

ORDINANCE NO. 085-032

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM DISTRICT "C" (COMMERCIAL) TO DISTRICT "PD" (PLANNED DEVELOPMENT), LOCATED ON THE WEST SIDE OF LANDMARK BOULEVARD ABOUT 500 FEET SOUTH OF BELT LINE ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM THE ROYAL QUORUM; 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: Planned Development. Said property being
in the Town of Addison, Texas, and being described as follows:

BEING a tract of land situated in the Town of Addison,
Dallas County, Texas, and being part of the Josiah
Pancoast Survey, Abstract 1146, also being part of Block 2
of Quorum West, an addition to the Town of Addison, Dallas
County, Texas according to the map or plat thereof as
recorded in Volume 81005, Page 1454, of the Dallas County
Deed Records and being more particularly described as
follows:

COMMENCING at a point being the intersection of the South
right-of-way of Belt Line Road (a 100 foot R.O.W.) and the
West right-of-way of Landmark Boulevard (an 80 foot
R.O.W.);

THENCE S 00 deg., 12' 57" E along the West right-of-way of
Landmark Boulevard a distance of 205.00 feet to the point
of curvature of a curve to the left having a central angle
of 18 deg, 22' 02" and a radius of 1403.31 feet;

THENCE along said curve an arc distance of 449.86 feet to
the POINT OF BEGINNING;

THENCE along same said curve an arc distance of 88.97 feet
to the point of reverse curvature of a curve to the right
having a central angle of 20 deg., 50' 13" and a radius of
1224.44 feet;

THENCE along said curve an arc distance of 445.30 feet to
the point of tangency of said curve;

THENCE N 87 deg., 53' 43" W a distance of 155.26 feet to a point being in the East right-of-way of the St. Louis and Southwestern Railroad (100 foot R.O.W.);

THENCE N 17 deg., 06' 17" W along said East right-of-way of St. Louis and Southwestern Railroad a distance of 580.38 feet;

THENCE N 89 deg., 47' 03" E for a distance of 347.81 feet to the POINT OF BEGINNING;

CONTAINING 181,101.92 square feet or 4.1575 acres.

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 revised of sufficient plans and specifications by a third party, the decision of who the third party engineer will be is the City's, the expenses of the engineer will be borne by the developer.
2. After the review of the necessary documents the engineer will report to the Council as to whether or not sufficient sound continuation is included in the plans for this project.
3. The cost of this review be paid by the developer.
4. An inspecting architectural engineer be on the construction site monthly to verify that the plans and specifications approved by the architectural engineer have been put into the project, and Addison receive from the developer a full and total indemnification from any liability.

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.

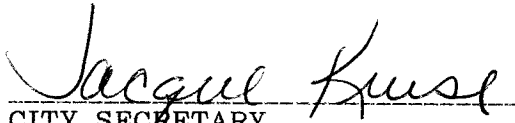
SECTION 7. Whereas, the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City and creates an urgency and an emergency for the preservation of the 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 11th day of June, 1984.

MAYOR

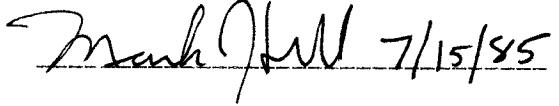


ATTEST:


