

ORDINANCE NO. 086-027

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED; SO AS TO CHANGE THE ZONING FROM INDUSTRIAL TO PLANNED DEVELOPMENT, LOCATED ON 3.06 ACRES ON THE NORTH SIDE OF BELT LINE ROAD, ABOUT 600 FEET EAST OF MIDWAY ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM BARRY NELSON PROPERTY COMPANY; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas, and required by State Statutes and the zoning ordinance of the Town of Addison, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, Texas, and

helps promote 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 Comprehensive Zoning Ordinance of the
Town of Addison, Texas, be, and the same is hereby amended by
amending the zoning map of the Town of Addison, Texas, so as to
give the hereinafter described property the zoning district
classification, to-wit: Planned Development. Said property being
in the Town of Addison, Texas, and being described as follows:

A 3.060 acre tract of land situated in the Edward Cook
Survey, Abstract No. 326, and the E. Fike Survey, Abstract
No. 478, an addition to the City of Addison, Dallas County,
Texas, and described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found in the North ROW line of
Beltline Road, whence the Southwest corner of said Cook
Survey bears South 25.4 feet and West 596.4 feet;

THENCE S 84 deg 37' 33" E along the said North Row line
292.19 feet to a 1/2" iron rod, found, the beginning of a
non-tangent curve concave to the North whose radius is
2814.79 feet and whose longchord bears S 85 deg 26' 49" E,
100.41 feet;

THENCE along said curve and North ROW line, through a
central angle of 2 deg 02' 38", an arc distance of 100.41
feet to a 5/8" iron rod with cap stamped "Carter & Burgess",
set, the Southwest and BEGINNING CORNER of this tract;

THENCE N 00 deg 43' 00" E, 364.00 feet to a 5/8" iron rod
with cap stamped "Carter & Burgess", set;

THENCE S 89 deg 40' 00" E, 32.00 feet to a 5/8" iron rod
with cap stamped "Carter & Burgess", set;

THENCE N 00 deg 43' 00" E, 27.00 feet to a 5/8" iron rod
with cap stamped "Carter & Burgess" set, the beginning of a
curve concave to the Southwest whose radius is 75.00 feet
and whose longchord bears N 22 deg 45' 14" W, 58.82 feet;

THENCE along said curve through a central angle of 46 deg 10' 28", an arc distance of 60.44 feet to a 5/8" iron rod with cap stamped "Carter & Burgess", set, the most Northerly Northwest corner of this tract;

THENCE S 89 deg 40' 00" E, 293.37 feet to a 5/8" iron rod with cap stamped "Carter & Burgess", set, the Northeast corner of this tract;

THENCE S 00 deg 43' 00" W, 449.49 feet to a 1/2" iron rod, found in the North ROW line of said Beltline Road, the Southeast corner of this tract;

THENCE N 89 deg 40' 00" W along said ROW line, 144.90 feet to a 1/2" iron rod, found, the beginning of a curve concave to the North whose radius is 2814.79 feet and whose longchord bears N 88 deg 04' 04" W, 157.08 feet;

THENCE along said curve and North ROW line through a central angle of 3 deg 11' 52", an arc distance of 157.10 feet to the BEGINNING CORNER of this tract;

Said tract contains 133,290 square feet or 3.060 acres of land.

SECTION 2. As provided in Planned Development District Article of the Comprehensive Zoning Ordinance, said property shall be improved in accordance with the development plans which are attached hereto and made a part hereof for all purposes.

SECTION 3. The following special conditions are placed on the above described property:

1. The applicant comply with the comments of the Landscape Department as indicated in Linda Smith's memo.
2. The proposed building height be approved by the F.A.A.
3. A water and sewer study be submitted to the city and approved prior to the issuance of a building permit.
4. Any utility improvements necessary for this development be at the expense of the developer.
5. The utility pro-rates be paid prior to the issuance of a building permit.

6. An off-site street plan for Belt Line Road's median openings for the site's proposed driveways be submitted to the Street Department.
7. The property be platted in accordance with the subdivision regulations.
8. That the applicant agree to sign a hold harmless or avigation easement to the Town of Addison.
9. That the applicant and City Manager make a determination on sound control for this proposed development.

Section 4. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose.

