

**TOWN OF ADDISON, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REZONE .98 ACRES OF PROPERTY LOCATED AT 4595 EXCEL PARKWAY FROM PLANNED DEVELOPMENT DISTRICT 595, AS AMENDED BY ORDINANCE 004-043, TO PLANNED DEVELOPMENT DISTRICT \_\_\_\_\_ BASED ON COMMERCIAL-1 (C-1) DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS; 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 May 21, 2019 the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1795-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 .98 acres of land located at 4595 Excel Parkway, and more specifically described in **Exhibit A** attached hereto and incorporated herein (the “Property”), in accordance with all Commercial-1 (C-1) zoning district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following special conditions:

- A. The property may be developed with modifications to the Commercial-1 (C-1) design standards for façade materials as shown in **Exhibit B** attached hereto and incorporated herein.

**Section 3.** The property shall be improved in accordance with the site 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 11<sup>th</sup> day of June, 2019.

\_\_\_\_\_  
Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Irma Parker, City Secretary

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

CASE NO: 1795-Z/BGO Architects

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

**EXHIBIT A**

Being a tract of land situated in the William Lomax Survey, Abstract No. 792, City of Addison, Dallas County, Texas, said being the remaining part of Lot 19 and Lot 5, Block B of Carroll Estates Addition, an Addition to the City of Addison, Dallas County, Texas, according to the map recorded In Volume 10, Page 473, Map Records, Dallas County, Texas, being that same tract of land conveyed to The Sreitfeld Family Limited Partnership by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20070310677, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found at the common Southeast corner of Graymark Addition, an Addition to the City of Addison, Dallas County, Texas, according to the map recorded In Volume 83076, Page 1978, Map Records, Dallas County, Texas and the Northeast corner of The Atrium, an Addition to the City of Addison, Dallas County, Texas, according to the map recorded in Volume 82006, Page 361, Map Records, Dallas County, Texas, said point being on the West right-of-way line of Addison Road (60 foot right-of-way);

THENCE North 89 degrees 50 minutes 15 seconds West, along the North line of said The Atrium, a distance of 591.50 feet to an "X" found at the Northwest corner of said The Atrium and the POINT OF BEGINNING;

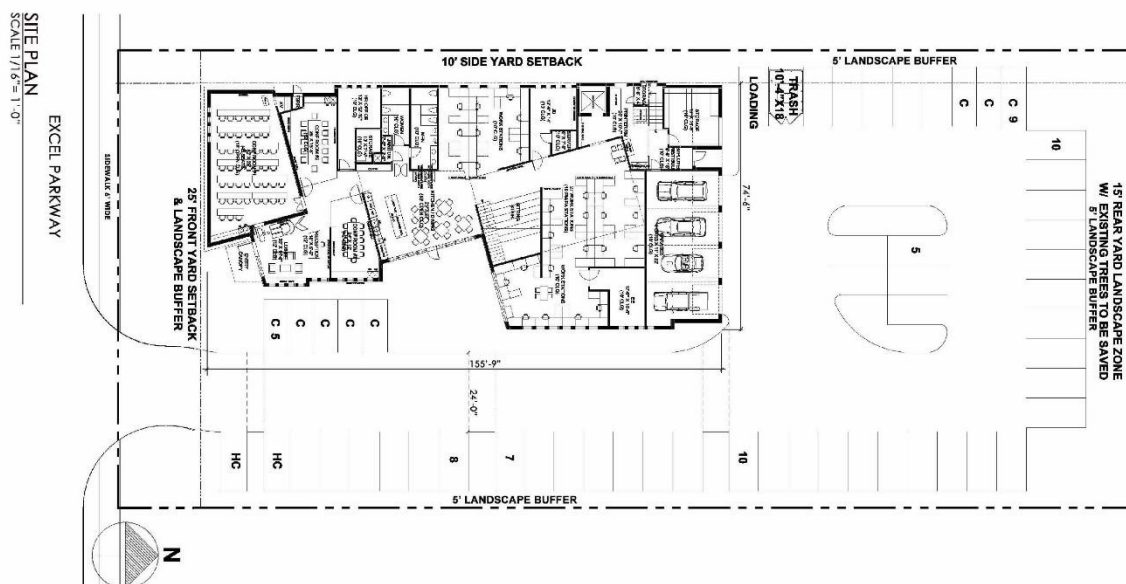
THENCE South 00 degrees 14 minutes 16 seconds East, along the West line of said The Atrium, a distance of 307.75 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the Southwest corner of said The Atrium, said point being on the North right-of-way line of Excel Parkway (60 foot right-of-way);

