

ORDINANCE NO. 089-016

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING FINAL DEVELOPMENT PLANS ON APPLICATION FROM HOMEWOOD SUITES HOTEL, LOCATED ON 3.39 ACRES ON THE NORTH SIDE OF BELT LINE ROAD IN THE 45 BLOCK, IN ACCORDANCE WITH THE REQUIREMENTS OF ORDINANCE 089-015, SECTION 2, PARAGRAPH 12, PASSED BY THE COUNCIL ON JUNE 13, 1989, WHICH AMENDED ORDINANCE 087-070, PASSED BY THE CITY COUNCIL ON OCTOBER 27, 1987; 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, as 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,

SECTION 1. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, is hereby amended by amending the zoning map of the Town of Addison, Texas, so as to approve the final development plans on the hereinafter described property. Said property being in the Town of Addison, Texas, and being described as follows:

Being a 3.339 acre tract of land situated in the Edward Cook Survey, Abstract No. 326 and the E. Fike Survey, Abstract No. 478, Dallas County, Texas, said 3.339 acre tract of land being a portion of that certain 12.586 acre tract of land as conveyed to Camden Financial Corporation as recorded in Volume 86170, Page 2523, and Volume 84189, Page 1651, Dallas County Deed Records, said 3.339 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, found, the southwest corner of said 12.586 acre tract and the southeast corner of that certain tract of land as described in deed to Rodeway Inn Corporation as recorded in Volume 81052, Page 775, said Deed Records, and being in the northerly right-of-way line of Belt Line Road, a 100 foot wide public right-of-way:

THENCE N00°08'59"E 453.00 feet along the west line of said 12.586 acre tract and said Rodeway Inn tract;

THENCE S89°51'01"E 300.00 feet;

THENCE S00°08'59"W 92.34 feet;

THENCE S89°51'01"E 14.00 feet

THENCE S00°08'59"W 389.35 feet to a point in the north-right-of-way line of the aforesaid Belt Line Road, the beginning of a non-tangent curve concave to the north whose radius is 2814.79 feet and whose longchord N84°39'37"W 23.12 feet;

THENCE Westerly, along said non-tangent curve, and along said northerly right-of-way line, through a central angle of 00°28'14" an arc distance of 23.12 feet to a 1/2 inch iron rod, found, the end of said curve;

THENCE N84°37'38"W 292.18 feet continuing along said northerly right-of-way line to the POINT OF BEGINNING and containing 3.339 acres (145,456 sq. ft.) of land, more or less.

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 forty-two (42) foot building height proposed for building two shall be approved by the F.A.A.,
2. water and sewer pro-rata in the amount of \$4,186.00 shall be paid prior to the issuance of a building permit,
3. the dumpster on the northwest corner of the property shall be screened on all sides by a screening fence constructed out of a material compatible with the materials used for the buildings on the site.

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 Two Thousand Dollars (\$2,000.00) and not less than Five Hundred Dollars (\$500.00) 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