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 not to exceed the sum of One Thousand (\$1,000.00) and not less then (\$500.00) Five Hundred for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

SECTION 6. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

SECTION 7. Whereas, the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City and creates an urgency and an emergency for the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 25th day of March, 1986.



MAYOR

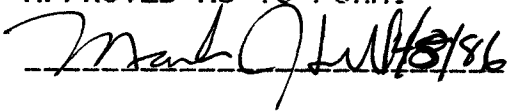
ATTEST:



CITY SECRETARY

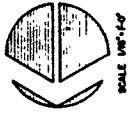
CASE NO. 961-Z

APPROVED AS TO FORM:





J. PAT WEAVER AND ASSOCIATES
ARCHITECTS
1000 W. 10th St.
Oklahoma City, Oklahoma 73101



BELT LINE ROAD

DEVELOPMENT DATA

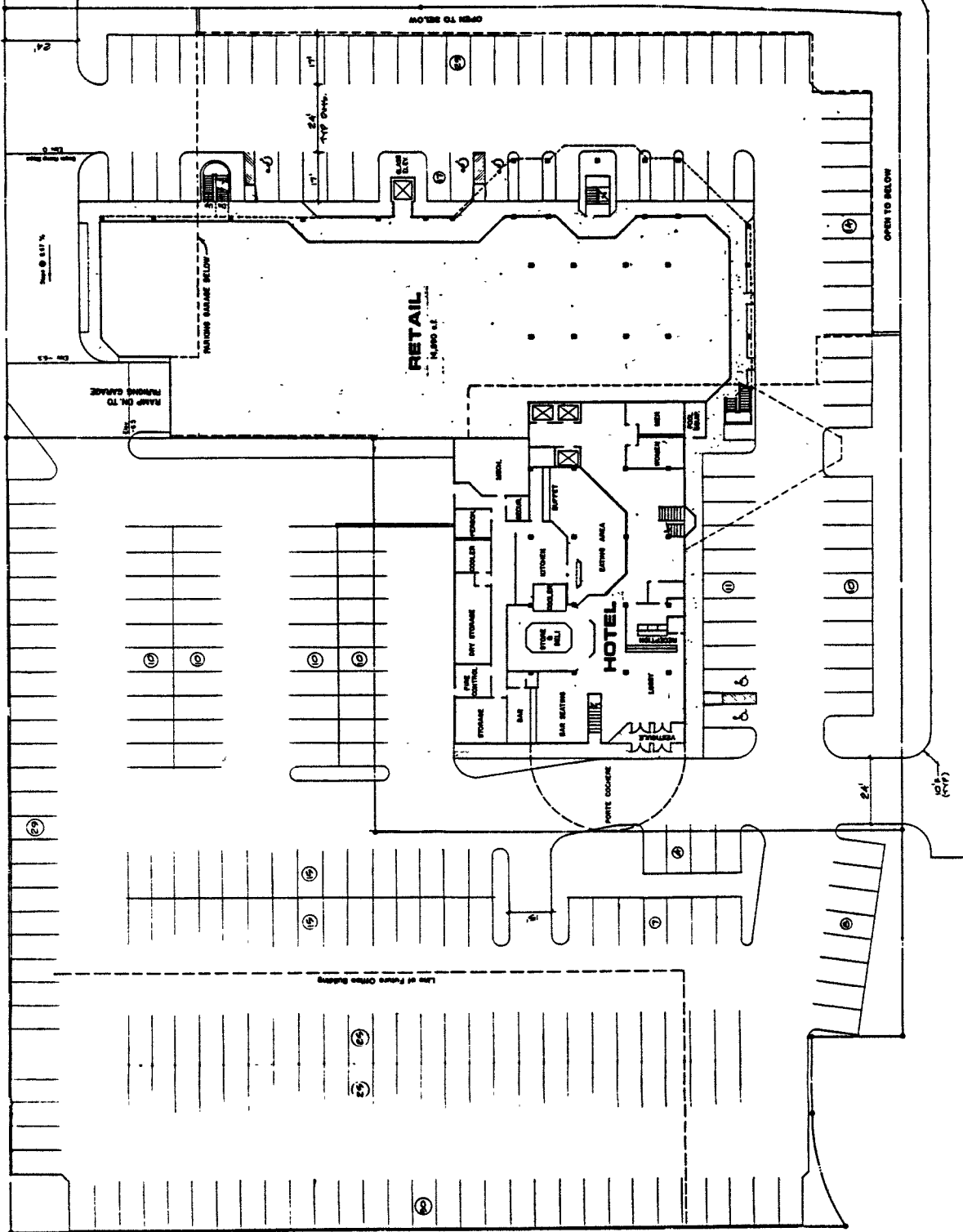
HOTEL	6,300 S.F.
2ND FLOOR	10,130 S.F.
FLOOR 3-12	100,000 S.F.
TOTAL	116,430 S.F.
RETAIL	15,000 S.F.
2ND FLOOR	13,450 S.F.
TOTAL	28,450 S.F.
PARKING PROVIDED	270 SPACES
SURFACE PARKING	100 SPACES
UNDER PARKING	170 SPACES
TOTAL	270 SPACES

