

ORDINANCE NO. 085-020

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM DISTRICT "I-1" (INDUSTRIAL) TO DISTRICT "PD" (PLANNED DEVELOPMENT), LOCATED AT THE NORTHEAST CORNER OF BELT LINE ROAD AND COMMERCIAL DRIVE AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM LA FOUNTAIN DEVELOPMENT; 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 D. Myers Survey,
Abstract No. 923, and the T. L. Chenoweth Survey, Abstract
No. 273. said tract also being part of Block 1 of the Belt
Line Marsh Business Park, an addition to the City of
Addison, according to the replat recorded in Volume 81060,
Pate 0170, Deed Records, Dallas County, Texas, and being
more particularly described as follows:

BEGINNING at an iron rod found for corner in the East line
of Commercial Drive (a 60' R.O.W.) said corner being N 00
deg. 04' 38" E a distance of 10.00 feet from the North
line of Belt Line Road (a 100' R.O.W.);

THENCE N 00 deg. 04' 38" E, along the East line of
Commercial Drive, a distance of 777.27 feet to the
beginning of a curve to the left having a central angle of
77 deg. 52' 37" and a radius of 40.00 feet;

THENCE along said curve, in a Northwesterly direction, an
arc distance of 54.37 feet to the tangent point thereof in
the North line of Realty Road (a 60' R.O.W.);

THENCE N 77 deg. 47' 59" W, along the North line of Realty
Road, a distance of 290.00 feet to an iron rod found for
corner;

THENCE N 12 deg. 12' 01" E a distance of 345.87 feet to an
iron rod found for corner in the South line of the St.
Louis & Southwestern Railroad (a 100' R.O.W.), thence with
said Railroad as follows:

S 79 deg. 26' 58" E, a distance of 77.46 feet to an iron rod found for corner;

S 81 deg. 18' 58" E, a distance of 100.00 feet to an iron rod found for corner;

S 83 deg. 04' 58" E, a distance of 100.00 feet to an iron rod found for corner;

S 85 deg. 17' 58" E, a distance of 100.00 feet to an iron rod found for corner;

S 87 deg. 21' 58" E, a distance of 100.00 feet to an iron rod found for corner;

S 89 deg. 12' 58" E, a distance of 18.59 feet to an iron rod set at the Northwest corner of the T.P.&L. Tract;

THENCE S 00 deg. 04' 38" W, along the West line of said T.P.&L. Tract, a distance of 299.99 feet to an iron rod set for corner at the Southwest corner of the T.P.&L. Tract;

THENCE S 89 deg. 55' 22" E, along the South line of said T.P.&L. Tract a distance of 80.00 feet to an iron rod set for corner at the Southeast corner of the aforementioned T.P.&L. Easement, said west line also being the East line of the Belt Line - Marsh Business Park Addition;

THENCE S 00 deg. 04' 38" W, along the common easement and addition line, a distance of 794.95 feet to an iron rod found for corner in the North line of Belt Line Road, said corner also being the beginning of a curve to the right having a central angle of 10 deg. 08' 36", a radius of 1860.00 feet and a chord bearing of S 76 deg. 49' 25" W;

THENCE along said curve in a Westerly direction, along the North line of Belt Line Road, an arc distance of 329.29 feet to an iron rod found for corner;

THENCE N 48 deg. 56' 11" W, along the East corner clip off Commercial Drive, a distance of 13.12 feet to the POINT OF BEGINNING and containing 10.4117 acres of land (453,536 square feet), 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:

1. The traffic signal be installed at the intersection of Belt Line Road and Commercial at the developer's expense when a warrant study indicates it is necessary.
2. The parallel utility lines to the metering station south of Belt Line and Marsh be installed at the developer's expense prior to the issuance of a building permit for Phase III of the development.
3. The property be platted in accordance with the subdivision regulations.
4. At the time Phase III is platted, the right-of-way for the extension of Arapaho Road be dedicated to the City.
5. The staff receive written verification from the P.A.A. for approval of the height of the two 14-story buildings prior to the issuance of a building permit for their construction.

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

heid 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 9th day of April, 1985.


MAYOR

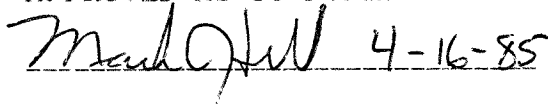
ATTEST:


CITY SECRETARY

CASE # 890-Z-1

TAX #

APPROVED AS TO FORM:

 4-16-85

Published
4/18/75

PROJECT DESCRIPTION

Addison Plaza is a 10.4117 acre (453,536 square foot) property located at the northeast corner of Belt Line Road and Commercial Drive.

