

ORDINANCE NO. 095-032

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "C-1", COMMERCIAL, TO "UC", URBAN CENTER, AND APPROVING A CONCEPT PLAN, AS REQUIRED BY THE "UC" DISTRICT ORDINANCE, FOR DEVELOPMENT OF THE TRACT ON APPLICATION FROM COLUMBUS REALTY TRUST AND GAYLORD PROPERTIES, INC., LOCATED ON THE EAST AND WEST SIDES OF QUORUM DRIVE, NORTH OF THE ST. LOUIS AND SOUTHWESTERN RAILROAD AND SOUTH OF AIRPORT PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

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,

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: UC - Urban Center. Said property being in the Town of Addison, Texas, and being described as follows:

TRACT I

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, in the City of Addison, Dallas County, Texas, and being all of Lots 11, 12, and 13 of Block B, and Lots 5, 6, and 7 of Block D, and a portion of Lot 8 of Block D, in Julian's Addition, an addition to the City of Addison, as recorded in Volume 1, page 538 of the Map Records of Dallas County, Texas, also being a portion of Clara Street as abandoned by the Town of Addison as evidenced by instrument recorded in Volume 91118, Page 1571 of the Deed Records of Dallas County, Texas, and being part of a tract of land standing in the name of OPUBCO Properties, Inc. as evidenced by instrument recorded in Volume 84151, Page 3619 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the north right-of-way line of the St. Louis and Southwestern Railroad, a 100 foot right-of-way, with the east line of a 20-foot alley in Block B of said addition;

THENCE North 00°01'39" East along the east line of said 20-foot alley a distance of 739.37 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap in the south right-of-way line of Mildred Street as established by instrument to the Town of Addison, Texas as recorded in Volume 91118, Page 1567 of the Deed Records of Dallas County, Texas;

THENCE South 89°49'12" East along the south right-of-way line of Mildred Street a distance of 209.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the beginning of a curve to the right having a radius of 776.03 feet;

THENCE continuing along said south right-of-way line and along said curve to the right through a central angle of

07°00'45", an arc distance of 94.98 feet, being subtended by a chord which bears South 86°18'50" East, and is 94.92 feet in length to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE South 82°4'27" East continuing along said south right-of-way line a distance of 155.79 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap in the west right-of-way line of Quorum Drive as established by instrument to the Town of Addison, Texas as recorded in Volume 82093, Page 1073 of the Deed Records of Dallas County, Texas;

THENCE South 07°00'23" West along the said west right-of-way line of Quorum Drive a distance of 226.99 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the beginning of a curve to the left having a radius of 1472.39 feet;

THENCE continuing along said west right-of-way line and along said curve to the left through a central angle of 06°52'23", an arc distance of 176.62 feet, being subtended by a chord which bears South 03°34'11" West, and is 176.52 feet in length to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE South 00°08'00" West continuing along said west right-of-way line a distance of 131.28 feet to a 1/2 inch iron rod found in the north right-of-way line of said St. Louis and Southwestern Railroad;

THENCE South 66°45'00" West along north right-of-way line of said St. Louis and Southwestern Railroad a distance of 456.90 feet to the POINT OF BEGINNING and CONTAINING 6.358 acres of land more or less.

#### TRACT II

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, in the City of Addison, Dallas County, Texas, and being all of Lot 3 of Block F, and a portion of Lot 2 of Block F, in Julian's Addition, an addition to the City of Addison, as recorded in Volume 1, Page 438 of the Map Records of Dallas County, Texas, and being part of three tracts of land standing in the name of OPUBCO Properties, Inc. as evidenced by instruments recorded in Volume 84151, Page 3619, Volume 82020, Page 0684, and Volume 82020, Page 0688 all of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "Huitt-Zollars" cap at the intersection of the east line of a 20-foot alley

in Block F of said addition with the north right-of-way line of Mildred Street as established by instrument to the Town of Addison, Texas as recorded in Volume 91118, Page 1567 of the Deed Records of Dallas County, Texas, said point also being in a platted east line of Addison Conference Center - Addison Centre Theatre plat as recorded in Volume 90241, Page 2807 of the Deed Records of Dallas County, Texas;

THENCE North 00°01'39" East along the east line of said 20 foot alley and the east line of said Addison Conference Center plat a distance of 183.48 feet to a one-inch iron rod found at the most southerly northeast corner of said Addison Conference Center plat;

THENCE South 89°57'01" West along a north line of said Addison Conference Center plat a distance of 80.89 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE North 00°06'05" West along an east line of said plat a distance of 202.59 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the most northerly northeast corner said plat;

THENCE South 89°53'55" West along the north line of said plat a distance of 284.57 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap in the west line of said OPUBCO Properties, Inc. as recorded in Volume 82020, Page 0688;

THENCE North 00°12'25" East along the west line of said OPUBCO tract a distance of 850.70 feet to a P.K. Nail set in concrete base of fence post at the northwest corner of said OPUBCO tract;

THENCE South 89°05'45" East along the last mentioned OPUBCO tract and the north line of said OPUBCO tract as recorded in Volume 82020, Page 0684 a distance of 860.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap in the west right-of-way line of Quorum Drive as established by instrument to the Town of Addison, Texas as recorded in Volume 82093, Page 1073 of the Deed Records of Dallas County, Texas;

THENCE South 00°55'13" West along the west right-of-way line of Quorum Drive a distance of 1089.96 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the beginning of a curve to the right having a radius of 1392.39 feet;

THENCE continuing along said west right-of-way line and along said curve to the right through a central angle of 06°05'10", an arc distance of 147.90 feet, being subtended

by a chord which bears South 03°57'48" West, and is 147.83 feet in length to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE South 07°00'23" West continuing along the west right-of-way line of Quorum Drive a distance of 12.27 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap in the said north right-of-way line of Mildred Street;

THENCE North 82°48'27" West along the North right-of-way line of Mildred Street a distance of 155.53 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the beginning of a curve to the left having a radius of 856.03 feet;

THENCE continuing along said north right-of-way line and along said curve to the left through a central angle of 07°00'45", and arc distance of 104.77 feet, being subtended by a chord which bears North 86°18'50" West, and is 104.71 feet in length to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE North 89°49'12" West continuing along the north right-of-way line of Mildred Street a distance of 209.35 feet to the POINT OF BEGINNING and CONTAINING 21.255 acres of land more or less.

