

TOWN OF ADDISON, TEXAS

ORDINANCE NO. O17-05

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING ORDINANCE O16-028 THAT ZONES AS PD, PLANNED DEVELOPMENT DISTRICT, THE PROPERTIES GENERALLY LOCATED AT 14345 DALLAS PARKWAY, BY AMENDING EXHIBIT B (DEVELOPMENT STANDARDS) TO REVISE THE MINIMUM BUILDING HEIGHT REQUIREMENT; PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR AN OFFICE DEVELOPMENT OF APPROXIMATELY 502,000 SQUARE FEET; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (the "City") is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

WHEREAS, the area generally addressed as 14345 Dallas Parkway was zoned PD, Planned Development, through Ordinance O16-028 which established development standards; and

WHEREAS, the PD requires development plan approval prior to the issuance of a building permit; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS THAT:

Section 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

Section 2. Exhibit B to Ordinance O16-028 is hereby amended as follows:

5. Development Standards

B. Miscellaneous development standards:

1. Minimum Building Height requirement does not apply to any parking structure.
2. Minimum Building Height requirement for amenity buildings shall be three stories.

Section 3. The property shall be improved in accordance with the development plans attached hereto as Exhibit A and made hereof for all purposes.

Section 4. As part of development plan approval, the applicant shows on page L1 of the landscape plans and agrees that the triangular property shown as Lot 2, Block 1, shall be used for landscaping in order for the development to comply with the applicable landscape regulations.

Section 5. 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 6. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

Section 7. 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 8. That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 14th day of February, 2017.



ATTEST:

Laura M. Bell
Laura Bell, City Secretary

Todd Meier
Todd Meier, Mayor

APPROVED AS TO FORM:

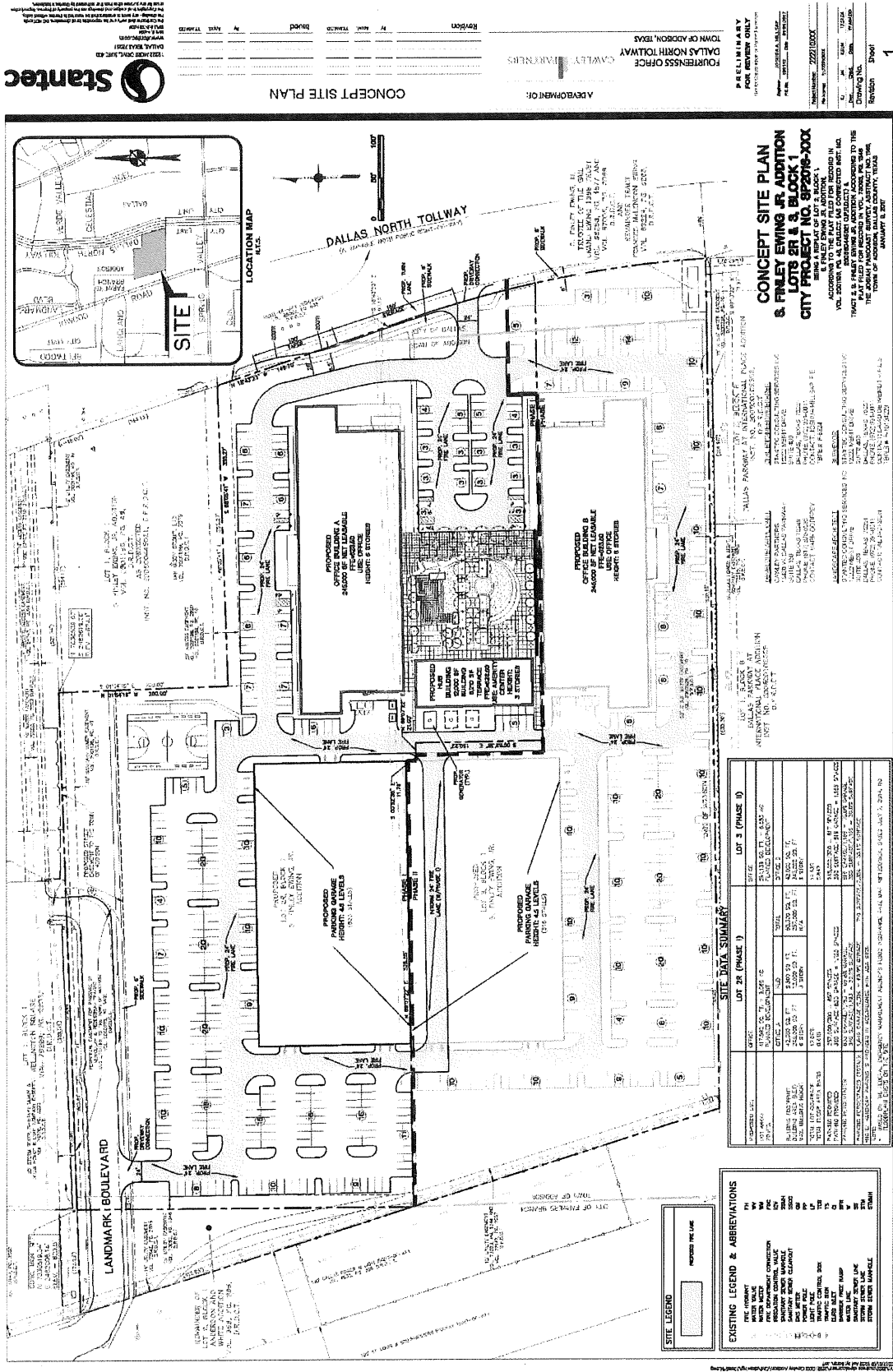
Brenda N. McDonald
Brenda N. McDonald, City Attorney

CASE NO:

1752-Z/Fourteen555 Dallas Parkway

PUBLISHED ON:

EXHIBIT A: DEVELOPMENT PLANS



Stantec
 15550 WEST 15TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 TEL: 303.733.8000
 WWW.STANTEC.COM

CONCEPT SITE PLAN
 A DEVELOPMENT OF
 CAVLEY PARTNERS
 FOURTEEN555 DALLAS NORTH TOLLWAY
 DALLAS, TEXAS
 PRELIMINARY
 DATE: 01/11/2017
 DRAWING NO. 1752Z-01
 SHEET NO. 1

**CONCEPT SITE PLAN
 & FINLEY EWING JR. ADDITION
 LOTS 2R & 3, BLOCK 1
 CITY PROJECT NO. 8F2016-000**

APPROVED TO THE PLAT FILED FOR RECORD IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, BY THE COUNTY CLERK'S OFFICE, DALLAS COUNTY, TEXAS, ON JANUARY 6, 2017.

