

**TOWN OF ADDISON, TEXAS**

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

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REZONE 0.57 ACRES OF PROPERTY LOCATED AT 4901 ARAPAHO ROAD FROM PLANNED DEVELOPMENT DISTRICT O04-048, TO A NEW PLANNED DEVELOPMENT DISTRICT \_\_\_\_\_ BASED ON URBAN CENTER (UC) DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS FOR A 5-STORY COMMERCIAL 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 October 20, 2020 the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1809-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 .57 acres of land located at 4901 Arapaho Road, and more specifically described in **Exhibit A** attached hereto and incorporated herein (the “Property”), in accordance with all Urban Center (UC) zoning district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following modifications:

- A. Residential uses, including multi-family, are prohibited.
- B. Building setbacks shall comply with the Urban Center (UC) standards except for along Edwin Lewis Drive, where the building shall be setback a minimum of three feet from the edge of the side walk.

- C. Minimum parking requirements shall be reduced by ten (10) percent due to the site's adjacency to the Addison Transit Center.
- D. Minimum parking requirements shall be calculated based on net useable square footage rather than gross square footage.

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

- A. The second floor shall be constructed in such manner that will allow accommodation of future conversion to a parking garage and the parking lift to access the second-floor parking garage shall meet the requirements contained in the Fire Code adopted by the Town, as amended.

**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 10<sup>th</sup> day of November 2020.

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

ATTEST:

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

Case No. 1809-Z/Baumann Building

CASE NO:

1809-Z/Baumann Building

APPROVED AS TO FORM:

---

Brenda N. McDonald, City Attorney

PUBLISHED ON:

---

**EXHIBIT A**

BEGINNING at a "+" cut found at the Southwest corner of Lot 1, Block A of the Wingate Inn of Addison Addition, recorded in volume 99074, Page 10 in the GW Fisher Survey, Abstract 482, Located in the Town of Addison, Dallas, County, Texas;

THENCE N, 0 deg 25 min. 13 sec W, parallel with tract 1.5 of A tract land described by instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, page 3192 of the Deed of Records, Dallas County Texas for a length of 127.2 feet to a "+" cut found at the South Right of Way of Arapaho Road;

THENCE, continuing with said Right of Way line and with said curve to the right, the chord of which is N 63 deg. 15 min. 32 sec. E with a distance of 65.11 ft, the radius is 778 ft., a distance of 65.13 ft. to a "+" cut found at the P. T. of said curve to the left;

THENCE, continuing with said Right of Way line N 65 deg. 39 min. 26 sec. E, continuing for a length of 84.74 feet;

THENCE, leaving said Right of Way S 13 deg. 21 min. 3 sec. W, continuing for a length of 172.69 feet to the North Right of Way line of Edwin Lewis Drive;

