

ORDINANCE NO. 000-037

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AMENDING THE CONCEPT PLAN FOR THE UC-URBAN CENTER DISTRICT, APPROVING A FINAL DEVELOPMENT PLAN FOR PHASE IV OF A MULTI-FAMILY RESIDENTIAL PROJECT, ON APPLICATION FROM POST PROPERTIES, LOCATED ON 3.217 ACRES AT THE NORTHEAST CORNER OF QUORUM DRIVE AND MORRIS AVENUE, 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:

SECTION 1. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas be and the same is hereby amended by amending the Concept Plan for the UC district by revising the following items:

-The mews section (shown on the approved concept plan as M-2) shall be narrowed to 38 feet and moved slightly to the west.

-The park site (shown on the approved concept plan as O-6) shall be moved one block to the north so as to be more in the center of the expanded district.

SECTION 2. That the development plans for the hereinafter described property as hereby approved, subject to the conditions and waivers listed below. Said property being in the Town of Addison, Texas, and being described as follows:

BEING a tract of land situated in the G.W. Fisher Survey, Abstract no. 482, Town of Addison, Dallas County, Texas, and being a portion of a tract of land as described in deed to Gaylord Properties, L.P. as recorded in Volume 97211, page 01264 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a five-eighths inch iron rod found with cap stamped "Huitt-Zollars" on the easterly right-of-way line of Quorum Drive (a variable width right-of-way, 93.00 feet at this point) as recorded in Volume 82093, Page 1073 and Page 1077, D.R.D.C.T., and being the northwest corner of a 13 foot right-of-way dedication as shown on the final plat of Addison Circle Phase II, and addition to the Town of Addison, Texas as recorded in Volume 9127, page 3056, D.R.D.C.T.;

THENCE, along the easterly right-of-way line of Quorum Drive, North 00 degrees 55 minutes 13 seconds East a distance of 469.33 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars";

THENCE, departing the easterly right-of-way line of Quorum Drive, South 89 degrees 04 minutes 47 seconds East a distance of 13.00 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 10.00 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars";

THENCE, South 89 degrees 04 minutes 47 seconds East a distance of 303.00 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 61.00 feet to a five-eighths iron rod set with cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 04 minutes 47 seconds West a distance of 36.00 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 55 minutes 13 seconds West a distance of 432.83 feet to a five-eighths inch iron rod set with cap stamped "Huitt-Zollars" on the northerly line of Morris Avenue (a 61.00 foot right-of-way) as shown on the aforementioned Final Plat of Addison Circle Phase II;

THENCE, along the northerly right-of-way line of Morris Avenue North 89 degrees 04 minutes 47 seconds West a distance of 267.00 feet to a X cut set in concrete on the easterly line of a 13 foot right-of-way dedication for Quorum rive as shown on the Final Plat of Addison Circle Phase II;

THENCE, along the easterly line of said 13-foot right-of-way dedication, North 00 degrees 55 minutes 13 seconds East a distance of 34.50 feet to a five-eighths inch iron rod found with cap stamped "Huitt-Zollars" at the northeast corner of said 13-foot right-of-way dedication;

THENCE, along the northerly line of said 13-foot right-of-way dedication, North 89 degrees 04 minutes 47 seconds West a distance of 13.00 feet to the point of beginning and containing 3.217 acres of land more or less.

SECTION 3. As provided in Ordinance 095-019, Section 9, FINAL DEVELOPMENT PLAN APPROVAL, said property shall be improved in accordance with the approved final development plans which are attached hereto and made a part hereof for all purposes

SECTION 4. That the development plans shall be approved subject to the following conditions:

- The garage shall be redesigned to provide at least 90% brick for the lower 12 feet of the façade.
- The Parks Director shall reserve the right to require alternative varieties for trees for the Ginkos and the Saw Tooth Maples.
- The plans shall be revised to include a designated loading space at the northeast corner of building A for use by the residents during move-in and move-out and retail tenants.
- Street drainage shall comply with over-all master drainage plan. Therefore, a drainage inlet must be added to the southwest corner of R-2 and M-2 streets.
- Prior to any development, the applicant must submit plans to the FAA for review/approval to determine compliance with Addison's height hazard zoning.
- Plaster color #1, as presented by the applicant at the meeting, shall be

eliminated from the facades, and the plaster colors used shall be "warmer" with the colors used resembling the shade of the stone #1 (as presented by the applicant) color family.

SECTION 5. The development plans are hereby approved with the following waivers to the design standards contained in Ordinance 095-019.

-Approval of the waiver to allow home office uses on all floors of Building A, with office uses not to exceed 35% of the square footage of Building A.

-Approval of the waiver of design standards in order to allow a height of 90 feet for the residential tower with no additional setback required for the height above 50 feet.

-Approval of the waiver to design standards for the 90% brick requirement in order to allow facades that are 40% brick or stone, 33% plate glass, and 27% stucco.

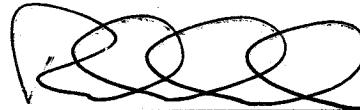
SECTION 6. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose.

SECTION 7. 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 8. 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 9. 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 26th day of September 2000.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1367-Z

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 01/05/01

VARIATION/SALTERATIONS

- PERMIT TO SECTION 7 AND OF THE URBAN CENTER DISTRICT REGULATING APPLICATION FOR CONCEPT PLANS AND ALTERATIONS FROM THE PROPOSED CONCEPT PLAN SUBMITTAL REQUIREMENTS:
1. USE OF USES FOR SEPARATE PHASES
 2. LOCATION OF PRIVATE RECREATION AREAS
 3. A GENERAL TIME SCHEDULE FOR PUBLIC WORKS
 4. A GENERAL TIME SCHEDULE AND PHASING FOR CONSTRUCTION OF STREETS STREET NUMBERING
 5. FINAL LOCATION OF NEIGHBORHOOD LOCATION FOR RECREATION TRAILS OF WALKS AND BICYCLE TO BE PROVIDED

GENERAL NOTES

1. ALL STREET SEPARATIONS THAT ARE NOT WITHIN THE BOUNDARIES OF THE DISTRICT HAVE NO EFFECT AND DO NOT COME WITHIN THE CITY OF DALLAS JURISDICTION.
2. A FINAL STREET DESIGN PLAN FOR THE DISTRICT ADDRESSING FINAL STREET LAYOUT, STREET WIDTHS, STREET LIGHTING, STREET NUMBERING, AND SIGNAGE SHALL BE SUBMITTED TO THE CITY OF DALLAS FOR APPROVAL IN ACCORDANCE WITH STANDARDS IN THE CITY OF DALLAS.
3. A FINAL UTILITY AND DRAINAGE PLAN FOR THE PROJECT ADDRESSING THE LOCATION OF ALL UTILITIES AND DRAINAGE FACILITIES SHALL BE SUBMITTED TO THE CITY OF DALLAS FOR APPROVAL IN ACCORDANCE WITH STANDARDS IN THE CITY OF DALLAS.

RESIDENTIAL SUBDISTRICT

RESIDENTIAL USES PERMITTED TO SPLIT THE 800 UNIT PERMITS SHALL BE DEVELOPED ON EACH SITE RESERVING HARDY OR RESERVING IN PHASE 1, 2 & 3.