YOU HEREBY AGREE TO HOLD THE CITY OF DALLAS HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE CITY OF DALLAS BY ANY THIRD PARTY AS A RESULT OF YOUR FAILURE TO OBTAIN NECESSARY PERMITS FROM THE CITY OF DALLAS, TEXAS, FOR THE DEVELOPMENT OF THIS PROJECT.

DATE: 01/11/2017
 DRAWING NO. 1752Z-01
 SHEET NO. 1

SITE DATA SUMMARY

PROPERTY	LOT 2R (PHASE 1)	LOT 3 (PHASE 1)
ACRES	1.50	1.50
SQUARE FEET	65,340	65,340
PERMITTED USE	OFFICE	OFFICE
PERMITTED HEIGHT	40 FT.	40 FT.
PERMITTED FLOOR AREA	1,306,800 SF	1,306,800 SF
PERMITTED PARKING	1,307	1,307
PERMITTED TRUCK PARKING	0	0
PERMITTED STORAGE	0	0
PERMITTED SIGNAGE	0	0
PERMITTED UTILITIES	0	0
PERMITTED OTHER	0	0

EXISTING LEGEND & ABBREVIATIONS

EXISTING WALL
 EXISTING WINDOW
 EXISTING DOOR
 EXISTING FLOOR
 EXISTING CEILING
 EXISTING ROOF
 EXISTING SIGNAGE
 EXISTING UTILITIES
 EXISTING OTHER

EXHIBIT A: DEVELOPMENT PLANS

CONCEPT LANDSCAPE PLAN
S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

BEING A REPEAT OF LOT 2, BLOCK 1
 ACCORDING TO THE PLAT FOR THE REBUILT IN
 VOL. 20086, PAGE 100, DISTRICT NO. 10,
 TOWN OF ADDISON, TEXAS
 THE JOINT LANDSCAPE SERVICE DISTRICT NO. 10A,
 TOWN OF ADDISON, TEXAS
 RECOMMENDS IT.

SYMBOL	COMMON NAME
	LARGE TREES
	ORNAMENTAL TREES
	SHRUBS
	TURF GRASS

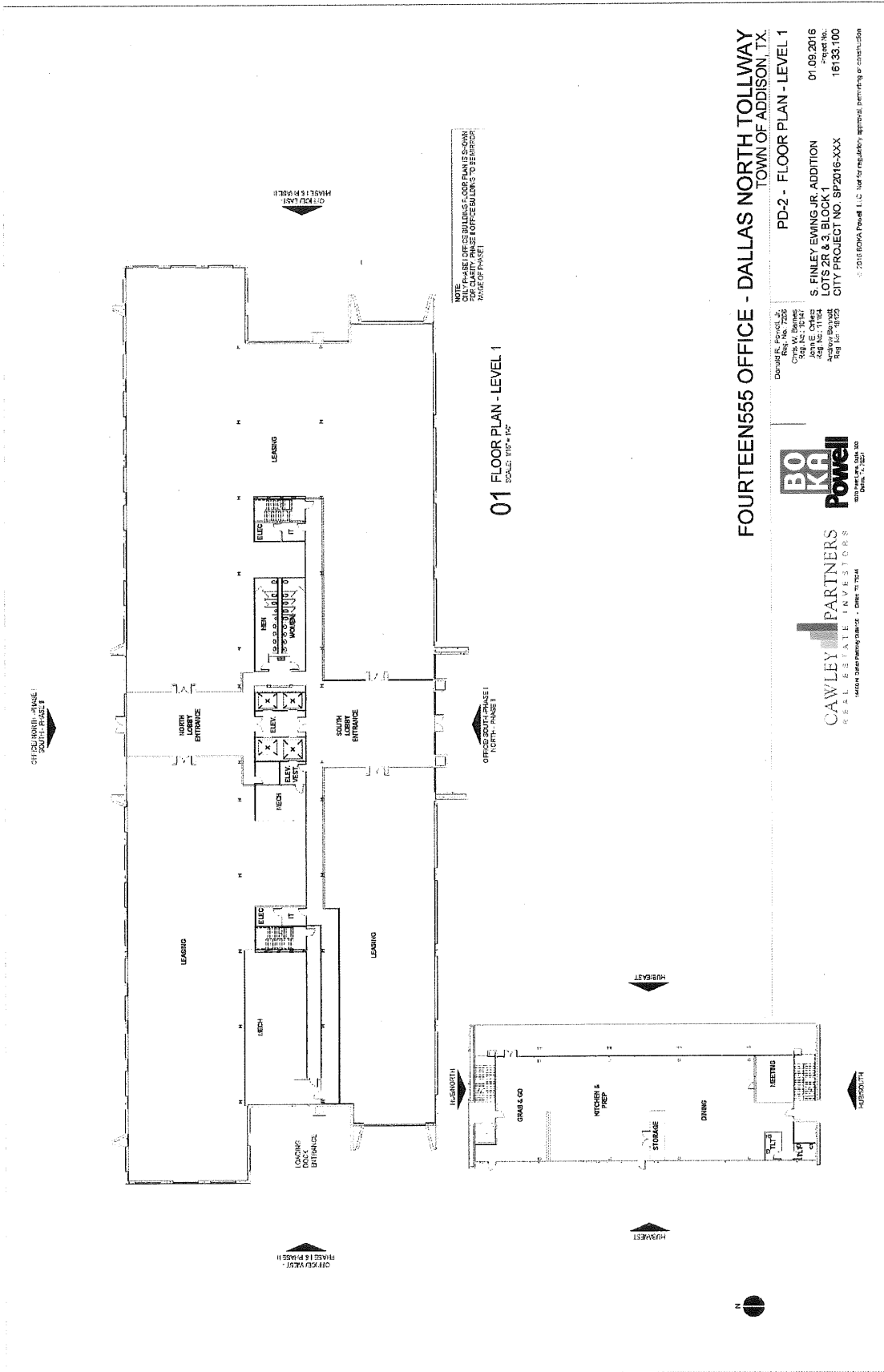
PROPOSED PARKING GARAGE HEIGHT: 40 LEVELS (633 STALLS)

