

**TOWN OF ADDISON  
ORDINANCE NO. 007-022**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING REVISED DEVELOPMENT PLANS, PREVIOUSLY APPROVED UNDER PLANNED DEVELOPMENT ORDINANCE NO. 085-037 AS AMENDED BY ORDINANCE 093-057, AS AMENDED BY ORDINANCE 099-020, FOR A SITE LOCATED ON 1.236 ACRES AT 16800 WESTGROVE, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM SENECA INVESTMENTS SERVICES, INC.; 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 zoning development plans for certain real property located within the Town of Addison (a true and correct copy of which development plans are attached hereto as Exhibit A and incorporated herein), which real property is described

below and is zoned Planned Development district pursuant to Ordinance 085-037 of the Town, as amended by Ordinance 093-057 and by Ordinance 099-020, are approved. The real property which is the subject of the said zoning development plans and this Ordinance is described as follows:

Lot 1, a tract of 8.128 acres, said tract being part of the Lots 1, 2, & 3, Block A, Sojourn Plaza Addition, an addition to the Town of Addison, situated in the Levi Nobles Survey, Abstract No. 1098, and the William Lomax Survey, abstract No. 792, Dallas County, Texas, and recorded in the Deed Records of Dallas County, Texas in Volume 99116, Page 00068.

SECTION 2. That the development plans are approved subject to the following conditions:

-The applicant shall secure an official Determination of No Hazard statement from the FAA prior to the issuance of a Certificate of Occupancy.

-The property owner shall grant an aviation easement to the city prior to the issuance of a building permit.

-The applicant shall provide certification, by an acoustical expert, that a noise level reduction of 30 dB is provided through the proposed construction. Such 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 30 dB is achieved with the construction. Such certification shall be provided prior to the issuance of a Certificate of occupancy.

SECTION 3. 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 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 14th day of August, 2007.

  
MAYOR

ATTEST:

  
CITY SECRETARY

CASE NO: 1344-Z  
APPROVED AS TO FORM:

  
DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 9/13/2007



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 SENECA INVESTMENTS, LLC.  
 Seneca Investments, LLC  
 824 West Loop West  
 Suite 1000  
 Houston, Texas 77060  
 713.231.2321  
 713.231.1772

