

ORDINANCE NO. 096-003

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "LR" LOCAL RETAIL, ON APPLICATION FROM SOUTHWEST PROPERTIES, LOCATED ON 32 ACRES AT THE SOUTHEAST CORNER OF THE INTERSECTION OF DALLAS NORTH TOLLWAY AND BELT LINE ROAD, 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, 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 shopping center known as the Village on the Parkway, located on a tract of land out of the Allen Bledsoe Survey, Abstract No. 157, the G.W. Fisher Survey, Abstract No. 482 and the J. Pancoast Survey, Abstract No. 1146, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point being the intersection of the east right-of-way line of Dallas Parkway and the south right-of-way line of Belt Line Road;

THENCE East along said south line, a distance of 241.34 feet to a point for a corner;

THENCE S 65°51'30" E, a distance of 54.24 feet to a point for corner;

THENCE N 48°03'00" E, a distance of 30.0 feet to a point for a corner, said point lying on the centerline of Noell Road;

THENCE S 41°57'00" E along said centerline, a distance of 741.67 feet to an angle point;

THENCE S 23°24'00" E continuing along said centerline, a distance of 907.45 feet to a point for a corner;

THENCE S 85°31'25" W departing said centerline, a distance of 733.4 feet to an angle point;

THENCE N 85°30'06" W a distance of 882.99 feet to a point for a corner said point lying on the east right-of-way of Dallas Parkway;

THENCE Northeasterly along said east line being a circular curve to the right having a central angle of 34°35'34" and whose center bears S 88°39'35" E, 1256.93 feet, an arc distance of 759.25 feet to the point of reverse curve to the left having a central angle of 36°13'00" and a radius of 1014.93 feet;

THENCE Northeasterly along said curve and continuing along said east line, an arc distance of 641.54 feet to its point of tangency;

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 1,872 square-foot portion of a lease space addressed as 5100 Belt Line Road, Suite 796, in a shopping center known as the Village on the Parkway, located on a tract of land out of the Allen Bledsoe Survey, Abstract No. 157, the G.W. Fisher Survey, Abstract No. 482 and the J. Pancoast Survey, Abstract No. 1146, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point being the intersection of the east right-of-way line of Dallas Parkway and the south right-of-way line of Belt Line Road;

THENCE East along said south line, a distance of 241.34 feet to a point for a corner;

THENCE S 65°51'30" E, a distance of 54.24 feet to a point for corner;

THENCE N 48°03'00" E, a distance of 30.0 feet to a point for a corner, said point lying on the centerline of Noell Road;

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THENCE S 23°24'00" E continuing along said centerline, a distance of 907.45 feet to a point for a corner;

THENCE S 85°31'25" W departing said centerline, a distance of 733.4 feet to an angle point;

THENCE N 85°30'06" W a distance of 882.99 feet to a point for a corner said point lying on the east right-of-way of Dallas Parkway;

THENCE Northeasterly along said east line being a circular curve to the right having a central angle of 34°35'34" and whose center bears S 88°39'35" E, 1256.93 feet, an arc distance of 759.25 feet to the point of reverse curve to the left having a central angle of 36°13'00" and a radius of 1014.93 feet;

THENCE Northeasterly along said curve and continuing along said east line, an arc distance of 641.54 feet to its point of tangency;

THENCE N 00°16'01" W, a distance of 65.52 feet to the POINT OF BEGINNING AND CONTAINING 33.967 acres of land 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:

-Allowable building height shall be set at the same requirement as Commercial-1 zoning which is across the Tollway, which is as follows:

-No building or structure shall exceed six (6) standard stories in height unless additional height is set back from the street lines one (1') foot for each two (2') feet of height above each six story limit. Applicant shall comply with all FAA requirements.

-All parking in the center shall be set at a mixed-use development ratio of one space per 250 square feet of space (1/250).

-Approval of the location of the tower elements at the entrances shall be subject to the approval of the city's traffic engineer, Barton-Aschman, Inc.

-At the end of one year after the final inspection of the improvements proposed by the applicant, the Town shall conduct a warrant study to determine if a traffic signal is needed at the middle driveway on Montfort drive. If the study indicates a traffic signal is warranted, the cost for the signal, including installation, shall be paid by the applicant.