The proposed development of this property is to construct four high quality, Class A office buildings (one seven story of 105,274 square feet, one twelve story of 184,285 square feet, and two fourteen stories of 309,084 square feet each) for a total of 907,727 square feet of office space and an independent, two story restaurant/retail facility of 14,000 square feet, giving a total area of 921,727 square feet and a Floor Area Ratio (F.A.R.) on the site of 2.03.

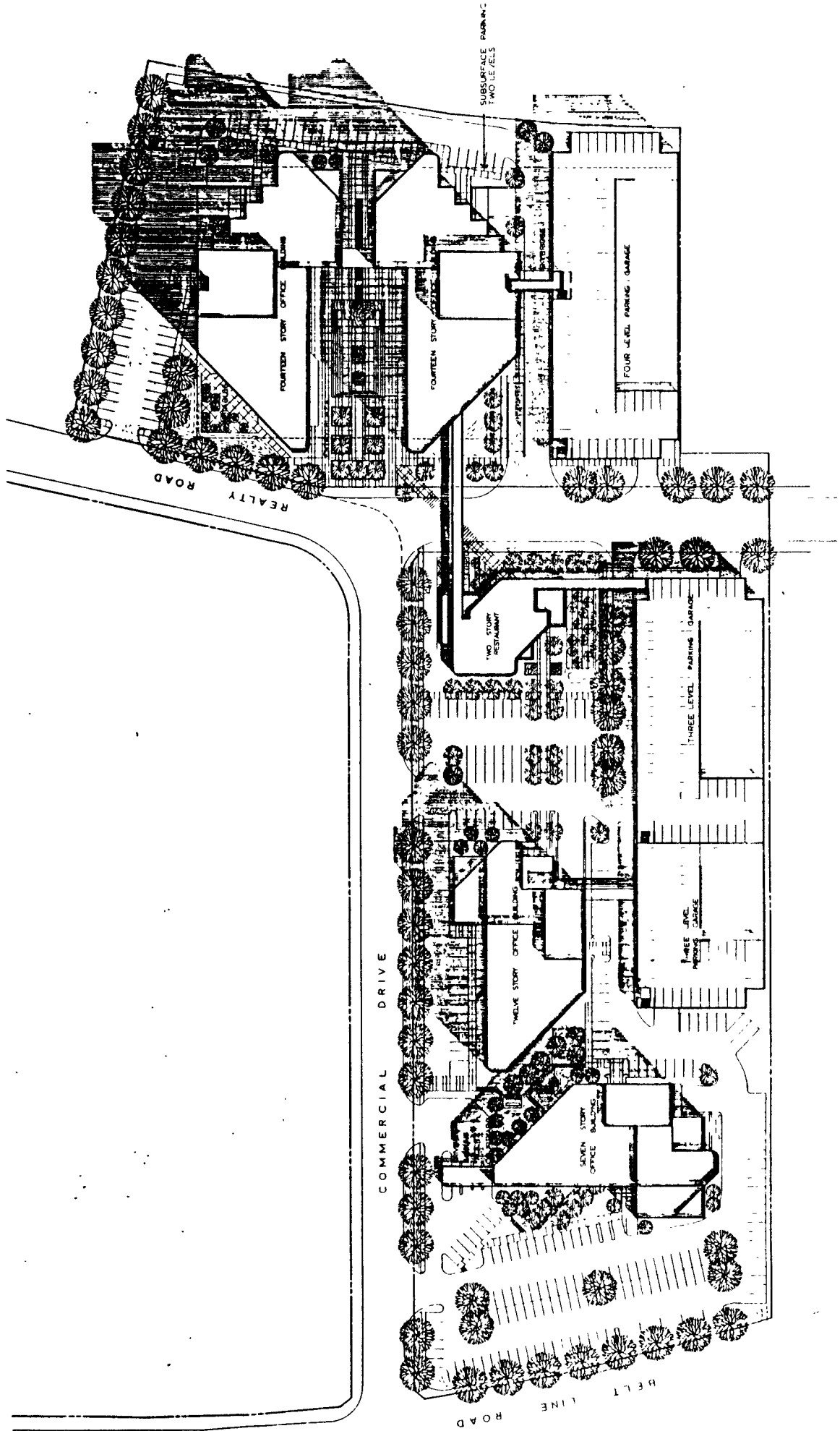
The seven-story office building is presently under construction and is expected to be ready for occupancy approximately June 1, 1985. The structural frame of the building is concrete beams and columns with a concrete pan joist system. The exterior of the building is being clad with a gray granite aggregate panel and a combination of gray-tinted insulating glass and clear insulating glass. Entry to the building is through a three-story atrium with black and gray granites, stainless steel, black aluminum, and several shades of blue and gray fabrics and paint colors used as finishes. A seating area is incorporated into the atrium. The upper floors of the building step out over the entrance to provide shelter and sense of scale.

