

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

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.

Todd Meier, Mayor

ATTEST:

APPROVED AS TO FORM:

Laura Bell, City Secretary

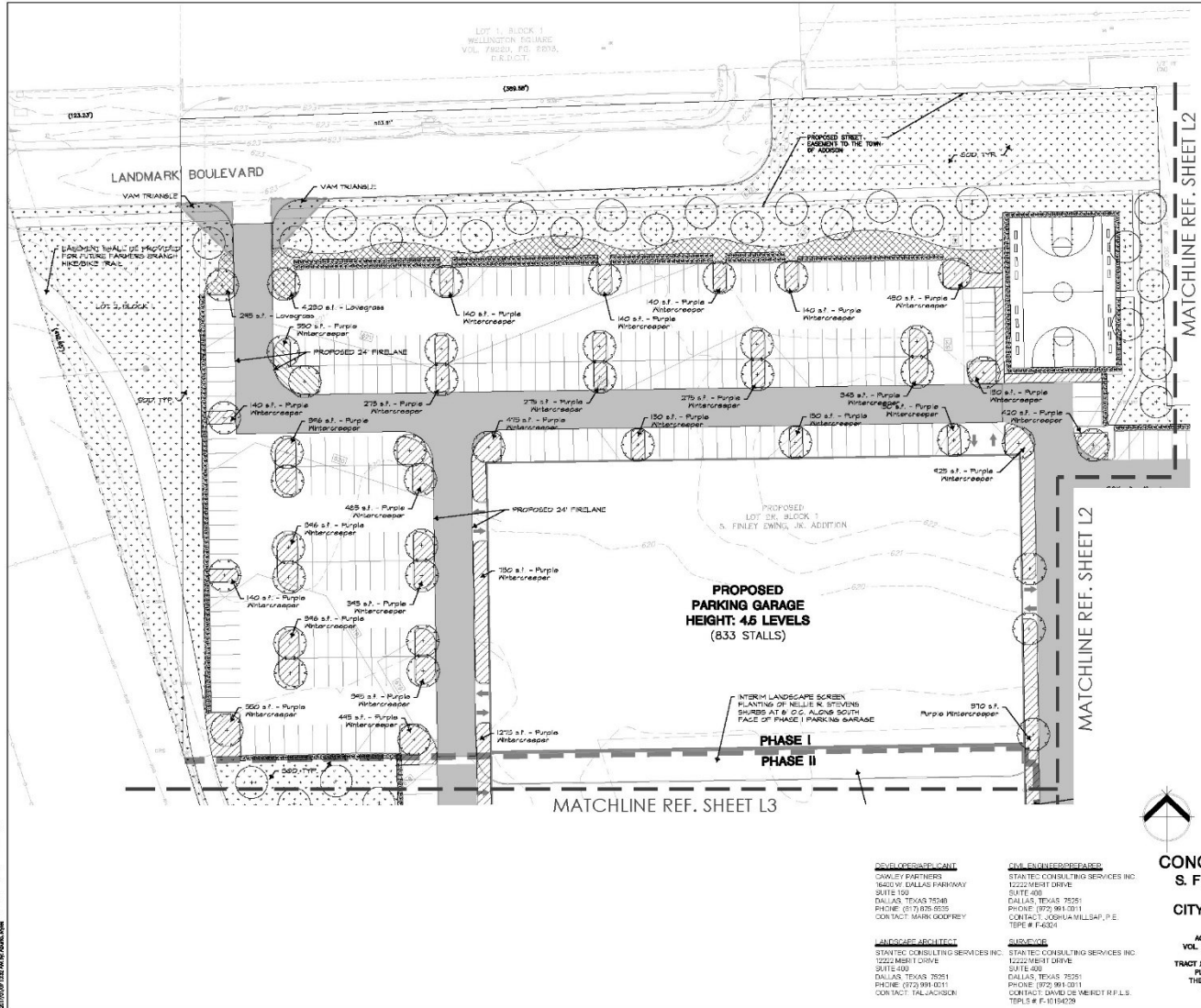
Brenda N. McDonald, City Attorney

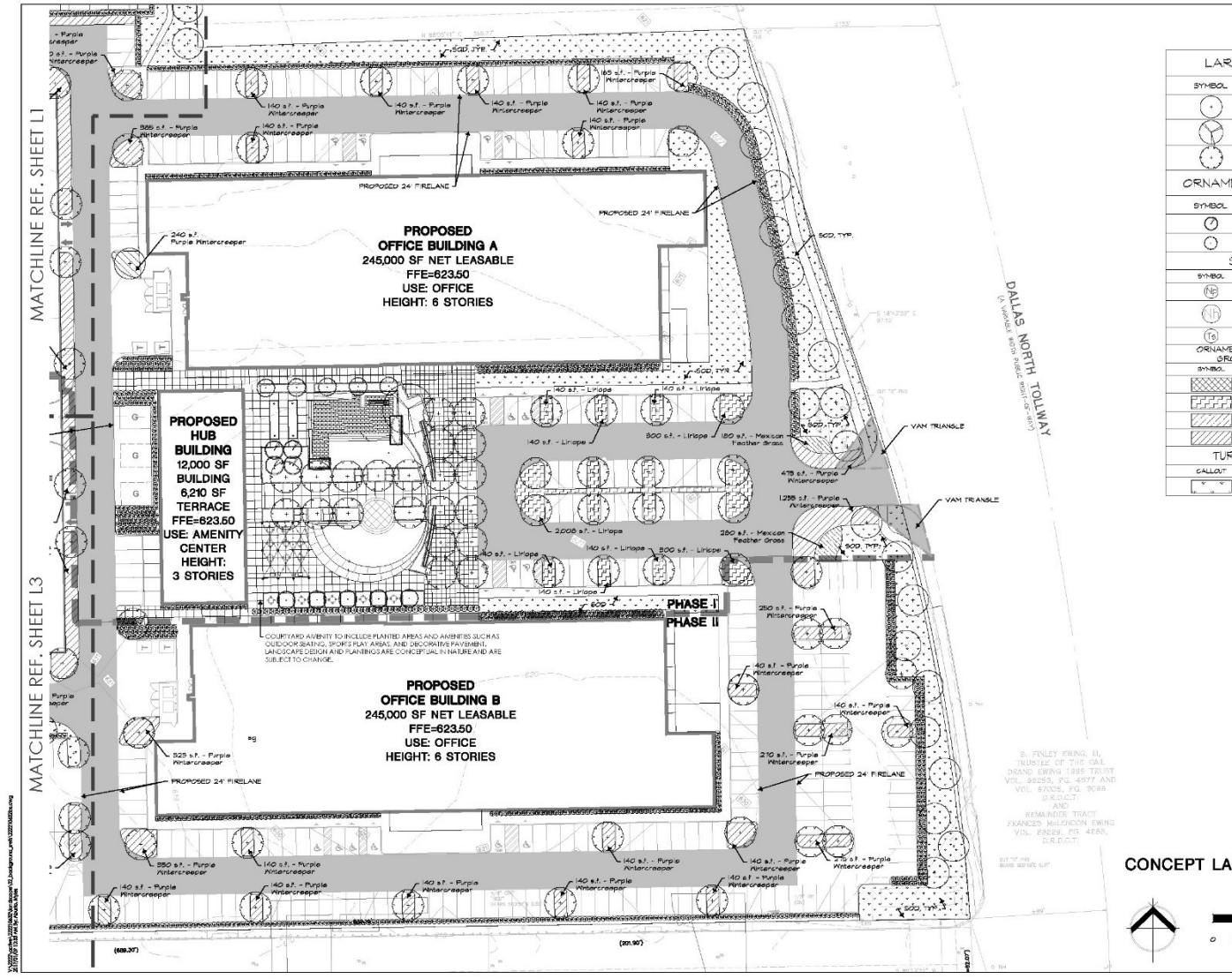
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