

ORDINANCE NO. 086-001

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM COMMERCIAL TO PLANNED DEVELOPMENT, LOCATED AT THE SOUTHWEST CORNER OF DALLAS PARKWAY AND KELLER SPRINGS ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM HKS ARCHITECTS; 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 Zoning. Said property being in the Town of Addison, Texas, and being described as follows:

EXHIBIT "A"

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, same being in the City of Addison, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the west line of Dallas Parkway (a 200' ROW) and the south line of Keller Springs Road (a 50' ROW);

THENCE the following bearings and distances along the said west line of Dallas Parkway: S. 0 degrees 57' 45" W., 61.25 feet to the beginning of a curve to the right having a central angle of 6 degrees 51' 00" and a radius of 2191.83 feet; Thence along said curve 262.04 feet to the end of said curve; Thence S. 7 degrees 48' 45" W., 148.95 feet to the beginning of a curve to the left having a central angle of 8 degrees 17' 00" and a radius of 2391.83 feet; Thence along said curve 345.79 feet to the end of said curve; Thence S. 0 degrees 28' 15" E., 84.80 feet to an iron pin for corner, said being in the north line of West Road (a 50' ROW);

THENCE N. 89 degrees 37' 15" W., leaving said west line of Dallas Parkway and along said north line of West Road, 1185.59 feet to a point for corner:

THENCE N. 0 degrees 22' 45" E., 899.90 feet to a point in the said south line of Keller Springs Road;

THENCE S. 89 degrees 37' 15" E., 1242.37 feet along the said south line of Keller Springs Road to the Place of Beginning and containing 25.000 acres of land.

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 property be platted in accordance with the Subdivision Regulations and as required by District "PD".
2. The developer work with the Addison Fire Department with respect to future fire safety provisions.
3. The developer work with the City Engineer and the Utilities Department with respect to an agreement concerning the provision of future utilities to this site with such agreement being made prior to this case going to Council.
4. The developer provide the additional right-of-way dedication on Quorum Drive for the righthand turn lane and participate in the funding of any new traffic signals related to this site.
5. The developer comply with the comments and recommendation of the Addison Landscape Department.
6. All proposed building heights be reviewed by the F.A.A.
7. The average Floor Area Ratio (F.A.R.) for this property be set at 3 to 1 and subject to review on a case by case basis.

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 One Thousand (\$1,000.00) and not less than Five Hundred (\$500.00) 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 14<sup>th</sup> day of January, 1986.

  
MAYOR

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

  
-----

Pub: 7-86

**GENERAL NOTES**

GROSS LAND AREA: 82,081 ACRES 1,004,872 SQ.FT.  
 12' R.O.W. ON QUORUM DRIVE 10,864 SQ.FT.  
 20' R.O.W. ON KELLER SPRINGS RD 23,072 SQ.FT.  
 NET LAND AREA: 52,288 ACRES 870,958 SQ.FT.