### TRACT III

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, in the City of Addison, Dallas County, Texas and being part of two tracts of land standing in the name of OPUBCO Properties, Inc. as evidenced by instruments recorded in Volume 84151, Page 3619, and Volume 82020, Page 0684 all of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "Huitt-Zollars" cap at the intersection of the north right-of-way line of the St. Louis and Southwestern Railroad, a 100 foot wide right-of-way, with east right-of-way line of Quorum Drive as established by instrument to the Town of Addison, Texas as recorded in Volume 82093, Page 1077 of the Deed Records of Dallas County, Texas;

THENCE North 00°08'00" East along the east right-of-way line of Quorum Drive a distance of 96.69 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the beginning of a curve to the right having a radius of 1392.39 feet;

THENCE continuing along said east right-of-way line of Quorum Drive and along said curve to the right through a central angle of 06°52'23", and arc distance of 167.03 feet,

being subtended by a chord which bears North 03°34'12" East, and is 166.93 feet in length to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE North 07°00'23" East continuing along the east right-of-way line of Quorum Drive a distance of 319.26 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the beginning of a curve to the left having a radius of 1472.39 feet;

THENCE continuing along said east right-of-way line of Quorum Drive and along said curve to the left through a central angle of 06°05'10", and arc distance of 156.40 feet, being subtended by a chord which bears North 03°57'48" East, and is 156.33 feet in length to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE North 00°55'13" East continuing along the east right-of-way line of Quorum Drive a distance of 1089.99 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap in the north line of said OPUBCO tract as recorded in Volume 82020, Page 0684;

THENCE South 89°05'45" East along the north line of said OPUBCO tract a distance of 543.53 feet to a 18" hackberry tree, from which a 1/2 inch rod set with "random" cap bears North 89°05'45" West a distance of 2.00 feet;

THENCE South 00°55'13" West a distance of 1561.42 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap in the north right-of-way line of said St. Louis and Southwestern Railroad to a point for corner;

THENCE South 66°45'00" West along the north line of said St. Louis and Southwestern Railroad a distance of 648.95 feet to the POINT OF BEGINNING and CONTAINING 21.477 acres of land more or less.

Section 2, As provided in the "UC" Urban Center District Article of the Comprehensive Zoning Ordinance, said property shall be developed in accordance with the concept plan, which is attached hereto and made a part hereof for all purposes.

SECTION 3. The concept plan is approved subject to the following special conditions:

-Variation/Alteration #2 shall be eliminated from the concept plan. In addition, a note shall be added to the plan under the designation for mixed-use residential which states: Residential units required to meet the 1500 unit minimum shall be developed on those sites designated Mixed-use Residential in phases 1 and 2."

-The following notes shall be added to the plan with regard to Floor Area Ratio:

1. The total allowable floor area for the district shall not exceed a gross F.A.R. of 1.78 : 1.

2. No development plan shall be approved and no building permit shall be issued for any use exceeding the maximum square footage allowance for the designated sub-phases.

3. No development plan shall be approved and no building permit shall be issued for any individual parcel if that parcel would cause the total gross F.A.R. of 1.78:1 for the district to be exceeded.

-The phasing schedule shall be revised to spell out the actual years as follows: Phase I: Start date on or before 1-1-1996 through 1-1-1999, Phase II: 1-1-1996 through 1-1-2004, Phase III: 1-1-1996 through 1-1-2008. In addition, a note shall be added to the Phasing Schedule which states: Final development plans for all phases and sub-phases designated on the Concept Plan shall be submitted by January 1, 2008.

-A note shall be shown on the concept plan stating that any street designations that are not within the boundaries of the district have no effect, and do not commit the city, or adjacent property owners, to obtain R.O.W. or participate in the construction of such streets.

-The applicant shall revise the concept plan to provide a street designation for the street which runs adjacent to the southern boundary of the district. R.O.W. appears insufficient. Applicant shall also verify sight distance from railroad R.O.W. Street shall be shifted off of the proposed pedestrian/bike easement against the railroad R.O.W.

-Residential streets and mews shall be designated on Concept Plan as R-1, R-2, M-1, etc.

-Section A (Quorum Drive) shall be revised to reflect the minimum roadway dimensions indicated in the ordinance which provides for two 11-foot lanes and an 8-foot parking lane. Sections G and H shall be revised to show neck-downs and parking at 9 feet, leaving two travel lanes at 13 feet each (44 feet face-of-curb to face-of-curb).

-All open space indicated on the plans shall be public. All open space shall be labeled as "public open space", (not park, rotary, etc.), and shall be labeled as O-1, O-2, etc.

-The proposed roadway shall be shifted off the utility easement to allow construction of a pedestrian/bike path, applicant may propose using the pedestrian/bike path as a fire lane subject to approval of design for fire lane by staff.

-Staff recommends that a note be shown on the concept plan which states: A final street design plan for the district, addressing final street locations, lay-outs, intersection radii, rotary design, Spectrum Road crossing of railroad line, dead-end streets, and similar considerations shown on the street design and lay-out for the Concept Plan, shall be submitted for staff approval in accordance with standards in the City's subdivision ordinance and Fire Code prior to approval of the first development plan for the district.

-Staff recommends that a note be shown on the concept plan which states: A final utility and drainage plan for the district, addressing utilities and drainage for both the district and the properties north and west of the proposed district, shall be submitted for staff approval in accordance with the City's standards for utility and drainage facility construction, prior to approval of the first development plan for the district.

-The Context Plan is unreadable and shall be modified.

-Alternate cross sections for Residential streets that could possibly serve non-residential purposes shall be provided prior to final approval of the first development plan in Phase I.

