

ORDINANCE NO. O23-53

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING AND RESTATING PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE NO. O23-032, FOR A 12.22± ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ADDISON ROAD AND EXCEL PARKWAY (16675 ADDISON ROAD), BY PROVIDING FOR ADOPTION OF AMENDED DEVELOPMENT STANDARDS AND DEVELOPMENT PLANS, FOR THE CONVERSION OF AN EXISTING CALL CENTER SITE TO A MULTI-BUILDING OFFICE/WAREHOUSE DEVELOPMENT; 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 July 11, 2023, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance O23-032 (“PD O23-032”) for a 12.22± acre property generally located at the southwest corner of Addison Road and Excel Parkway; and

WHEREAS, at its regular meeting held on October 17, 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 the southwest corner of Addison Road and Excel Parkway (16675 Addison Road) and being further described within **Exhibit A** attached hereto (the “Subject Property”) to provide for adoption of amended development standards and development plans for the conversion of an existing call center site to a multi-building office/warehouse development (Case No. 1900-Z); and

WHEREAS, the City Council desires to amend and restate the PD O23-032, in its entirety, to provide for adoption of the amended development standards and development plans for the conversion of an existing call center site to a multi-building office/warehouse development 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 PD O23-032 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) 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.

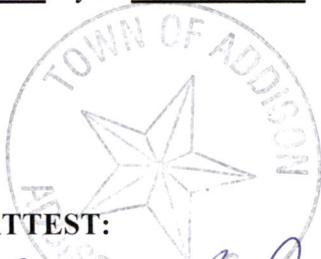
SECTION 3. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with 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 **24TH** day of **NOVEMBER 2023**.



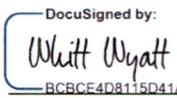
ATTEST:


Irma G. Parker, City Secretary

TOWN OF ADDISON, TEXAS


Bruce Arfsten, Mayor

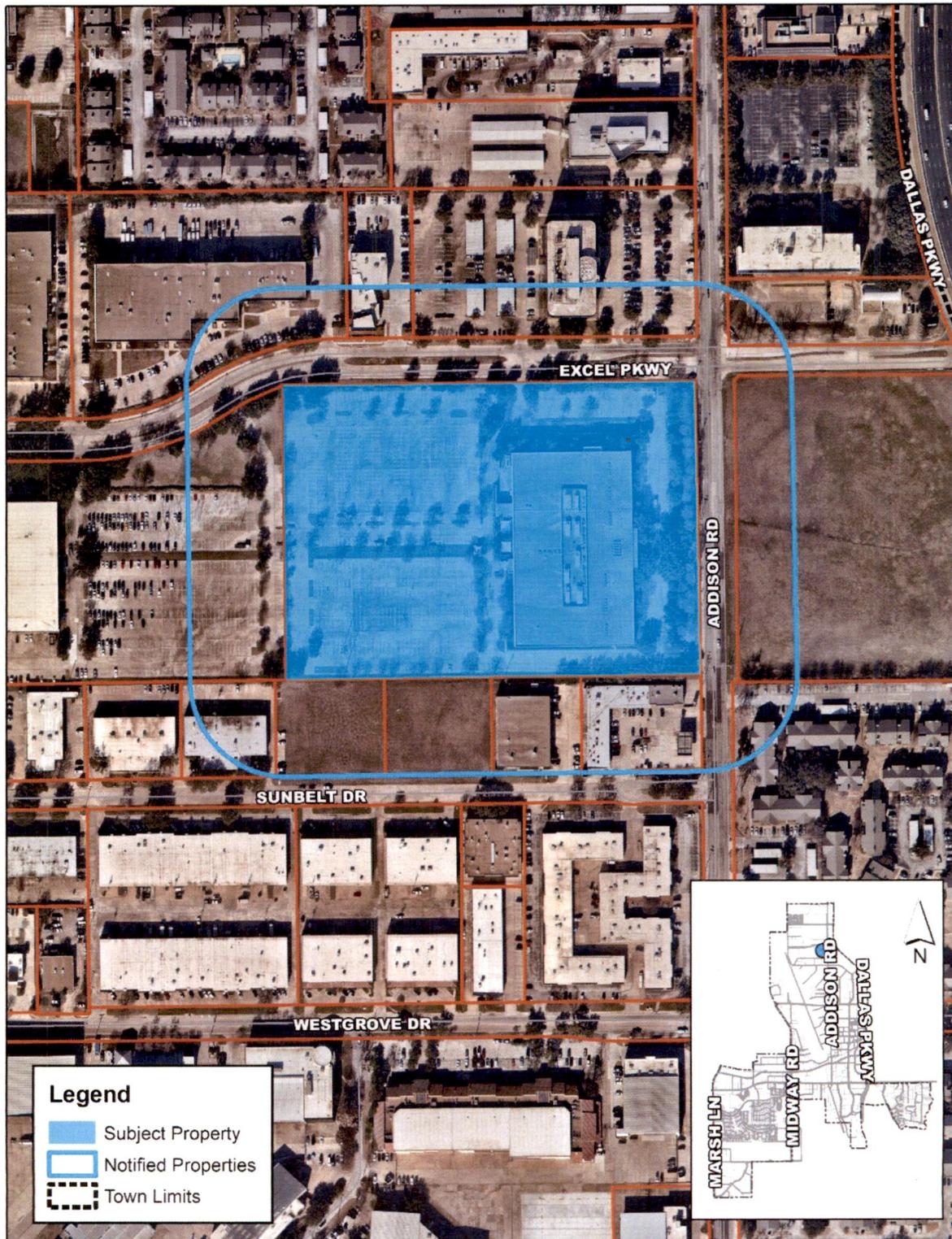
APPROVED AS TO FORM:

DocuSigned by:

BCBCE4D8115D41A

Whitt Wyatt, City Attorney

Published in the Dallas Morning News on Saturday, November 18, 2023 Edition

LEGAL DESCRIPTION OF THE PROPERTY



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 the Property shall comply with the attached Site Plan.

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

4. FAÇADE PLAN.
 - a. The development of the Property shall comply with the attached Façade Plans.

5. FLOOR PLAN.
 - a. The development of the Property shall comply with the attached Floor Plans for Building 1 and Building 2. Modifications to the interior floor plans 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 50,495 square feet within Building 2 (as depicted on the Site Plan) shall require approval of a Special Use Permit (SUP), unless one of the following conditions are met:
 - i. Greater than 35% of the total floor area is utilized as office, showroom, or lab space; or
 - ii. A minimum of 75% of the total floor area is climate controlled.
 - c. Building 2 (as depicted on the Site Plan) shall have doors and/or windows, which provide access and/or visibility into an interior lobby or office space along the north façade.

6. PARKING.

EXHIBIT B

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

7. 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.

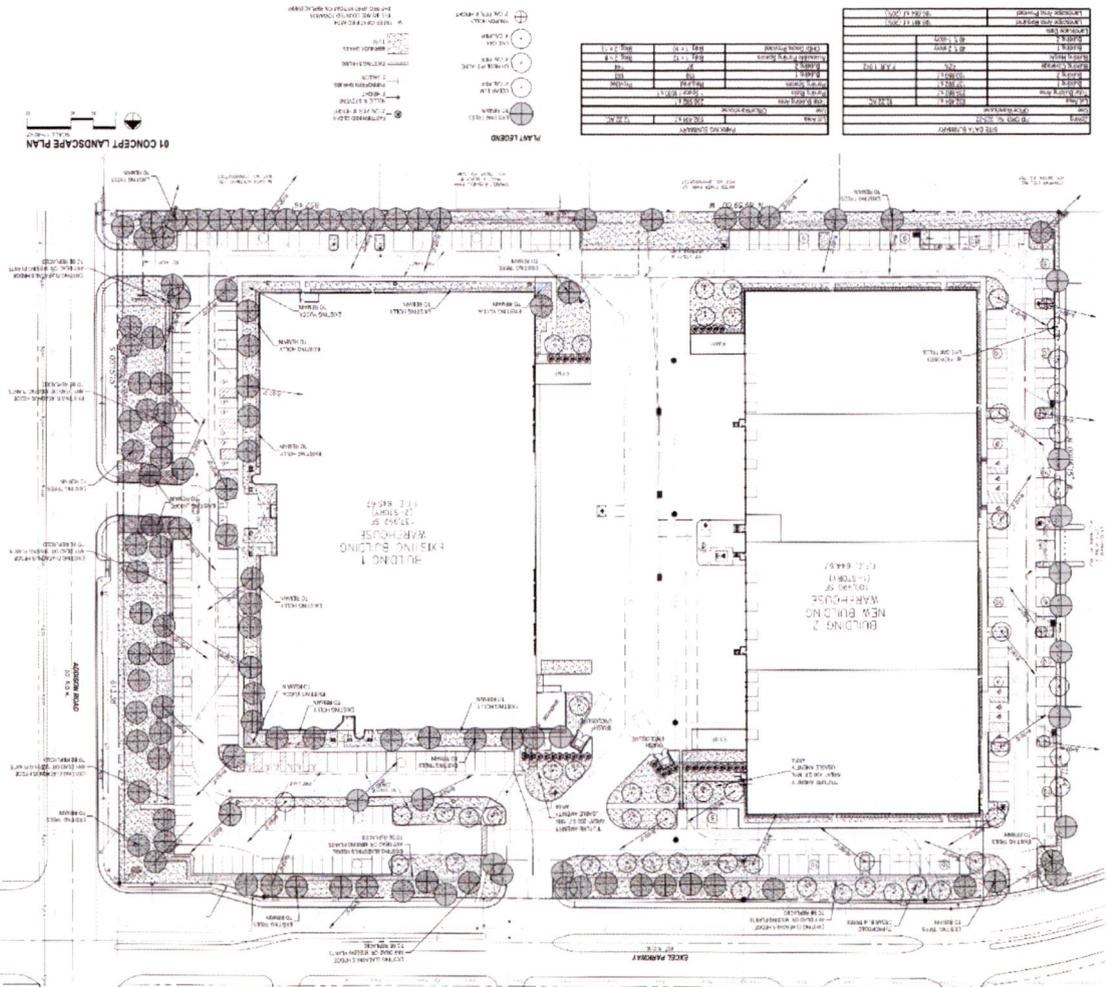
8. LOADING AND UNLOADING.

- 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.

9. 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



WILLIAM LOMAX SURVEY
 752.00 AC FT
 LOT 1, BLOCK A
 EXCEL PARCEL 1
 16675 ADDISON ROAD
 TOWN OF ADDISON, DALLAS COUNTY
 DISTRICT NO. 202

LANDSCAPE TABLETS

1. 10' x 10' x 10' (10' x 10' x 10')

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CASE NO. 19062
L.3
 SHEET NUMBER
 PROJECT NAME
 DATE

16675 ADDISON ROAD
 ADDISON, TEXAS



EXHIBIT C

01/20/2021 11:32:42 AM Copyright 2021 STUDIO MAS+ ARCHITECTS P.L.L.C.



STUDIO MAS+ ARCHITECTS

ARCHITECTURE • PLANNING • INTERIORS

10440 E NORTHWEST HWY
SUITE 100
DALLAS, TX 75238
817 945 0702

04/21/23

#	Revision	Date

PROJECT NAME
ADDISON AIRPORT PARK

OWNER
SMT 305, LLC
100 THE LIPS MLL ROAD BLDG 4 NEW
CITY, NY 10958 845-810-0030

PROJECT ADDRESS
16575 Addison Ave, Addison, TX 75001
Being Lot 1, Block A of Ector-Phase I, an
addition to the Town of Addison, Dallas
County, Texas, according to the plat
thereof recorded in Volume 60064, Page
828, Map Records, Dallas County, Texas.

