

**ORDINANCE NO. 000-016**

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 085-093 TO A REVISED PLANNED DEVELOPMENT DISTRICT, ON APPLICATION FROM FIRST INDUSTRIAL, LOCATED ON 18.74 ACRES AT THE NORTHEAST CORNER OF WESTGROVE DRIVE AND EXCEL PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR APPROVAL OF DEVELOPMENT PLANS, PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEAL CLAUSE; AND DECLARING AN EMERGENCY.

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, 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 18.742 acre tract of land situated in the William Lomax Survey, Abstract NO. 792, Town of Addison, Dallas County, Texas and being all of Tract 1 described to FM Properties Operating Co. by deed recorded in Volume 92115, Page 4018 in the Deed Records of Dallas County, Texas; said tract also being all of Lot 5, Lot 20 and a portion of Lot 4 and Lot 21 Block A; said tract also being a portion of Lot 4 and Lot 5 Block B of Carroll Estates, an addition to the town of Addison as described by plat records in Volume 10, Page 473, in the Plat Records of Dallas County, Texas; said tract also a portion of Carroll Road now abandoned as described by plat recorded in Volume 40, Page 274 of the Plat Records of Dallas County, Texas; said 18.742 acre tract being more particularly described as follows;

BEGINNING at a chiseled "X" found for the point of intersection of the north right-of-way line of Bent Tree Plaza Parkway (a 80 foot right-of-way) as described in Volume 83220 Page 2655 of the Deed Records of Dallas County, Texas; said point also being in the east line of Westgrove Drive (a 60 foot right-of-way); said point also being the southwest corner of said Tract 1;

THENCE, North 00 degrees, 02 minutes, 26 seconds West, along said east line of Westgrove Drive a distance of 467.54 feet to a 1/2-inch iron rod found for the southwest corner of a tract of land described to John D. Gourley, Robert W. Teeter, and Pamela S. Gourly (Gourly Tract) by deed recorded in Volume 94207, Page 173 in the Deed Records of Dallas County, Texas; said point also being the northwest corner of said Tract 1;

THENCE, South 89 degrees, 57 minutes, 40 seconds East, along the common line of Tract 1 and said Gourly Tract a distance of 1289.79 feet to a 2-1/2-inch metal fence post found for the southeast corner of said Gourley Tract; said point also being the southwest corner of Bent Tree Gardens, Phase II, an addition to the Town of Addison described by plat records Volume 79191, Page 2282 of the Plat Records of Dallas County, Texas; said point also described by the deed records to Garden Bent Tree L.P. Volume 92234, Page 1517 of the Deed Records of Dallas County, Texas;

THENCE, North 89 degrees, 54 minutes, 15 seconds East, along the common line of said Tract 1 and said Bent Tree Gardens, Phase II, a distance of 556.34 to a 3/4-inch iron pipe found for the northwest corner of a tract of land described to OVPI, Inc. in the deed records Volume 91138, Page 2765 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees, 10 minutes, 46 seconds East, along the common line of said Tract 1 and said OVPI, Inc. Tract, a distance of 307.75 feet to a 1/2 -inch iron rod found in the north line of said Bent Tree Plaza Parkway; said point also being the southwest corner of said OVPI Tract; said point also being the southeast corner of said Tract 1;

THENCE, along the common line of said Tract 1 and the north line of said Betn Tree Plaza Parkway (now EXCEL Parkway) the following four courses:

North 89 degrees, 46 minutes, 45 seconds West, a distance of 9.71 feet to a 1/2-inch iron rod found for point of curvature of a curve whose centers bears South 00 degrees, 13 minutes, 16 seconds West a distance of 540,00 feet from said point;

Southwesterly through a central angle of 33 degrees, 06 minutes, 32 seconds, for an arc distance of 312.04 feet, on a chord bearing and distance of South 73 degrees, 40 minutes, 00 seconds, 307.72 feet, to a 1/2-inch iron rod found for the point of reverse curvature of a curve to the right whose center bears North 32 degrees, 53 minutes, 17 seconds, a distance of 460,0 feet from said point;