**BUILDING AREA:**

OFFICE USE: 2,870,000 SQ.FT.  
 PARKING 1/200 SQ.FT. 8,500 CARS

HOTEL USE: 200,000 SQ.FT.  
 PARKING 1/100 SQ.FT. 200 CARS

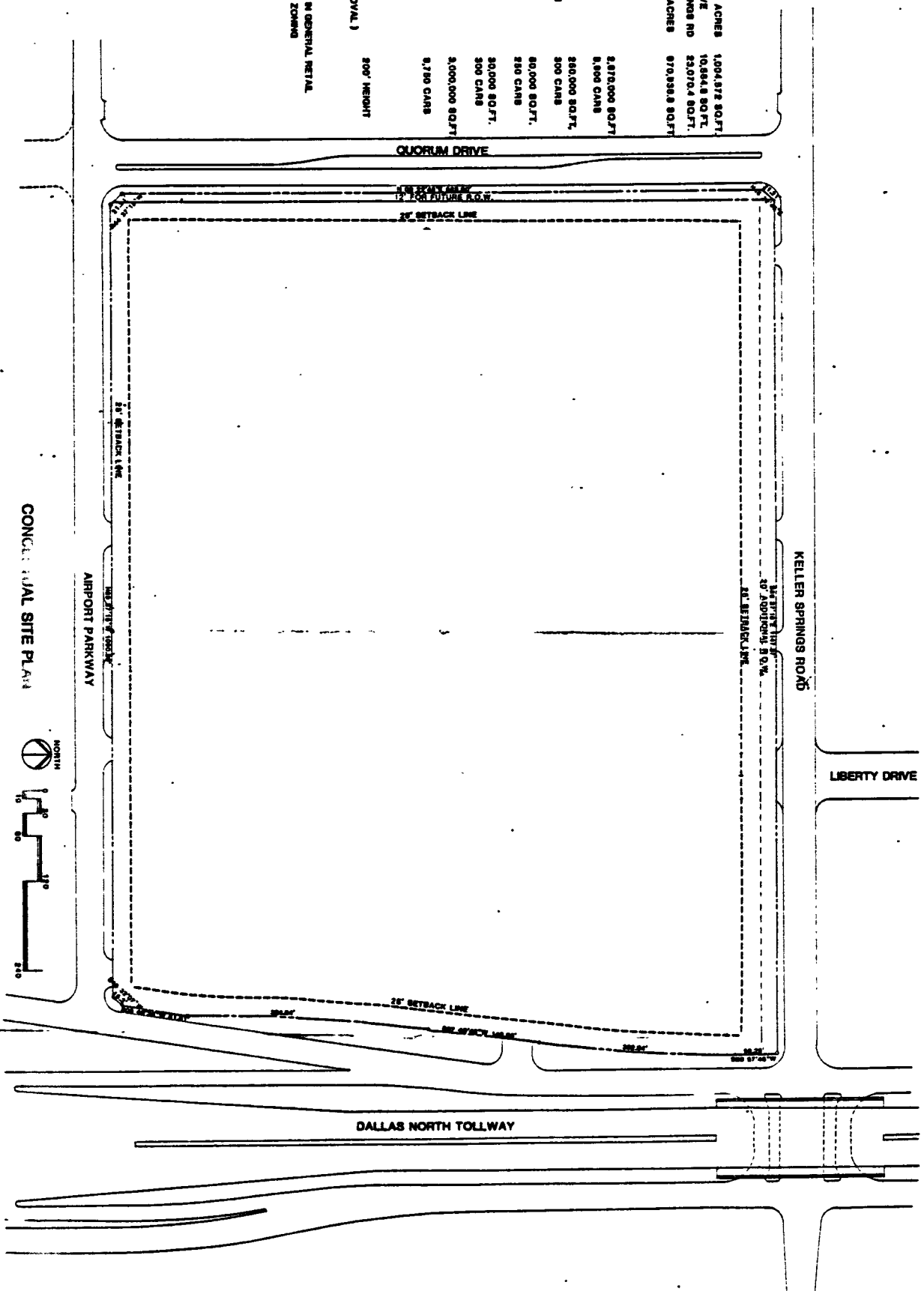
GENERAL RETAIL USE: 80,000 SQ.FT.  
 PARKING 1/200 SQ.FT. 250 CARS

RESTAURANT USE: 30,000 SQ.FT.  
 PARKING 1/100 SQ.FT. 300 CARS

TOTAL BUILDING AREA: 3,000,000 SQ.FT.  
 TOTAL CARS PARKED: 8,750 CARS

28' FRONT YARD SETBACK  
 MAXIMUM HEIGHT  
 (SUBJECT TO FAA APPROVAL) 200' HEIGHT

• RETAIL USES AS INDICATED IN GENERAL RETAIL DISTRICT - CITY OF ADDISON ZONING



CASE FILE NO. 9555-2  
 RECEIVED JAN 15 2005