

ORDINANCE NO. 098-012

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, WITH A COMMERCIAL SUB-DISTRICT DESIGNATION, AND APPROVING A CONCEPT PLAN FOR A COMMERCIAL SUB-DISTRICT, AS REQUIRED BY THE "UC" DISTRICT ORDINANCE, FOR DEVELOPMENT OF THE TRACT ON APPLICATION FROM CLB PARTNERS, LOCATED ON ONE TRACT OF 4.75 ACRES AT THE SOUTHEAST CORNER, AND ONE TRACT OF 1.68 ACRES AT THE SOUTHWEST CORNER OF AIRPORT PARKWAY AND QUORUM DRIVE, 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, said tract also being part of the L.L.Jacobs Tract as shown by Deed in Volume 2131 at Page 422-424, Deed Records of Dallas County, Texas, and also part of a tract of land conveyed to Chaney and Hope, Inc. as shown by Deed in Volume 78194 at Page 1741, Deed Records of Dallas County, Texas, and being all of the tract of land conveyed to Quorum East Joint Venture as shown by Deed in Volume 93022 at page 5219, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point of intersection of the East line of Addison Road (a 60 foot right-of-way) with the South line of Airport Parkway (formerly Harris Road) (a 55 foot right-of-way);

THENCE South 89 degrees 37 minutes 15 seconds East, a distance of 1266.62 feet along the said South line of Airport Parkway to the POINT OF BEGINNING;

THENCE South 89 degrees 37 minutes 15 seconds East, along the said South line of Airport Parkway a distance of 554.35 feet to a 1/2 inch iron rod found for corner and being the Northwest corner of Dallas North Parkway Addition as shown in Volume 85021, Page 16867, of the Plat Records of Dallas County, Texas,

THENCE South 00 degrees 19 minutes 13 seconds East, along the common line of said Dallas North Parkway Addition a distance of 360.00 feet to a 1/2 inch iron rod found for corner in the North line of a tract of land conveyed to OPUBCO Resources as recorded in the Volume 78070, Page 3638, of the Deed Records of Dallas County, Texas, said iron rod also being the Southwest corner of said Dallas North Parkway Addition,

THENCE North 89 degrees 32 minutes 30 seconds West, along the said North line of said OPUBCO Resources a distance of 578.93 feet to a 1/2 inch iron rod found for corner in the East line of Quorum Drive (a 80 foot right-of-way);

THENCE North 00 degrees 24 minutes 49 seconds East, along the said East line of Quorum Drive a distance of 339.14 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 18 minutes 23 seconds East, along the said East line of Quorum Drive a distance of 28.30 feet to the PLACE OF BEGINNING and CONTAINING 207,137.80 square feet or 4.755 acres of land.

TRACT II

BEING a tract, lot or parcel of land out of G.W. Fisher Survey Abstract No. 482, in the City of Addison, Texas, said tract also being part of the L.L. Jacobs Tract as shown on Deed in Volume 2131 at Page 422-424, Deed Records of Dallas County, Texas, and also being part of tract of land conveyed in Deed to Hope Joint Venture in Volume 78194, Page 1737, of the Deed Records of Dallas County, Texas and also being part of tract of land conveyed in Deed to Hope Investment LTD in Volume 91248, Page 2972, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the South right-of-way line of Airport Parkway (a 55.00 foot right of way) at the Northeast corner of Lot 1, Block A, of the U.S. Postal Service Addison Addition, an Addition to the City of Addison, Dallas County, Texas, recorded in Volume 89078, Page 357, of the Deed Records of Dallas County, Texas;

THENCE South 89 degrees 43 minutes 49 seconds East, along the South right-of-way line of said Airport Parkway a distance of 370.65 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 degrees 42 minutes 23 seconds East, a distance of 28.31 feet to a 1/2 inch iron rod found for corner in the West right-of-way line of Quorum Drive (a 80.00 foot right-of-way);

THENCE South 00 degrees 20 minutes 22 seconds West, along the West right-of-way line of said Quorum Drive a distance of 167.55 feet to a 1/2 inch iron rod found for corner, said corner also being the Northeast corner of a tract of land conveyed to Quorum Holdings, Inc. recorded in Volume 96140, Page 3247, of the Deed Records of Dallas County, Texas;

THENCE North 89 degrees 37 minutes 15 seconds West, along the North line of said Quorum Holdings Tract a distance of 390.76 feet to a 1/2 inch iron rod found for corner in the East line of said Lot 1, Block A;

THENCE North 00 degrees 21 minutes 49 seconds East, along the East line of said Lot 1, Block A a distance of 186.83 feet to the POINT OF BEGINNING and CONTAINING 72,943.14 square feet or 1.675 acres of land.