The four future buildings would maintain the same character of materials and intimate scale. They would be undertaken at the rate of approximately one every eighteen to twenty four months. They would be interconnected by landscaped walks, courtyards, and an auxiliary skybridge system. Twenty-nine (29) percent of the site is landscaped area with several areas set aside for park benches, umbrella-covered tables, and water features. It is anticipated that there will be several restaurants and retail facilities accommodated within the development.

There are 309 surface parking stalls and 1,281 parking stalls in surface parking structures that are three and four level elements. A subsurface parking structure beneath phases three and four provides an additional 1,326 parking stalls. The parking structures are located to shield the view towards the Texas Power & Light substation at the northeast corner of the property, but is, itself screened from public exposure by means of landscaping and berms. The total parking furnished is 2,916 parking stalls and 2,616 parking stalls would be required at one per 300 square feet of usable building area.

This proposal seeks to provide a component to the City of Addison that will be a positive contribution to the environment and quality of life within the community.

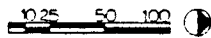
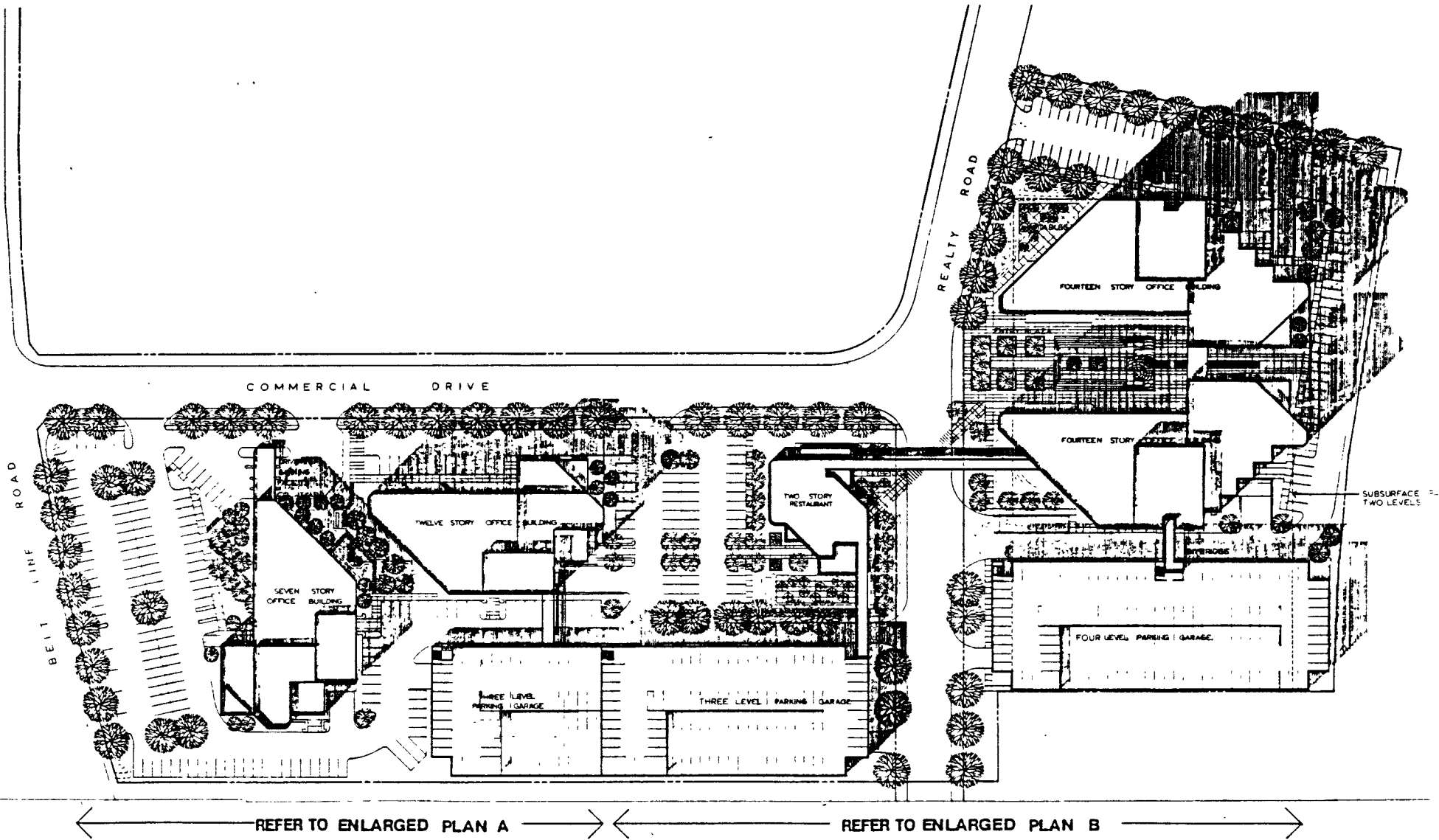
CASE FILE # 890-Z-1
3-16-85



