

**TOWN OF ADDISON, TEXAS**

**ORDINANCE NO. 014-056**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE REPEALING ORDINANCE NO. 085-001 AND CHANGING THE ZONING OF AN APPROXIMATELY 7.3 ACRE TRACT OF LAND, GENERALLY LOCATED BETWEEN LANDMARK BOULEVARD AND THE DALLAS NORTH TOLLWAY AND ADDRESSED AS 14300 DALLAS PARKWAY, FROM A PLANNED DEVELOPMENT DISTRICT CREATED BY ORDINANCE NO. 085-001 WHICH PROVIDED FOR 1.4 MILLION SQUARE FEET OF OFFICE WITH UNDERGROUND PARKING, TO A NEW PLANNED DEVELOPMENT DISTRICT FOR APPROXIMATELY 200,000 SQUARE FEET OF OFFICE USES AND AN APPROVED SITE PLAN; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, a 10.6 acre tract of land is located partially in Addison, Texas (the “City”) and partially in Farmers Branch, is generally located between Landmark Boulevard and Dallas Parkway, and is addressed as 14300 Dallas Parkway, and is more particularly described as **Exhibit A** attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, the Property is currently zoned as a Planned Development District pursuant to Ordinance No. 085-001; and

**WHEREAS**, the owner of the Property filed an application requesting a change in zoning on the 7.3 acre portion of the Property that is located in the City, to a new Planned Development District for the uses and purposes as described herein; 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 this amendment 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**Section 2.** That Ordinance No. 085-001 is hereby repealed.

**Section 3.** That the Comprehensive Zoning Ordinance of the Town of Addison, Texas is hereby amended by changing the zoning on the Property located at 14300 Dallas Parkway, and more particularly described in **Exhibit A**, to Planned Development District for office uses and shall be developed and used in accordance with the Development Conditions and Standards for this Planned Development (PD) District attached hereto as **Exhibit B**, the Site Plan, Floor Plan, and Building Elevations attached hereto as **Exhibit C**, and with all applicable regulations of the Zoning Ordinance, and all other applicable ordinances, rules, regulations, codes and standards of the City and the laws, rules, regulations and standards of all other governmental entities, agencies, or authorities having jurisdiction over the Property.

**Section 4.** No building permit or certificate of occupancy for any use on or in the Property shall be issued until there has been full compliance with this Ordinance and all other applicable ordinances, rules, regulations, codes and standards of the City.

**Section 5.** The official Zoning Map of the City shall be modified to reflect the zoning change herein made.

**Section 6.** The amendment to zoning herein made has been made in accordance with the comprehensive plan of the City for the purpose of promoting the health, safety and welfare of the community, and with consideration of the reasonable suitability for the particular use and with a view of conserving the value of the buildings and encouraging the most appropriate use of land within the community.

**Section 7.** That any person, firm, corporation, or other business entity violating any of the provisions or terms of this Ordinance shall, in accordance with Article XXVIII (Penalty for Violation) of the Zoning Ordinance, be fined, upon conviction, in an amount of not more than Two Thousand and No/100 Dollars (\$2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues.

**Section 8.** 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 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.

**Section 10.** 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 9th day of December, 2014.**

\_\_\_\_\_  
Todd Meier, Mayor

ATTEST:

\_\_\_\_\_  
Chelsea Gonzalez, City Secretary

CASE NO: 1702-Z/Tollway Center

APPROVED AS TO FORM:

\_\_\_\_\_  
Brenda N. McDonald, City Attorney

PUBLISHED ON: \_\_\_\_\_

**EXHIBIT A****Zoning Description**

(Page 1 of 2)



FIELD NOTES to that certain tract situated in the Josiah Pancoast Survey, Abstract Number 1146, Town of Addison, Dallas County, Texas, said tract being a portion of the tract described in the deed to Crescent Crown Land Holding SPV LLC, recorded under Instrument Number 200900330332 of the Official Public Records of Dallas County, Texas; the subject tract being more particularly described as follows:

**Beginning** at a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set on the south line of Block 3, Quorum as shown on the plat recorded in Volume 79100, Page 1895 of the Deed Records of Dallas County, Texas;