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:

- the applicant shall dedicate whatever staff deems necessary as right-of-way off each tract, on the south side of Airport Parkway for a deceleration lane from eastbound Airport Parkway onto southbound Quorum Drive, and a merge lane from northbound Quorum Drive to eastbound Airport Parkway. In addition, the applicant shall dedicate a fifteen (15) foot clip off the southeast and southwest corners to accommodate traffic, and shall pay all construction costs for these improvements. All building setbacks and street scape plans must reflect this right-of-way dedication.
- on-street parking on both Spectrum Drive and Airport Parkway shall not be allowed.

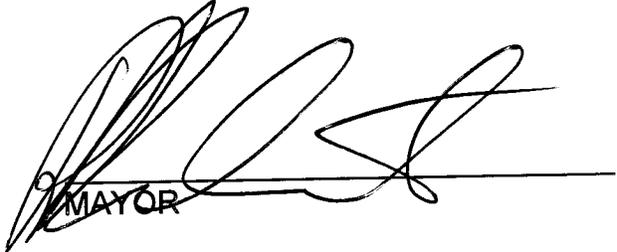
SECTION 4. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose

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.

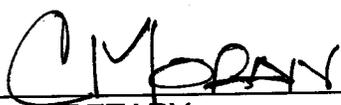
SECTION 7. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 24th day of March, 1998.



MAYOR

ATTEST:



CITY SECRETARY

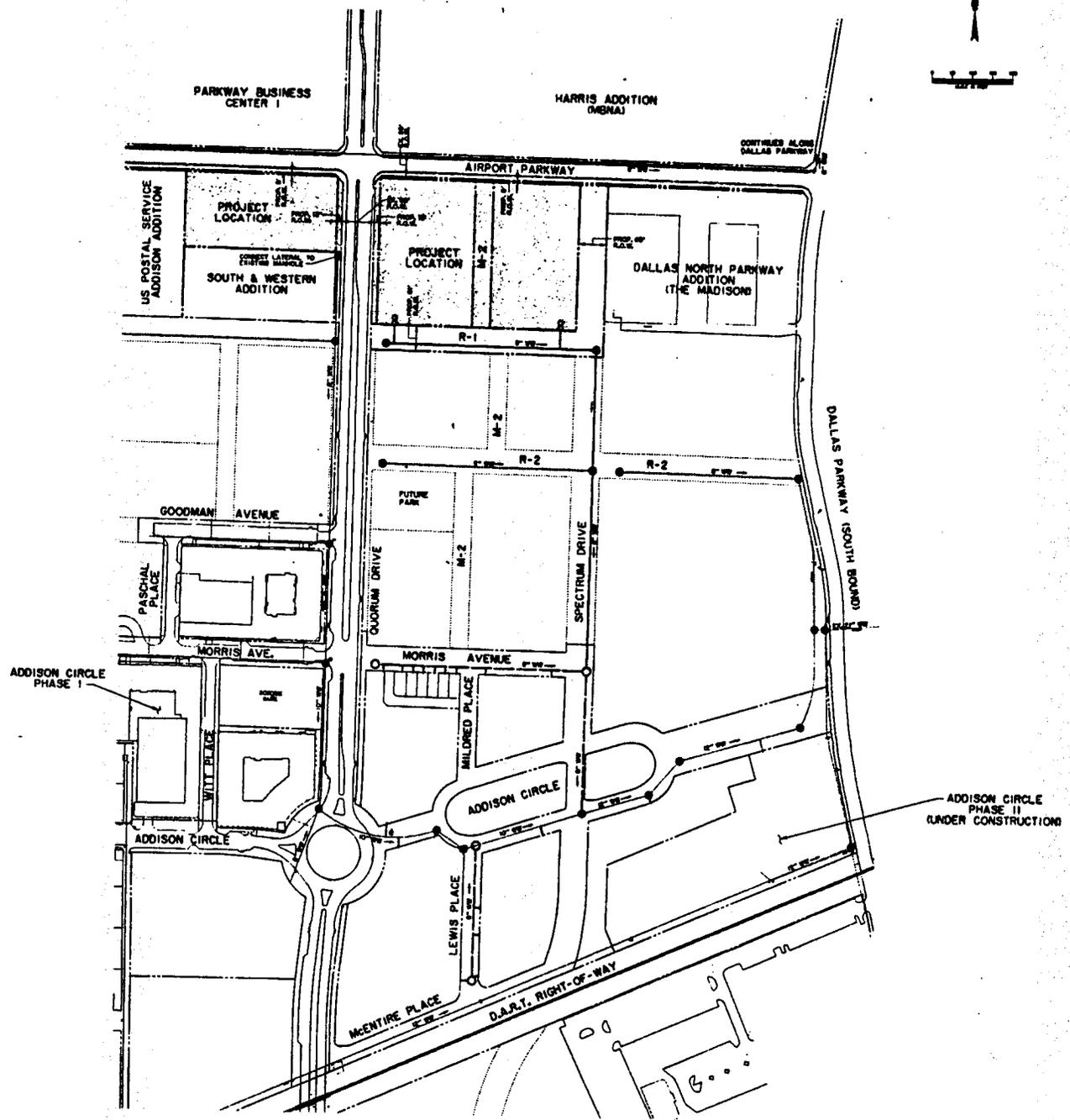
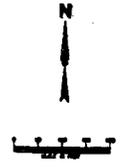
CASE NO.: 1315-Z