THENCE North 89 degrees 50 minutes 16 seconds West, along said North right-of-way line of Excel Parkway, a distance of 138.50 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the Southeast corner of Lot 2, Block A of Westgrove/Bent Tree Plaza Addition, an Addition to the City of Addison, Dallas County, Texas, according to the map recorded in Volume 2002096, Page 25, Map Records, Dallas County, Texas;

THENCE North 00 degrees 14 minutes 16 seconds West, along the West line of said Lot 2, Block A, a distance of 307.75 feet to a 1/2 inch pipe found at the Northeast corner of said Lot 2, Block A, said point being on the South line of Bent Tree Gardens Addition II, an Addition to the City of Addison, Dallas County, Texas, according to the map recorded in Volume 2002096, Page 25, Map Records, Dallas County, Texas;

THENCE South 89 degrees 50 minutes 15 seconds East, along said South line of Bent Tree Gardens Addition II, a distance of 138.50 feet to the POINT OF BEGINNING and containing 42,622 square feet or 0.98 of an acre of land.

## EXHIBIT B



PARKING ANALYSIS		TOTAL PROVIDED
PARKING REQUIRED		12,64/300
PARKING PROVIDED		43
TOTAL PARKING PROVIDED		58
REGULAR		50
COMPACT		8

EXISTING ZONING	COMMERCIAL 1 WHICH ALLOWS OFFICE
PROPOSED ZONING	PD
PROPOSED USE	OFFICE BUILDING
LOT AREA	42,822 SF FT 0.96 ACRES
BUILDING HEIGHT	2 STOREY BUILDING MAX HEIGHT 22'-2"
PARKING	1/200 GROSS SF
SQUARE FOOTAGE IMPERVIOUS SURFACE	APPROX. 31,022 SF

BUILDING S.F.	TOTAL PROVIDED
GROUND LEVEL:	8,225 SF
MEZZANINE LEVEL:	3,122 SF
GARAGE/ STORAGE:	1,407 SF
TOTAL AC:	11,347 SF
OVERALL:	12,754 SF

	ACTION	DENIED
STAFF	_____	_____
COUNCIL	_____	_____

APPLICANT	NAME	ADDRESS	PHONE	SURVEYOR/ ENGINEER
	HEDK REAL ESTATE LLC	4202 BATTWAY DR	2145202872	P/E ENGINEER

PROPOSED SUBDIVISION NAME: \_\_\_\_\_  
CARROLL ESTATES ADDITION \_\_\_\_\_

BLOCK _____	LOT _____	LOT 5.1.9
DENIGATION _____	NUMBER _____	
ACREAGE 778 _____	ABSTRACT/ _____	
TOWN PROJECT _____	SURVEY _____	
NUMBER _____		

PREPARATION DATE: 5/14/19

### SITE PLAN NOTES

1. After review, the site plan will require Town approval and will require amendments to any corresponding plans to avoid conflict between plans.
2. Open storage, where permitted, will be screened in.
3. The applicant will be required to provide a site plan showing:
  - a. Conditions on the lot during the last 1,000 years (well or spring on a lot that was once cultivated, the applicant included throughout all stages. Alternative site protection measures may be approved by the Board.)
  - b. Any development.
  - c. Any proposed lot line.
4. All historic and historic land held by the town on the site plan and any subject to future inspection Division approval.