-The existing multi-tenant signs on the property shall be removed prior to the installation of the tower elements at the driveway locations.

-The applicant shall revise the plans in accordance with the recommendations listed in the January 5, 1996 memo from Barton-Aschman Associates, the Town's traffic consultant.

-A plan indicating all reconfiguring of drives and changes to curb-cuts shall be submitted to the staff and approved prior to construction.

-If Sakowitz Drive is closed, the city shall be allowed to maintain a utility easement through the property, a demolition plan for the roadway shall be approved by all adjacent property owners, and a cross-access easement to Montfort shall be provided for the independent restaurants that front Belt Line Road.

-A detailed landscaping plan shall be submitted to the staff and approved prior to the issuance of a building permit.

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.

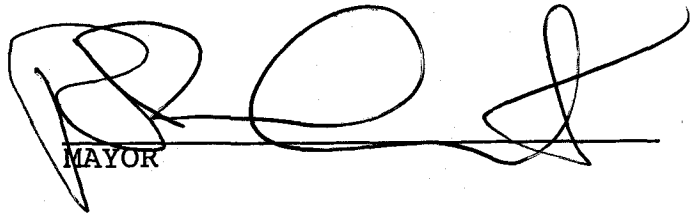
SECTION 7. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 096-003

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 9th day of January, 1996.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO.: 1244-Z

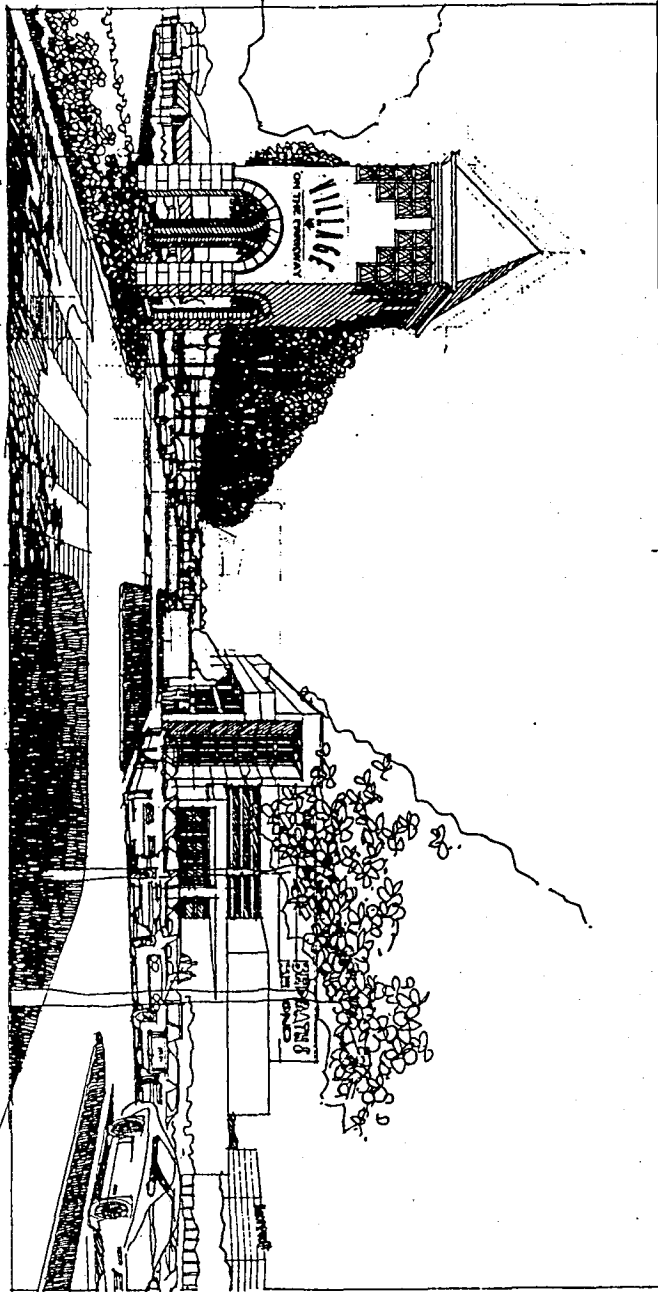
APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