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 3/15/99



ADDISON CIRCLE PHASE I

ADDISON CIRCLE PHASE II UNDER CONSTRUCTION

LEGEND:

- PROPOSED WASTEWATER
- FUTURE WASTEWATER
- PROP. WASTEWATER UNDER CONSTRUCTION
- EXISTING WASTEWATER
- PROPOSED MANHOLE
- PROPOSED MANHOLE UNDER CONSTRUCTION
- EXISTING MANHOLE
- PROPOSED CLEANOUT

SCALE : 1" = 100'
WASTEWATER PLAN

This information is part of a contract plan submitted on December 23, 1997 for General Civil Addition and Major Road Project, in the C.R. Fisher District, District No. 402, in the Town of Addison, Dallas County, Texas. This plan is hereby submitted by the City of Dallas, Texas, L.L.C. (3300 Dallas Parkway Suite 750, Dallas, Texas 75249) Telephone: (214) 740-2020

ADDISON MIXED USE DEVELOPMENT

CONCEPT PLAN

12 . 29 . 97

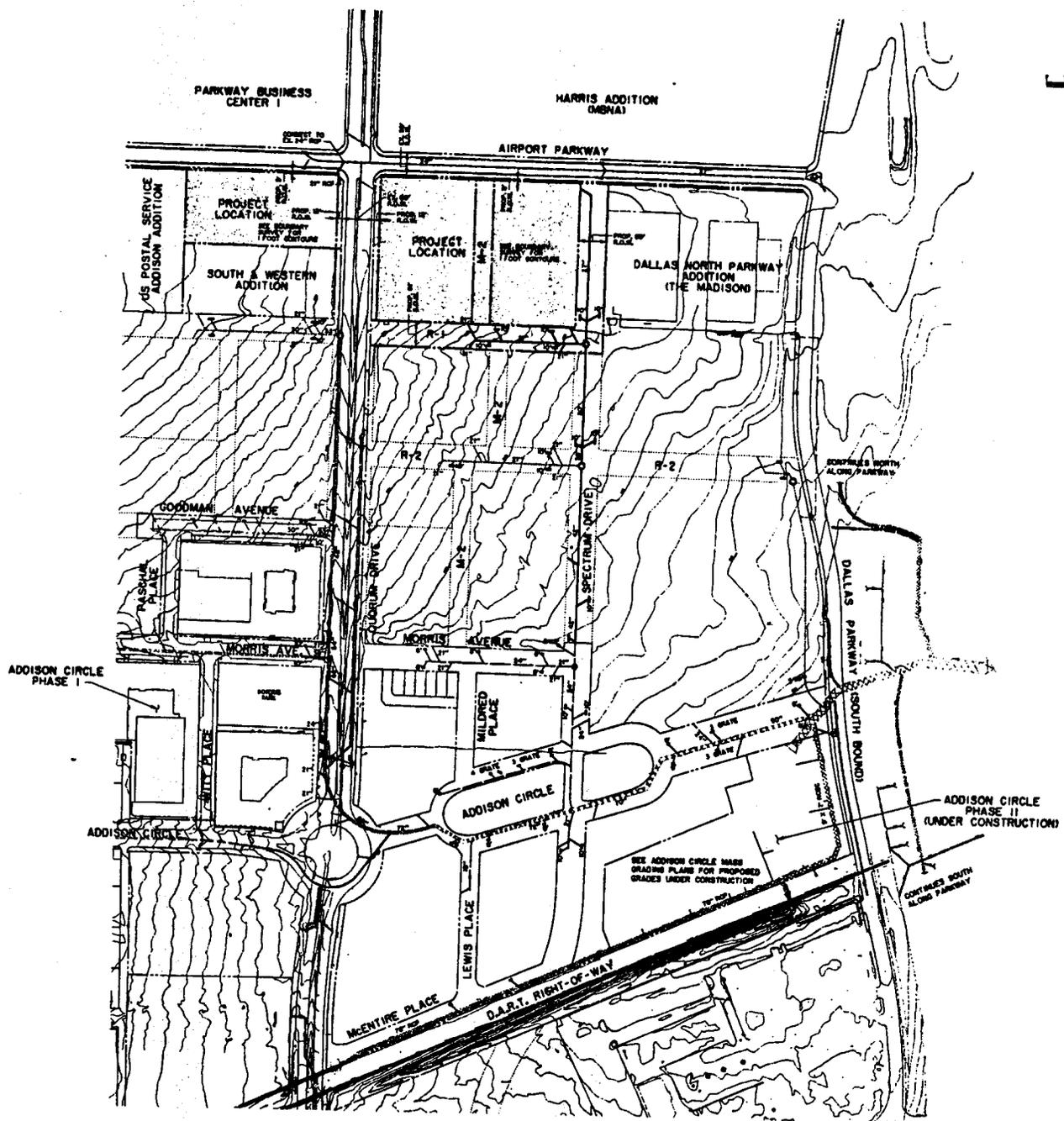
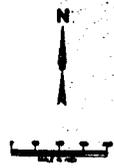
Owner/Developer
 C.R. FISHER, L.L.C.
 3300 Dallas Parkway
 Suite 750
 Dallas, Texas 75249
 (214) 740-2020