-Approval of any development plan in a phase of the project constituting primarily non-residential use shall be preceded by a detailed facilities study, including a traffic impact



assessment, demonstrating that the phase of the project in which the development plan is to occur will be adequately supported by such facilities in a timely manner. A "traffic impact assessment" shall include, at a minimum:

1. Study purpose and objectives.
2. A description of the site and study area
3. Existing conditions in the area of the development
4. Anticipated nearby development
5. Trip generation
6. Trip distribution
7. Modal split
8. Traffic assignment resulting from the development
9. Projected future traffic volumes
10. An assessment of the change in roadway and intersection operating conditions resulting from the development traffic including anticipated levels of service
11. Recommendations for site access and transportation improvements needed to maintain traffic flow to, from, within, and past the site at an acceptable and safe level of service.

-Street classifications shown on the concept plan that are to serve primarily non-residential uses shall be changed on the Thoroughfare Plan to appropriate designations and a revised concept plan shall be approved prior to approval of a preliminary development plan for such uses.

-All open space, which includes the Rotary, Bosque, and Special Events tract, in Phase I shall be dedicated through a subdivision plat prior to the issuance of a building permit for the first development in Phase I.

-All open space, which includes O-2, O-7, O-6, and O-5 in Phase II shall be dedicated through a subdivision plat prior to the issuance of a building permit as required by the Ordinance and as follows: Tract O-4 and O-5 shall be dedicated by plat prior the issuance of a building permit on the first development in Phase II. O-7 shall be dedicated with the submission of a plat for Tract 2d, and O-6 shall be dedicated with the submission of a plat for Tract 2L.

-As a part of the development approval process for each phase or sub-phase, the staff shall make a determination as

to what street rights-of-way will be needed to adequately service the traffic generated by the proposed development. All right-of-way needed to service each phase or sub-phase shall be dedicated through a subdivision plat prior to the issuance of a building permit for the proposed development.

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 set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

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. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, on this the 17th day of July, 1995.



Handwritten signature of the Mayor, consisting of stylized, overlapping loops and a final vertical stroke.

\_\_\_\_\_  
MAYOR

ATTEST:



Handwritten signature of the City Secretary, appearing to read 'CMORAN'.

\_\_\_\_\_  
CITY SECRETARY

CASE NO.: 1213-Z

APPROVED AS TO FORM:



Handwritten signature of the Director of Development Services, appearing to read 'CMORAN'.

