

ORDINANCE NO. 097- 028

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING DEVELOPMENT PLANS FOR THE PROPERTY DESCRIBED IN ORDINANCE 094-052 ; ON APPLICATION FROM WELLNESS GROUP INTERNATIONAL; LOCATED ON 4.03 ACRES AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ARAPAHO ROAD AND QUORUM DRIVE, 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 property described in Ordinance 094-052 shall be developed in accordance with the attached development plans which are hereby made a part hereof.

SECTION 2. The following special conditions are placed on the above described property:

-Utility easements shall be provided for any public utility constructed on the site.

-Prior to development, the property owner shall provide an avigation easement to the Town (see attached).

-The applicant shall provide certification, by an acoustical expert, that a noise level reduction of 25 dB is provided through the proposed construction. The certification shall be provided prior to the issuance of a building permit. The applicant shall provide certification, by an acoustical expert, that a noise level reduction of 25 dB was achieved through the construction. The certification shall be provided prior to the issuance of a Certificate of Occupancy. A seven-foot-wide right-of-way dedication shall be provided along Quorum Drive.

-The driveways onto Quorum Drive do not have access to the existing median openings on Quorum Drive. No additional median openings on Quorum will be allowed.

-The applicant shall present two alternatives for the design of the building to the Council: one design shall incorporate pre-cast panels and marble and one shall incorporate brick facades with cast stone trim. Both design alternatives shall provide a detailed design of the south facade which includes more articulation and detail for as to break up the "flatness" and mass of the wall.

The landscaping department shall review the landscaping plan to see that it provides adequate landscape buffering for the south wall.

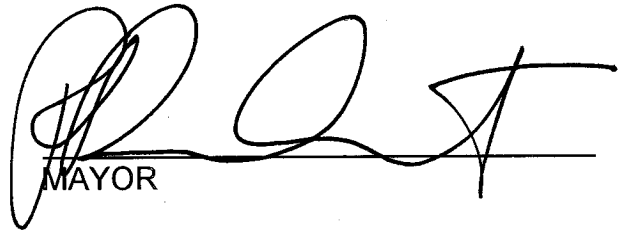
SECTION 3. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose

SECTION 4. 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 5. 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 6. 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 24th day of June, 1997.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1298-Z