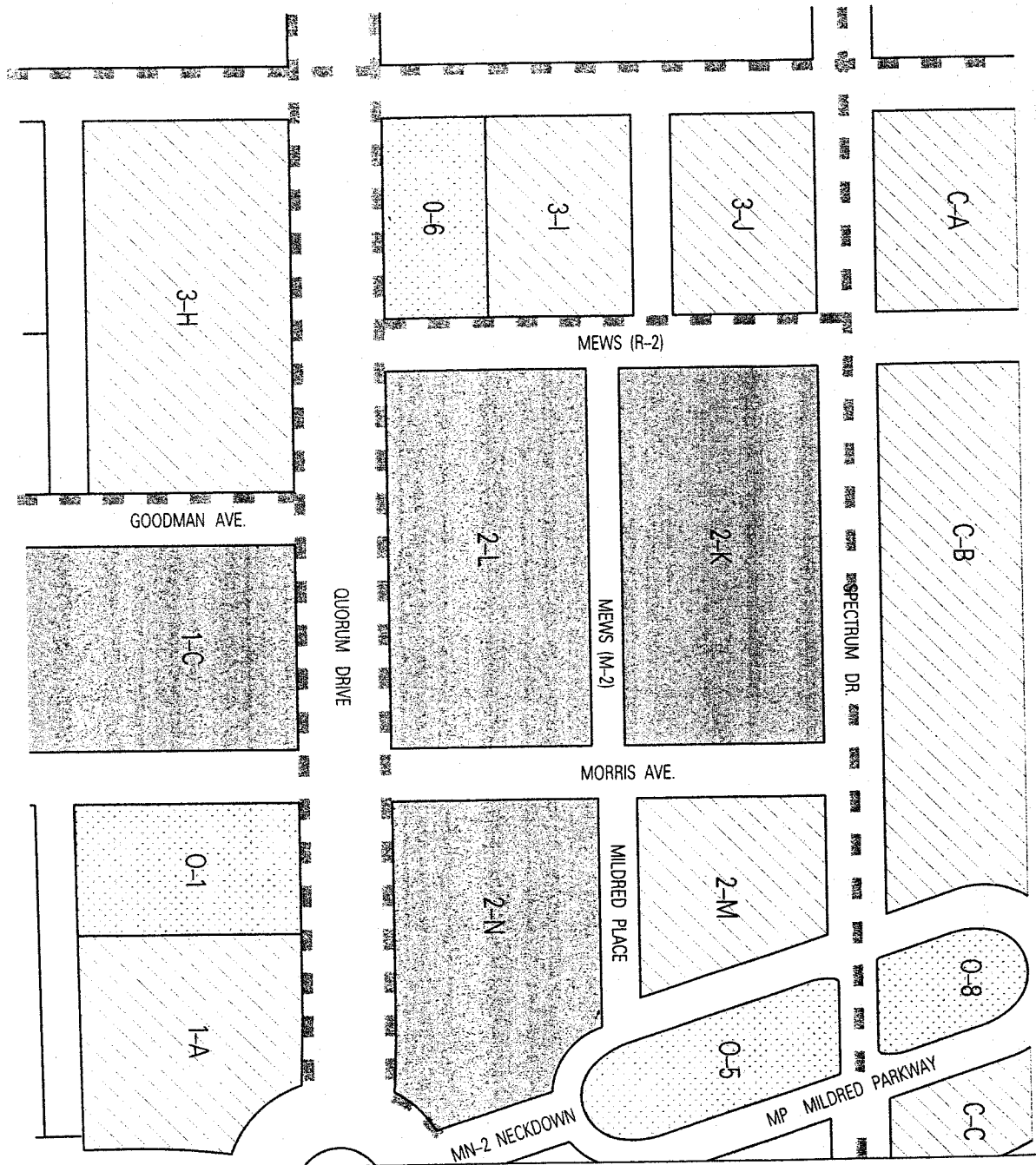
- RESIDENTIAL USE WITH RESERVING (HATCHED)
- RESIDENTIAL USE WITH RESERVING (DOTTED)
- ALTERNATIVE USE: RESERVING (HATCHED)
- ALTERNATIVE USE: RESERVING (DOTTED)

COMMERCIAL SUBDISTRICT

- COMMERCIAL USE WITH RESERVING (HATCHED)
- ALTERNATIVE USE: COMMERCIAL (HATCHED)
- ALTERNATIVE USE: COMMERCIAL (DOTTED)

PUBLIC OPEN SPACE

PUBLIC OPEN SPACE FOR EACH SPACE TO BE INDICATED BY HATCHED TO THE SQUARE ON A MAP FROM THE CITY OF DALLAS FOR APPROVAL IN ACCORDANCE WITH STANDARDS IN THE CITY OF DALLAS.



PHASE 4

CONCEPT PLAN

Owner
 Post Properties
 5040 Addison Circle, Suite 300
 Dallas, Texas 75001
 Ph.: 972.851.3263
 Fax: 972.774.3355
 Contact: Cindy Harris

Architect
 Corigan Associates, Inc.
 501 Elm Street, Suite 500
 Dallas, Texas 75202
 Ph.: 214.748.2000
 Fax: 214.653.8281
 Contact: Carolyn Choate

Civil Engineers/Landscape
 Hill-Zollars, Inc.
 3131 McKinney Ave., Ste. 600
 Dallas, TX 75204
 Ph.: 214.871.3311
 Fax: 214.871.0757
 Contact: Paul Shaw



NO.	DATE	DESCRIPTION
1	03/15/05	ISSUED
2		REVISIONS
3		ISSUES

OFFICE OF THE CITY SECRETARY
 POST PROPERTIES
 addison circle

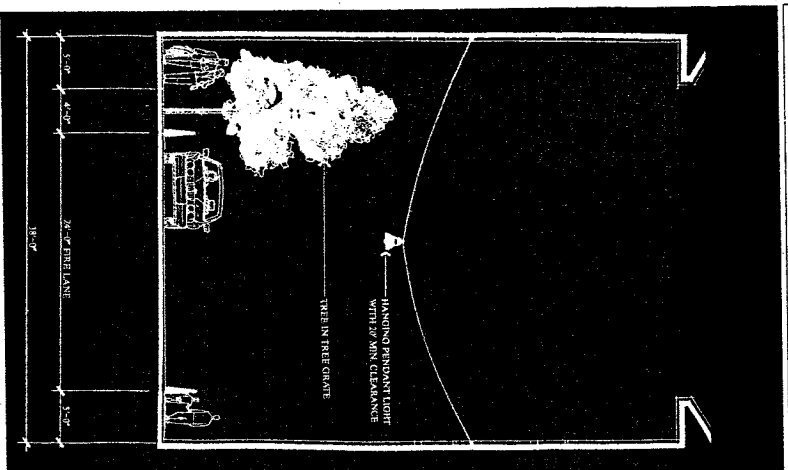
ORDINANCE NO. 000-037

CORIGAN
 Civil Engineers & Landscape Architects
 501 Elm Street, Suite 500
 Dallas, Texas 75202
 Ph.: 214.748.2000
 Fax: 214.653.8281

VAIATIONS REQUESTED

1. New section as indicated on sheet provided.
2. 50' garage and lighting plan shall be shown with subject along the B-3 street right-of-way.
3. Right-of-way is shown on the site plan. Waiver requested from depth of setback required for the structure exceeding 50' in height.
4. Parking garage masonry retaining walls shall be 57%. Retaining walls shall be located within the top level of garage.
5. Percentage of overall project is 31%.
6. Other amount of materials is 27%.
7. Non residential uses may be allowed above the ground floor of building a limited to no more than 33% of the total floor area.
8. Private residential stoops within building setbacks on Quorum Drive, Morris Ave. and Masses Dr. (215' Street).