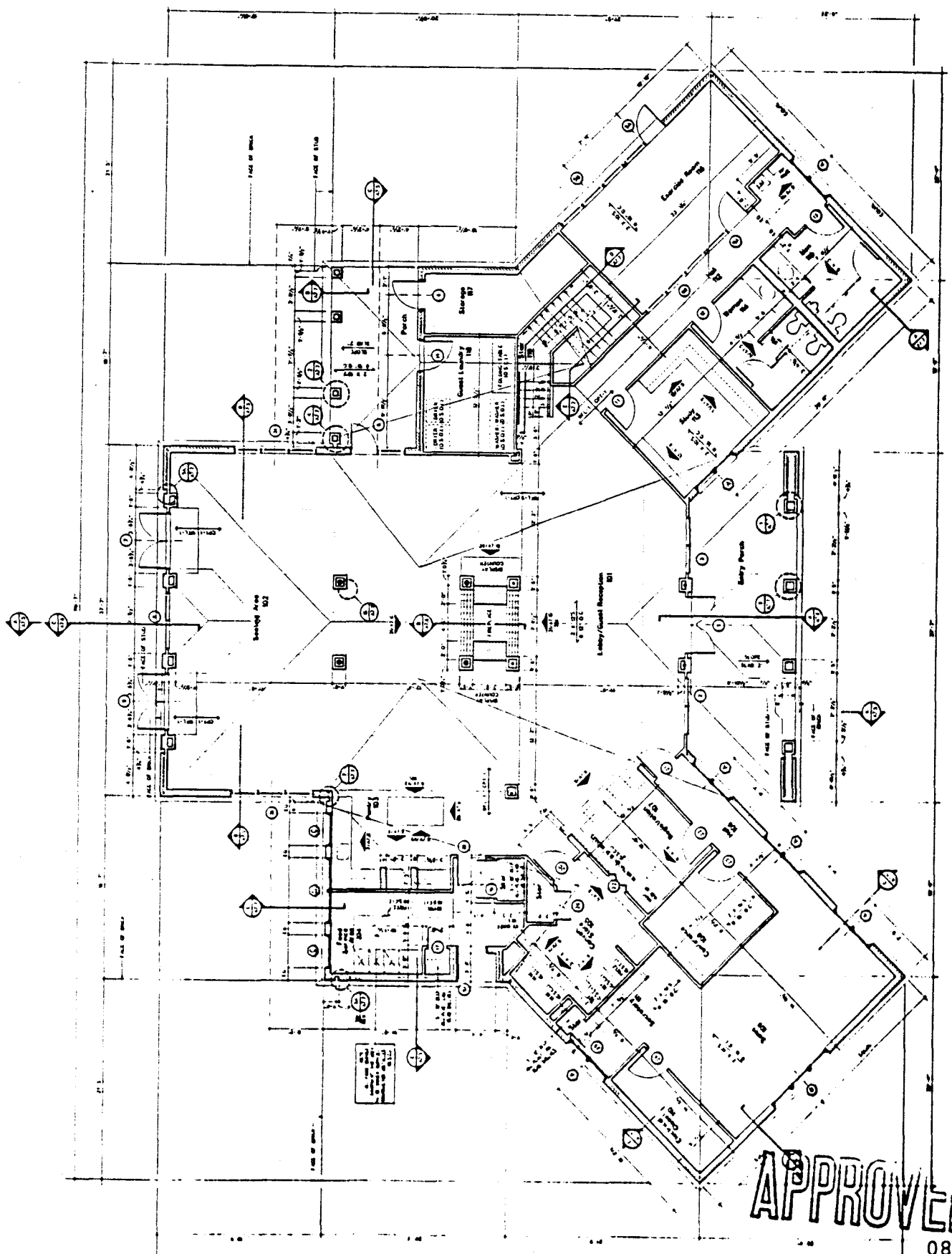
REGISTERED PROFESSIONAL ENGINEER
 10000 W. 10th Avenue, Suite 100
 Golden, Colorado 80401
 Phone: 303.440.1100
 Fax: 303.440.1101
 E-Mail: info@hedakbobogroup.com
 www.hedakbobogroup.com

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISH FLOOR IS 4" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 3. EXTERIOR WALLS ARE 12" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 4. INTERIOR WALLS ARE 8" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
 5. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 4% STEEL FIBERS.
 6. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE ACI 308.1R-02 CODE OF PRACTICE FOR CONCRETE.
 7. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE ACI 308.1R-02 CODE OF PRACTICE FOR CONCRETE.

