

ORDINANCE NO. O23-32

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE NOS. O85-093, O95-054, AND O96-006, FOR A 12.22± ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ADDISON ROAD AND EXCEL PARKWAY, AND ADDRESSED AS 16675 ADDISON ROAD, BY PROVIDING FOR ADOPTION OF AMENDED PERMITTED USES, DEVELOPMENT STANDARDS, DEVELOPMENT PLANS, AND A CONCEPT PLAN FOR THE CONVERSION OF AN EXISTING CALL CENTER SITE TO A MULTI- BUILDING OFFICE/WAREHOUSE DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on December 10, 1985, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance O85-093 (“PD O85-093”) for a 50.1± acre property generally located at the north and south sides of Excel Parkway, between Addison Road and Westgrove Drive; and

WHEREAS, on November 14, 1995, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance O95-054 (“PD O95-054”), amending PD O85-093 to adopt special conditions and a development plan for an 18.2± acre property generally located at the southwest corner of Addison Road and Excel Parkway; and

WHEREAS, on February 13, 1996, the City Council for the Town of Addison, Texas adopted PD District Ordinance O96-006 (“PD O96-006”), amending PD O95-054 and PD O85-093, to revise special conditions and adopt a development plan, for an 18.2± acre property generally located at the southwest corner of Addison Road and Excel Parkway, as described therein (Ordinances PD O85-093, PD O95-054 and PD O96-006 are collectively referred to herein as the “PD Ordinances”); and

WHEREAS, at its regular meeting held on June 20, 2023, the Planning & Zoning Commission considered and made recommendations on a request to amend the PD Ordinances for a 12.22± acre property generally located at 16675 Addison Road and being further described within **Exhibit A** attached hereto (the “Subject Property”) to provide for adoption of amended permitted uses, development standards, development plans, and a concept plan for the conversion of an existing call center site to a multi-building office/warehouse development and associated site improvements (Case No. 1886-Z); and

WHEREAS, the City Council desires to amend and restate the PD Ordinances, in their entirety with regard to the Subject Property, to provide for adoption of the amended permitted uses, development standards, development plans, and a concept plan for the conversion of an existing call center site to a multi-building office/warehouse development and associated site improvements as set forth in this ordinance; and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that approval of 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:

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. The Zoning Ordinance and official zoning map shall be amended for the Subject Property so as to repeal the previous regulations established by the PD Ordinances for the Subject Property and replace said regulations with the following:

- (a) Prior to issuance of a Certificate of Occupancy, said Subject Property shall comply with the Permitted Uses and Development Standards (the “Development Standards”), which area attached hereto as **Exhibit B**, and made a part hereof for all purposes.
- (b) Phase I of the Subject Property shall be improved in accordance with the site plan, landscape plan, floor plan, and façade plans, which are attached hereto as **Exhibit C**, and made a part hereof for all purposes.
- (c) Phase II of the Subject Property shall be developed in accordance with the concept plan, which is attached hereto as **Exhibit D**, and made a part hereof for all purposes.

SECTION 3. 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, Section 1-7 of the Code of Ordinances for the Town of Addison, including the right to seek injunctive relief for any and all violations of this ordinance where the law in such cases so provides.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or of the Zoning Ordinance for the Town of Addison, as amended hereby, be adjudged or held, in whole or in part, to be invalid, voided, or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 5. 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 6. 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.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the **11TH** day of **JULY** 2023.



ATTEST:

Irma G. Parker
Irma G. Parker, City Secretary

TOWN OF ADDISON, TEXAS

Bruce Arfsten
Bruce Arfsten, Mayor

APPROVED AS TO FORM:

DocuSigned by:
Whitt Wyatt
Whitt L. Wyatt, City Attorney

Published in the Dallas Morning News on Saturday, July 15, 2023

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

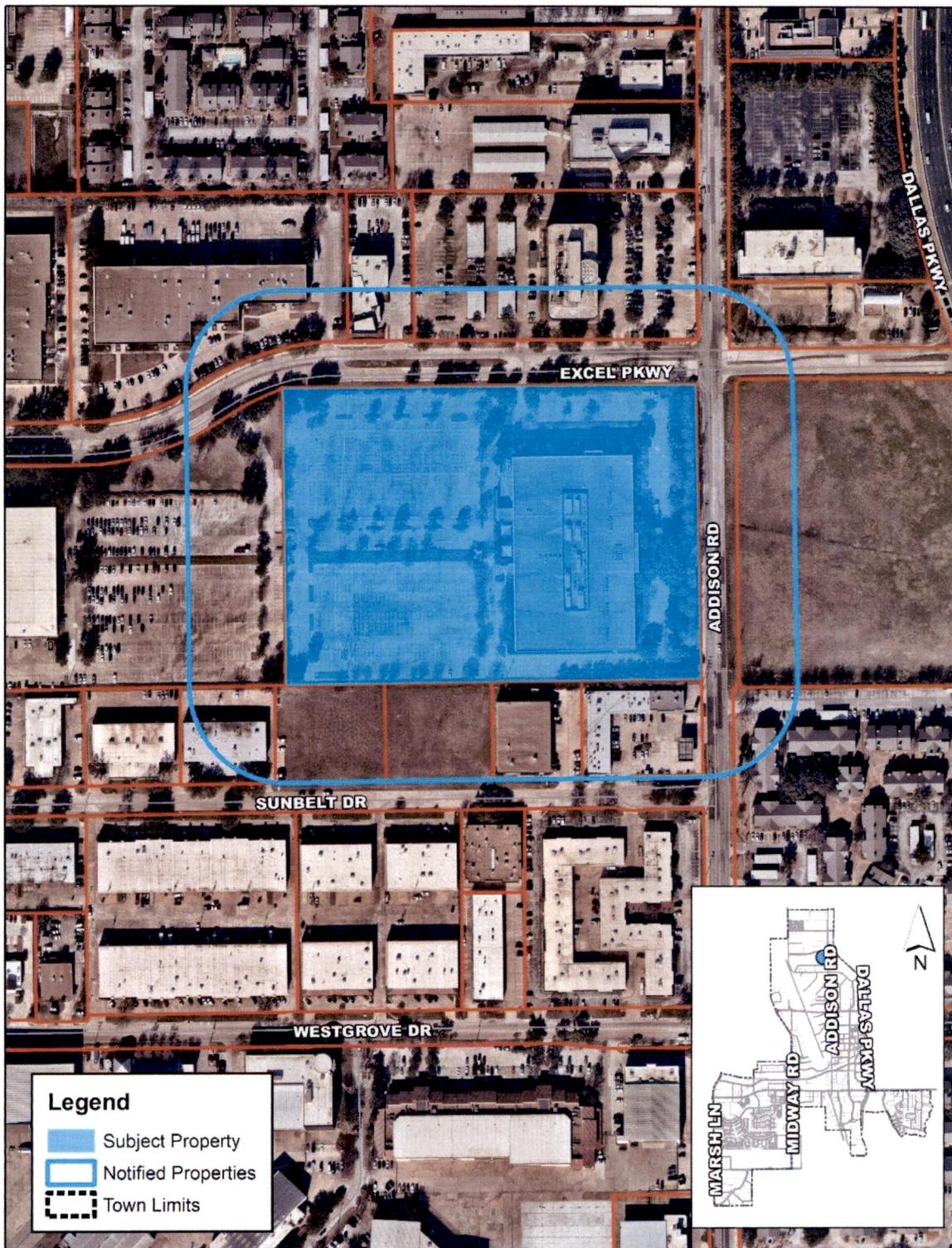


EXHIBIT A

Being a 12.22 acre tract of land out of the William Lomax Survey, Abstract No. 792, situated in the Town of Addison, Dallas County, Texas and being a portion of that tract conveyed to FM Properties Operating Co. by Deed of Record in Volume 92115, Page 4018 of the Deed Records of Dallas County, Texas, also being all of Lot 21, Block "B"; and portions of Lots 3, 4, and 20, Block "B" of Carroll Estates, a subdivision of record in Volume 10, Page 473 of the map records of Dallas County, Texas; said 12.22 acres being more particularly described as follows:

BEGINNING, at an "X" cut in concrete found at the intersection of the west line of Addison Road (60' r.o.w.) and the south line of Bent Tree Plaza Parkway (80' R.O.W.) for the northeast corner of said FM Properties tract and the northeast corner hereof, and from which an 1/2-inch iron rod found in the east line of Addison Road bears N89°55'18"E, a distance of 60.17 feet;

