

ORDINANCE NO. 094-003

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING DEVELOPMENT PLANS FOR A TOWNHOUSE/CONDOMINIUM PROJECT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SURVEYOR BOULEVARD AND BELTWAY DRIVE, ON APPLICATION FROM TRANSCENTURY CORPORATION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR A SEVERABILITY CLAUSE.

WHEREAS, application was made for the approval of development plans, which are required under the Article VIII-B, Planned Development-Townhouse/Condominium, of 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 approval of development plans, that the public demands it, that the public interest clearly requires the approval, 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 Development plans for a multi-family Townhouse-Condominium development of 57 units, on 3.22 acres at the northeast corner of the intersection of Surveyor Boulevard and Beltway Drive, which PD-TH zoning was approved by the Addison OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 094-003

City Council through Ordinance 092-016 in March of 1992, are hereby approved in accordance with the plans which are attached hereto and a part hereof for all purposes.

SECTION 2. That the development plans are approved subject to the following special conditions:

-The applicant shall submit a revised plan which indicates a screening fence against Beltway Drive and Surveyor Boulevard. The applicant should also furnish an elevation or a sketch of the fence. The Commission and Council advised the applicant during the zoning change process that the fence should match the existing fence at Pecan Square.

-The applicant shall submit a final landscaping plan which indicates the percentage of landscaping on the site, indicates quantities of plant material, and is stamped by a certified landscape architect. This final plan can be submitted as a part of the building permit set of plans.

-All drainage shall comply with Addison's standards.

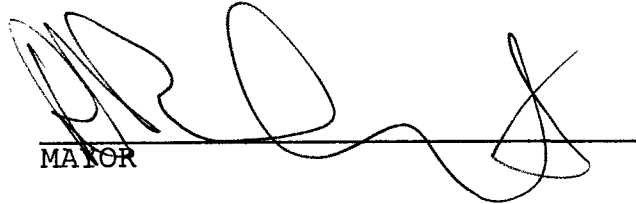
-All public water and sewer facilities shall comply with Addison's standards.

SECTION 3. That 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 4. 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 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. That should any paragraph, sentence, sub-division, 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, on this the 11th day of January, 1994.



\_\_\_\_\_  
MAYOR

ATTEST:



\_\_\_\_\_  
CITY SECRETARY

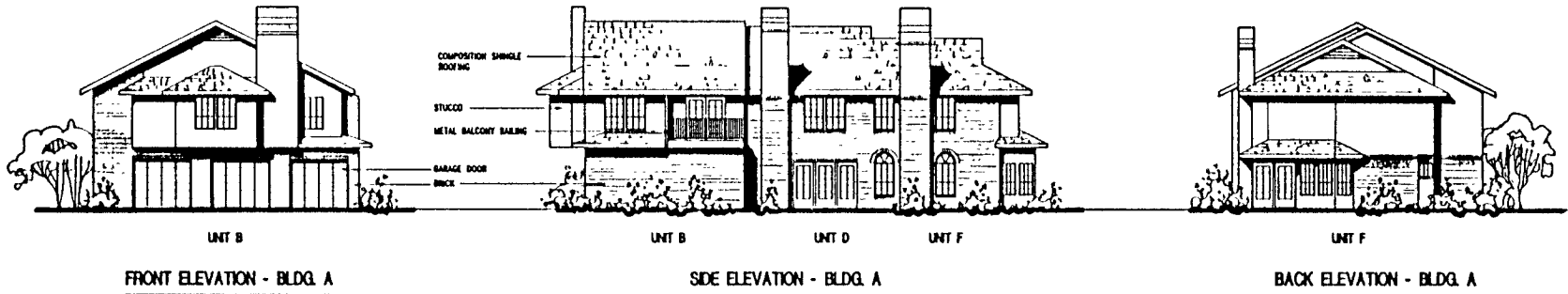
CASE NO. 1163-Z

APPROVED AS TO FORM:



\_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

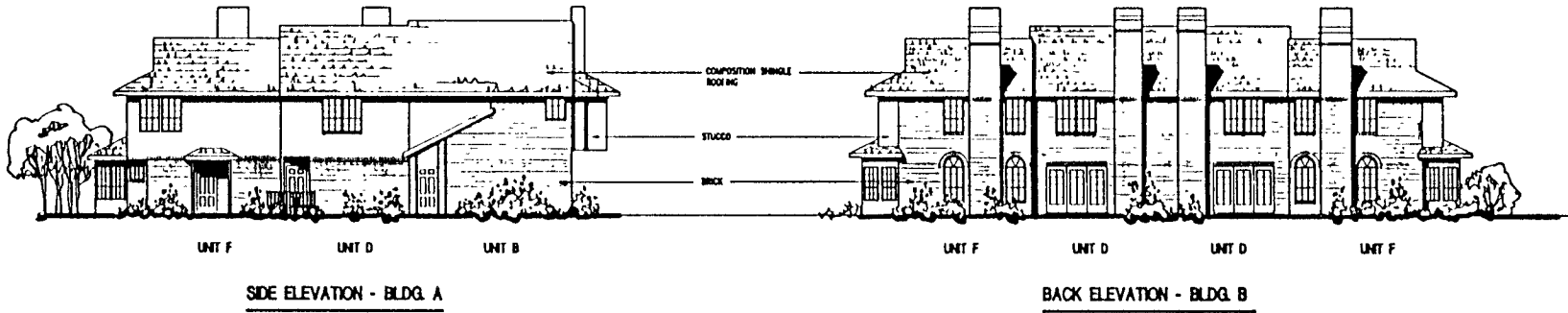
Published  
5/12/94



UNIT B  
FRONT ELEVATION - BLDG. A

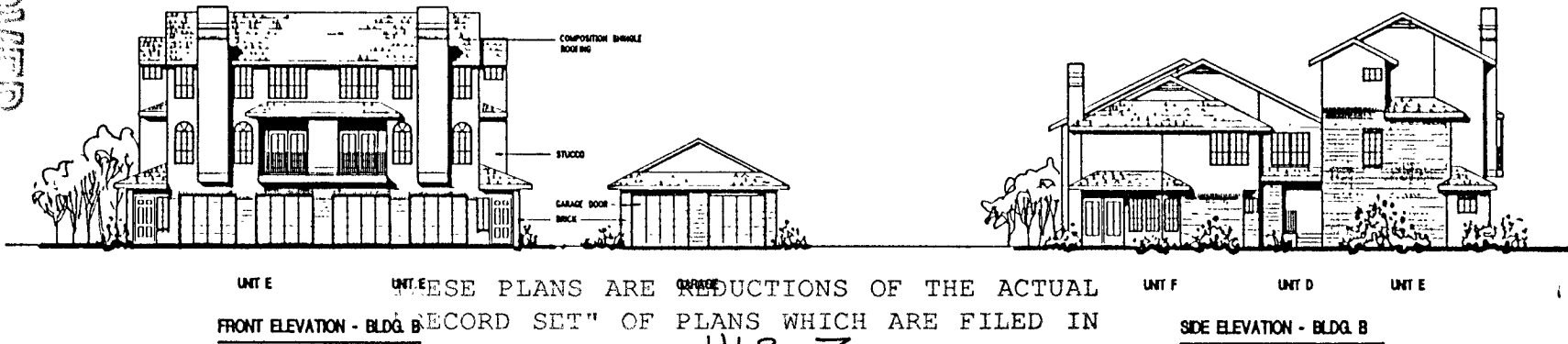
UNIT B      UNIT D      UNIT F  
SIDE ELEVATION - BLDG. A

UNIT F  
BACK ELEVATION - BLDG. A



UNIT F      UNIT D      UNIT B  
SIDE ELEVATION - BLDG. B

UNIT F      UNIT D      UNIT D      UNIT F  
BACK ELEVATION - BLDG. B



UNIT E      UNIT D      UNIT E  
FRONT ELEVATION - BLDG. B

UNIT F      UNIT D      UNIT E  
SIDE ELEVATION - BLDG. B

THESE PLANS ARE REDUCTIONS OF THE ACTUAL RECORD SET OF PLANS WHICH ARE FILED IN ZONING CASE FILE 1163-Z.