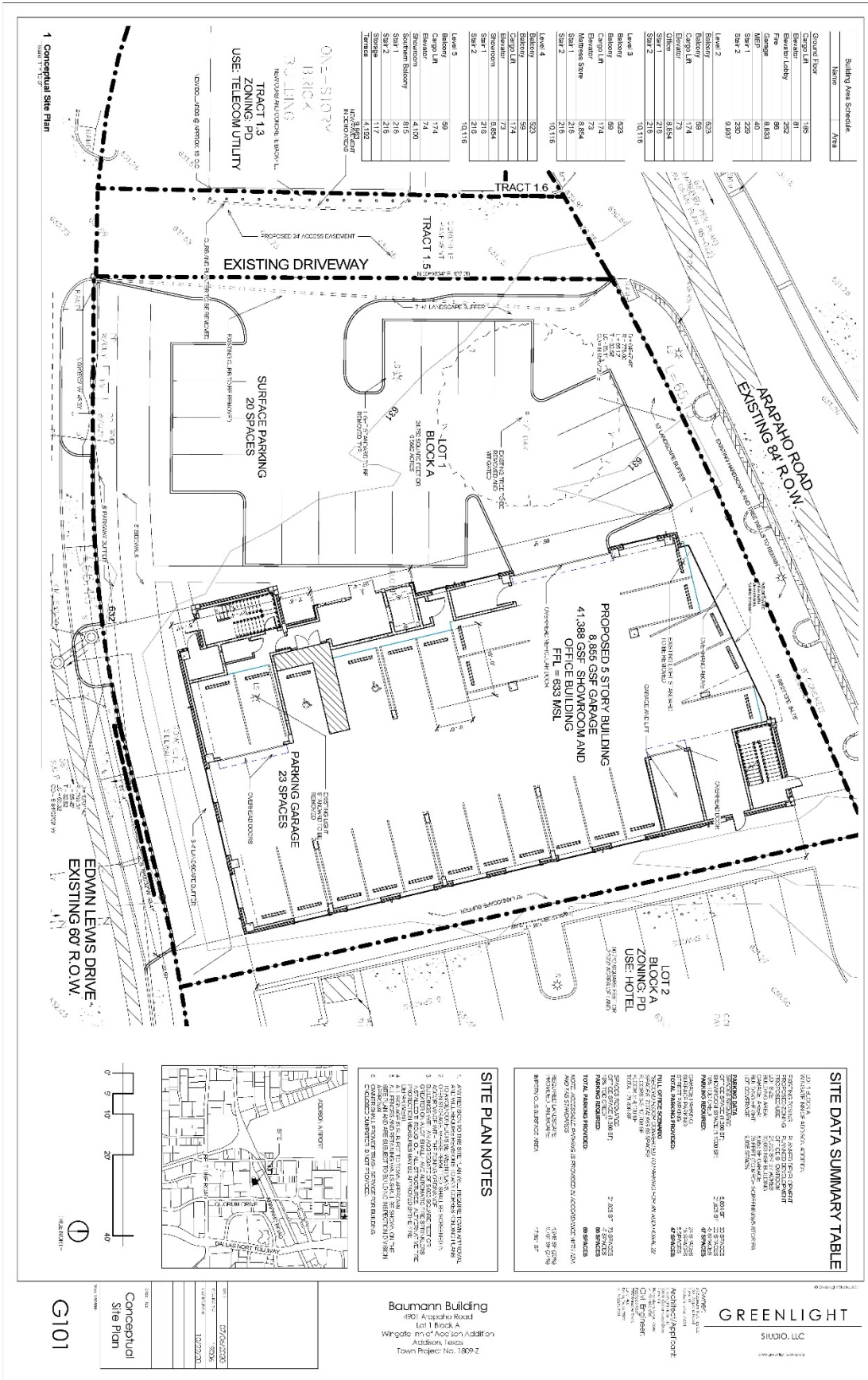
THENCE, continuing with said Right of Way line and with said curve to the left, the chord of which is S 77 deg. 44 min. 55 sec. W with a distance of 22.58 ft, the radius is 359.31 ft., a distance of 22.58 ft. to a 5/8" Iron Rod Found;

THENCE, continuing with said Right of Way line S 75 deg. 23 min. 45 sec. W, a distance of 43.41 ft. to a 1/2" Iron Rod Found;

THENCE, continuing with said Right of Way line and with said curve to the right, the chord of which is S 83 deg. 27 min. 22 sec. W with a distance of 65.32 ft, the radius is 299.31 ft., a distance of 65.45 ft.;

THENCE N continuing with said Right of Way line S 89 deg. 43 min. 31 sec. W, continuing for a length of 45.33 feet to the Point of Beginning, containing 34,752 square feet or .57 Acres of Land.