THENCE, S00°15'15"E, along the west line of Addison Road, same being the east line of said FM Properties tract, a distance of 625.34 feet to a 1/2 inch iron rod found for the southeast corner of said FM Properties tract and hereof, same being the northeast corner of that certain tract conveyed to Addison and Sunbelt Joint Venture I by Deed of Record in Volume 83201, Page 3218 of said Deed Records;

THENCE, N89°50'00"W, leaving the west line of Addison Road, along the south line of said FM Properties tract, same being the north line of said Addison and Sunbelt Joint Venture I tract, Sunbelt Business Park Subdivision, a Subdivision of Record in Volume 77215, Page 2834 of said Map Records, and Tract 13, Block "B" Sunbelt Business Park – Tract 13, a Subdivision of Record in Volume 79227, Page 1510 of said Map Records, passing at a distance of 630.96 feet a 3/4 inch iron pipe found for the common southerly corner of said Lot 3, Block "B" and said Lot 21, Block "B" and continuing for a total distance of 864.42 feet to a 1/2 inch iron rod set for the southwest corner hereof, and from which 1/2 inch iron rod found for the common northerly corner of said Tract 13 and Tract 8, Block "B" Sunbelt Business Park – Tract 8, a Subdivision of Record in Volume 79179, Page 1478 of said Map Records bears N89°59'00"W, a distance of 26.95 feet;

THENCE, N00°15'15"W, leaving the south line of said FM Properties tract, over and across said FM Properties tract, a distance of 611.44 feet to a 1/2 inch iron rod set in the curving south line of Bent Tree Plaza Parkway, same being the north line of said FM Properties tract for the northwest corner hereof, and from which a 1/2 inch iron rod found for the point of reverse curvature of a curve to the right bears S65°51'32"W, a chord distance of 139.91 feet;

THENCE, along the south line of Bent Tree Plaza Parkway, same being the north line of said FM Properties tract, the following two (2) courses and distances:

- 1) Along said curve to the right having a radius of 460.00 feet, a central angle of 15°36'54", an arc distance of 125.37 feet, and a chord which bears N82°24'49"E, a distance of 124.98 feet to a 1/2 inch iron rod found for the point of tangency;
- 2) S89°46'45"E, a distance of 740.48 feet to the point of beginning. Containing 12.22 acres of land, more or less, with these metes and bounds.

EXHIBIT B

**16675 Addison Road
Permitted Uses Development Standards**

1. USE.
 - a. All buildings and uses permitted in the C-1 (Commercial-1) district as set forth in the Addison Zoning Ordinance, and all distribution and warehouse uses related to the production, light assembly, or research and development of paper goods, technology products, medical devices, design services, or similar materials. For the purposes of this ordinance, light assembly shall be defined as the process and procedures for the assimilation, packaging, and distribution of finished goods and materials.

2. SITE PLAN.
 - a. The development of Phase I of the Property shall comply with the attached SitePlan.

3. LANDSCAPE PLAN.
 - a. The development of Phase I of the Property shall comply with the attached Landscape Plan.

4. FAÇADE PLAN.
 - a. The development of Phase I of the Property shall comply with the attached FaçadePlan.

5. CONCEPT PLAN.
 - a. The development of Phase II of the Property shall comply with the attachedConcept Plan.

6. FLOOR PLAN.
 - a. The development of Phase I of the Property shall comply with the attached Floor Plan. Modifications to the interior floor plan may be approved by the Director of Development Services, or designee, as long as the building footprint does not change, and all conditions of this ordinance are met.
 - b. Tenant occupancy greater than 50,000 square feet within Phase II (as depicted on the Concept Plan) shall require approval of a Special Use Permit (SUP), unless oneof the following conditions are met:
 - i. Greater than 35% of the total floor area is utilized as office,

EXHIBIT B

showroom, or lab space; or

ii. A minimum of 75% of the total floor area is climate controlled.

c. Phase II (as depicted on the Concept Plan) shall have a building entrance on the north façade, which provides access to an interior lobby or office space.

7. PARKING.

a. A minimum of 1 space per 1,000 square feet of floor area shall be provided on site.