APPROVED

094-003



**PECAN SQUARE**  
ADDISON TEXAS



**WSI Architects Incorporated**  
10700 South Collins Suite 1002 214 450 9999  
Dallas Texas 75241 2613 FAX 214 450 9966

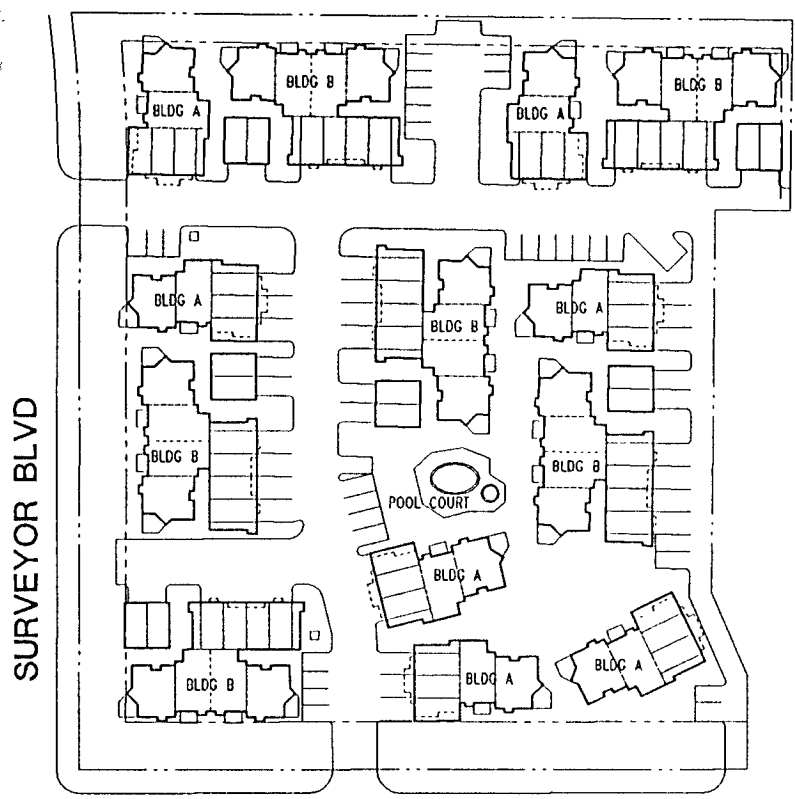


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APPROVED



**AREA TABULATION**

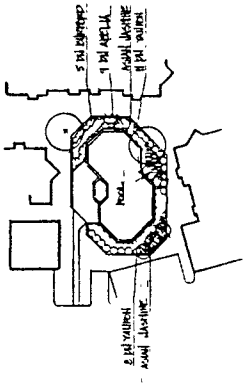
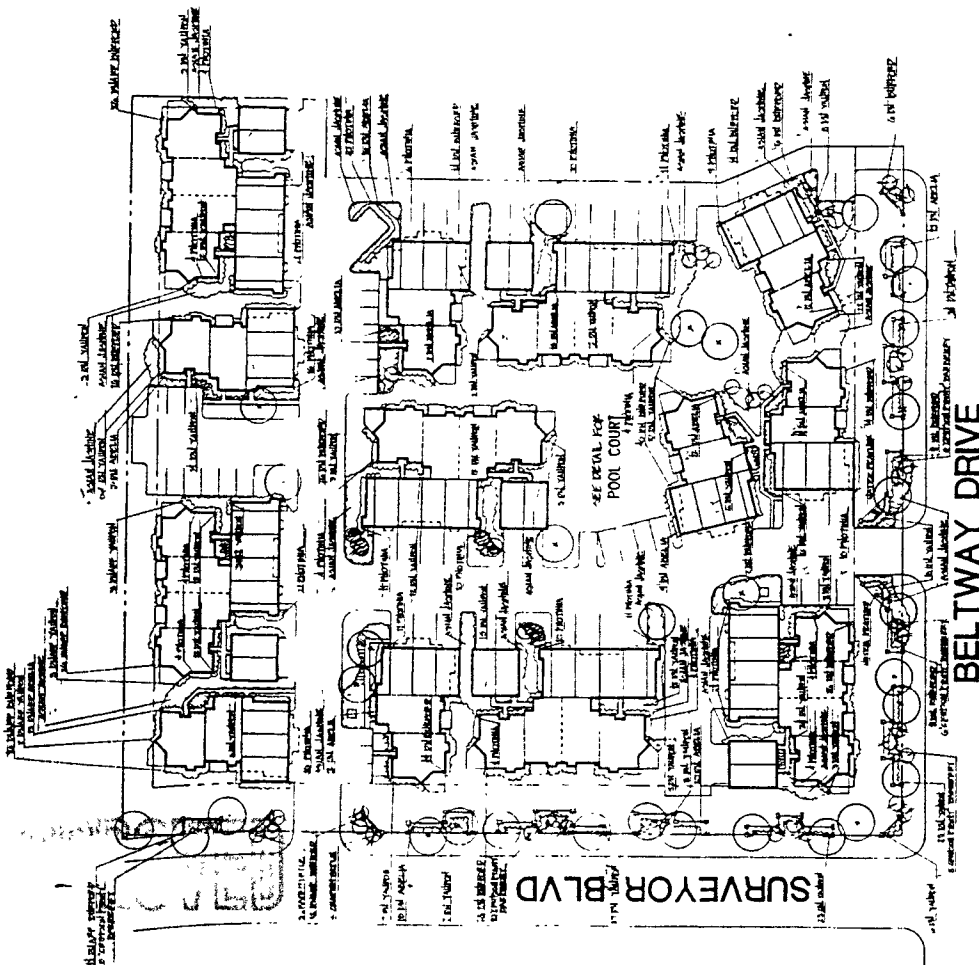
UNIT TYPE	UNIT AREA	QUANTITY	TOTAL AREA
B	1004 sf	7	7,028 sf
D	1265 sf	19	24,035 sf
E	1359 sf	12	16,308 sf
F	1252 sf	19	23,788 sf
<b>TOTAL UNIT AREA</b>			<b>71,159 sf</b>
<b>AVERAGE UNIT SIZE</b>			<b>1,248 sf</b>
<b>GARAGES:</b>			
BUILDING "A"	7 bldgs @ 900 sf		6,300 sf
BUILDING "B"	6 bldgs @ 1110 sf		6,660 sf
<b>TOTAL GARAGE AREA</b>			<b>12,960 sf</b>
<b>PARKING:</b>			
GARAGES			57 SPACES
OPEN ON-SITE			59 SPACES
<b>TOTAL PARKING PROVIDED</b>			<b>116 SPACES</b>
<b>TOTAL LAND AREA</b>			<b>3.223 acres</b>