**Registration**

**Project**  
 NOT FOR CONSTRUCTION  
 APPROVAL BY CONSTRUCTION

**Proposed New Office Building**  
 Seneca Investments  
 #1  
 Addison, TX

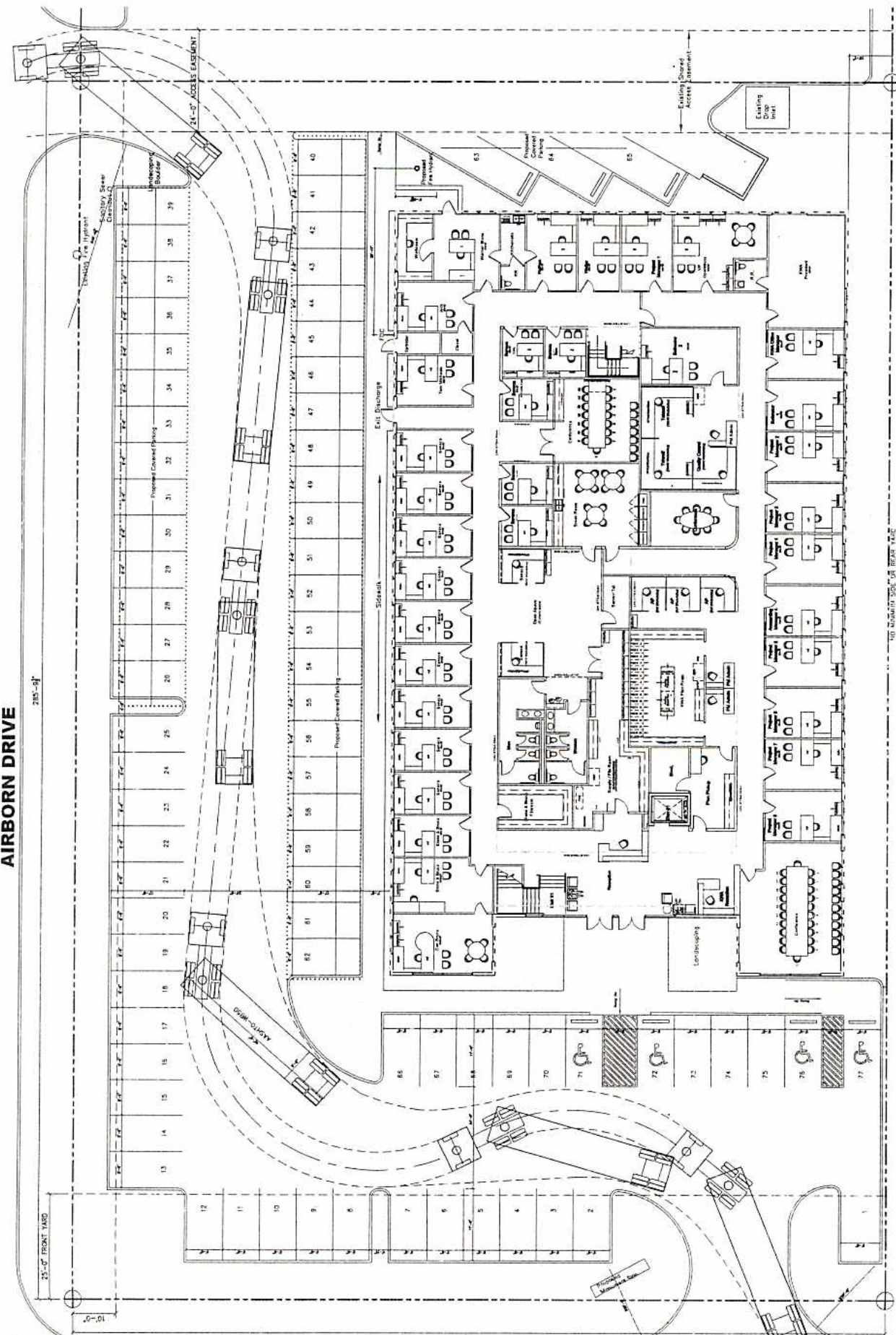
**Issue Date**  
 28 July 2007

**Revisions**

**Sheet Name**

**Sheet Number**

**Z1**



OFFICE OF THE CITY SECRETARY

WESTGROVE DRIVE

ORDINANCE NO. 007-022



Proposed Site Plan

**Copyright**  
 NTH Inc. d/b/a NTH Architects, LLC  
 11111 WEST 10TH STREET  
 SUITE 100  
 FORT WORTH, TEXAS 76132  
 TEL: 817.335.1111  
 FAX: 817.335.1112  
 WWW.NTHARCHITECTS.COM