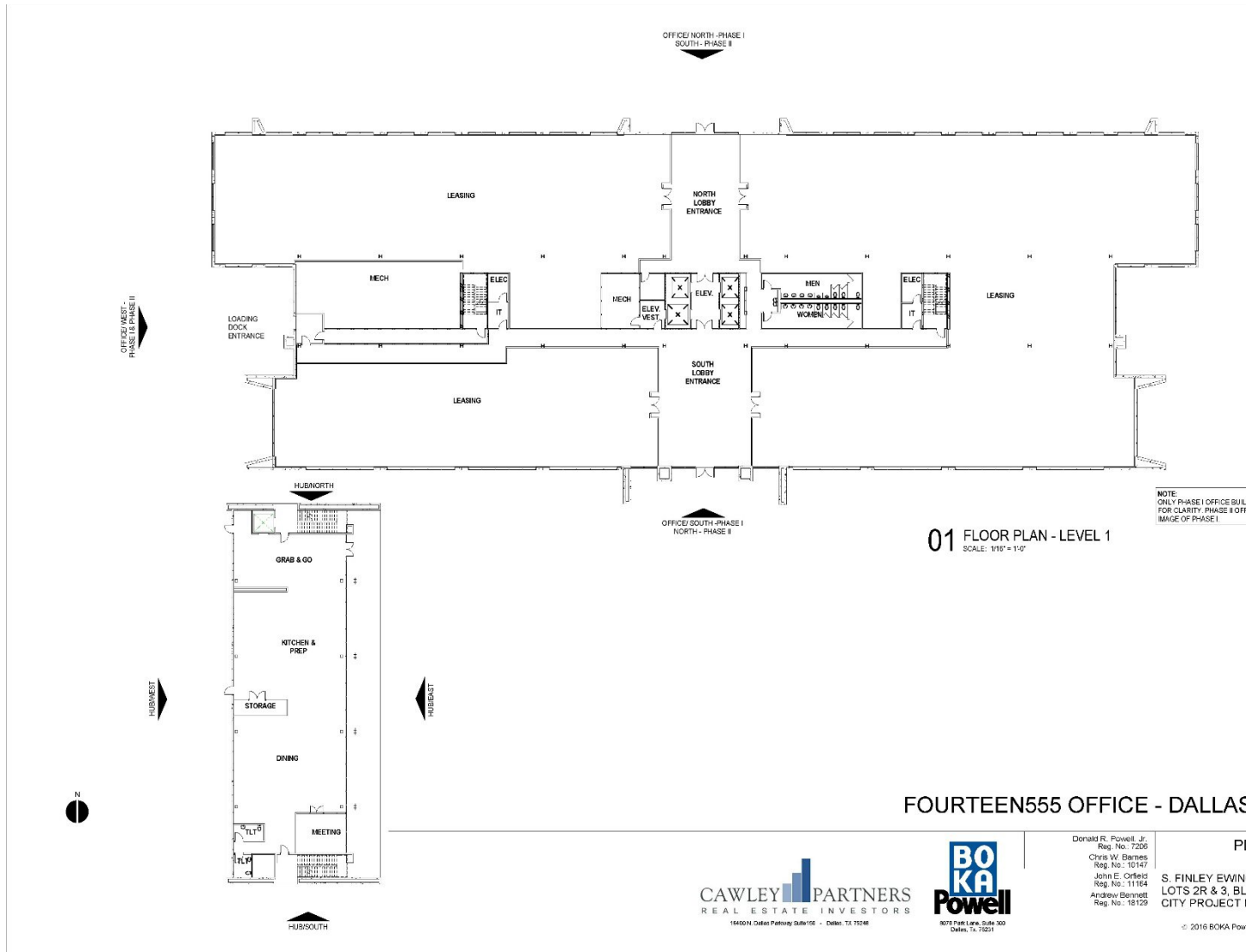
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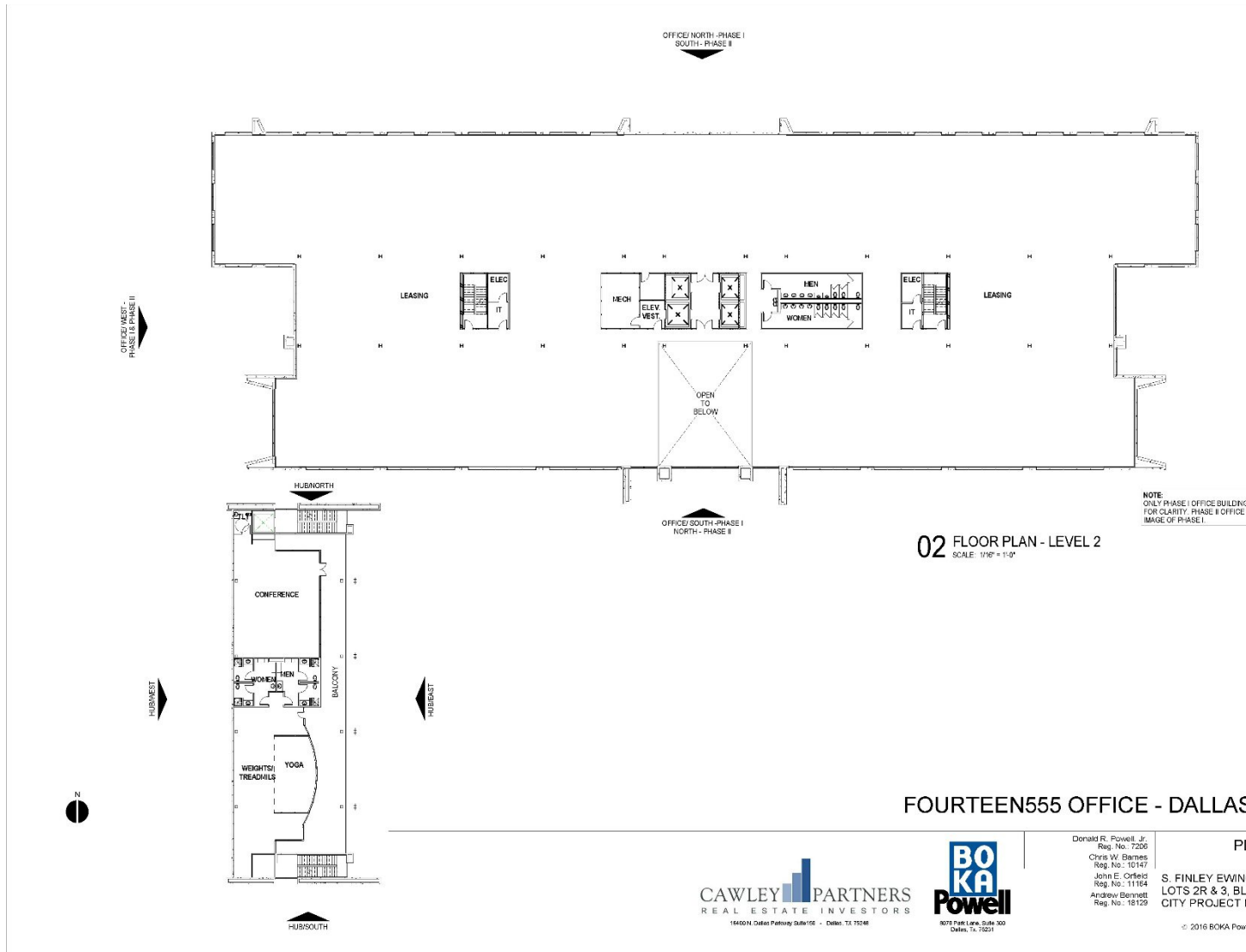
1752-Z/Fourteen555 Dallas Parkway