PROPOSED NEWS SECTION



REQUIRED OFF-STREET PARKING

TOYER - BUILDING A	188
Residential Units II (2-Bedroom)	7
Residential Units II (1/2-Bedroom)	35
Subtotal	42
TOYER - BUILDING B	222
Residential Units II (2-Bedroom)	7
Residential Units II (1-Bedroom)	24
Subtotal	31
TOTAL	73

PROVIDED PARKING (BASED ON SHARED PARKING ANALYSIS)

Building	Units
Building A - On Street	12
Building B - On Street	9
Building C - On Street	9
Subtotal	30
Required	73
Excess	43

AREA CALCULATIONS (Based on Schematic Design Drawing - July 28, 2006)

Level	Area	Vertical	Common Area		Terrace Area		Total Area	
			Common Area	Terrace Area	Common Area	Terrace Area		
Ground Floor	46,802	1,385	48,187	48,187	37,341	31,098	78,439	
1st Floor	46,802	1,385	48,187	48,187	37,341	31,098	78,439	
2nd Floor	46,802	1,385	48,187	48,187	37,341	31,098	78,439	
Subtotal	139,406	4,155	143,561	143,561	112,023	93,294	236,817	
Roof Deck	46,802	0	46,802	0	46,802	0	93,604	
Subtotal	186,208	0	190,363	0	158,825	0	349,188	
Total	325,614	4,155	334,524	143,561	277,648	93,294	688,006	

PRELIMINARY TOTAL PRODUCT PROGRAM

Unit Type	Unit Type	Year	Total
1-Bedroom	46,802	2006	46,802
2-Bedroom	72,333	198	72,333
3-Bedroom	108,113	17	108,113
Subtotal	227,248	225	227,248

PHASE IV TOTAL LAND AREA

Phase	Area
Phase IV	349,188

DRAWING INDEX

- PHASE IV CONCEPT PLAN
- PHASE IV TABULAR DATA
- PHASE IV DEVELOPMENT PLAN
- PHASE IV BOUNDARY EXHIBIT
- PHASE IV DRAINAGE PLAN
- PHASE IV WATER AND WASTEWATER PLAN
- PHASE IV FRANCHISE UTILITIES PLAN
- PHASE IV BUILDING ELEVATIONS
- PHASE IV BUILDING ELEVATIONS

PHASE 4

TABULAR DATA

Owner

Post Properties
5040 Addison Circle, Suite 300
Addison, Texas 75001
Ph.: 972.851.3263
Fax: 972.774.3365
Contact: Cindy Harris

Architect

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Ph.: 214.748.2000
Fax: 214.653.8281
Contact: Carolyn Choate

Civil Engineers/Landscape

Huitt-Zollars, Inc.
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Dallas, TX 75204
Ph.: 214.871.3311
Fax: 214.871.0757
Contact: Paul Shaw

100
Date
Drawn
Checked
PPF
Sheet
10

Post
PROPERTIES
OFFICE OF THE CITY SECRETARY

addison circle
phase 4
addison Texas

ORDINANCE NO. 000-037
CORGAN
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Date
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Sheet
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Owner:

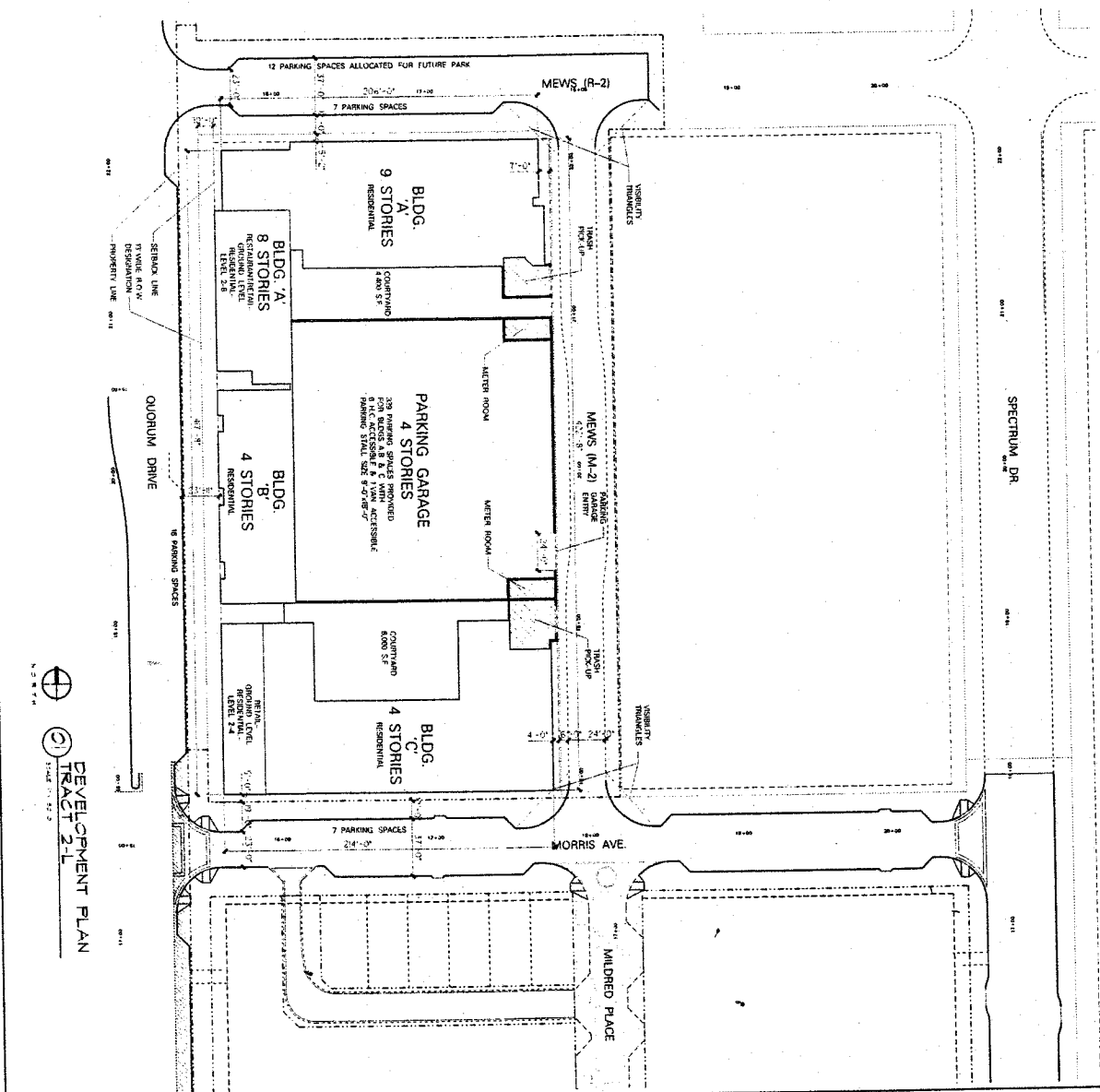
Post Properties
1640 Addison Circle, Suite 300
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Civil
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PHASE 4

DEVELOPMENT PLAN

OFFICE OF THE CITY SECRETARY

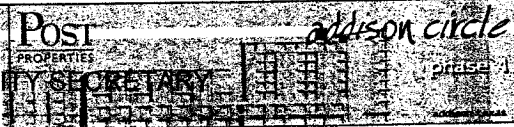
ORDINANCE NO. 000-037

CORJAN ASSOCIATES, INC.

