

ORDINANCE NO. 098 - 032

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING ORDINANCE 084-097, IN ORDER TO REVISE SECTION 1 TO REVISE THE LEGAL DESCRIPTION; SECTION 3 TO REVISE THE ALLOWED SQUARE FOOTAGES FOR DEVELOPMENT, AND SECTION 4 TO REVISE SPECIAL CONDITIONS; ON APPLICATION FROM WYNNE/JACKSON, INC.; 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 084-097, Section 1, to read as follows:

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, 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: "PD" Planned Development. Said property being in the Town of Addison, Texas, and being described as follows:

Tract 1

WHEREAS, CHATTAHOOCHEE LEASING COMPANY is the the owner of a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas, and being part of Site 1 and Site 2, Block 1 of Quorum North Addition, an addition to the Town of Addison as recorded in Volume 80005, Page 1768, Map Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point situated in the intersection of the southerly line of DART Rail (100' R.O.W.), and the westerly line of Dallas North Parkway (variable R.O.W.);

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

S 13 degrees 45'00" E, a distance of 107.37 feet to a point of curvature to the right;

Along said curve having a delta angle of 03 degrees 50'25", a radius of 2191.83 feet, an arc length of 146.91 feet, and a chord bearing and distance of S 11 degrees, 49'43" E, 146.89 feet to an iron rod being the POINT OF BEGINNING;

Continuing along said curve having a delta angle of 05 degrees 00'29", a radius of 2191.83 feet, an arc length of 191.58 feet, and a chord bearing and distance of S 07 degrees 24'16" E, 191.52 feet to an iron rod and the beginning of a compound curve to the right;

Along said curve having a delta angle of 01 degrees 32'54", a radius of 1137.47 feet, an arc length of 30,74, and a chord bearing and distance of S 02 degrees 19'02" E, 30.74 feet to an iron rod and the beginning of a compound curve to the right;

Along said curve having a delta angle of 73 degrees 37'04", a radius of 91.50 feet, an arc length of 117.57 feet, and a chord bearing and distance of S35 degrees 16" 14' W, 109.64 feet to an iron rod

S 72 degrees 04'38" W, a distance of 32.12 feet to an iron rod for corner situated in the northerly line of Arapaho Road (80' R.O.W.);

THENCE along the northerly line of said Arapaho Road the following:

S 85 degrees 25'24" w, a distance of 177.18 feet to an iron rod for corner and the beginning of a curve to the left;

Along said curve having a delta angle of 02 degrees 33'52", a radius of 830.96 feet, an arc length of 37.19 feet, and a chord bearing and distance of s 84 degrees 08'25" W, 37.19 feet to an iron rod for corner;

THENCE N 23 degrees 51'32" W, departing said Arapaho Road, a distance of 31.00 feet to an iron rod for corner;

THENCE N 51 degrees 40'10" W, a distance of 43.01 feet to an iron rod for corner;

THENCE N 23 degrees 47'57" W, a distance of 24.00 feet to an iron rod for corner;

THENCE N 03 degrees 56'58" E, a distance of 42.96 feet to an iron rod for corner;

THENCE N 23 degrees 51'32" W, a distance of 59.95 feet to an iron rod for corner;

THENCE N 66 degrees 12' 00" E, a distance of 434.72 feet to an iron rod for corner;

THENCE N 23 degrees 48' 00" W, a distance of 115.00 feet to an iron rod for corner;

THENCE N 66 degrees 12' 00" E, a distance of 479.22 feet to an iron rod for corner;

THENCE S 23 degrees 47' 57" E, a distance of 53.74 feet to an iron rod for corner;

THENCE N 85 degrees 37' 19" E, a distance of 136.81 feet to an iron rod for corner;

THENCE N 67 degrees 51' 12" E, a distance of 184.22 feet to an iron rod for corner;

THENCE N 75 degrees 19' 55" E, a distance of 37.00 feet to the POINT OF BEGINNING and containing 148,845 square feet or 3.4170 acres of land.