8. OUTSIDE STORAGE.

a. Except for equipment or materials stored on a construction site or used for a temporary construction project, long term outside storage of goods or materials is prohibited.

b. The overnight storage of trailers may only be permitted if it is screened from all public rights-of-way. All trailers stored on site shall be registered and operable.

9. LOADING AND UNLOADING.

a. All loading and unloading facilities shall be screened from all public rights-of-way by a screening wall and landscaping, as depicted on the attached Landscape Plan.

b. There shall be a maximum of ten (10) dock doors permitted within Phase I.

c. There shall be a maximum of thirteen (13) dock doors permitted within Phase II.

10. AMENITY AREA.

a. A minimum of 200 square feet of usable amenity area shall be provided for Phase I, as depicted on the Concept Plan.

b. A minimum of 400 square feet of amenity area shall be provided for Phase II, as depicted on the Concept Plan.

c. The amenity areas on the Property shall include improvements defined at the time of submittal of a Building Permit. Improvements may include recreation or fitness facilities, shade structure(s) with seating area(s), or similar enhancements.

EXHIBIT C

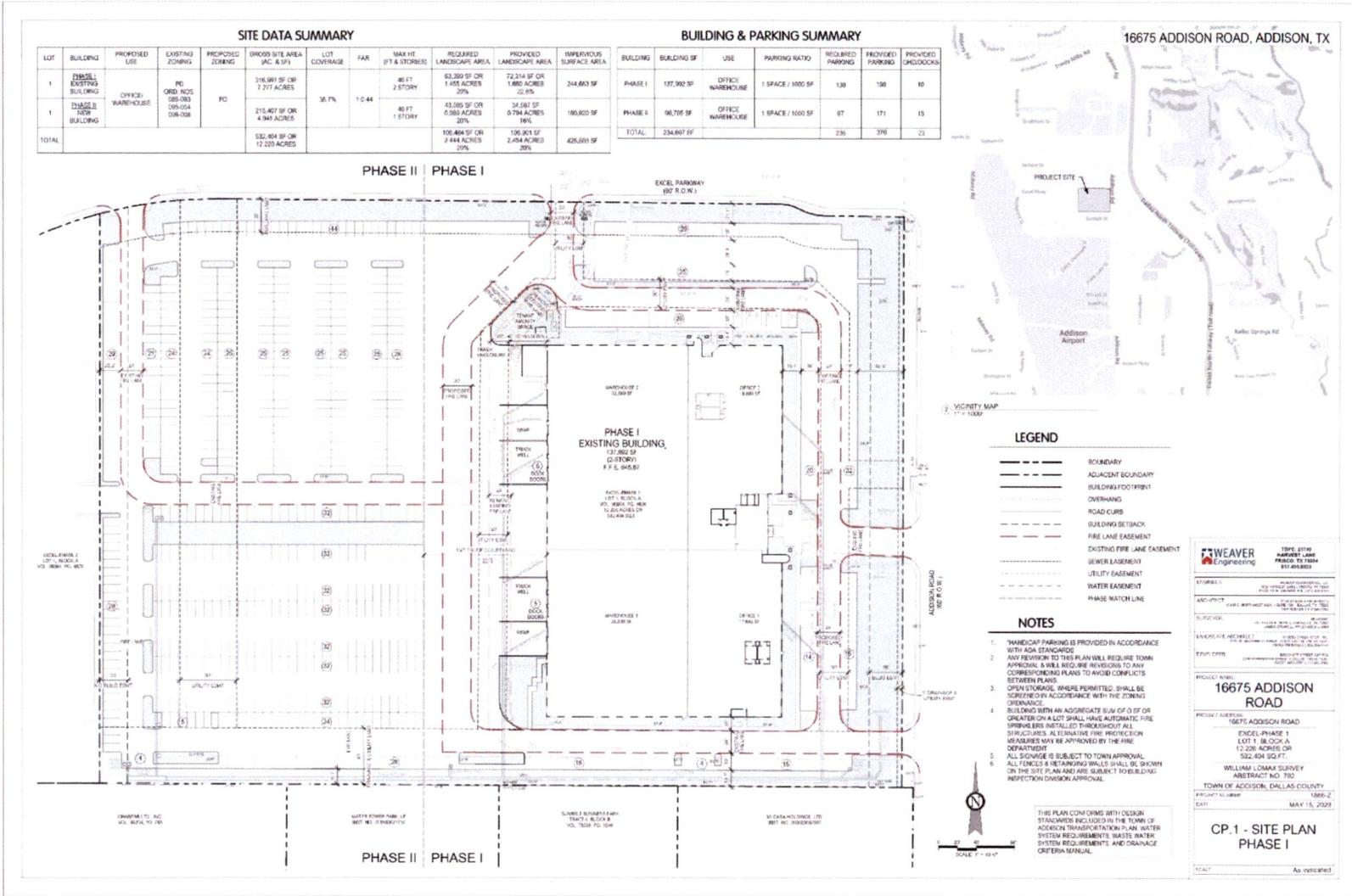
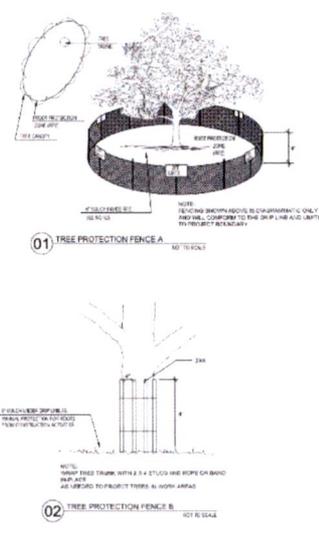
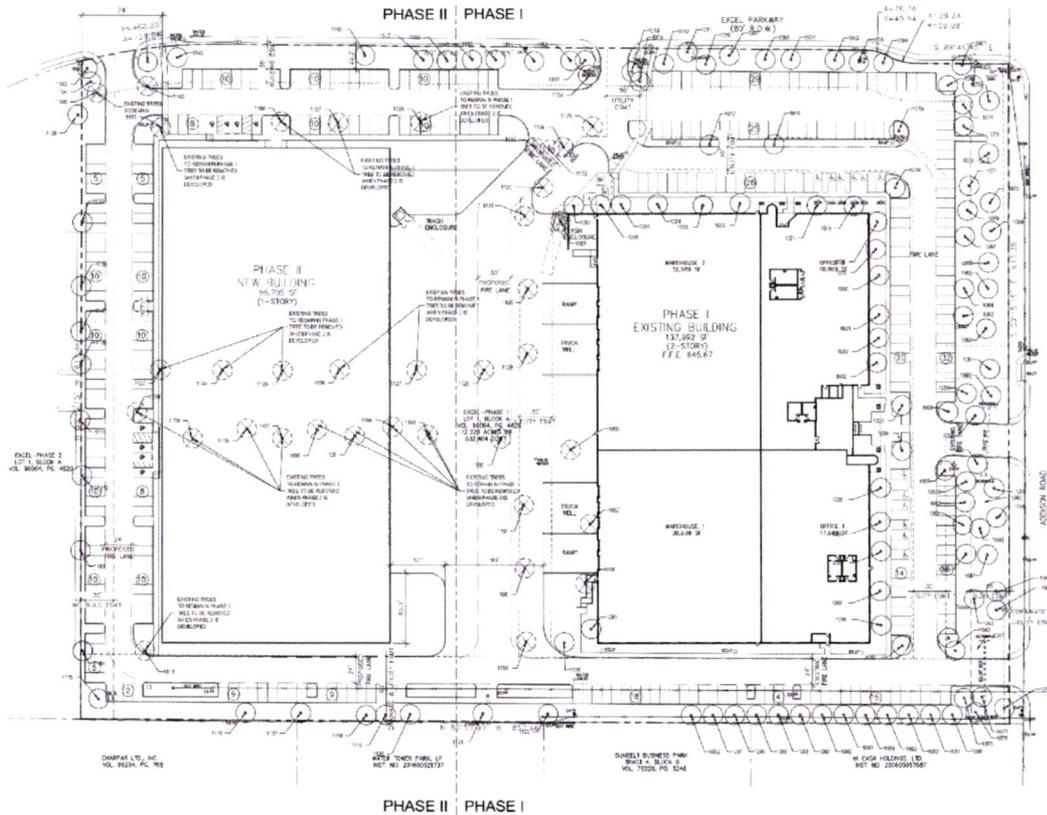


EXHIBIT C



ALL TREES SHOWN TO BE REMOVED IN PHASE 2 ARE TO REMAIN UNTIL THE PHASE 2 DEVELOPMENT BEGINS.
REFER TO SHEET L-7 FOR EXISTING TREE LIST