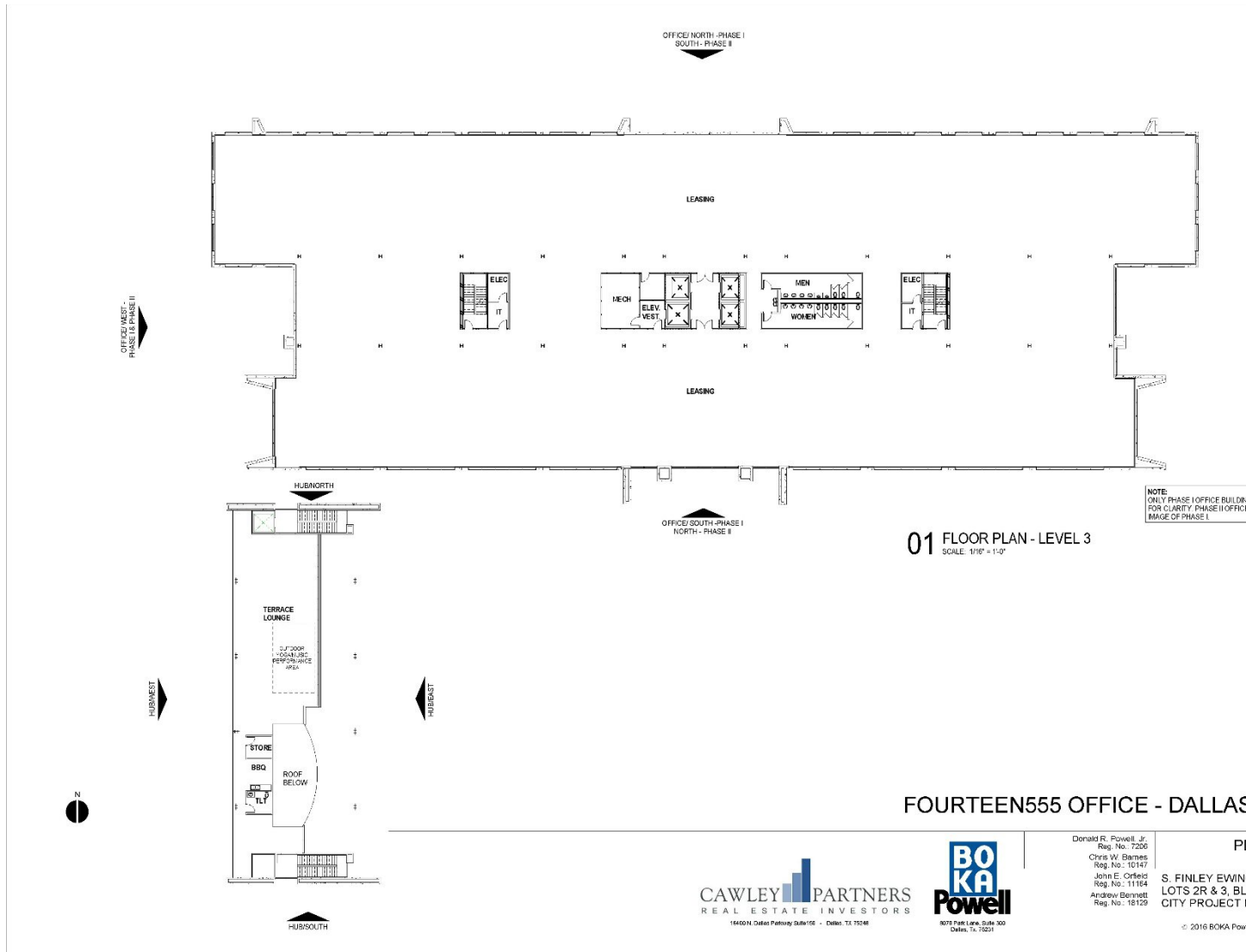
Ordinance No. _____

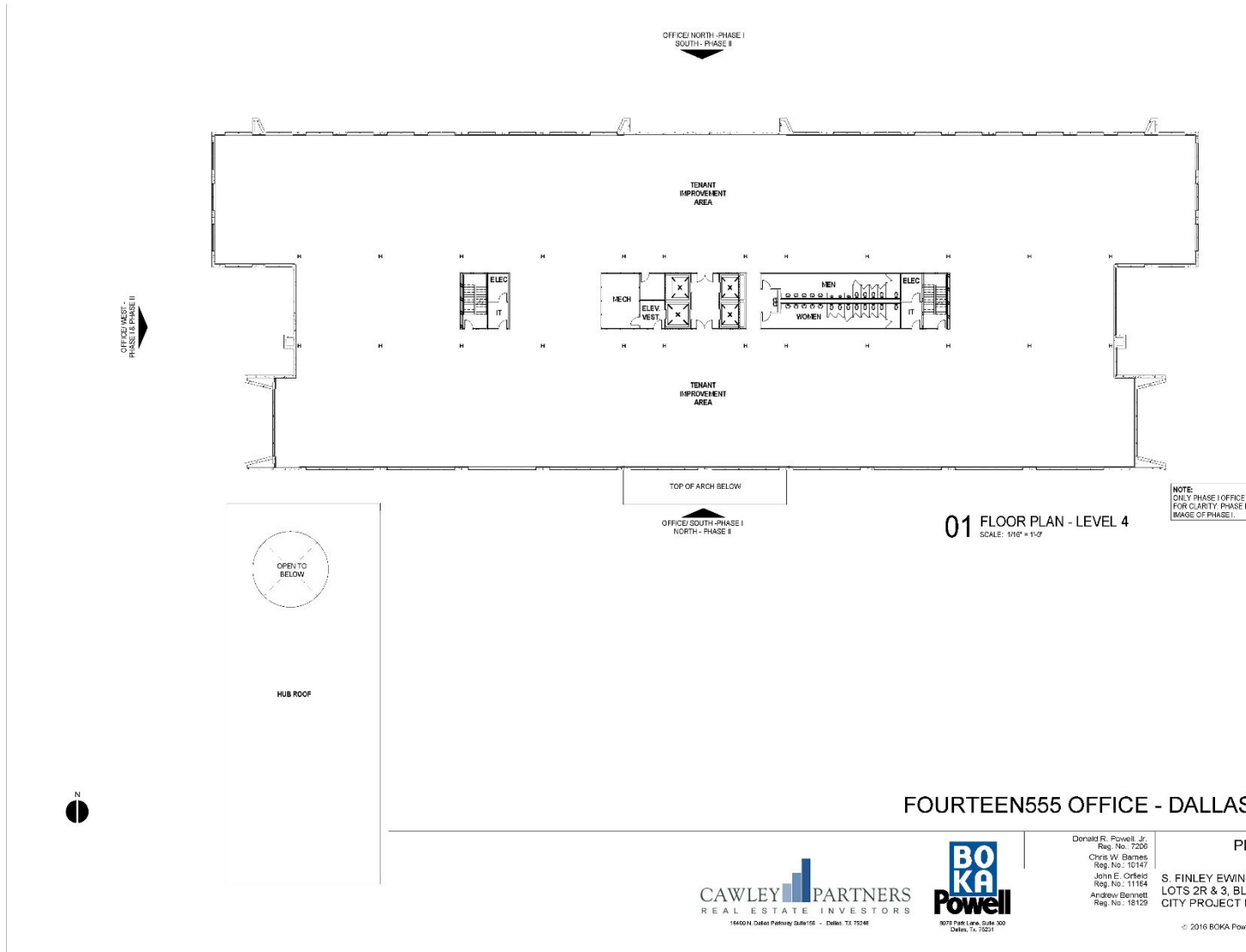












01 FLOOR PLAN - LEVEL 4
SCALE: 1/8" = 1'-0"

NOTE: ONLY PHASE I OFFICE FOR CLARITY. PHASE II IMAGE OF PHASE I.

FOURTEEN555 OFFICE - DALLAS

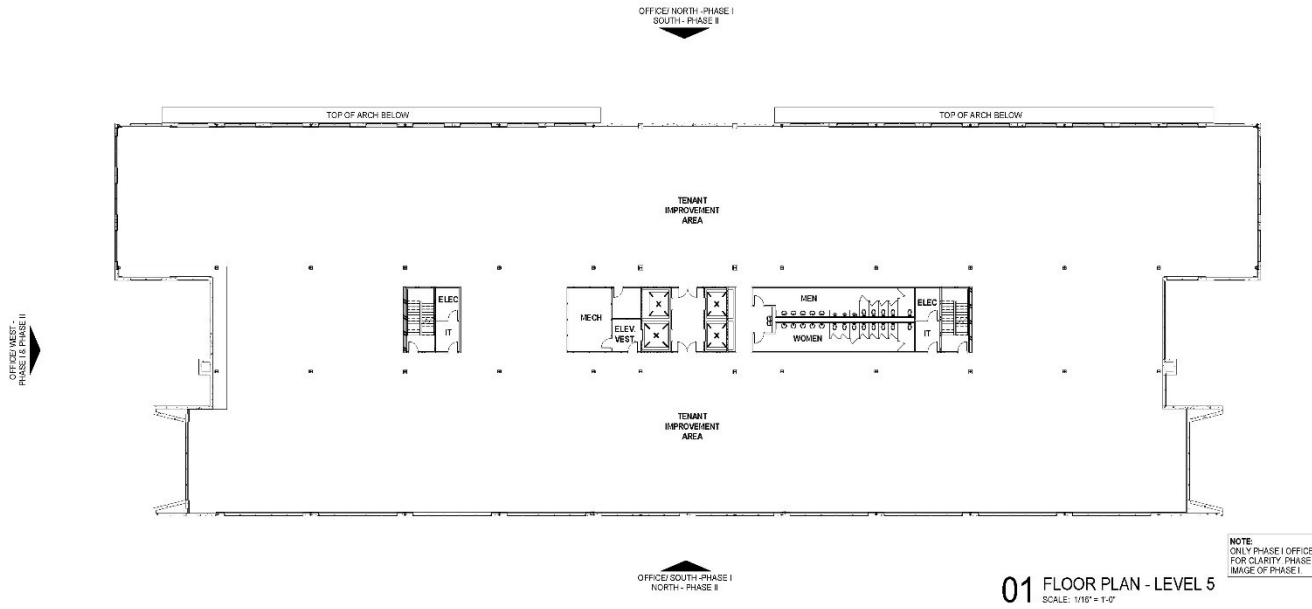
CAWLEY PARTNERS
REAL ESTATE INVESTORS
16450 N. Dallas Parkway Suite 156 • Dallas, TX 75248

BOKA Powell
8078 Park Lane, Suite 300
Dallas, TX 75221

Donald R. Powell, Jr.
Reg. No. 7206
Chris W. Barnes
Reg. No. 10147
John E. Orfield
Reg. No. 11164
Andrew Bennett
Reg. No. 18129