CITY SECRETARY

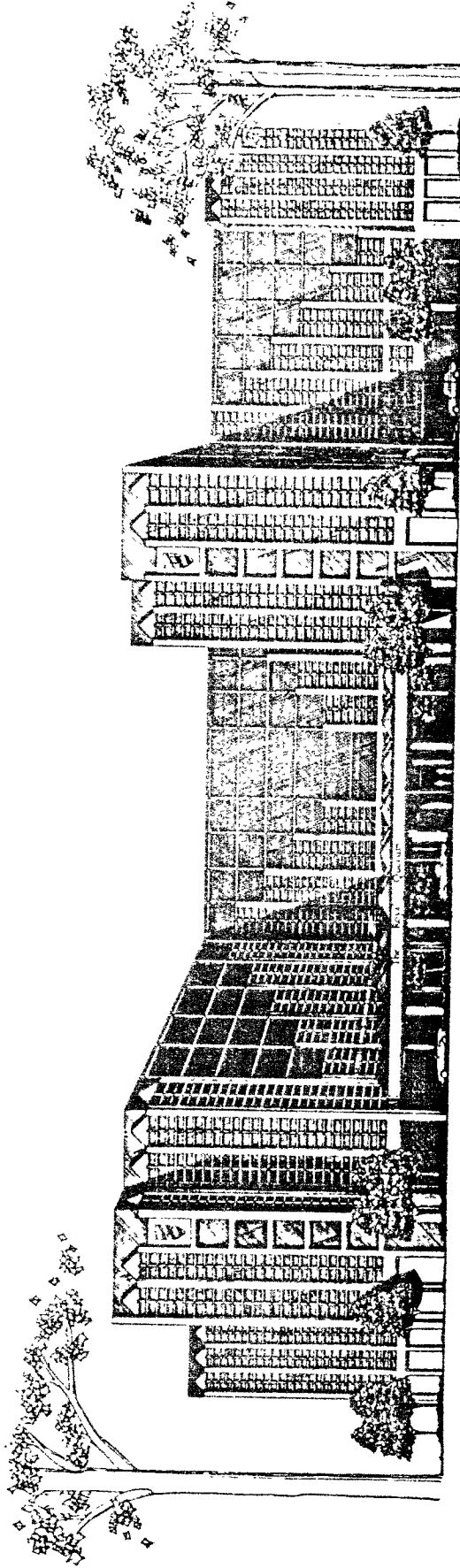
CASE # 898-Z

APPROVED AS TO FORM:

 7/15/85



Quantum
Quantum
 2000



THE BERHAM GROUP
 ARCHITECTURE INTERIORS DESIGN

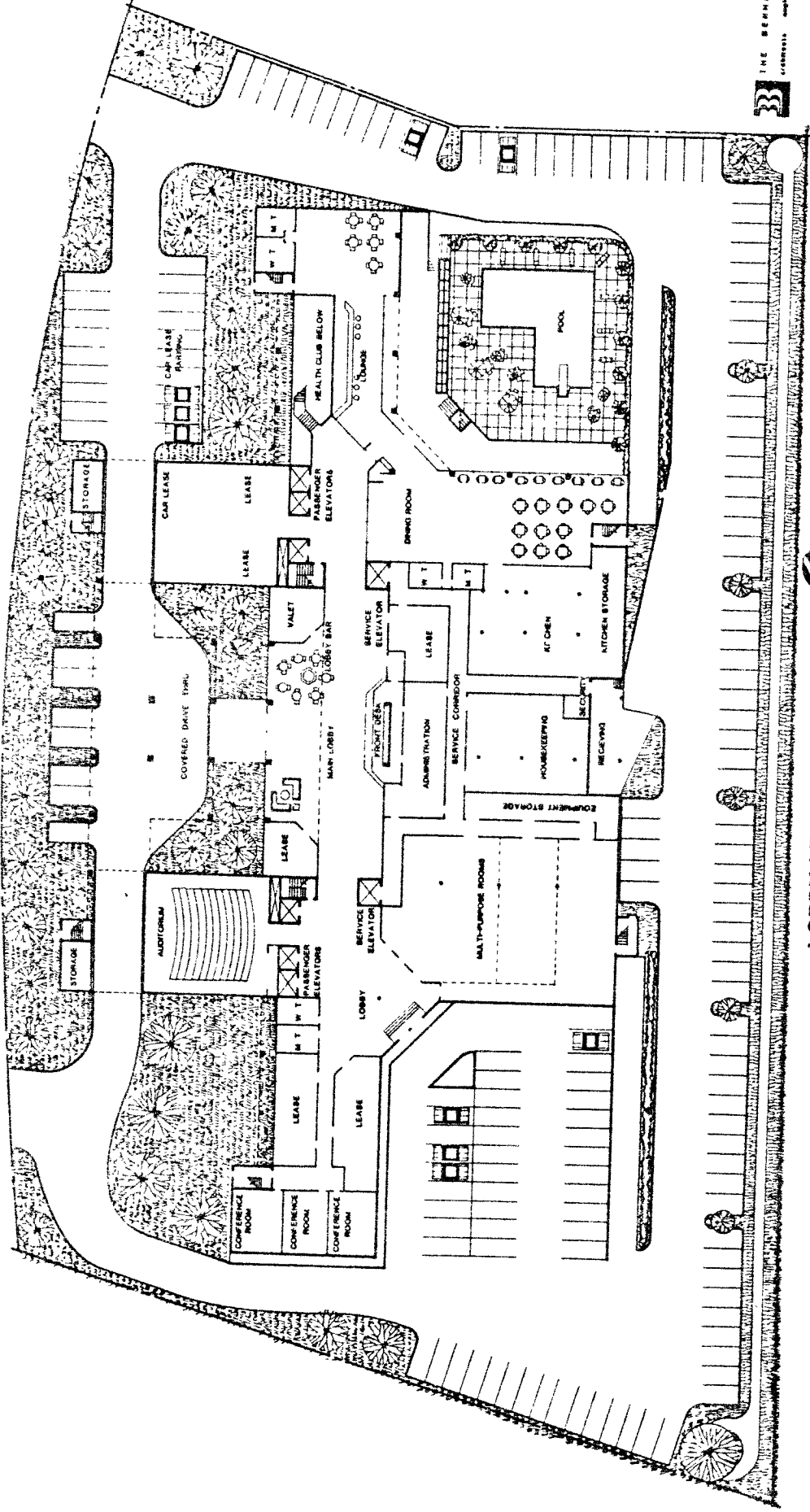


PWSA
 PROJECTS
 DESIGN
 CONSTRUCTION



RUCKER CONSTRUCTION COMPANY

EASTMAN BLVD

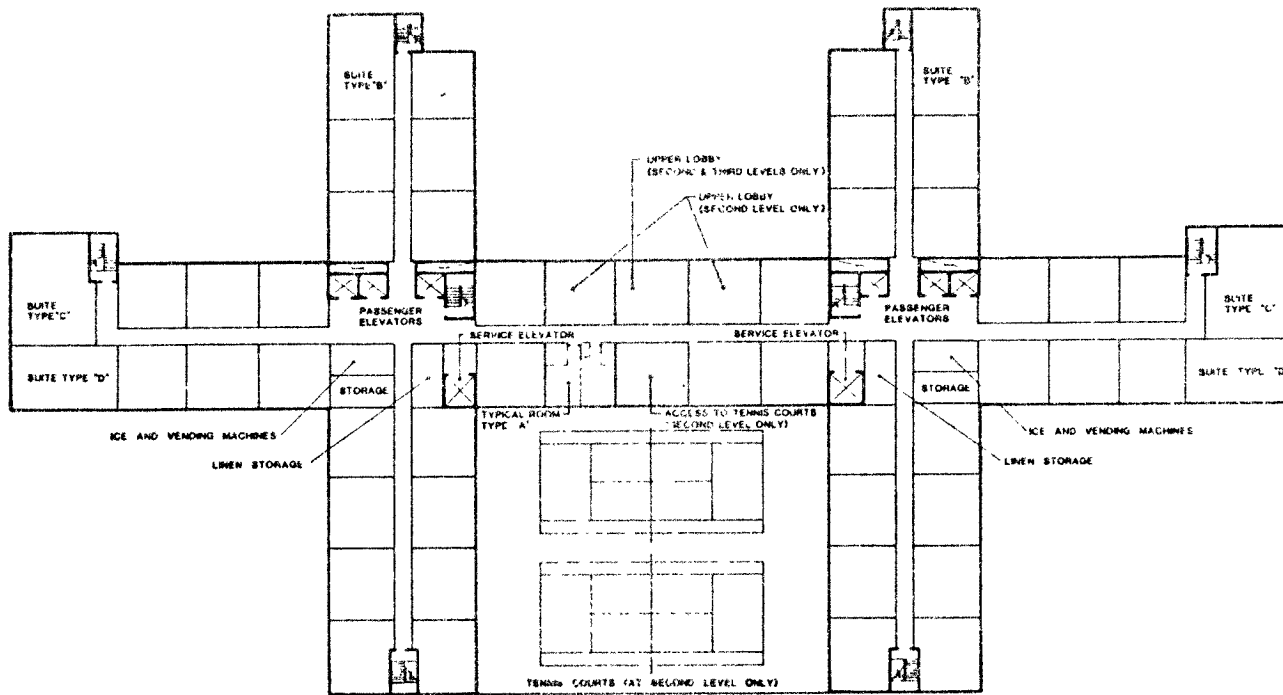


LOBBY LEVEL FLOOR PLAN

THE BERMAN GROUP
ARCHITECTS INTERIORS PLANNING

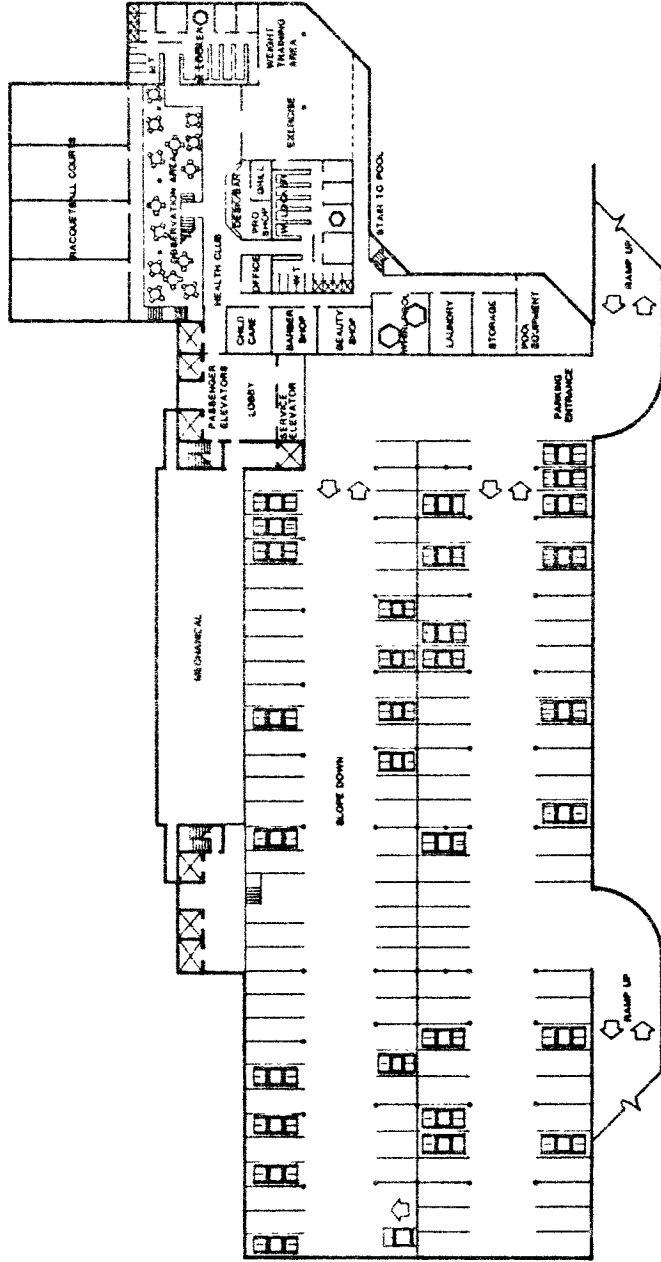
psa
PROJECT MANAGER

RE
ROCKWELL CONSTRUCTION COMPANY