PHASE I
PHASE II

Stantec

12222 HWY 7, SUITE 400
 DALLAS, TEXAS 75241
 TEL: 214.424.4000
 FAX: 214.424.4001
 WWW.STANTEC.COM

EXHIBIT A: DEVELOPMENT PLANS



01 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY
TOWN OF ADDISON, TX

PD-2 - FLOOR PLAN - LEVEL 1

01.09.2016
161331100

S. FINLEY EWING JR. ADDITION
015 2X & 2X BLOCK
CITY PROJECT NO. SP2016-XXX

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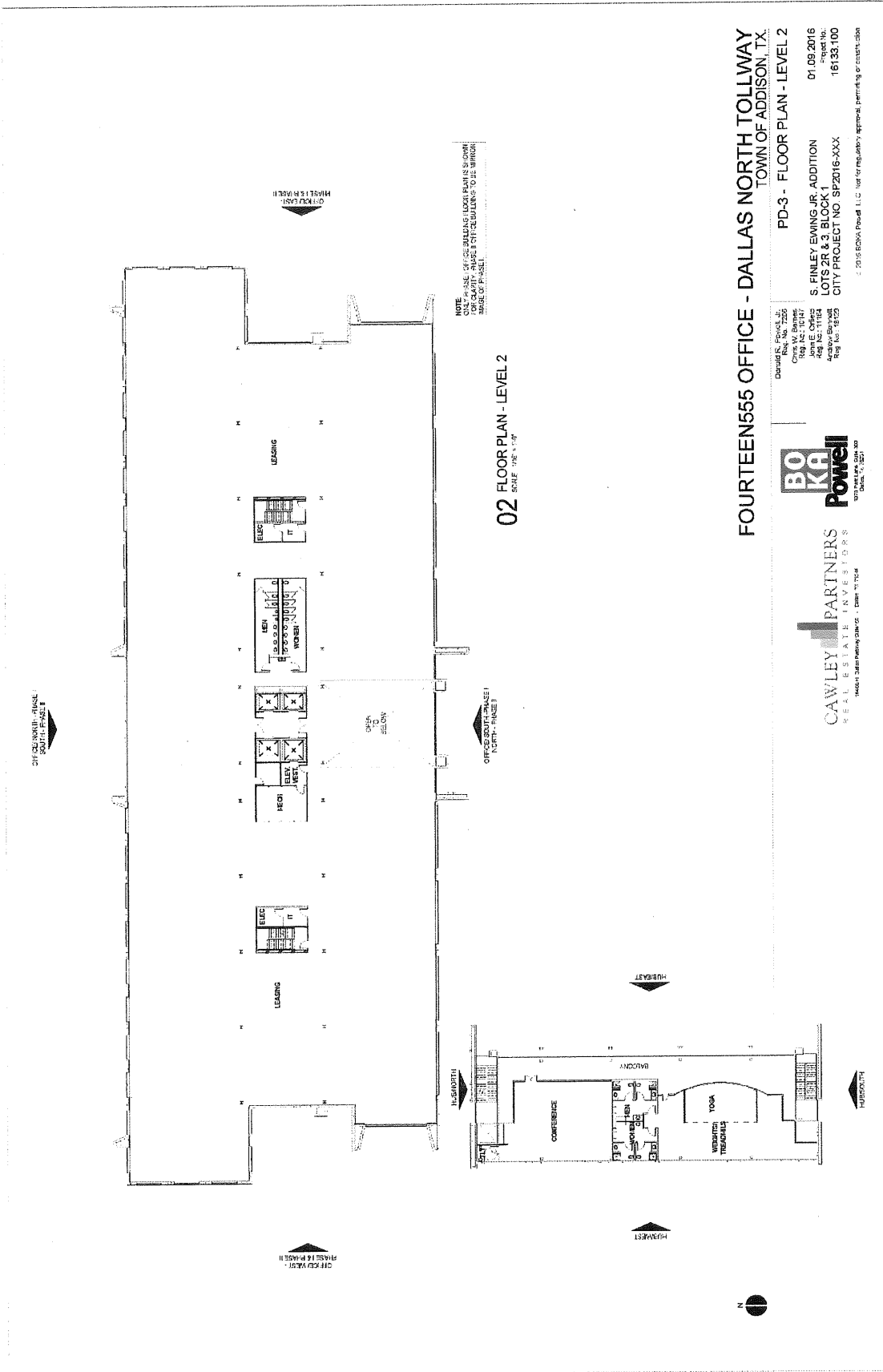
BOVA Powell
1000 W. PARKWAY, SUITE 1000
DALLAS, TX 75201

CAWLEY PARTNERS
REAL ESTATE INVESTORS
MAYOR CHARLES W. BARKER - 2009 TO 2014

BOVA Powell
1000 W. PARKWAY, SUITE 1000
DALLAS, TX 75201

Donna R. J. J. J. J. J.
Chris M. Barnes
Reg. Lic. 17814
Reg. Lic. 11184
Reg. Lic. 11184
Andrew Bennett
Reg. Lic. 18793