REVISIONS

5/14/18

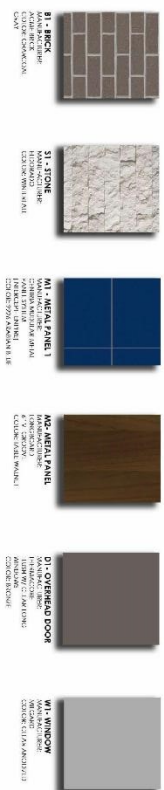
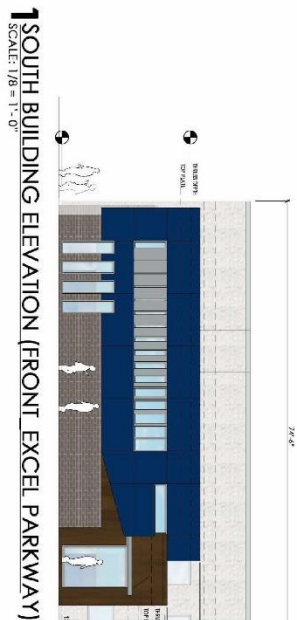
REGISTERED  
OFFICE OF LAND & NATURAL RESOURCES  
STATE OF TEXAS  
245  
LAYS

4595 EXCEL PARKWAY  
ADDISON, TX.

DATE 05-14-2013  
PROJECT 19100  
SHEET NUMBER A1-01



EXHIBIT B



ELEVATION MATERIAL CALLS

ELEVATION ORIENTATION	SOUTH		EAST	
	TOTAL S.F.	% MATERIAL EXCLUDING GLAZING	TOTAL S.F.	% MATERIAL EXCLUDING GLAZING
METAL PANEL	485 S.F.	53%	769 S.F.	17%
BRICK	243 S.F.	21%	349 S.F.	8%
GLAZING AND/OR DOOR/WINDOWS	335 S.F.	28%	947 S.F.	22%
TOTAL AREA MATERIAL EXCLUDING GLAZING	1,063 S.F.		2,065 S.F.	
TOTAL AREA GLAZING	1,283 S.F.		4,295 S.F.	

FACADE PLAN NOTES

1. The facade plan is a conceptual representation only. It is not intended to be a final design. The final design will be determined by the architect and the client.
2. The facade plan is a conceptual representation only. It is not intended to be a final design. The final design will be determined by the architect and the client.
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4. The facade plan is a conceptual representation only. It is not intended to be a final design. The final design will be determined by the architect and the client.

BUILDING KEY PLAN



APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

STAFF \_\_\_\_\_ COUNCIL \_\_\_\_\_

AFFICANT: HENK REAL ESTATE LLC  
NAME: 4202 BELTWAY DR  
ADDRESS: 2142008878  
PHONE: PKE ENGINEER  
SURVEYOR/ENGINEER

PROPOSED SUBDIVISION NAME: CARROLL ESTATES ADDITION  
BLOCK: \_\_\_\_\_ LOT: 54.19  
DESIGNATION: \_\_\_\_\_ NUMBER: \_\_\_\_\_  
ACREAGE: .72 ABSTRACT: \_\_\_\_\_  
TOWN PROJECT: \_\_\_\_\_ NUMBER: \_\_\_\_\_