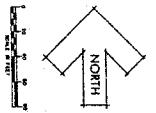
REVISIONS

DATE

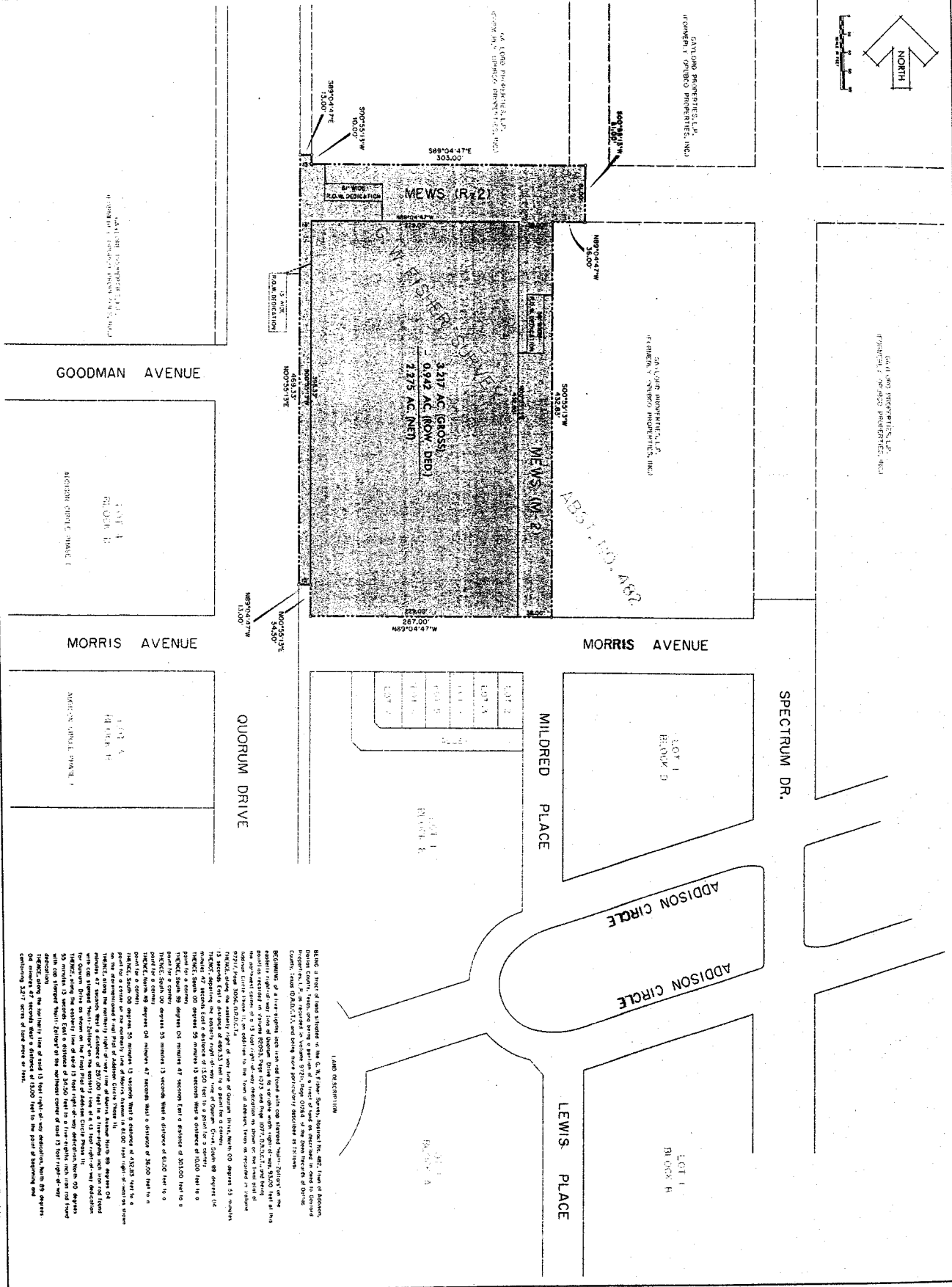
BY



Job No.	100-037
Date	11/10/03
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Checked	PH
Reviewed	PH
Scale	AS SHOWN



GENERAL NOTES



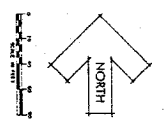
PHASE 4 BOUNDARY EXHIBIT

Prepared By: **HUITT-ZOLIARS**
 Huitt-Zoliars Inc.
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 Phoenix, AZ 85004
 Phone: (602) 944-3301

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 Phone: (602) 944-3301

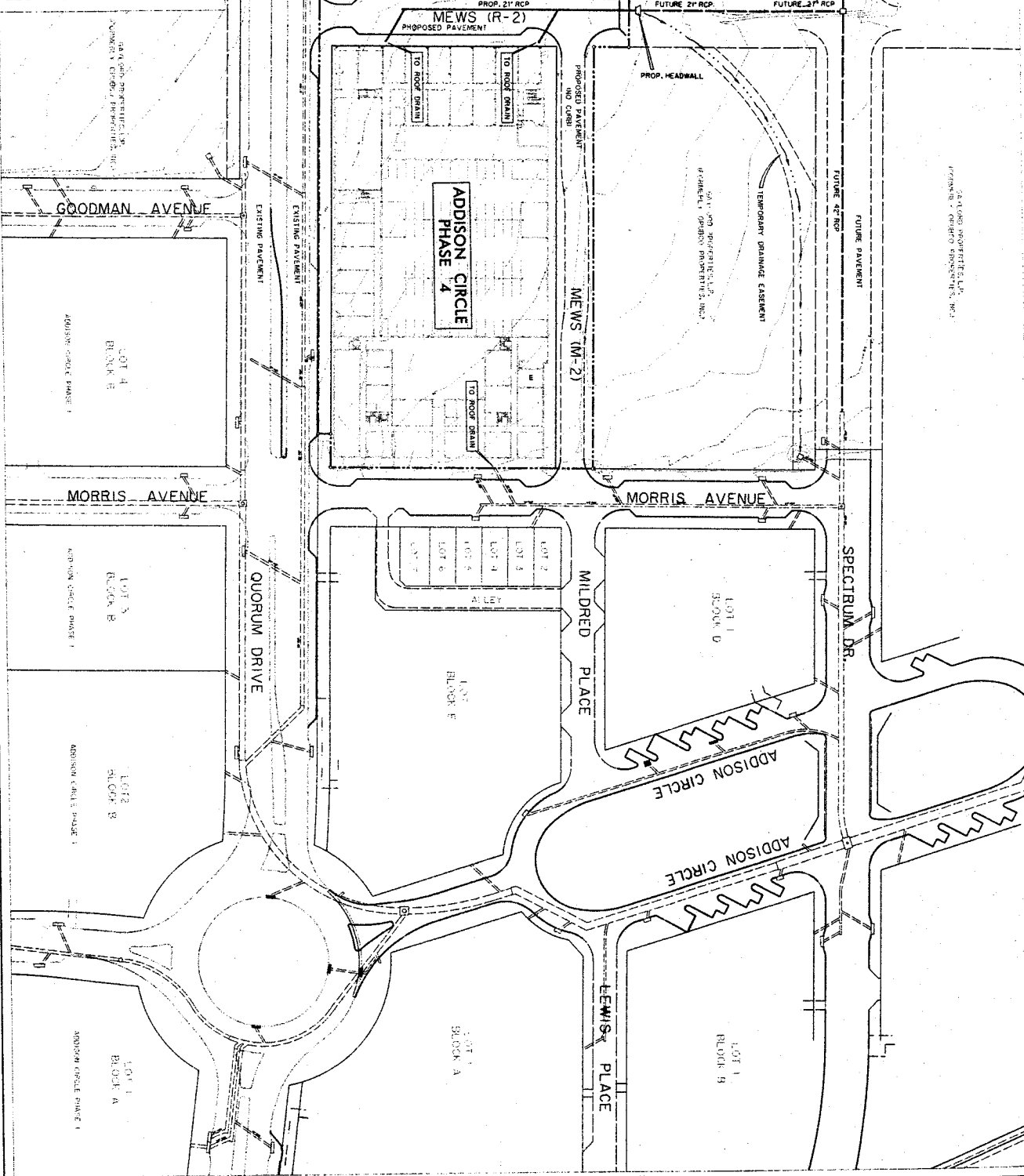
OFFICE OF THE CITY CLERK
 PHASE 4
 ORDINANCE NO. 000-057