\_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

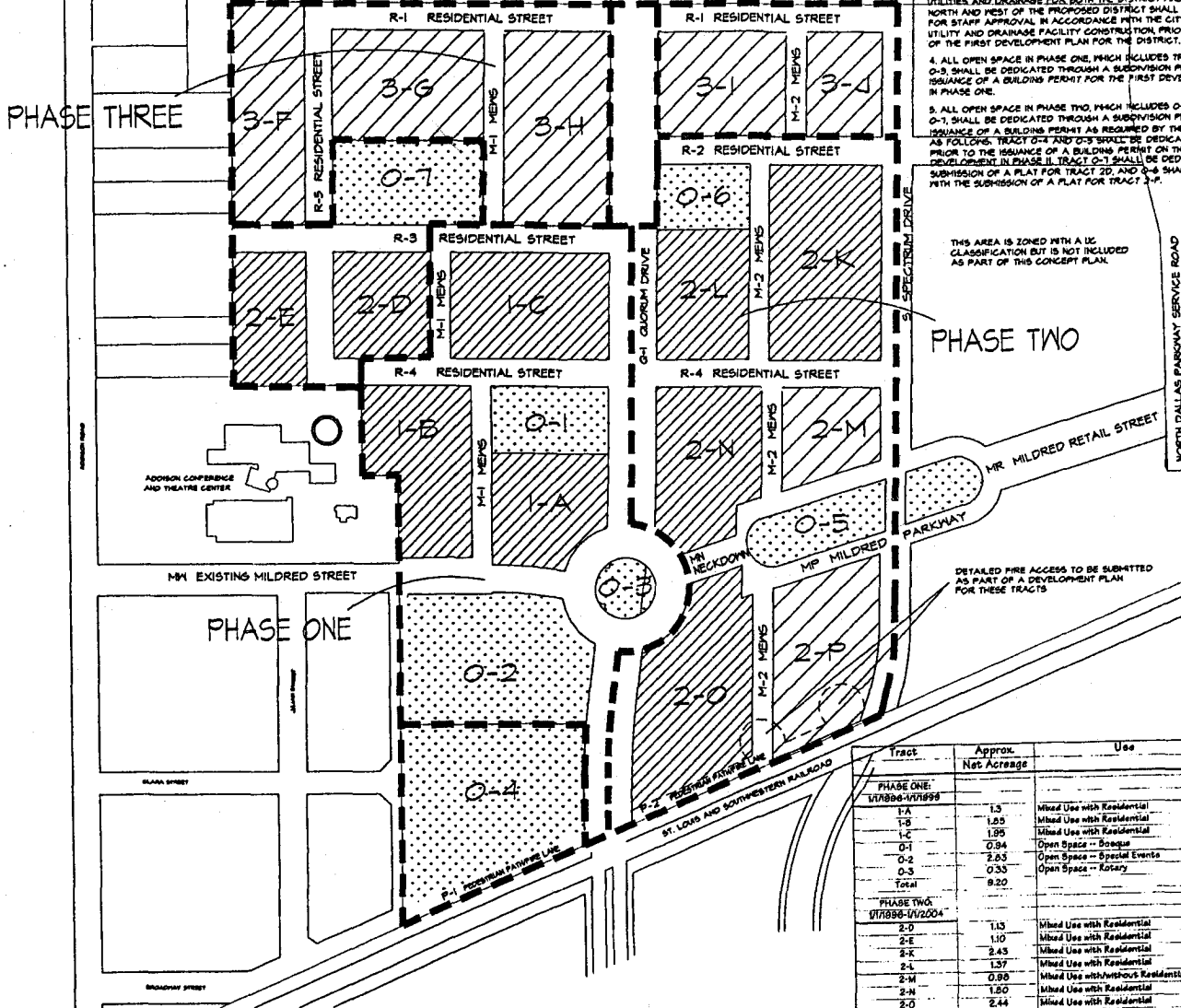
Published  
3/14/96

**VARIATIONS/ALTERATIONS:**

- REQUIREMENTS PURSUANT TO SECTION 1.8(B) OF THE URBAN CENTER DISTRICT REGULATIONS, THE APPLICATION FOR CONCEPT PLAN APPROVAL INCLUDES THE FOLLOWING VARIATIONS AND ALTERATIONS FROM THE PROPOSED CONCEPT PLAN SUBMITTAL:
- MIX OF USES FOR SEPARATE PHASES.
  - FLOOR AREAS BY CATEGORY OF USE.
  - LOCATIONS OF PRIVATE RECREATION AREAS.
  - A DETAILED TIME SCHEDULE FOR PHASES AND ALTERNATIVE USES. THIS CONCEPT PLAN INCLUDES A GENERAL TIME SCHEDULE AND PHASING SEQUENCE FOR THE RESIDENTIAL SUBDISTRICT.
  - STREET ADDRESS, NAMES OF STREETS, STREET NUMBERING, FINAL LOCATION OF MEANS STREETS (SHOW LOCATION FOR MEANS STREETS ARE PRELIMINARY ONLY), AND DETAILS REGARDING RIGHTS-OF-WAYS AND EASEMENTS TO BE ABANDONED.

**GENERAL NOTES:**

- ANY STREET DESIGNATIONS THAT ARE NOT WITHIN THE BOUNDARIES OF THE DISTRICT HAVE NO EFFECT, AND DO NOT COMMIT THE CITY OR ADJACENT PROPERTY OWNERS TO OBTAIN E.O.M. OR PARTICIPATE IN THE CONSTRUCTION OF SUCH STREETS.
- A FINAL STREET DESIGN PLAN FOR THE DISTRICT, ADDRESSING FINAL STREET LOCATIONS LAYOUT, INTERSECTION RADI, ROTARY DESIGN, SPECTRUM ROAD CROSSINGS OF RAILROAD LINE, DEAD-END STREETS, AND SIMILAR CONSIDERATIONS SHOWN ON THE STREET DESIGN AND LAY-OUT FOR THE CONCEPT PLAN SHALL BE SUBMITTED FOR STAFF APPROVAL IN ACCORDANCE WITH STANDARDS IN THE CITY'S SUBDIVISION ORDINANCE AND FIRE CODE PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN FOR THE DISTRICT.
- A FINAL UTILITY AND DRAINAGE PLAN FOR THE DISTRICT, ADDRESSING UTILITIES AND DRAINAGE FOR BOTH THE DISTRICT AND THE PROPERTIES NORTH AND WEST OF THE PROPOSED DISTRICT SHALL BE SUBMITTED FOR STAFF APPROVAL IN ACCORDANCE WITH THE CITY STANDARDS FOR UTILITY AND DRAINAGE FACILITY CONSTRUCTION PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN FOR THE DISTRICT.
- ALL OPEN SPACE IN PHASE ONE, WHICH INCLUDES TRACTS O-1, O-2, AND O-3, SHALL BE DEDICATED THROUGH A SUBDIVISION PLAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE FIRST DEVELOPMENT IN PHASE ONE.
- ALL OPEN SPACE IN PHASE TWO, WHICH INCLUDES O-4, O-5, O-6, AND O-7, SHALL BE DEDICATED THROUGH A SUBDIVISION PLAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AS REQUIRED BY THE ORDINANCE AND AS FOLLOWS: TRACT O-1 AND O-3 SHALL BE DEDICATED BY PLAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON THE FIRST DEVELOPMENT IN PHASE II. TRACT O-1 SHALL BE DEDICATED WITH THE SUBMISSION OF A PLAT FOR TRACT 2D, AND O-6 SHALL BE DEDICATED WITH THE SUBMISSION OF A PLAT FOR TRACT 3-F.



THIS AREA IS ZONED WITH A IZ CLASSIFICATION BUT IS NOT INCLUDED AS PART OF THIS CONCEPT PLAN.

**PHASE TWO**

DETAILED FIRE ACCESS TO BE SUBMITTED AS PART OF A DEVELOPMENT PLAN FOR THESE TRACTS

**RESIDENTIAL SUBDISTRICT**

RESIDENTIAL UNITS REQUIRED TO MEET THE 1500 UNIT MINIMUM SHALL BE DEVELOPED ON THOSE SITES DESIGNATED MIXED-USE RESIDENTIAL IN PHASES I AND 2.

MIXED USE WITH RESIDENTIAL (RESIDENTIAL WITH NON-RESIDENTIAL GROUND FLOOR USES)

MIXED USE WITH RESIDENTIAL ALTERNATIVE USE; MIXED USE WITHOUT RESIDENTIAL

**PUBLIC OPEN SPACE**

PUBLIC OPEN SPACE FOR EACH PHASE TO BE DEDICATED BY PLAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON THE FIRST DEVELOPMENT WITHIN THAT PHASE.

Tract	Approx. Net Acreage	Use	Max. Floor Area (sf)
<b>PHASE ONE:</b>			
1A	1.5	Mixed Use with Residential	203,861
1-B	1.0	Mixed Use with Residential	280,110
1-C	1.95	Mixed Use with Residential	306,791
O-1	0.94	Open Space - Bouquet	
O-2	2.83	Open Space - Special Events	
O-3	0.33	Open Space - Rotary	
Total	9.20		799,762
<b>PHASE TWO:</b>			
1/1898-1/2004			
2-D	1.13	Mixed Use with Residential	176,560
2-E	1.10	Mixed Use with Residential	167,500
2-K	2.43	Mixed Use with Residential	518,660
2-L	1.37	Mixed Use with Residential	280,300
2-M	0.88	Mixed Use with/without Residential	206,800
2-N	1.80	Mixed Use with Residential	415,800
2-O	2.44	Mixed Use with Residential	568,800
2-P	1.86	Mixed Use with/without Residential	383,200
O-4	3.31	Open Space - Special Events	0
O-5	0.74	Open Space - Mildred Parkway	0
O-6	0.88	Open Space - Quorum East	0
O-7	1.45	Open Space - Quorum West	0
Total	18.28		2,733,200
<b>PHASE THREE:</b>			
1/1898-1/2208			
3-F	1.86	Mixed Use with/without Residential	284,000
3-G	1.86	Mixed Use with/without Residential	284,000
3-H	2.31	Mixed Use with/without Residential	361,800
3-I	1.51	Mixed Use with/without Residential	321,250
3-J	0.68	Mixed Use with/without Residential	166,750
Total	8.44		1,439,800
<b>TOTAL GROSS</b>	<b>65.338</b>	<b>Gross FAR - 1760 to 1</b>	<b>4,106,063</b>
			Not to exceed

