

**TOWN OF ADDISON  
ORDINANCE NO. 008-054**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 083-017, AS PREVIOUSLY AMENDED BY ORDINANCE 085-056, AS PREVIOUSLY AMENDED BY ORDINANCE 097-013; APPROVING A SPECIAL USE PERMIT FOR A HOSPITAL IN A PLANNED DEVELOPMENT DISTRICT; APPROVING DEVELOPMENT PLANS FOR A HOSPITAL AND MEDICAL OFFICE BUILDINGS IN A PLANNED DEVELOPMENT DISTRICT, FOR A SITE LOCATED ON 11.6 ACRES LOCATED AT THE SOUTHWEST CORNER OF DALLAS PARKWAY AND EXCEL PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM NUETERRA REAL ESTATE COMPANIES, LLC; 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 a Special Use Permit for a hospital is approved, and 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 083-017 of the Town, as amended by Ordinance 085-056 and by Ordinance 097-013, are approved. The real property which is the subject of the said zoning development plans and this Ordinance is described as follows:

Description of a 11.6070 acre tract of land, situated in the Willima Lomax Survey, abstract No. 792, Town of Addison, Dallas County, Texas: said tract being all of Lot 1R, Block 1, of the Replat of Hanover Park Addition, an addition to the Town of Addison according to the plat recorded in Volume 98096, Page 120 of the Map Records of Dallas County, Texas; said 11.6070 acre tract being more particularly described as follows:

BEGINNING at a 5.8-inch iron rod with "GSES< INC>< RPLS 4804" cap found at the north end of a corner clip at the intersection of the east right-of-way line of Addison Road (a variable width right-of-way) and the south right-of-way line of Exc3el Parkway (Bent Tree Plaza Parkway( an 80-foot right-of-way); said point being the northern most northwest corner of said Lot 1T, Block 1;

THENCE, North 89 degrees 36 minutes 35 seconds East, along said south right-of-way line of said Excel Parkway, a distance of 461.03 feet to a 5/8-inch iron rod with "GSES, INC., RPLS 4804" cap found at the north end of a corner clip at the intersection of said Excel Parkway and the southwest line of the Dallas North Parkway (Tollway) (a variable width right-of-way);

THENCE, South 57 degrees 52 minutes 46 seconds East, with said corner clip, a distance of 16.87 feet to a 5.8-inch iron rod with "GSES, INC., RPLS 4804" cap found at the beginning of a non-tangent curve to the left whose center bears North 64 degrees 27 minutes 09 seconds East, a distant oa 1600.00 feet from said point;

THENCE, southeasterly, along aid southwest right-of-way line and said curve to the left, through a central angle of 02 degrees 54 minutes 27 seconds, an arc distance of 81.27 feet, a chord bearing of South 27 degrees 00 minutes 10 seconds East and chord distance of 81.26 feet to a 5/8-inch iron rod with "GSES, INC., RPLS 4804" cap found at the end of said curve;

THENCE, South 24 degrees 29 minutes 51 seconds East, continuing along said southwest right-of-way line, a distance of 100.00 feet to a 5/8-inch iron rod with "GSES, INC., RPLS 4804" cap found at the beginning of a non-tangent curve to the left whose center bears North 57 degrees 59 minutes 23 seconds East, a

distance of 1610.00 feet; THENCE, southeasterly, along said southwest right-of-way line and said curve to the left, through a central angle of 07 degrees 07 minutes 03 seconds, an arc distance of 200.00 feet, a chord bearing of South 35 degrees 34 minutes 08 seconds East and chord distance of 199.87 feet to a 5/8-inch iron rod with "GSES, INC., RPLS 4804" cap found at the end of said curve;

THENCE, North 50 degrees 52 minutes 20 seconds East, a distance of 10.00 feet to a 5/8-inch iron rod with "GSES, INC., RPLS 4804" cap found at the beginning of a non-tangent curve to the left whose center bears North 50 degrees 52 minutes 20 seconds East, a distance of 1600.00 feet;

THENCE, southeasterly, along said southwest right-of-way line and said curve to the left, through a central angle of 06 degrees 12 minutes 55 seconds, an arc distance of 173.56 feet, a chord bearing of South 42 degrees 14 minutes 07 seconds East and chord distance of 173.48 feet to a 5/8-inch iron rod with "GSES, INC., RPLS 4804" cap found at the end of said curve;

THENCE, South 41 degrees 16 minutes 01 seconds East, a distance of 100.00 feet to a 5/8-inch iron rod with "GSES, INC., RPLS 4804" cap found;

THENCE, South 47 degrees 59 minutes 26 seconds East, a distance of 156.62 feet to a 5/8-inch iron rod with "GSES, INC., RPLS 4804" cap found at the southeast corner of said Lot 1, Block 1; said point also being the northeast corner of Lot 2, Block 1 of said Replat of Hanover Park Addition;

THENCE, with said Lot 1R and Lot 2, Block 1, the following metes and bounds;

South 42 degrees 00 minutes 34 seconds West, a distance of 312.94 feet to a 5/8-inch iron rod with "GSES, INC., RPLS 4804" cap found;

North 82 degrees 25 minutes 23 seconds West, a distance of 47.57 feet to a 5/8-inch iron rod with "GSES, INC., RPLS 4804" cap found;

