

ORDINANCE NO. 097-013

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM PLANNED DEVELOPMENT (ORDINANCE 083-017, AS AMENDED BY ORDINANCE 085-056) AND COMMERCIAL-1 TO PLANNED DEVELOPMENT, ON APPLICATION FROM INTERVEST, LOCATED ON 17.691 ACRES AT THE SOUTHWEST CORNER OF EXCEL PARKWAY AT DALLAS 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,
TEXAS:

OFFICE OF THE CITY SECRETARY

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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 17.691 acre tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being all of that called 9.464 acre tract of land known as "Tract I", and all of that called 8.229 acre tract of land known as "Tract II" as described to FM Properties Operating Co. By deed recorded in Volume 92114, Page 4032, Deed Records of Dallas County, Texas, (DRDCT), said 17.691 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the point of intersection of the southerly right-of-way line of Bent Tree Plaza Parkway (an 80-foot right-of-way) with the easterly right-of-way line of Addison Road (a 60-foot right of way);

THENCE North 89 degrees 36 minutes 35 seconds East, along said southerly right-of-way line of Bent Tree Plaza Parkway, a distance of 493.03 feet to a 5/8-inch iron rod set for corner in the westerly right-of-way line of Dallas North Tollway (a 200-foot right-of-way) and being in a non-tangent curve to the left having a radius point which bears North 64 degrees 48 minutes 39 seconds East, a distance of 1600.0 feet;

THENCE along said westerly right-of-way line of Dallas North Tollway the following:

Southeasterly with said non-tangent curve to the left through a central angle 22 degrees 48 minutes 05 seconds for an arc distance of 636.73 feet, a chord bearing of South 36 degrees 35 minutes 24 seconds East and a chord distance of 632.54 feet to a 5/8-inch iron rod set for the point of tangency;

South 47 degrees 59 minutes 26 seconds East a distance of 579.01 feet to a 5/8-inch iron rod set for the most northerly corner of TWO BENT TREE TOWER an addition to the Town of Addison described by plat recorded in Volume 80232, Page 982, DRDCT;

THENCE South 42 degrees 00 minutes 34 seconds West along the common line of said 9.464-acre tract of land and said TWO BENT TREE TOWER, a distance

of 636.69 feet to a 1/2-inch iron rod found for corner in the northerly right-of-way line of Westgrove Drive (a 60-foot right-of-way) and being in a non-tangent curve to the left having a radius point which bears South 22 degrees 49 minutes 35 seconds West, a distance of 805.00 feet;

THENCE northwesterly with said non-tangent curve to the left through a central angle of 15 degrees 16 minutes 41 seconds for an arc distance of 214.66 feet, a chord bearing of North 74 degrees 48 minutes 46 seconds West and a chord distance of 214.02 feet to a 1/2-inch iron rod found for the southeast corner of Lot 1, Block 1 of BENT TREE OAKS an addition to the Town of Addison described by plat recorded in Volume 78004, Page 7, DRDCT, same being the southwest corner of Lot 2, Block 1 of said BENT TREE OAKS;

THENCE along the common line of said Lot 1 and Lot 2, Block 1 of BENT TREE OAKS the following:

North 07 degrees 34 minutes 37 seconds East, a distance of 464.85 feet to a 5/8-inch iron rod found for corner;

North 48 degrees 01 minutes 15 seconds West, a distance of 317.52 feet to a 1/2-inch iron rod with cap stamped "RPS 2509" found for the northwest corner of said Lot 2;

THENCE South 89 degrees 36 minutes 17 seconds West, along the north line of said Lot 1 at a distance of 98.97 feet passing a 1/2-inch iron rod found for the southeast corner of the aforementioned 8.229 acre tract of land, at a distance of 478.94 feet passing a 1/2 inch iron rod with cap stamped "RPS 2509" found for the northeast corner of a 10-foot wide strip dedicated for the widening of Addison Road as described by said plat of BENT TREE OAKS, continuing in all for a total distance of 488.83 feet to a 1/2-inch iron rod found for corner in the aforementioned easterly right-of-way line of Addison Road;

THENCE North 00 degrees 21 minutes 56 seconds West, along said easterly right-of-way line of Addison Road, a distance of 639.26 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 770,624 square feet or 17.691 acres, 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:

-a detailed landscaping and irrigation plan shall be submitted for approval prior to the issuance of a building permit.

-on-site detention for all storm water shall be provided.

-all driveway locations along Dallas Parkway shall be approved by the City of Dallas,

-a detailed drainage and utility plan showing the phasing of the storm drainage and utilities shall be submitted for approval prior to the issuance of any construction permits.

-The site shall be platted in accordance with the requirements of the subdivision ordinance. The plat shall reflect a dedication of 12-feet of right-of-way along the Addison Road street frontage.

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.

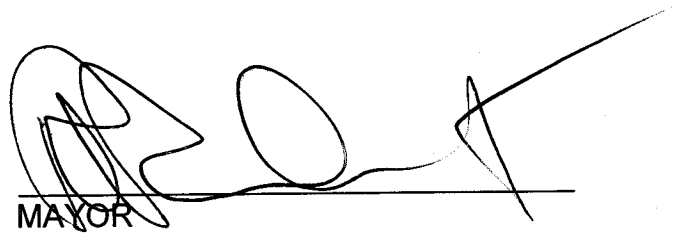
SECTION 6. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid,
OFFICE OF THE CITY SECRETARY

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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 eighth day of April, 1997.