- FAR/ALLOWABLE SQUARE FOOTAGE NOTES:**
- The total allowable floor area for the district shall not exceed a gross FAR of 1760:1 (5.61:1).
  - No development plan shall be approved and no building permit shall be issued for any use exceeding the maximum square footage allowance for the designated sub-phases.
  - No development plan shall be approved and no building permit shall be issued for any individual parcel if that parcel would cause the total gross FAR of 1760:1 for the district to be exceeded.
  - Total building square footage to be determined as building permit stage.
  - Final development plans for all phases and sub-phases designated on the concepts plan shall be submitted by January 1, 2008.

This information is part of a May 26, 1995 amendment to an application for approval of a concept plan, originally submitted March 1, 1993. This sheet is part of a set of 4 plan sheets replacing the set submitted on the same date for Lots 11, 12, and 13 of Block 8, Lots 1, 2, and 3 of Block 9, a portion of Lot 8 of Block 10, and Lot 3 and a portion of Lot 2 of Block 11, all being part of John's Addition, and additional unimproved acreage all in the G. R. Fisher Survey, Abstract No. 492 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Hall of Columbus County Trust, 15071 North Dallas Parkway, Suite 555, Dallas, Texas 75240 telephone 972-4908.

**CONCEPT PLAN**

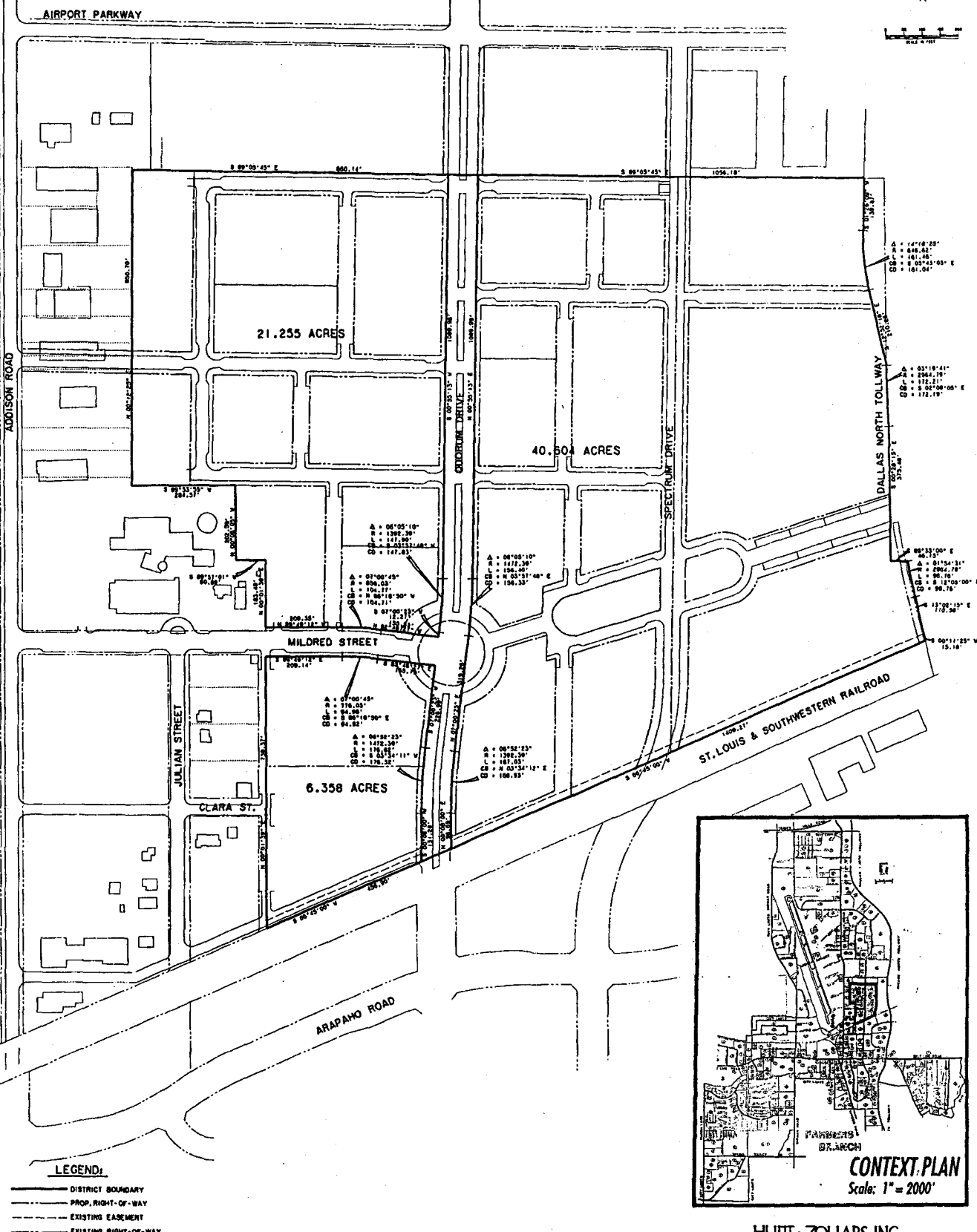
1" = 100'



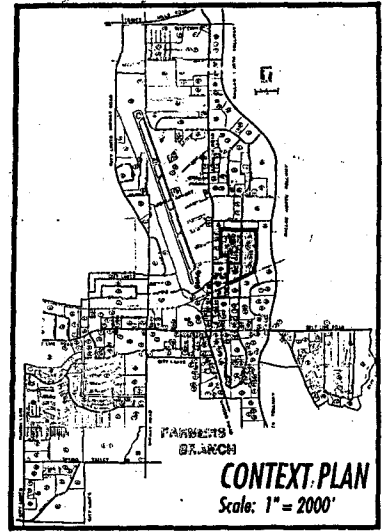
**Addison Urban Center**  
Special District Planning • Addison, Texas

**COLUMBUS**  
RIKL Associates Inc

095-032



- LEGEND:**
- DISTRICT BOUNDARY
  - PROP. RIGHT-OF-WAY
  - EXISTING EASEMENT
  - EXISTING RIGHT-OF-WAY



HUITT - ZOLIARS, INC.