Southwesterly through a central angle of 32 degrees, 54 minutes, 17 seconds for an arc distance of 264.18 feet; on a chord bearing and distance of South 73 degrees, 33 minutes, 51 seconds West, 260.56 feet, to a 1/2-inch iron rod found for the pint of tangency;

North 89 degrees 59 minutes, 00 seconds West, a distance of 1291.83 feet to the POINT OF BEGINNING;

CONTAINING 816,379 square feet of 18.742 acres of land, more or less.

SECTION 2. The following regulations shall govern the development of all land within this Planned Development District:

### 1. USE REGULATIONS

#### USES:

All buildings and uses permitted in Article X, C-1 (Commercial-1) district as set forth by the Appendix A, Zoning, of the Code of Ordinance, and all distribution and warehouse uses and light assembly. The use specifically excludes the manufacture of goods and materials. For the purposes of this ordinance, light

assembly shall be defined as the process and procedures for the assimilation, packaging, and distribution of finished goods and materials.

## 2. HEIGHT REGULATIONS

No building or structure shall exceed three (3) standard stories in height unless additional height is set back from the street lines one (1') foot for each two (2') feet of height above each six story limit. Height of structures is further limited by the Federal Aviation Administration F.A.A.

## 3. AREA REGULATIONS

### 1. Front Yard

(A) The minimum required front yard is twenty-five (25) feet, such distance shall be measured from the property line.

### 2. Side Yard

(A) Except as provided below, there is no minimum required side yard.

(B) On a corner lot, a minimum required side yard of twenty-five (25) feet must be provided on the side street, such distance shall be measured from the property line.

### 3. Rear Yard

(A) Except as provided below, there is no minimum required rear yard.

## 4. PARKING REGULATIONS

Off-street parking shall be provided for the appropriate building use classification as defined in articles IX, X, XI and XII of Appendix A, Zoning, of the Code of Ordinances.

## 5. TYPE OF CONSTRUCTION

At least eighty (80) per cent of the exterior walls of all structures shall be of masonry construction, exclusive of door and window openings. The term masonry shall include: brick, stone, concrete masonry unit, colored textured concrete, E.I.F.S., glass block and plate glass.

## 6. OUTSIDE SALES OR COMMERCIAL PROMOTIONS

Any outside sales and/or commercial promotions shall be prohibited.

## 7. LOADING AND UNLOADING FACILITIES

All loading facilities shall be screened in accordance with the provisions of Article XXI- Landscaping Regulations, Section 7b, of Appendix A, Zoning, of the Code of Ordinances.

## 8. OUTSIDE STORAGE.

Except for the equipment or materials stored on a construction site and used for a temporary construction project, the long term outside storage of equipment, buildings or other materials, goods and products is prohibited.

## 9. MECHANICAL EQUIPMENT

All mechanical equipment must be constructed located and screened so as to not interfere with the peace, comfort and repose of the occupants of any adjoining building or residence and not be visible from any public street. The screening device used shall be architecturally compatible to the building.

## 10. REFUSE CONTAINERS

All refuse and refuse containers must be screened from all public rights-of-way. Refuse containers must be placed on a designed, reinforced concrete pad and approach. Screening walls must be of an aesthetic material.

## 11. LANDSCAPING

All landscaping in this district shall be governed by the standards set forth in Article XXI- Landscaping Regulations, Section 7b, of Appendix A, Zoning, of the Code of Ordinances.

SECTION 3. 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 4. The following special conditions are placed on the above-described property.

-Based on the area of impervious surface proposed for this site, the applicant/developer will be required to provide on-site detention storage for storm water runoff. All storm drainage facilities in the Town of Addison shall be designed for the case of ultimate watershed development based on a 100-year frequency design storm. An Area Drainage Map, Grading Plan and Water Drainage Plan must be included with the Civil Engineering Design submittals.