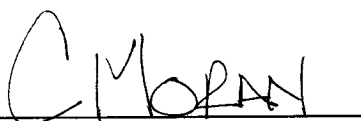
MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1291-Z



APPROVED AS TO FORM

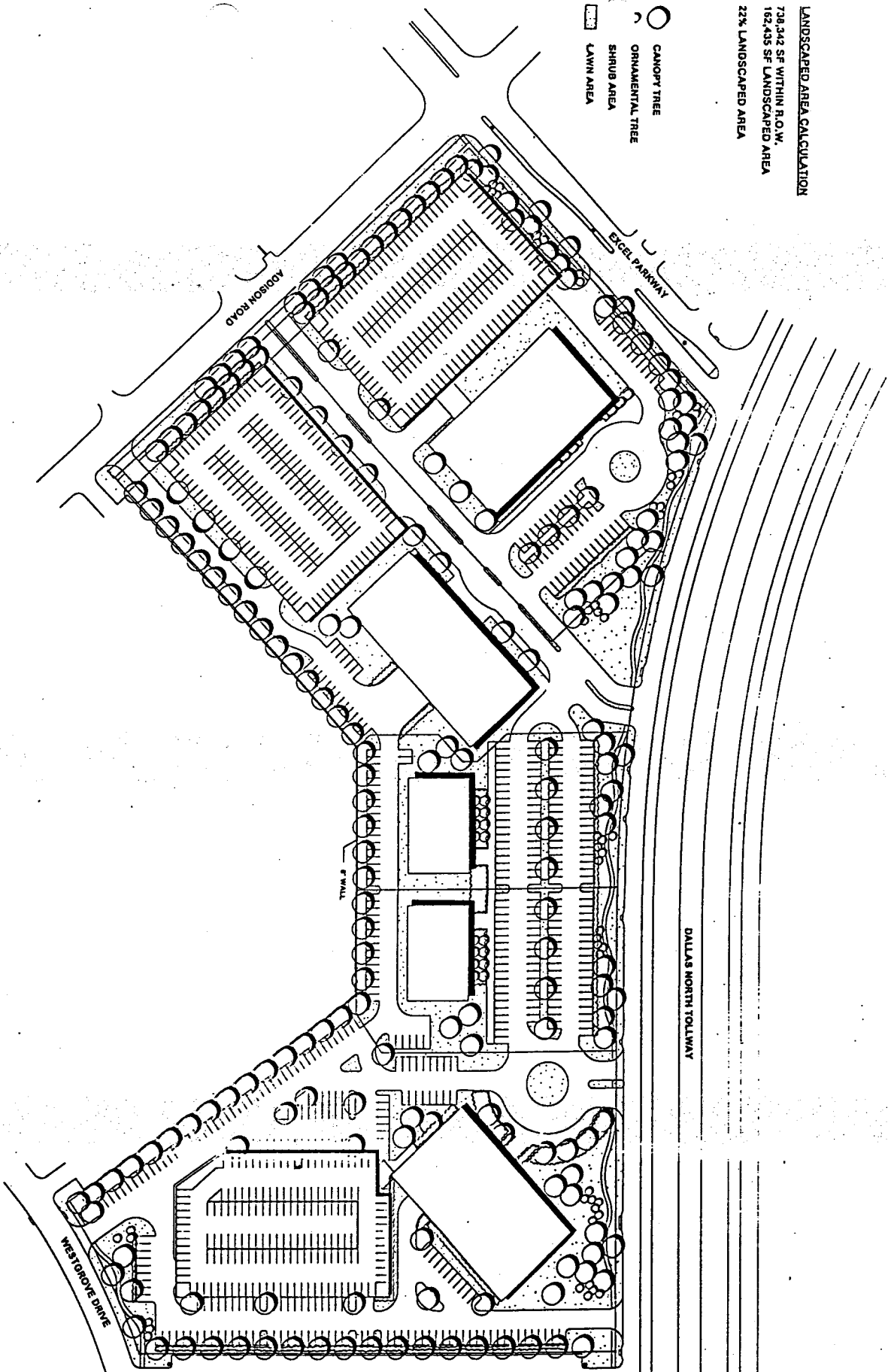
PUBLISHED ON: 1/16/98
OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 097-013

Finished
1/6/98

LANDSCAPED AREA CALCULATION
 738,342 SF WITHIN R.O.W.
 162,435 SF LANDSCAPED AREA
 22% LANDSCAPED AREA

- CANOPY TREE
- ORNAMENTAL TREE
- SHRUB AREA
- LAWN AREA



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<p>28 FEB 87</p> <p>CONCEPTUAL LANDSCAPE</p>	<p>SYLVANUS PARKWAY, A.L. PHASE II, 2ND PREPARED BY: H.P. & P. PREPARED FOR: H.P. & P. PROJECT NO. 200 CAMELOT INTERNATIONAL PHASE II, 2ND</p>	<p>SYLVANUS PARKWAY, A.L. PHASE II, 2ND PREPARED BY: H.P. & P. PREPARED FOR: H.P. & P. PROJECT NO. 200 CAMELOT INTERNATIONAL PHASE II, 2ND</p>	<p>HaldemanPowell+Partners</p> <p>15303 Dallas Parkway Suite 300, LB30 Dallas, Texas 75244 Tel 972.701.9888 Fax 972.991.2888</p> <p>ARCHITECT: H.P.</p>
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