Published
3/7/96





096-003

VILLAGE ON THE PARKWAY

ADDISON, TEXAS

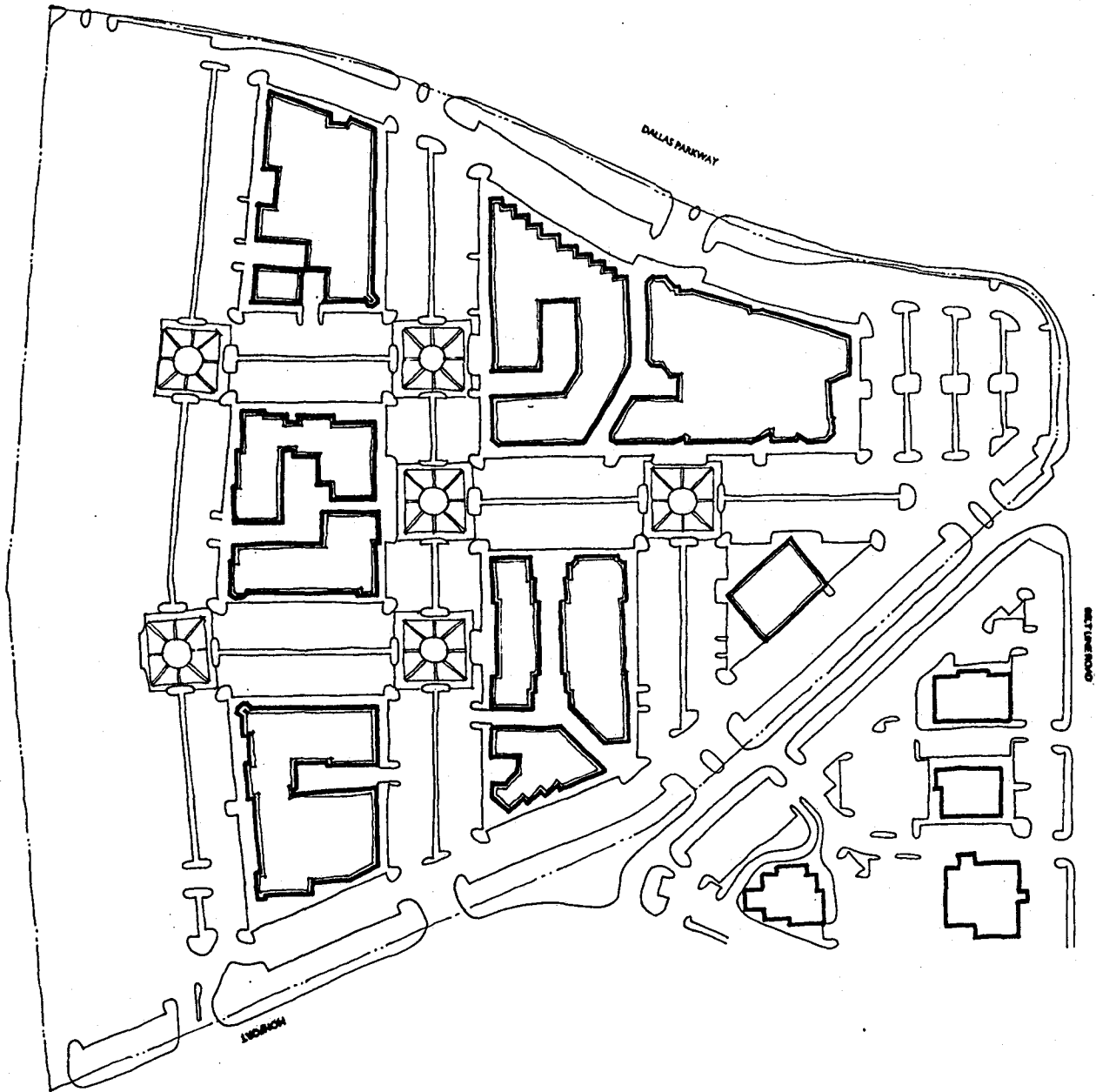
SOUTHWEST PROPERTIES

"HOUSE #1" "HOUSE #2" "HOUSE #3" "HOUSE #4" "HOUSE #5"

RPKL

PERSPECTIVE VIEW

DATE: 10/1/80
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]