**Registration**  
 NOT FOR REGULATION OR PERMIT  
 AGENCY OF CONSTRUCTION

**Project**

**Proposed New Office Building**  
 Seneca Investments  
 47 Addison, TX

**Issue Date**

20 July 2007

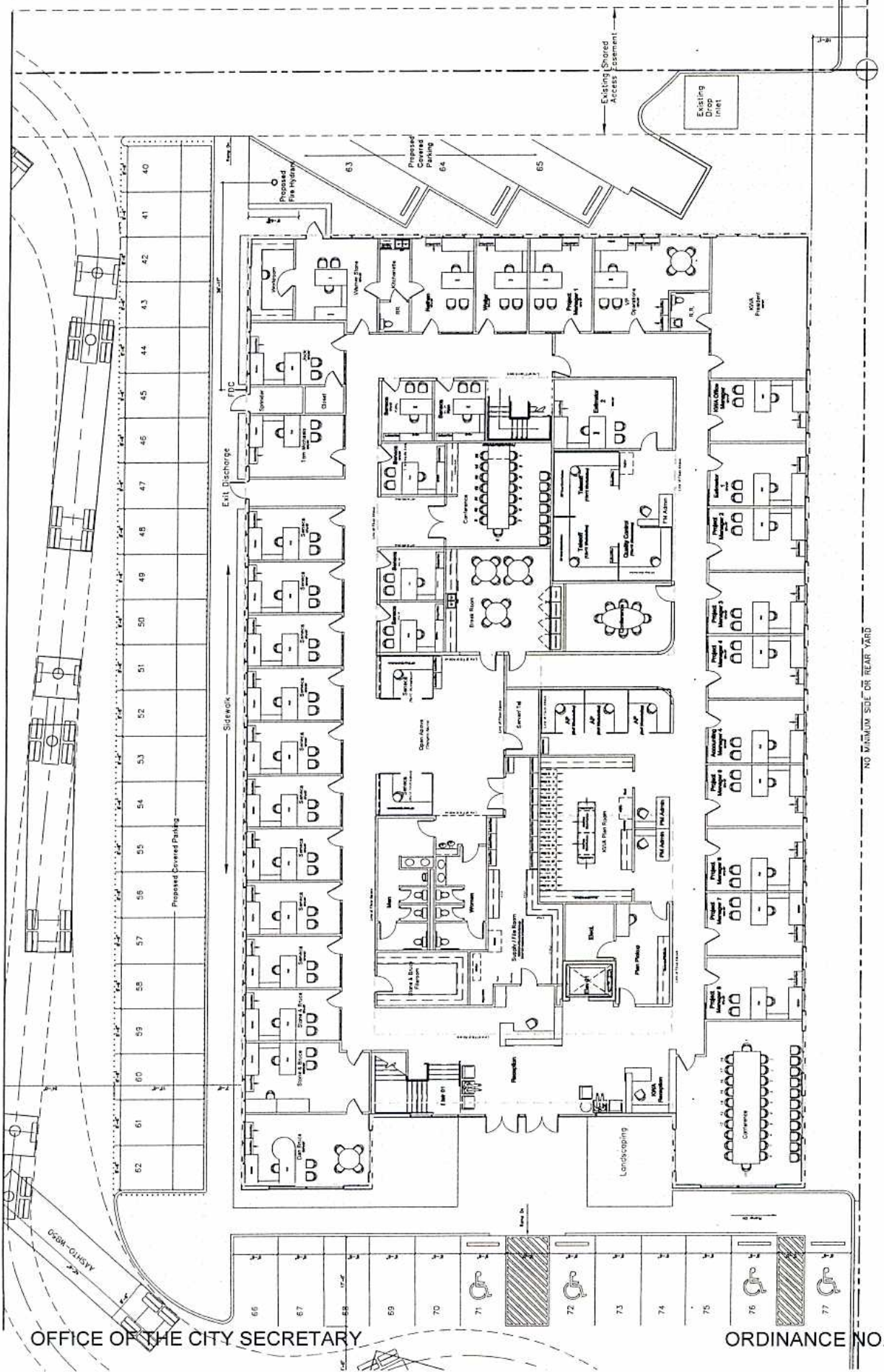
**Revisions**

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**Sheet Name**

**Sheet Number**

**ZZ**



OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 007-022

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

Floor Plan- Level 1



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 Seneca Investments, LLC  
 10000 West Loop West, Suite 1000  
 Houston, Texas 77042  
 281.460.1100