North 48 degrees 01 minutes 15 seconds West, passing at a distance of 17.60 feet the eastern most northeast corner of Lot 1, Block 1 Bent Tree Oaks Addition, an addition to the Town of Addison according to the plat recorded in Volume 78004, Page 007, Map Records Dallas, County, Texas; continuing, in all, a distance of 335.12 feet to a 5/8-inch iron rod with "GSES, INC., RPLS 4804" cap found;

THENCE, South 89 degrees 36 minutes 17 seconds West, with the common line of said Lot 1R, Block 1 and Lot 1, Block 1, a distance of 476.83 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 1R, Block 1; said point also being the northwest corner of said Lot 1, Block 1, said point also being on the said east right-of-way line of Addison Road;

THENCE, North 00 degrees 21 minutes 56 seconds West, with said east right-of-way line, a distance of 629.26 feet to a 60d nail found at the said corner clip at the intersection of the east right-of-way line of Addiso Road and the south right-of-way line of Excel Parkway (Bent Tree Plaza Parkway);

THENCE, North 44 degrees 37 minutes 20 seconds East, with said corner clip, a distance of 14.15 feet to the POINT OF BEGINNING;

CONTAINING 505,603 square feet or 11.6070 acres of land, more or less.

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

-The setbacks for this property shall be as follows:

-a minimum of twenty-five (25) feet from all public rights-of-way for all hospital buildings, medical office buildings, and parking structures,

-a minimum of twenty-five (25) feet from all interior property lines for all hospital buildings and medical office buildings,

-a minimum of twelve (12) feet from all interior property lines for all parking structures, with a 12-foot landscape buffer to be provided at all interior property lines.

-Maximum height allowed for all structures on the property shall not exceed the maximum height allowed by the Federal Aviation Administration for buildings at this location.

-The developer shall submit a checklist showing the "green" elements to be included in the building design and operation that will reduce energy consumption.

-The property shall be replatted, and the plat shall reflect an eleven (11) foot right-of-way dedication along Addison Road.

-A traffic impact analysis shall be required prior to the construction of future phases of the project.

-A deceleration lane shall be provided for the drive opening along Dallas Parkway, unless the developer provides a traffic impact analysis (approved by the City of Dallas) which indicates that the turning movements into the site do not justify a deceleration lane. All connections to Dallas Parkway shall be in accordance with the City of Dallas requirements.

-The project shall be designed so that the existing peak discharge is not increased.

-This site must be designed to handle off-site stormwater that is presently flowing across the site.

A twelve inch (12") water line is required to be installed along Dallas Parkway with this development.

Fire hydrants must be installed at 300-foot intervals along fire lanes in approved locations.

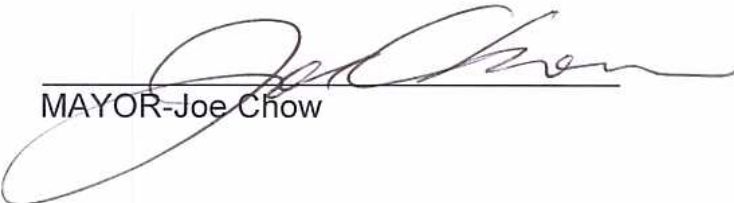
SECTION 3. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 11<sup>th</sup> day of November, 2008.



MAYOR-Joe Chow

ATTEST:



CITY SECRETARY

Mario Canizares

CASE NO: 1564-Z/Dallas Spine Hospital

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES-

Carmen Moran

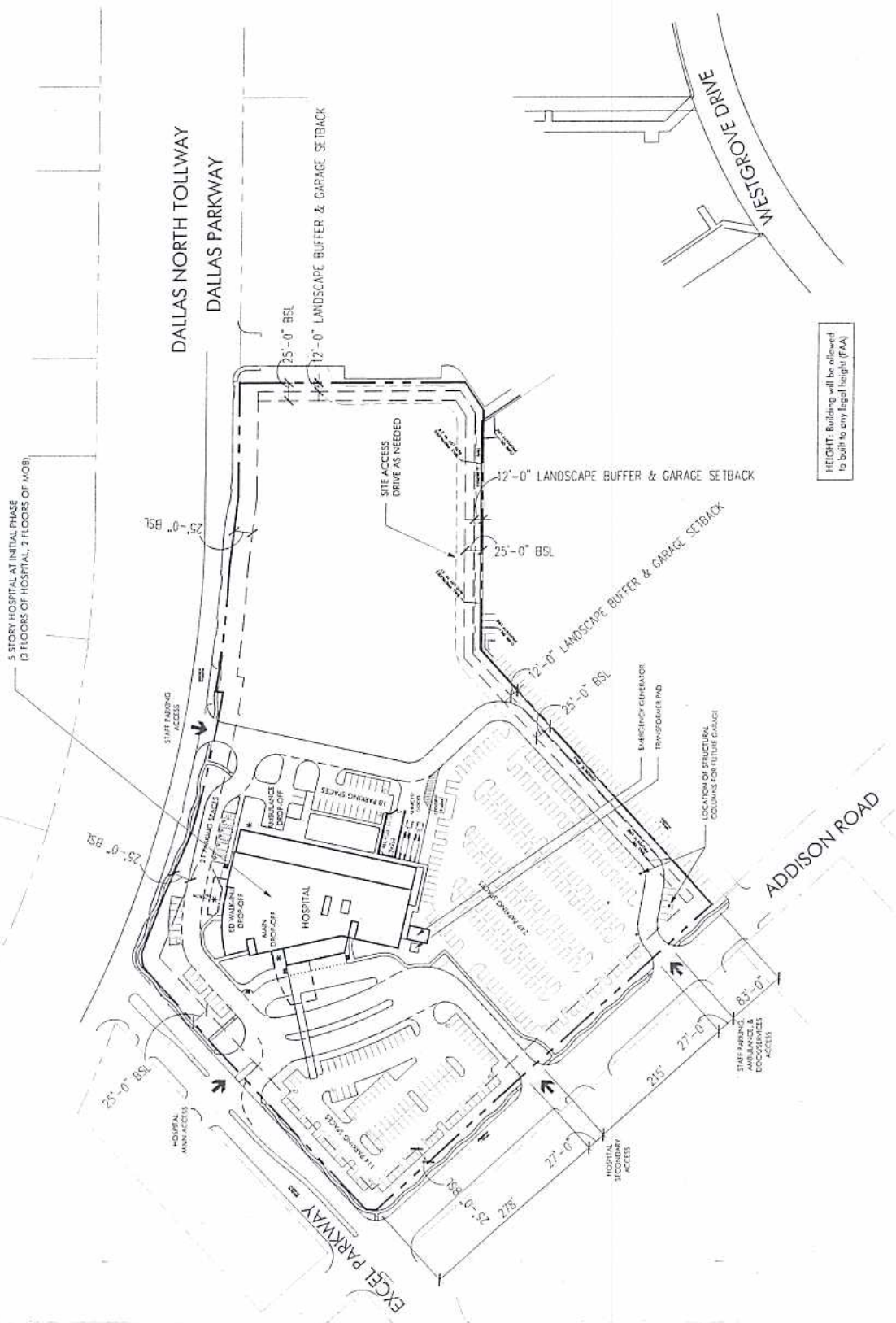
PUBLISHED ON: DMN 12/7/2008

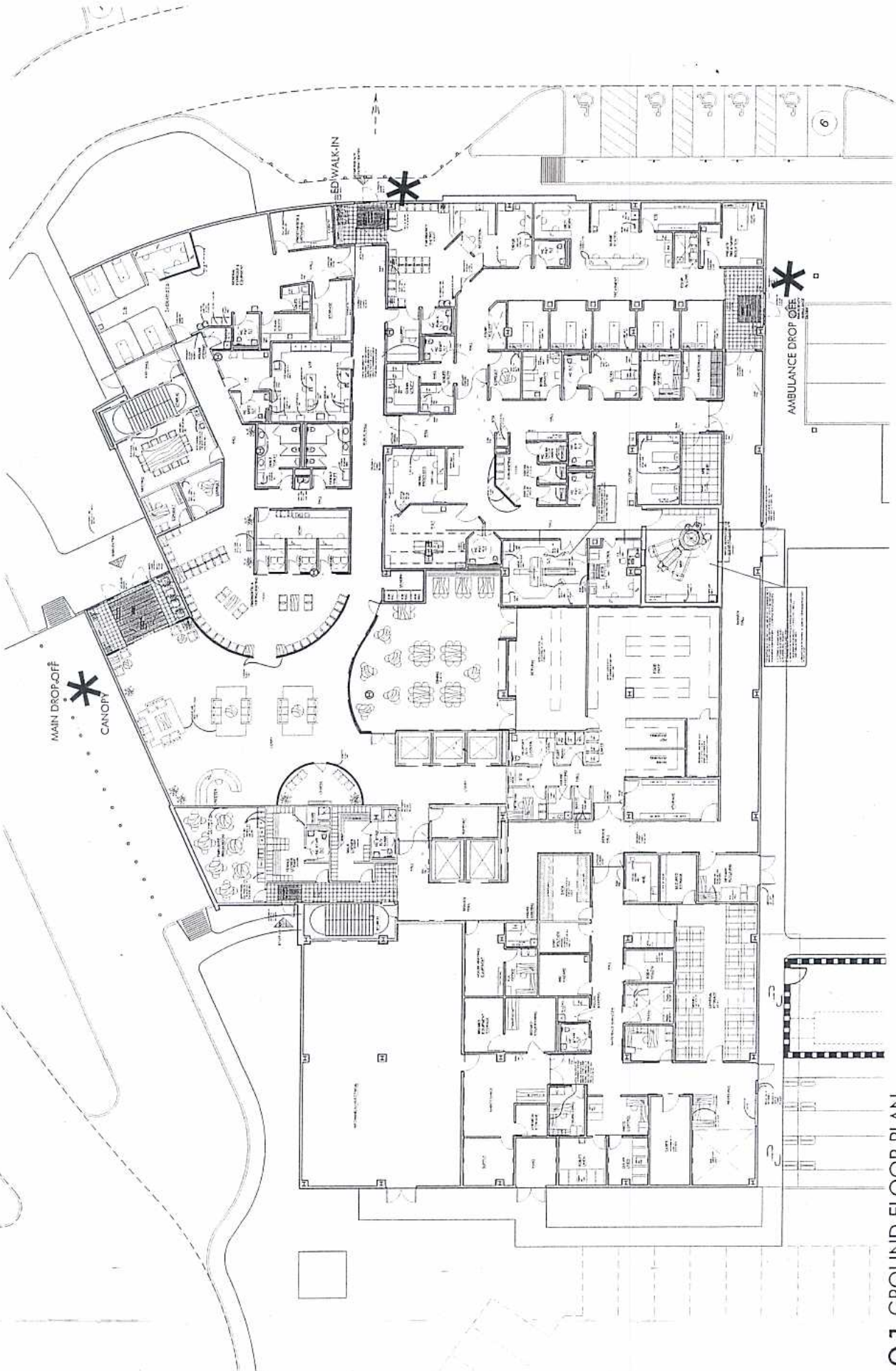
DALLAS SPINE HOSPITAL

Site Plan - Phase 1  
10.27.2008  
Project No:  
08134.400

Donald R. Powell, Jr.  
Reg. No. 7266  
Chad W. Dunbar  
Reg. No. 70747  
John E. Gaskin  
Reg. No. 51164

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DALLAS SPINE HOSPITAL

Ground Floor Plan  
10.27.2008  
Project No: 08134.400

Donald B. Powell, Jr.  
Reg. No. 0294  
Chris W. Barnes  
Reg. No. 0742  
John E. O'Neil  
Reg. No. 11104



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01 GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"





### Street Landscape Buffer

100% of gross site shall be landscaped  
 100% of gross site shall be landscaped  
 shrubs for each thirty (30) linear feet of frontage.

City Requirement	Proposed Improvements	Deficit	Surplus
Dallas Parkway-360 L.F.			
Trees	12	12	
Shrubs	103	103	
Excel Parkway-350 L.F.			
Trees	12	13	1
Shrubs	100	121	21
Additional Road-560 L.F.			
Trees	19	19	
Shrubs	160	200	40