Architect
 RTKL ASSOCIATES, INC.
 2000 Ross St.
 Suite 100
 Dallas, Texas 75201
 (214) 271-2077

Civil Engineer/Landscape
 HURT-SULLIVAN, INC.
 801 Westberry Avenue
 Suite 400
 Dallas, Texas 75204
 (214) 271-2071

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 098-012



LEGEND:

- 24" — PROPOSED STORM DRAIN
 - 36" — FUTURE STORM DRAIN TO BE BUILT BY OTHERS
 - 36" — EXISTING STORM DRAIN
 - 24" — PROPOSED STORM DRAIN CURRENTLY UNDER CONSTRUCTION
 - — PROPOSED INLET
 - — EXISTING INLET
 - — PROPOSED MANHOLE
 - — PROPOSED MANHOLE UNDER CONSTRUCTION
- ALL PIPE IS REINFORCED CONCRETE

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.

SCALE : 1" = 100'
DRAINAGE PLAN

This information is part of a concept plan submitted on December 23, 1997 for Ordinance No. 098-012 to the Town of Addison, Dallas County, Texas. This plan is being submitted by 810 Corbin of CLB Holdings, L.L.C., 6309 Dallas Parkway Suite 730, Dallas, Texas 75248 Telephone: 972-980-3030