PREPARATION DATE: 5/6/19

4595 EXCEL PARKWAY  
ADDISON, TX.

BGO ARCHITECTS  
4595 EXCEL PARKWAY  
ADDISON, TX 75010  
DATE: 08-08-2019  
PROJECT: 18100  
SHEET NUMBER: A4-00

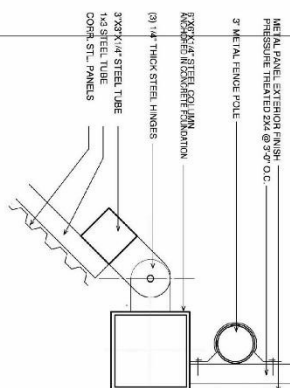
REVISIONS  
08/19

ORDINANCE NO. \_\_\_\_\_

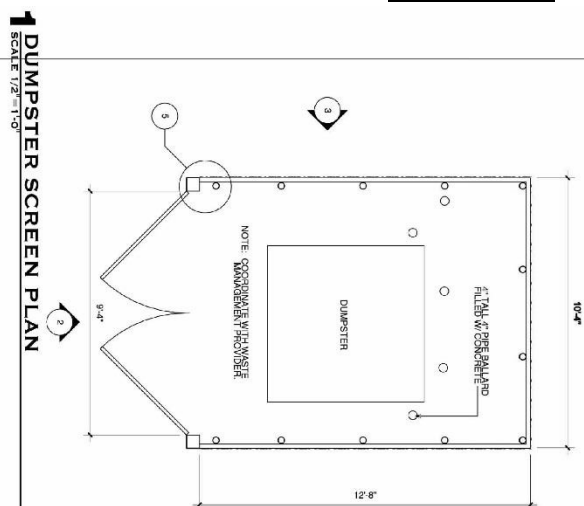




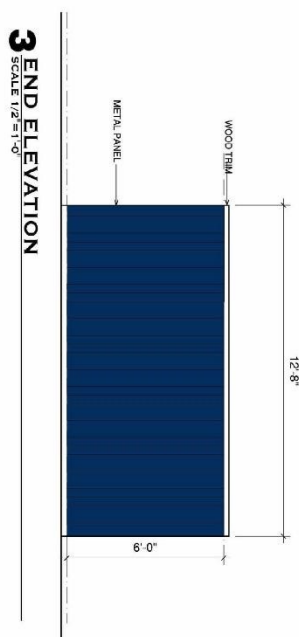
## **EXHIBIT B**



## 5 GATE HINGE DETAIL



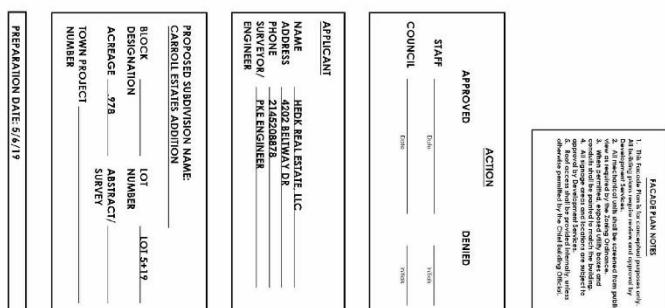
# 1 DUMPSTER SCREEN PLAN



### 3 END ELEVATION



## 2 FRONT ELEVATION



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4595 EXCEL PARKWAY  
ADDISON, TX.

DATE: 06-06-2018  
PROJECT: 4595 Parkway, One  
Addison, TX 75001  
19100  
SHEET NUMBER: A4-02