### Parking Lot Landscaping - Perimeter

a) The minimum requirement for perimeter landscaping must be one (1) 4" caliper shade tree and eight (8) shrubs for each thirty-foot (30') linear feet of perimeter.  
 b) Screening must consist of evergreen shrubs planted (3.5') on center in a double staggered row in a bed at least 36" wide.

City Requirement	Proposed Improvements	Deficit	Surplus
Trees	56	56	
Shrubs	561	685	124

### Parking Lot Landscaping - Interior Area

a) 50,000-149,999 sq. ft. - 88 Total Parking Lot Interior Landscaping  
 Current Scheme - 140,776 s.f.  
 b) One shade tree for each 10 required parking spaces on the lot.  
 Current Scheme - 436 spaces  
 c) No required parking spaces may be located further than 50' from the trunk of a shade tree, or further than 75' from two or more shade trees.

City Requirement	Proposed Improvements	Deficit	Surplus
Trees	41	41	
Total Landscape Area	11,346 s.f.	11,117 s.f.	249 s.f.

### Off-Street Loading Spaces

a) All off-street loading spaces must be screened from all public and private streets adjacent to the site.  
 b) All screening must be at least six feet in height and consist of one or more of the following: Evergreen shrubs planted 3' on center, evergreen trees planted 6' on center, a fence, a wall, or an earthen berm.