SITE DATA SUMMARY

LOT	BUILDING	PROPOSED USE	EXISTING ZONING	PROPOSED ZONING	GROSS SITE AREA (AC. & SF)	LOT COVERAGE	FAR	MAX HT (FT & STOREYS)	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA	IMPERVIOUS SURFACE AREA
1	PHASE I EXISTING BUILDING	OFFICE / WAREHOUSE	PD	PD	316,997 SF OR 7.277 ACRES	36.7%	1-0.44	40 FT 2 STORY	63,390 SF OR 1,456 ACRES 20%	72,314 SF OR 1,660 ACRES 22.8%	244,883 SF
1	PHASE II NEW BUILDING	OFFICE / WAREHOUSE	PD	PD	215,407 SF OR 4.943 ACRES			40 FT 1 STORY	43,285 SF OR 0.989 ACRES 20%	34,587 SF OR 0.794 ACRES 16%	180,820 SF
TOTAL:					532,404 SF OR 12.220 ACRES				106,675 SF OR 2.444 ACRES 20%	106,901 SF OR 2.454 ACRES 20%	425,703 SF

BUILDING & PARKING SUMMARY

BUILDING	BUILDING SF	USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING	PROVIDED (OV/DOCK)
PHASE I	137,392 SF	OFFICE WAREHOUSE	1 SPAC / 1000 SF	138	199	10
PHASE II	96,705 SF	OFFICE WAREHOUSE	1 SPAC / 1000 SF	97	171	15
TOTAL:	234,097 SF			235	370	25



16675 ADDISON ROAD
ADDISON, TEXAS

DATE: 06/16/23
SHEET NAME: TREE SURVEY
SHEET NUMBER: **L.1**
CASE NO. 1886-2

EXHIBIT C

6/12/2023 11:32:42 AM Copyright 2021 STUDIO MAS ARCHITECTURE PLLC



**STUDIO
MAS+
ARCHITECTS**

ARCHITECTURE • PLANNING • INTERIORS

10440 E NORTHWEST HWY
SUITE 190
DALLAS, TX 75238
972.940.5702

042123

#	Revision	Date

PROJECT NAME:
ADDISON AIRPORT PARK

OWNER:
RAT 380, LLC
180 PHILLIPS HILL ROAD BLDG 4 NEW
CITY, NY 10958 845-619-0330

PROJECT ADDRESS:
18875 Addison Rd, Addison, TX 75001
Being Lot 1, Block A of Excl's Phase 1, an
addition to the Town of Addison, Dallas
County, Texas, according to the plat
Revised/Recorded in Volume 65054, Page
4028, Map Records, Dallas County, Texas