CONFORM
 City of Phoenix
 Planning and Community Development Department
 150 North Central Avenue, Suite 200
 Phoenix, AZ 85004
 Phone: (602) 258-2200



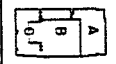
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BRICK CURB	---
24" CONC. SIDEWALK	---
18" CONC. SIDEWALK	---
12" CONC. SIDEWALK	---
6" CONC. SIDEWALK	---
ASPHALT DRIVEWAY	---
EXISTING DRIVEWAY	---
EXISTING SIDEWALK	---
EXISTING DRIVE	---
EXISTING ROADWAY	---
EXISTING SIDEWALK	---
EXISTING DRIVE	---
EXISTING ROADWAY	---



GENERAL NOTES

KEY PLAN



Prepared By:
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 Huitt-Zollars, Inc. Engineering / Architecture
 701 Northpark Ave., Ste. 600 Dallas, Texas 75241
 Phone (214) 871-3311 Fax (214) 871-0757

PHASE 4

DRAINAGE PLAN

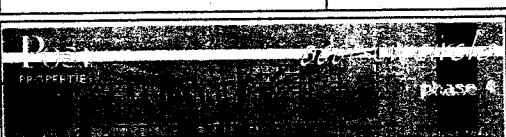
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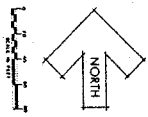
ORDINANCE NO. 000-037

CORGMAN
 Corgran Knowledge Solutions
 501 E. Elm Street
 Dallas, TX 75202
 Tel: 214 742 5300
 Fax: 214 742 5305
 Email: info@corgran.com

REVISIONS

NO.	DATE	DESCRIPTION

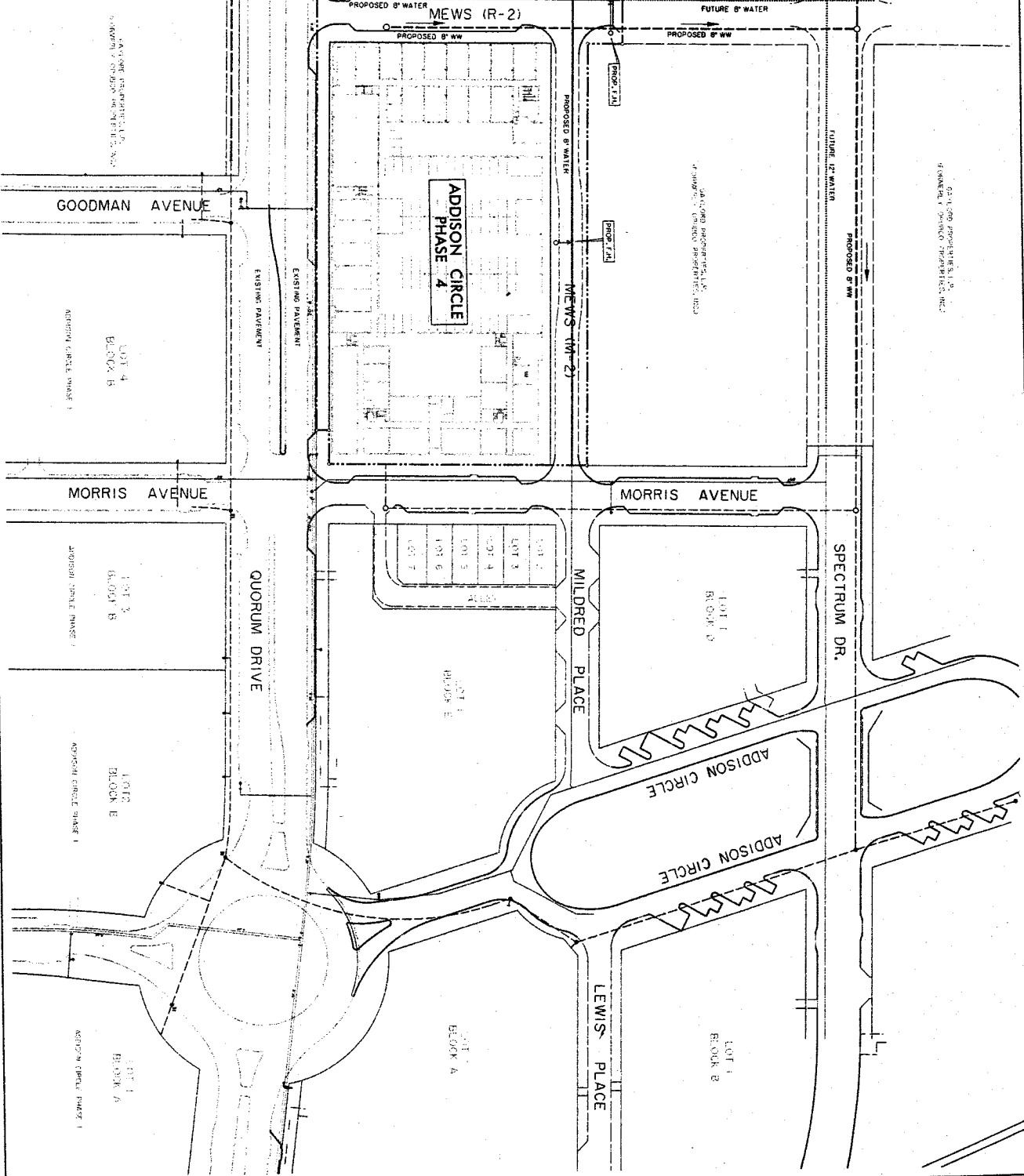




LEGEND

PROPOSED WATER	---
PROPOSED WASTEWATER	---
EXISTING WATER	---
EXISTING WASTEWATER	---
PROPOSED PAVEMENT	---
EXISTING PAVEMENT	---
PROPOSED DRIVE	---
EXISTING DRIVE	---
PROPOSED LOT	---
EXISTING LOT	---
PROPOSED BLOCK	---
EXISTING BLOCK	---
PROPOSED PHASE	---
EXISTING PHASE	---