**THENCE** NORTH 88 degrees 46 minutes 28 seconds EAST, with the south line of said Block 3, a distance of 621.07 feet to a mag nail with washer stamped "JPH LAND SURVEYING" set at the northwest corner of the tract described in the deed to the Texas Turnpike Authority recorded in Volume 84143, Page 5195 of the Deed Records of Dallas County, Texas;

**THENCE** in a southerly direction, with the west line of the said Texas Turnpike Authority tract, the following calls:

1. SOUTH 00 degrees 55 minutes 54 seconds WEST, a distance of 200.31 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve concave to the east, having a radius of 964.93 feet;
2. along the arc of the said non-tangent curve, an arc length of 13.11 feet (a chord bearing of SOUTH 00 degrees 04 minutes 42 seconds WEST, a chord distance of 13.11 feet) to a 1/2 inch rebar found at the beginning of a non-tangent compound curve concave to the east, having a radius of 1270.92 feet;
3. along the arc of the said non-tangent compound curve, an arc length of 35.64 feet (a chord bearing of SOUTH 09 degrees 03 minutes 58 seconds EAST, a chord distance of 35.64 feet) to a mag nail with washer stamped "JPH LAND SURVEYING" set at the beginning of a non-tangent compound curve concave to the east, having a radius of 959.93 feet;
4. along the arc of the said non-tangent compound curve, an arc length of 132.06 feet (a chord bearing of SOUTH 05 degrees 57 minutes 41 seconds EAST, a chord distance of 131.96 feet) to a scribed "x" on concrete found at the northeast corner of "Lot 1, Block 1, Rusty Pelican Addition" dedicated as Lot 1, Block 1, Rusty Pelican Restaurants, Inc. as shown on the plat recorded in Volume 84011, Page 2089 of the Deed Records of Dallas County, Texas;

**THENCE** SOUTH 88 degrees 04 minutes 31 seconds WEST, with the north line of said Lot 1, Block 1, Rusty Pelican Addition, a distance of 269.37 feet to a 1/2 inch rebar found at the northwest corner of Lot 1, Block 1, Rusty Pelican Addition;

**THENCE** SOUTH 01 degree 54 minutes 50 seconds EAST, with the east line of a 60-foot Utility Easement as shown on the plat of said Rusty Pelican Addition, a distance of 224.81 feet to the southwest corner of Lot 1, Block 1, Rusty Pelican Addition, from which a found 1/2 inch rebar bears NORTH 2 degrees EAST, 0.3 feet;

**THENCE** SOUTH 88 degrees 05 minutes 53 seconds WEST, with the north line of a 60-foot Fire Lane, Access, & Utility Easement as shown on the plat Wellington Square recorded in Volume 79220, Page 2203 of the Deed Records of Dallas County, Texas, a distance of 59.93 feet to a 1/2 inch rebar found on the east line of Lot 1, Block 1 of said Wellington Square;

**JPH Land Surveying, Inc.**

807 Bluebonnet Drive, Suite C, Keller, Texas 76248  
 Telephone (817)431-4971 [www.jphlandsurveying.com](http://www.jphlandsurveying.com)  
 TBPLS Firm #100195-00

**EXHIBIT A**

THENCE NORTH 01 degree 57 minutes 08 seconds WEST, with the east line of said Lot 1, Block 1 of Wellington Square, a distance of 120.19 feet to a 1/2 inch rebar found at the northeast corner of Lot 1, Block 1 of Wellington Square;

THENCE SOUTH 88 degrees 04 minutes 46 seconds WEST, with the north line of Lot 1, Block 1 of Wellington Square, a distance of 375.88 feet more or less to the common line of the City of Farmers Branch and the Town of Addison;

THENCE NORTH 01 degree 15 minutes 32 seconds WEST, with the said common line of the City of Farmers Branch and the Town of Addison, through the interior of the tract described in the deed to Crescent Crown Land Holding SPV LLC recorded under Instrument Number 200900330332 of the Official Public Records of Dallas County, Texas, a distance of 493.33 feet to the south line of the said Block 3, Quorum, from which a found brass disk stamped "Town of Addison" bears NORTH 0.3 feet;

THENCE NORTH 88 degrees 46 minutes 28 seconds EAST, with the south line of said Block 3, Quorum, a distance of 66.64 feet returning to the Point of Beginning and enclosing 7.285 acres.