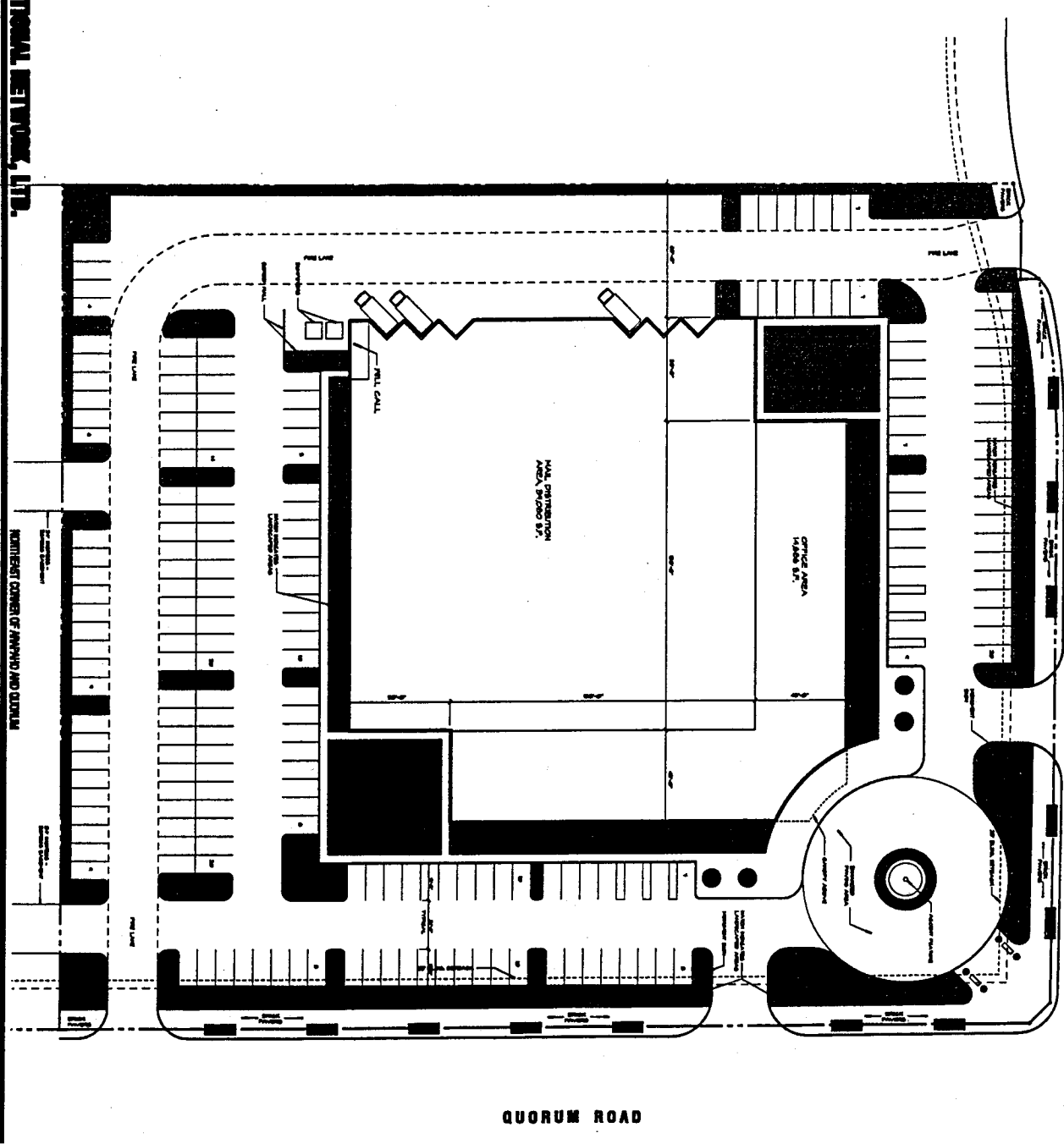


DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 6/12/98

Published
6/12/98





NO.	DESCRIPTION	AMOUNT
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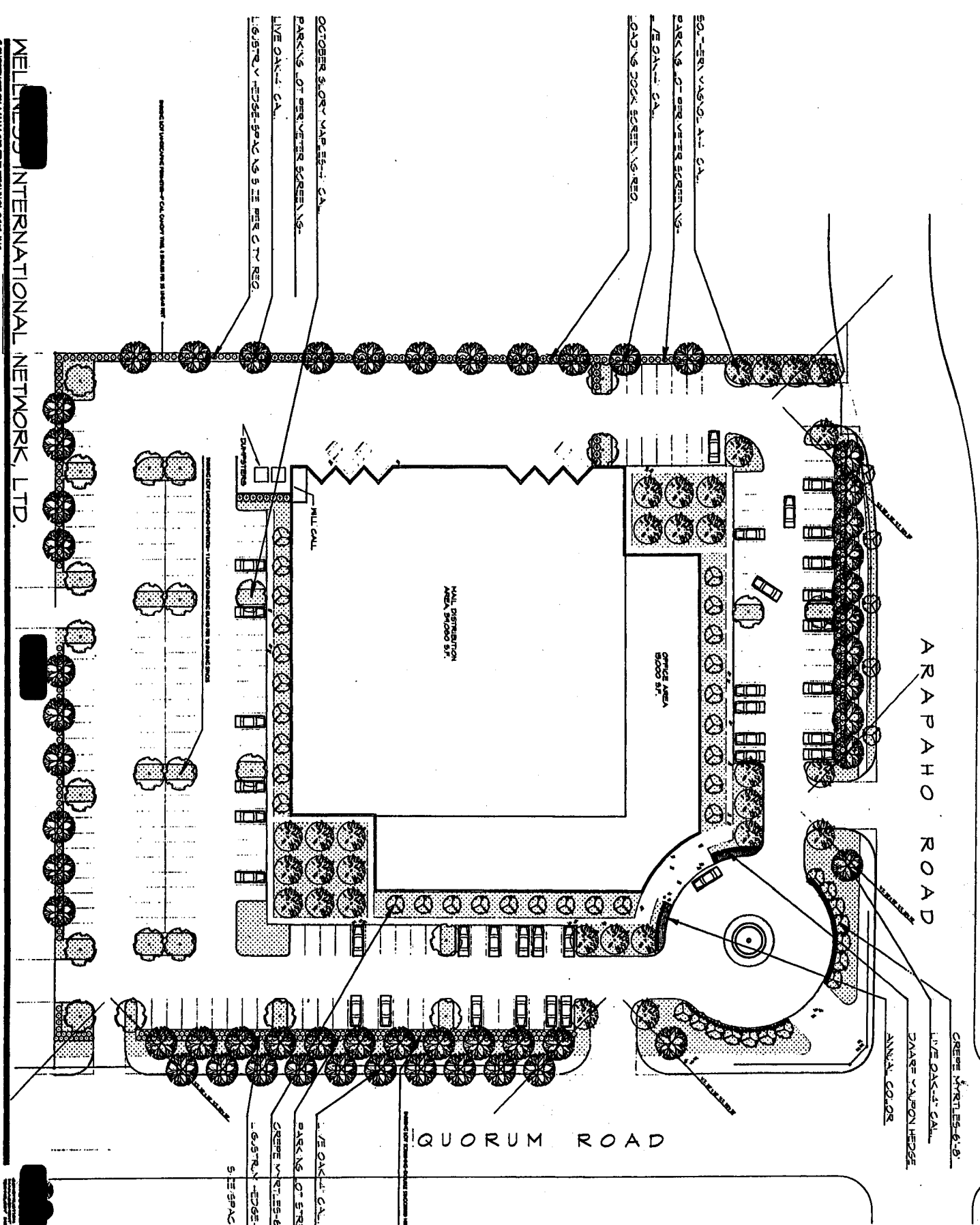
EXCLUDED PARKING:
 OFFICE, 147 SPACES
 MAIL DISTRIBUTION, 40 SPACES
 TOTAL, 187 SPACES
 PARKING PROVIDED, 183 SPACES
 TOTAL, 183 SPACES