**Registration**

NOT FOR REGULATION PERMIT APPROVAL OR CONSTRUCTION

**Project**

Proposed New Office Building  
 Seneca Investments  
 Address, TX

**Issue Date**

20 July 2007

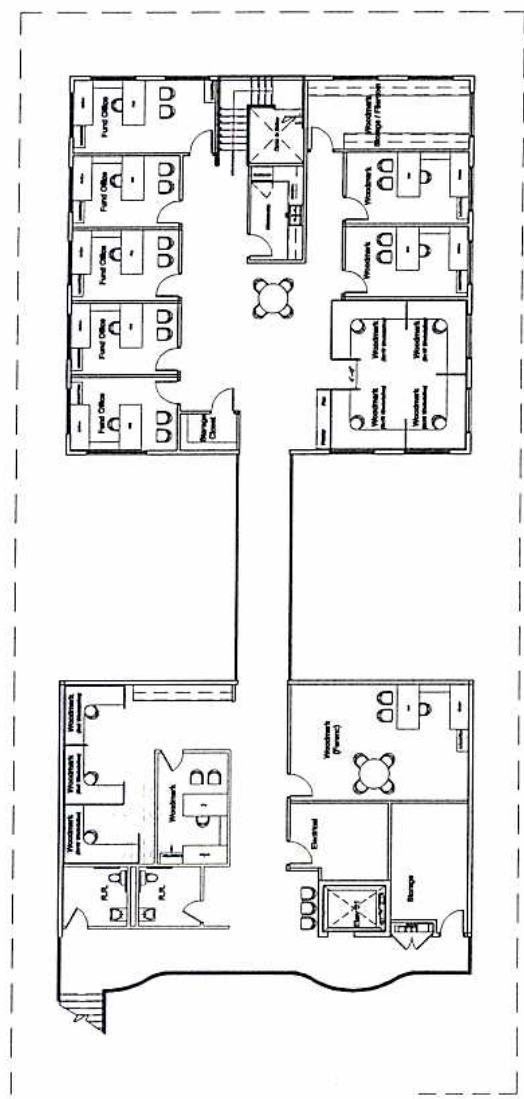
**Revisions**

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**Sheet Name**

**Sheet Number**

**Z3**



Floor Plan- Level 2

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Seneca Investments, LLC  
10000 West Loop West  
Suite 1000  
Houston, Texas 77042  
Seneca Investments, LLC  
10000 West Loop West  
Suite 1000  
Houston, Texas 77042

Registration

NOT FOR CONSTRUCTION  
APPROVAL OR CONSTRUCTION

Project

Proposed New Office Building  
Seneca Investments  
10000 West Loop West  
Houston, TX

Issue Date

20 July 2007

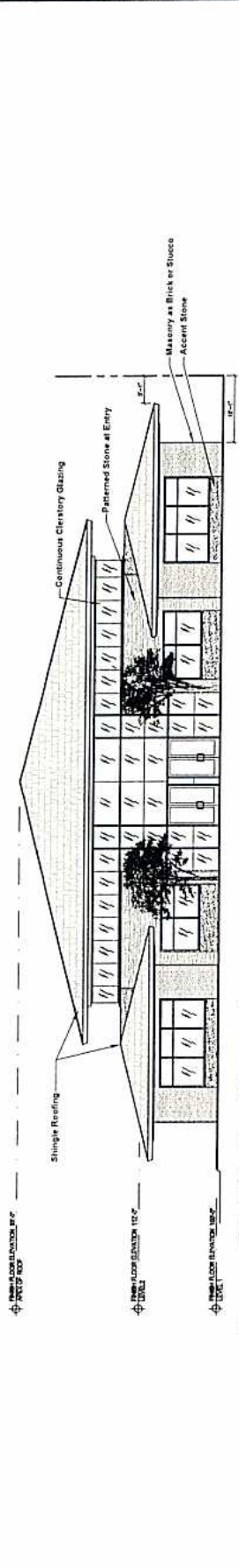
Revisions

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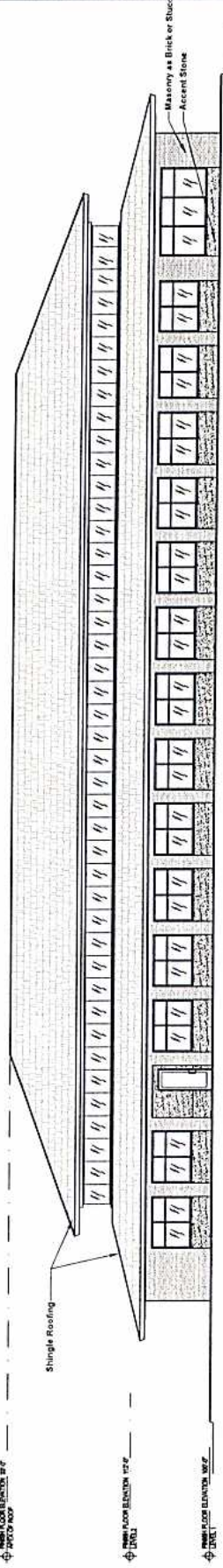
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Z4