EXISTING CONDITIONS PLAN

096-003

VILLAGE ON THE PARKWAY
ADDISON, TEXAS
SOUTHWEST PROPERTIES

WESTERN ENGINEERING & ARCHITECTURE
1000 WEST 10TH STREET
DALLAS, TEXAS 75201
TEL: 214-761-1111
FAX: 214-761-1112

• NEW LOW WALL - MONUMENT SIGN

• REVISED BELTLINE ENTRANCE WITH IDENTITY TOWER
BELTLINE ROAD

• CLOSURE OF SAKOWITZ DRIVE TO SIMPLIFY TRAFFIC
AND INCREASE LANDSCAPING AND PARKING

• REVISED ENTRANCE/EXIT FROM
SITE TO AIDE TRAFFIC FLOW
• INCREASED LANDSCAPING

• RESTRICTION OF FREELANES (TO 24'-0") AND PARKING
TO REINFORCE ONE-WAY TRAFFIC FLOW

• NEW TRAFFIC CONTROL AT MONTEFORT

• NEW PROJECT IDENTITY TOWERS AND TURNAROUNDS
AT ENTRANCES
• CLOSURE OF TURNAROUNDS TO AIDE TRAFFIC FLOW
• INCREASED LANDSCAPING

GRAPHICAL SITE LEGEND
PROJECT IDENTITY TOWER
EXISTING SIGN TO BE REMOVED
REUSE EXISTING T-1 SIGN DIRECTIONAL
NEW TRAFFIC DIRECTIONAL