TOWN PROJECT NUMBER 1886-Z

PHASE 1
ELEVATION

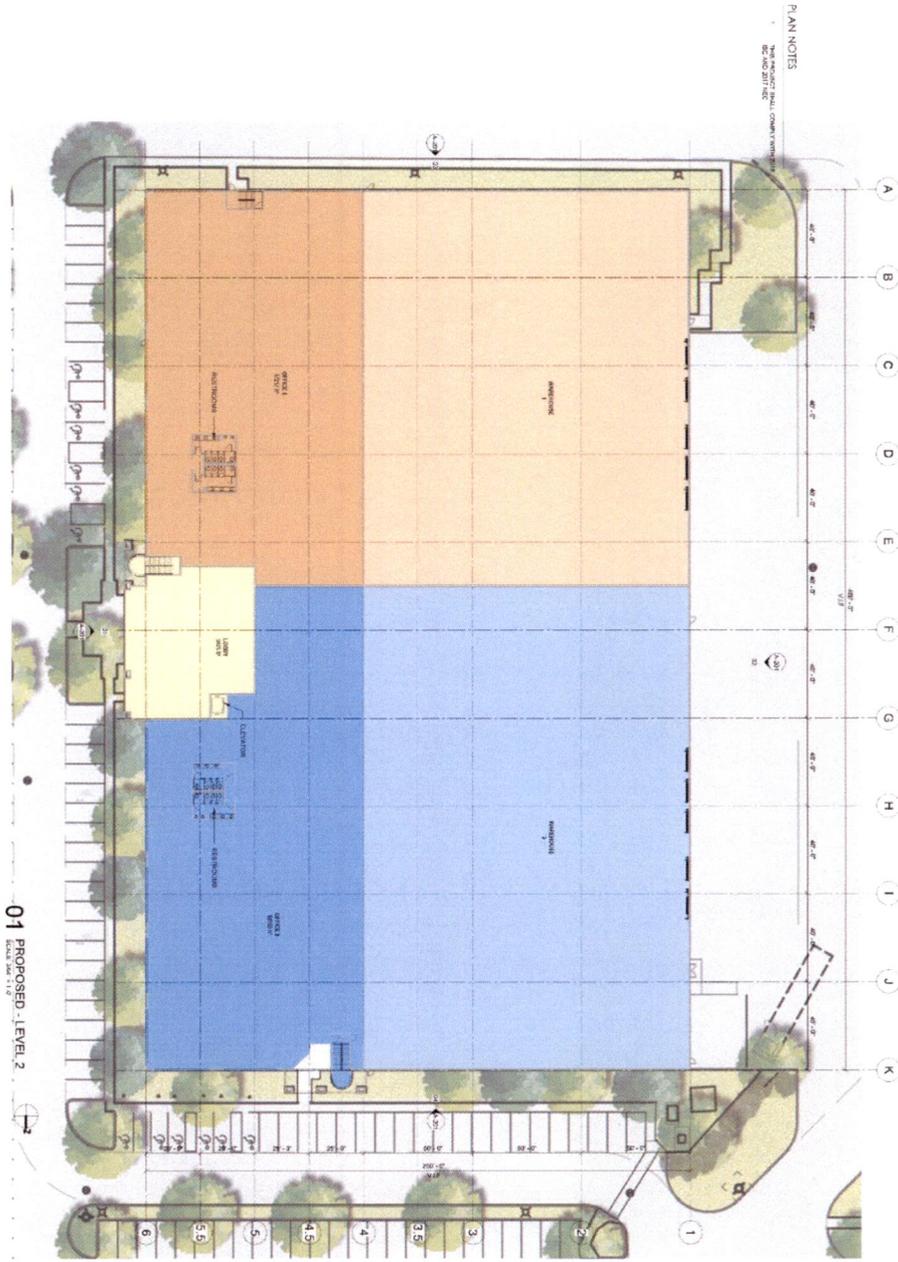
NOT FOR
CONSTRUCTION

04/21/23

A-201

EXHIBIT C

4/11/2023 8:56:24 AM Copyright 2021 STUDIO MAS+ ARCHITECTS PLLC



01 PROPOSED - LEVEL 2
Scale: 1/8" = 1'-0"

PLAN NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).

STUDIO MAS+ ARCHITECTS
 ARCHITECTURAL PLANNING + INTERIORS
 15445 RICHMOND ST HWY
 DALLAS, TX 75228
 214.553.9124
 03/20/23

#	REVISION	DATE

PROJECT NAME
ADDISON-SHERIFF PARK

OWNER
EMV 2021, LLC
11111 FRENCH BLVD # 400
DALLAS, TX 75241
214.553.9124

PROJECT ADDRESS
11111 FRENCH BLVD # 400
DALLAS, TX 75241

TOWN PROJECT NUMBER
1900-Z/16675

PHASE 1
PROPOSED - PLAN LEVEL 2

NOI FOR CONTRIBUTION
03/20/23

A-102

EXHIBIT C