GENERAL NOTES



Prepared By:
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PHASE 4

WATER & WASTEWATER PLAN

OFFICE OF THE CITY ENGINEER

ORDINANCE NO. 000-087

Job: ZOLLARS
 Date: 11/17/05
 Drawn: [Name]
 Check: [Name]
 W/H: [Name]
 Sheet: [Number]



ISSUES

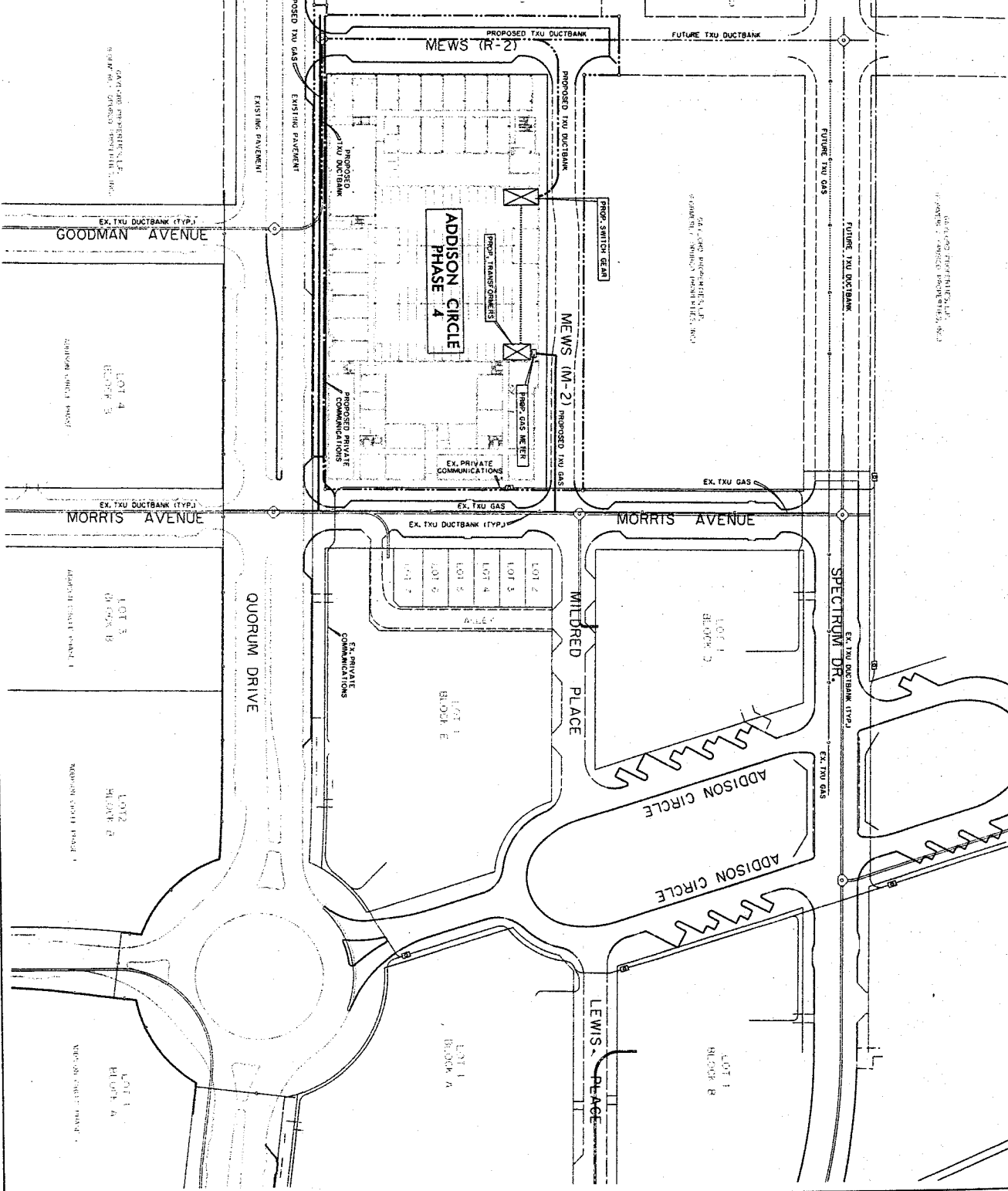
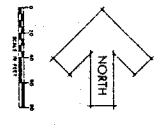
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REVISIONS

