

ORDINANCE NO. 096-042

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING ORDINANCE 739, SECTION 3, TO PROVIDE FOR REVISED SPECIAL CONDITIONS, ON APPLICATION FROM MEPC AMERICAN PROPERTIES, 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, is hereby amended by amending Ordinance 739, Section 3, to read as follows:

- a) Said property shall be developed in accordance with the revised development plans attached hereto and a part hereof for all purposes.

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b) No building shall exceed sixteen (16) stories in height and no structure, including mechanical penthouses, antennas, etc., shall exceed the height allowed by the FAA.

c) Off-street parking shall be provided for at a ratio of one (1) space per every 300 square feet of net leasable area.

d) All paved areas, permanent drives, streets, and drainage structures shall be constructed in accordance with standard City of Addison specifications adopted for such purposes, and the same shall be done to the satisfaction of the Director of Public Works.

e) All driveways, parking areas, access easements, and walkways shall be illuminated.

f) All exterior lighting sources shall be placed and reflected in such a manner so as not to create annoyances, nuisances, or hazards.

g) All building sides must be faced with face brick, stone, concrete, aluminum, glass, stucco, or with similar quality face materials. Wood veneer over approved structural frame shall be allowed when such construction is allowed by the City of Addison Building Code.

h) Mechanical equipment shall be constructed, located, and screened so as not to interfere with the peace and comfort of the occupants of any adjoining building.

i) All refuse and refuse containers shall be screened from the view of all public streets adjacent to the property by a solid fence or wall of at least six (6) feet in height.

j) No accessory use shall be constructed to permit the keeping of articles, goods, or materials in the open or exposed to public view.

k) The applicant shall dedicate sufficient right-of-way for the construction of a free right-turn lane and single-point-urban interchange on the north side of the property. Staff will work with the applicant on an exchange of property with the City.

l) The building shall be constructed in accordance with all applicable fire and building codes.

SECTION 2. 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

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not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. 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 4. 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 5. 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 10th day of September, 1997.


MAYOR

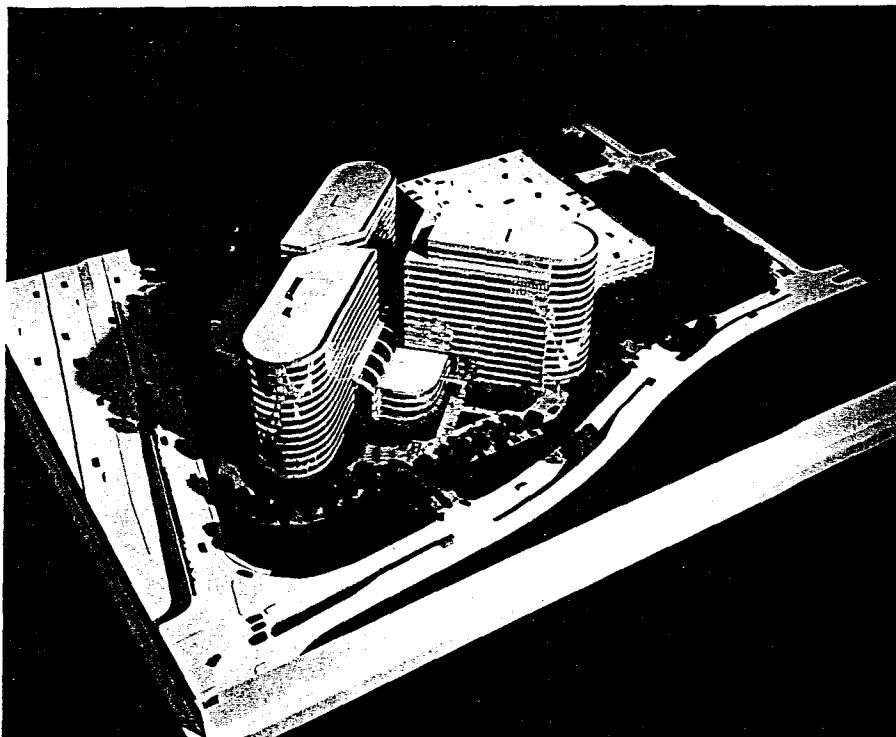
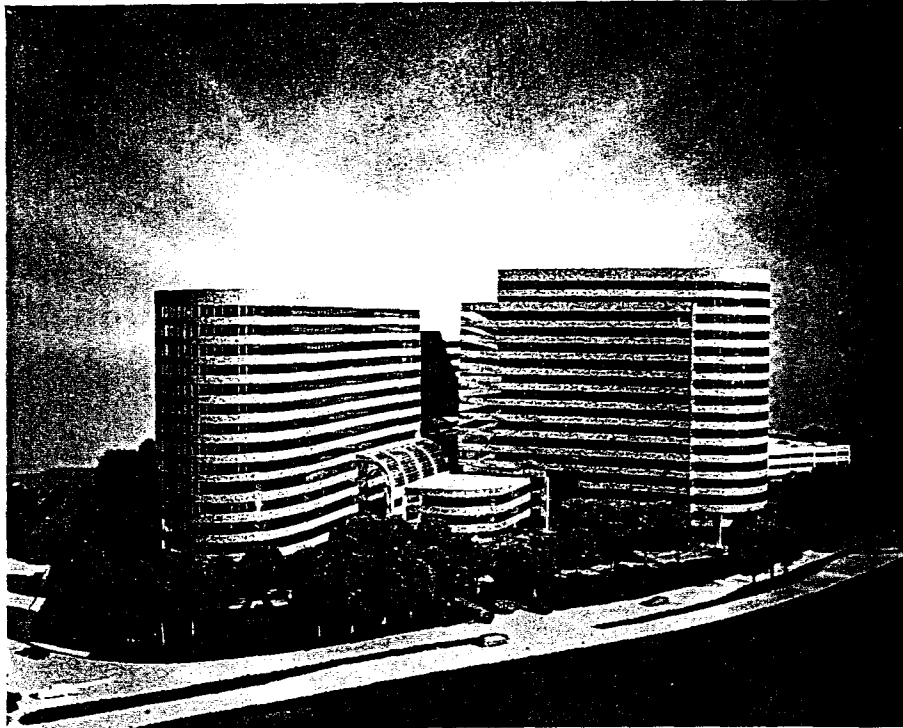
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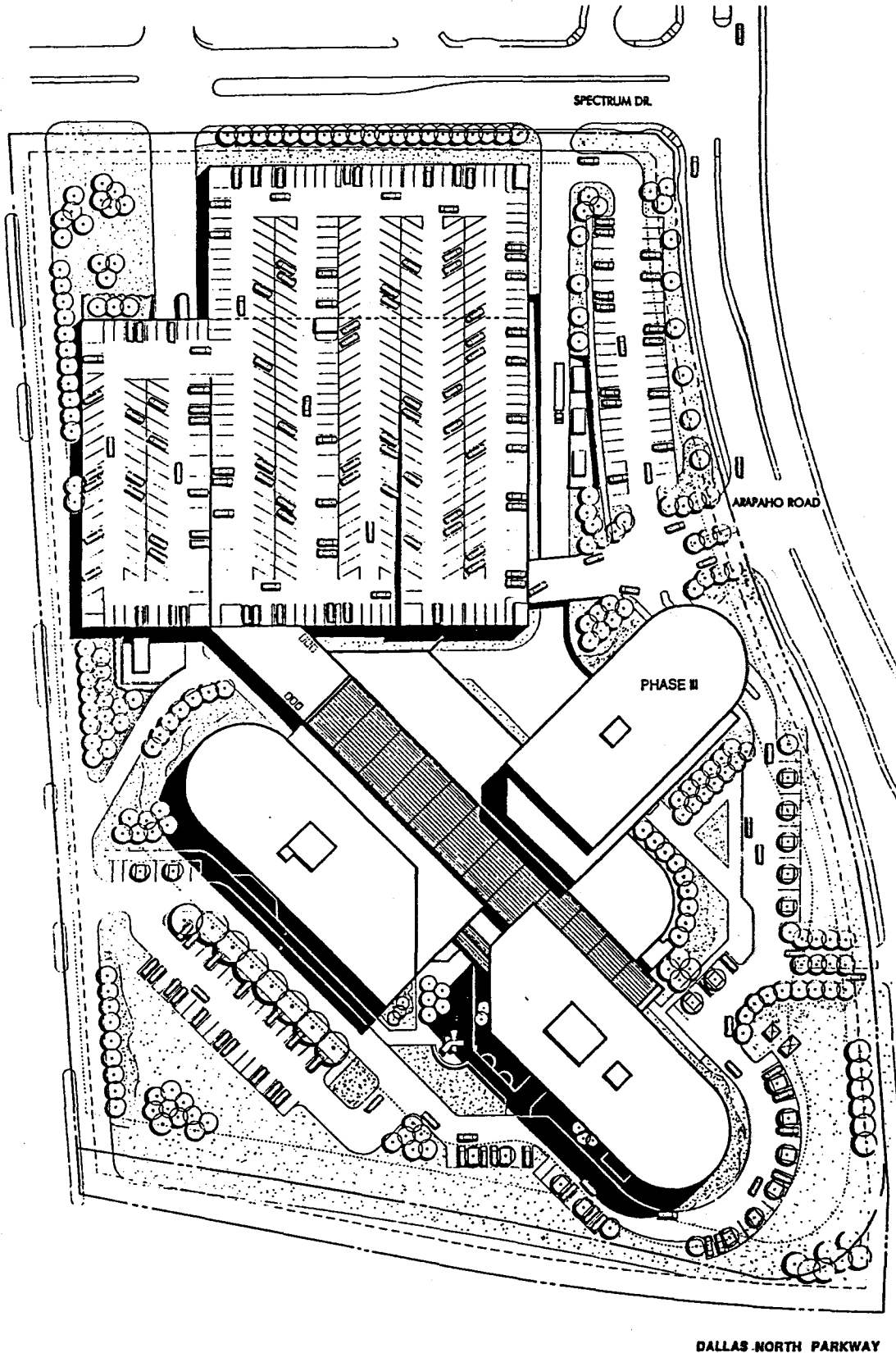