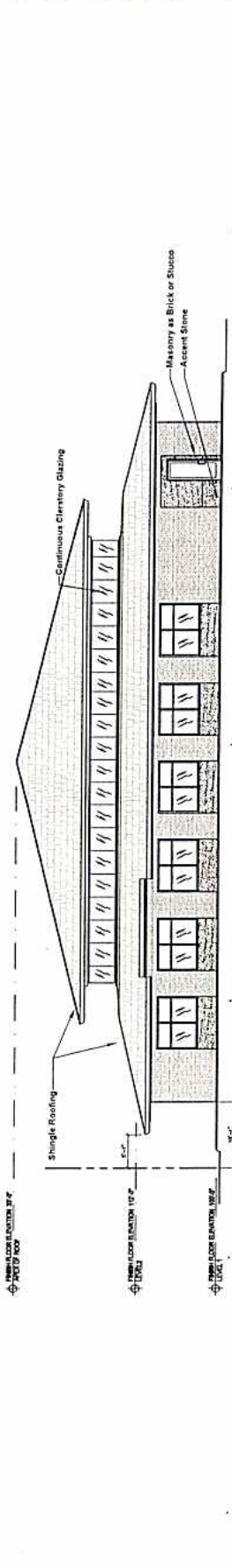
Proposed West Elevation (Westgrove)

1/8" = 1'-0"



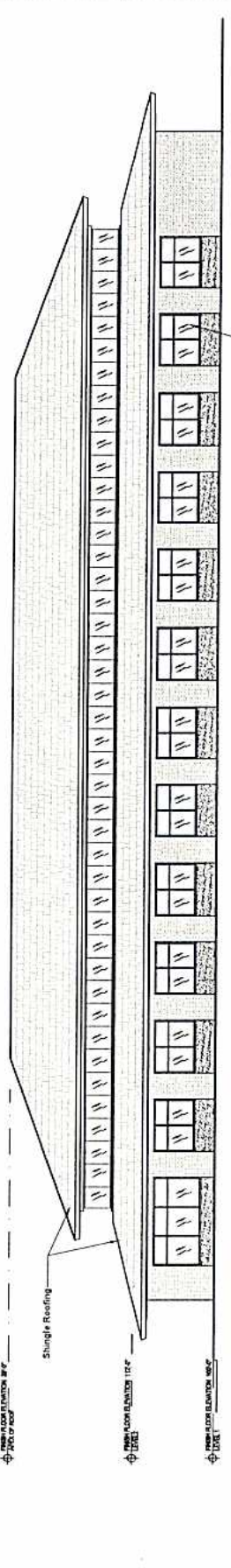
Proposed North Elevation (Airborn)

1/8" = 1'-0"



