

**TOWN OF ADDISON, TEXAS  
ORDINANCE NO. 007-033**

**AN ORDINANCE OF THE TOWN OF ADDISON, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR AN OFFICE BUILDING IN THE UC – URBAN CENTER ZONING DISTRICT, COMMERCIAL SUB-DISTRICT, LOCATED ON 3.371 ACRES AT THE NORTHWEST CORNER OF DALLAS PARKWAY AND ADDISON CIRCLE, ON APPLICATION FROM OPUS WEST GROUP, PROVIDING FOR WAIVERS TO DESIGN STANDARDS IN THE UC DISTRICT; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.**

WHEREAS, pursuant to Ordinance No. 097-029 (the "UC Zoning Amendment") of the Town of Addison, Texas (the "City"), certain land described in the UC Zoning Amendment (the "Entire Property") was zoned UC Urban Center District according to the UC Urban Center District Regulations set forth in the City's Comprehensive Zoning Ordinance (the "Comprehensive Zoning Ordinance"), the same being Appendix A - Zoning of the City's Code of Ordinances; and

WHEREAS, simultaneously with the approval of the UC Zoning Amendment and in accordance with the Comprehensive Zoning Ordinance, a concept plan ("Concept Plan" or "Plan") governing the commercial sub-district (the "Commercial Sub-district") of the Entire Property was approved and incorporated within the UC Zoning Ordinance; and

WHEREAS, the Concept Plan governing the Commercial Sub-district was amended by Ordinance No. 005-019; and

WHEREAS, the real property described herein and which is the subject of this Ordinance (the "Property") is located entirely within the Commercial Sub-district; and

WHEREAS, all the legal requirements, conditions and prerequisites having been complied with, including the receipt of a final report from the Planning and Zoning Commission, the case came on as a public hearing before the City Council; and

WHEREAS, after due deliberations and consideration of the final report of the Planning and Zoning Commission and other information and materials, the City Council of the Town of Addison, Texas does find that the adoption of this Ordinance is in the best interest of the Town and its citizens and of the public health and welfare; now, therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:**

SECTION 1. That the Addison City Council does hereby grant approval of development plans for the said property being in the Town of Addison, Texas, and being described as follows:

WHEREAS, OPUS WEST, LP is the owner of a 2.271 acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas; said tract being all of a tract of land granted to Opus West LP in Special Warranty Deed recorded in Instrument No. 20070175801 of the Official Public Records of Dallas County, Texas; said 3.371 acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found for corner; said point being the intersection of the west right-of-way line of Dallas Parkway (a variable width right-of-way) with the northwest right-of-way line of Addison Circle (a 109-foot wide right-of-way);

THENCE, South 72 degrees, 58 minutes, 59 seconds West, along said northwest right-of-way line of Addison Circle, a distance of 247.36 feet to a "+" cut in concrete found for corner; said point being the most easterly corner of Lot 1, Block A of the Ashton Addition, an addition to the Town of Addison, Dallas, County, Texas according to the plat thereof recorded in Volume 2000036, Page 2913 of the Plat Records of Dallas County, Texas;

THENCE, departing said northwest right-of-way line of Addison Circle, along the northeast line of said Lot 1k Block A, the following (3) calls:

North 17 degrees, 01 minutes, 01 seconds West, a distance of 59.32 feet to a "+" cut in concrete found for corner;

North 58 degrees, 20 minutes, 25 seconds West, a distance of 261.51 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner,

North 39 degrees, 04 minutes, 47 seconds West, a distance of 104.49 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner; said point being The northwest corner of said Lot 1, Block A; said point being in the east right-of-way line of Spectrum Drive (a 69-foot right-of-way); THENCE, North 00 degrees, 55 minutes, 13 seconds East, departing said northeast Line of Lot

1, Block A, along said east right-of-way line of Spectrum Drive, a distance of 193.84 feet to a "+" cut in concrete found for corner; said point being the most westerly southwest corner of a tract of land granted to SNK Allegro Spectrum LP in Special Warranty Deed recorded in Instrument No. 20070227088 of said Official Public Records;

THENCE, departing said east right-of-way line of Spectrum Drive, along the south line of said SNK tract, the following three (3) calls:

South 89 degrees, 04 minutes, 47 seconds East, a distance of 326.53 feet to a 5/9-inch iron rod with "Huitt-Zollars" cap found for corner;