EXHIBIT A: DEVELOPMENT PLANS



FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY
 TOWN OF ADDISON, TX

PD-3 - FLOOR PLAN - LEVEL 2

S. FINLEY EWING JR. ADDITION
 LOTS 2R & 3, BLOCK 1
 CITY PROJECT NO. SP2316-XXX
 01.09.2016
 16133100

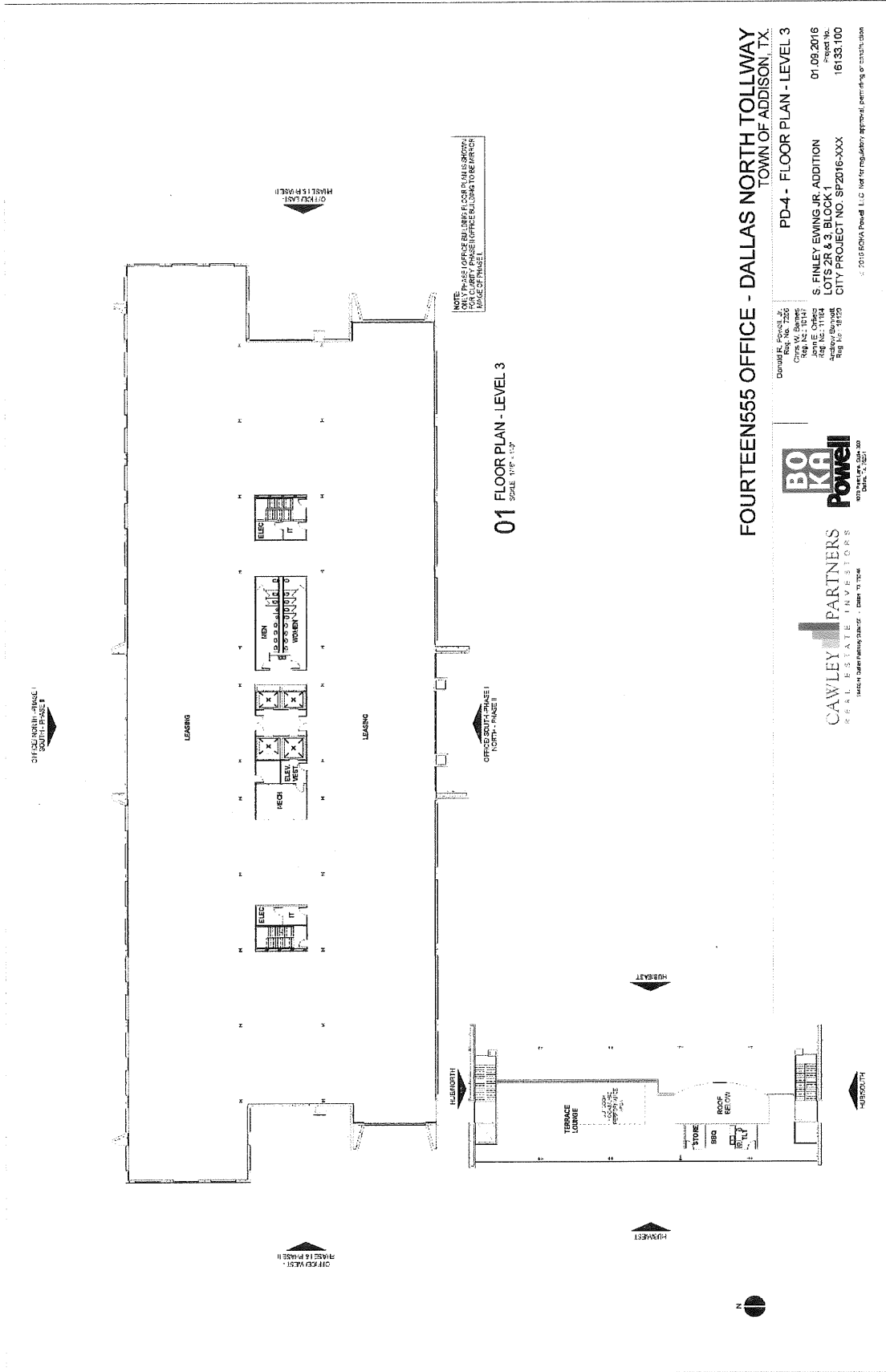
David R. Powell, Inc.
 Chris M. Barnes
 Reg. No. 10147
 Exp. 01/01/16
 Reg. No. 11164
 Andrew Bennett
 Reg. No. 18105



CAWLEY PARTNERS
 REAL ESTATE INVESTORS
 14601 Dallas Parkway, Suite 101 - Dallas, TX 75244

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EXHIBIT A: DEVELOPMENT PLANS



FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY
TOWN OF ADDISON, TX

PD-4 - FLOOR PLAN - LEVEL 3

S. FINLEY EMMING JR., ADDITION
LOT 22 & 23, BLOCK 1
CITY PROJECT NO. SP2016-XXX
16133100

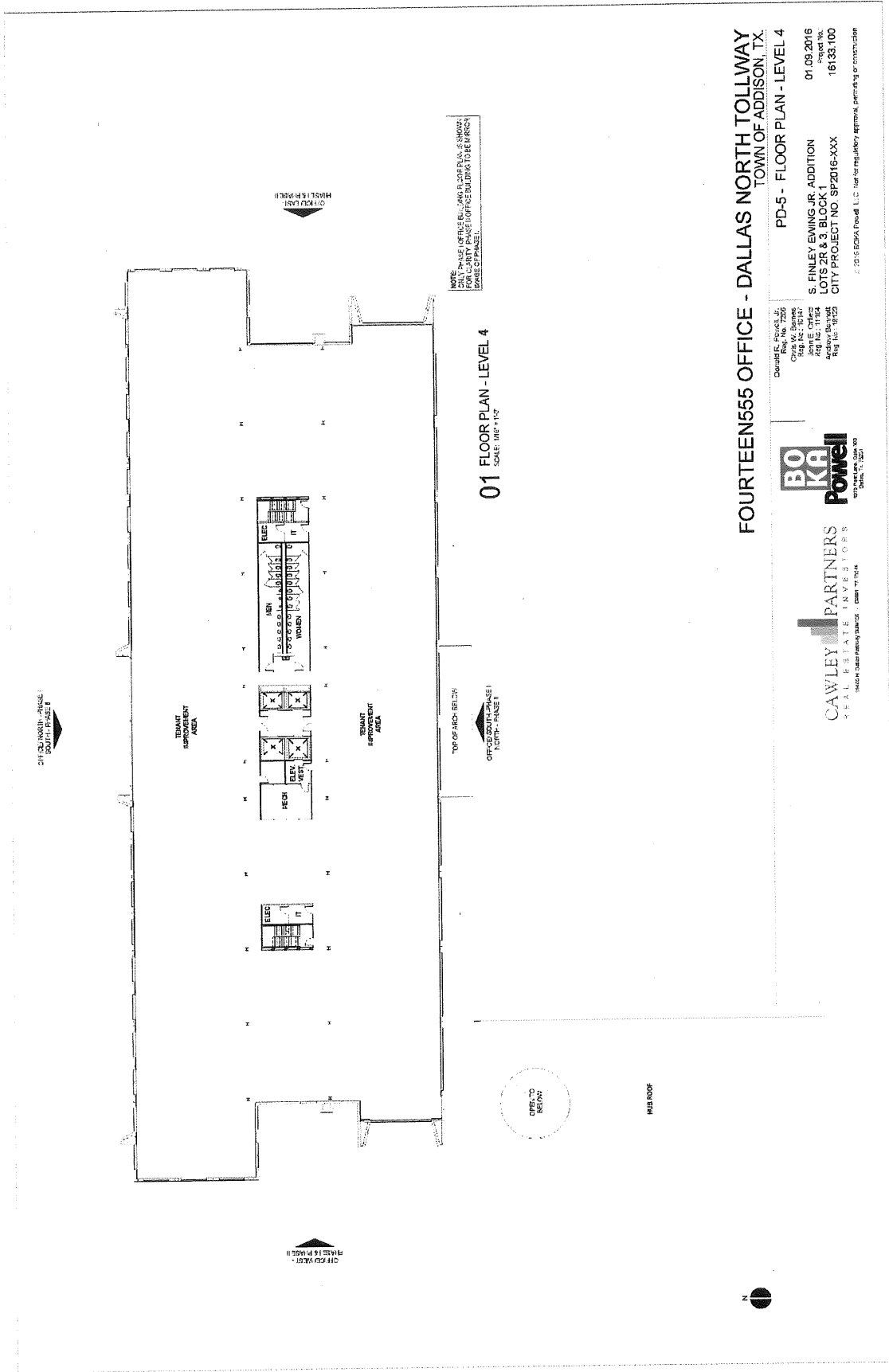
Donor: City of Addison
Case No. 2016-0006
City of Addison
16133100