**HOMEWOOD
SUITES**
 10000 W. 10th Avenue
 Golden, Colorado 80401

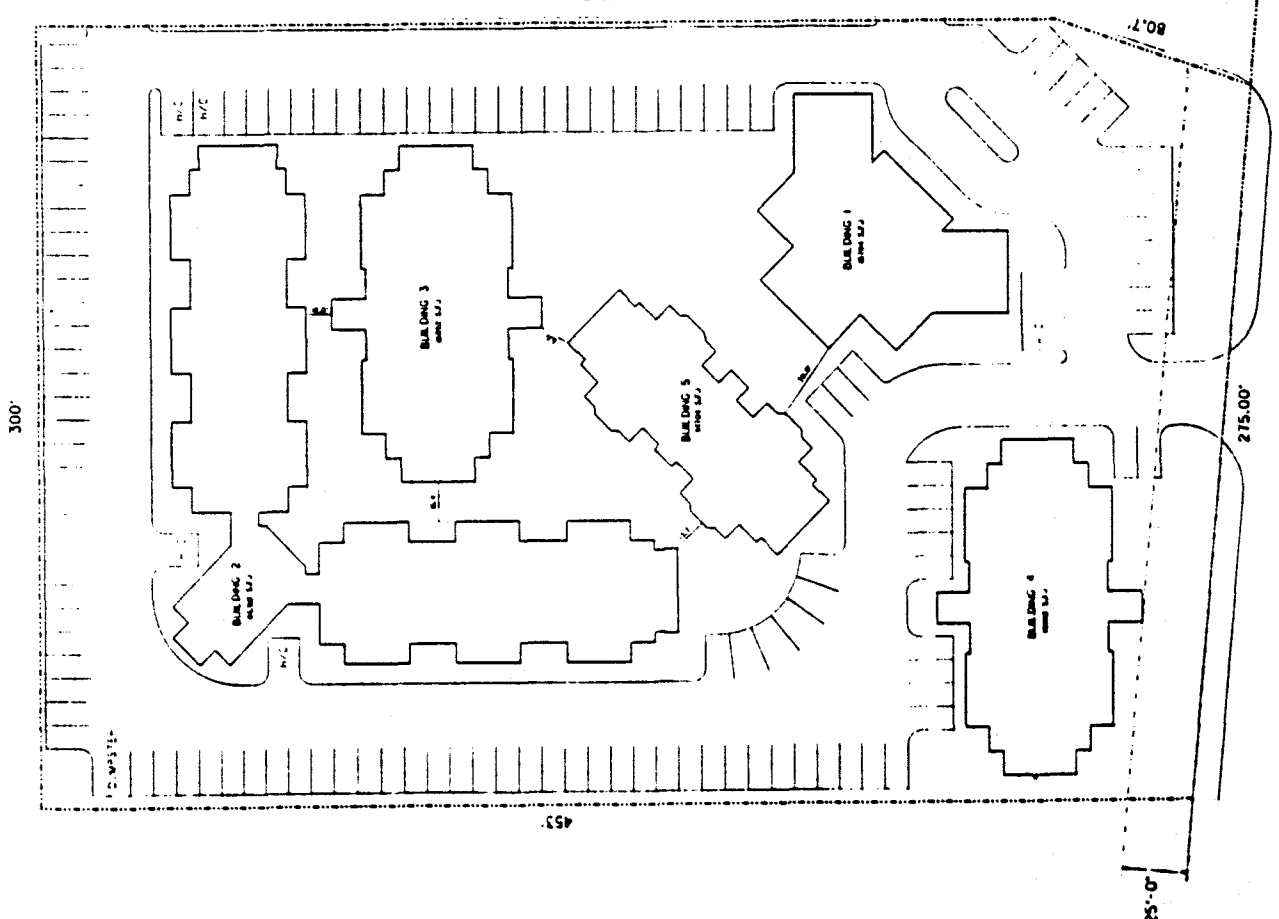
COMMERCIAL

FLOOR PLAN



APPROVED

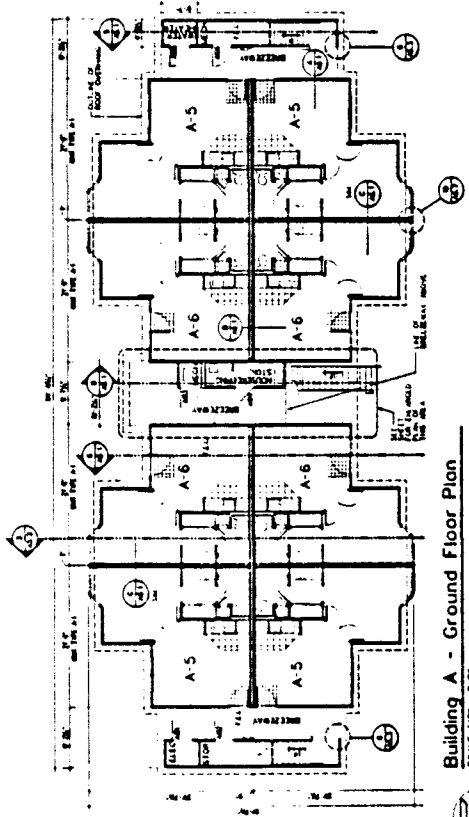
Ground Floor Plan
 Scale: 1/8" = 1'-0"