S. FINLEY EWING
LOTS 2R & 3, BLOCK 1
CITY PROJECT

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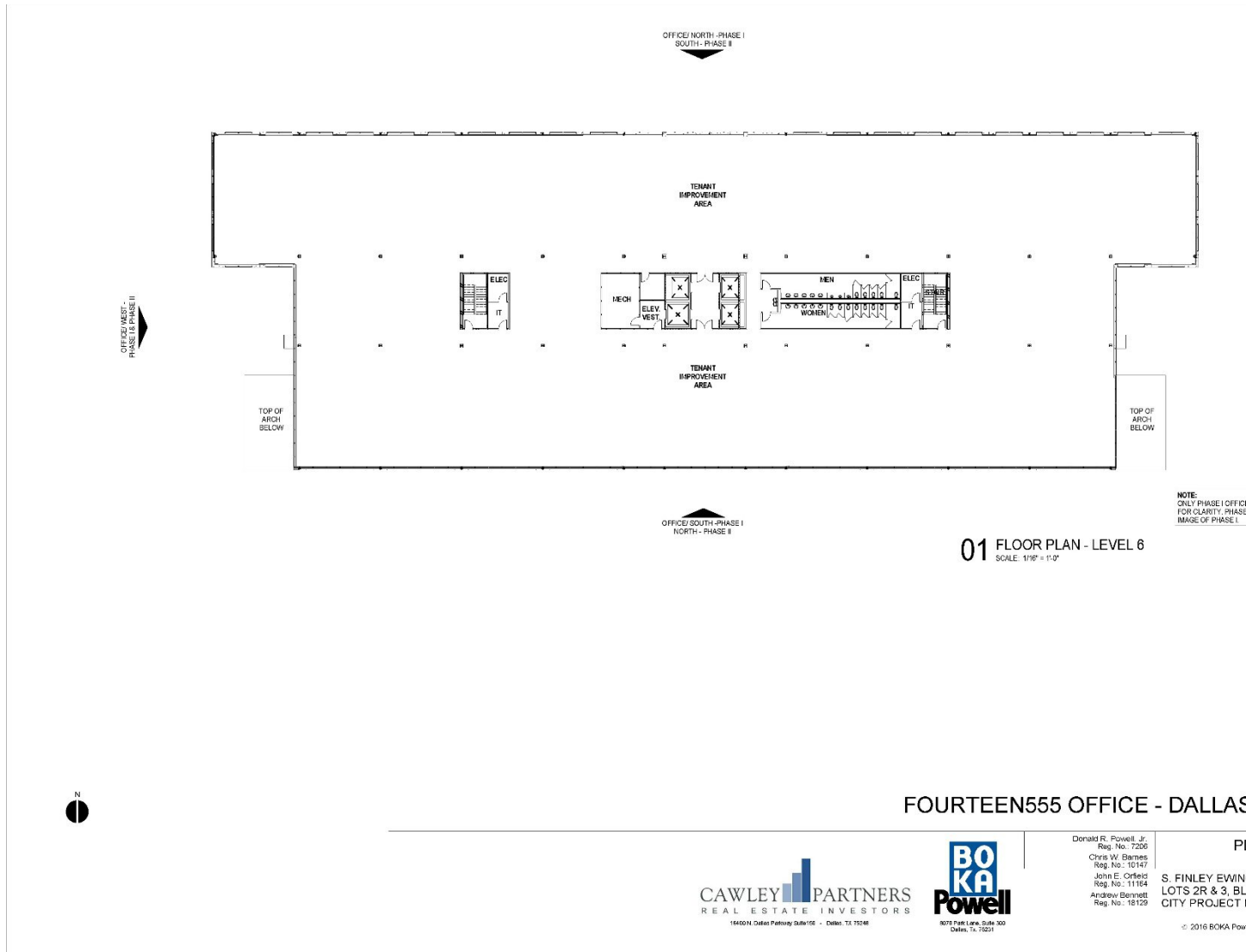
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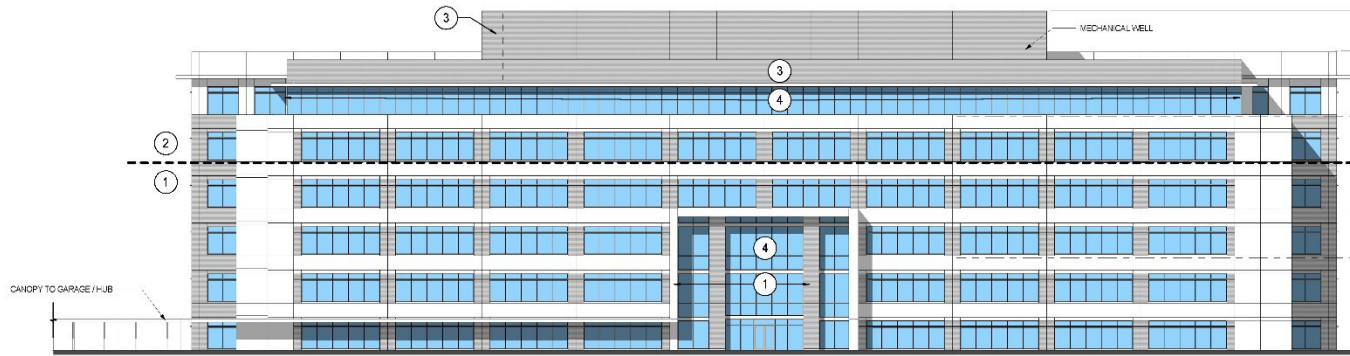
CAWLEY PARTNERS
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16450 N. Dallas Parkway Suite 150 • Dallas, TX 75246