Proposed East Elevation

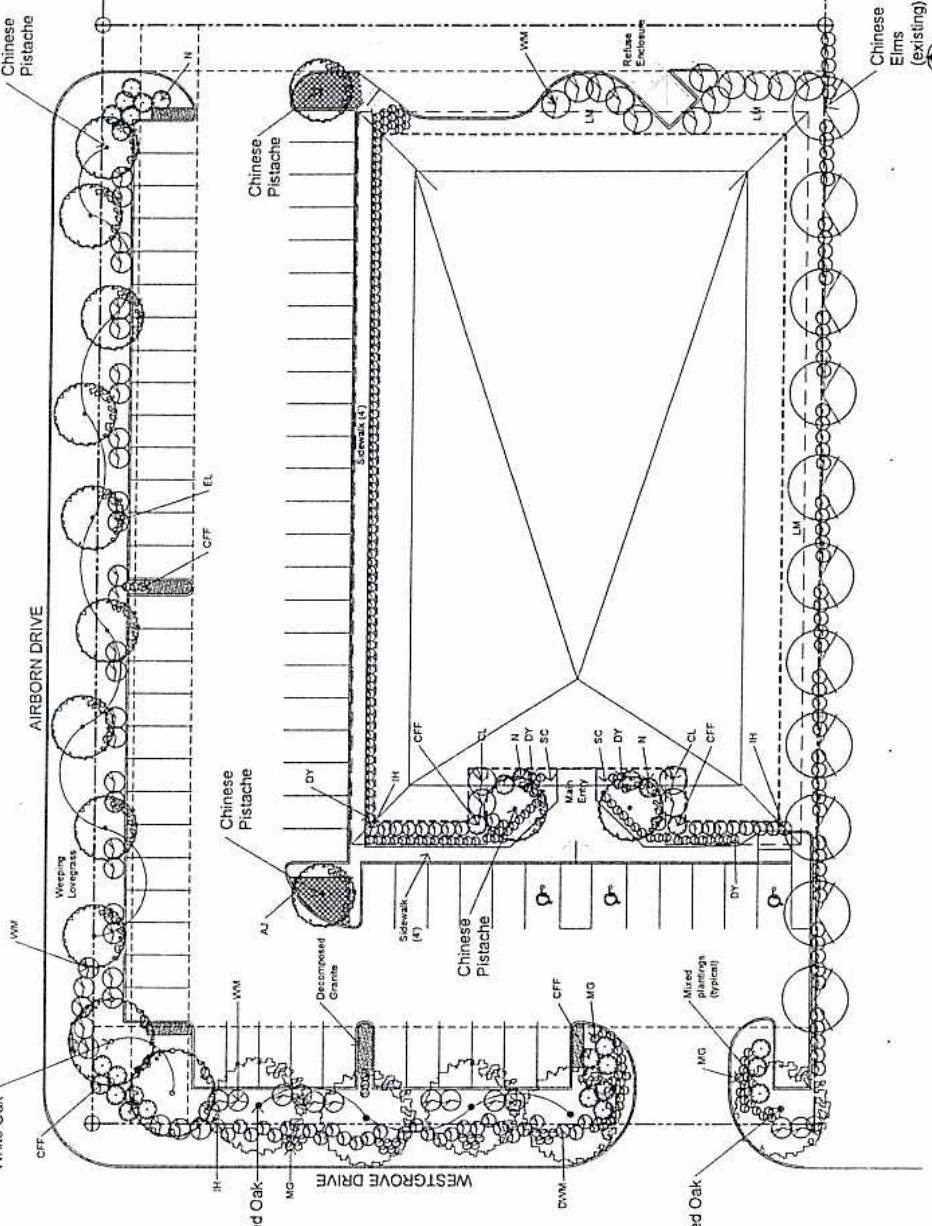
1/8" = 1'-0"



Proposed South Elevation

1/8" = 1'-0"





Landscape Plan  
 1/16" = 1'-0"

LANDSCAPE REGULATIONS FOR CITY OF ADDISON  
 WITH LANDSCAPE REQUIREMENTS:  
 25% REQUIRED / 2 1/4' PROVIDED  
 WESTGROVE DRIVE: 9.5' LF FRONTAGE  
 10' LANDSCAPE BUFFER REQUIRED / 10' LANDSCAPE BUFFER PROVIDED  
 STREET TREES: 6 REQUIRED / 6 PROVIDED  
 SHEDS: 56 REQUIRED / 64 PROVIDED

NEEDS/LANDSCAPE PARKING AREA REQUIREMENTS:  
 35,000 SQ. FT. - Total parking area  
 1/16 SF. REQUIREMENTS / 1035 SF PROVIDED