NO.	DATE	DESCRIPTION

FOR AMENDMENT

FOR AMENDMENT

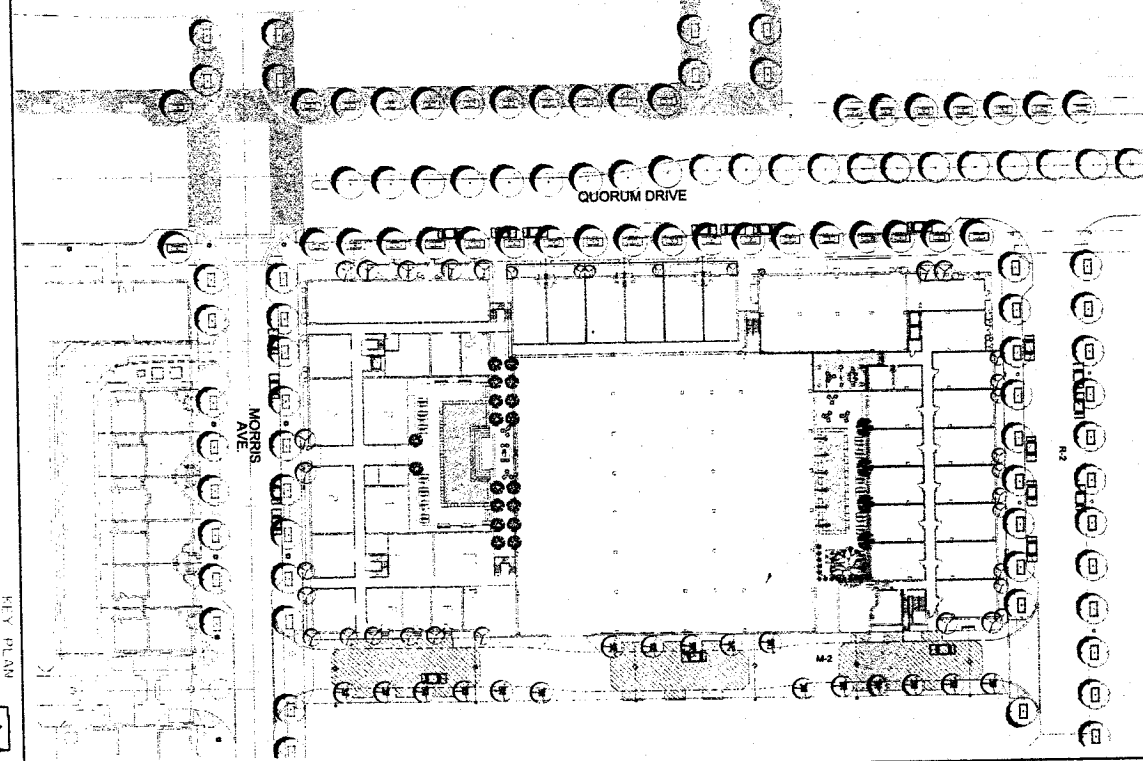
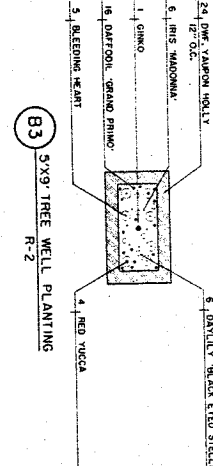
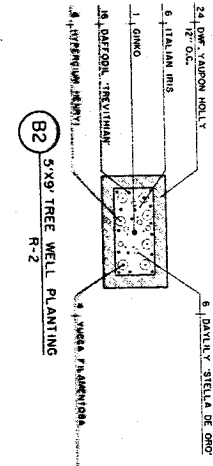
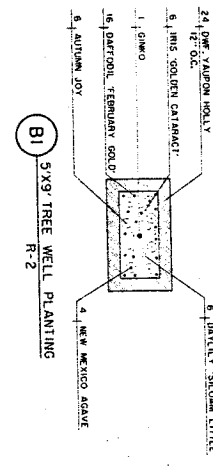
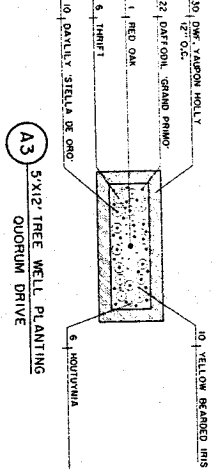
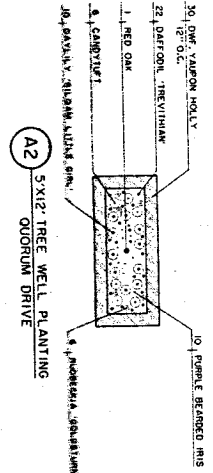
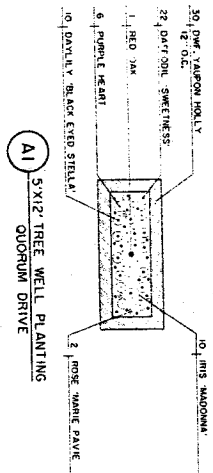
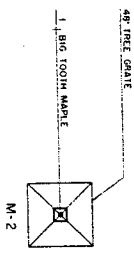


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PHASE 4 FRANCHISE UTILITY PLAN

Job No. 20000000 Date 05/15/00 Project PHASE 4 Client THE CITY OF DALLAS Office DALLAS		OFFICE OF THE CITY CLERK ORDINANCE NO. 000-037
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GENERAL NOTES



Prepared By
HUITT-ZOLLARS
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707 McKinney Ave., Ste 600 Dallas, Texas 75201
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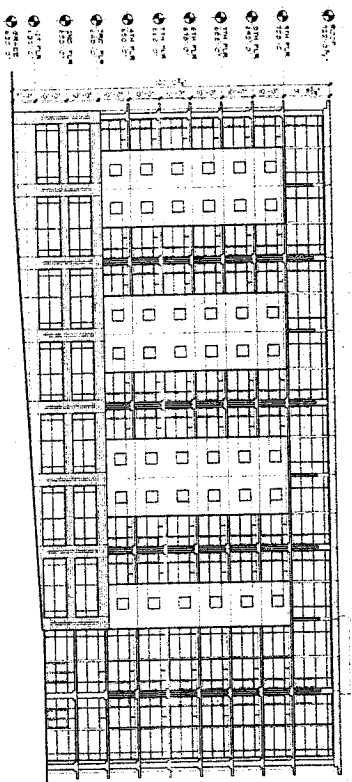
PHASE 4

STREETSCAPE PLAN

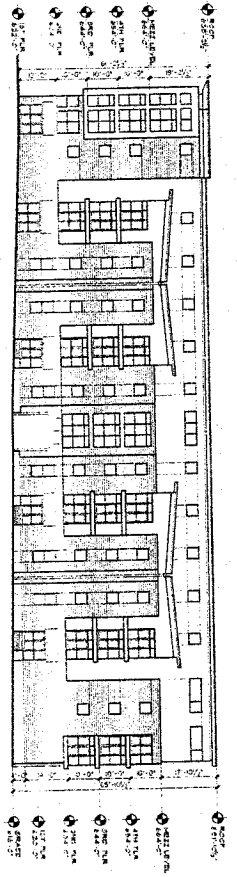
OFFICE OF THE CITY

ORDINANCE NO. 000-037

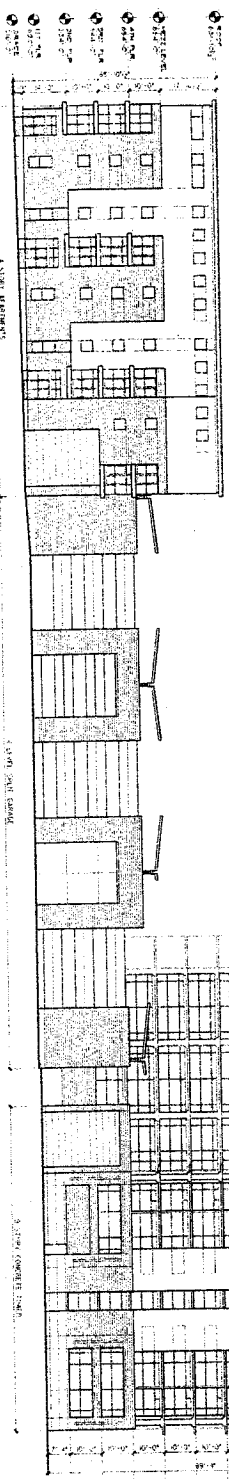
CORBAN



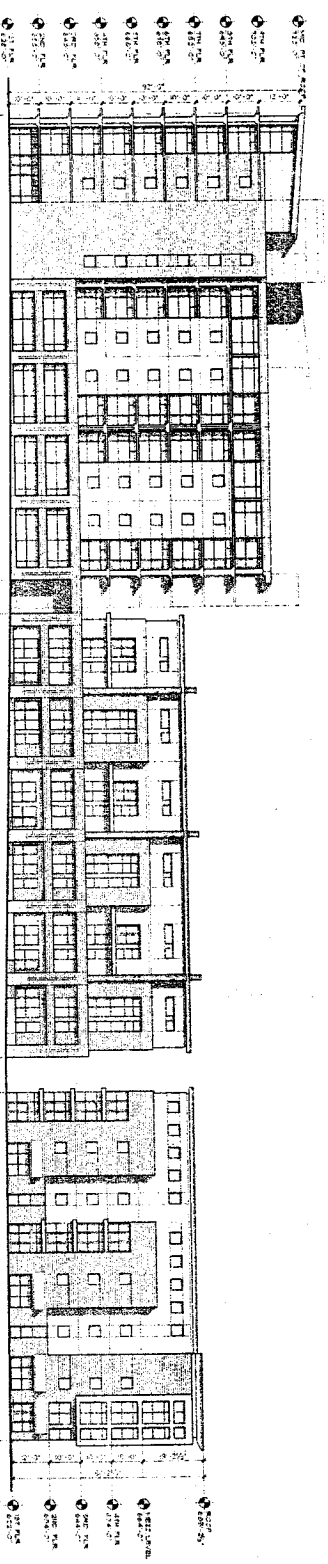
① TOWER NORTH ELEVATION



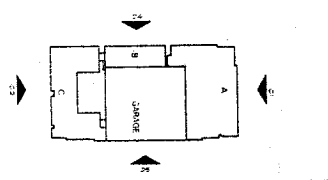
② APARTMENTS SOUTH ELEVATION



③ EAST ELEVATION



④ WEST ELEVATION



KEY PLAN

MATERIAL NOTES:
 1. FINISHES TO BE DETERMINED BY ARCHITECT.
 2. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
 3. ALL MATERIALS TO BE INSTALLED PER TRADESMAN'S PRACTICE.