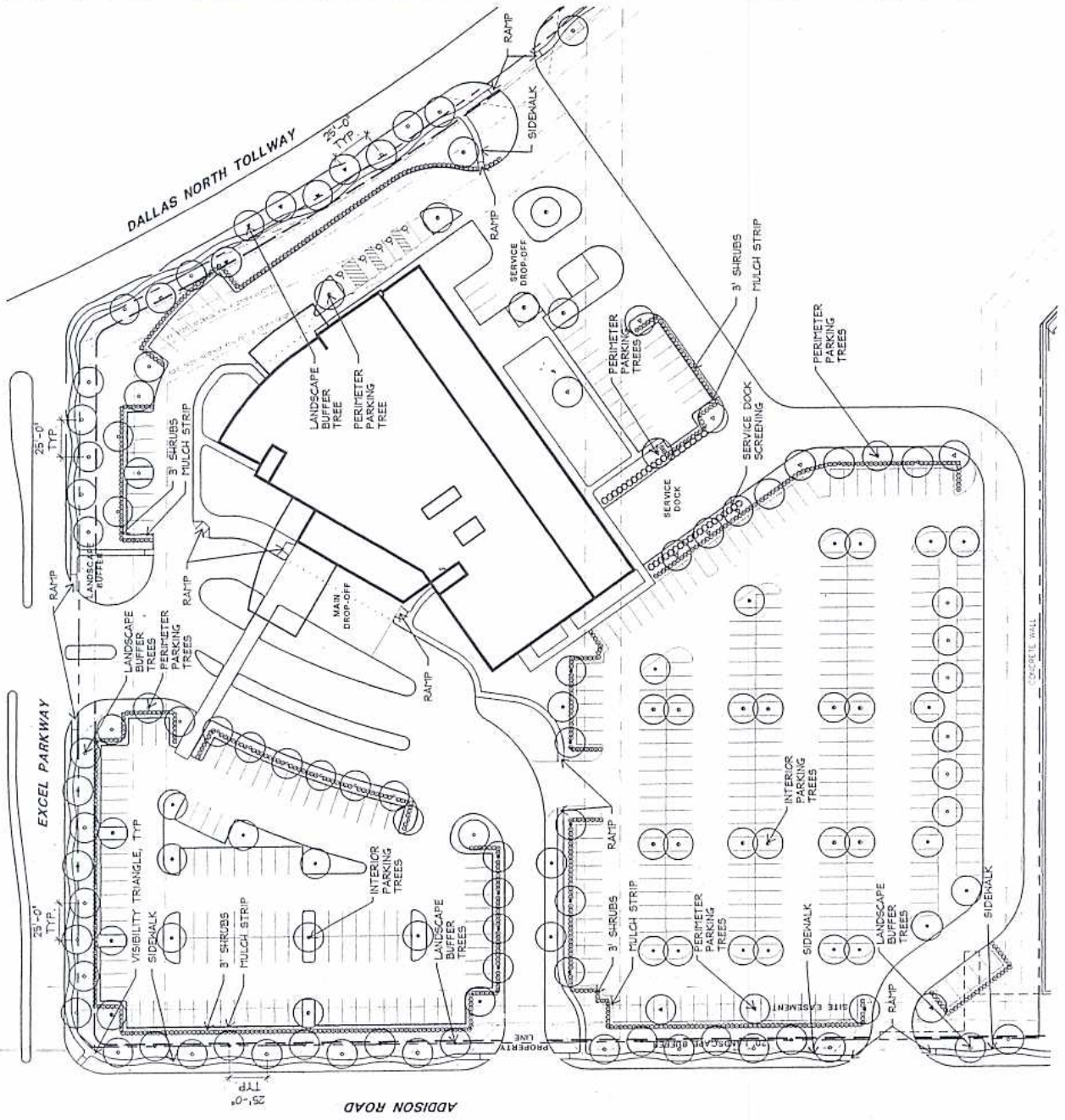
City Requirement	Proposed Improvements	Deficit	Surplus
Screening	6 ft.	6 ft. shrubs	

### Shade Trees

<input type="checkbox"/> 10' Caliper - 1.5" d.b.h. 100 sq. ft.	<input type="checkbox"/> 8" Caliper - 1.5" d.b.h. 100 sq. ft.
<input type="checkbox"/> 6" Caliper - 1.5" d.b.h. 100 sq. ft.	<input type="checkbox"/> 4" Caliper - 1.5" d.b.h. 100 sq. ft.
<input type="checkbox"/> 3" Caliper - 1.5" d.b.h. 100 sq. ft.	<input type="checkbox"/> 2" Caliper - 1.5" d.b.h. 100 sq. ft.
<input type="checkbox"/> 1.5" Caliper - 1.5" d.b.h. 100 sq. ft.	<input type="checkbox"/> 1" Caliper - 1.5" d.b.h. 100 sq. ft.

Other Formed Grass  Irrigated Mulch Strip

IRRIGATION NOTE:  
 ALL NEW AND/OR RELOCATED PLANT MATERIAL WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM, PROVIDING 100% COVERAGE