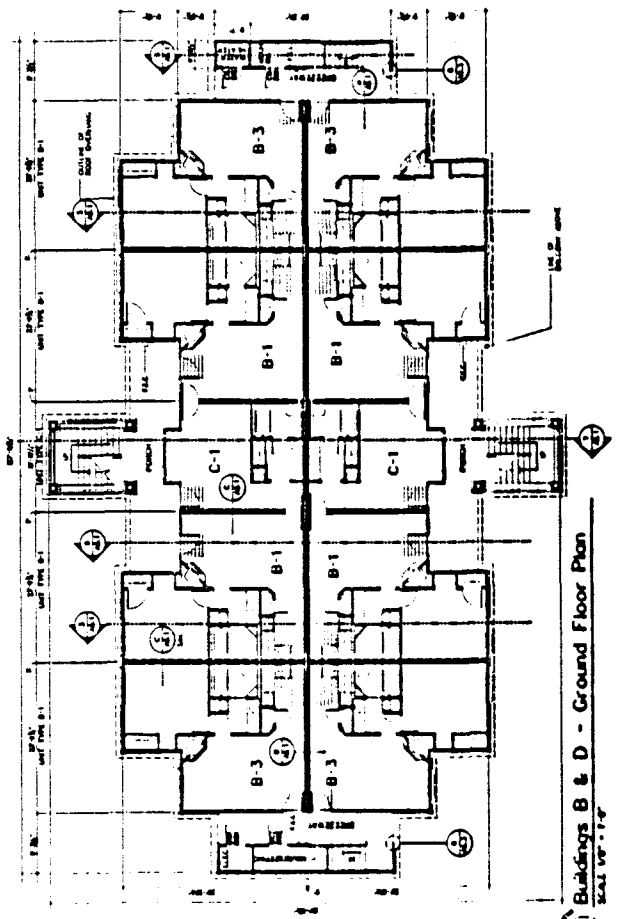
PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"
 00 STAMBED BAYTES
 20 PROPOSED BAYTES
 8 CONNECTING BAYTES
 000 TOTAL LAYETS
 TOTAL ACORAGE = 3.86 ACRES