CAWLEY PARTNERS
REAL ESTATE INVESTORS
16133100

01.09.2016
16133100

EXHIBIT A: DEVELOPMENT PLANS



NOTE: ONLY PHASE I OFFICE BUILDING FLOOR PLAN IS SHOWN. PHASE II OFFICE BUILDING TO BE PERFORMED IN PHASE II.

01 FLOOR PLAN - LEVEL 4
SCALE: 1/8" = 1'-0"

FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY
TOWN OF ADDISON, TX

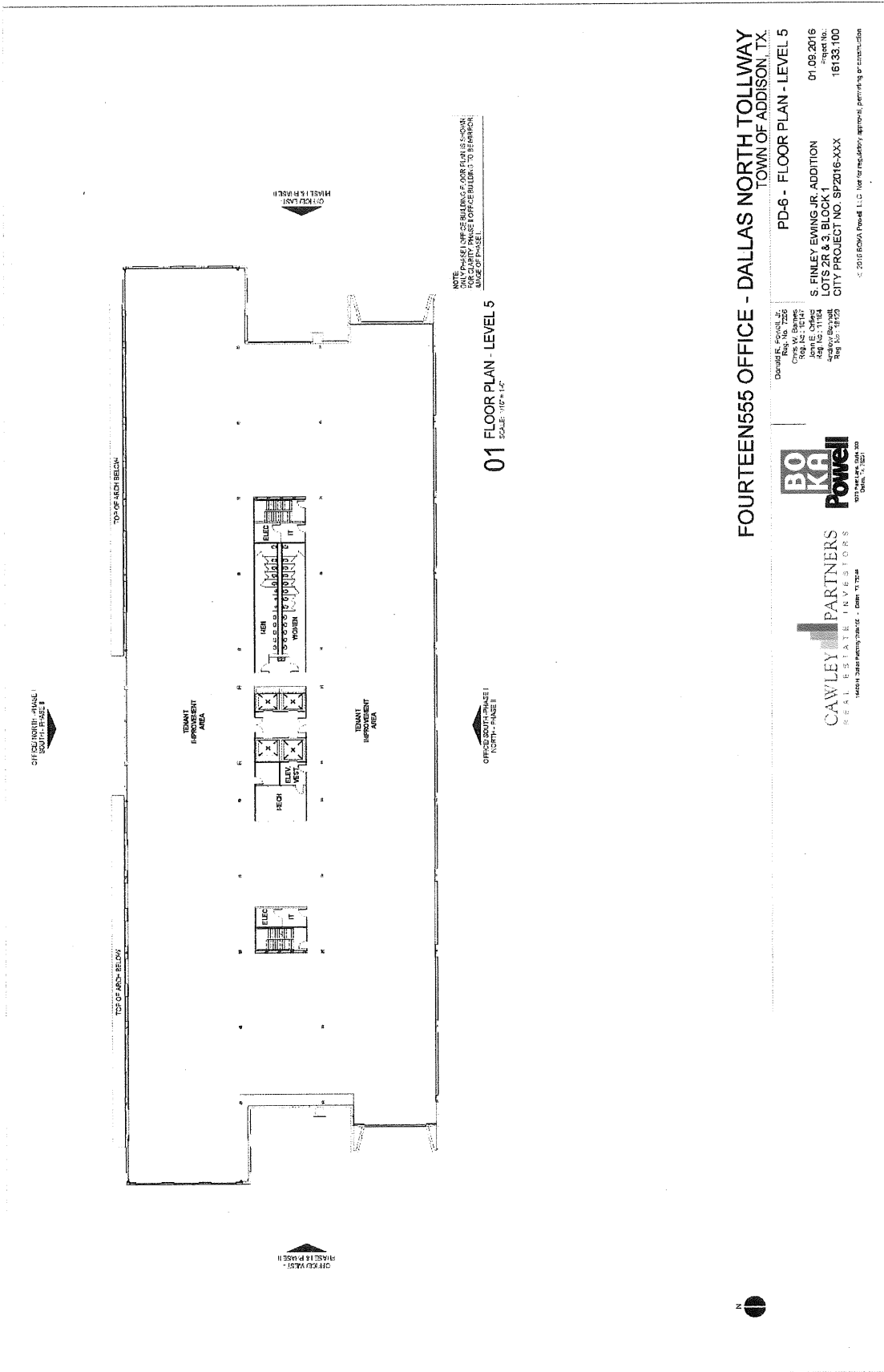
PD-5 - FLOOR PLAN - LEVEL 4
01.09.2016
S. FINLEY EWING JR. ADDITION
COTY & BUCK
CITY PROJECT NO. SP2016-XXX
16133.100

BO KA Powell
REAL ESTATE INVESTORS
5000 W. GARDEN ROAD, SUITE 300
DALLAS, TX 75247

CAWLEY PARTNERS
REAL ESTATE INVESTORS
1400 N. DALLAS PARKWAY, SUITE 100
DALLAS, TX 75244

Donald E. Powell, P.E.
Chris W. Barnes
Sgt. Lt. C. R. R. R.
John M. R. R. R.
Reg. No. 11164
Architect's Seal No. 16133
Reg. No. 16133

EXHIBIT A: DEVELOPMENT PLANS



FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY
TOWN OF ADDISON, TX

PD-6 - FLOOR PLAN - LEVEL 5

S. FINLEY EWING JR., ADDITION
LOT 220 & 21, BLOCK 4, ADDITION
CITY PROJECT NO. SP2016-XXX

01.09.2016
02.02.16
16133.100

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Danaher P. Powell, P.E.
Chris W. Barnes
Reg. Lic. 10187
April 15, 11/14
Angela S. Powell
Reg. Lic. 10125