## DALLAS SPINE HOSPITAL

Site Plan - Phase I  
 10.20.2008  
 Project No.: D08679

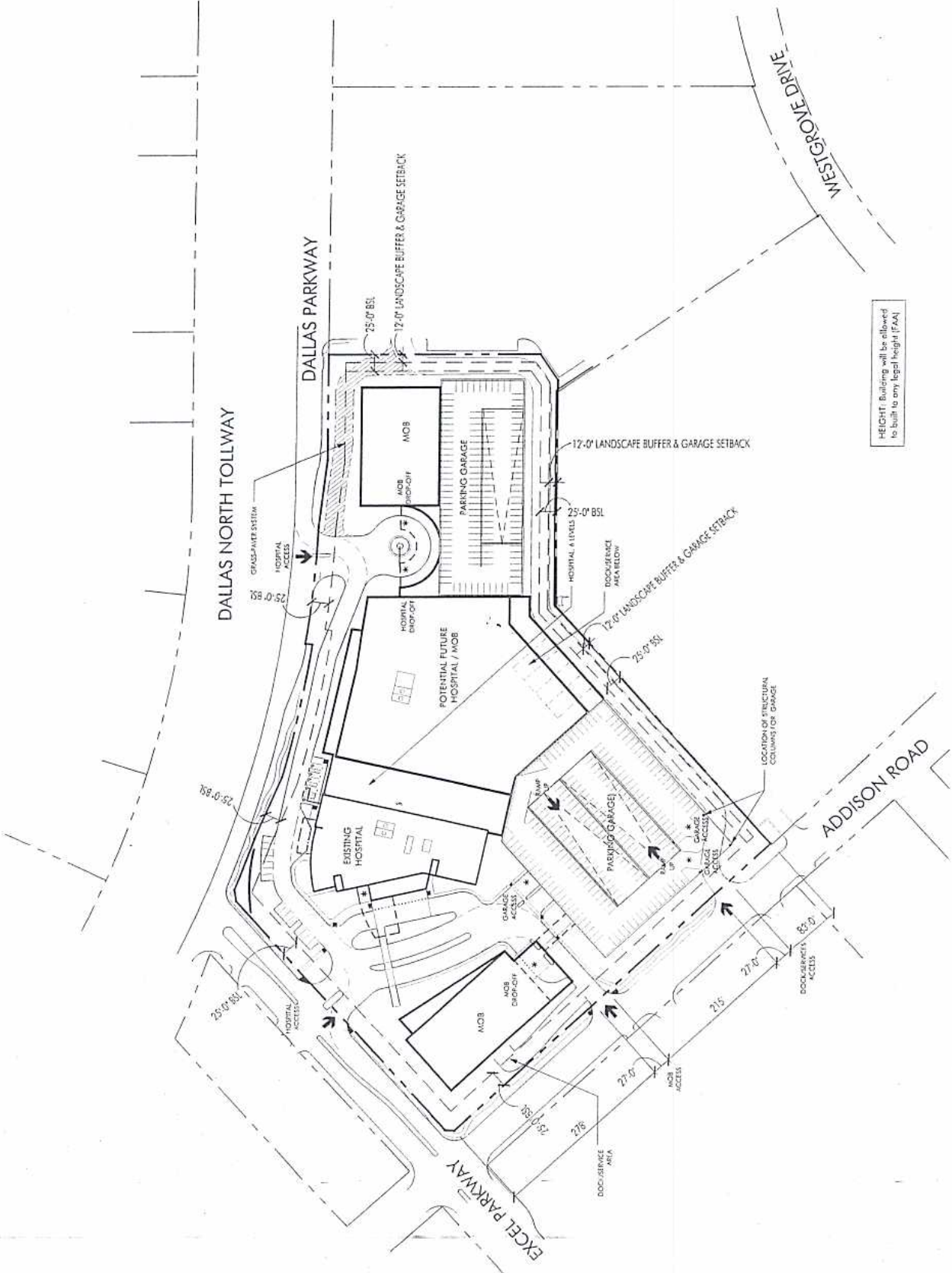
**LANDSCAPE REGULATIONS PLAN**

October 20, 2008  
 James A. Galtney, P.E.

**T B G**

LANDSCAPE ARCHITECTS  
 5307 E. Mockingbird Lane, Suite 300  
 Dallas, Texas 75206  
 214/744-0251 Fax: 214/744-0252  
 Austin Dallas Houston San Antonio





HEIGHT: Buildings will be allowed to build to any legal height (FAA)

DALLAS SPINE HOSPITAL

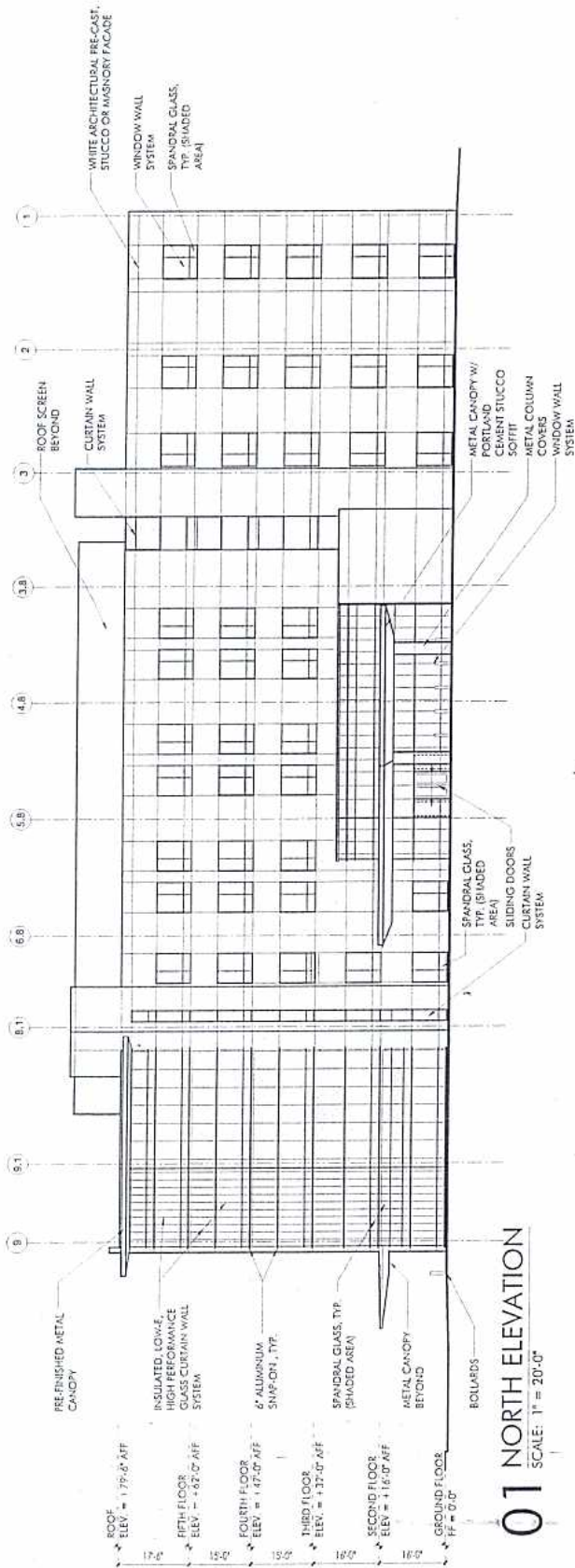
Site Plan - Long-Term  
 10.27.2008  
 Project:  
 08134.400