### EXHIBIT B



Building Area Schedule

Name	Area
Ground Floor	1,158
Basement	81
Basement Lobby	252
Fire	98
MEP	40
SM#1	229
SM#2	230
Level 2	9,387
Basement	623
Basement	69
Basement	72
Basement	6,854
SM#1	218
SM#2	218
Level 3	218
Basement	623
Basement	69
Basement	72
Basement	6,854
SM#1	218
SM#2	218
Level 4	218
Basement	623
Basement	69
Basement	72
Basement	6,854
SM#1	218
SM#2	218
Level 5	218
Basement	623
Basement	69
Basement	72
Basement	6,854
SM#1	218
SM#2	218
Level 6	218
Basement	623
Basement	69
Basement	72
Basement	6,854
SM#1	218
SM#2	218
Level 7	218
Basement	623
Basement	69
Basement	72
Basement	6,854
SM#1	218
SM#2	218
Level 8	218
Basement	623
Basement	69
Basement	72
Basement	6,854
SM#1	218
SM#2	218

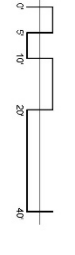
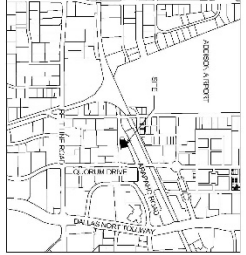
1 Conceptual Site Plan  
Scale: 1" = 10'

**SITE DATA SUMMARY TABLE**

LOT 1 AREA	10,153.54 SQ. FT.
LOT 2 AREA	10,153.54 SQ. FT.
TOTAL LOT AREA	20,307.08 SQ. FT.
TOTAL GARAGE PROVIDED	43 SPACES
TOTAL OFFICE SQUARE FOOTAGE	41,388 SQ. FT.
TOTAL GARAGE SQUARE FOOTAGE	10,153.54 SQ. FT.
TOTAL OFFICE SQUARE FOOTAGE PER LOT	20,694 SQ. FT.
TOTAL GARAGE SQUARE FOOTAGE PER LOT	5,076.77 SQ. FT.
TOTAL OFFICE SQUARE FOOTAGE PER GARAGE SPACE	950 SQ. FT.
TOTAL GARAGE SQUARE FOOTAGE PER GARAGE SPACE	236.5 SQ. FT.

**SITE PLAN NOTES**

1. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.



G101

Conceptual Site Plan  
Scale: 1" = 10'

Baumann Building  
601 Arapaho Road  
Lot 1 Block A  
Wingate Inn of Aspen Addition  
Town Project No. 1809-Z

Architect/Architect  
Greenlight Studio, LLC  
1000 14th Street, Suite 100  
Aspen, CO 81611  
970.925.1234  
www.greenlightstudio.com