Tract 2

WHEREAS CHATTAHOOCHEE LEASING COMPANY is the owner of a tract of land situated in the G.W. Fisher Survey, Abstract No. 482 , Dallas County,

Texas, and being part of Site 1 and Site 2, Block 1 of Quorum North Addition, an addition to the Town of Addison as recorded in Volume 80005, page 1768, Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for corner situated in the southerly line of DART Rail (100'R.O.W.) and the westerly line of Dallas North Parkway (variable R.O.W.);

THENCE S 13 degrees 45' 00" E, along said Dallas North Parkway, a distance of 107.37 feet to an iron rod for corner and the beginning of a curve to the right;

THENCE along said curve and the westerly line of said Dallas North Parkway having a delta angle of 03 degrees 50'25", a radius of 2191.83 feet, an arc length of 146.91 feet, and a chord bearing and distance of S 11 degrees 49' 43" E, 146.89 feet to an iron rod for corner;

THENCE S 75 degrees 19'55" W, departing said Dallas North Parkway, a distance of 37.00 to an iron rod for corner;

THENCE S 67 degrees 51' 12" W, a distance of 184.22 feet to an iron rod for corner;

THENCE S 85 degrees 37; 19" W, a distance of 136.81 feet to an iron rod for corner;

THENCE N 23 degrees 47' 57" W, a distance of 53.74 feet to an iron rod for corner;

THENCE S 66 degrees 12'00" W, a distance of 479.22 feet to an iron rod for corner;

THENCE N 23 degrees 48' 00" W, a distance of 117.64 feet to an iron rod for corner and the beginning of a curve to the right;

THENCE along said curve having a delta angle of 03 degrees 28' 50", a radius of 636.00 feet, an arc length of 38.63 feet, and a chord bearing and distance of N 32 degrees 37' 46" E, 38.63 feet to an iron rod for corner situated in the southerly line of said DART rail;

THENCE N 66 degrees 12'00" E, along said DART Rail, a distance of 845.94 feet to the POINT OF BEGINNING and containing 153,958 square feet or 3.5344 acres of land.

Tract 3

WHEREAS CHATTAHOOCHEE LEASING COMPANY is the owner of a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas, and being part of Site 1 and Site 2, Block 1 of Quorum North Addition, an addition to the Town of Addison as recorded in Volume 80005, page 1768, Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod situated in the northerly line of Arapaho Road (80' R.O.W.), said point being the southwest corner of said Site 1, Block 1 and the southeast corner of said Site 2, Block 1;

THENCE N 26 degrees 03' 10" W, departing said Arapaho Rod, a distance of 20.88 feet to an iron rod for corner and the beginning of a curve to the right;

THENCE along said curve in a westerly direction having a delta angle of 04 degrees 13' 01", a radius of 949.00 feet, an arc length of 69.85 feet, and a chord bearing and distance of S 71 degrees 53' 19" W, 69.83 feet to an iron rod for corner;

THENCE N 23 degrees 48' 00" W, a distance of 132.64 feet to an iron rod for corner;

THENCE N 66 degrees 12' 00" E, a distance of 434.72 feet to an iron rod for corner;

THENCE S 23 degrees 51' 32" E, a distance of 59.97 feet to an iron rod for corner;

THENCE S 03 degrees 56' 58" W, a distance of 42.96 feet to an iron rod for corner;

THENCE S 23 degrees 47' 57" E, a distance of 24.00 feet to an iron rod for corner;

THENCE S 51 degrees 40' 10" E, a distance of 43.01 feet to an iron rod for corner;

THENCE S 23 degrees 51' 43" E, a distance of 31.00 feet to an iron rod for corner situated in the curving northerly line of said Arapaho Road;

THENCE along the curving northerly line of said Arapaho Road the following:

Along said curve to the left in a westerly direction having a delta angle of 18 degrees 54' 43", a radius of 830.96 feet, an arc length of 274.28 feet, and a chord bearing and distance of S 73 degrees 24' 08" W, 273.04 feet to an iron rod for corner;

S 63degrees 58' 36" W, a distance of 93.80 feet to the POINT OF BEGINNING and containing 68,266 square feet or 1.5672 acres of land.