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8078 Park Lane, Suite 300
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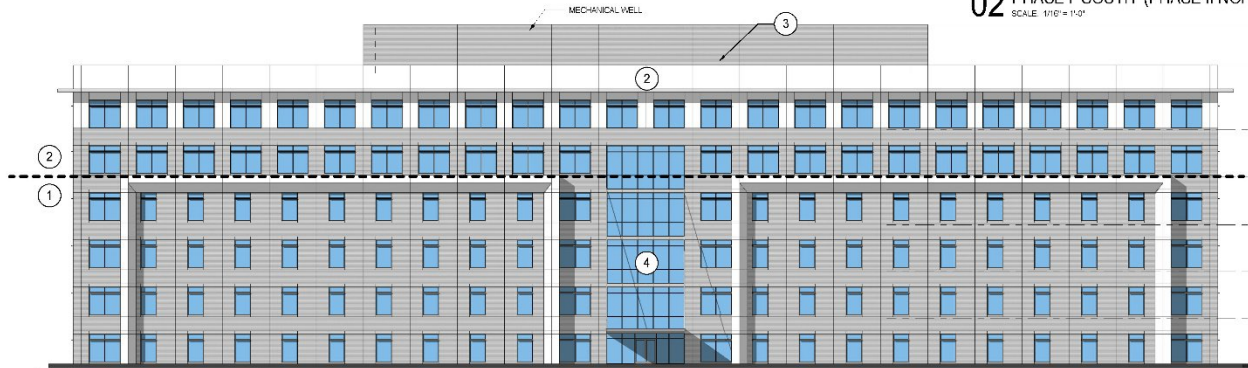
Donald R. Powell, Jr.
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 Chris W. Barnes
 Reg. No.: 10147
 John E. Orfield
 Reg. No.: 11154
 Andrew Bennett
 Reg. No.: 18129

S. FINLEY EWING
 LOTS 2R & 3, BL
 CITY PROJECT

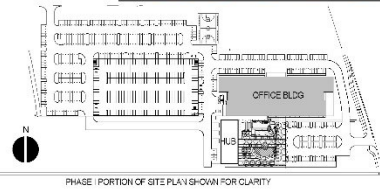
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OFFICE ELEVATION -
02 PHASE I SOUTH (PHASE II NORTH)
SCALE: 1/8" = 1'-0"



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



BUILDING MATERIALS - OFFICE

- ① PAINTED STUCCO CONCRETE PANELS
- ② STUCCO FINISH EXTERIOR SKIN
- ③ CORRUGATED METAL PANEL
- ④ ALUMINUM CURTAIN WALL SYSTEM

FACADE PLAN NOTES

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL STORAGE AREAS AND LOCA* OR SARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. ROOF ACCESS SHALL BE PROVIDED, IF FEASIBLE, UNLESS OTHERWISE PERMITTED BY THE CITY BUILDING OFFICIAL.

FOURTEEN555 OFFICE - DALLAS

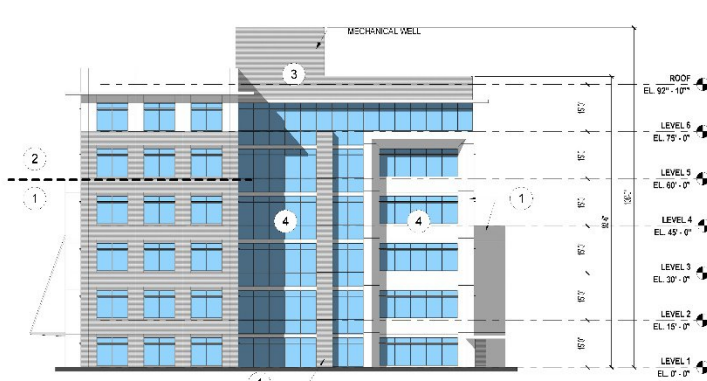
Elevation	East		West		South		North		Total	
	sq. ft.	%	sq. ft.	%	sq. ft.	%	sq. ft.	%	sq. ft.	%
Materials	46,76		59,87		39,71		59,87		206,21	
1 Concrete panel-stucco	3,000	23.75%	3,000	23.75%	20,010	51.83%	20,400	54.46%	46,410	45.80%
2 Exterior panel-stucco	3,637	28.79%	3,637	28.79%	9,024	23.37%	12,517	33.47%	28,895	28.46%
3 Metal Panel	945	7.48%	945	7.48%	4,884	12.13%	2,798	7.44%	9,562	9.24%
4 Aluminum curtain wall glazing	5,050	39.98%	5,050	39.98%	4,889	12.60%	3,737	4.64%	18,726	18.51%
Total	12,632		12,632		38,697		37,462		101,333	