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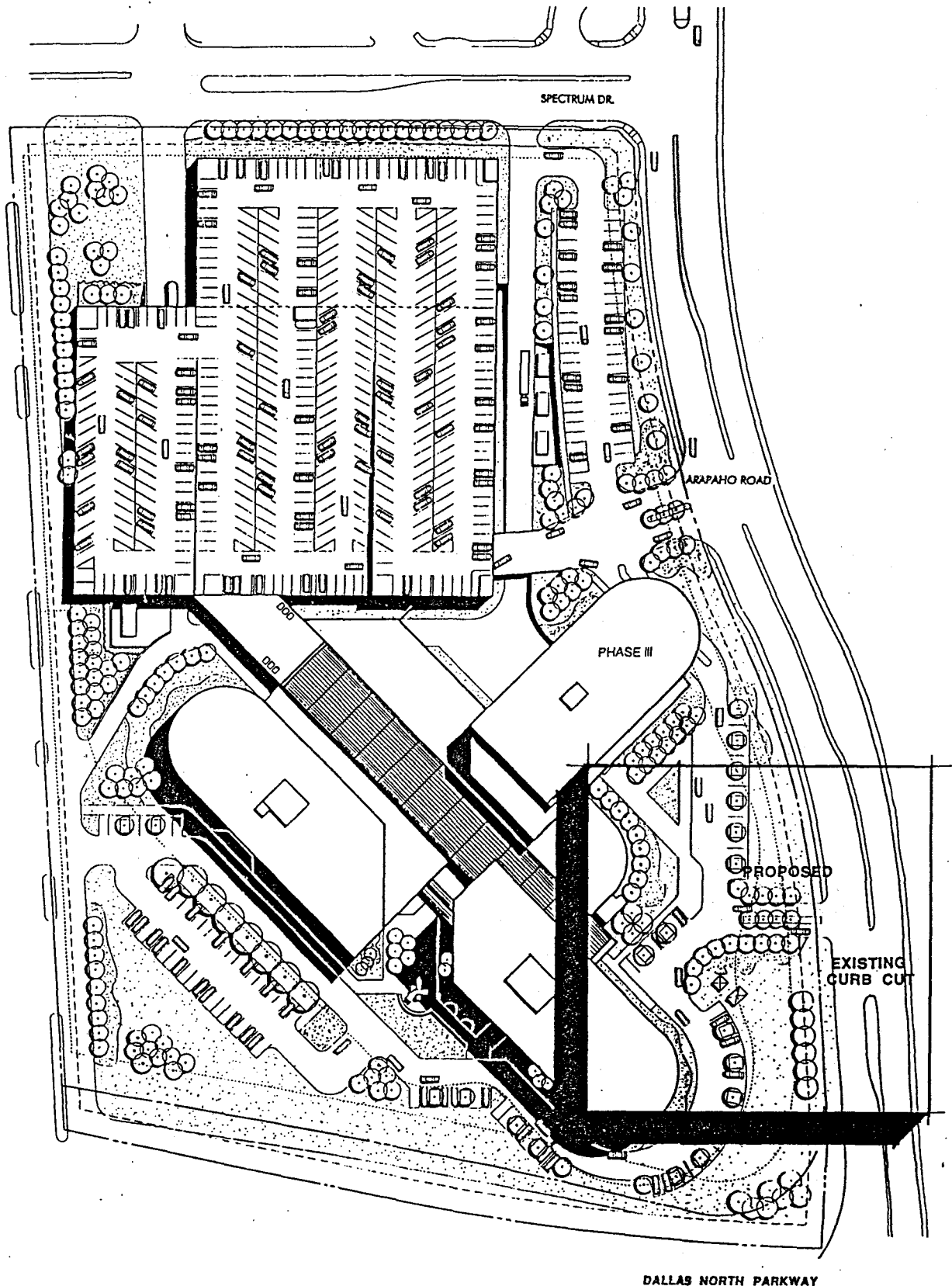
CASE NO: 1270-Z
PUBLISHED ON: _____
OFFICE OF THE CITY SECRETARY

6/13/97
ORDINANCE NO. 096-042

The Colonnade, Phase III
MEPC American Properties Inc.
Dallas, Texas
431,000 Square Feet





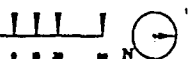


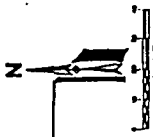
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ILLUSTRATIVE SITE PLAN

18 JANUARY 1994





PROPOSED
PHASE III TOWER

NOTE:
DIMENSIONS AND AREA TO BE
CONSTRUCTED ARE
PRELIMINARY AT THIS TIME.