MONTEFORT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

• NEW TRELISES TO ENHANCE OUTDOOR SEATING
AND PEDESTRIAN FLOW

• NEW SITE DIRECTIONAL AND INFORMATIONAL SIGNAGE

• NEW PROJECT IDENTITY TOWERS AND TURNAROUNDS
AT ENTRANCES

• CLOSURE OF TURNAROUNDS TO AIDE TRAFFIC FLOW

096-003

VILLAGE ON THE PARKWAY

ADDISON, TEXAS
SOUTHWEST PROPERTIES

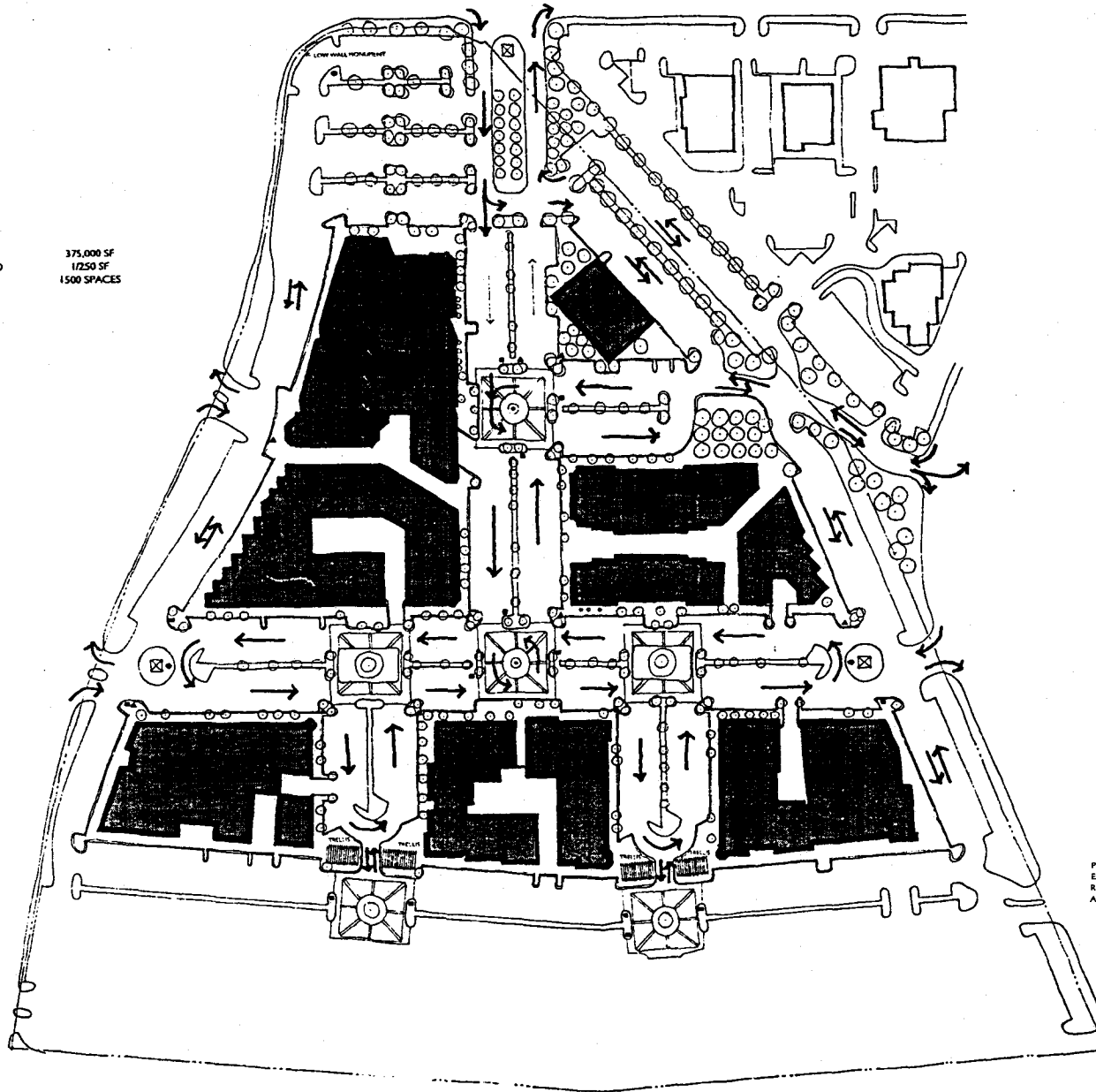
IMPROVEMENTS PLAN



SITE PLAN

BUILDING AREA (TOTAL)
MIXED USE PARKING RATIO
PARKING REQUIRED

375,000 SF
1/250 SF
1500 SPACES



GRAPHICS, SITE LEGEND
PROJECT IDENTITY TOWER
EXISTING SIGN TO BE REMOVED
REMOVE EXISTING T BAR DIRECTIONAL
AREA TENANT DIRECTIONAL

