

ORDINANCE NO. 085-056

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING ORDINANCE NO. 083-017 SO AS TO AMEND THEIR SITE PLAN; LOCATED ON ABOUT 8.32 ACRES ON THE SOUTH SIDE OF BENT TREE PLAZA PARKWAY, BETWEEN ADDISON ROAD AND DALLAS NORTH PARKWAY; ON APPLICATION FROM TAYLOR-HEWLETT ARCHITECTS; 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 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 Ordinance No. 083-017 is hereby amended to add the following special conditions:

1. two 12 story office towers with a total of 612,740 sq. ft.,
2. a two story 37,000 sq. ft. retail center,
3. 25,000 sq. ft. of restaurant space,
4. the developer comply with the recommendation of their traffic study with regard to widening Addison Road south of Bent Tree Plaza Parkway prior to the issuance of a building permit for Phase II of the project,
5. the applicant dedicate land for the right-hand turn lane suggested by the city engineer,
6. the applicant submit a detailed plan which call our specific plant material, with such plan approved by Linda Smith prior to the issuance of a building permit,
7. the applicant install the lighting, irrigation, and landscaping for this section of Bent Tree Plaza Parkway prior to the issuance of a Certificate of Occupancy for Phase I of the development,
8. the applicant provide a seventeen (17) foot wide greenway along Addison Road, with sidewalks installed within the greenway.

SECTION 2. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each day such violation shall continue to exist shall constitute a separate offense.

SECTION 3. 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 4. The importance of this ordinance creates an emergency and an imperative public necessity, and the ordinance shall take effect and be in force from and after its adoption.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 27th day of August, 1985.



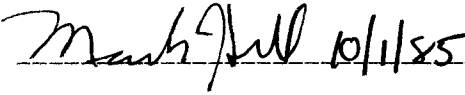
MAYOR

ATTEST:



CITY SECRETARY

APPROVED AS TO FORM:



10/1/85

Publ.
9/4/85



Taylor-Hewitt, Inc.
ARCHITECTURAL
PLANNING
INTERIOR

Paul H. Jones, AIA
1988 Dallas, Texas
10000 North Central
Expressway, Suite 2700
Dallas, Texas 75243
214/760-1100