**GREENLIGHT**  
STUDIO, LLC



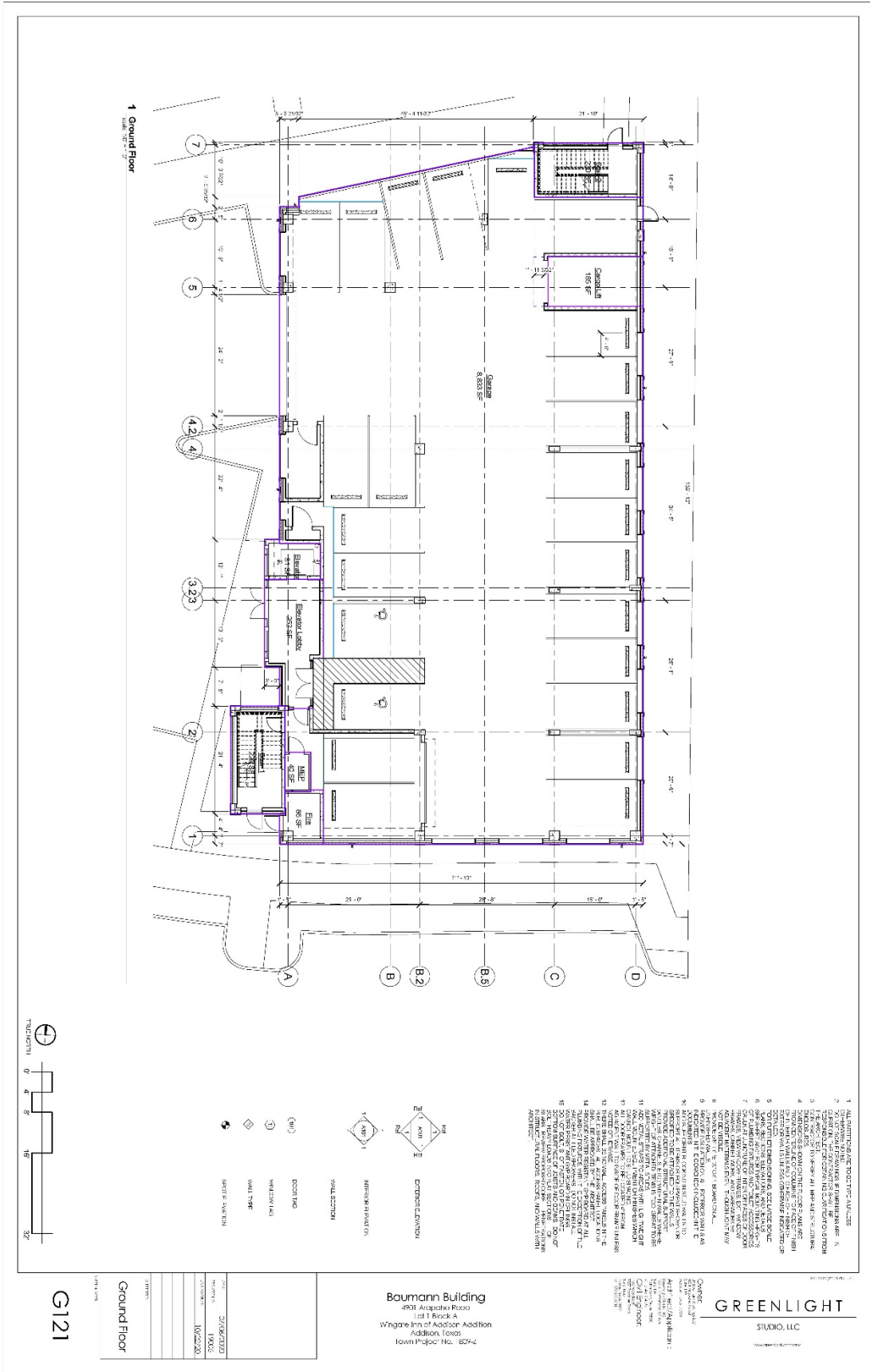








**EXHIBIT B**

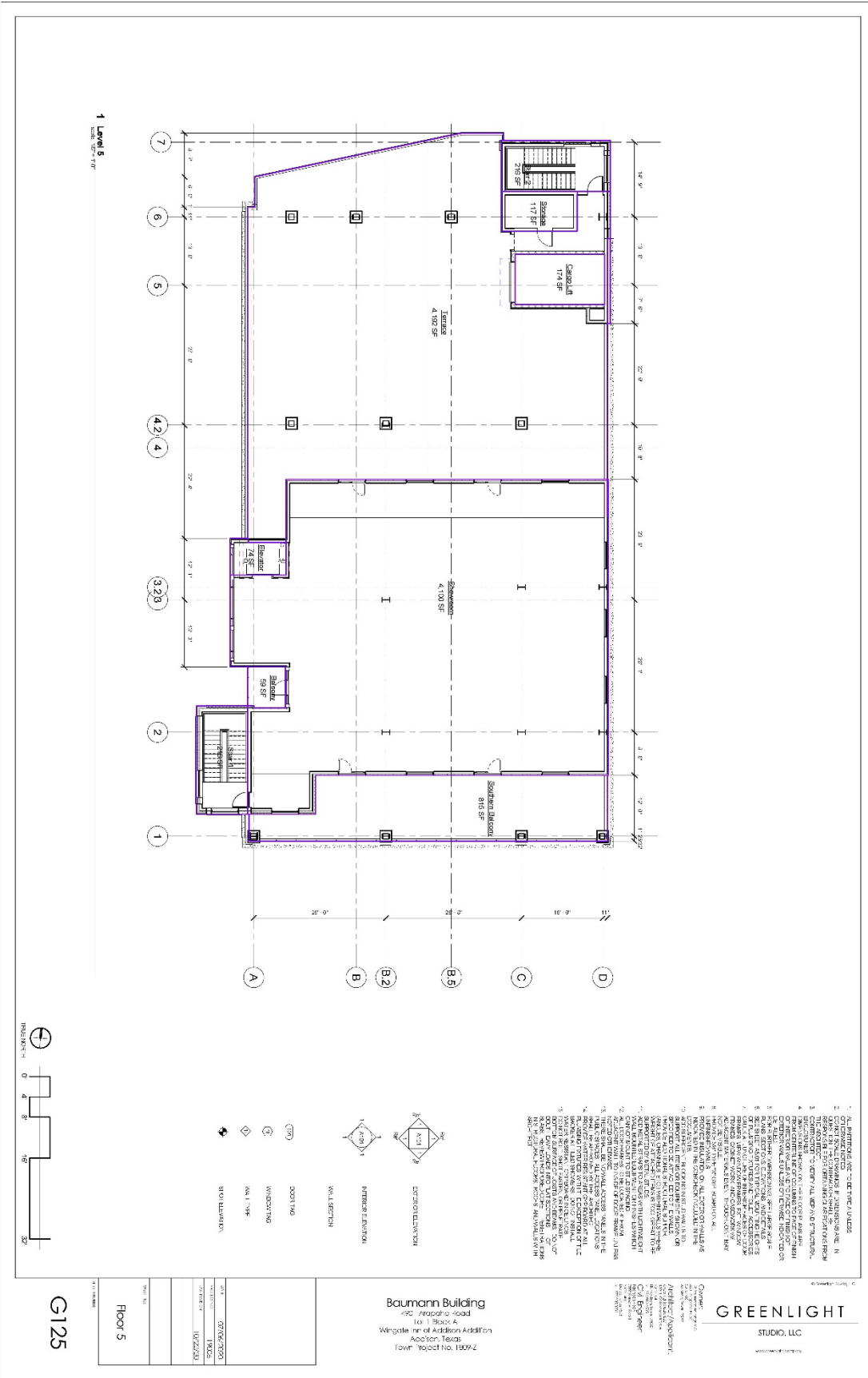






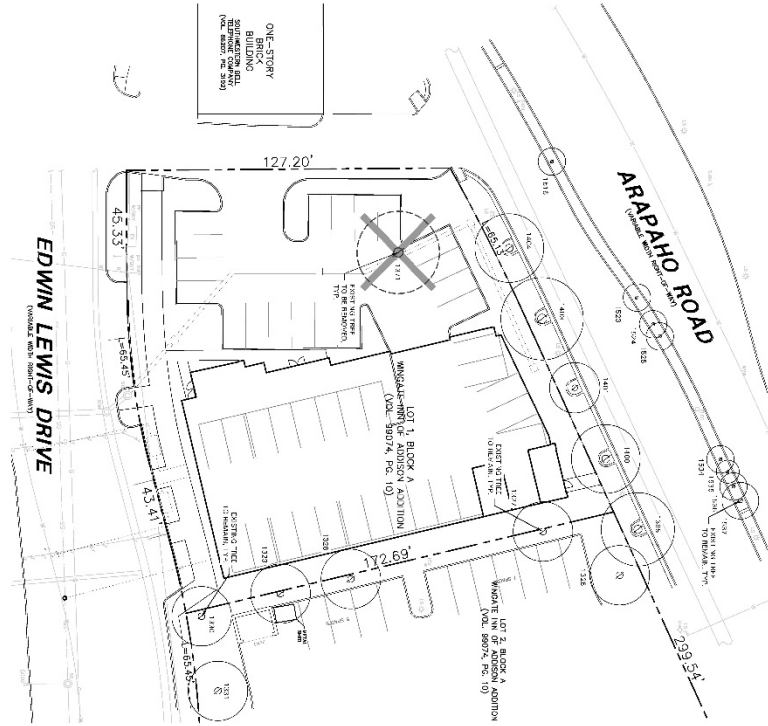


**EXHIBIT B**

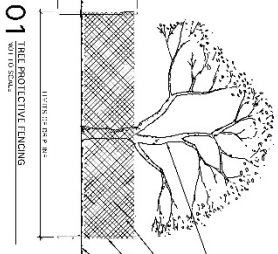




**EXHIBIT B**



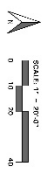
NO.	DATE	DESCRIPTION	BY
1	10/1/18	PRELIMINARY	...
2	10/1/18	...	...
3	10/1/18	...	...
4	10/1/18	...	...
5	10/1/18	...	...
6	10/1/18	...	...
7	10/1/18	...	...
8	10/1/18	...	...
9	10/1/18	...	...
10	10/1/18	...	...
11	10/1/18	...	...
12	10/1/18	...	...
13	10/1/18	...	...
14	10/1/18	...	...
15	10/1/18	...	...
16	10/1/18	...	...
17	10/1/18	...	...
18	10/1/18	...	...
19	10/1/18	...	...
20	10/1/18	...	...



**Owner:**  
JR Baumann Holdings LLC  
4801 Arapaho Road  
Suite 100  
Dallas, Texas 75201

**Architect/Engineer:**  
Greenlight Studio LLC  
101N Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
214.870.4535

**Civil Engineer:**  
Patrick Koch  
7587 Rambler Road  
Suite 1400  
Dallas, Texas 75221  
972.225.3331



**TREE PRESERVATION NOTES**

1. PROTECT EXISTING TREES FROM DAMAGE TO TRUNKS AND ROOTS. ALL DAMAGE TO TRUNKS AND ROOTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
8. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
10. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
11. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
12. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
13. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
14. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
15. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
16. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
17. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
18. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
19. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
20. ALL TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

**BELLE FIRMA**

4245 North Central Expressway  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office

**Baumann Building**  
4801 Arapaho Road  
Lot 1, Block A  
Virginia Inn of Addison Addition  
Addison, Texas  
Town Project No. 1809-Z