-This property is located within the 70 to 75 ldn noise contours. In accordance with the adopted airport master plan, an aviation easement is required.

-Prior to any development, the applicant must submit plans to the FAA for review/approval to determine compliance with Addison's height hazard zoning.

-Prior to acquiring a building permit the applicant/developer must provide verification from a certified acoustical expert that structure, outside to inside, meets sound attenuation of 30 dB.

-A five-foot wide sidewalk is required along all street frontages.

-Submittals must include erosion control fencing and a stabilized construction entrance.

-A registered Professional Engineer, licensed to practice in the State of Texas, must prepare detailed Civil Plans. Detailed plans must include water, sanitary sewer, storm water and paving. Note, all Public Utilities must be located within an Underground Utility Easement or Public Right of Way and must be indicated on design submittals.

-The site must be platted prior to the issuance of a building permit. At the time of platting, additional right-of-way will be required along Westgrove Drive for a future widening project (4 feet).

-Landscape grading and irrigation plans must be submitted before a building permit is issued.

SECTION 5. 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 6. 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 7. 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 8. 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.

SECTION 9. The importance of this ordinance creates an emergency and an imperative public necessity and the ordinance shall take effect and be in force from and after its adoption.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, on this the 9th day of May, 2000.



MAYOR

ATTEST:

CMORAN  
CITY SECRETARY

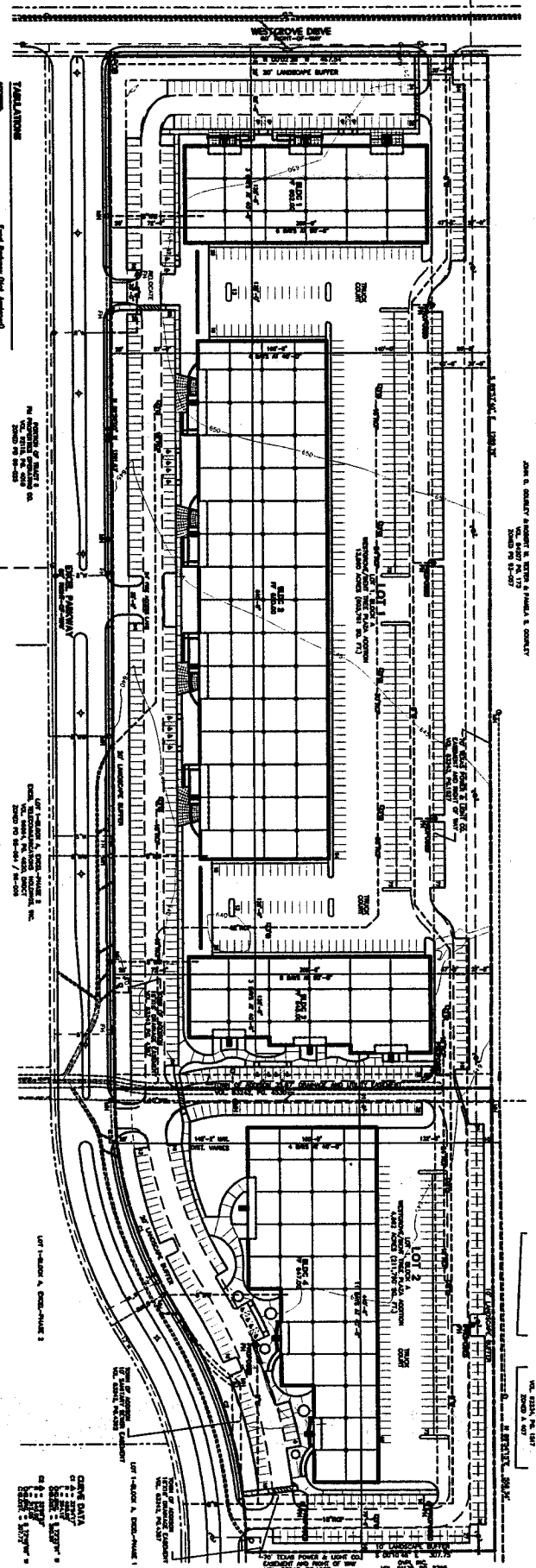
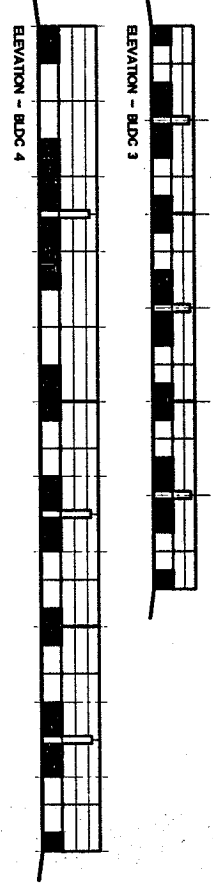
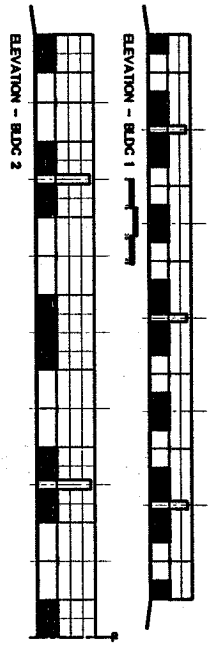
CASE NO. 1368-Z