 TOTAL PARKING = 1,000 SPACES
 000 PARKING SPACES PROVIDED

APPROVED



Building A - Ground Floor Plan
SCALE: 1/8" = 1'-0"



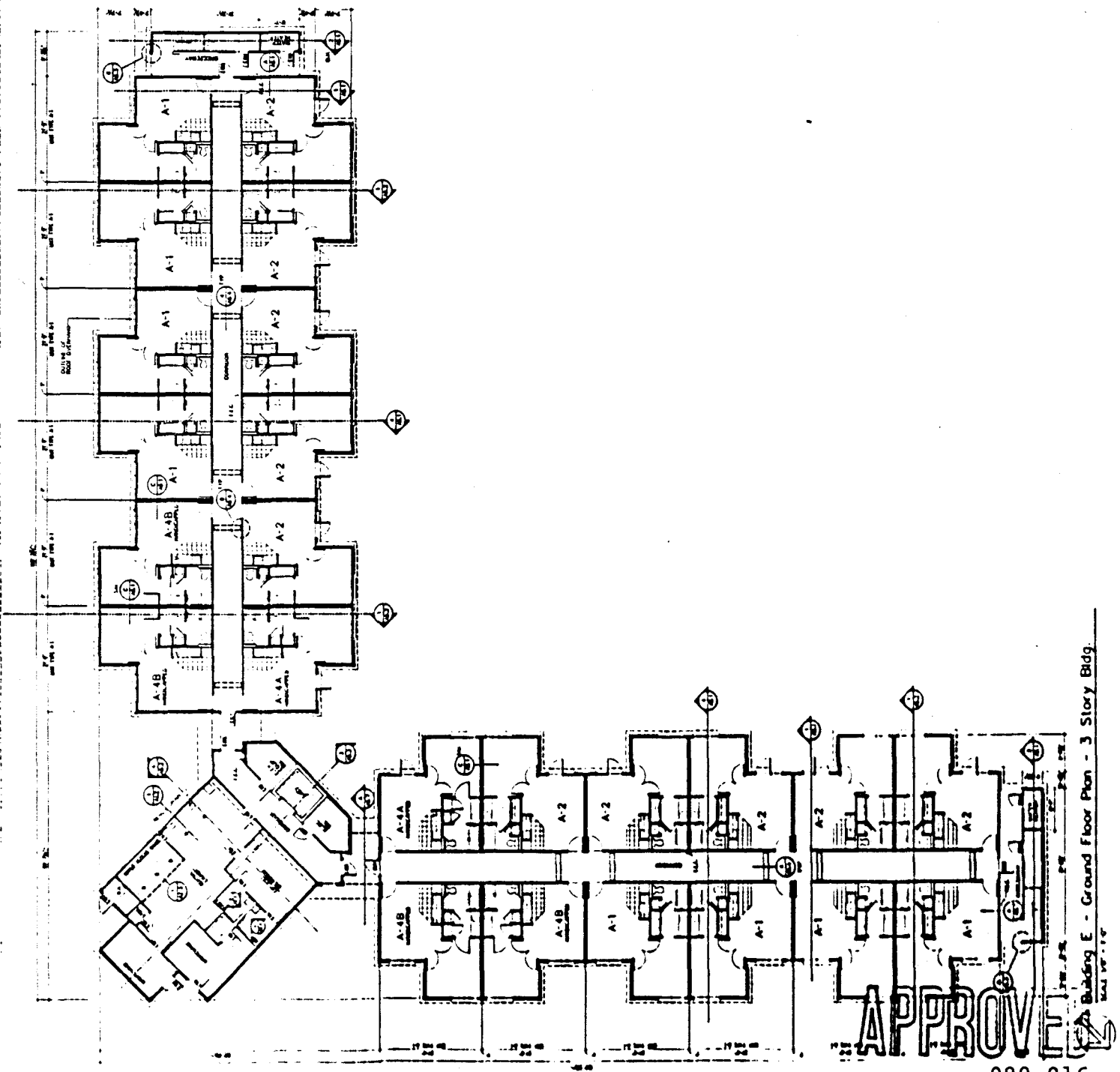
Buildings B & D - Ground Floor Plan
SCALE: 1/8" = 1'-0"