Owner
 Post Properties
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 Addison, Texas 75001
 Tel: 972/444-3244
 Fax: 972/74-3335
 Contact: Cindy Harris

Architect
 Corgan Associates, Inc.
 501 Elm Street, Suite 500
 Dallas, Texas 75202
 Tel: 214/740-2000
 Fax: 214/651-1241
 Contact: Carolyn Choate

Civil Engineers/Landscape

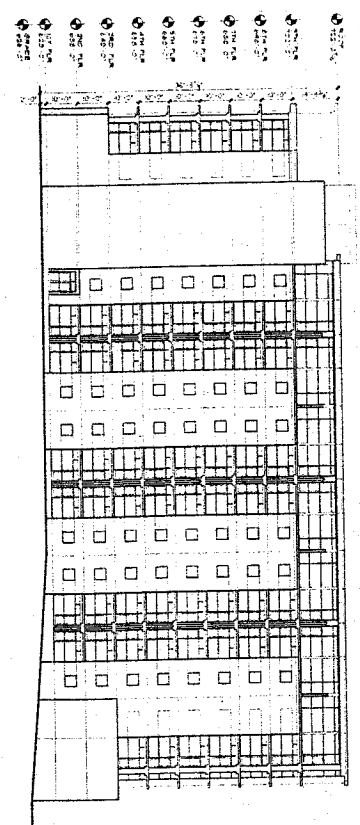
Hutt-Zollars, Inc.
 3131 McKinney Ave., Ste. 600
 Dallas, TX 75204
 Tel: 214/471-1300
 Fax: 214/471-0767
 Contact: Paul Shaw

PHASE 4 EXTERIOR ELEVATIONS

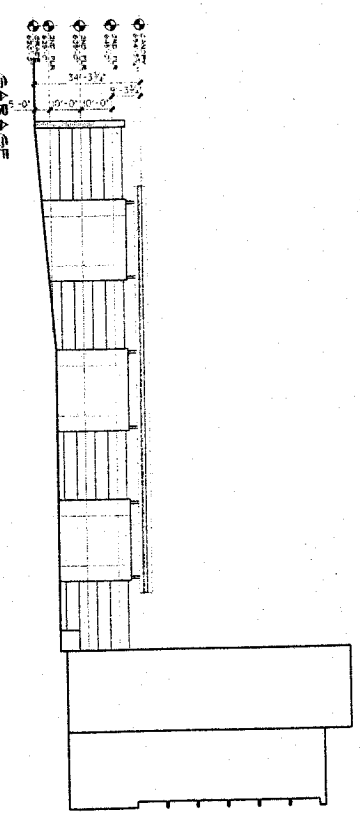
Post Properties
 Addison Circle
 Ordinance No. 000-057

Corgan Associates, Inc.
 501 Elm Street
 Dallas, Texas 75202
 Tel: 214/740-2000
 Fax: 214/651-1241

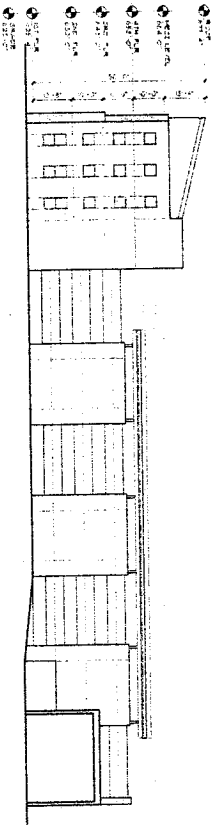
Hutt-Zollars, Inc.
 3131 McKinney Ave., Ste. 600
 Dallas, TX 75204
 Tel: 214/471-1300
 Fax: 214/471-0767



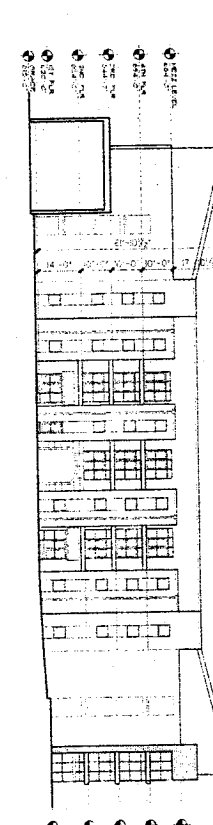
59 TOWER SOUTH ELEVATION



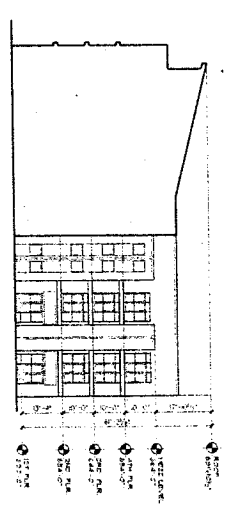
60 GARAGE NORTH ELEVATION



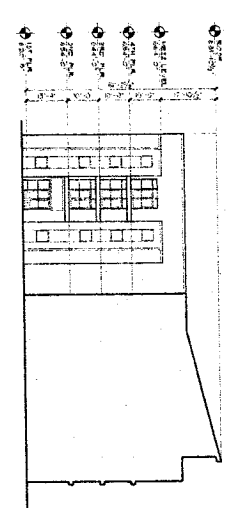
61 GARAGE SOUTH ELEVATION



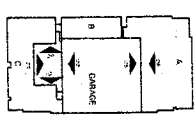
62 APARTMENTS NORTH ELEVATION



58 APARTMENT COURTYARD WEST ELEVATION



57 APARTMENT COURTYARD EAST ELEVATION



KEY PLAN

MATERIAL NOTES:
 EXTERIOR FINISH: STAINLESS STEEL
 METAL PANEL SYSTEM
 CONCRETE CURBS AND SILLING
 CAST STONE EXTERIOR SILLING AND POSTERS

PHASE 4 EXTERIOR ELEVATIONS

Owner
 Post Properties
 5040 Addison Circle, Suite 300
 Addison, Texas 75001
 Ph.: 972.851.3263
 Fax: 972.774.3365
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 501 Elm Street, Suite 500
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 3131 McKinney Ave., Ste 600
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 Fax: 214.871.0757
 Contact: Paul Shaw

Job No.	22-11129
Drawn	SS
Checked	SS
Per	SS
Sheet	01

Post PROPERTIES
 Addison Circle
 PHASE 4
 OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 000-037
 CORJAN ASSOCIATES, INC.
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