Due South, a distance of 72.87 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;

Due East, a distance of 239.67 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner; said point being in said west right-of-way line of Dallas Parkway; said point being the beginning of a non-tangent curve to the right;

THENCE, departing said south line of SNK tract, along said east right-of-way line of Dallas Parkway the following three (3) calls:

Southerly, along said curve, having a central angle of 05 degrees, 29 minutes, 07 seconds, a radius of 626.62 feet, on a chord bearing and distance of South 04 degrees, 17 minutes, 35 seconds East, 59.97 feet, an arc distance of 59.99 feet to a "+" cut in concrete found for end of said curve;

South 01 degrees, 33 minutes, 02 seconds East, a distance of 82.43 feet to a "+" cut in concrete found for end of said curve;

Southerly, along said curve, having a central angle of 02 degrees, 46 minutes, 45 seconds, a radius of 1997.84 feet, on a chord bearing and distance of South 02 degrees, 56 minutes, 29 seconds East, 96.90 feet an arc distance of 96.91 feet to the POINT OF BEGINNING;

CONTAINING: 146,851 square feet or 3.371 acres of land, more or less.

SECTION 2. As provided in Urban Center 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 3. The following waivers to design standards are hereby approved on the above described property:

1. Approval of a waiver to design standards for the 10'-0" setback, along Addison Circle.
2. Approval of the design waiver to allow for a building that is taller than six (6) stories tall without additional setback.
3. Approval of a waiver to design standards for trees and shrubs to be provided as a landscape buffer against Dallas Parkway.

SECTION 4. The following special conditions for approval are hereby placed on the above described property:

-The building location shown on the plans is acceptable to the staff, provided that the applicant can prove that there is room in the rights-of-way and easements shown for all public and private utilities. The staff recommends approval of the building location be subject to approval (by the Public Works Department) of the preliminary plat, which will further define the easements and utilities.

-The dumpster shall be moved to a location on the site that is further away from the Aventura building, or an agreement shall be reached with the Aventura property owners association that provides for a common location for all dumpsters.

SECTION 5. That all paved areas, permanent drives, streets and drainage structures in connection the development of the Property must 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, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1-7, of the Code of Ordinances for the Town of Addison, Texas.

SECTION 7. That the provisions of this Ordinance are severable, and 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 provision 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 the above and foregoing premises to this Ordinance are true and correct and are incorporated herein and made a part hereof for all purposes.

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 9<sup>th</sup> day of October, 2007.

  
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JOE CHOW - MAYOR

ATTEST:

  
\_\_\_\_\_  
MARIO CANIZARES - CITY SECRETARY

CASE NO. 1547-Z/Opus West Corporation

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CARMEN MORAN - DIRECTOR OF  
DEVELOPMENT SERVICES

PUBLISHED ON: 1-10-08

**NOTES:**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL BE 4000 PSI.
3. ALL FINISHES SHALL BE AS NOTED.

**LEGEND:**

2" VERTICAL SCALE

1" HORIZONTAL SCALE

**LIGHTING LEGEND:**

1. 150 WATT VLS  
2. 100 WATT VLS  
3. 60 WATT VLS  
4. 40 WATT VLS  
5. 25 WATT VLS

**APPROVED PLANS FOR ORDINANCE NO. 003253**

DATE: 07/23/2014

PROJECT: TWO ADDISON CIRCLE

SCALE: AS SHOWN

**PLANT LIST**

NO.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANT TYPE
1	(Symbol)	Large Tree	Quercus sp.	Tree
2	(Symbol)	Medium Tree	Juniperus sp.	Tree
3	(Symbol)	Small Tree	Acacia sp.	Tree
4	(Symbol)	Shrub	Hydrangea sp.	Shrub
5	(Symbol)	Flowering Shrub	Philadelphus sp.	Shrub
6	(Symbol)	Perennial	Hosta sp.	Perennial
7	(Symbol)	Annual	Impatiens sp.	Annual
8	(Symbol)	Grass	Poa sp.	Grass
9	(Symbol)	Groundcover	Thymus sp.	Groundcover
10	(Symbol)	Water Feature	Water Feature	Water Feature