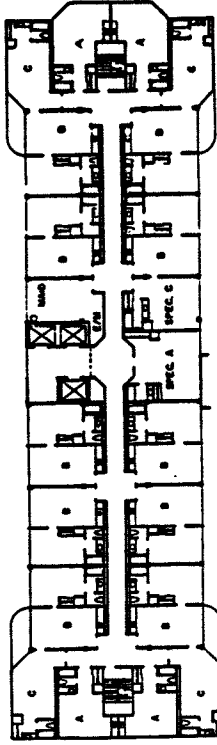
AMBERLEY ARCADE
A JOINT VENTURE
BARRY NELSON
BILL HEAP

AMBERLEY SUITE HOTELS
MEMPHIS, TENN.

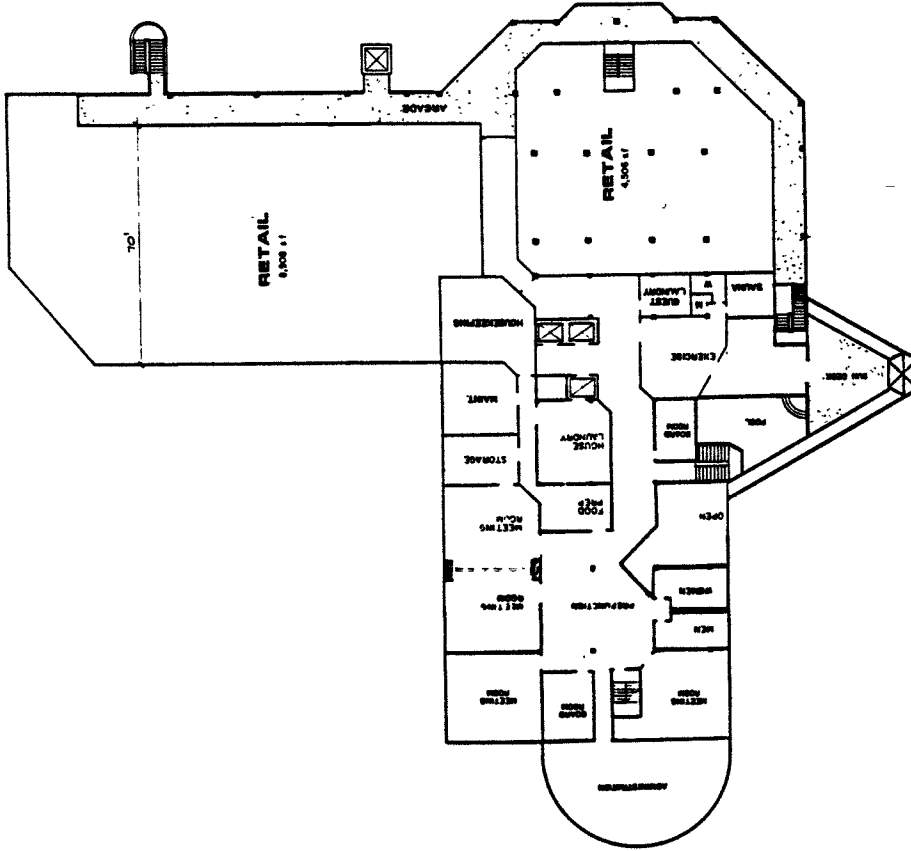
1-C-06
7

961-2
962 Slp





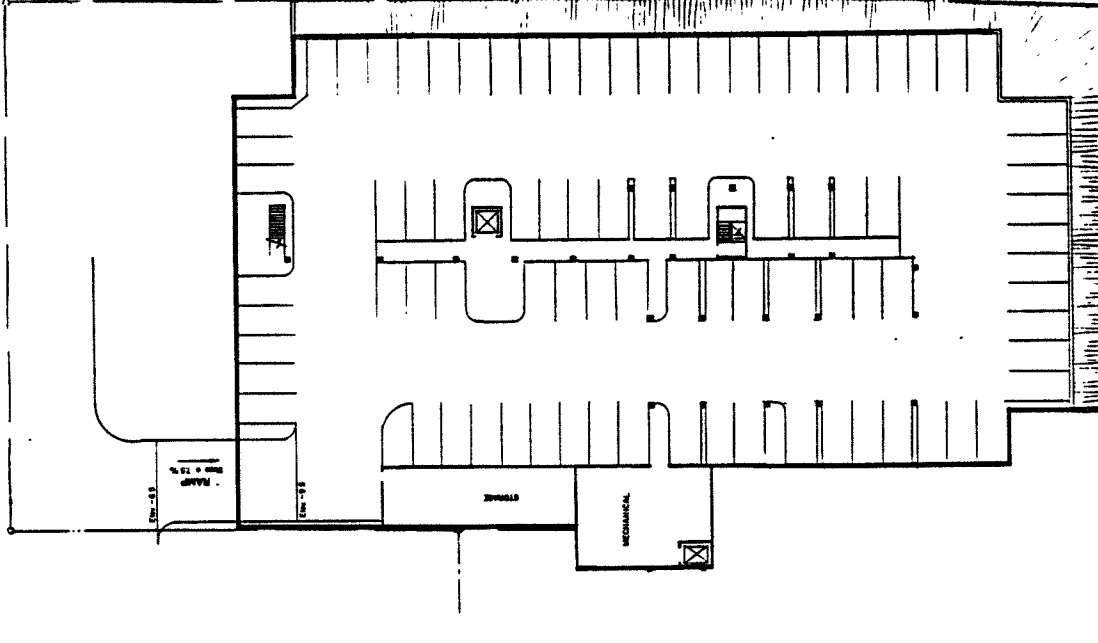
TYPICAL FLOORS 3 THRU 12
NO. 1102



SECOND FLOOR PLAN
NO. 1101



architects partners landscape architects



LOWER PARKING

16,110
87 SPACES
ELEVATOR
ELEVATOR SHAFT
MECHANICAL
STAIRS

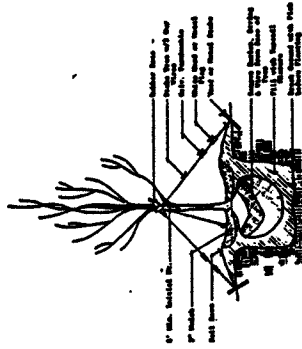


LANDSCAPE SPECIFICATIONS

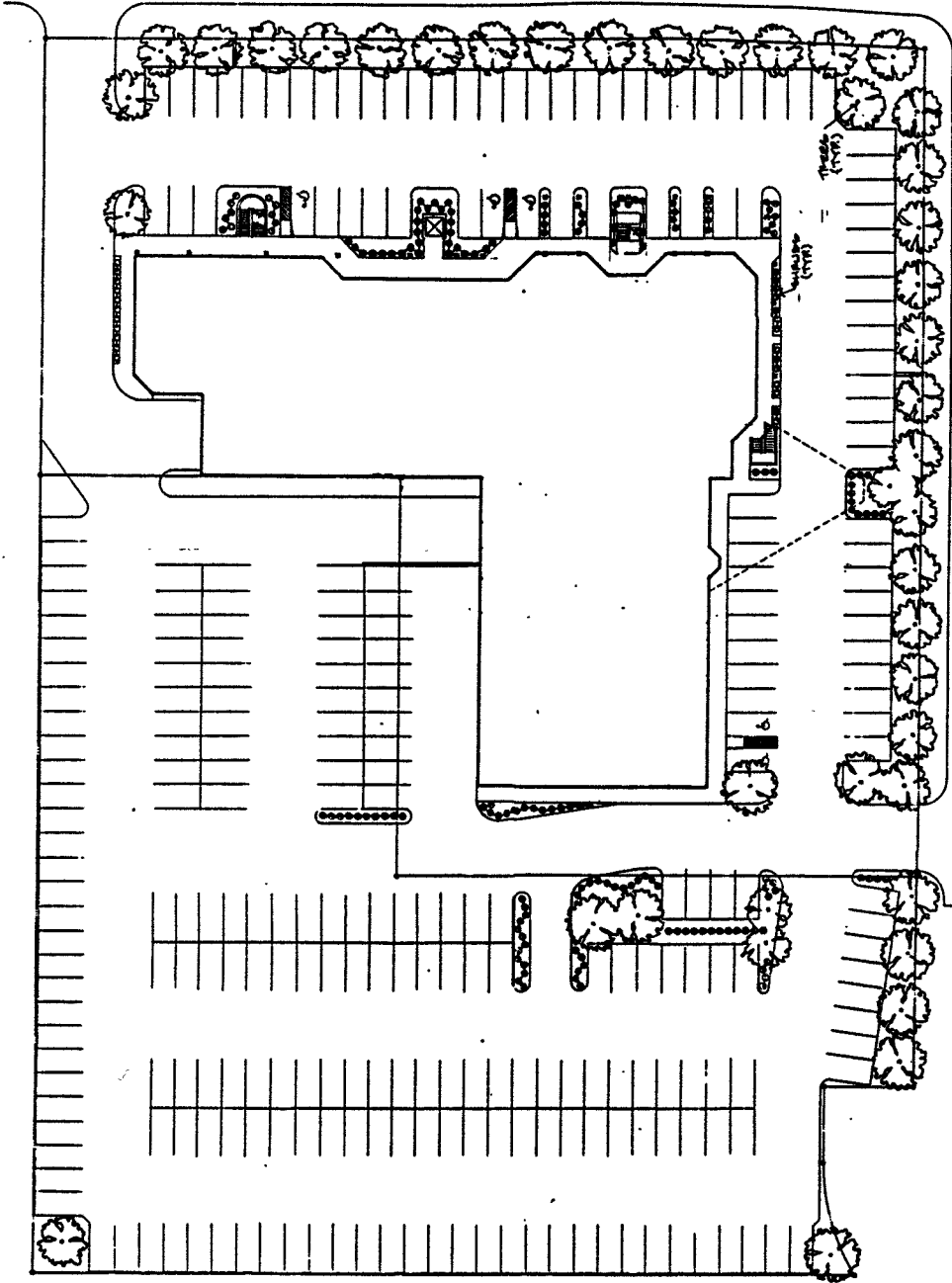
- All shrub beds to receive 2" layer of medium texture soil material. All beds to receive an application of complete nitrogen fertilizer at final of planting. 