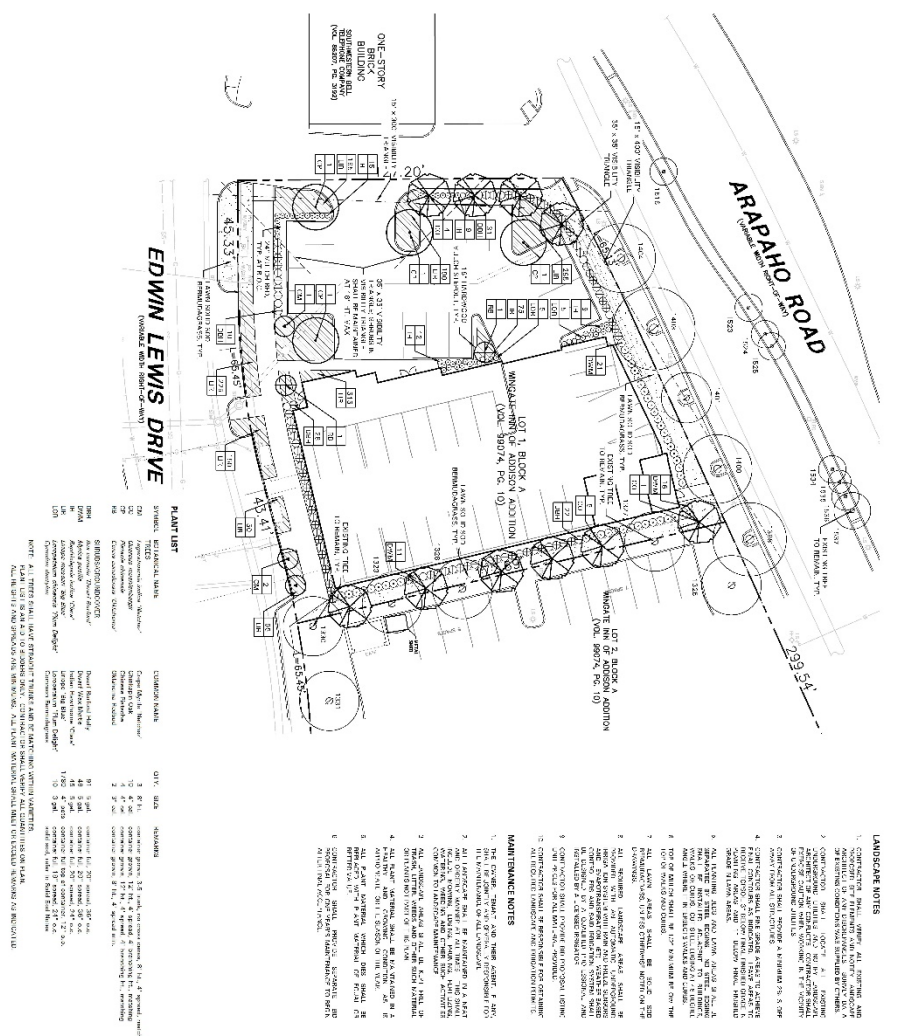
Project Name: 1809-Z  
Issue Date: 01/24/2020  
Drawn By: MARY  
Checked By: KAH

Revisions:  
No. 206 Date: 02/03/18  
127238 Total Changes: 3

Sheet Title:  
**TREE PRESERVATION PLAN**  
Scale: N/A

**L1.01**

**EXHIBIT B**



**LANDSCAPE NOTES**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN EXISTING TREES AND SHRUBS TO REMAIN UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**GENERAL LANDSCAPE NOTES**

1. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
2. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**SOLID ROOF NOTES**

1. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
2. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**LANDSCAPE REGULATIONS**

1. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
2. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**PLANT LIST**

SYMBOL	VEGETATION	QUANTITY	REMARKS
1	1" - 1 1/2" CALIBER PINE	10	PLANTED AT 10' ON CENTER
2	2" - 3" CALIBER PINE	10	PLANTED AT 10' ON CENTER
3	4" - 6" CALIBER PINE	10	PLANTED AT 10' ON CENTER
4	8" - 10" CALIBER PINE	10	PLANTED AT 10' ON CENTER
5	12" - 18" CALIBER PINE	10	PLANTED AT 10' ON CENTER
6	24" - 36" CALIBER PINE	10	PLANTED AT 10' ON CENTER
7	48" - 60" CALIBER PINE	10	PLANTED AT 10' ON CENTER
8	72" - 96" CALIBER PINE	10	PLANTED AT 10' ON CENTER
9	108" - 144" CALIBER PINE	10	PLANTED AT 10' ON CENTER
10	180" - 240" CALIBER PINE	10	PLANTED AT 10' ON CENTER

**OWNER**  
JR Baumann Holdings LLC  
4801 Avenida Road  
Suite 100  
Addicks, Texas 75001

**ARCHITECT**  
Gensight Studio LLC  
100 N. Cedarwood Drive  
Suite 104  
Rosenburg, Texas 75090  
214.810.4555

**ON-SITE ENGINEER**  
Preston Koch  
7587 Kemble Road  
Suite 1100  
Dallas, Texas 75231  
972.235.3031

**SCALE**  
1" = 10'-0"

**DATE**  
12.01