Basis of Bearings for this description is the Texas Coordinate System of 1983, North Central Zone 4202 (by GPS observation)

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
[jewel@jphls.com](mailto:jewel@jphls.com)  
April 1, 2015  
2014.010.003



**JPH Land Surveying, Inc.**

807 Bluebonnet Drive, Suite C, Keller, Texas 76248  
Telephone (817)431-4971 [www.jphls.com](http://www.jphls.com)

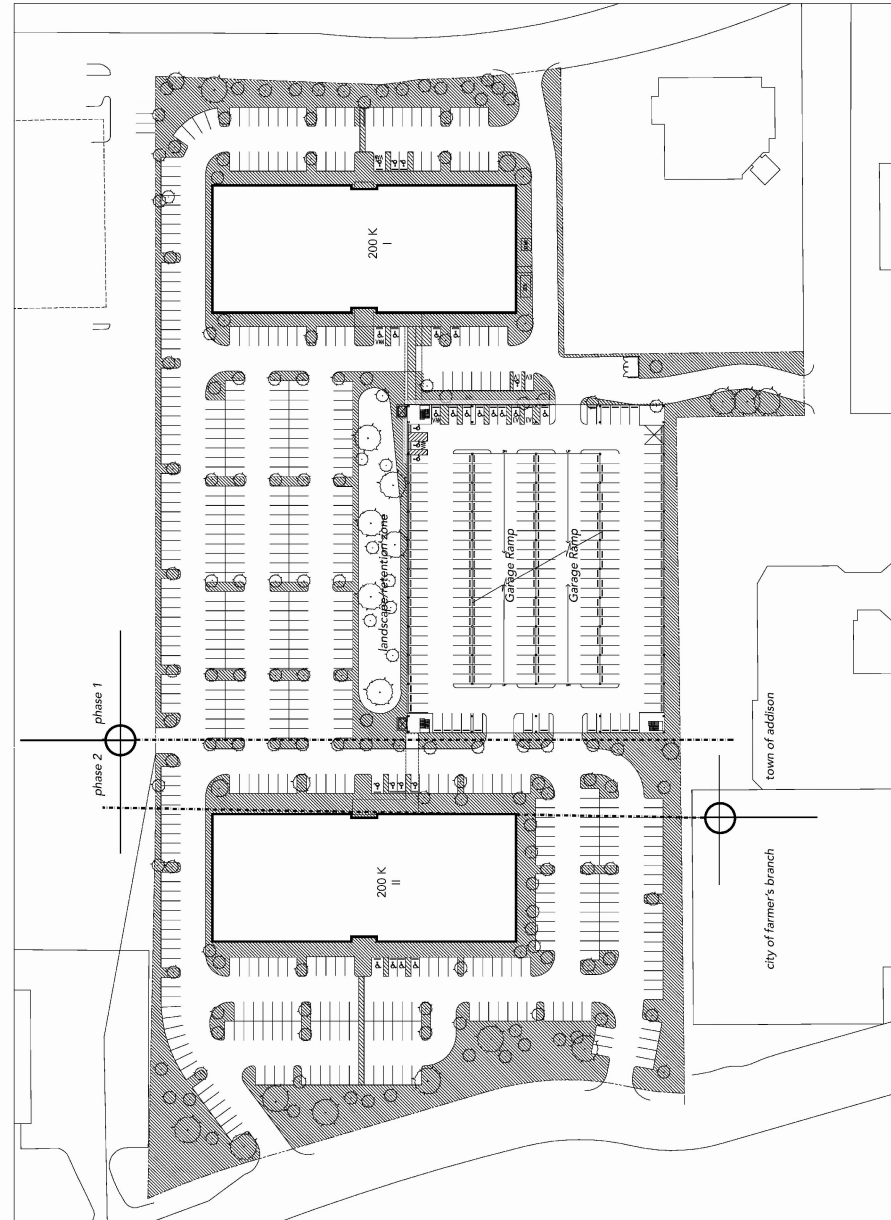
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**EXHIBIT B**