**TOWN PROJECT
NUMBER:** 1888-Z

PHASE 1
ELEVATION

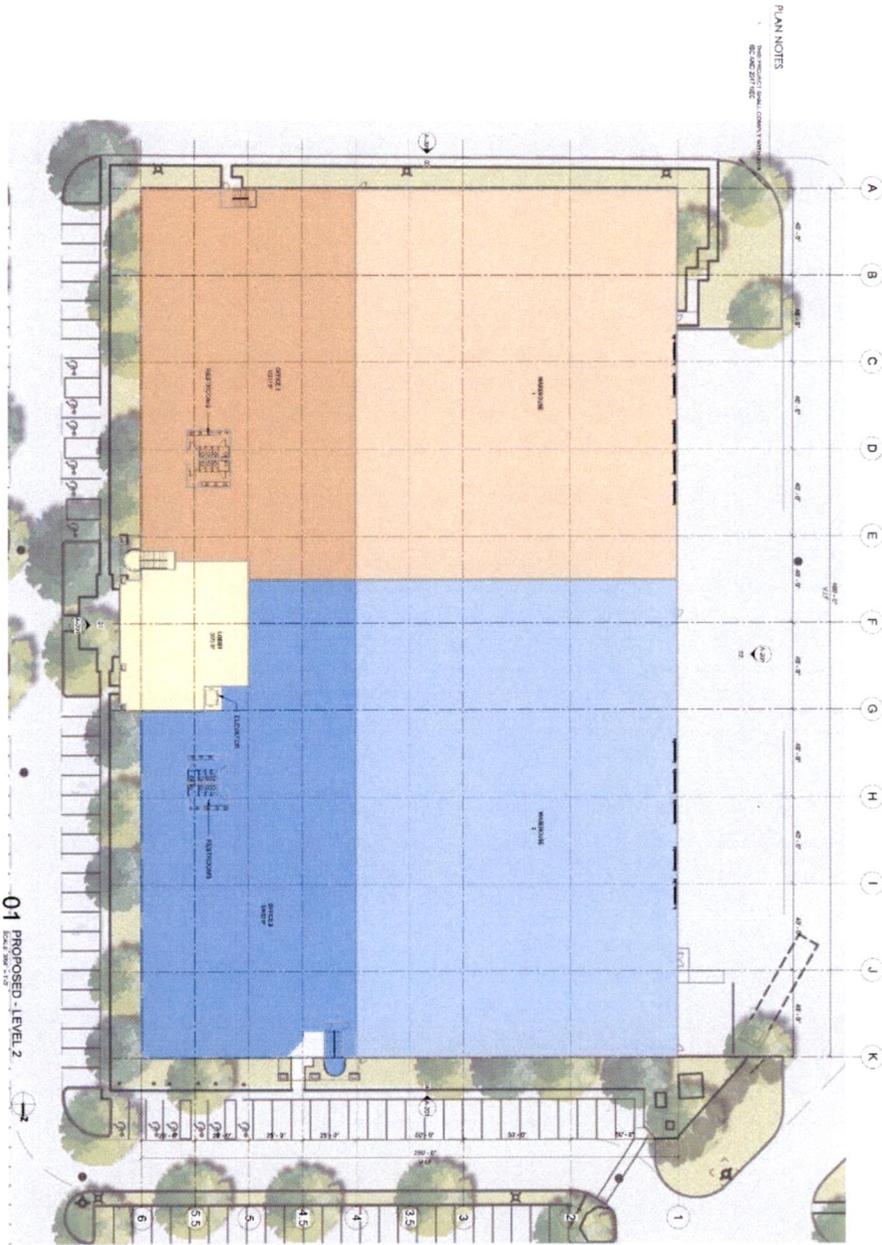
NOT FOR
CONSTRUCTION

04/21/23

A-201

EXHIBIT C

4/11/2023 8:58:24 AM Copyright 2021 STUDIO MAS ARCHITECTS PLLC



01 PROPOSED - LEVEL 2

PLAN NOTES

DATE: 03/20/23
 DRAWN BY: [Name]
 CHECKED BY: [Name]