FOR INFORMATION ONLY
NOT A PART OF
ARAPAHO ROAD PLANS
1-30-78

REMARKS:
USE A 1/2" (20) DISK IN BRICK WALL OF
OLD ADDISON SCHOOL HOUSE BANGIC TIME
AND SET THE CENTER OF THE SOUTH WALL AT
EAST OF CENTER OF THE ENTRANCE, 4'-0"
ELEV. 830.00
TO THE SOUTHWEST CORNER OF CONCRETE
WALL AT POINT OF INTERSECTION TO
ARAPAHO ROAD.
ELEV. 830.00

| | | |
|--------------------------------------|----------|-----------|
| ARAPAHO ROAD | | |
| SPECTRUM DRIVE INTERSECTION | | |
| ARAPAHO ROAD | | |
| NORTH DALLAS TOLLWAY TO ADDISON ROAD | | |
| TOWN OF ADDISON, TEXAS | | |
| Prepared by: [Signature] | | |
| DATE | SCALE | SHEET NO. |
| 1-30-78 | 1" = 40' | 1 |

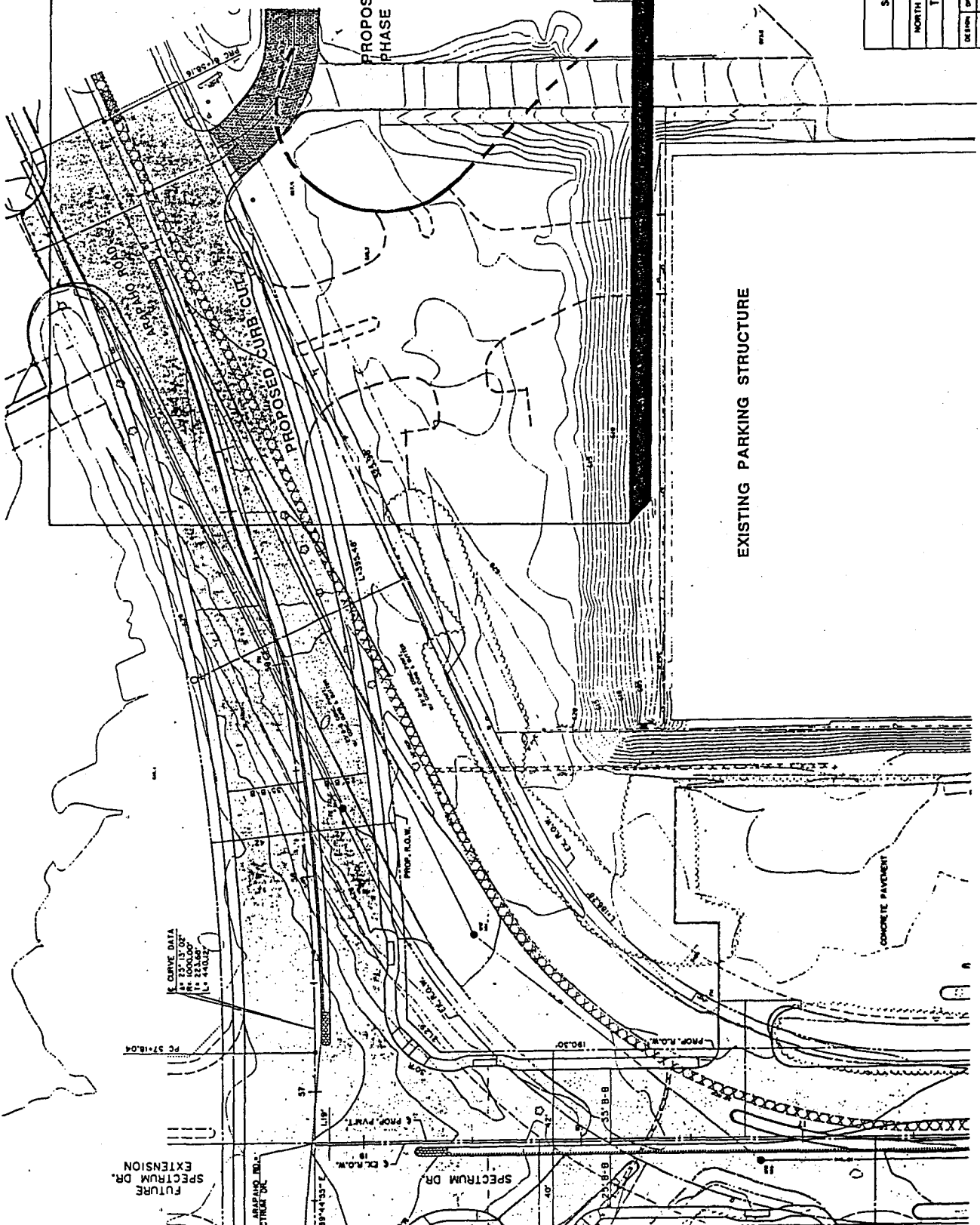
EXISTING PARKING STRUCTURE

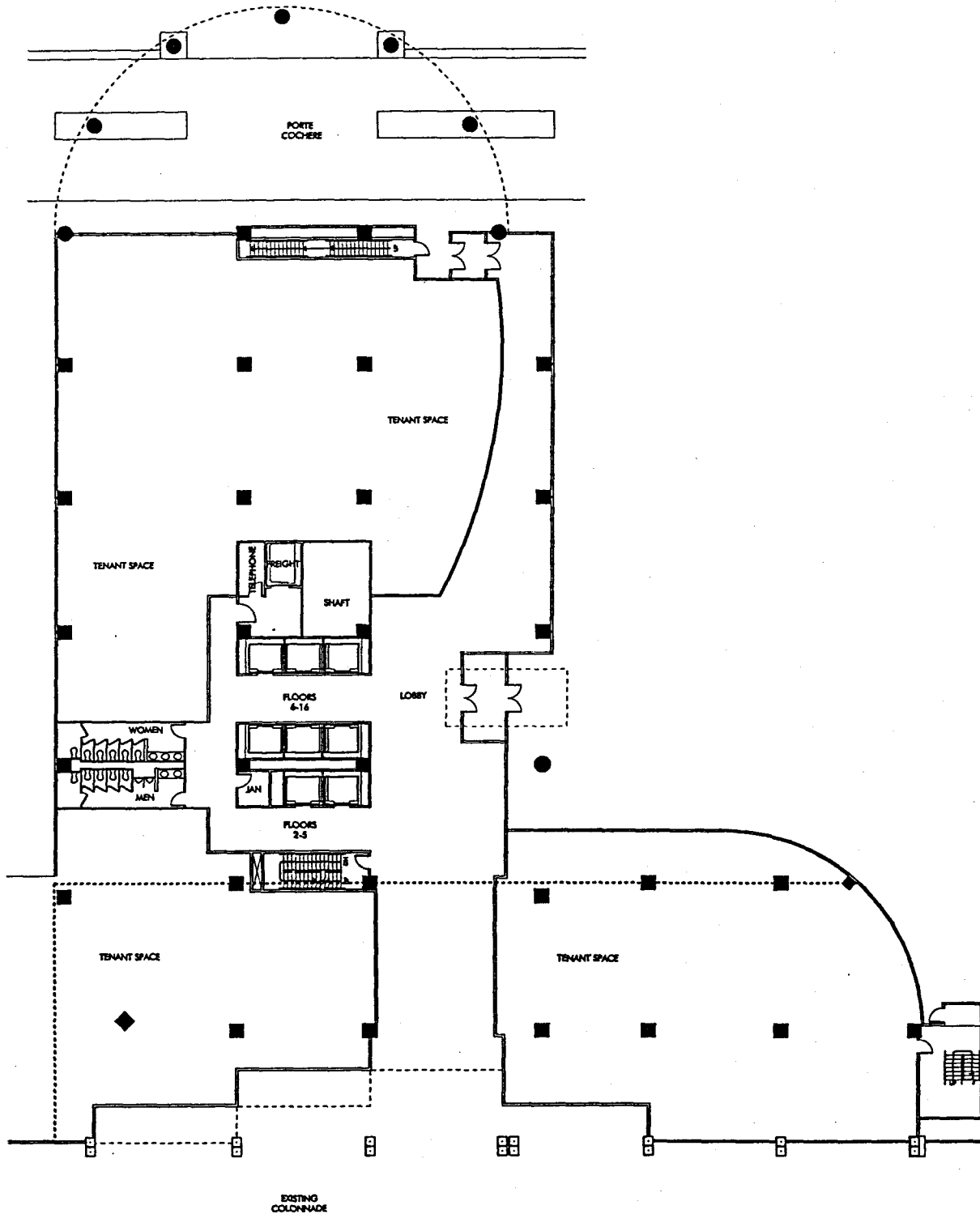
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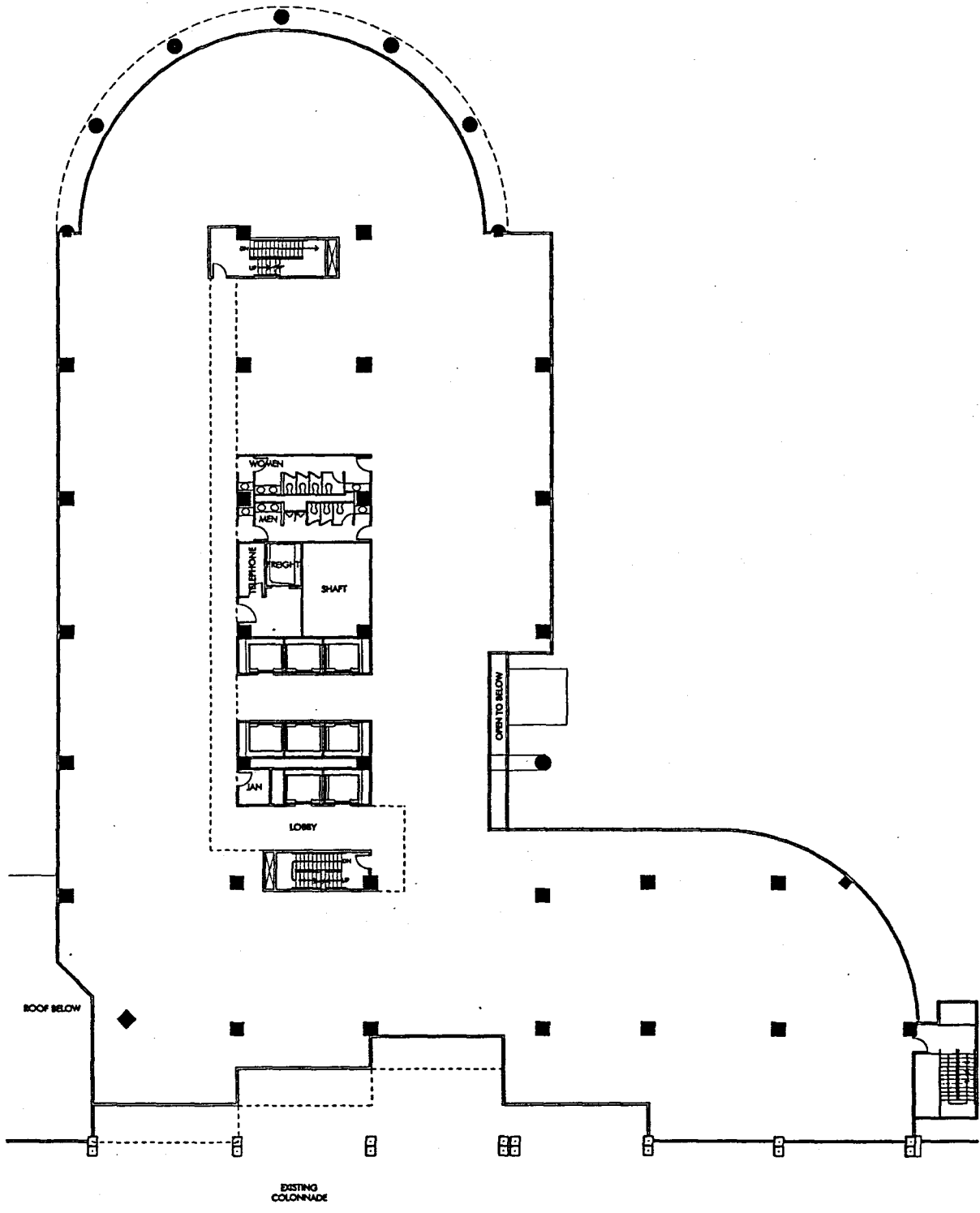
FUTURE
SPECTRUM DR.
EXTENSION