REVISIONS  
5810

ARCHITECTS  
BGO

4595 Parkway, One  
Addison, TX 75001  
19100  
SHEET NUMBER: A4-02



**EXHIBIT B**

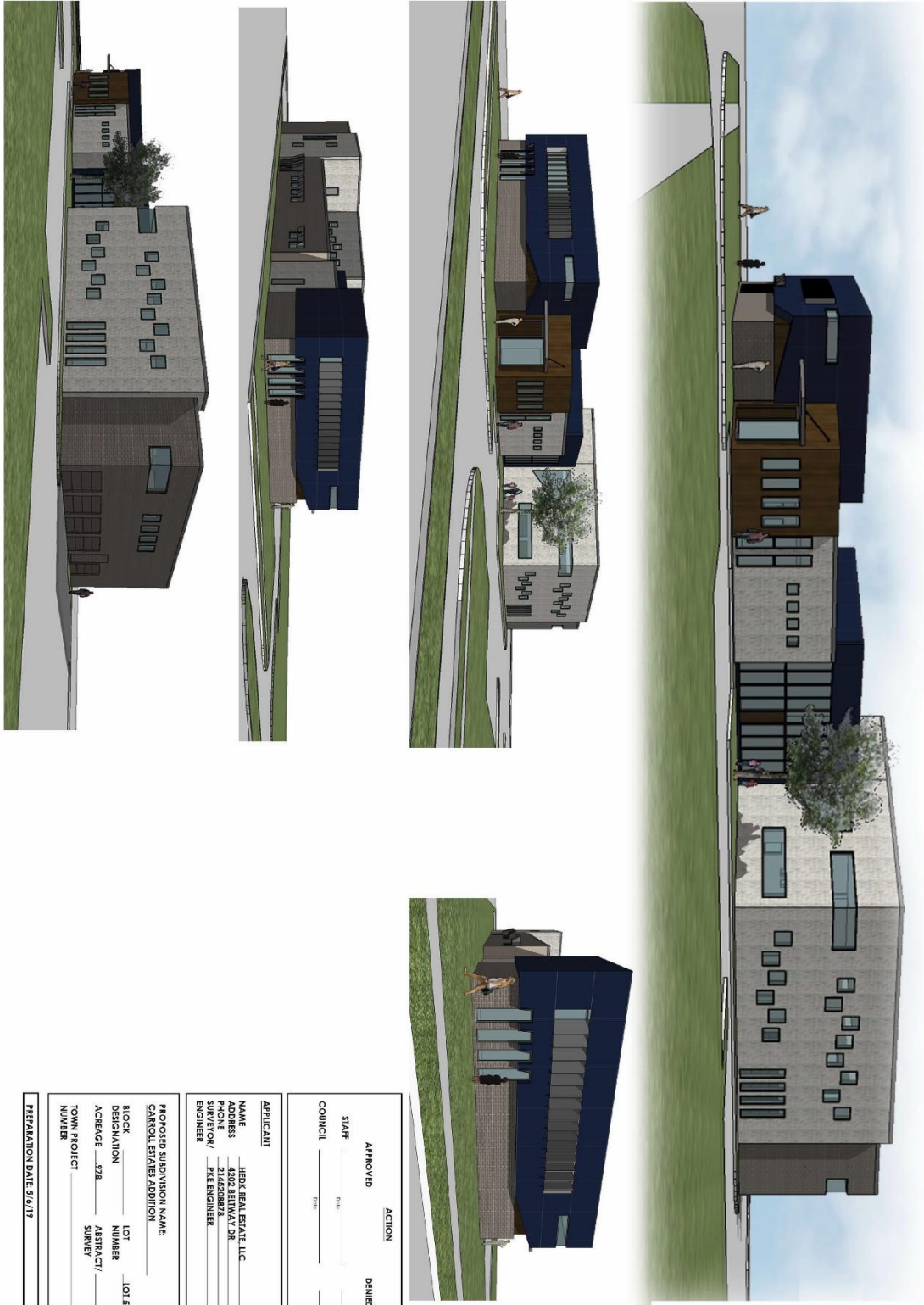


## 4595 EXCEL PKWAY. ELEVATION &amp; MATERIAL BOARD

ADDISON, TEXAS

[illegible]

# EXHIBIT B



<b>APPROVED</b> _____ <b>ACTION</b> _____ <b>DENIED</b> _____ <b>STAFF</b> _____ <b>DATE</b> _____ <b>FILED</b> _____ <b>COUNCIL</b> _____ <b>CODE</b> _____ <b>FILED</b> _____	
<b>APPLICANT</b> NAME _____ <b>HDX REAL ESTATE, LLC</b> ADDRESS _____ <b>4592 BELTWAY DR.</b> CITY _____ <b>ADDISON, TX</b> STATE _____ <b>TX</b> ZIP _____ <b>75001</b> ENGINEER _____ <b>FILE ENGINEER</b>	
<b>PROPOSED SUBDIVISION NAME:</b> _____ <b>CARROLL ESTATES ADDITION</b> <b>BLOCK</b> _____ <b>LOT</b> _____ <b>LOT 5-19</b> <b>DESIGNATION</b> _____ <b>NUMBER</b> _____ <b>ACREAGE</b> _____ <b>7.78</b> <b>ASIRPACT/</b> _____ <b>TOWN PROJECT</b> _____ <b>34KCT</b> _____ <b>NUMBER</b> _____	
<b>PREPARATION DATE:</b> 5/6/17	

<b>4595 EXCEL PARKWAY</b> <b>ADDISON, TX.</b>		<b>REVISIONS</b> 5/6/17		
<b>BGO ARCHITECTS</b> 4595 Excel Parkway Addison, TX 75001 (972) 382-1111		<b>DATE</b> _____ <b>PROJECT</b> _____ <b>19100</b>		<b>ARCHITECT</b> <b>19100</b>