**4 LEVEL GARAGE**  
720 SPACES TOTAL  
APPROXIMATE HEIGHT = 50'

**5 STORY OFFICE BUILDING**  
210,000 G.S.F.I.  
APPROXIMATE HEIGHT = 110'

**DALLAS PARKWAY**

**ADDISON CIRCLE**

**SPECTRUM DRIVE**

**LEGEND**

2" VERTICAL SCALE

1" HORIZONTAL SCALE

**LIGHTING LEGEND**

1. 150 WATT VLS

2. 100 WATT VLS

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7	(Symbol)	Annual	Impatiens sp.	Annual
8	(Symbol)	Grass	Poa sp.	Grass
9	(Symbol)	Groundcover	Thymus sp.	Groundcover
10	(Symbol)	Water Feature	Water Feature	Water Feature

**APPROVED PLANS FOR ORDINANCE NO. 003253**

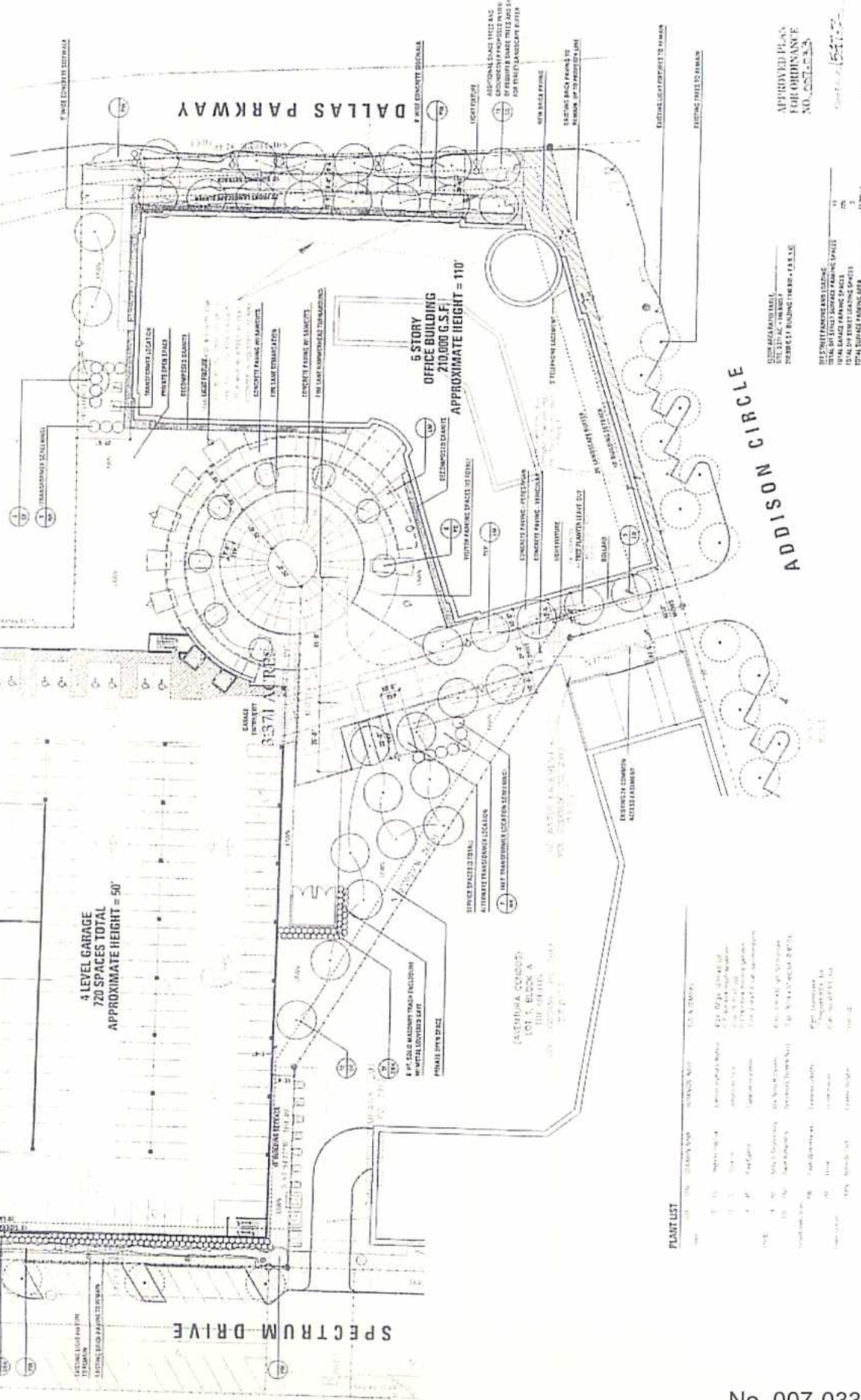
DATE: 07/23/2014

PROJECT: TWO ADDISON CIRCLE

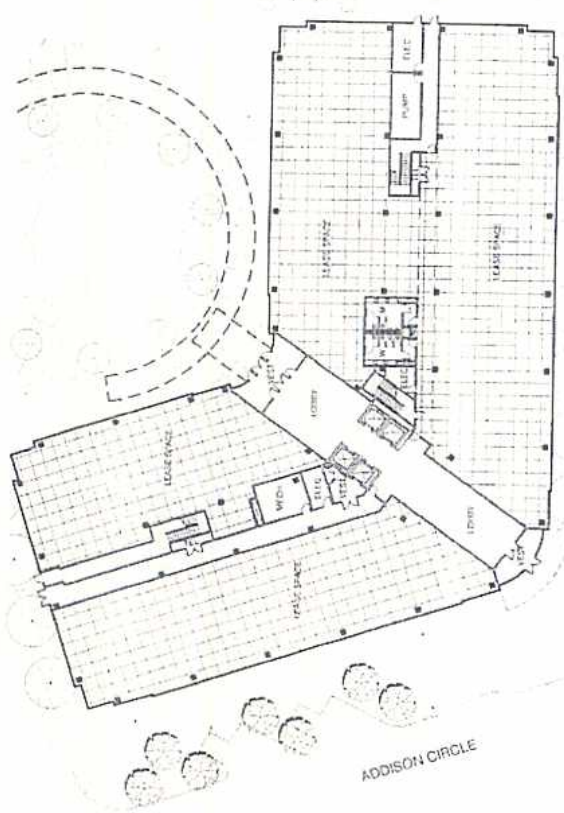
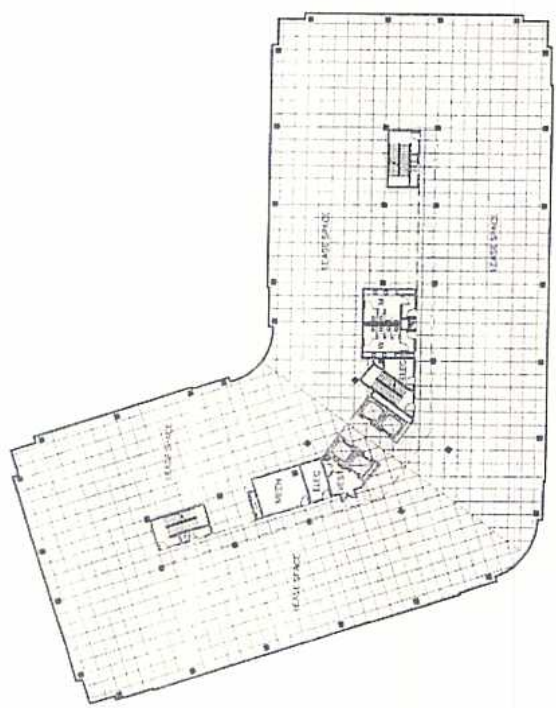
SCALE: AS SHOWN

**PLANT LIST**

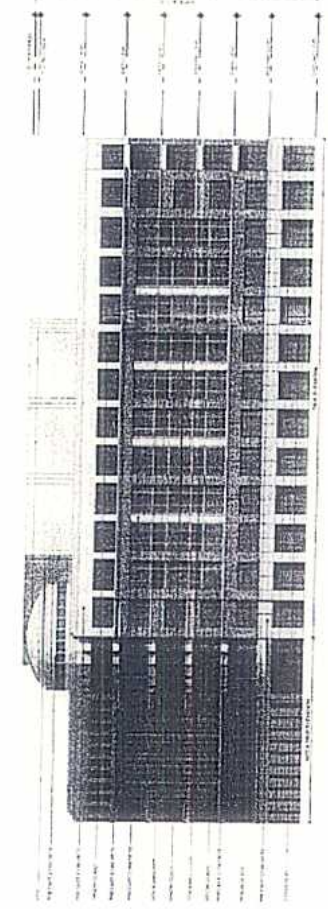
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10	(Symbol)	Water Feature	Water Feature	Water Feature