BENT TREE
OFFICE
PARK

Phase One

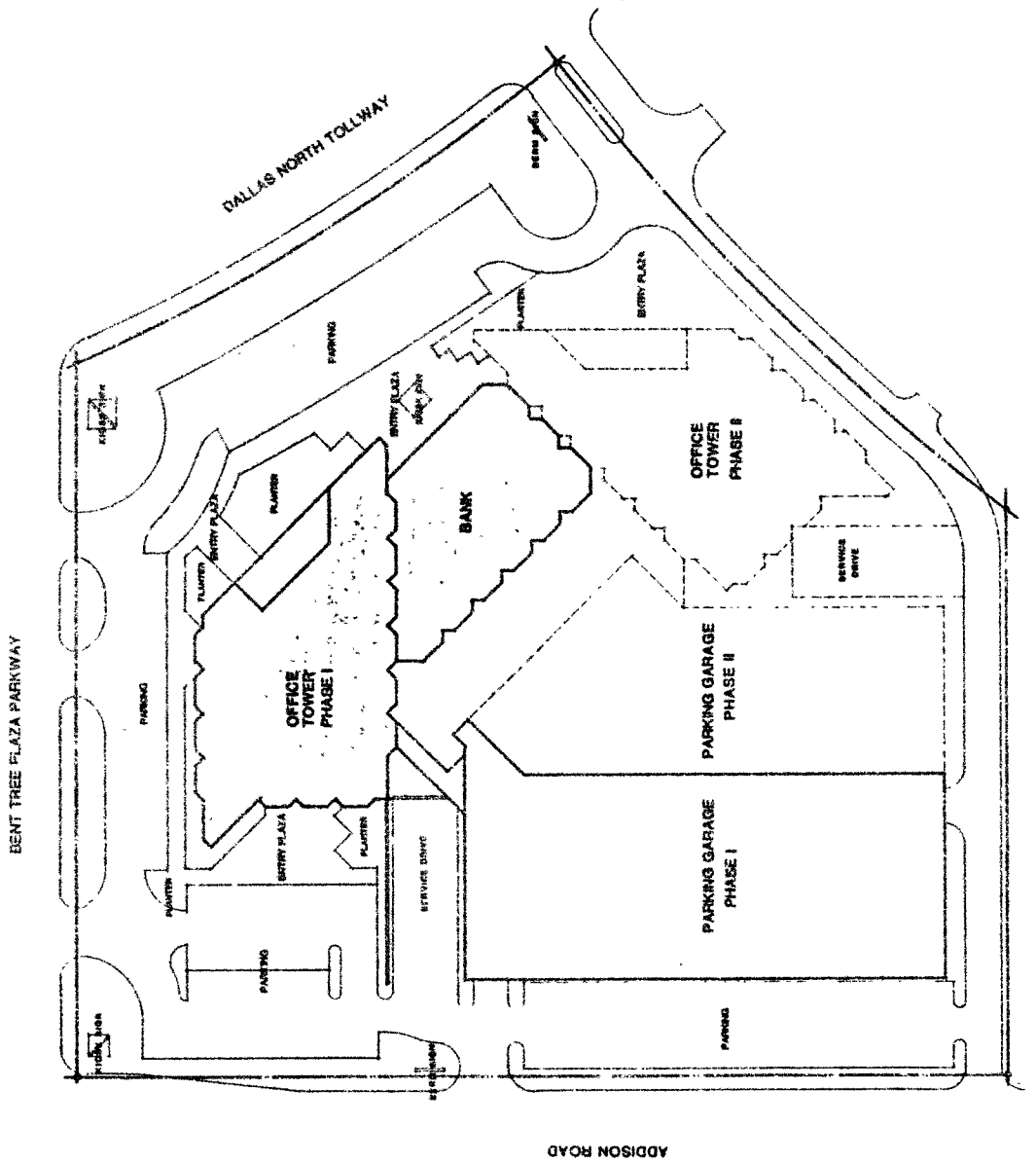
NORTH DALLAS
PARKWAY
DALLAS, TEXAS

FOLSON
INVESTMENTS INC.