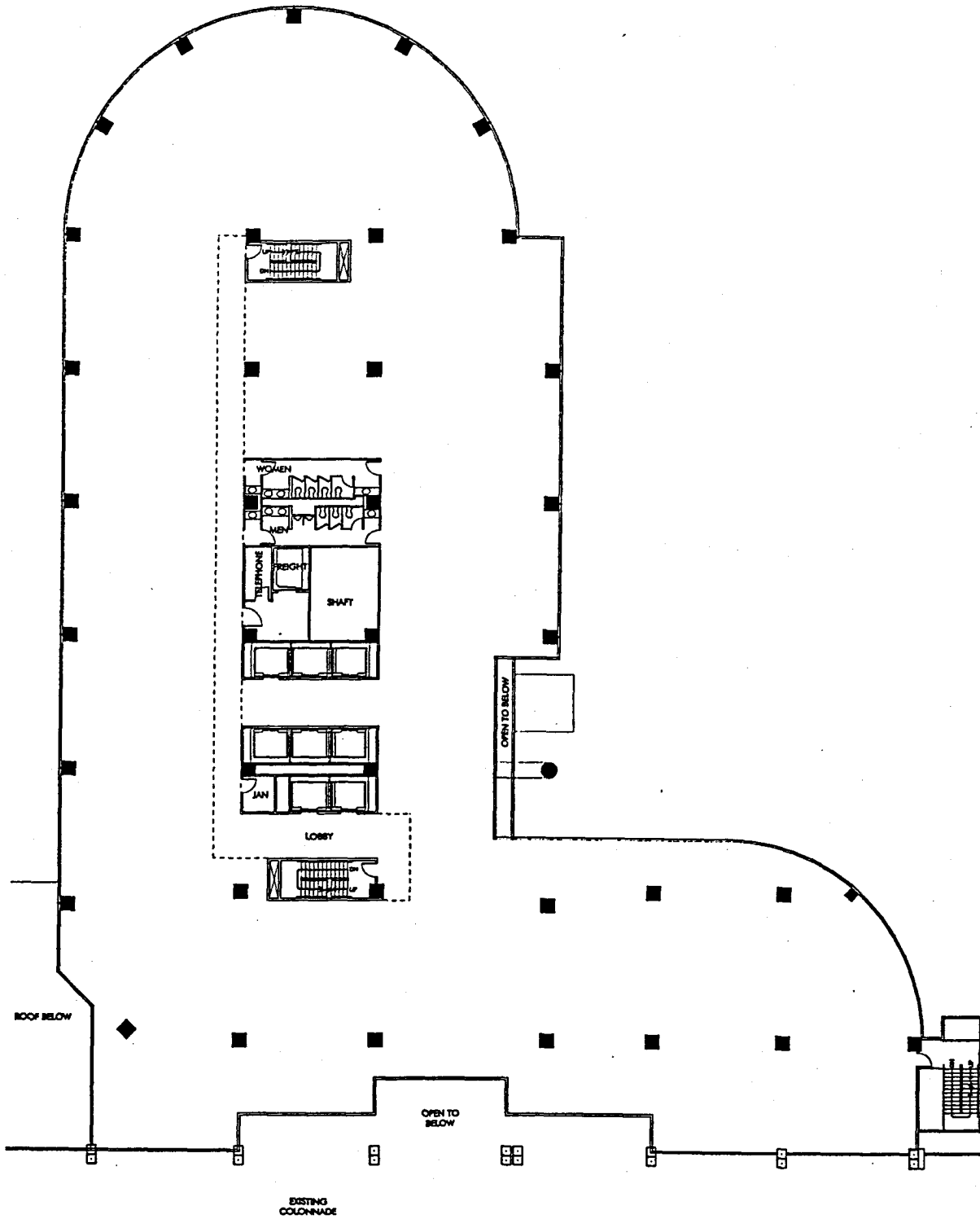
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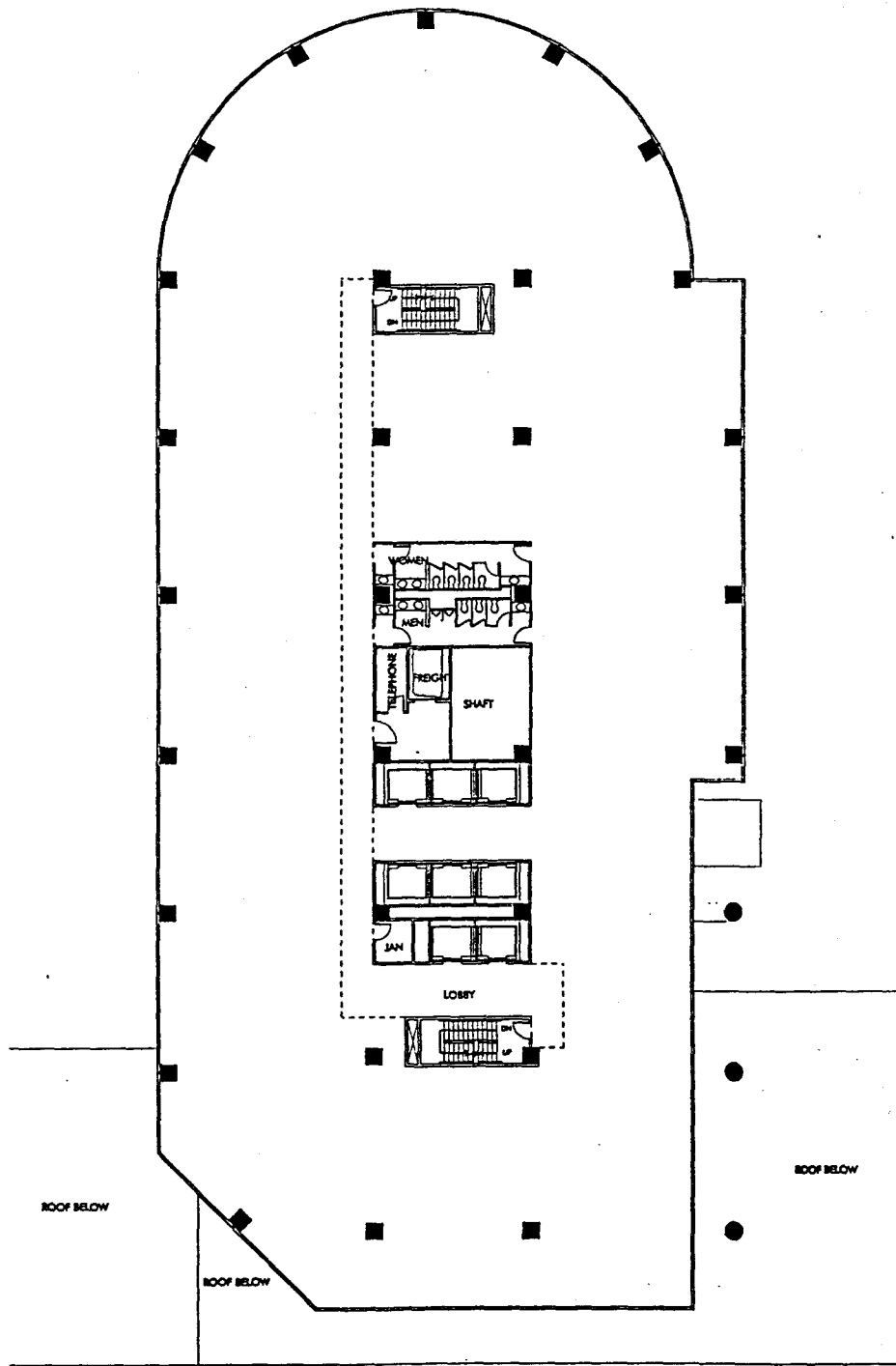
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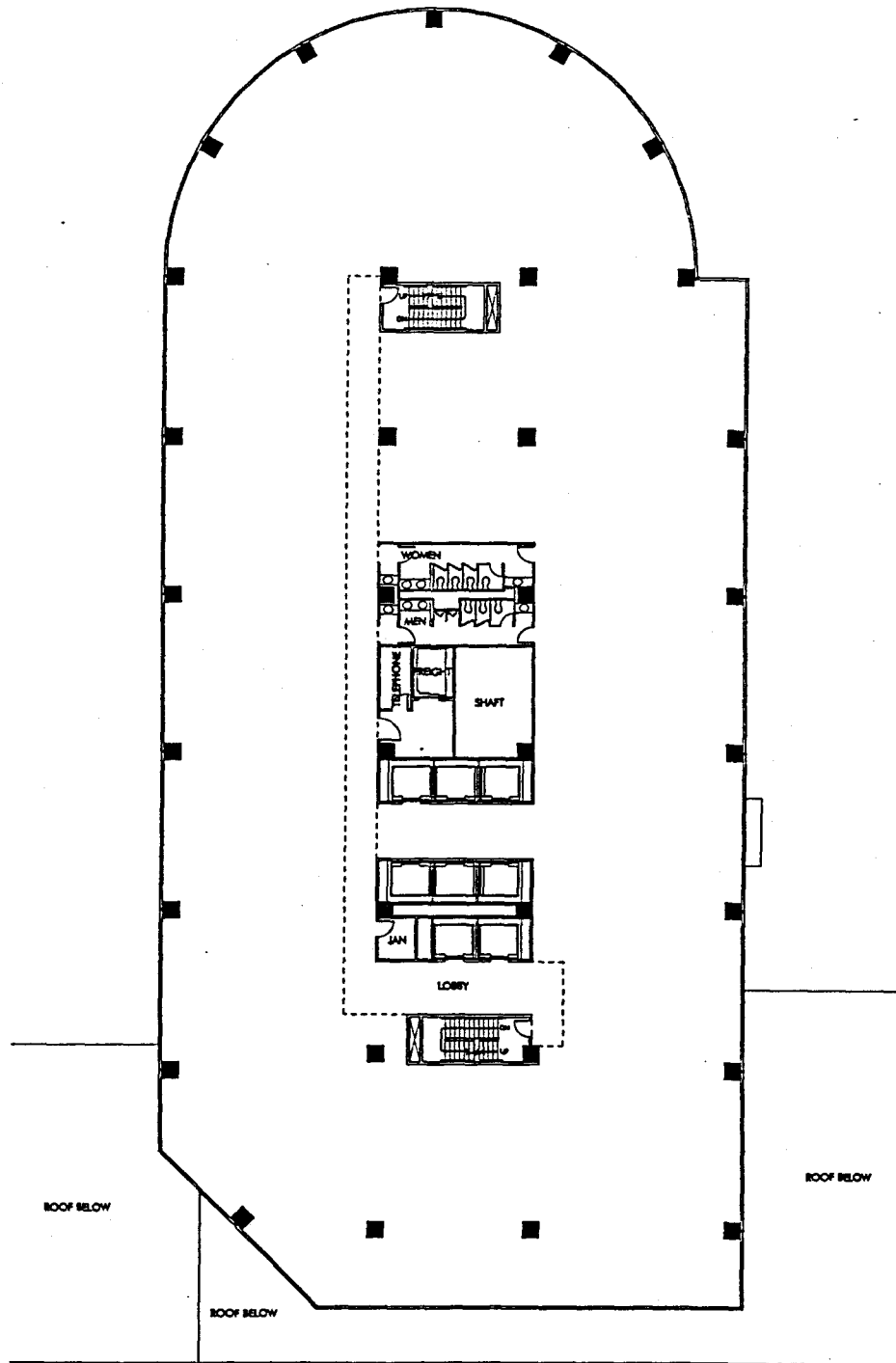