TYPICAL PLAN - FLOORS 2 THRU 8



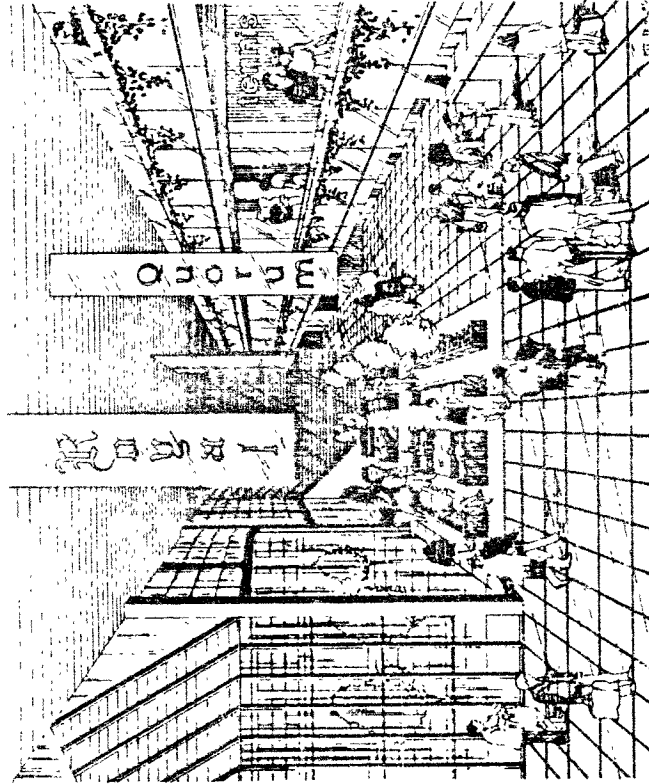


LOWER LEVEL / PARKING PLAN

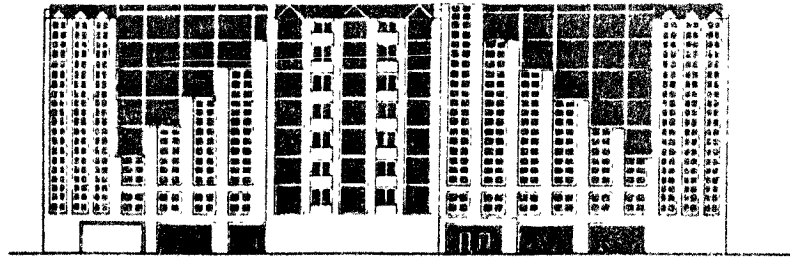

 THE BENHAM GROUP
 ARCHITECTS ENGINEERS PLANNERS


 PSB
 ARCHITECTS ENGINEERS PLANNERS

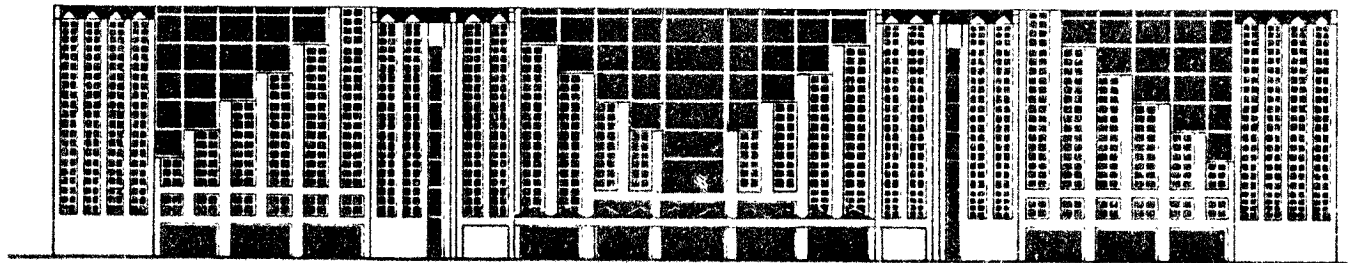

 RCE
 RECREATION CONSTRUCTION COMPANY



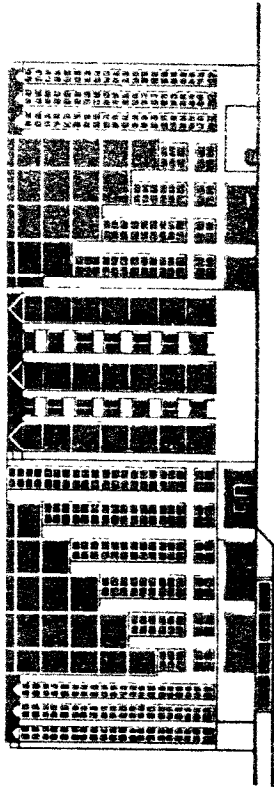
INTERIOR VIEW OF MAIN LOBBY



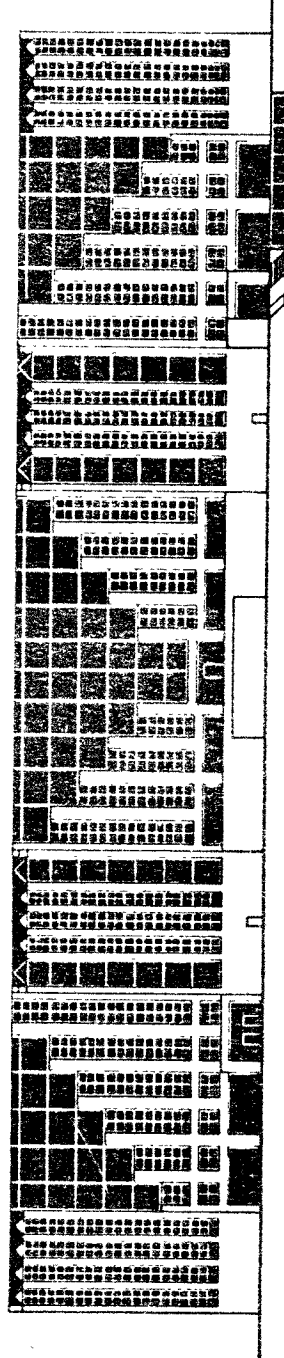