## EXHIBIT B

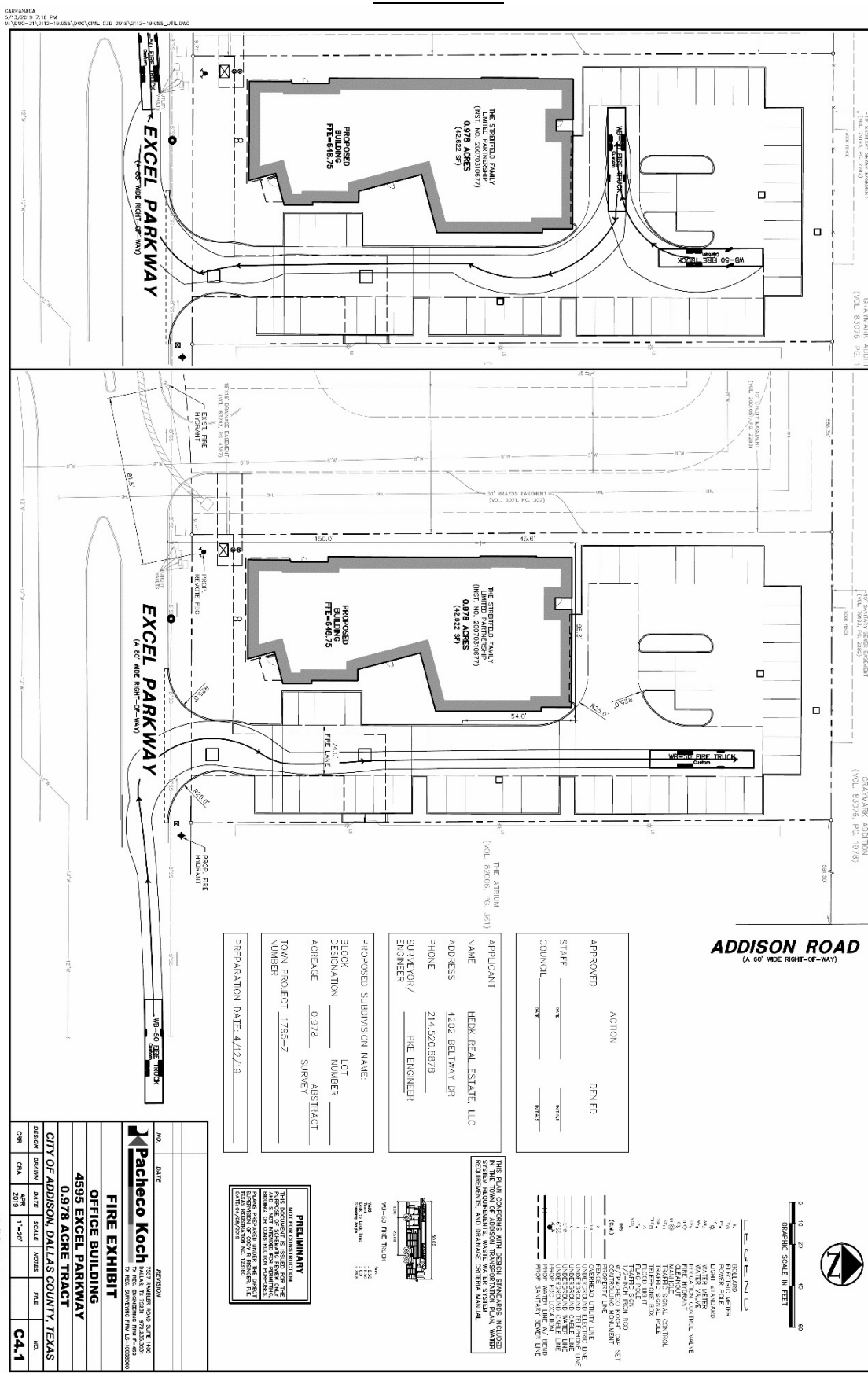
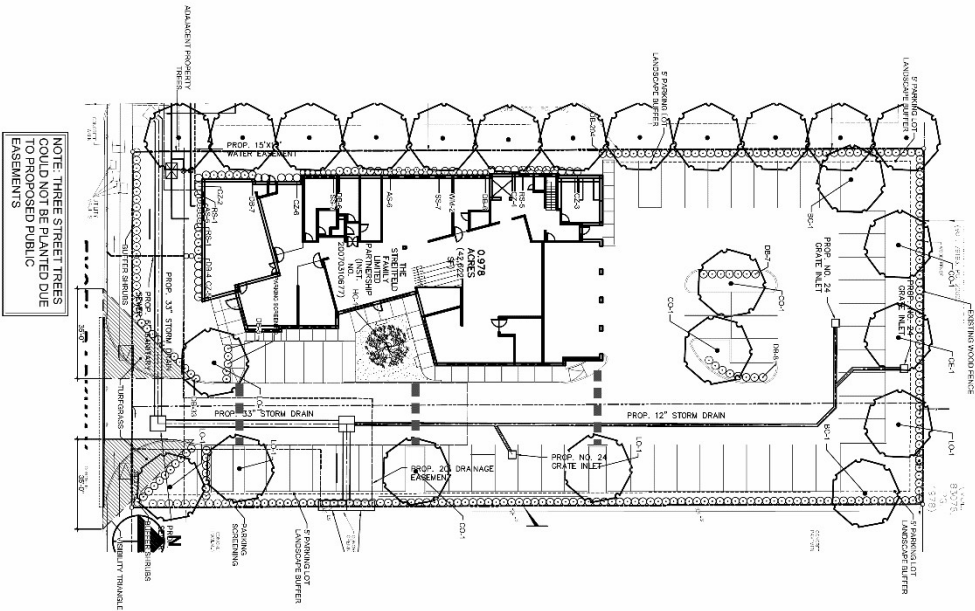
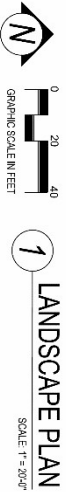