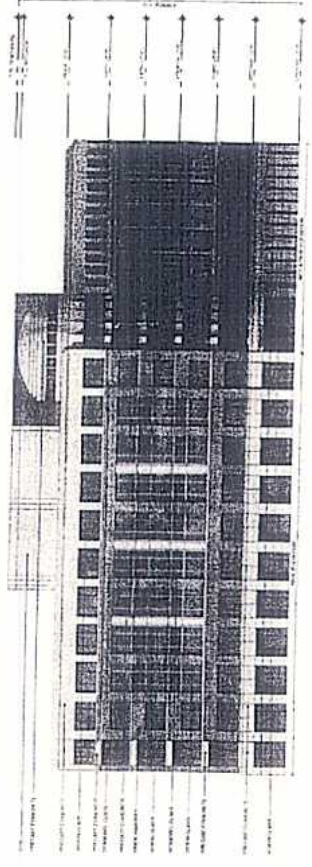
02 TYPICAL FLOOR PLAN



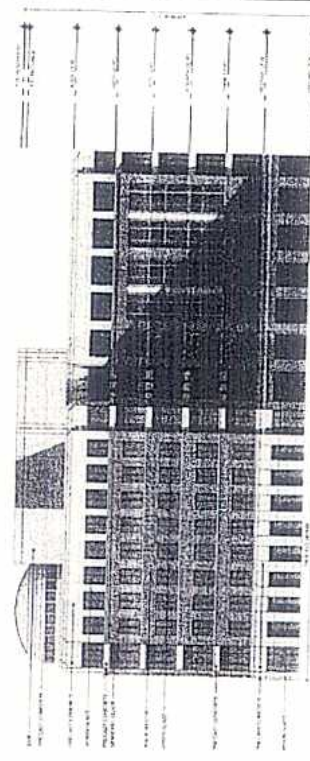
01 GROUND FLOOR PLAN



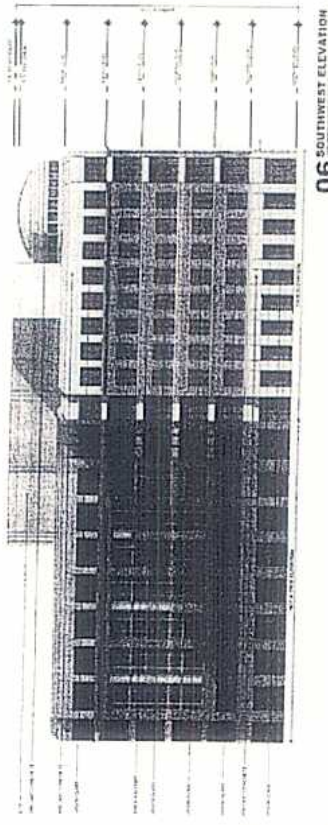
03 EAST ELEVATION



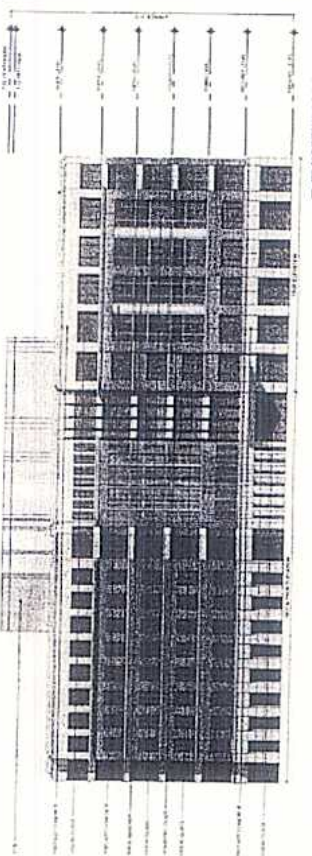
02 SOUTH ELEVATION



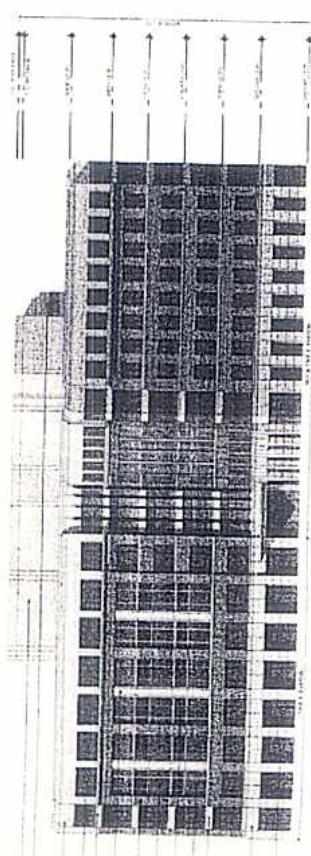
01 NORTH ELEVATION



06 SOUTHWEST ELEVATION



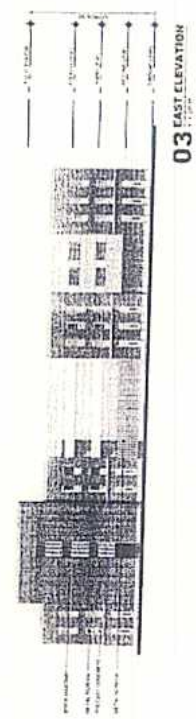
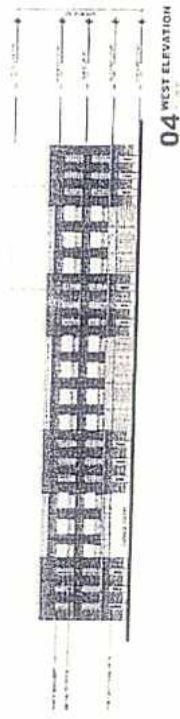
05 NORTHWEST ELEVATION