PROJECT NO. 089-016
DATE: 11/11/11
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

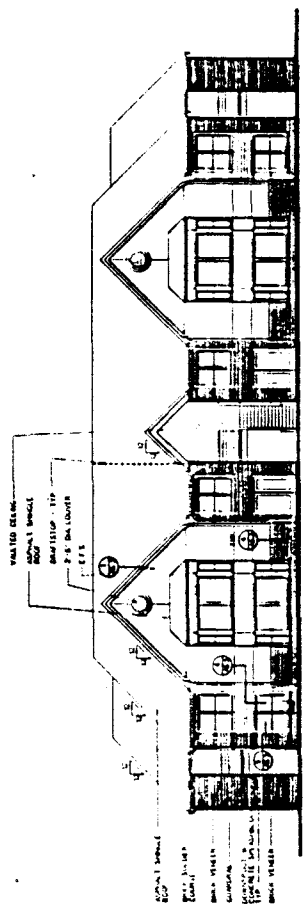
HOMEWOOD
SUITES
11/11/11

PROJECT NO.	089-016
DATE	11/11/11
DRAWN BY	[Name]
CHECKED BY	[Name]
SCALE	1/8" = 1'-0"
ZONING SUBMITTAL	A4

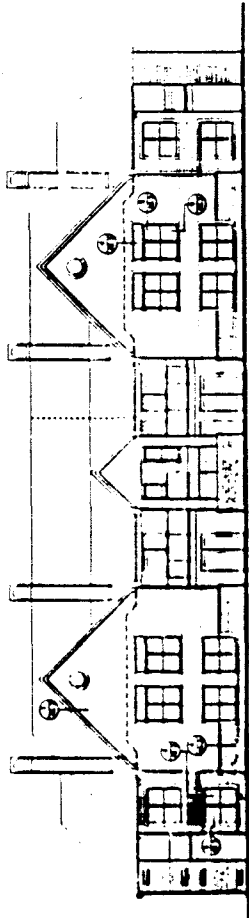


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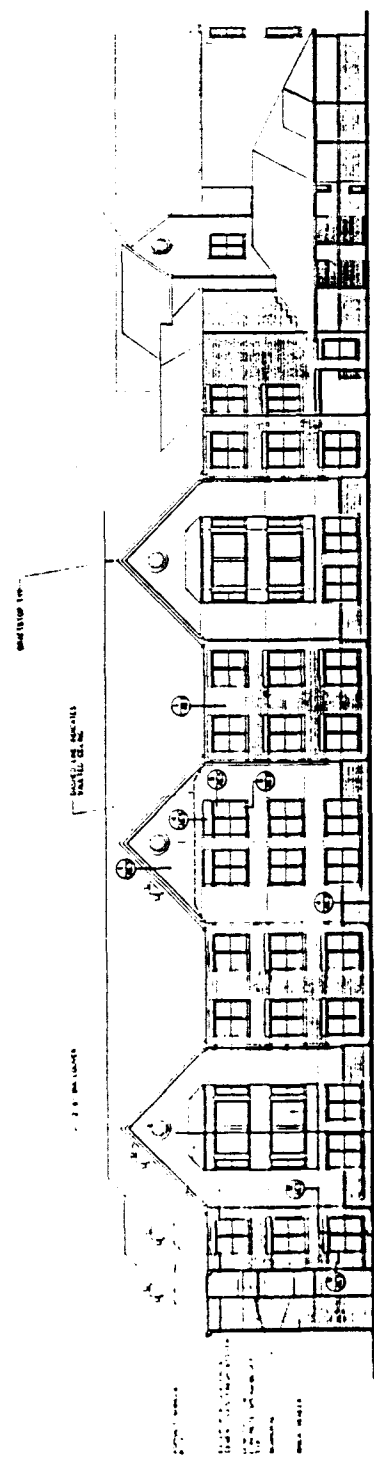
Building E - Ground Floor Plan - 3 Story Bldg.
11/11/11



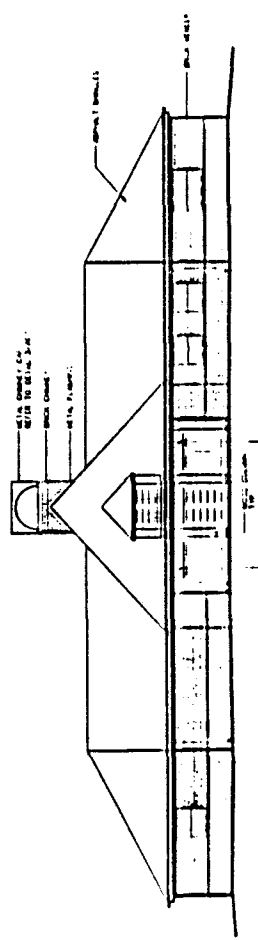
Building 5 - Front Elevation
SCALE: 1/8" = 1'-0"



Buildings 3 & 4 - Front Elevation
SCALE: 1/8" = 1'-0"