SITE PLAN

STACY ARCHITECTS/DENNIS W. STACY AIA

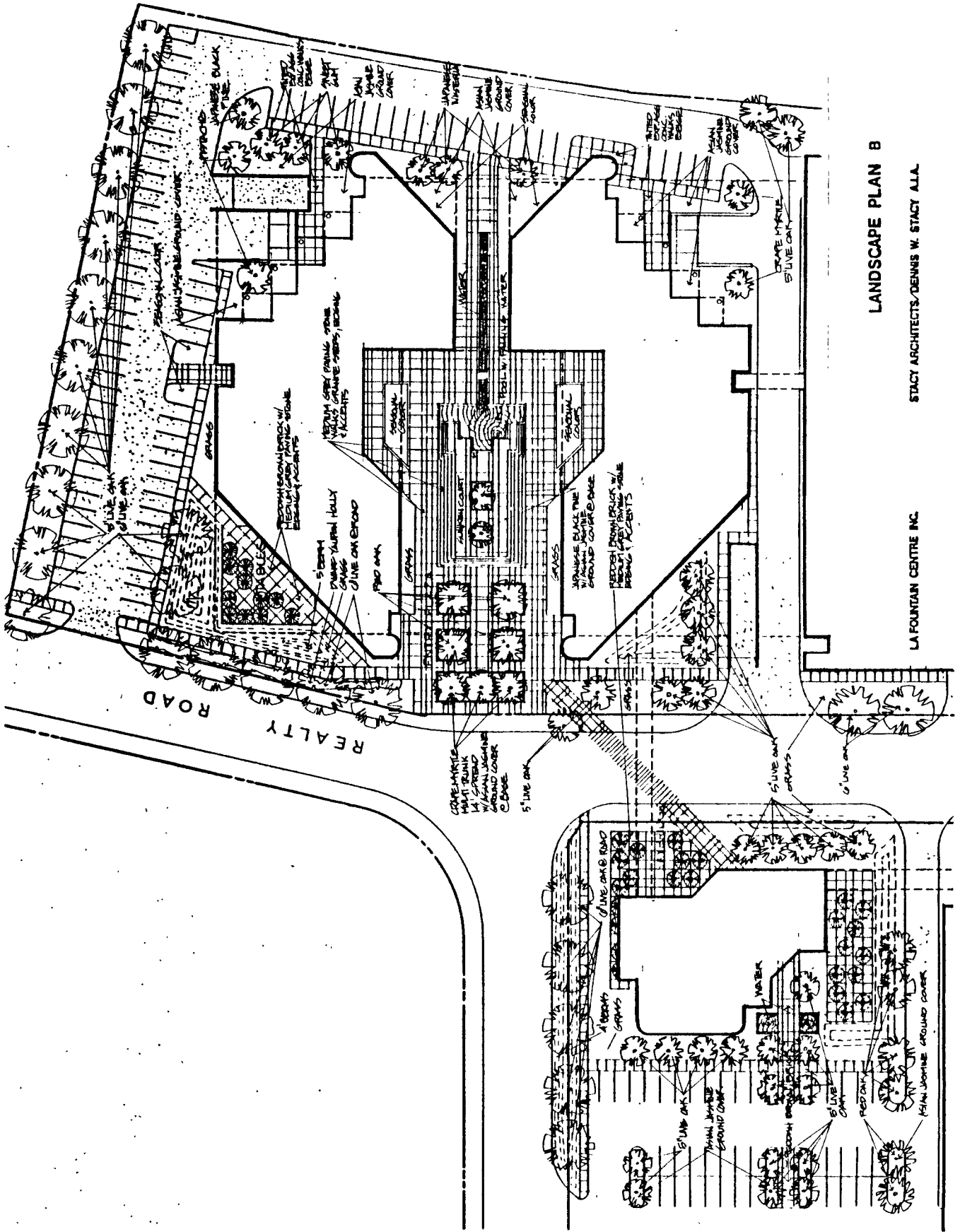
LA FOUNTAIN CENTRE INC.