LARGE SHADE TREES - PARKING  
 1 TREE / 6 SPACES  
 8 TREES REQUIRED / 11 PROVIDED

PLANT MATERIAL LIST:

Abbrev.	Common Name	Scientific Name	Form	Height	Notes (Remarks) / Spacing
LANDSCAPE MATERIALS	PO	Thorned White Oak	Quercus polynesiensis	2-4 ft. / 25-40 ft. length	
	RO	Red Oak	Quercus shumardii	2-4 ft. / 25-40 ft. length	
REQUIREMENTS	CP	Chinese Pistache	Pistacia chinensis	3-4 ft. / 20-25 ft.	Roundtop crown
	SM	Small			
ORIGINATIONAL TREES	LO 1/4"	1 1/4" diameter "Large" Elm	Ulmus glaberrimus	8-12 ft. / 8-12 ft.	
	TR 1/4"	1/4" diameter "Large" Tree	Quercus laevis	8-12 ft. / 8-12 ft.	
	SM 1/4"	1/4" diameter "Large" Tree	Quercus laevis	8-12 ft. / 8-12 ft.	
	SM 1/4"	1/4" diameter "Large" Tree	Quercus laevis	8-12 ft. / 8-12 ft.	
LARGE TREES	RO 2 1/2"	2 1/2" diameter "Large" Red Oak	Quercus shumardii	2 1/2" / 20-25 ft.	
	CP 2 1/2"	2 1/2" diameter "Large" Chinese Pistache	Pistacia chinensis	2 1/2" / 20-25 ft.	
	SM 2 1/2"	2 1/2" diameter "Large" Tree	Quercus laevis	2 1/2" / 20-25 ft.	
	SM 2 1/2"	2 1/2" diameter "Large" Tree	Quercus laevis	2 1/2" / 20-25 ft.	
REQUIREMENTS	AS	Asian Elm	Ulmus parviflorus	10-12 ft. / 10-12 ft.	
	CP	Chinese Pistache	Pistacia chinensis	10-12 ft. / 10-12 ft.	
	SM	Small			
LARGE TREES	RO 2 1/2"	2 1/2" diameter "Large" Red Oak	Quercus shumardii	2 1/2" / 20-25 ft.	
	CP 2 1/2"	2 1/2" diameter "Large" Chinese Pistache	Pistacia chinensis	2 1/2" / 20-25 ft.	

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 007-022



**CLIENT NOTES**  
 Missy Miller - RLA  
 Landscape Architect  
 10000 Katy Road, Suite 100  
 Houston, TX 77055  
 Phone: 281.460.1111  
 Fax: 281.460.1112  
 Website: www.missymiller.com

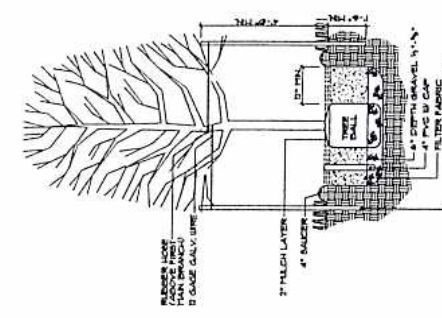


**Project**  
 Seneca Properties  
**Phase**  
 01

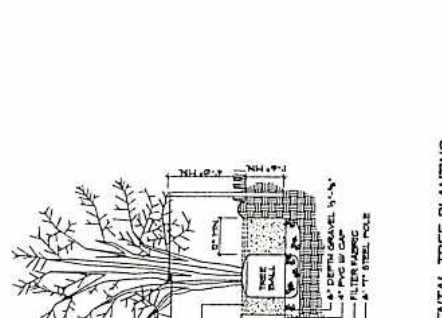
**Address**  
 New Office Building  
 Seneca, Texas

**Discipline**  
 Preliminary Service  
 Schematic Design  
 Design Development  
 Permit Submittal  
 Bid Documents  
 Construction Phase  
 Supplemental Plans