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____

PROJECT: BS1037
SHEET: A-2

6/20/85

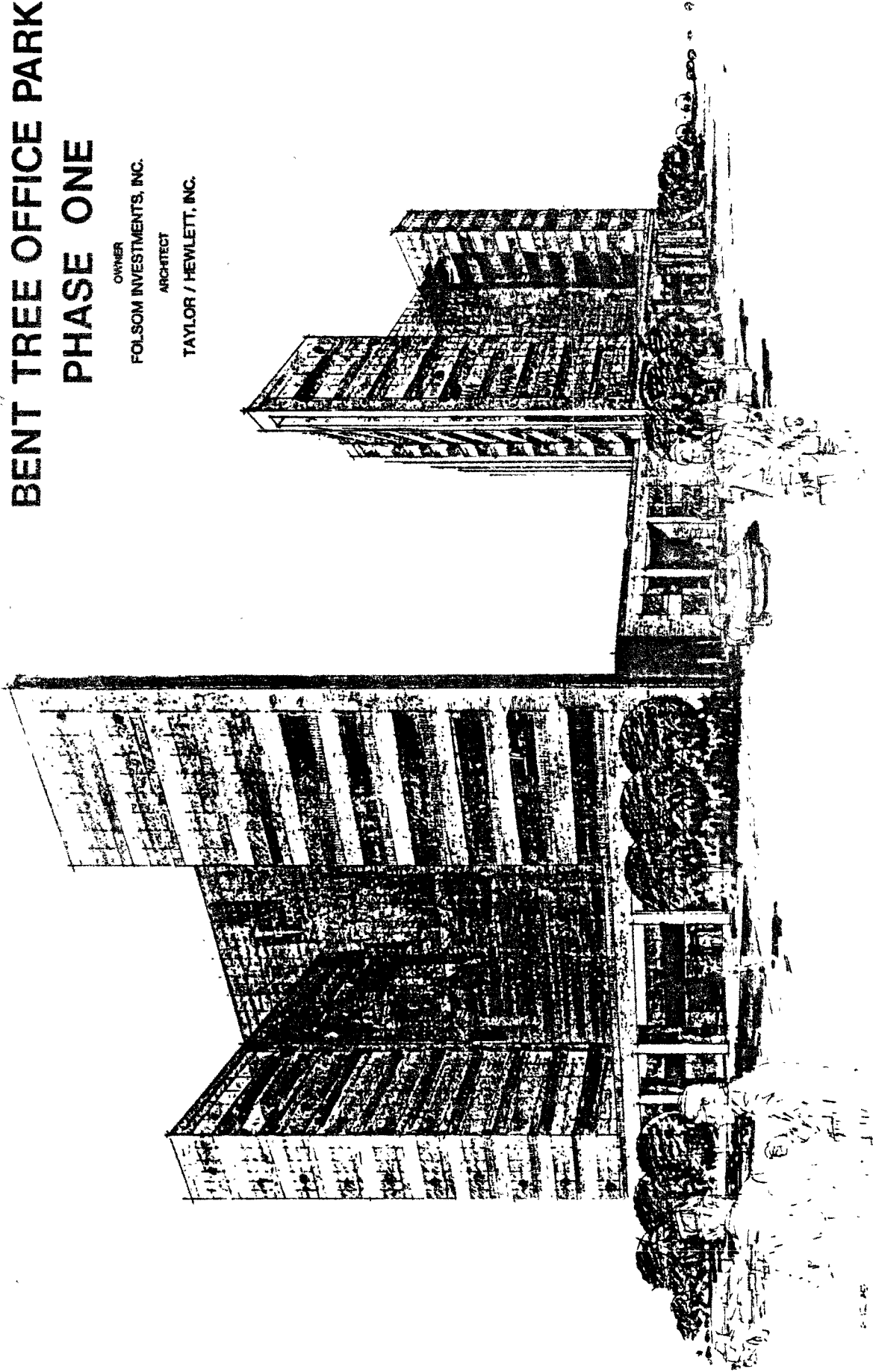


BENT TREE OFFICE PARK PHASE ONE

OWNER
FOLSOM INVESTMENTS, INC.

ARCHITECT

TAYLOR / HEWLETT, INC.