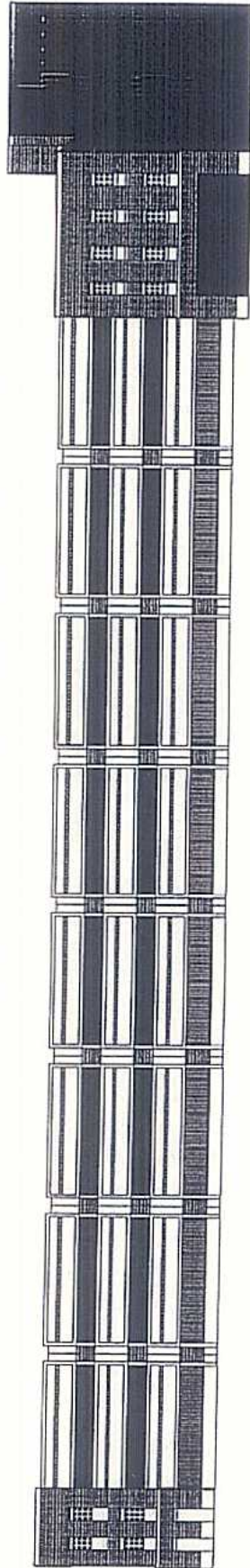


04 WEST ELEVATION

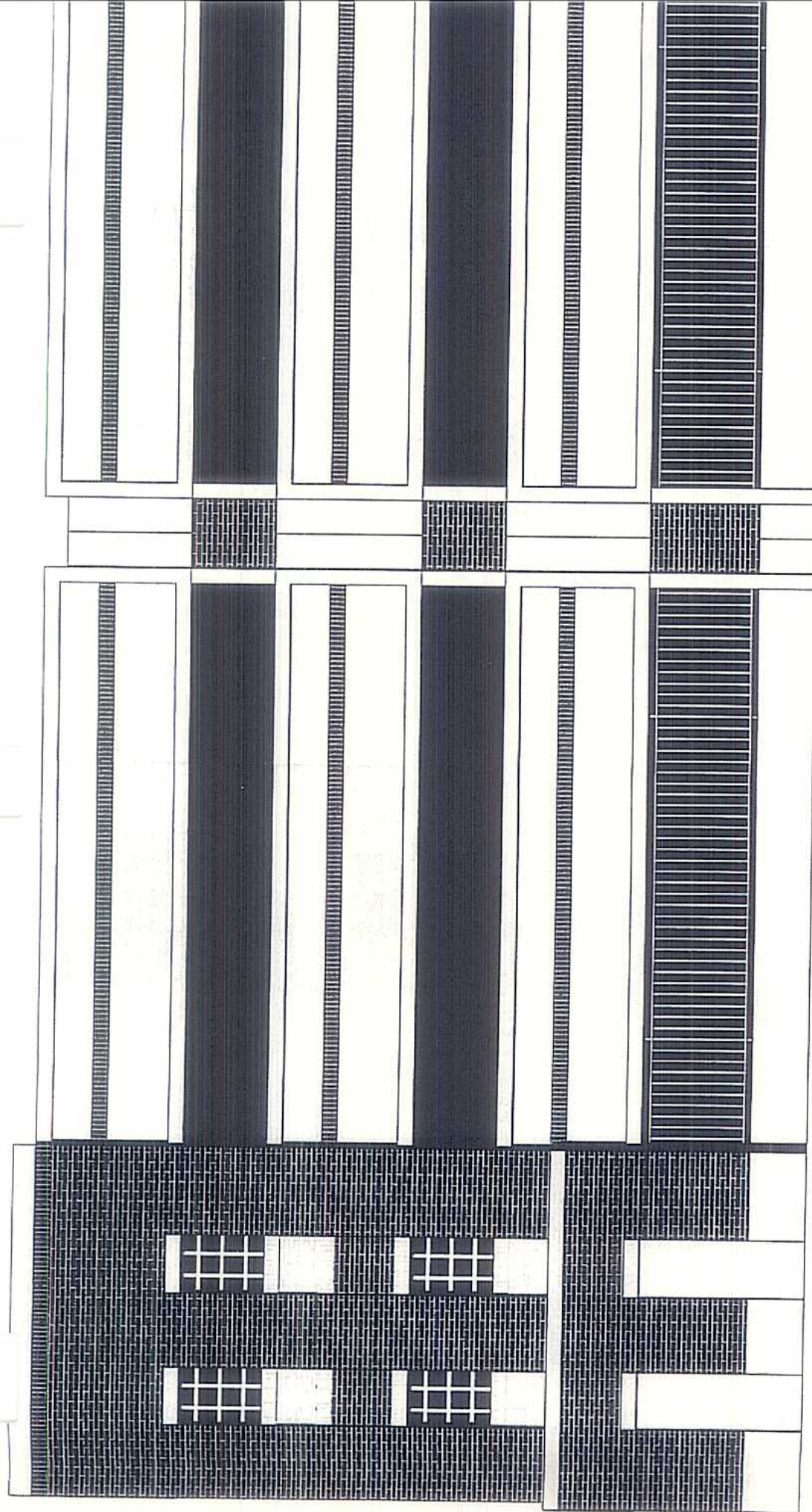