EXHIBIT B



LANDSCAPE REQUIREMENTS		
GROSS SITE AREA 42,623 SF		
LANDSCAPE COVERAGE		
REQUIRED 20% OF NET SITE AREA		
PROVIDED 20% OF 42,623 SF = 8,525 SF		
STREET LANDSCAPE BUFFER		
REQUIRED .75' WIDE LANDSCAPE BUFFER ALONG THE PERIMETER OF A LOT		
PROVIDED 11,601 SF = 11,601 SF - 42,623 SF = 27.2%		
OFF-STREET LOADING SPACES		
REQUIRED OFF-STREET LOADING SPACES SHALL BE SCREENED FROM ALL PUBLIC AND PRIVATE STREETS		
PROVIDED 11,601 SF = 11,601 SF - 42,623 SF = 27.2%		
PARKING LOT SCREENING		
REQUIRED OFF-STREET LOADING SPACES SHALL BE SCREENED FROM ALL PUBLIC AND PRIVATE STREETS		
PROVIDED 11,601 SF = 11,601 SF - 42,623 SF = 27.2%		
PERIMETER PARKING LOT LANDSCAPING		
REQUIRED .75' WIDE LANDSCAPE BUFFER ALONG THE PERIMETER OF A LOT		
PROVIDED 11,601 SF = 11,601 SF - 42,623 SF = 27.2%		
PARKING LOT INTERIOR LANDSCAPING		
REQUIRED 5% OF THE INTERIOR PARKING AREA IS TO BE PLANTED		
PROVIDED 10,440 SF		



LANDSCAPE PLAN

PROPERTY OWNER: BGO

APPLICANT: BGO, INC. ARCHITECT, LLC

DATE: 04-11-2019

PLANT SCHEDULE		
PLANT NAME	COMMON NAME	QUANTITY
1. SHADY TREES		
1.1. Shady Tree	Shady Tree	1
1.2. Shady Tree	Shady Tree	1
1.3. Shady Tree	Shady Tree	1
1.4. Shady Tree	Shady Tree	1
1.5. Shady Tree	Shady Tree	1
1.6. Shady Tree	Shady Tree	1
1.7. Shady Tree	Shady Tree	1
1.8. Shady Tree	Shady Tree	1
1.9. Shady Tree	Shady Tree	1
1.10. Shady Tree	Shady Tree	1
1.11. Shady Tree	Shady Tree	1
1.12. Shady Tree	Shady Tree	1
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1.98. Shady Tree	Shady Tree	1
1.99. Shady Tree	Shady Tree	1
1.100. Shady Tree	Shady Tree	1

4595 EXCEL PARKWAY

Office Building in Addison, TX

BGO ARCHITECTS

4595 EXCEL PARKWAY

ADDISON, TX 76010

817-440-1709

bgoarchitects.com

DATE: 04-11-2019

PROJECT: 1795-Z

ARCHITECT: BGO

LANDSCAPE PLAN

REVISIONS

NO.	DESCRIPTION
1	Initial Design
2	Revised Design
3	Final Design