261

1111 PLAZA OF THE AMERICAS NORTH
Dallas, Texas 75201 214-748-5261

085-001

5
11/21/1984
18 1/2" X 10 1/2"
76-96
1984
76-96

LEVELS 5-10



JAVATEX / WELLINGTON PLAZA

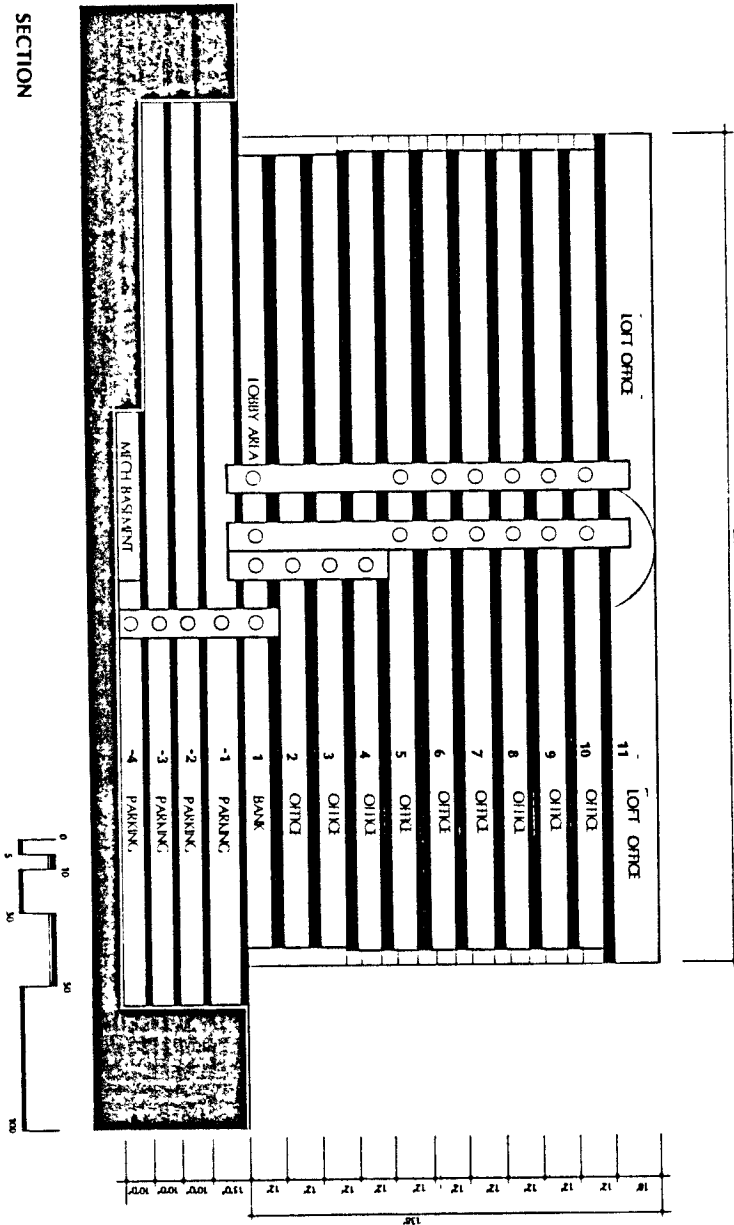
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1111 Plaza of the Americas North
Dallas, Texas 75201 214 748-5261