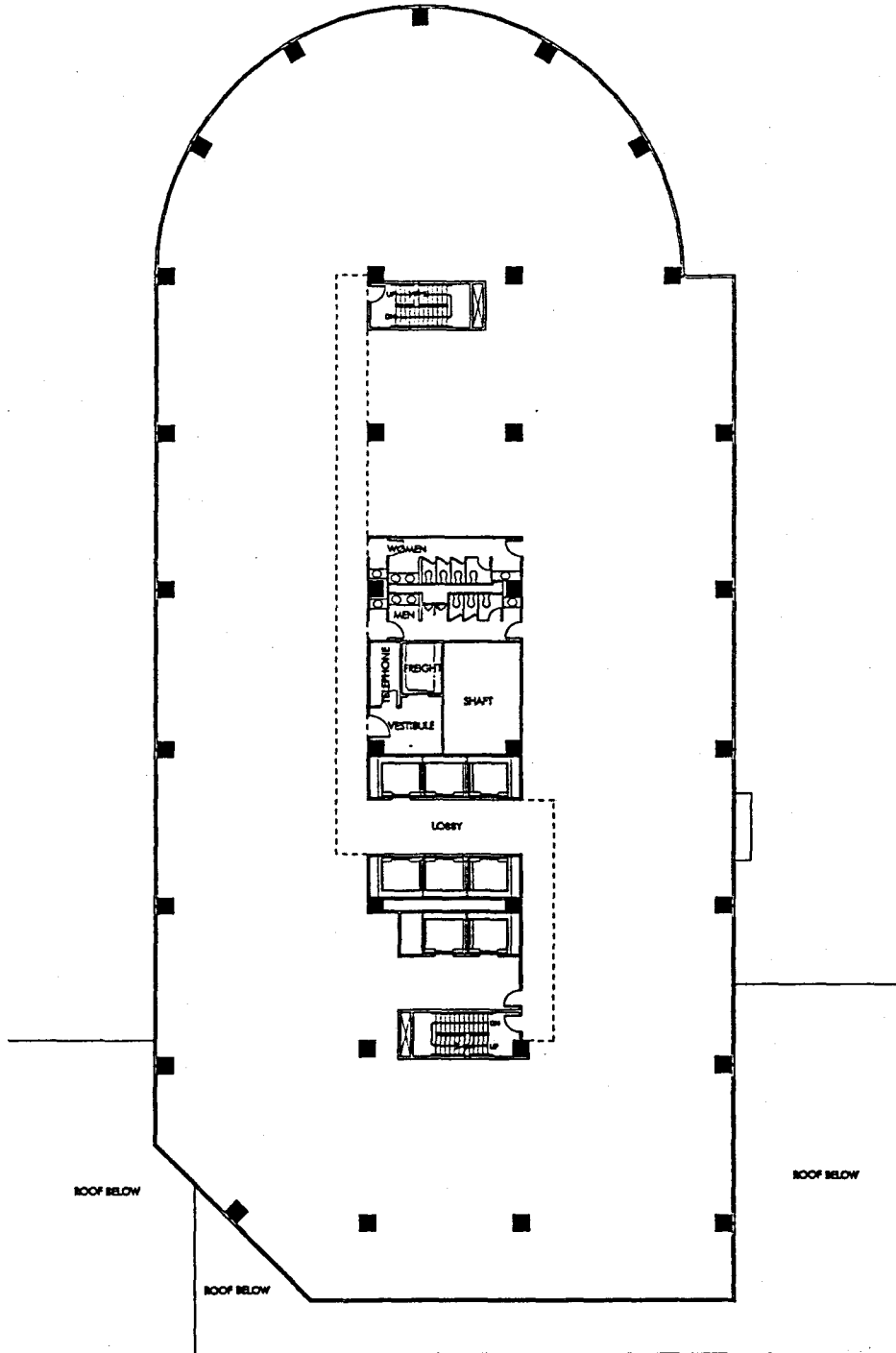


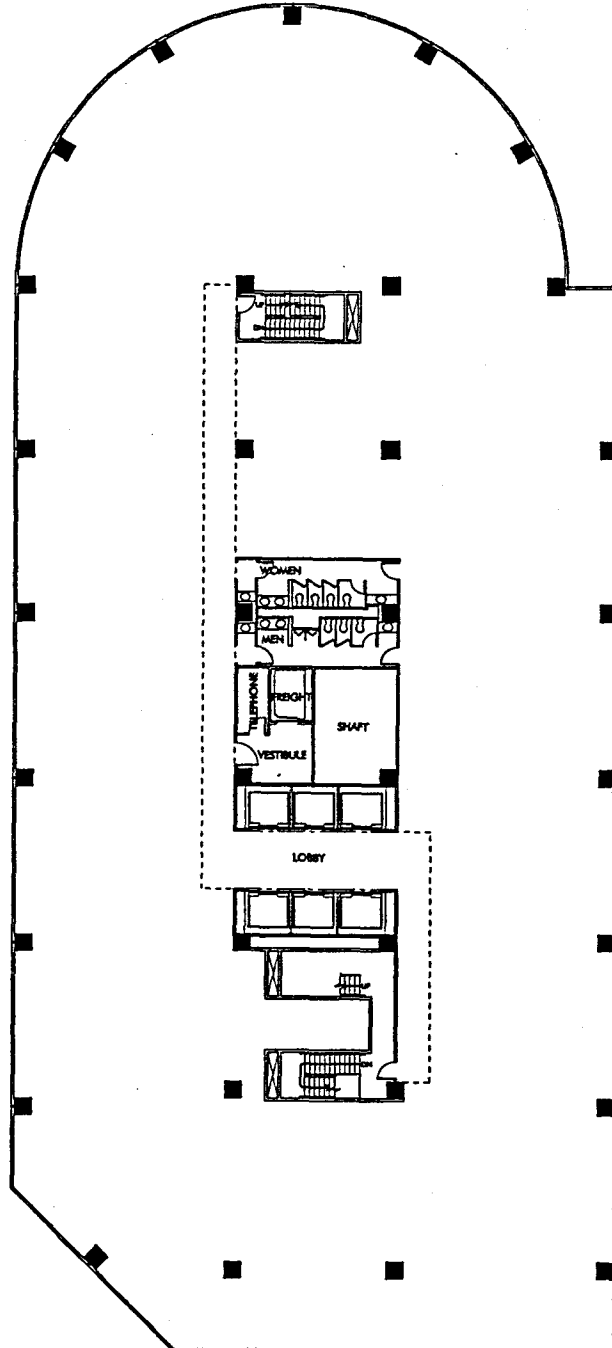


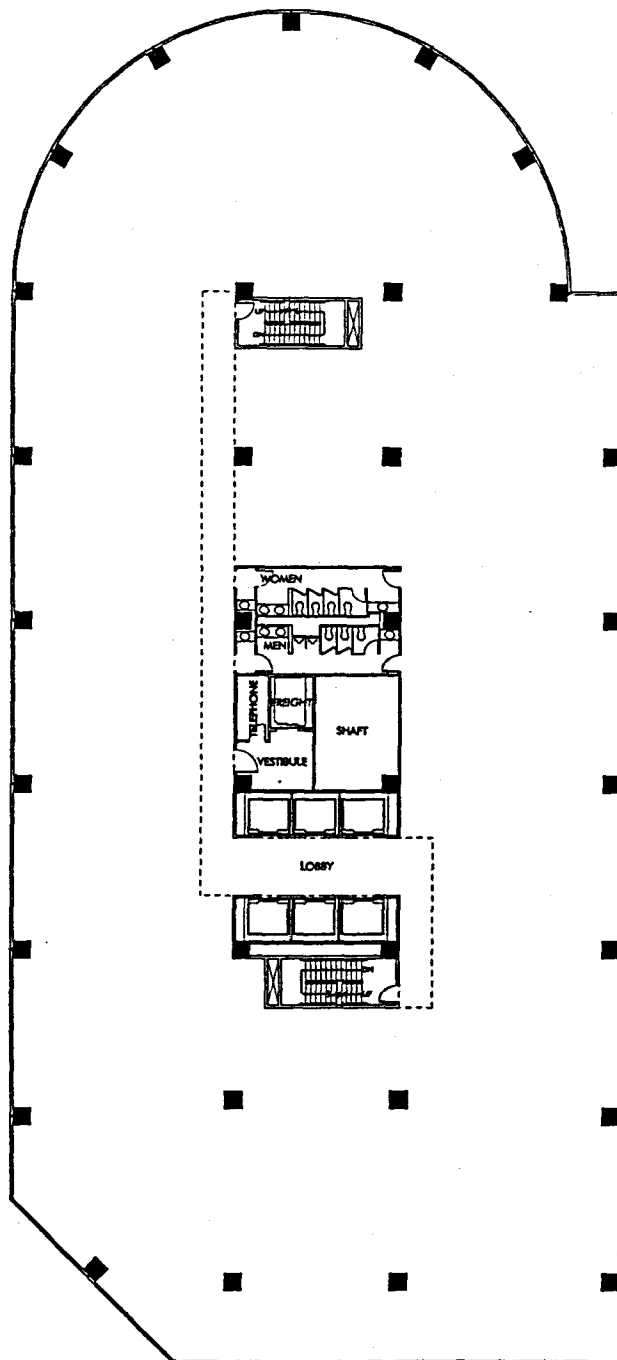