This information is part of a May 20, 1995 amendment to an application for approval of a concept plan, originally submitted March 1, 1995. This sheet is part of a set of 6 plan sheets replacing the set submitted on the same date for Lots 11, 12, and 13 of Block 8, Lots 5, 6, and 7 of Block 9, a portion of Lot 8 of Block 3, and Lot 3 and a portion of Lot 2 of Block 2, all being part of Addison, Dallas County, Texas. This plan is being submitted by Bryant Hall of Columbus Realty Trust, 15871 North Dallas Parkway suite 255, Dallas, Texas 75240. Telephone: 282-1492.

# BOUNDARY SURVEY

Scale 1" = 100'

095-032

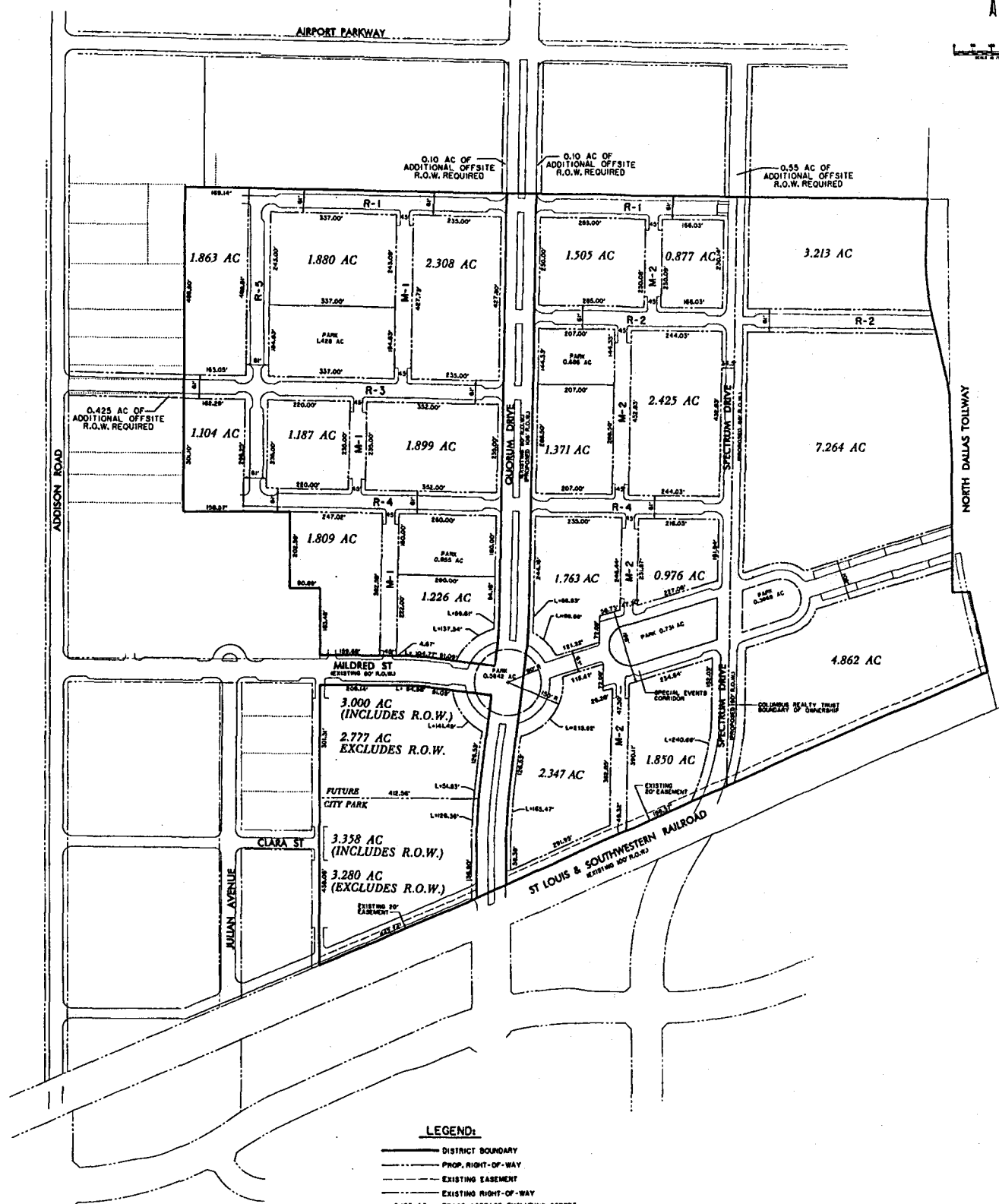


# Addison Urban Center

Special District Planning • Addison, Texas

COLUMBUS

RIKI Associates Inc



**LEGEND:**

- DISTRICT BOUNDARY
  - PROP. RIGHT-OF-WAY
  - EXISTING EASEMENT
  - EXISTING RIGHT-OF-WAY
  - 2.193 AC. TRACT ACREAGE EXCLUDING STREET RIGHT-OF-WAY AND PARKS EXCEPT AS NOTED
- NOTE: 145' R.O.W.'S ARE SUBJECT TO MOVEMENT EAST AND WEST BASED ON THE DESIGN OF EACH INDIVIDUAL PHASE.

095-032  
HUITT-ZOLIARS, JNC.

# DEVELOPMENT FRAMEWORK PLAN

Scale 1" = 100'

This information is part of a May 30, 1995 amendment to an application for approval of a concept plan, originally submitted March 1, 1995. This sheet is part of a set of 8 plans showing the site submitted on the same date for Lots 11, 12, and 13 of Block D, Lots 5, 6, and 7 of Block E, a portion of Lot 8 of Block D, and Lot 9 and a portion of Lot 2 of Block F, all being part of John's Addition, and additional unimproved acreage all in the G.M. Fisher Survey, Abstract No. 402 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Beyond Half of Columbus Realty Trust, 15071 North Dallas Parkway suite 855, Dallas, Texas 75248 telephone: 972-1192.