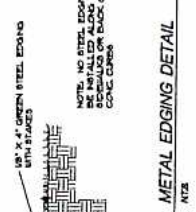
**Notes & Details**  
 L2  
 25 June 2007



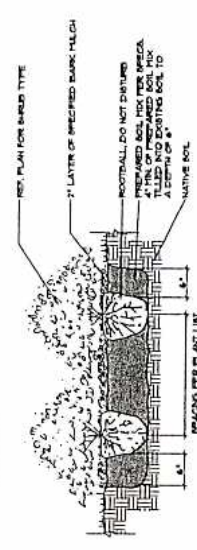
01 LARGE TREE PLANTING  
 NTS



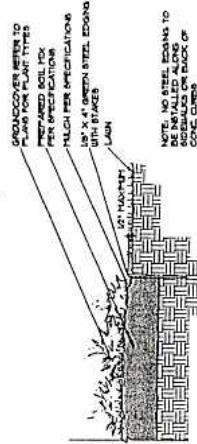
02 ORNAMENTAL TREE PLANTING  
 NTS



03 METAL EDGING DETAIL  
 NTS



04 TYPICAL SHRUB PLANTING DETAIL  
 NTS



05 GROUND COVER PLANTING  
 NTS

- LANDSCAPE IRRIGATION SYSTEM:**
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR TO IRRIGATE ALL LANDSCAPE AREAS. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE CITY OF DALLAS, LICENSED IRRIGATOR SHALL SUBMIT IRRIGATION PLANS TO THE CITY OF DALLAS FOR REVIEW AND APPROVAL.
  - OVERLAY ON STREETS AND PAVES IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR THE IRRIGATION SYSTEM.
  - IRRIGATION METERS ARE TO BE INSTALLED BY ILLIUM CONTRACTORS AS PER LOCAL CODES.
  - IRRIGATION SYSTEMS SHALL HAVE FREEZE AND SALT STATS INSTALLED AS PER MANUFACTURER'S RECOMMENDATION.
  - IRRIGATION SYSTEMS SHALL BE DESIGNED BY LICENSED IRRIGATION CONTRACTOR. SYSTEMS TO BE INSTALLED ON PAVED AREAS SHALL BE INSTALLED ON ENDS.
  - ALL TREE AND PLANTING BEDS TO BE AUTOMATICALLY IRRIGATED WITH 1/2\"/>

**PLANT MATERIAL LIST:**

Quantity	Common Name	Scientific Name	Height	Spread	Notes
10	Variegated Holly	<i>Ilex</i>	10-12 ft	10-12 ft	
10	Red Oak	<i>Quercus</i>	10-12 ft	10-12 ft	
10	Green Plantain	<i>Plantain</i>	4-5 ft	20-25 ft	Minimum 2 years
10	1/2\"/>				

- CITY OF ADDITIONAL LANDSCAPE NOTES:**
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS ASSOCIATION OF NURSERY FARM STANDARDS.
  - TOPSOIL SHALL BE A MINIMUM OF 8\"/>

- GENERAL LANDSCAPE NOTES:**
- FINISH SURFACE FOR ALL LANDSCAPE AREAS SHALL BE GRADED WITHIN 1/2\"/>

- MAINTENANCE NOTES:**
- OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE & CARE OF ALL LANDSCAPE ALONG LAKE EDGE. IRRIGATION INSTALLED WITHIN PROPERTY AND EASEMENTS SHALL BE MAINTAINED BY THE CITY OF DALLAS.
  - PLANT MATERIAL SHALL BE PREVIOUSLY HANDED IN A BASKET AND SCHEDULING CONDITION AS IS APPROPRIATE FOR SPECIES AND SEASON.
  - PLANT MATERIAL SIGNIFICANT DAMAGE SHALL BE REPAIRED BY OWNER WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE WITHIN THIRTY (30) DAYS OF A DATE APPROVED BY CITY OF DALLAS.
  - BROKEN OR DAMAGED IRRIGATION SHALL BE REPAIRED WITHOUT DELAY.