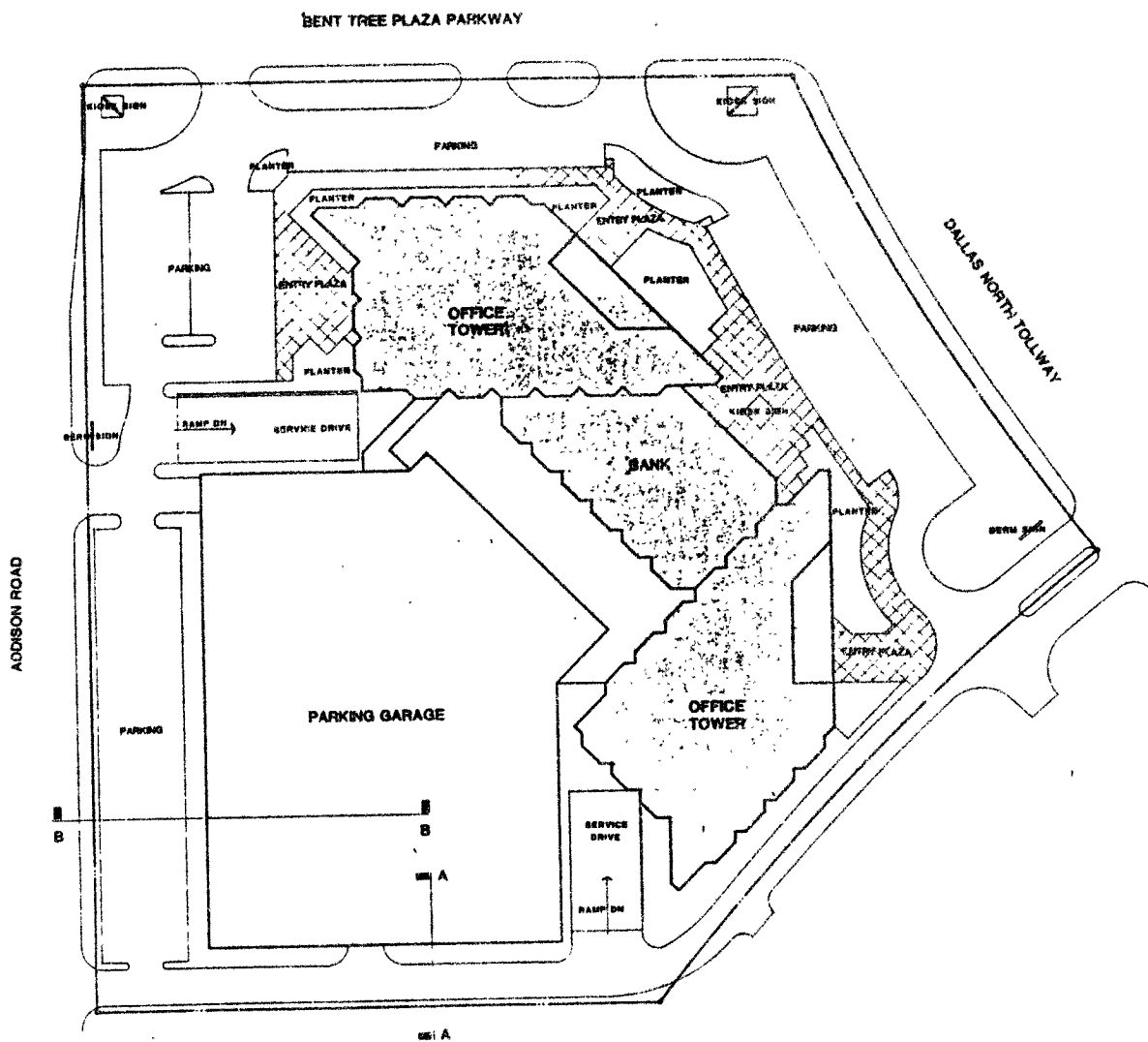


Taylor-Hewlett, Inc.
 ARCHITECTURE
 PLANNING
 INTERIOR

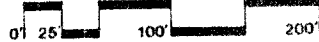
File No. 10
 Suite 2
 1401 Dallas Parkway
 Dallas, Texas 75244
 714 960



VICINITY MAP



MASTER SITE PLAN



**BENT TREE
 OFFICE
 PARK**

Phase One

NORTH DALLAS
 PARKWAY
 DALLAS, TEXAS

FOLSOM
 INVESTMENTS, INC.

DATE	ISSUED FOR

PROJECT: 851037

SHEET: A-1

6/28/85



Taylor-Hewitt
 ARCHITECTS
 PLANNERS
 INTERIORS

First Floor
 1000 Dallas Street
 Dallas, Texas 75201
 214.751.7000

BENT TREE
 OFFICE
 PARK

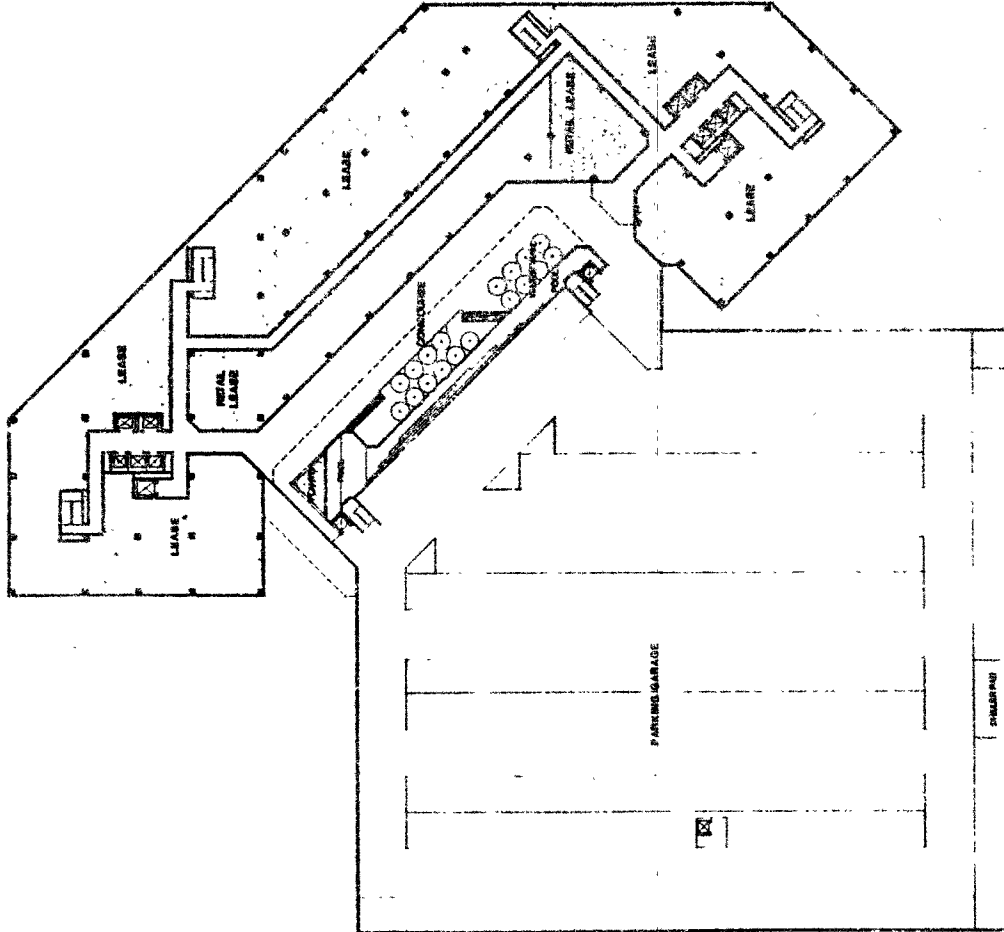
Phase One

NORTH DALLAS
 PARKWAY
 DALLAS, TEXAS

FOLSOM
 INVESTMENTS, INC.