**Planned Development Regulations**

**1.0 PLANNED DEVELOPMENT DISTRICT**

- 1.01 General Description: This Planned Development (PD) District is intended to accommodate high density office development in two phases. The first phase located in Addison and the second phase located in the City of Farmers Branch. The parking structure shown on the site plan in **Exhibit C** is located in Addison and under this PD would be shared between the two office buildings and be constructed in a manner that would allow for 2.5 additional floors to be added when Phase II moves forward.
- 1.02 Statement of Purpose: The purpose of this PD is to establish specific conditions for the use and development of the Property described in **Exhibit A**. The Property is one of the final vacant tracts along the Tollway and the Town desires to encourage high density, high-quality office development within the Tollway corridor.
- 1.03 Statement of Effect: This PD shall not affect any regulation found in the Town of Addison Zoning Ordinance or other development ordinances, each as amended, except as otherwise specified herein.
- 1.04 Development Regulations:
- A. The Property shall be developed for Office uses as defined in the Zoning Ordinance, as amended with the following support uses:
    - i. Rooftop conference center and terrace
    - ii. Fitness center
    - iii. Cafe
  - B. The Property shall be developed in accordance with the site plan, landscape plan and building elevations attached hereto as **Exhibit C**.
  - C. The Phase I office building shall be approximately 200,000 square feet in size.
  - D. The Phase I office building shall have a maximum height of six stories as defined in the Zoning Ordinance, as amended.
  - E. Exterior façade materials will include stone and stucco with aluminum accents.
  - F. Parking shall be provided at not less than 1 space per 300 square feet.
  - G. A second driveway access may be permitted as a shared driveway with the property to the north of the Property in a location and design geometry to be approved by the zoning administrator. If a second point of driveway access is granted, the site plan shall be amended accordingly and the revised site plan is to become the approved site plan for this ordinance.
  - H. The Property is located within the approach to Addison Airport.
    - i. Prior to the issuance of a building permit an official height determination from the FAA on Form 7460-1 shall be submitted to the Town.
    - ii. Prior to the issuance of a building permit, an Aviation Easement shall be submitted to the Town.

**EXHIBIT C****PHASE 1**

town of addition

**LANDSCAPING**

phase 1 area  
282,443 sq. ft. (6.48 acres)  
phase 1 required LA area (20%)  
57,192 sq. ft. (1.3 acres)  
phase 1 actual LA area  
63,904 sq. ft. (1.5 acres)

**PHASE 2**

town of addition

**LANDSCAPING**

phase 2b area  
26,304 sq. ft. (0.6 acres)  
phase 2b required LA area (20%)  
5,260 sq. ft.  
phase 2b actual LA area  
5,403 sq. ft.

city of farmer's branch

**LANDSCAPING**

phase 2c area  
143,877 sq. ft. (3.3 acres)  
phase 2c required LA area (5%)  
7,194 sq. ft.  
phase 2c actual LA area  
35,743 sq. ft.

**PARKING**

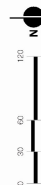
surface parking  
304 spaces  
garage parking  
2 level garage  
510 spaces  
345 spaces elevated  
165 spaces at grade  
total required parking @ 3/1000  
600 spaces

**total parking**  
**814 spaces**

**PARKING**

surface parking phase 1+2  
535 spaces  
garage parking phase 1+2  
4.5 level garage  
1,007 spaces  
818 spaces elevated  
189 spaces at grade  
total required parking @ 3/1000  
1,200 spaces

**total actual parking**  
**1,342 spaces**

**PHASE 1+2 SITE PLAN****CAWLEY PARTNERS TOLLWAY CENTER**

David R. Powell, Jr.  
Reg. No. 7526  
Chris M. Baker  
Reg. No. 11944  
John E. O'Neil  
Reg. No. 11944  
R. Anthony Smith  
Reg. No. 18203