STUDIO MAS+ ARCHITECTS

ARCHITECTS • PLANNERS • INTERIORS

10007 FORT WORTH AVENUE
 SUITE 100
 DALLAS, TX 75228
 TEL: 214.572.2800
 FAX: 214.572.2801
 03/20/23

#	Revision	Date

PROJECT NAME:
 ADDISON MARKET PARK

OWNER:
 THE TOWN OF ADDISON

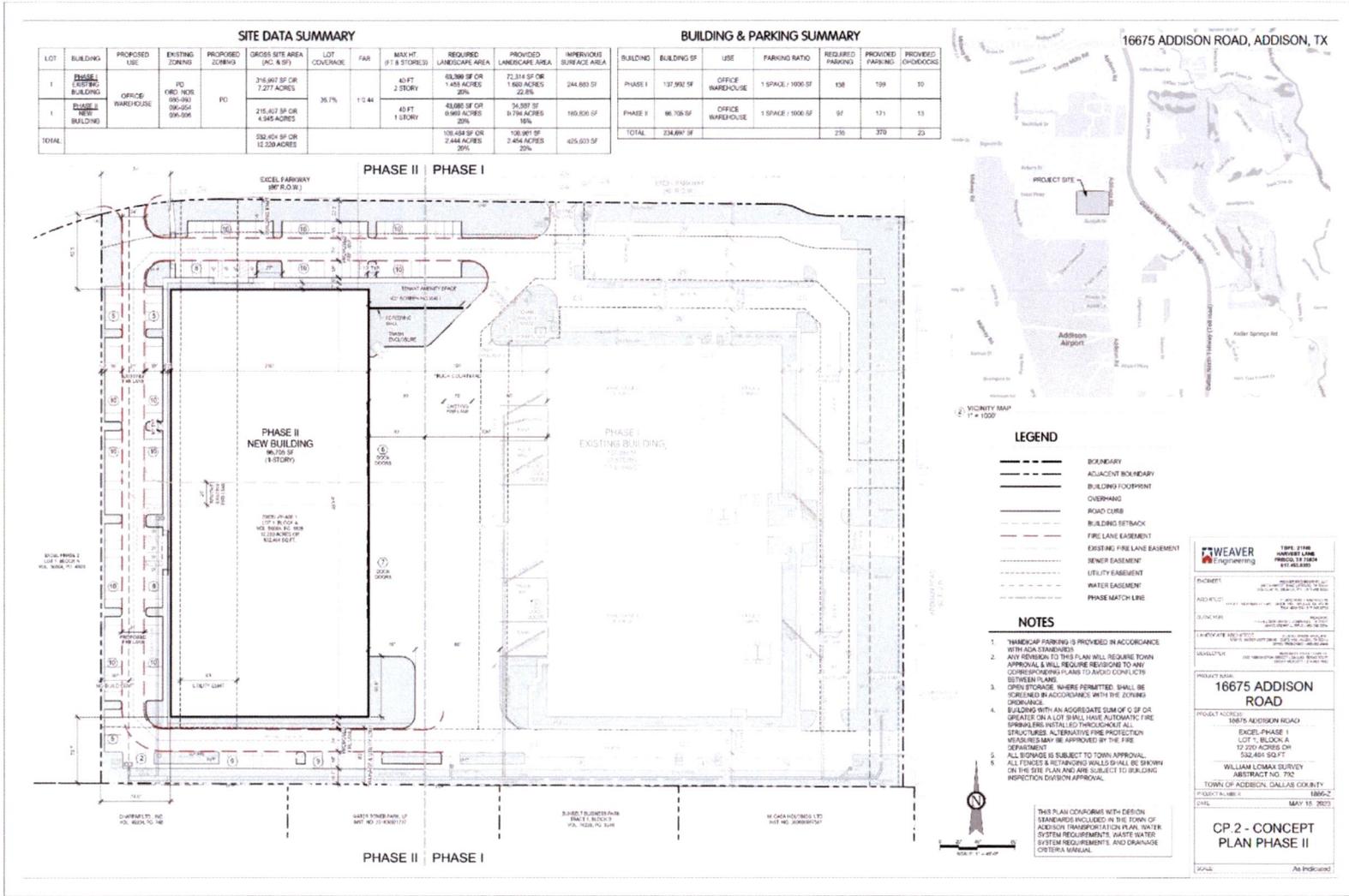
PROJECT ADDRESS:
 1886-Z/16675 ADDISON ROAD
 ADDISON, TX 75001

TOWN PROJECT NUMBER:
 A-102

DATE:
 03/20/23

CONSTRUCTION:
 PROPOSED - PLAN LEVEL 2

EXHIBIT D



Certificate Of Completion

Envelope Id: 3C7DA8885F8D4773A64A7CE9874B57C2	Status: Completed
Subject: Complete with DocuSign: Ordinance 32_FINAL.pdf	
Source Envelope:	
Document Pages: 17	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
EnvelopeId Stamping: Enabled	Irma Parker
Time Zone: (UTC-06:00) Central Time (US & Canada)	16801 Westgrove Drive
	Addison, TX 75001
	iparker@addisontx.gov
	IP Address: 12.54.128.133

Record Tracking

Status: Original	Holder: Irma Parker	Location: DocuSign
7/12/2023 4:23:58 PM	iparker@addisontx.gov	
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Town of Addison	Location: DocuSign

Signer Events

Whitt Wyatt
whitt@whflegal.com
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

BCBCE4D8115D41A
Signature Adoption: Pre-selected Style
Using IP Address: 76.130.148.236

Timestamp

Sent: 7/12/2023 4:24:55 PM
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Signed: 7/12/2023 4:33:17 PM

Electronic Record and Signature Disclosure:
Accepted: 7/12/2023 4:33:07 PM
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	7/12/2023 4:33:07 PM
Signing Complete	Security Checked	7/12/2023 4:33:17 PM
Completed	Security Checked	7/12/2023 4:33:17 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		