DATE	DESCRIPTION

PROJECT	851037
SHEET	A-3



BASEMENT FLOOR PLAN

NORTH

0' 10" 30' 90'

6/28/85



Taylor-Hewitt, Inc.
 ARCHITECTURE
 PLANNING
 INTERIORS

1911 North Tower
 Suite 200
 1918 Dallas Parkway
 Dallas, TX 75220
 Tel. 754-1001

**BENT TREE
 OFFICE
 PARK**

Phase One

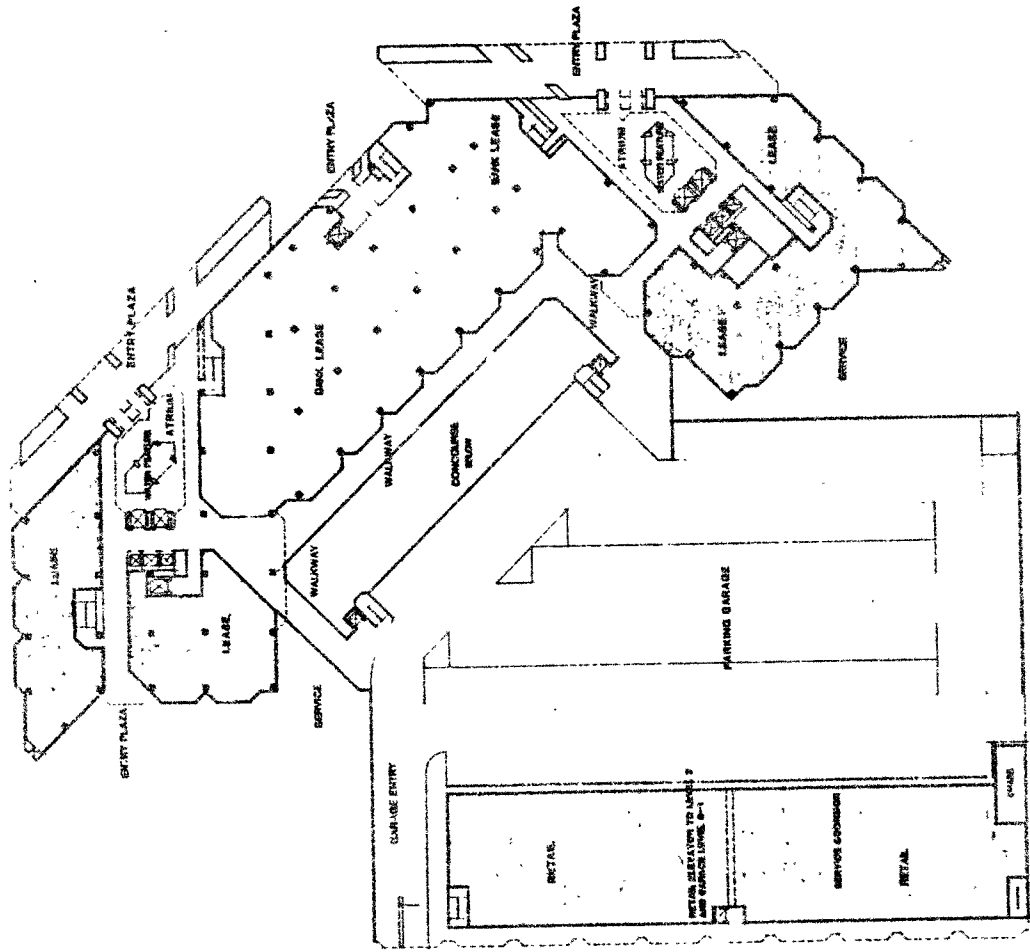
NORTH DALLAS
 PARKWAY
 DALLAS, TEXAS

FOLSOM
 INVESTMENTS, INC.

DATE	

PROJECT	851037
SHEET	A-4

6/29/85



GROUND FLOOR PLAN
 NORTH
 0 30 60 90
 FEET