

1TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, CREATING PLANNED DEVELOPMENT DISTRICT _____ BASED ON URBAN CENTER (UC) DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS, ON 1.0193 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF QUORUM DRIVE AND EDWIN LEWIS DRIVE, ON APPLICATION FROM ASPRING PROPERTY, LP, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR A 20,050 SQUARE-FOOT OFFICE BUILDING; 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, at its regular meeting held on March 20, 2018, the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1773-Z); 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 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. 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. Planned Development District _____ is hereby established for the 1.0193 acre of land located at the southwest corner of Quorum Drive and Edwin Lewis Drive, and more specifically described in **Exhibit A** attached hereto and incorporated herein (the “Property”), in accordance with all Urban Center (UC), district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following special conditions:

- A. The patio fronting Edwin Lewis Drive must allow for a straight, eight-foot-wide pedestrian path.

- B. The property shall be replatted to dedicate the areas adjacent to the property as either public rights-of-way or as easements allowing for the placement of public sidewalks, utilities and street lights.
- C. The property may be developed with modifications to the Urban Center (UC) design standards for façade materials, building height, building setback and parking requirements as shown on **Exhibit B** attached hereto and incorporated herein.

Section 3. The property shall be improved in accordance with the site plan, floor plan, landscape plans, and building elevations set forth in **Exhibit B**.

Section 4. 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 5. 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 6. 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 7. 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 10th day of April, 2018.

Joe Chow, Mayor

ATTEST:

Christie Wilson, Interim City Secretary

CASE NO: 1773-Z/Western International Offices

APPROVED AS TO FORM:

Ordinance No. _____

Brenda N. McDonald, City Attorney

PUBLISHED ON:

EXHIBIT A

WHEREAS ASPRING PROPERTY, L.P., is the sole owner of a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and being Lot 2, Quorum Centre - East No. 2 Addition, an addition to the Town of Addison according to the plat recorded in Volume 2001188, Page 145, Deed Records, Dallas County, Texas, and being part of that certain tract of land conveyed to Aspring Property, L.P. by deed recorded in Volume 2001127, Page 8936, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for the northwest corner of said Lot 2 on the south right-of-way line of Edwin Lewis Drive (a 60' right-of-way):

THENCE South 89° 35' 00" East, along the south right-of-way line of said Edwin Lewis Drive and the north line of said Lot 2, a distance of 151.97 feet to a copper disc found for corner at the intersection of the south right-of-way line of said Edwin Lewis Drive and the cut-off line between the south right-of-way line of said Edwin Lewis Drive and the west right-of-way line of Quorum Drive (a variable width right-of-way);

THENCE South 44° 56' 47" East, along said cut-off line, a distance of 14.22 feet to a chiseled "X" in concrete found for corner on the west right-of-way line of said Quorum Drive and the east line of said Lot 2;

THENCE along the west right-of-way line of said Quorum Drive and the east line of said Lot 2, the following courses and distances:

South 00° 15' 05" East, a distance of 43.44 feet to a chiseled "X" in concrete found;

South 03° 04' 11" West, a distance of 75.00 feet to a chiseled "X" in concrete found at the beginning of a tangent curve to the right;

In a southwesterly direction along said tangent curve to the right whose chord bears South 07° 49' 37" West, a distance of 39.48 feet, having a radius of 238.00, a central angle of 09° 30' 53" and an arc length of 39.52 feet to a chiseled "X" in concrete found for corner at the beginning of a reverse curve to the left;

In a southwesterly direction along said reverse curve to the left whose chord bears South 06° 10' 00" West, a distance of 53.21 feet, having a radius of 238.00 feet, a central angle of 12° 50' 07" and an arc length of 53.32 feet to a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for corner at the end of said reverse curve to the left;

South 00° 15' 05" East, a distance of 67.56 feet to a chiseled "X" in concrete found for the southeast corner of said Lot 2 and an east corner of Lot 1 of said Quorum Centre - East No. 2 Addition;

EXHIBIT A

THENCE departing the west right-of-way line of said Quorum Drive and along the common lines between said Lot 1 and said Lot 2 the following courses and distances:

North 90° 00' 00" West, a distance of 136.12 feet to a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for corner;

North 45° 07' 33" West, a distance of 14.17 feet to a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for corner;

North 00° 15' 05" West, passing at a distance of 261.45 feet a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found at the northeast corner of said Lot 1, continuing along the west line of said Lot 2 and the south right-of-way line of said Edwin Lewis Drive a total distance of 279.07 feet to the POINT OF BEGINNING and containing 44,398 square feet or 4.019 acres, more or less.

EXHIBIT B