APPROVED AS TO FORM:

CMORAN  
DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: \_\_\_\_\_





**TITLE BLOCK**

Project: Addison Office (Addison)

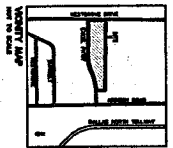
Address: Tract 702

City: Addison, Texas

Client: J. Edgar Hoover, Federal Bureau of Investigation

Date: 9/15-16

Scale: As Shown



**DEVELOPMENT PLAN**

**ADDISON OFFICE/FLEX/WAREHOUSE PROJECT**

SCALE 1" = 60'-0"

OWNER: FIRST INDUSTRIAL REALTY TRUST, P.O. BOX 922, ADDISON, TEXAS 75001

DESIGNER: PERKINS+WILL, 600 N. LA SALLE ST., CHICAGO, IL 60610

ADDISON OFFICE / FLEX / WAREHOUSE PROJECT

DEVELOPMENT PLAN

ADDISON, TEXAS

OFFICE OF THE CITY SECRETARY

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

FOR THE CITY OF ADDISON

ORDINANCE \_\_\_\_\_

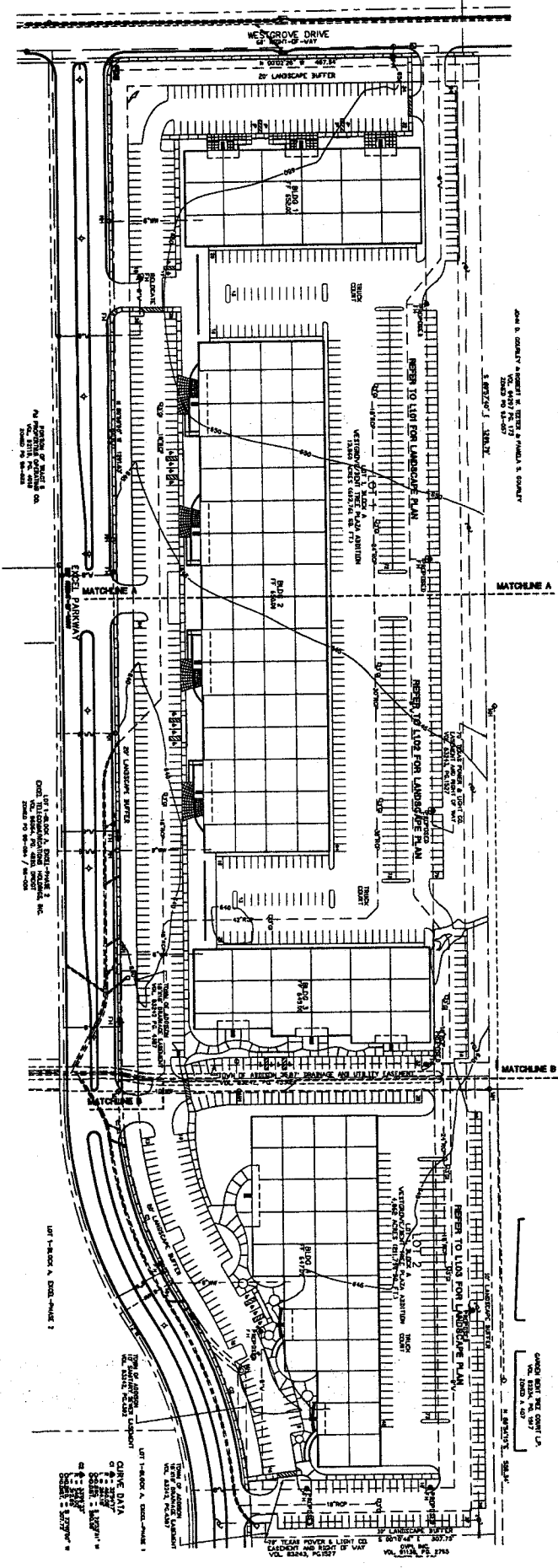
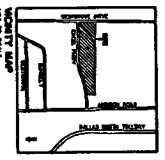
- LANDSCAPE NOTES**
1. All trees to be planted per approved site plan.
  2. All trees to be planted in accordance with the approved site plan.
  3. All trees to be planted in accordance with the approved site plan.
  4. All trees to be planted in accordance with the approved site plan.
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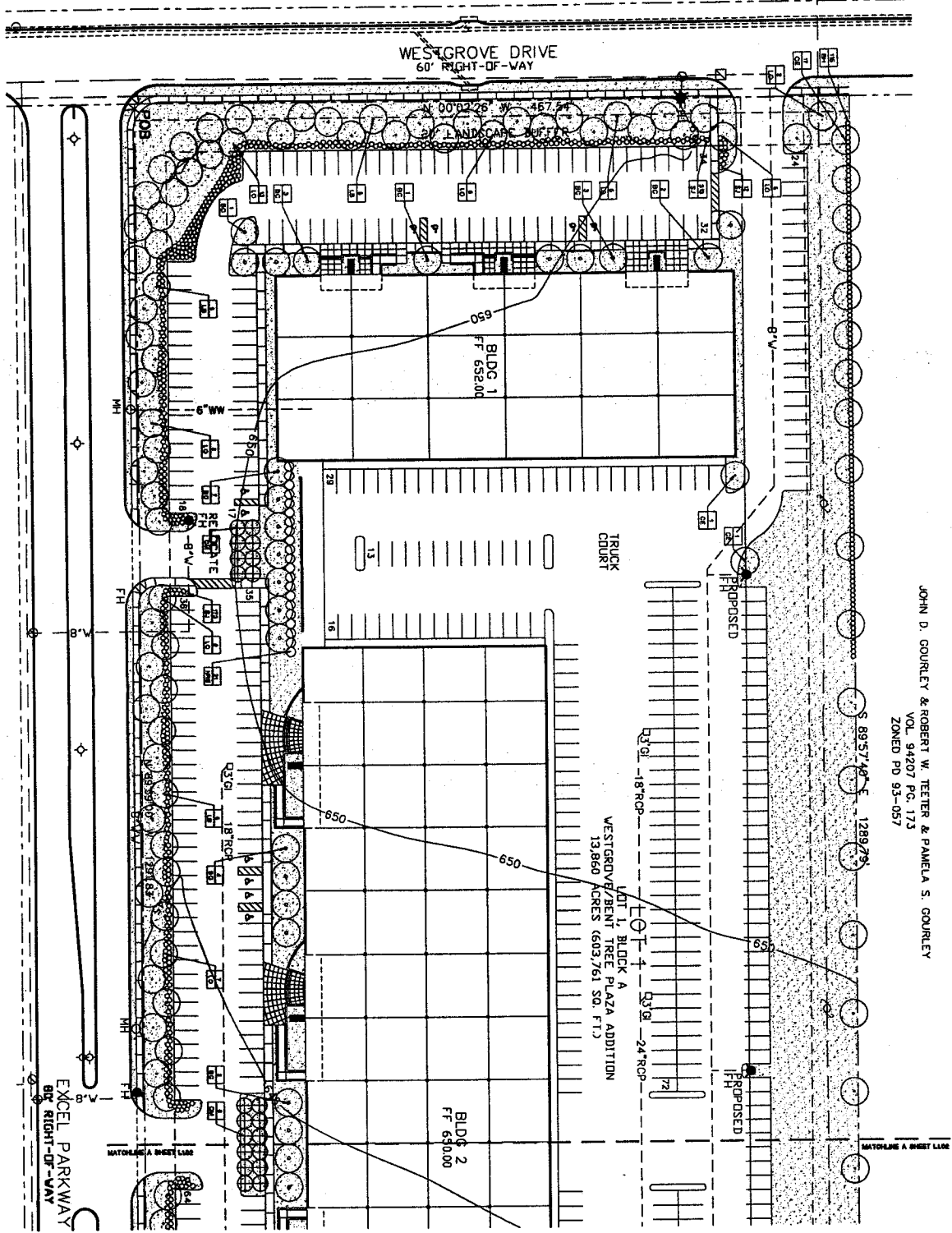
- LANDSCAPE NOTES**
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- PLANT LIST**
- | Plant Name | Quantity | Notes |
|------------|----------|-------|
| ...        | ...      | ...   |