Dorville H. Powell, Jr.  
 Reg. No. 7206  
 Chris W. Barnes  
 Reg. No. 10147  
 John E. Orfield  
 Reg. No. 11164

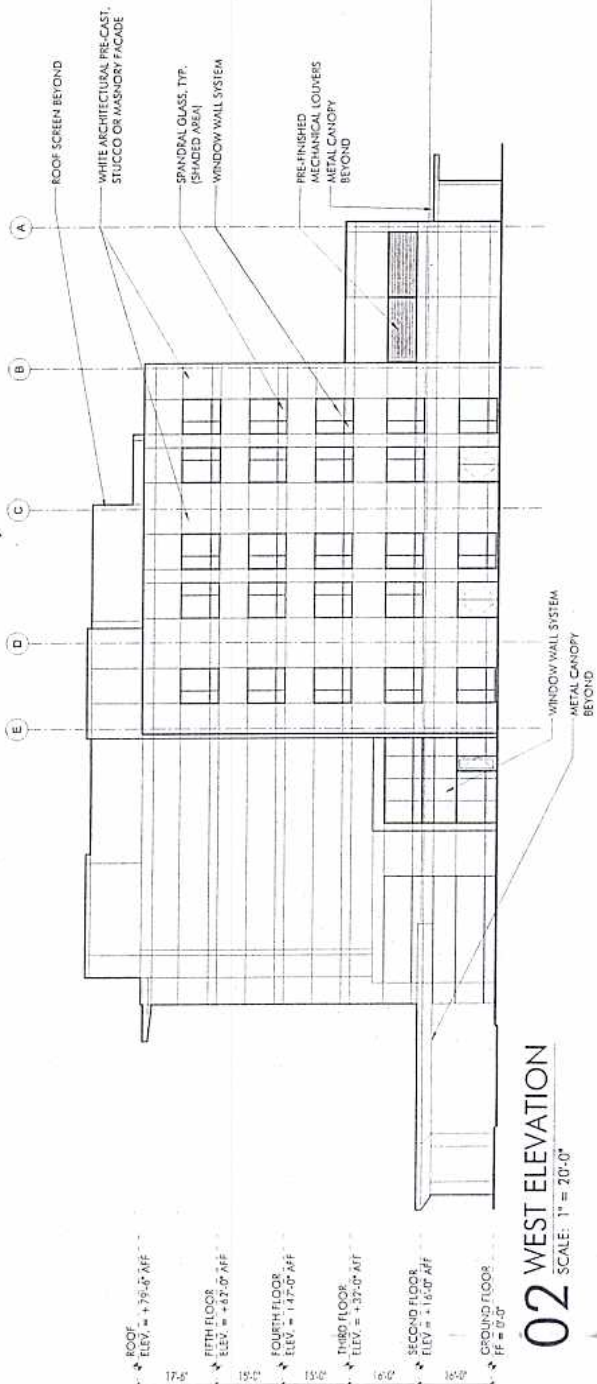


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**01 NORTH ELEVATION**  
SCALE: 1" = 20'-0"



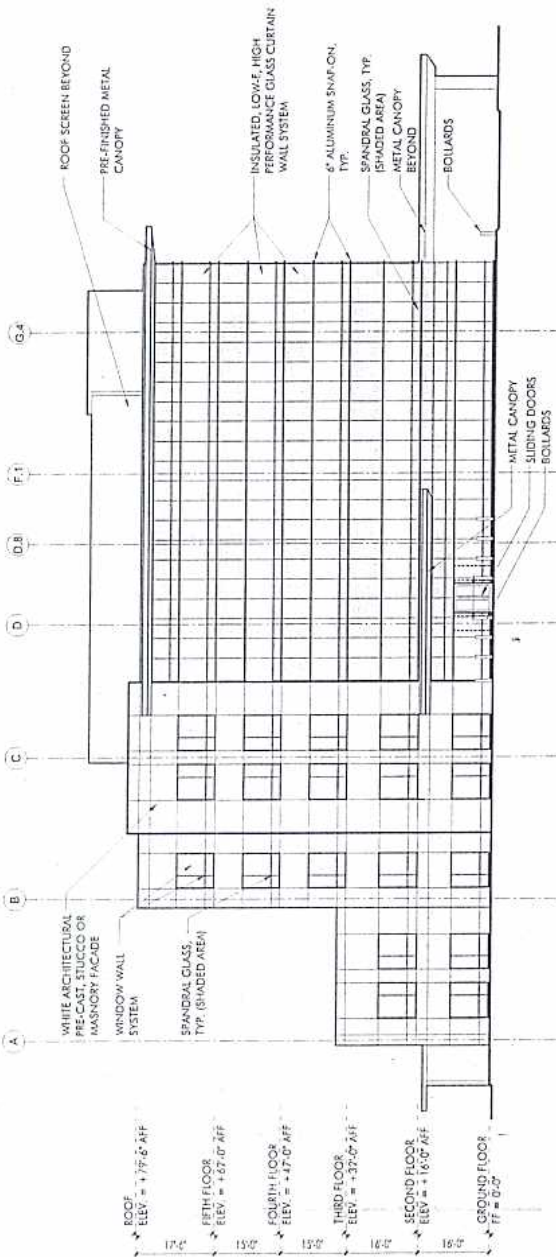
**02 WEST ELEVATION**  
SCALE: 1" = 20'-0"