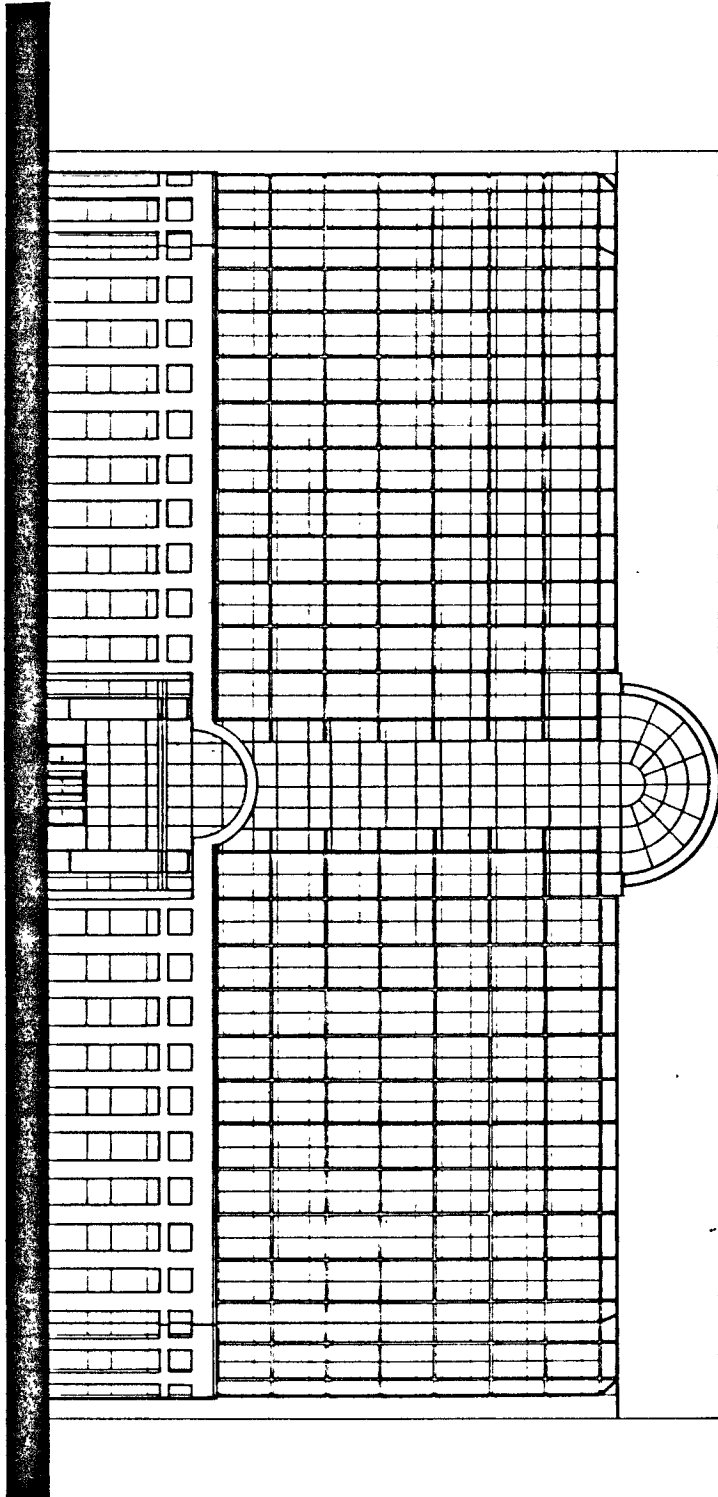
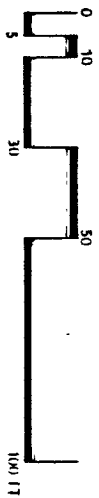
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DATE	11/27/1984
BY	HKS #1596
NO.	7

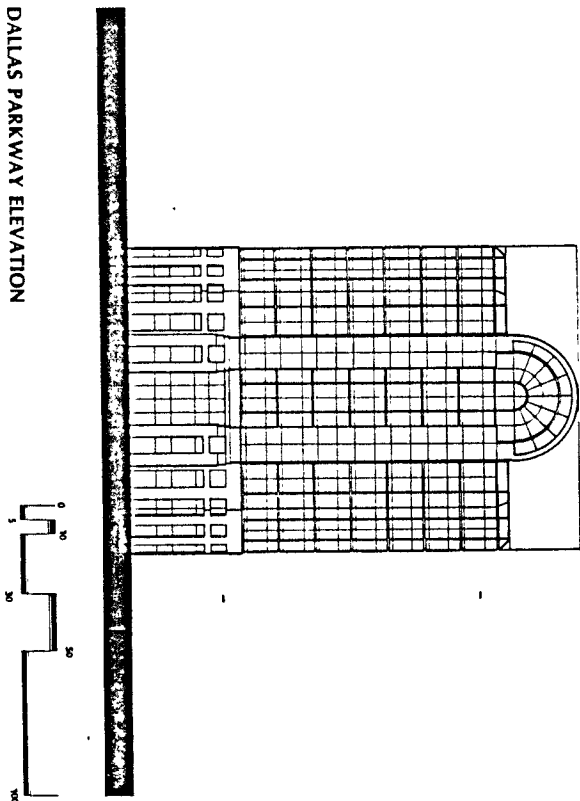
SECTION



ELEVATION



DALLAS PARKWAY ELEVATION



DATE	DESCRIPTION
11/27/1984	REVISED
12/1/1986	REVISED