ADDISON MIXED USE DEVELOPMENT

CONCEPT PLAN

12.29.97

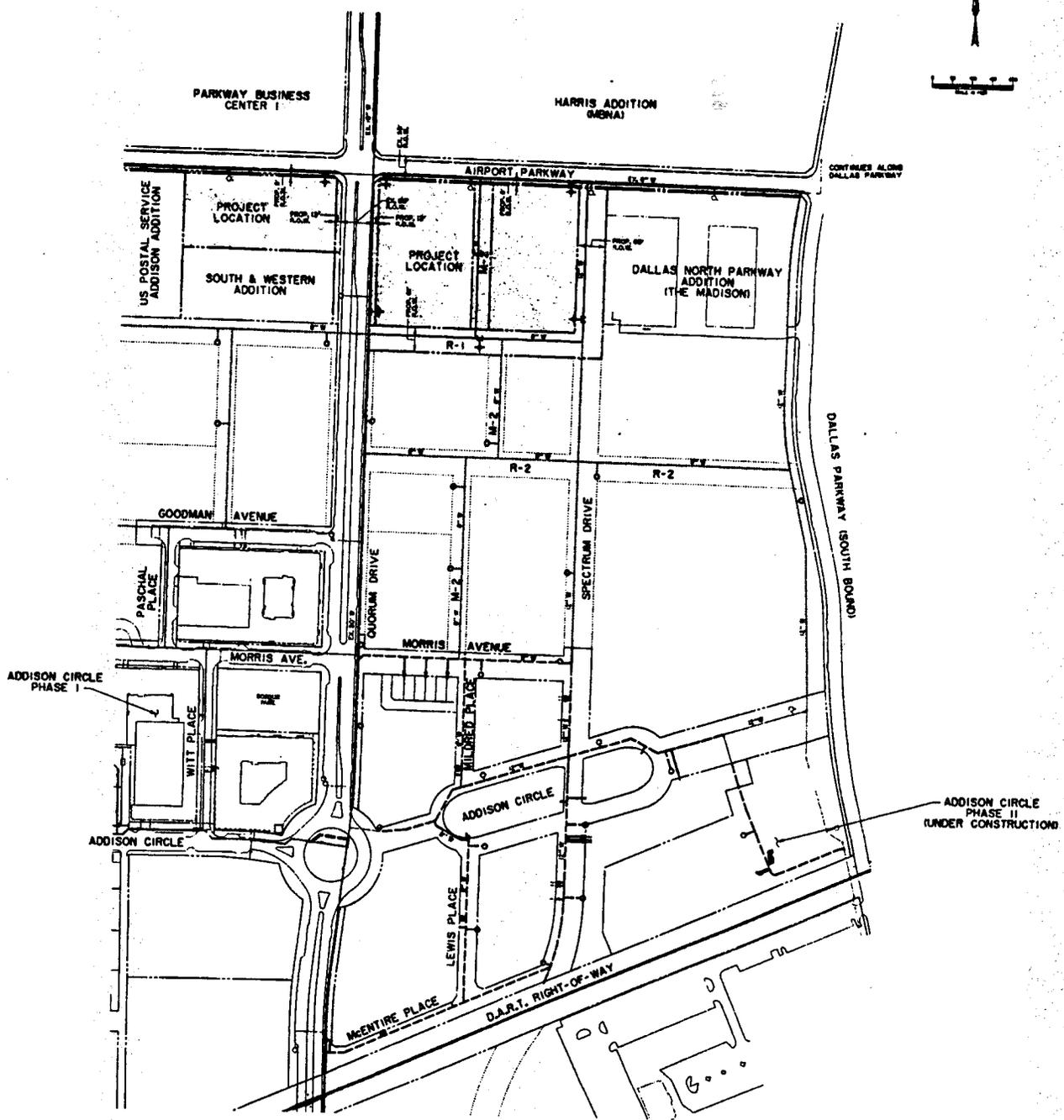
Owner/Developer
CLB HOLDINGS, L.L.C.
5200 Dallas Parkway
Suite 730
Dallas, Texas 75248
(972) 980-3030

Architect
HYDL ASSOCIATES, INC.
2600 Routh St.
Suite 200
Dallas, Texas 75201
(214) 871-8877

Civil Engineers/Landscape
HUNT-COLLARS, INC.
3001 MacDonnell Avenue
Suite 400
Dallas, Texas 75284
(972) 971-0201

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 098-012



LEGEND:

- PROPOSED WATER UNDER CONSTRUCTION
- FUTURE WATER
- PROPOSED WATER
- EXISTING WATER
- ⊕ PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FUTURE FIRE HYDRANT
- PROPOSED FIRE HYDRANT UNDER CONSTRUCTION

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

SCALE : 1" = 100'
WATER PLAN

This information is part of a concept plan presented on December 29, 1997 to the Council, East Addison and Hope Joint Ventures, in the U.S. Postal Service, District No. 402, in the Town of Addison, Dallas County, Texas. This plan is being submitted by WVI Division of G.S. Holdings, L.L.C. 1520 Dallas Parkway Suite 720, Dallas, Texas 75246 Telephone: (972) 980-5030

ADDISON MIXED USE DEVELOPMENT
CONCEPT PLAN
OFFICE OF THE CITY SECRETARY

Owner/Developer
CLB HOLDINGS, L.L.C.
2800 South Parkway
Suite 720
Dallas, Texas 75246
(972) 980-5030

Architect
RTKL ASSOCIATES INC.
2800 South St.
Suite 200
Dallas, Texas 75246
(972) 980-5030

Civil Engineers/Landscape
HEITT-DOLLARD, INC.
2001 Northway Avenue
Suite 600
Dallas, Texas 75246
(972) 980-5030

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