11.03.2014  
Project No.  
14067100



**EXHIBIT C**

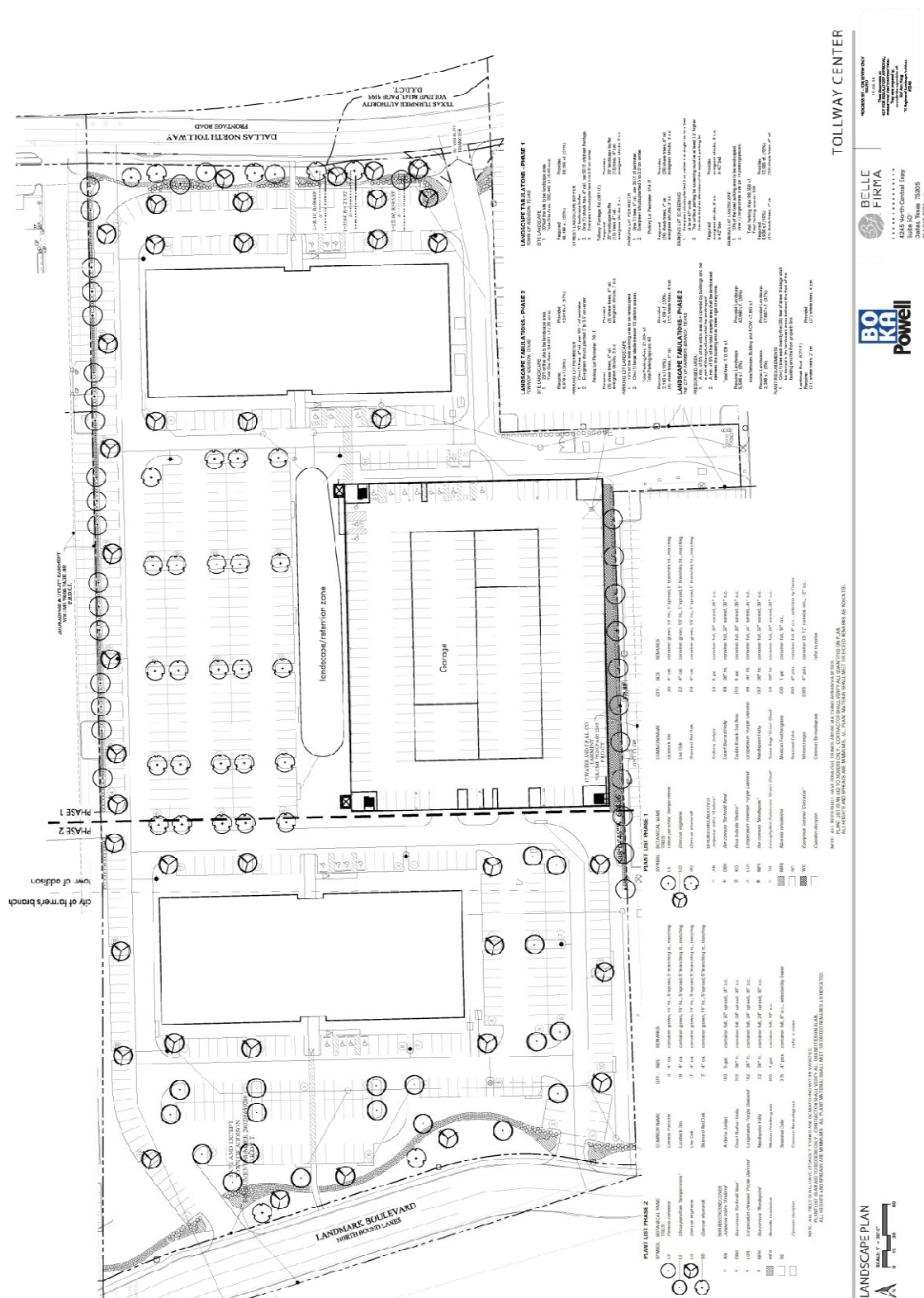




EXHIBIT C