# Addison Urban Center

Special District Planning • Addison, Texas

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REALTY TRUST  
RTKL Associates Inc.



AIRPORT PARKWAY

ADDISON ROAD

JULIAN STREET

MILDRED STREET

MILDRED STREET

SPECTRUM DRIVE

DALLAS NORTH TOLLWAY

ST. LOUIS & SOUTHWESTERN RAILROAD

ARAPAHO ROAD

**LEGEND:**

- PROP. SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED WATER
- EXISTING WATER
- PROPOSED FIRE HYDRANT

NOTE: FIRE HYDRANT LOCATIONS ARE SUBJECT TO CHANGE BASED ON DETAILED ENGINEERING PLANS.

095-032

HUITT-ZOLLARS, INC.

# WATER/SANITARY SEWER PLAN

Scale 1" = 100'

This information is part of a May 20, 1992 amendment to an application for approval of a concept plan, originally submitted March 1, 1992. This sheet is part of a set of 6 plan sheets replacing the set submitted on the same date for Lots 11, 12, and 13 of Block 8, Lots 5, 6, and 7 of Block 9, a portion of Lot 8 of Block 9, and Lot 3 and a portion of Lot 2 of Block 10; all being part of Julian's Addition, Dallas County Texas, and additional unplatted acreage all in the G.W. Fisher Survey, Abstract No. 462 in the Town of Addison, Dallas County Texas. This plan is being submitted by Bryan Beal of Columbus Realty Trust, 15471 North Dallas Parkway suite 855, Dallas, Texas 75248 telephone: 367-1492.



ADDISON

## Addison Urban Center

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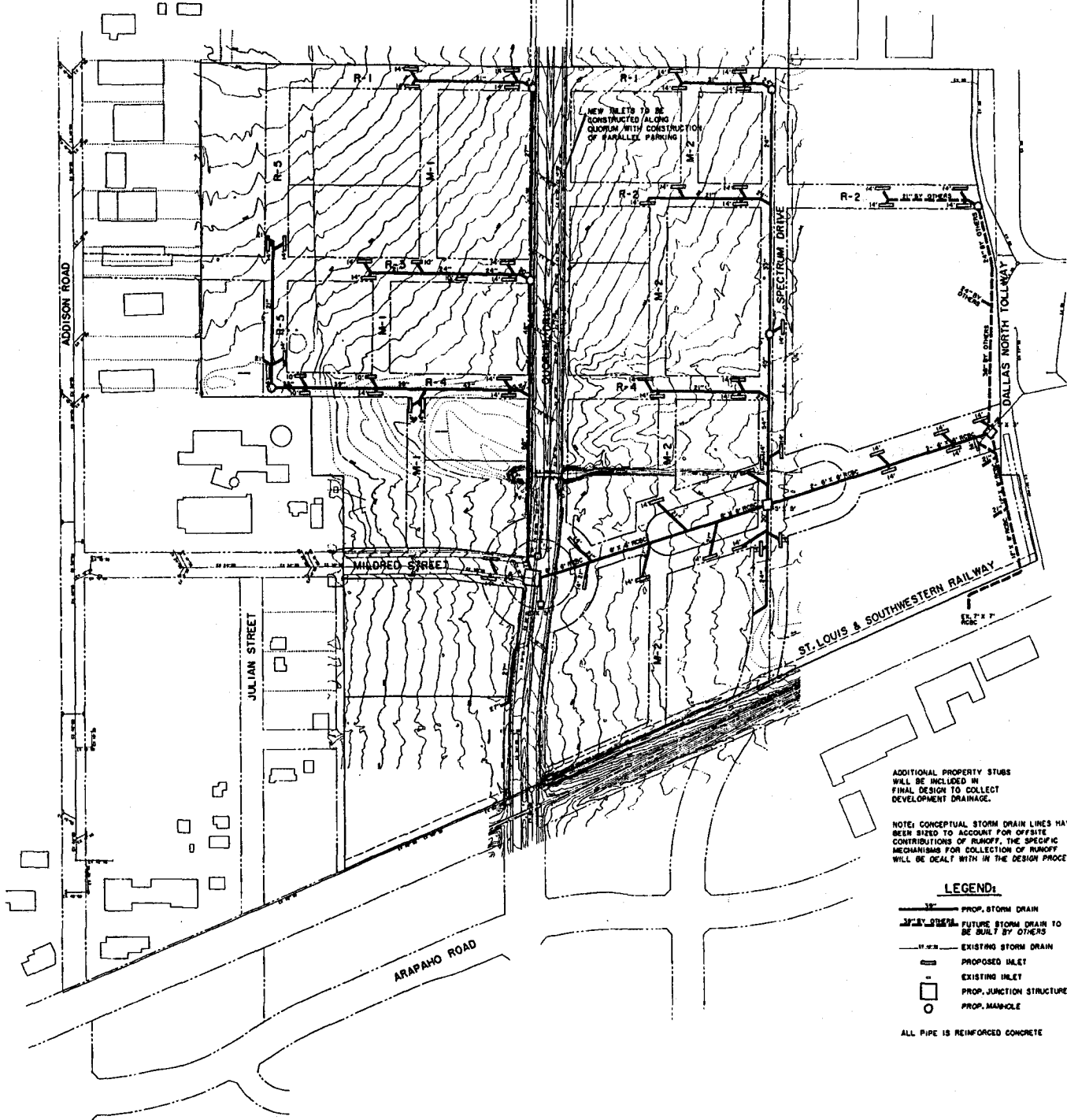
COLUMBUS

R/KI Associates Inc.





AIRPORT PARKWAY



ADDITIONAL PROPERTY STUBS WILL BE INCLUDED IN FINAL DESIGN TO COLLECT DEVELOPMENT DRAINAGE.