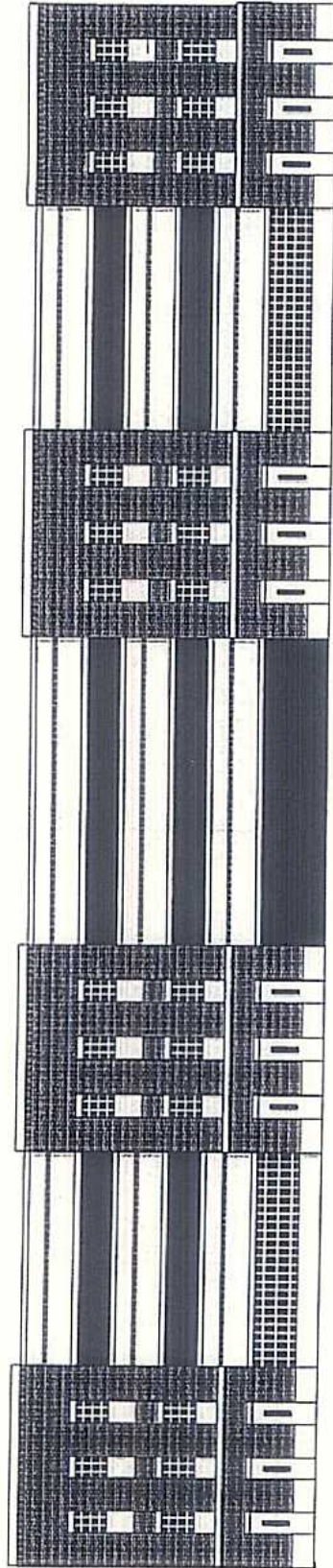




SOUTH ELEVATION



SOUTH ELEVATION DETAIL



WEST ELEVATION