10 lbs. per 100 sq. ft. to be applied to all shrub beds. 10 lbs. per 100 sq. ft. to be applied to all shrub beds. 10 lbs. per 100 sq. ft. to be applied to all shrub beds.
- Soil to a depth of 12" shall be amended with:
 - 2" organic mulch.
 - 10 lbs. of fertilizer per 100 sq. ft. of area.
 - 10 lbs. of lime per 100 sq. ft. of area.
 - 10 lbs. of phosphorus per 100 sq. ft. of area.
- Soil shall be placed between all shrub, ground cover, lawn areas and beds. Heavy sheet commercial plastic edging, "Black Plastic", of equal shall be used.
- Shrub beds shall be maintained at 1" below with price to be specified.
- All shrub and ground cover shall be planted in 1" below with price to be specified.
- All shrub and ground cover shall be planted in 1" below with price to be specified.



Bedded Shrub Planting Detail



Tree Planting Detail



- SHRUB SCHEDULE**
 36" HT. @ 36" O.C.
1. INDIAN HAWTHORNE
 2. CAROLINA YEW
 3. CAROLINA BUCKTHORN
 4. JAPANESE LIGUSTRUM
 5. WAX LIGUSTRUM
- THESE AND OTHERS ARE TO BE PLANTED AT THE PERIPHERY OF THE SITE AS SHOWN ON THE LANDSCAPE PLAN.

- TREE SCHEDULE**
 6" MIN HT., 3" CALIPER
1. LIVE OAK
 2. TEXAS RED OAK
 3. TEXAS BLACK PERSIMMON
 4. WALNUT
 5. TEXAS ASH
 6. CREPE MYRTLE