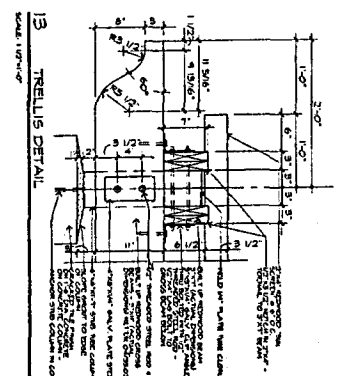
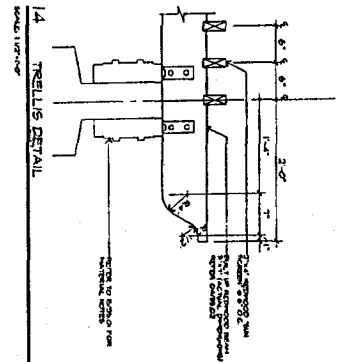
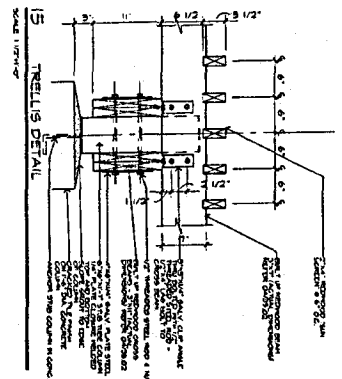
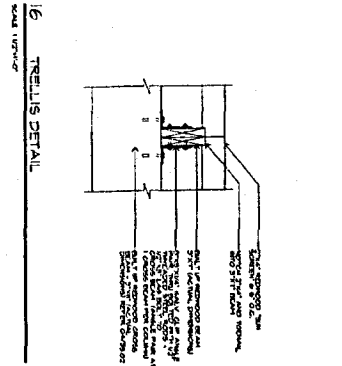
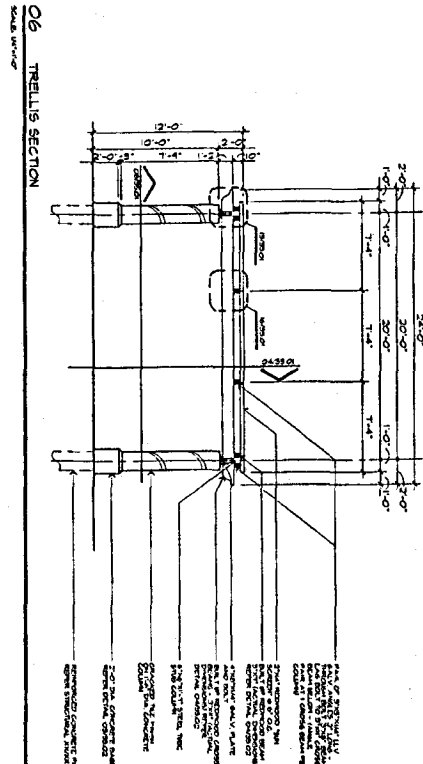
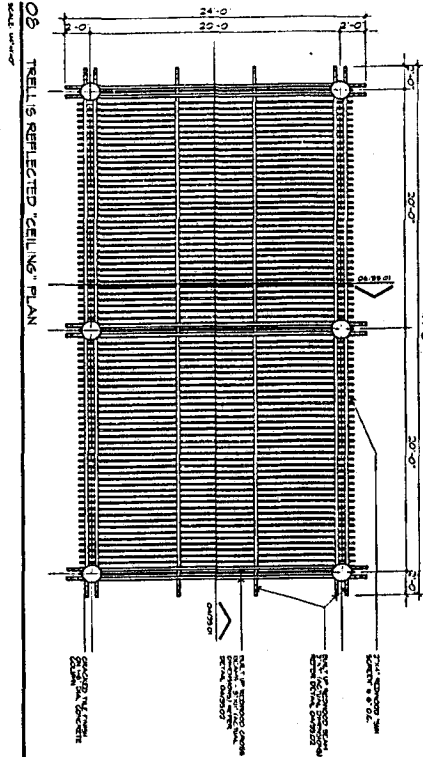
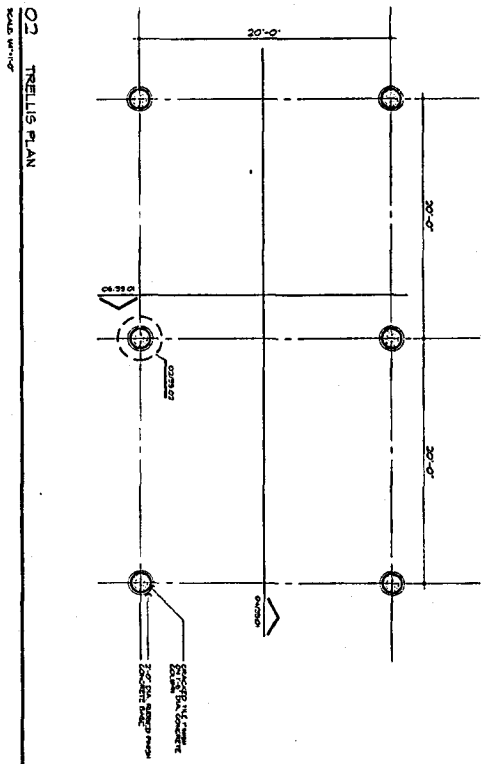
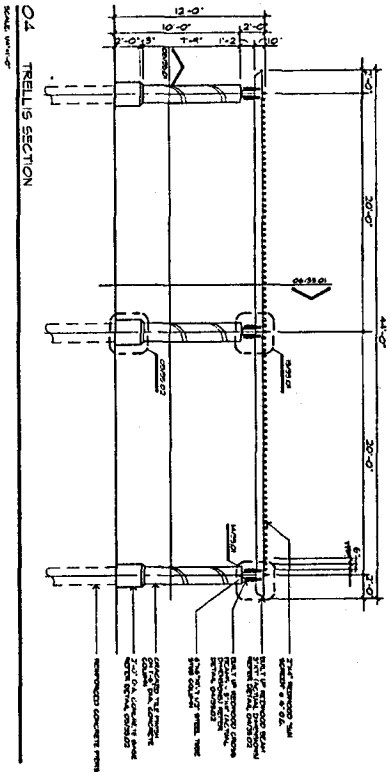