NOTE: CONCEPTUAL STORM DRAIN LINES HAVE BEEN SIZED TO ACCOUNT FOR OFFSITE CONTRIBUTIONS OF RUNOFF. THE SPECIFIC MECHANISMS FOR COLLECTION OF RUNOFF WILL BE DEALT WITH IN THE DESIGN PROCESS.

**LEGEND:**

- PROP. STORM DRAIN
- FUTURE STORM DRAIN TO BE BUILT BY OTHERS
- EXISTING STORM DRAIN
- PROPOSED INLET
- EXISTING INLET
- PROP. JUNCTION STRUCTURE
- PROP. MANHOLE

ALL PIPE IS REINFORCED CONCRETE

095-032

HUITT-ZOLLARS, INC.

# MASTER DRAINAGE PLAN

Scale 1" = 100'

This information is part of a May 30, 1995 addendum to an application for approval of a concept plan, originally submitted March 1, 1995. This sheet is part of a set of 8 plan sheets regarding the site indicated on the same date for Lots 11, 12, and 13 of Block 9, Lots 5, 6, and 7 of Block 9, a portion of Lot 8 of Block 9, and Lot 3 and a portion of Lot 2 of Block 7; all being part of Julian's Addition, and subdivided according to acreage all in the S.W. 1/4 of Section 36, T.10N. R.10E. Addendum No. 402 to the Town of Addison, Dallas County, Texas. This plan is being submitted by Bryant Real Estate, Inc., 15071 North Dallas Parkway, Suite 855, Dallas, Texas 75244. Telephone: 972-1492.

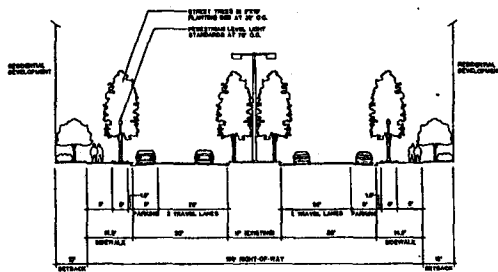


# Addison Urban Center

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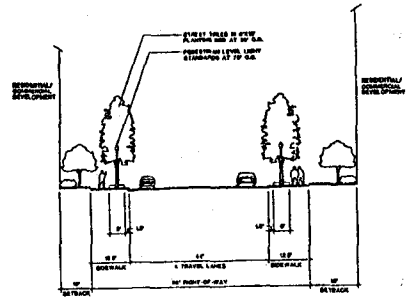
**COLUMBUS**

R/K Associates Inc



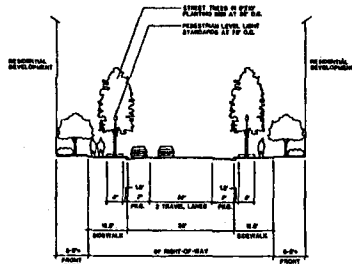
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Category A - Major Residential Boulevard (Ouorum)  
Scale: 1/8" = 1'-0"



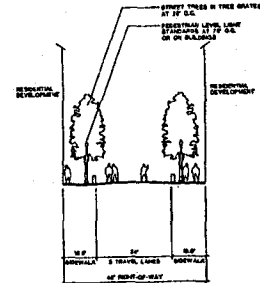
NOTE: IF SIDEWALKS CAN BE PAVED ADJACENT TO COMMERCIAL USES.

Category B - Principal Collector (Spectrum Drive)  
Scale: 1/8" = 1'-0"

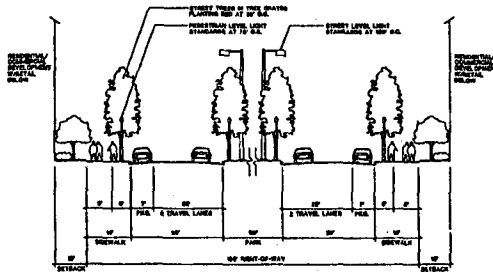


NOTE: SIDEWALKS ON RESIDENTIAL PORTION OF SIDEWALKS SHALL BE 5' O.C. FROM THE EDGE OF THE ROADWAY TO THE EDGE OF THE PLANTING BEDS. THE PLANTING BEDS SHALL BE 10' O.C. FROM THE EDGE OF THE ROADWAY TO THE EDGE OF THE PLANTING BEDS.

Category C - Residential Street  
Scale: 1/8" = 1'-0"

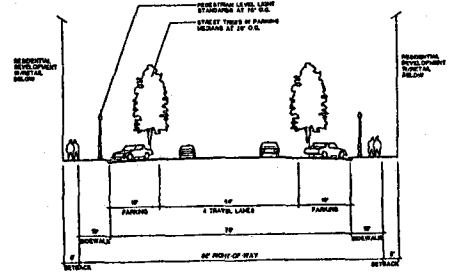


Category D - Mews  
Scale: 1/8" = 1'-0"

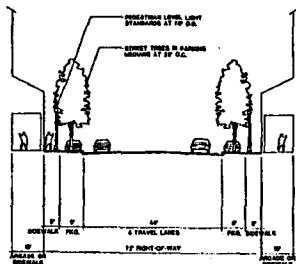


NOTE: IF SIDEWALKS CAN BE PAVED ADJACENT TO COMMERCIAL USES.

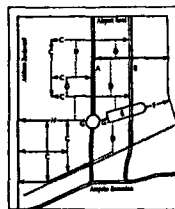
Category E - Special Events Parkway (Mildred)  
Scale: 1/8" = 1'-0"



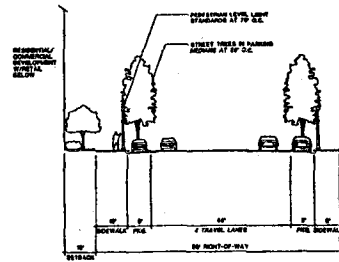
Category F - Retail Street (Mildred)  
Scale: 1/8" = 1'-0"



Category G - Retail Street @ Neckdown (Mildred)  
Scale: 1/8" = 1'-0"



Site Plan Diagram



NOTE: IF SIDEWALKS CAN BE PAVED ADJACENT TO COMMERCIAL USES.

Category H - Mildred Street West of Rotary  
Scale: 1/8" = 1'-0"

# STREET SECTIONS

HUITT-ZOLLARS, INC.

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095-03



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