CAWLEY PARTNERS
REAL ESTATE INVESTORS
1400 N. STATE PARKWAY, SUITE 200
DALLAS, TX 75204



EXHIBIT A: DEVELOPMENT PLANS

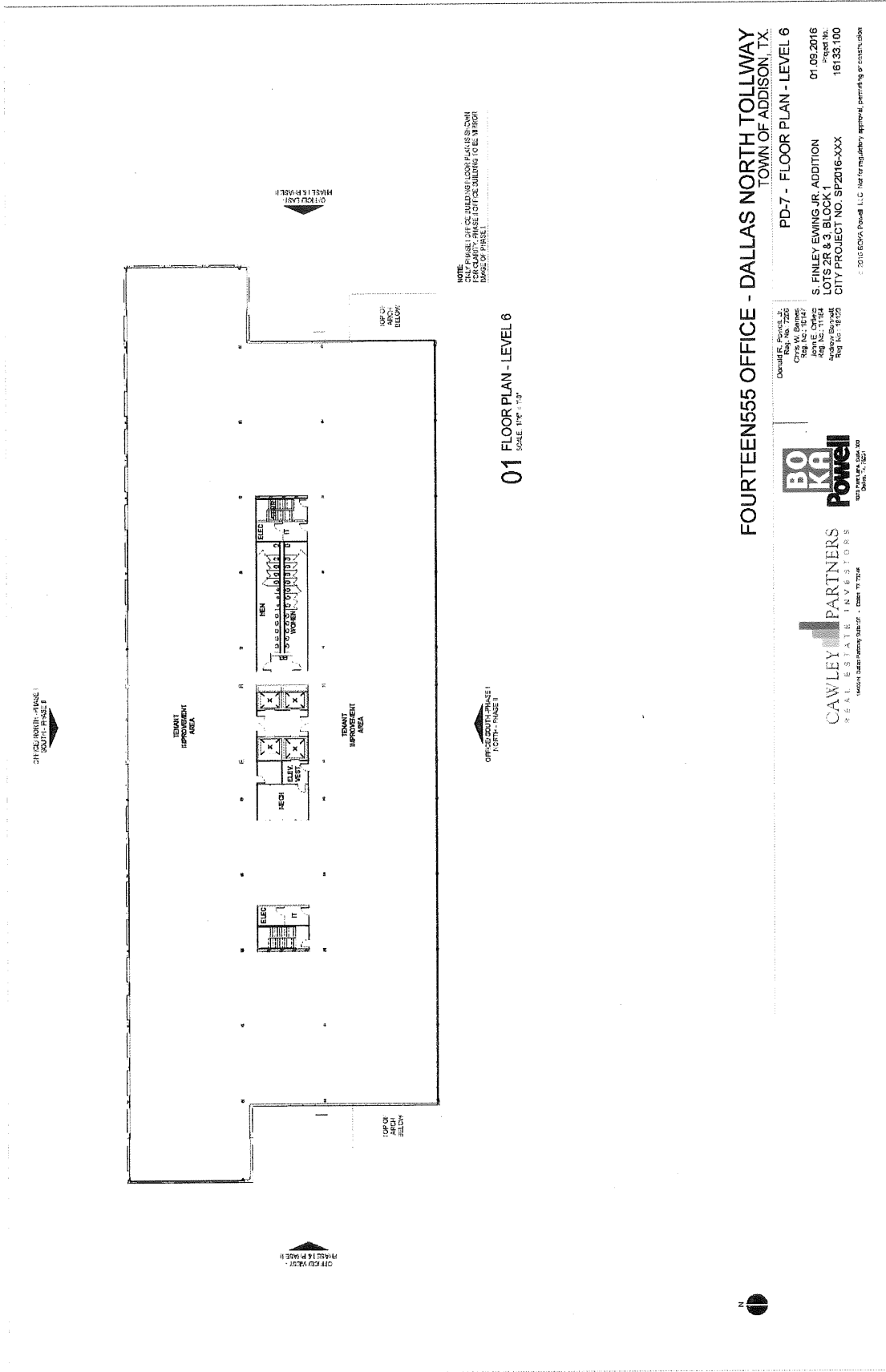
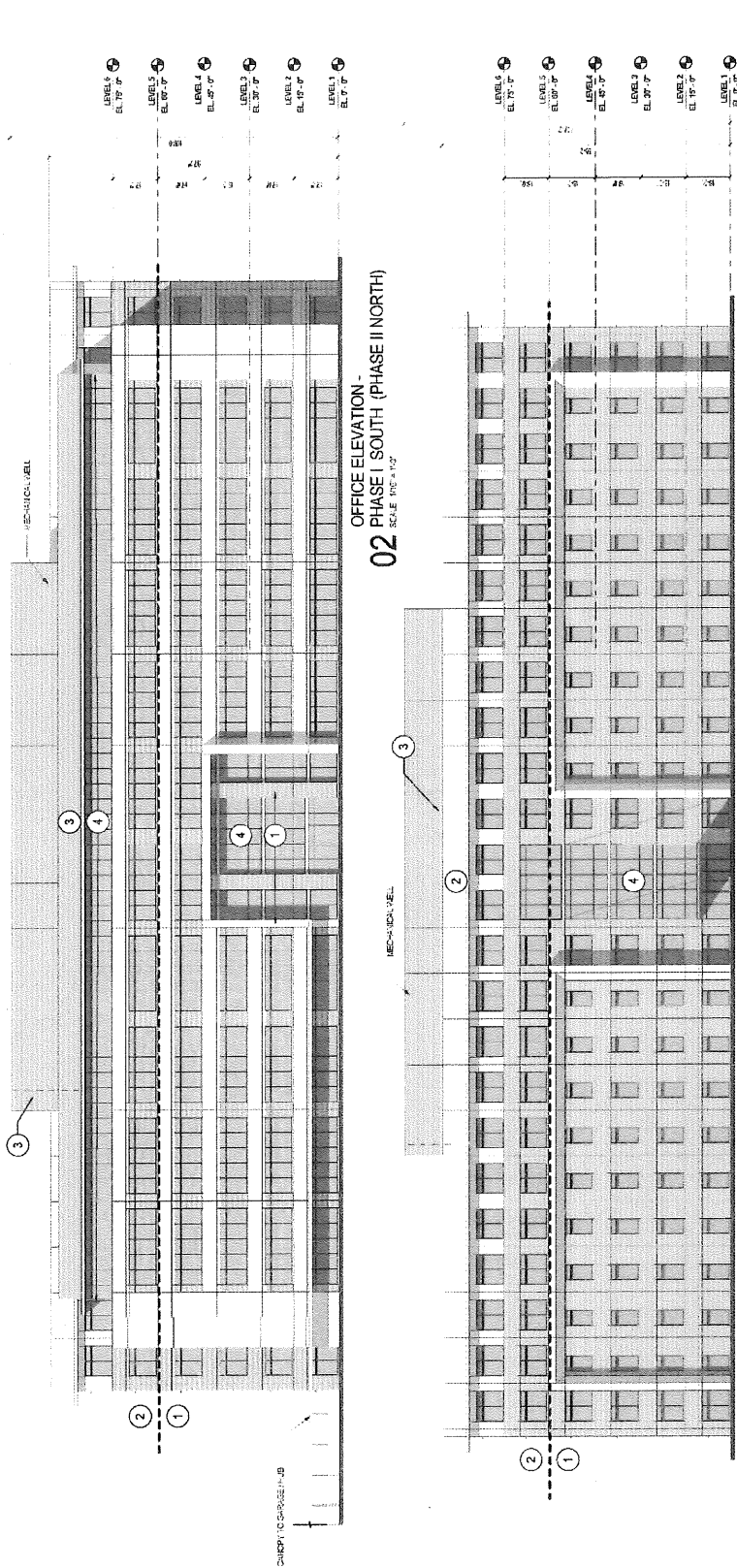