SECTION 2. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, is hereby amended by amending Ordinance 084-097, Section 3, to read as follows:

SECTION 3. In the herein-above described land, no land or building shall be used, erected or converted to any use other than:

1. Office space - total of 1,020,000 square feet
Two, 14-story office buildings of 374,000 square feet each
One, 11-story office building of 272,000 square feet
2. Retail uses contained within the office buildings.
3. Restaurant use with the sale of alcoholic beverages for on-premises consumption, subject to the approval of a Special Use Permit

All allowed building heights and setbacks are approved as shown on the development plans.

SECTION 3. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, is hereby amended by amending Ordinance 084-097, Section 4, to read as follows:

SECTION 4. The following special conditions are placed on the above-described property:

-The applicant shall finish three sides of the Phase 1 parking structure with concrete panels. The north side can be finished with metal grid panels to shield the cars. The panels shall be at least 48-inches in height. The Phase 2 parking structure shall be finished on all four sides with concrete panels. The panels on the north side of the Phase 2 structure can be painted concrete, as opposed to architecturally pre-finished panels.

-Prior to the issuance of a building permit, a master sanitary sewer, water and storm water/drainage plan shall be developed to determine the extent of the infrastructure necessary to service this tract (Phases 1,

2, and 3) and the remaining area to the west (Area E), including any onsite and/or offsite easements that may be required.

-If necessary, the applicant/developer shall provide on-site detention storage for storm water runoff (based on master drainage plan or entire area).

-Prior to the issuance of a building permit, the applicant must submit plans to the FAA for review-approval to determine compliance with Addison's height hazard zoning.

-Entrances on the south side of the site shall match up with island openings in proposed Arapaho Road and should be a minimum of 24 feet wide.

-A deceleration lane shall be provided at the southernmost entrance on the Tollway.

-A five-foot sidewalk shall be installed along the Dallas North Tollway.

-The applicant shall submit a revised landscaping plan that shows the following items:

1. 25' landscaping buffer along the street frontage for the Dallas North Tollway. A 5-foot sidewalk shall be installed within the 25-foot buffer.
2. A solid line of trees, planted 25-feet on-center along the west property line and the north property line. These trees shall be planted to screen the parking structure, and shall be required to offset the lack of 20% landscaping on the site. The trees shall be planted prior to a Certificate of Occupancy for Phase II. In the event that the garage has to be moved north to accommodate a fire lane, the applicant shall be required to plant vines (Boston Ivy or similar) and Nelly R. Stevens holly shrubs (10 feet on-center) on the north side of the structure. Shrubs shall provide a solid screen for the base of the parking structure.
3. Clear demarcation of what landscaping and plaza area is to be installed in Phase 1, in Phase 2, and in Phase 3.

-The site shall conform to all requirements of the Uniform Fire Code.

-Prior to the issuance of a building permit, a unity agreement shall be provided to the city, unless the buildings have the proper fire protection

for walls and openings as required by Section 503 of the 1997 Uniform Building Code.

SECTION 4. All paved areas, permanent drives, streets and drainage structures 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 11th day of August, 1998.


MAYOR

ATTEST:

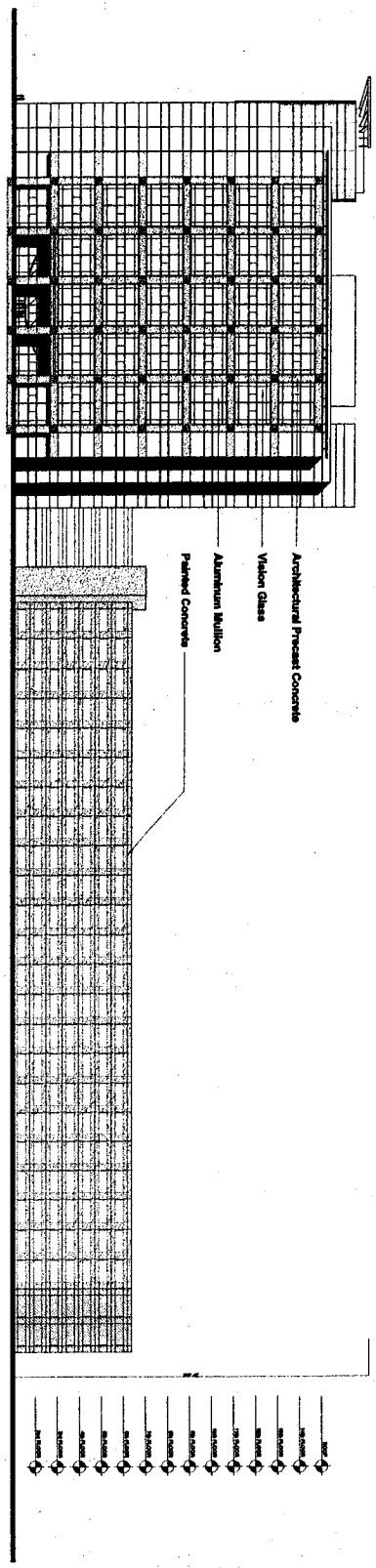
C. MORAN
CITY SECRETARY

CASE NO. 1331-Z

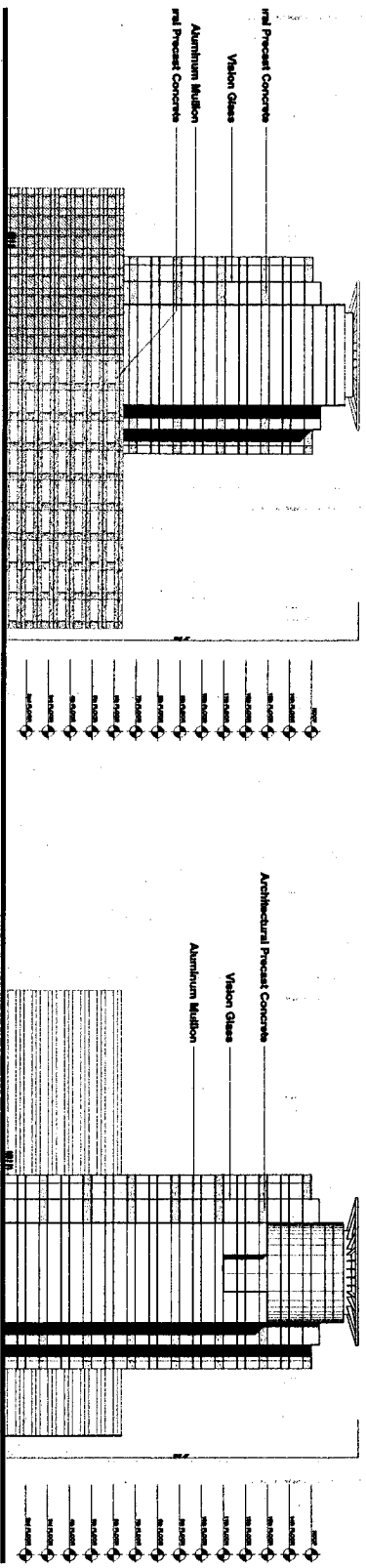
APPROVED AS TO FORM:

C. MORAN
DIRECTOR OF DEVELOPMENT SERVICES

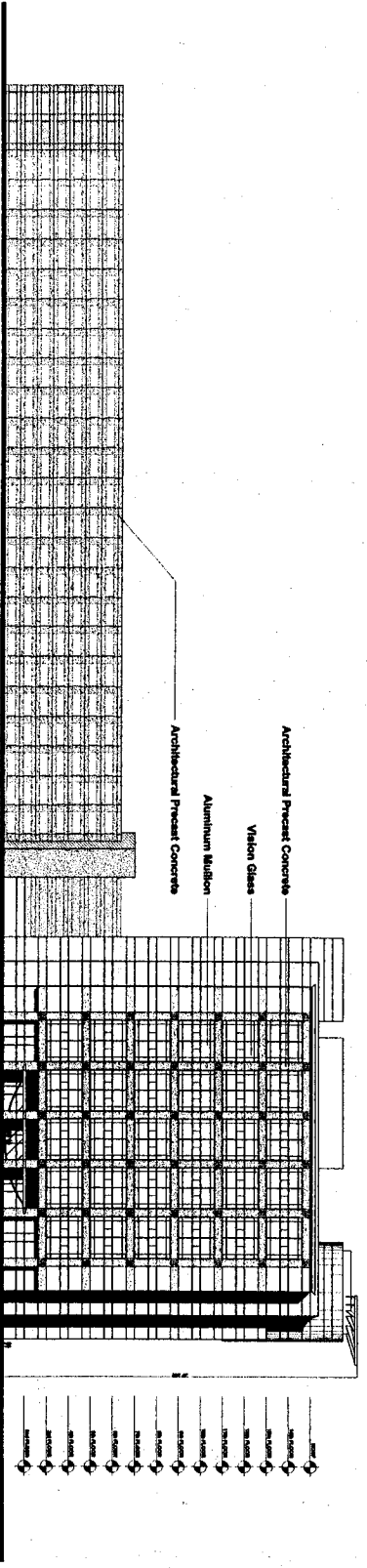
PUBLISHED ON: 06/12/98



North Elevation



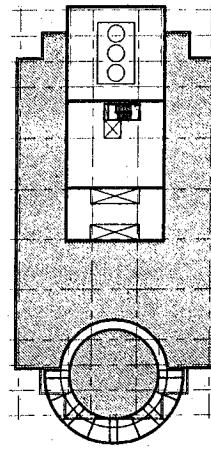
East Elevation



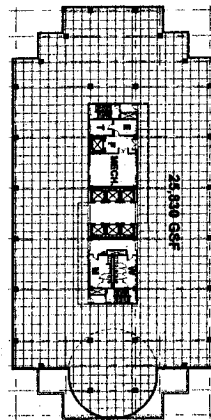
South Elevation

West Elevation

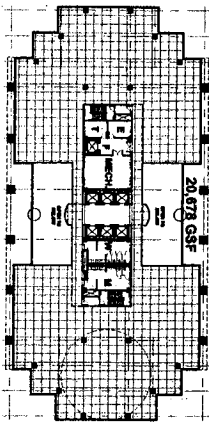
Building Elevations



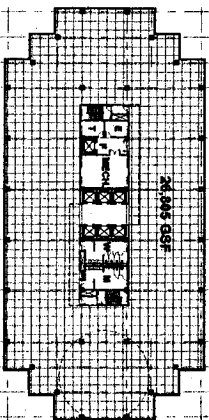
Penthouse Level



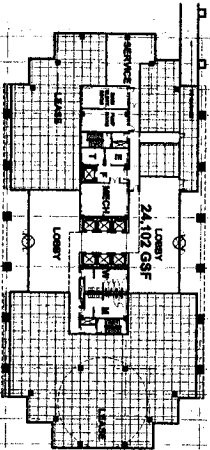
Levels 13 - 14



Level 2

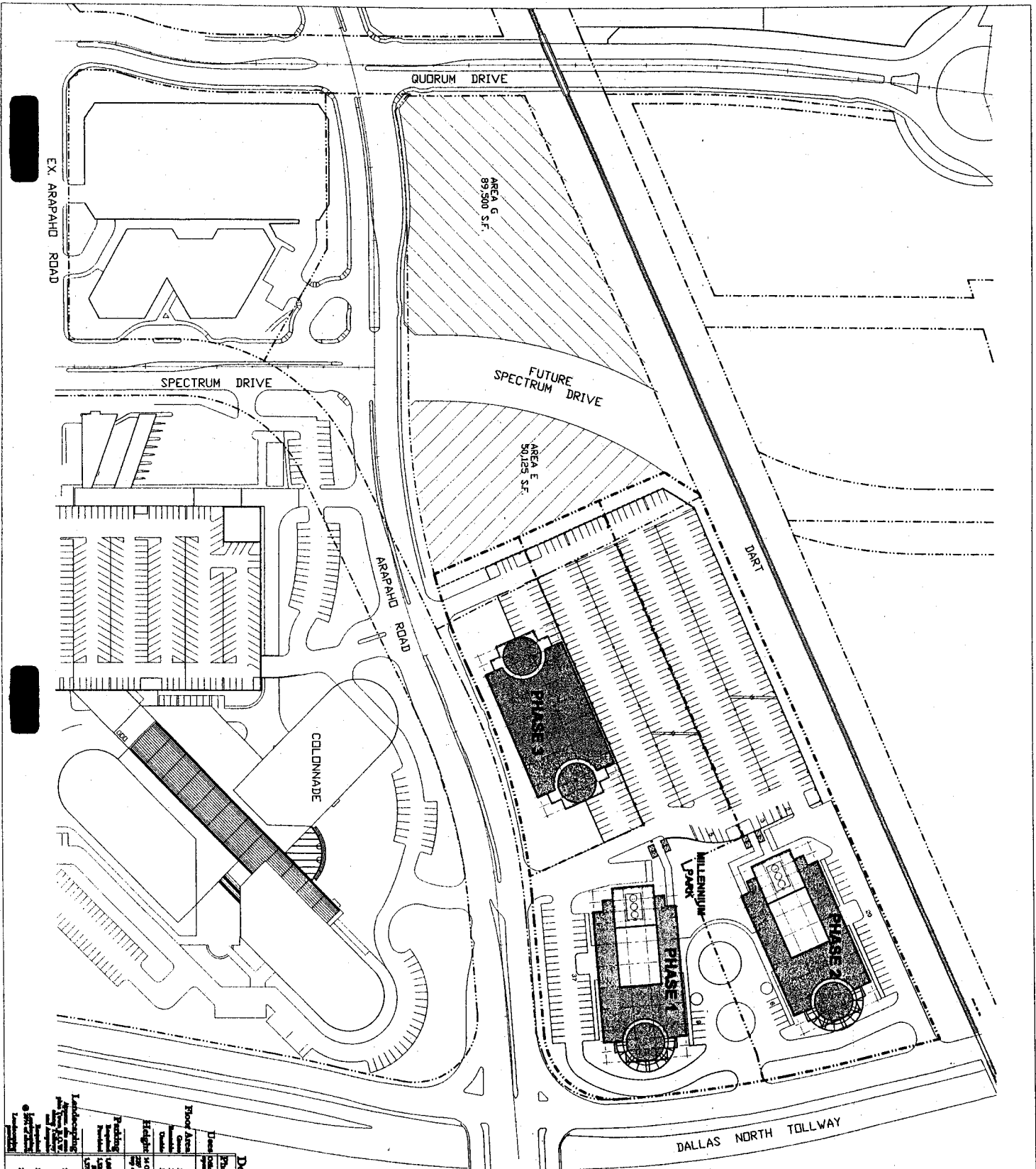


Levels 3 - 12

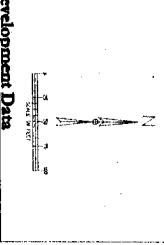


Level 1

Building Floor Plans



Development Data	Phase I			Phase II			Phase III		
	Area (Ac.)	Area (S.F.)	Units	Area (Ac.)	Area (S.F.)	Units	Area (Ac.)	Area (S.F.)	Units
Phase I	10.00	435,600	100	10.00	435,600	100	10.00	435,600	100
Phase II	10.00	435,600	100	10.00	435,600	100	10.00	435,600	100
Phase III	10.00	435,600	100	10.00	435,600	100	10.00	435,600	100



OFFICE OF THE CITY SECRETARY
Millennium Park Development
 Addison, Texas

ORDINANCE NO. 098-0321

Site Plan
 Date: 2/1/98