DALLAS SPINE HOSPITAL

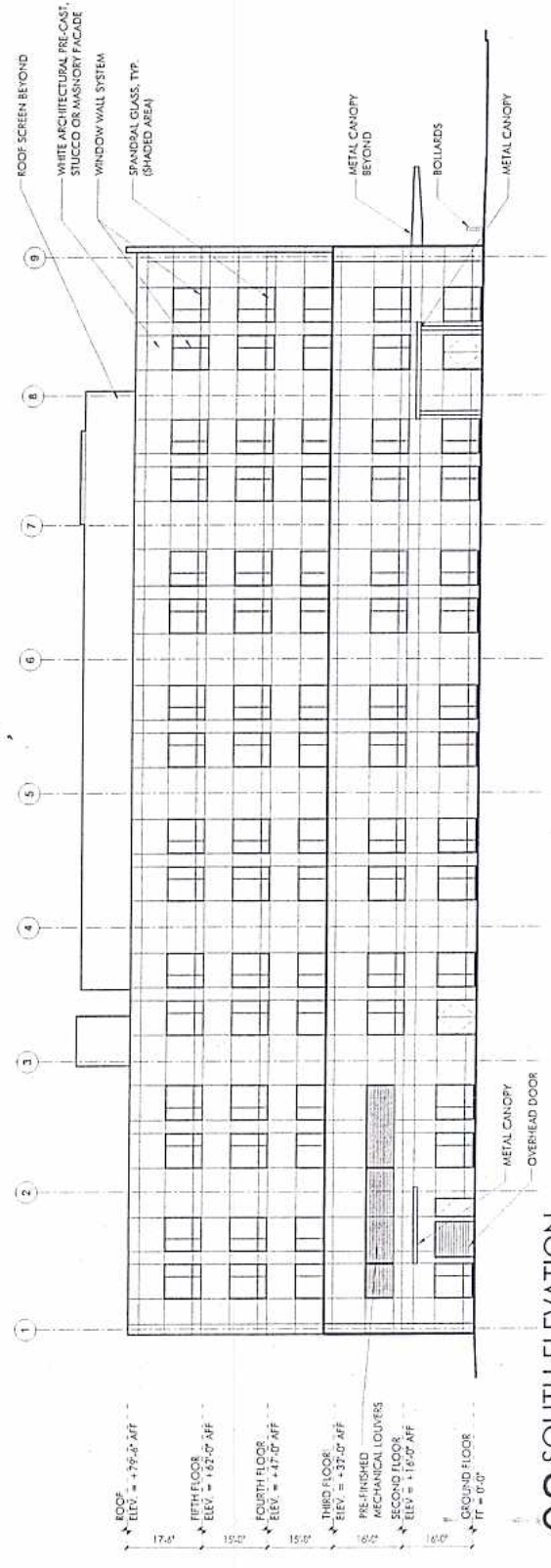
Elevations  
10.27.2008  
Project No. 08134.000  
Donald R. Powell, Jr.  
Reg. No. 7266  
Chris W. Barnes  
Reg. No. 10147  
John E. O'Neil  
Reg. No. 11164



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**01 EAST ELEVATION**  
SCALE: 1" = 20'-0"



**02 SOUTH ELEVATION**  
SCALE: 1" = 20'-0"

Donald R. Powell, Jr.  
Reg. No. 1226  
Chris W. Barnes  
Reg. No. 10147  
John E. Orsillo  
Reg. No. 11164

Elevations  
10.27.2008  
Project No.  
08134.400

DALLAS SPINE HOSPITAL



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# Dallas Spine Hospital Parking Summary

27-Oct-08

## Initial Phase - Option One

### Hospital

Phase 1 - three story

Number of  
beds

Required Parking	36 beds	36
total staff	3.5 staff x 36	126
	70 % of staff at peak time	89
Subtotal		125

### Total parks

125

Proposed Supplemental Parks

28

### Total Provided Parks

153

(not including Zones 2 and 3)

# Dallas Spine Hospital Parking Summary

27-Oct-08

## Initial Phase - Option Two

### Medical Office Building

Phase 1 - two stories of Medical Office on top of Hospital

floor plan	Number of stories	Total Area	Req'd parking 1 sp per 200 sf
26,572 sf	2	53,144 sf	266

MOB  
part of Hospital

**MOB Subtotal**

**53,144**

**266**

## Hospital

Phase 1 - five story

Three Story Hospital

Number of  
beds

Required Parking	36 beds
total staff	3.5 staff x 36 = 126
	70 % of staff at peak time
Subtotal	125

36

89

125

**Total parks**

**125**

Proposed Supplemental Parks

11

**Total Provided Parks**

**402**