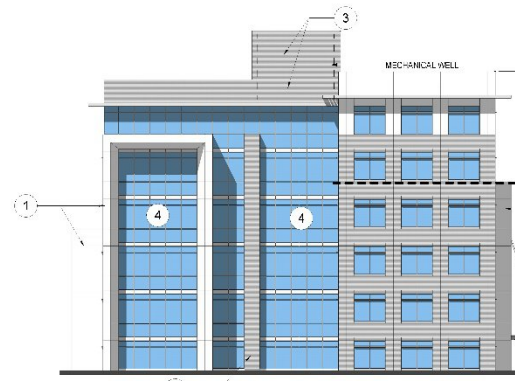
Donald R. Powell, Jr.
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Andrew Bennett
Reg. No.: 18129

S. FINLEY EWIN
LOTS 2R & 3, BL
CITY PROJECT

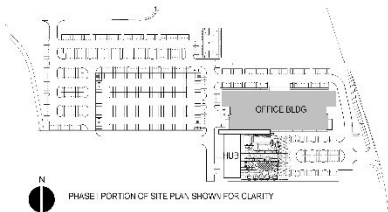
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OFFICE ELEVATION -
02 WEST (PHASE I & PHASE II)
SCALE: 1/8" = 1'-0"



OFFICE ELEVATION -
01 EAST
SCALE: 1/8" = 1'-0"



BUILDING MATERIALS - OFFICE

- 1 PAINTED STUCCO CONCRETE PANELS
- 2 STUCCO FINISH EXTERIOR SKIN
- 3 CORRUGATED METAL PANEL
- 4 ALUMINUM CURTAIN WALL SYSTEM

FACADE PLAN NOTES

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- 2 ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEWS AS REQUIRED BY THE ZONING ORDINANCE.
- 3 WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- 4 ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- 5 ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CITY BUILDING OFFICIAL.

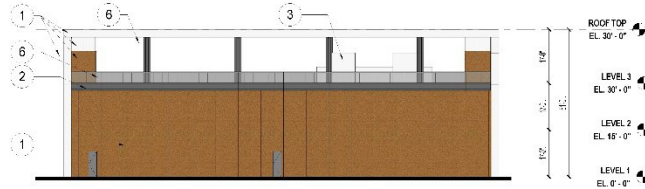
FOURTEEN555 OFFICE - DALLAS

Elevation	East	West	South	North	Total
Materials	59.9	59.7	59.7	59.7	238.0
1 Concrete panel-stucco	3,906	23,726	3,000	23,713	54,345
2 Exterior panel-stucco	5,537	28,795	3,637	28,793	65,762
3 Metal Panel	345	7,436	945	7,463	16,189
4 Aluminum curtain wall glazing	5,350	33,585	5,050	33,533	77,518
Total	12,632	12,632	12,632	12,632	50,528

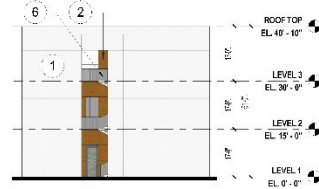


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Reg. No. 11154
Andrew Dettneff
Reg. No. 18129

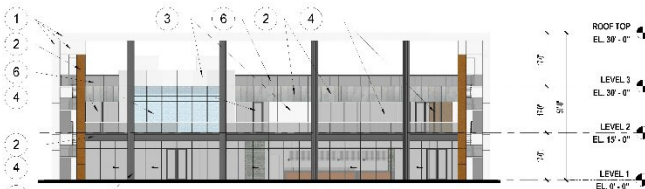
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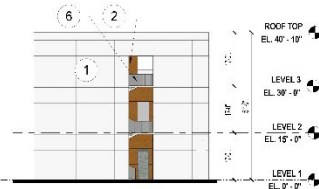
04 HUB - WEST ELEVATION
SCALE: 1/16" = 1'-0"



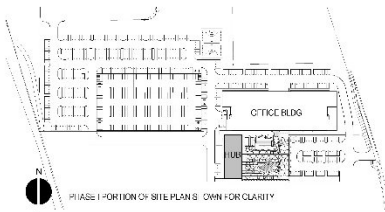
02 HUB - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



03 HUB - EAST ELEVATION
SCALE: 1/16" = 1'-0"



01 HUB - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING MATERIALS - HUB

- 1. CONCRETE PANELS - STUCCO FINISH
- 2. METAL PANEL
- 3. STUCCO
- 4. ALUMINUM WINDOW/WALL SYSTEM
- 5. STEEL STRUCTURE - BUILDING EXTENSION (NOT IN MATERIAL CALCULATION)
- 6. GLASS GUARDRAIL (NOT IN MATERIAL CALCULATION)

FACADE PLAN NOTES

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2. ALL MEDIA VERTICALS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. ROOF ACCESS SHALL BE PROVIDED WITH SHALLOW, UNFINISHED RISERS PERMITTED BY THE CURRENT BUILDING CODE.

FOURTEEN555 OFFICE - DALLAS

Elevation	East		West		South		North		Total	
	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%
1 Concrete panel-Stucco finish	1,663	27%	5,082	90%	2,549	88%	2,549	88%	11,843	67%
2 Metal Panel	937	15%	338	6%	349	12%	349	12%	1,968	11%
3 Stucco	577	9%	250	4%	0%	0%	0%	827	5%	
4 Aluminum window wall glazing	3,045	49%	0%	0%	0%	0%	0%	3,045	17%	
Total	6,217		5,670		2,898		2,898		17,683	



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