NO.	OFFICE	MAIL DISTRIBUTION	TOTAL
1	147	40	187
2	148	41	189
3	149	42	191
4	150	43	193
5	151	44	195
6	152	45	197
7	153	46	199
8	154	47	201
9	155	48	203
10	156	49	205
11	157	50	207
12	158	51	209
13	159	52	211
14	160	53	213
15	161	54	215
16	162	55	217
17	163	56	219
18	164	57	221
19	165	58	223
20	166	59	225
21	167	60	227
22	168	61	229
23	169	62	231
24	170	63	233
25	171	64	235
26	172	65	237
27	173	66	239
28	174	67	241
29	175	68	243
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31	177	70	247
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33	179	72	251
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35	181	74	255
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37	183	76	259
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44	190	83	273
45	191	84	275
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95	241	134	375
96	242	135	377
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98	244	137	381
99	245	138	383
100	246	139	385

SITE PLAN
 1:50

ORDINANCE NO. 097-028

OFFICE OF THE CITY SECRETARY



NO.	DATE	DESCRIPTION
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ORDINANCE NO. 097-008

LANDSCAPE SITE PLAN

SCALE: 1/8" = 1'-0"

DATE: 11-15-88

BY: [Signature]

PROJECT: [Project Name]

CLIENT: [Client Name]

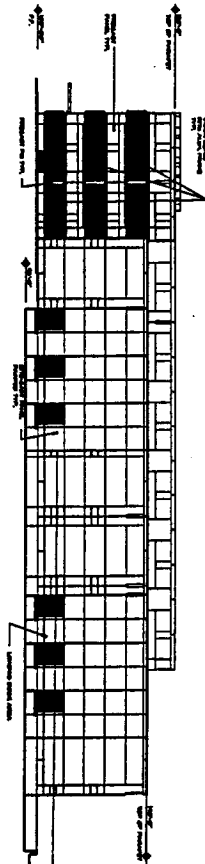
NO. 10/150 - 27 84

WILLIAMS INTERNATIONAL GROUP, LTD.
 CONSTRUCTION MANAGEMENT SERVICES, INC.

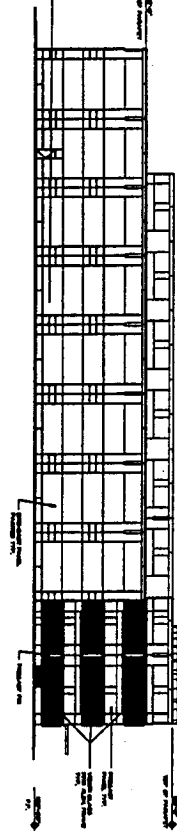
MEMORANDUM TO THE BOARD OF APPOINTMENT AND CLERK



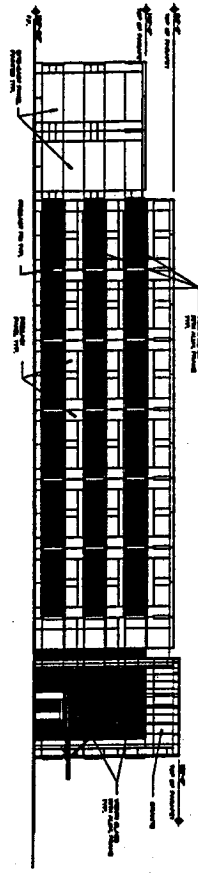
WESTERN ROCK ELEVATION (WEST)



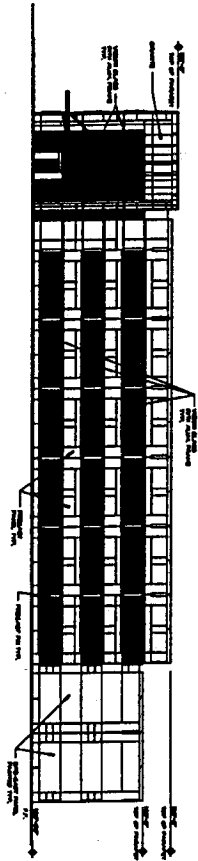
SOUTH ELEVATION



SUNSHINE ROAD ELEVATION (EAST)



SUNSHINE ROAD ELEVATION (WEST)



NO.	REVISION	DATE