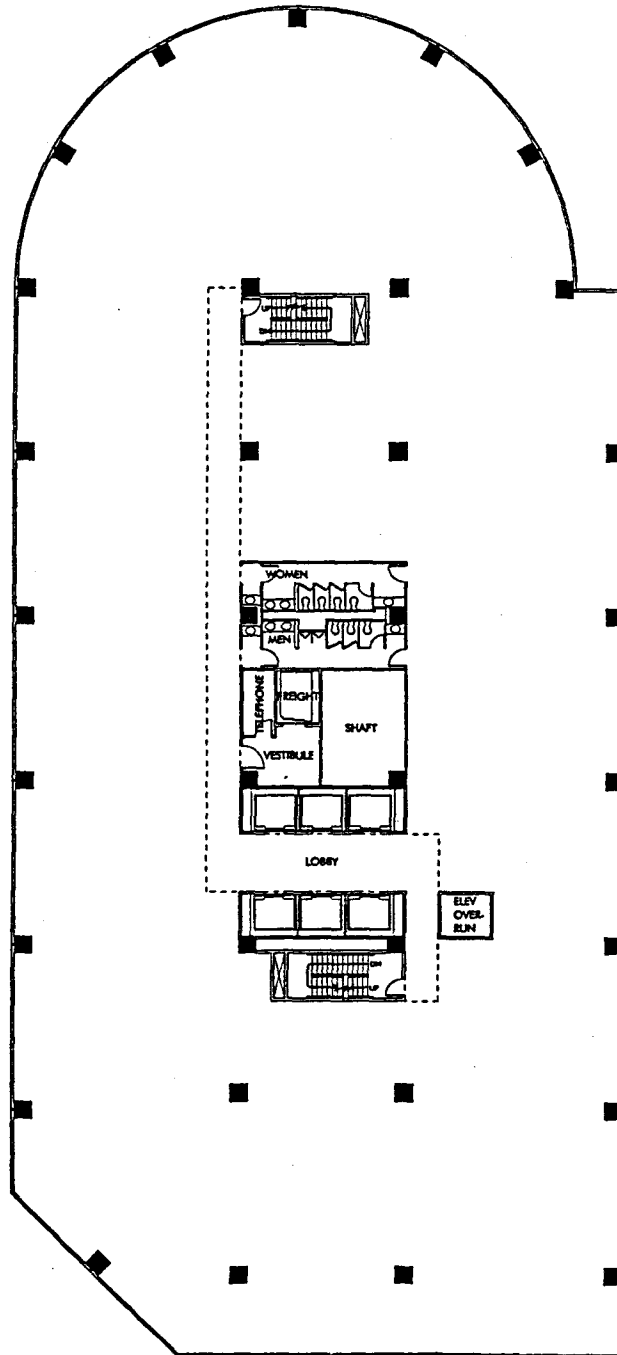


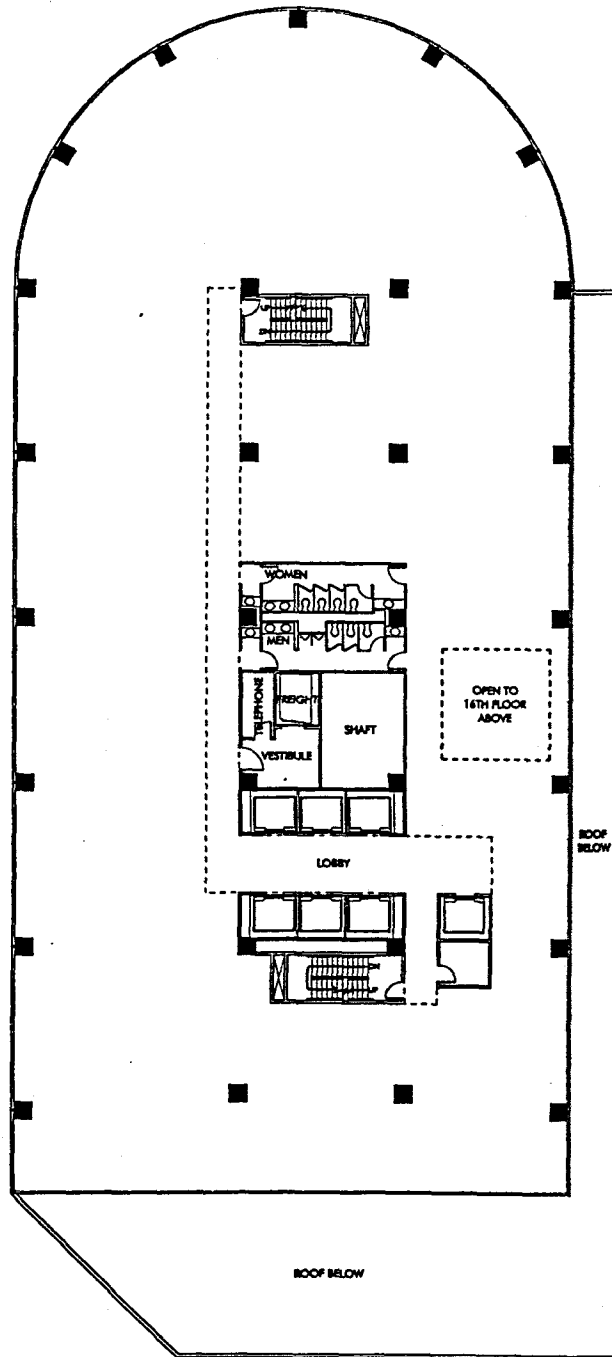


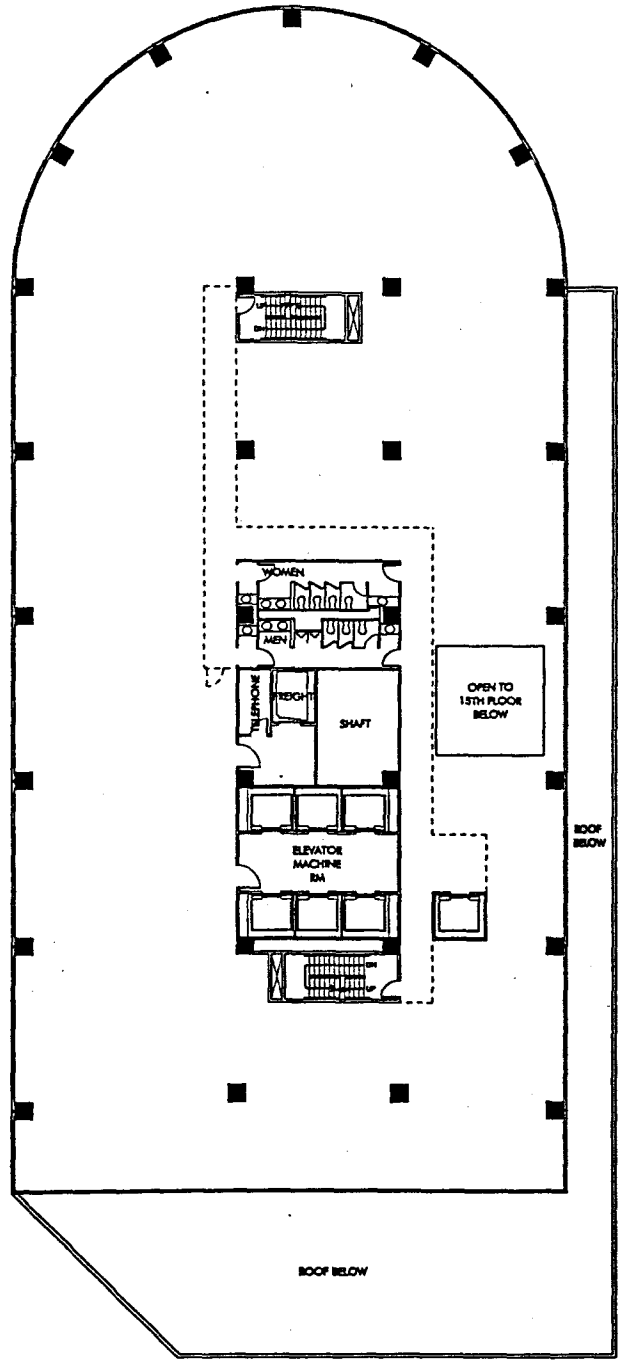