LANDSCAPE PLAN

LA FOUNTAIN CENTRE INC.

STACY ARCHITECTS/DENNIS W. STACY A.L.A.



LANDSCAPE PLAN B

STACY ARCHITECTS/DENNIS W. STACY A.I.A.

LA FOUNTAIN CENTRE INC.

REACTY ROAD

GRAPE MYRTLE
5' LIVE OAK
MEDIUM SIZE DRAINING STONE
WALKS GRASSY AREAS, BEING
PLANTING

SEASONAL COURTS

WATER

5' LIVE OAK

GRAPE MYRTLE

5' LIVE OAK

5' LIVE OAK

5' LIVE OAK

5' LIVE OAK

5' LIVE OAK

5' LIVE OAK

5' LIVE OAK

5' LIVE OAK

5' LIVE OAK

5' LIVE OAK

APPROX. WIND DIRECTION
SEASONAL COURTS
MEDIUM SIZE DRAINING STONE
WALKS GRASSY AREAS, BEING
PLANTING

SEASONAL COURTS
WATER
SEASONAL COURTS
MEDIUM SIZE DRAINING STONE
WALKS GRASSY AREAS, BEING
PLANTING

SEASONAL COURTS
WATER
SEASONAL COURTS
MEDIUM SIZE DRAINING STONE
WALKS GRASSY AREAS, BEING
PLANTING

SEASONAL COURTS
WATER
SEASONAL COURTS
MEDIUM SIZE DRAINING STONE
WALKS GRASSY AREAS, BEING
PLANTING

SEASONAL COURTS
WATER
SEASONAL COURTS
MEDIUM SIZE DRAINING STONE
WALKS GRASSY AREAS, BEING
PLANTING

SEASONAL COURTS
WATER
SEASONAL COURTS
MEDIUM SIZE DRAINING STONE
WALKS GRASSY AREAS, BEING
PLANTING

SEASONAL COURTS
WATER
SEASONAL COURTS
MEDIUM SIZE DRAINING STONE
WALKS GRASSY AREAS, BEING
PLANTING

SEASONAL COURTS
WATER
SEASONAL COURTS
MEDIUM SIZE DRAINING STONE
WALKS GRASSY AREAS, BEING
PLANTING

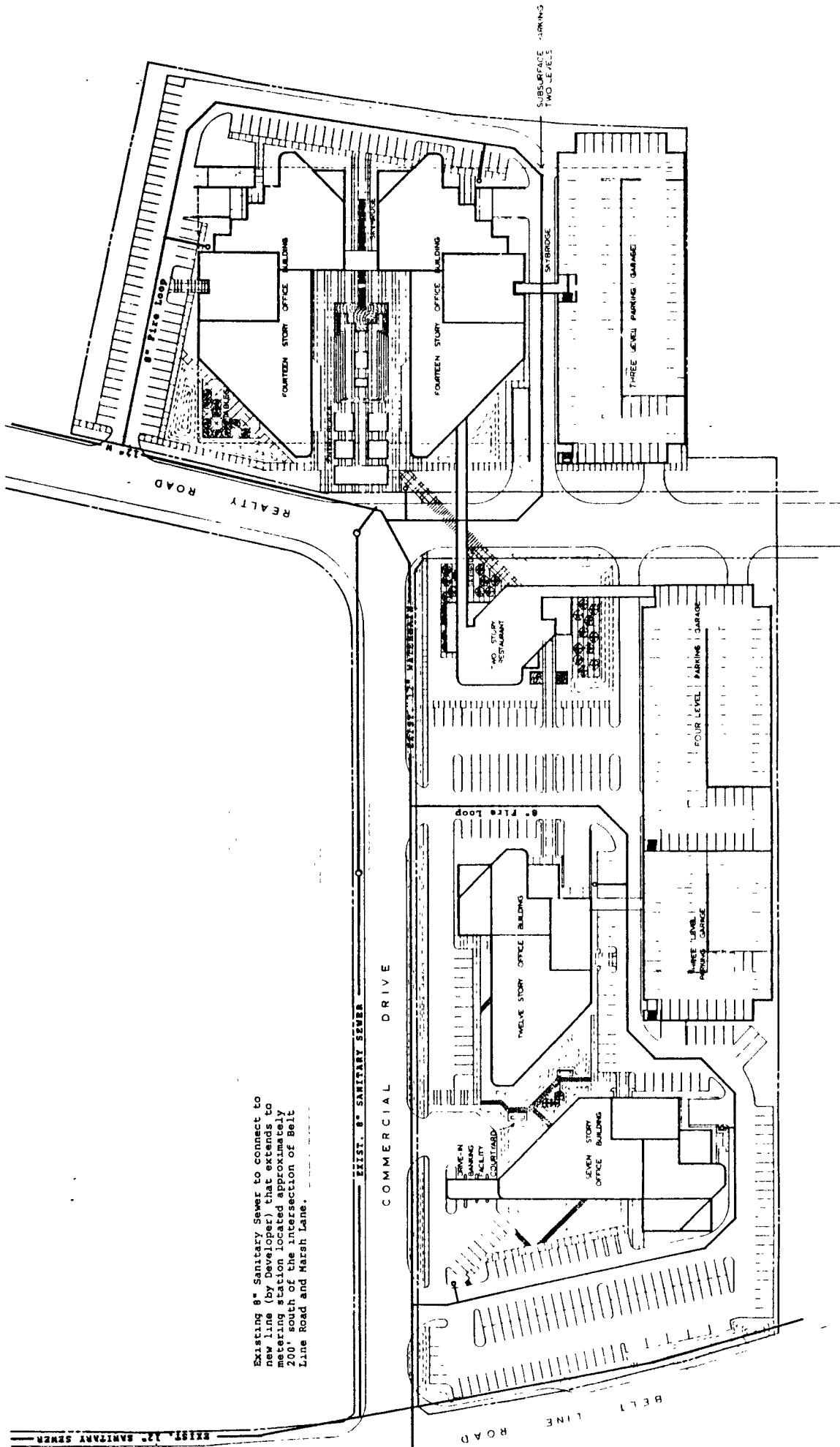
SEASONAL COURTS
WATER
SEASONAL COURTS
MEDIUM SIZE DRAINING STONE
WALKS GRASSY AREAS, BEING