- PLANT LIST**
- | Plant Name | Quantity | Notes |
|------------|----------|-------|
| ...        | ...      | ...   |





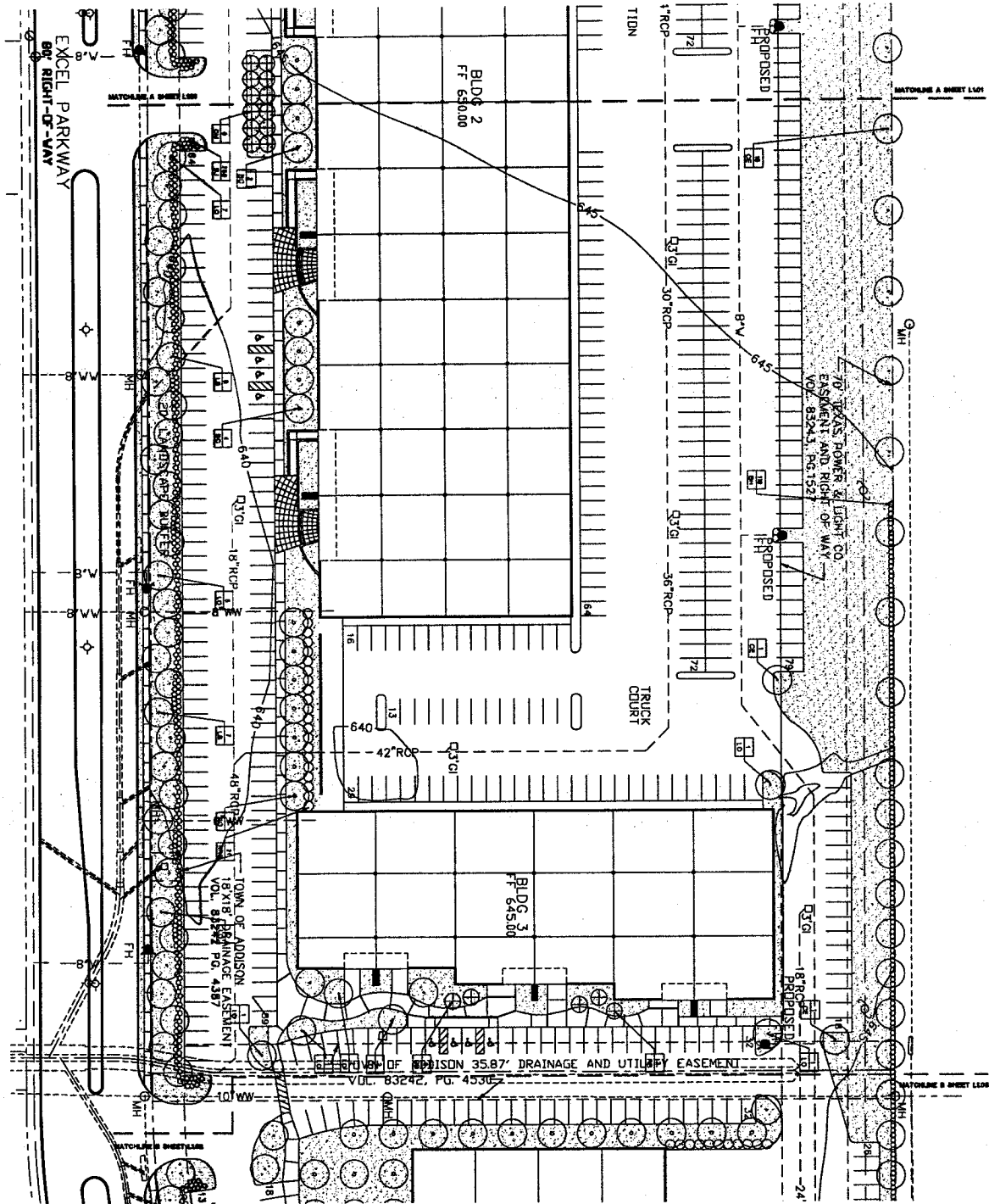
JOHN D. COURLEY & ROBERT W. TETTER & PAMELA S. COURLEY  
VOL. 94207 PG. 173  
ZONED PD 93-057

- PLANT LEGEND**
- MATURE TREE
  - SAPLING TREE
  - SHRUB
  - FLOWERING SHRUB
  - PALM TREE
  - GRASS
  - GROUND COVER
  - LAWN



**sm**  
SPECIALIZED MAPPING  
FOR THE CITY OF ADDISON  
5500 N. ...  
(972) ...

DATE: 11/01/00  
DRAWN BY: J. ...  
CHECKED BY: ...  
SCALE: AS SHOWN



**PLANT LEGEND**

Symbol	Description
○	Tree
○	Shrub
○	Grass
○	Flower
○	Plant
○	Light
○	Well
○	Other