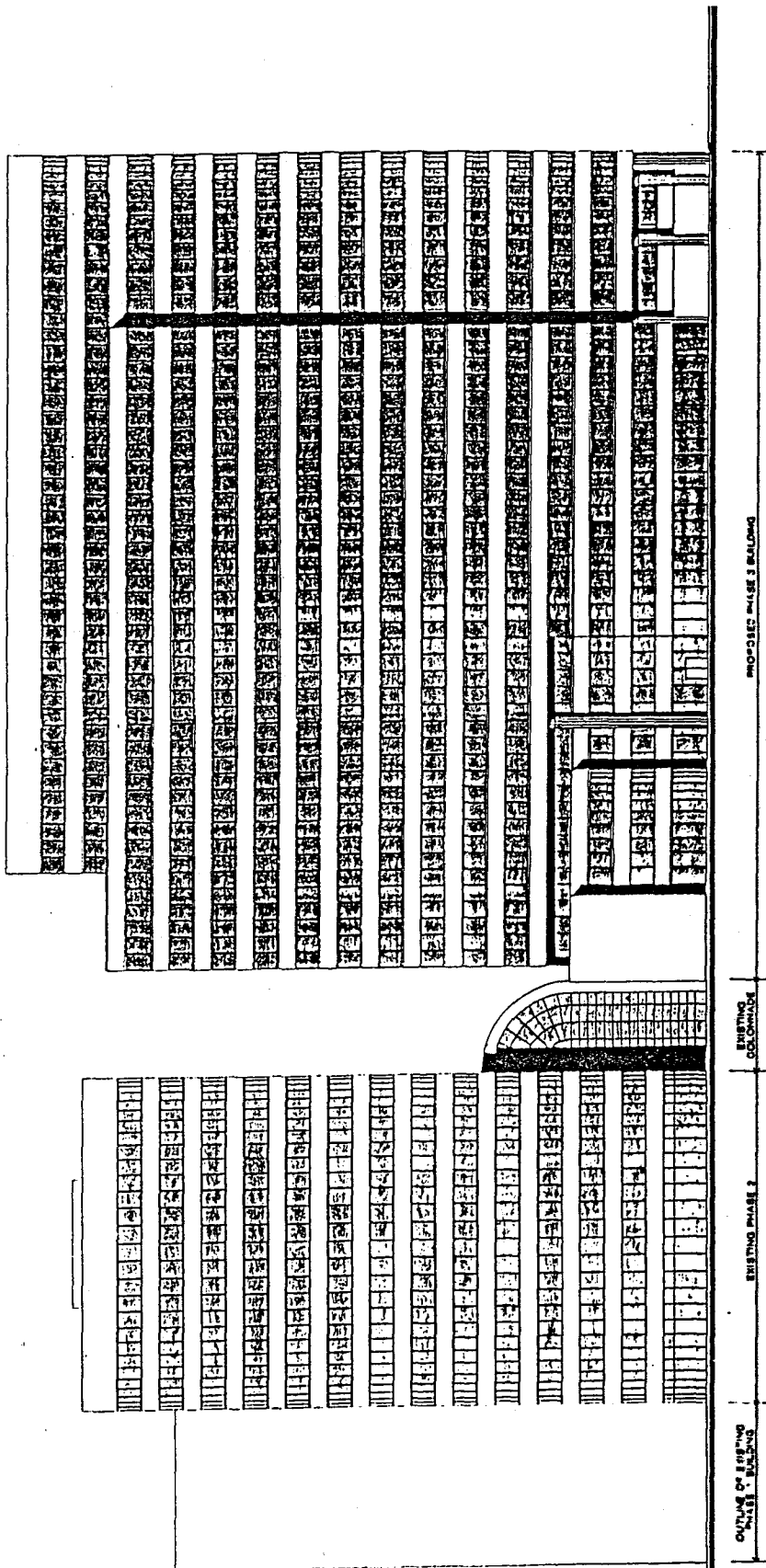












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EAST ELEVATION

15 JANUARY 1996