NORTH ELEVATION




EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



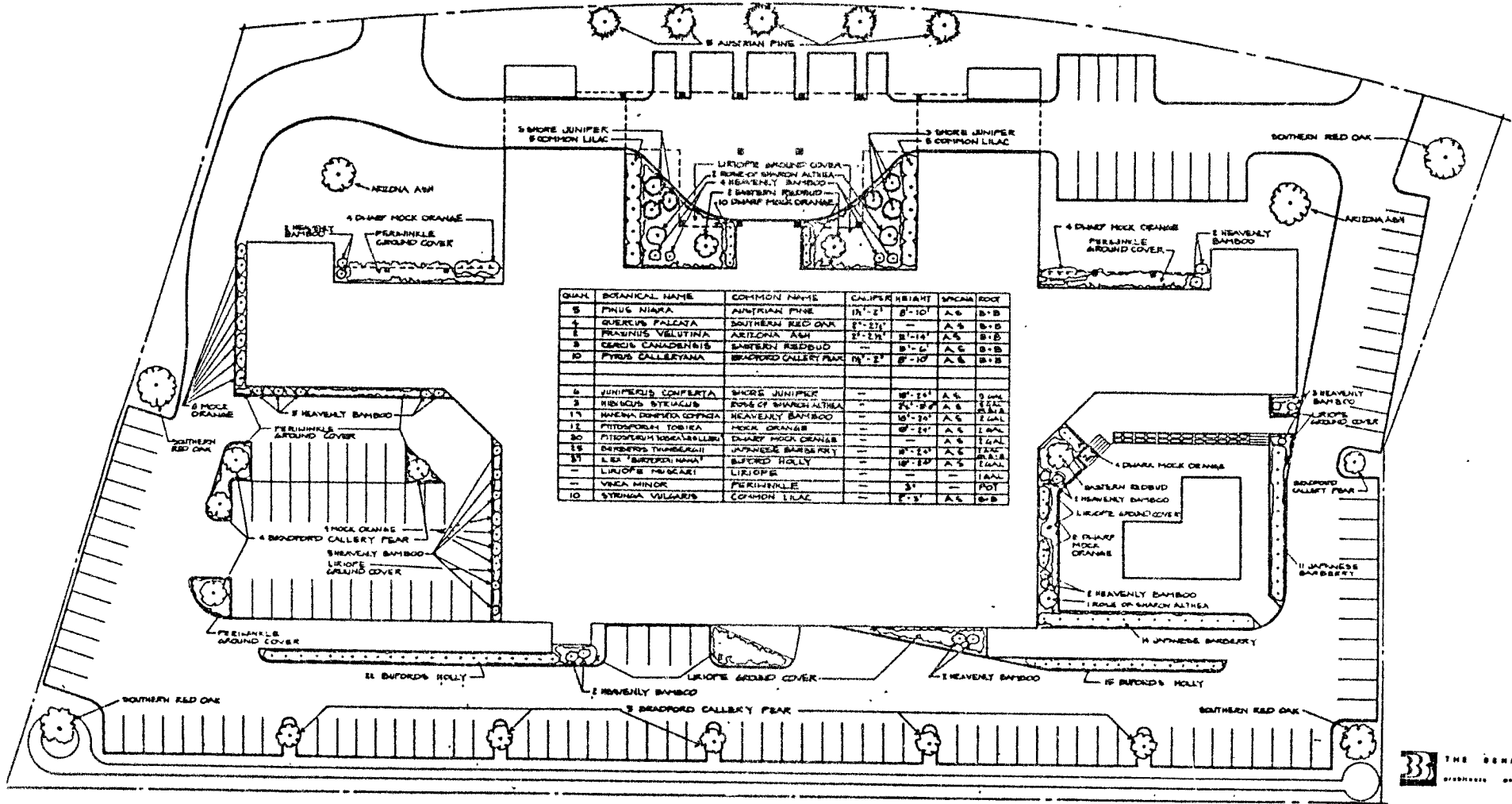
 THE BEAMAN GROUP



 MERIM GROUP



 RICKER CONSTRUCTION COMPANY



QUAN	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPCAN	ROOT
5	PNUS NIGRA	AUSTRIAN PINE	1 1/2" - 2"	8' - 10'	A 6	B-D
4	QUERCUS PALEATA	SOUTHERN RED OAK	2" - 2 1/2"	---	A 5	B-D
1	FRAXINUS VALLATINA	ARIZONA ASH	2" - 2 1/2"	8' - 14'	A 5	B-D