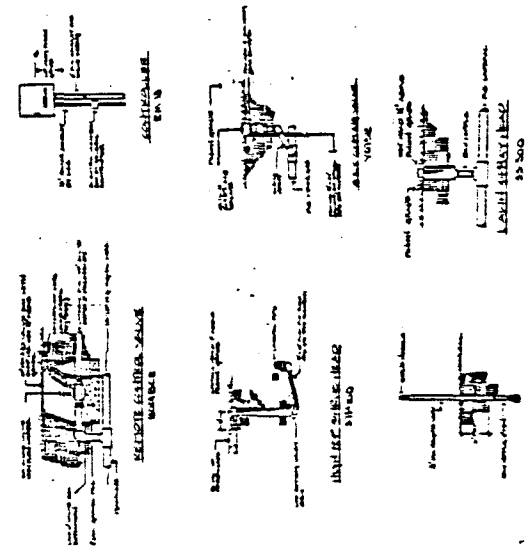
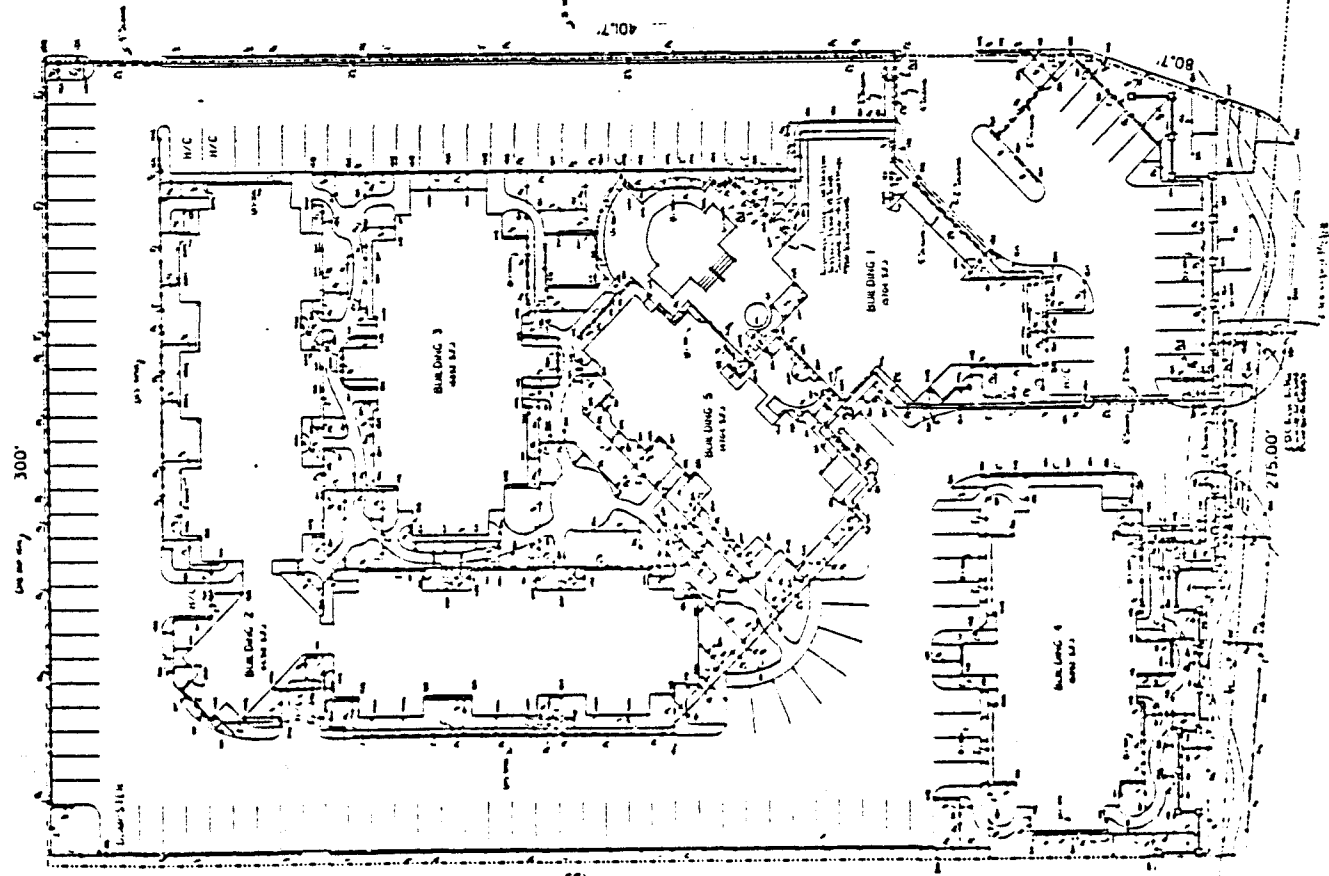


Building 2 - Front Elevation
SCALE: 1/8" = 1'-0"



Building 1-Lodge - Front Elevation
SCALE: 1/8" = 1'-0"

APPROVED



- NOTES:**
1. ALL FOUNDATION DEPT. APPROVED AND STAMPED. THE FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOUNDATION DEPT. APPROVED AND STAMPED. THE FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOUNDATION DEPT. APPROVED AND STAMPED.
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SYSTEMS DESIGN DEPARTMENT
IGRI * TECH



PRELIMINARY SITE PLAN
 SCALE: 1" = 20'-0"
 TOTAL AREA: 218 ACRES
 TOTAL PAVING: 104 ACRES
 APPROVED BY: [Signature]
 DATE: 10/15/88

DATE: 10/15/88
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 20'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/88	ISSUED FOR PERMITTING
2	10/15/88	ISSUED FOR PERMITTING
3	10/15/88	ISSUED FOR PERMITTING
4	10/15/88	ISSUED FOR PERMITTING
5	10/15/88	ISSUED FOR PERMITTING

APPROVED