EXHIBIT A: DEVELOPMENT PLANS



OFFICE ELEVATION -
02 PHASE I SOUTH (PHASE II NORTH)
SCALE: 1/8" = 1'-0"

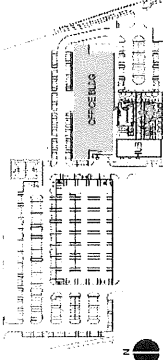
OFFICE ELEVATION -
01 PHASE I NORTH (PHASE II SOUTH)
SCALE: 1/8" = 1'-0"

FAÇADE PLAN NOTES

- 1. THIS FACADE PLAN SHOWS CONSTRUCTION NOTES ONLY. ALL BUILDING MATERIALS SHALL BE APPROVED BY THE TOWN OF ADDISON.
- 2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS SHOWN.
- 3. UNLESS OTHERWISE NOTED, ALL WINDOW COLORED GLASS SHALL BE PAINTED TO MATCH THE BUILDING EXTERIOR.
- 4. ALL SOLAR SCREENS AND LOGGIES OR SCREENS SHALL BE APPROVED BY THE TOWN OF ADDISON.
- 5. ROOF ACCESS SHALL BE PROVIDED, IF NECESSARY, UNLESS OTHERWISE INDICATED BY THE ARCHITECT.

BUILDING MATERIALS - OFFICE

- 1. PAINTED ALUMINUM CLADDING PANELS
- 2. BRASS OR STAINLESS STEEL
- 3. COPPER VERTICAL FINES
- 4. ALUMINUM CLADDING PANELS



PHASE PARTIAL SITE PLAN FOR OFFICE

FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY
TOWN OF ADDISON, TX

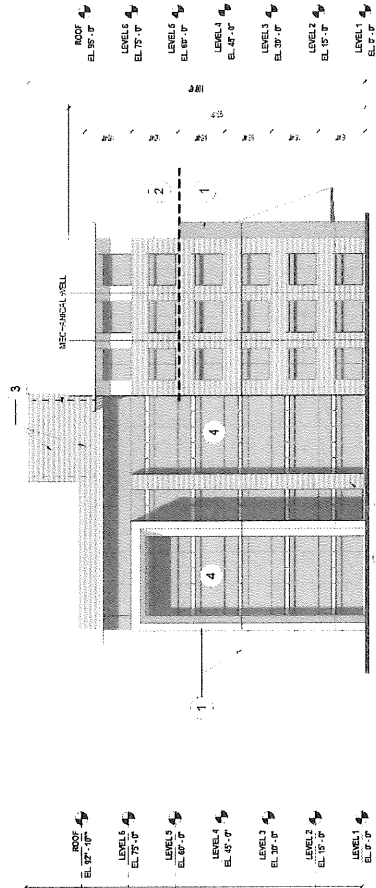
PD-8 - OFFICE ELEVATIONS
01.09.2016
S. FINLEY EWING JR., ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX
16133.100

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BOCA Powell
ARCHITECTS
1100 W. 19th St.
Addison, TX 75001

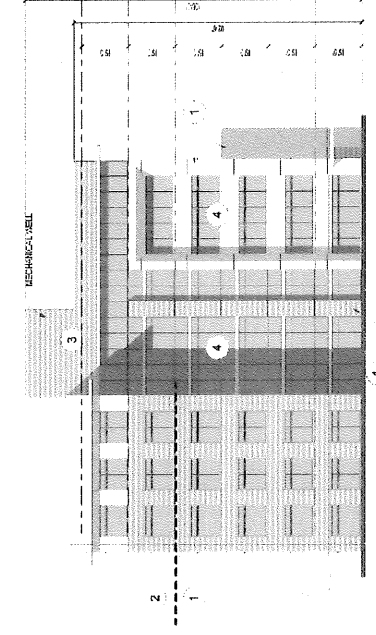
CAWLEY PARTNERS
REAL ESTATE INVESTORS
1100 W. 19th St.
Addison, TX 75001

Item	Unit	Quantity	Unit Price	Total Price
1. PAINTED ALUMINUM CLADDING PANELS	SQ. FT.	12,500	12.50	156,250.00
2. BRASS OR STAINLESS STEEL	SQ. FT.	1,000	10.00	10,000.00
3. COPPER VERTICAL FINES	LINEAL FT.	1,000	10.00	10,000.00
4. ALUMINUM CLADDING PANELS	SQ. FT.	12,500	12.50	156,250.00
TOTAL				332,500.00

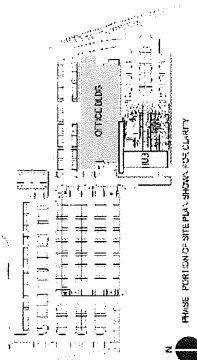
EXHIBIT A: DEVELOPMENT PLANS



OFFICE ELEVATION - WEST (PHASE I & PHASE II)
SCALE: 1/8" = 1'-0"



OFFICE ELEVATION - EAST (PHASE I & PHASE II)
SCALE: 1/8" = 1'-0"



BUILDING MATERIALS - OFFICE

1. PAINTED BRICK CONCRETE PANELS
2. STUCCO PAINTED BRICK SKIN
3. CORRUGATED METAL SKIN
4. ALUMINUM CURTAIN WALL SYSTEM

FAÇADE PLAN NOTES

1. THIS FACADE PLAN IS ONE COMPONENT OF THE DEVELOPMENT PLANS. ALL BUILDING PLANS MUST BE REVIEWED AND APPROVED BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUESTED BY THE CLIENT AND APPROVED BY DEVELOPMENT SERVICES.
3. SIGNAGE SHALL BE REVIEWED BY DEVELOPMENT SERVICES.
4. ALL SIGNAGE SHALL BE REVIEWED BY DEVELOPMENT SERVICES.
5. SIGNAGE SHALL BE REVIEWED BY DEVELOPMENT SERVICES.

FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY TOWN OF ADDISON, TX.

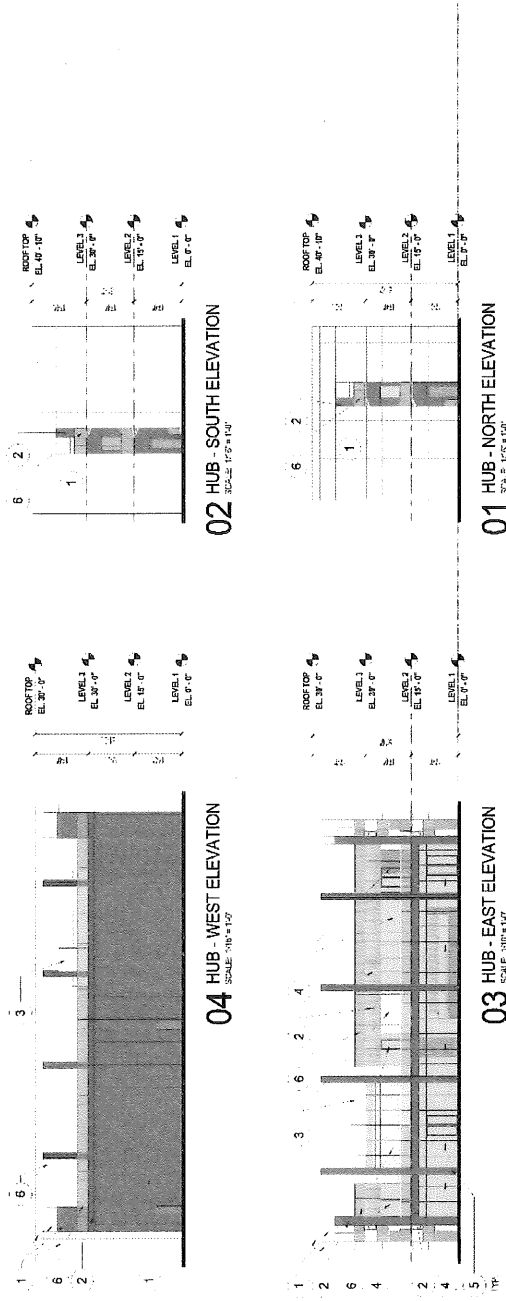
01 EAST (PHASE I & PHASE II)
02 WEST (PHASE I & PHASE II)

BO KA Powell
CRAWLEY PARTNERS REAL ESTATE INVESTORS

ITEM	QTY	UNIT	PRICE	TOTAL
1	100	SQ. FT.	10.00	1,000.00
2	200	SQ. FT.	20.00	4,000.00
3	300	SQ. FT.	30.00	9,000.00
4	400	SQ. FT.	40.00	16,000.00
5	500	SQ. FT.	50.00	25,000.00
6	600	SQ. FT.	60.00	36,000.00
7	700	SQ. FT.	70.00	49,000.00
8	800	SQ. FT.	80.00	64,000.00
9	900	SQ. FT.	90.00	81,000.00
10	1,000	SQ. FT.	100.00	100,000.00
TOTAL	5,000	SQ. FT.	500.00	250,000.00

01 09.2016
S. FINLEY EWING JR., ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX
16133.100
2016 BDK&C Powell, LLC. Not for regulatory approval, per industry or communication.

EXHIBIT A: DEVELOPMENT PLANS

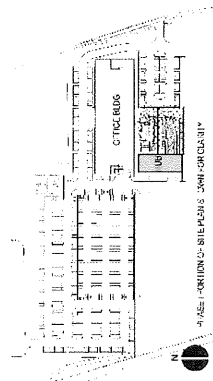


FAÇADE PLAN NOTES

- THIS FACIAD PLAN IS FOR CONSTRUCTION. IT PROVIDES ONLY A GENERAL PLAN AND DOES NOT REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MATERIALS AND FINISHES SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SCALING AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE APPLICABLE ZONING ORDINANCE.
- ALL MATERIALS AND FINISHES SHALL BE SUBJECT TO APPROVAL BY THE APPLICABLE ZONING ORDINANCE.

BUILDING MATERIALS - HUB

Item	Material	Area (sq. ft.)	Unit Price (\$/sq. ft.)	Total (\$)
1	CONCRETE PANELS - STUCCO FINISH	1,857	7.75	14,392.25
2	METAL PANEL	1,857	7.75	14,392.25
3	STUCCO	1,857	7.75	14,392.25
4	ALUMINUM WINDOW WALL SYSTEM	1,857	7.75	14,392.25
5	STELERAC PANEL - BUILDING EXHIBIT A	1,857	7.75	14,392.25
6	INSULATION - CALCULATOR	1,857	7.75	14,392.25
7	GLASS CURTAIN WALL WITH GLASS CURTAIN WALL	1,857	7.75	14,392.25
8	GLASS CURTAIN WALL WITH GLASS CURTAIN WALL	1,857	7.75	14,392.25
9	GLASS CURTAIN WALL WITH GLASS CURTAIN WALL	1,857	7.75	14,392.25
10	GLASS CURTAIN WALL WITH GLASS CURTAIN WALL	1,857	7.75	14,392.25



FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY
TOWN OF ADDISON, TX

PD-10 - HUB ELEVATIONS

01.09.2016
16133.100

S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 11
Andrew Usinski
Proj. No. 16133

2016/06/06 Powell, LLC. Not for regulatory approval, pending regulatory approval.



Elevation	East	West	South	North	Total
01	1,857	1,857	1,857	1,857	7,428
02	1,857	1,857	1,857	1,857	7,428
03	1,857	1,857	1,857	1,857	7,428
04	1,857	1,857	1,857	1,857	7,428
TOTAL	7,428	7,428	7,428	7,428	29,712