8	CERCIS CANADENSIS	SOUTHERN REDBUD	---	8' - 12'	A 6	B-D
10	PIRUS CALLERYANA	BRADFORD CALLERY PEAR	1 1/2" - 2"	8' - 10'	A 6	B-D
6	JUNIPERUS COMPERTA	SHORE JUNIPER	---	10' - 15'	A 5	1 and 2
2	RIBESCUS SYRIACUS	ROSE OF SHARON ALTHEA	---	2' - 3'	A 5	1 and 2
17	HEAVENLY BAMBUSIA	HEAVENLY BAMBOO	---	10' - 14'	A 6	1 and 2
15	PIRUS CALLERYANA	MOCK ORANGE	---	8' - 12'	A 6	1 and 2
20	PIRUS CALLERYANA	DIAPYR MOCK ORANGE	---	---	A 6	1 and 2
18	DIAPYRUS THUNBERGII	JAPANESE BARBERY	---	8' - 10'	A 6	1 and 2
11	ILEX BRADFORDIANA	BRADFORD HOLLY	---	10' - 12'	A 5	1 and 2
---	LIRIODENDRON	LIRIODENDRON	---	---	---	---
---	YUCCA MINOR	PERIWINKLE	---	3'	---	---
10	SYRINGA VULGARIS	COMMON LILAC	---	2' - 3'	A 6	B-D

LANDSCAPE PLAN



THE BERHAM GROUP
architects engineers planners

psa
planning & site analysis

RE RUCKER CONSTRUCTION COMPANY