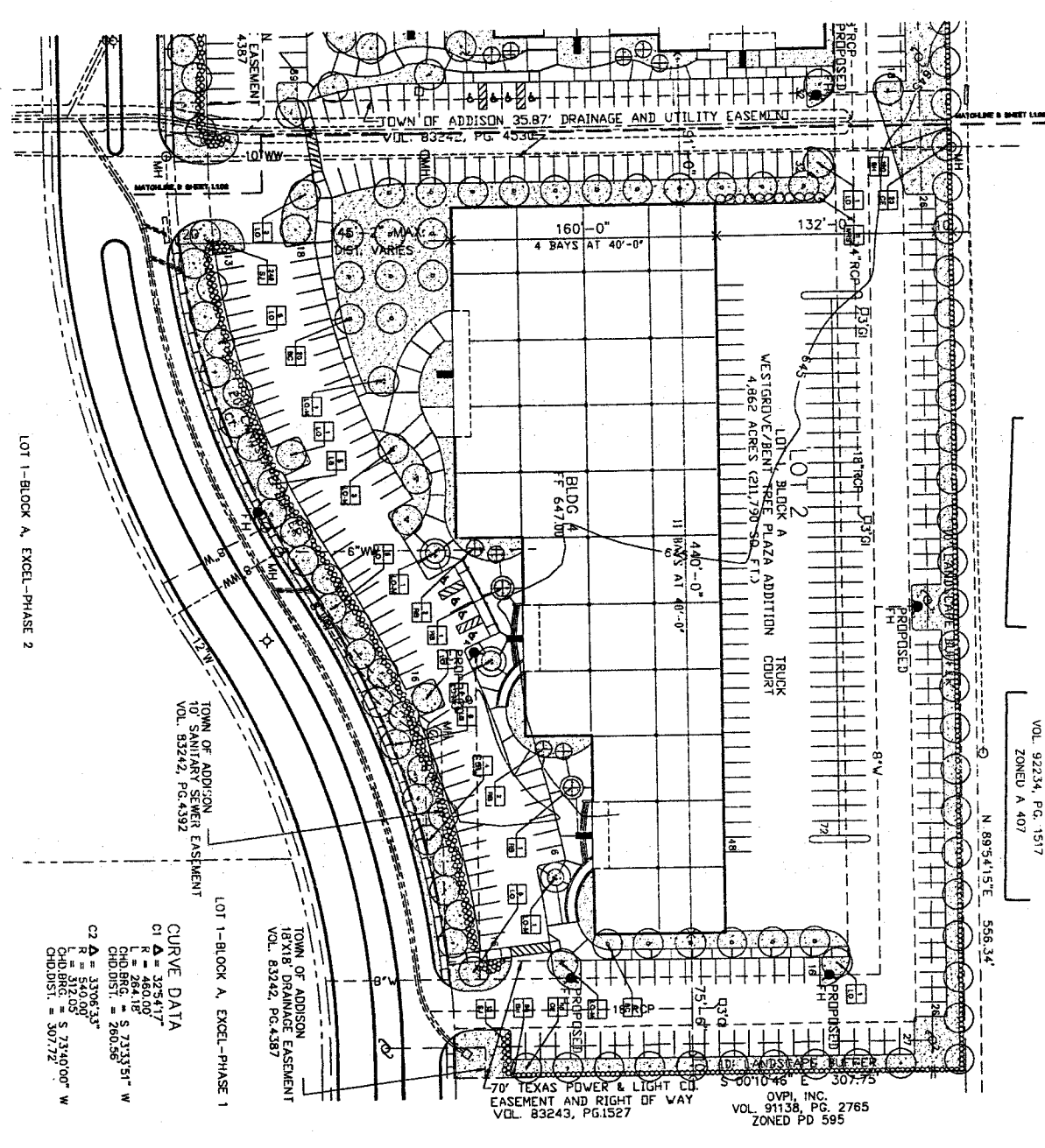
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**ADDISON OFFICE/FLEXWAREHOUSE PROJECT**  
 PLANNING AND DEVELOPMENT SERVICES  
 ADDISON, TEXAS



**smr**  
 SERVICE MARK, INC.  
 11001 WEST 10TH STREET  
 ADDISON, TEXAS 75001

**ORDINANCE NO. 000-016**



LOT 1 - BLOCK A, EXCEL - PHASE 2

LOT 1 - BLOCK A, EXCEL - PHASE 1

**CURVE DATA**  
 C1 Δ = 325'41.7"  
 R = 4800.00'  
 L = 289'4.18" S 71°33'51" W  
 CHD.DIST. = 260.56'  
 C2 Δ = 3106'33.7"  
 R = 5200.00'  
 L = 3120.00" S 73°40'00" W  
 CHD.BRG. = S 307.72'

GARDEN BENT TREE COURT L.P.  
 VOL. 92234, PG. 1517  
 ZONED A 407