PLANTING

SEASONAL COURTS
WATER
SEASONAL COURTS
MEDIUM SIZE DRAINING STONE
WALKS GRASSY AREAS, BEING
PLANTING

SEASONAL COURTS
WATER
SEASONAL COURTS
MEDIUM SIZE DRAINING STONE
WALKS GRASSY AREAS, BEING
PLANTING

.PLANT MATERIALS LIST

QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITIONS & COMMENTS
63	Live Oak	<i>Quercus virginiana</i>	5" Cal.	B&B
22	Crape Myrtle	<i>Lagerstroemia indica</i>	10'-12' Hgt.	B&B Multi-Trunk w/3 Trunks Min. (12'-14' Spread)
6	Crape Myrtle	<i>Lagerstroemia indica</i>	6'-8' Hgt.	B&B
32	Live Oak	<i>Quercus virginiana</i>	6" Cal.	B&B
9	Sweetgum	<i>Liquidambar styraciflua</i>	4" Cal.	B&B
21	Red Oak	<i>Quercus shumardii</i>	6" Cal.	B&B
11	Japanese Black Pine	<i>Pinus thunbergii</i>	4" Cal.	B&B
4	Pistachio	<i>Pistacia chinensis</i>	4" Cal.	B&B
5	Japanese Wisteria	<i>Wisteria floribunda</i>	5 Gal.	4' Hgt.
14,000	Asian Jasmine	<i>Trachelospermum asiaticum</i>	4" Pots	18" o.c. w/ Soil Saver
300	Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'Nana'	5 Gal.	36" o.c.
12	Yaupon Holly	<i>Ilex vomitoria</i> (Female)	4" Cal.	B&B



Existing 8" Sanitary Sewer to connect to new line (by developer) that extends to existing 12" located approximately 200' South of the intersection of Belt Line Road and Marsh Lane.



UTILITIES PLAN
 WATER AND SEWER
 STACY ARCHITECTS/DENNIS W. STACY AIA

LA FOUNTAIN CENTRE INC.

Published
2/12/90