TRAFFIC CIRCULATION PLAN

096-003

VILLAGE ON THE PARKWAY
ADDISON, TEXAS
SOUTHWEST PROPERTIES

RTKL



096-003

VILLAGE ON THE PARKWAY
ADDISON, TEXAS
 SOUTHWEST PROPERTIES

RTKL

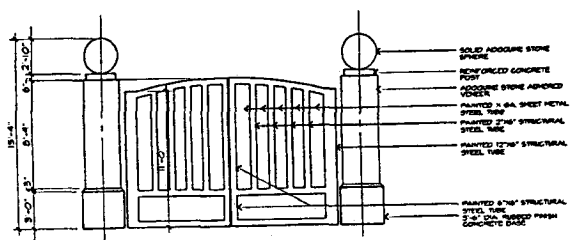
ARCHITECTS

10000 WEST LOOP SOUTH, SUITE 200
 DALLAS, TEXAS 75243
 TEL: 214.424.4400
 FAX: 214.424.4401

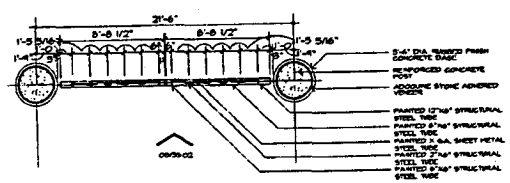
DATE: 03/20/01
 DRAWING NO.: 01

TRELLIS
 PLANS & DETAILS
 35

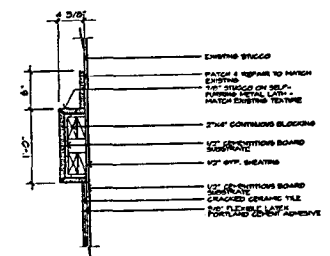
VILLAGE ON THE PARKWAY
 ADDISON, TEXAS
 SOUTHWEST PROPERTIES
MEMBER OF THE
TRUST
OF TEXAS
REAL ESTATE
INDUSTRY



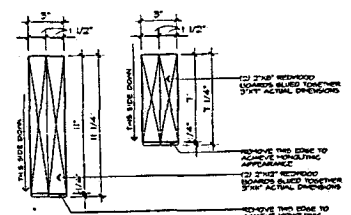
08 UTILITY COURT GATE ELEVATION
SCALE: 1/4"=1'-0"



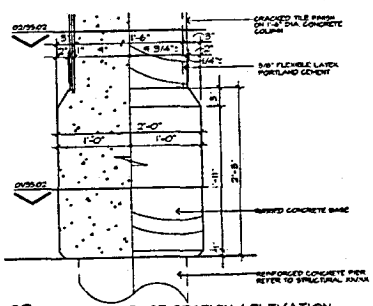
07 UTILITY COURT GATE PLAN
SCALE: 1/4"=1'-0"



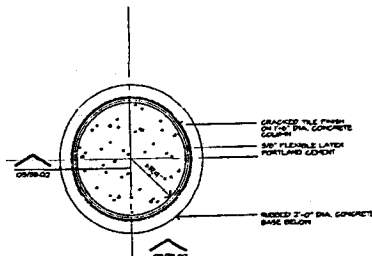
05 CRACKED TILE INSET FRAME
SCALE: 1/2"=1'-0"



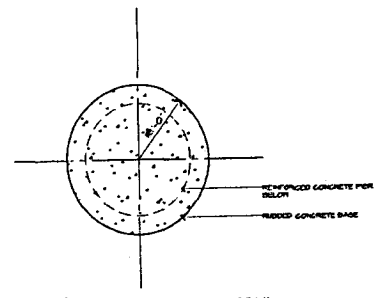
04 BUILT-UP REDWOOD BEAM SECTIONS
SCALE: 3/4"=1'-0"



03 TRELLIS BASE SECTION / ELEVATION
SCALE: 1/2"=1'-0"



02 TRELLIS COLUMN PLAN DETAIL
SCALE: 1/2"=1'-0"



01 TRELLIS BASE PLAN DETAIL
SCALE: 1/2"=1'-0"

NOTHING SHOWN FOR FILE REVIEW
 No. Date
 Name

Drawn
 Checked
 Approved

RTKL

2628 South Street, Suite 200
 Dallas, Texas 75227
 (214) 871-8877

TRELLIS
 DETAILS

Comp. No. **35**
 Series **AD 2009A**
 Date **NOV. 27, 2009**
 Scale **AS SHOWN**

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03/07/96