THESE PLANS ARE REDUCTIONS OF THE ACTUAL RECORD SETS OF PLANS WHICH ARE FILED IN ZONING CASE FILE 1163-Z.

**SITE PLAN**  
SCALE 1"=30'

**PECAN SQUARE**  
ADDISON TEXAS

**WSI Architects**  
Incorporated  
1250 North Drive, Suite 200  
Dallas, Texas 75201-2141 FAX 214-456-1564



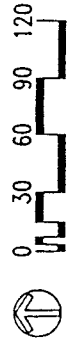
SCALE: 1" = 30'

KEY TO PLANTS

PLANT	COMMON NAME	SIZE	QUANTITY
1	AGAVE AMERICANA	6-8" HT	400
2	AGAVE AMERICANA	8-10" HT	400
3	AGAVE AMERICANA	12-14" HT	400
4	AGAVE AMERICANA	16-18" HT	400
5	AGAVE AMERICANA	20-24" HT	400
6	AGAVE AMERICANA	24-30" HT	400
7	AGAVE AMERICANA	30-36" HT	400
8	AGAVE AMERICANA	36-42" HT	400
9	AGAVE AMERICANA	42-48" HT	400
10	AGAVE AMERICANA	48-54" HT	400
11	AGAVE AMERICANA	54-60" HT	400
12	AGAVE AMERICANA	60-66" HT	400
13	AGAVE AMERICANA	66-72" HT	400
14	AGAVE AMERICANA	72-78" HT	400
15	AGAVE AMERICANA	78-84" HT	400
16	AGAVE AMERICANA	84-90" HT	400
17	AGAVE AMERICANA	90-96" HT	400
18	AGAVE AMERICANA	96-102" HT	400
19	AGAVE AMERICANA	102-108" HT	400
20	AGAVE AMERICANA	108-114" HT	400
21	AGAVE AMERICANA	114-120" HT	400
22	AGAVE AMERICANA	120-126" HT	400
23	AGAVE AMERICANA	126-132" HT	400
24	AGAVE AMERICANA	132-138" HT	400
25	AGAVE AMERICANA	138-144" HT	400
26	AGAVE AMERICANA	144-150" HT	400
27	AGAVE AMERICANA	150-156" HT	400
28	AGAVE AMERICANA	156-162" HT	400
29	AGAVE AMERICANA	162-168" HT	400
30	AGAVE AMERICANA	168-174" HT	400
31	AGAVE AMERICANA	174-180" HT	400
32	AGAVE AMERICANA	180-186" HT	400
33	AGAVE AMERICANA	186-192" HT	400
34	AGAVE AMERICANA	192-198" HT	400
35	AGAVE AMERICANA	198-204" HT	400
36	AGAVE AMERICANA	204-210" HT	400
37	AGAVE AMERICANA	210-216" HT	400
38	AGAVE AMERICANA	216-222" HT	400
39	AGAVE AMERICANA	222-228" HT	400
40	AGAVE AMERICANA	228-234" HT	400
41	AGAVE AMERICANA	234-240" HT	400
42	AGAVE AMERICANA	240-246" HT	400
43	AGAVE AMERICANA	246-252" HT	400
44	AGAVE AMERICANA	252-258" HT	400
45	AGAVE AMERICANA	258-264" HT	400
46	AGAVE AMERICANA	264-270" HT	400
47	AGAVE AMERICANA	270-276" HT	400
48	AGAVE AMERICANA	276-282" HT	400
49	AGAVE AMERICANA	282-288" HT	400
50	AGAVE AMERICANA	288-294" HT	400
51	AGAVE AMERICANA	294-300" HT	400
52	AGAVE AMERICANA	300-306" HT	400
53	AGAVE AMERICANA	306-312" HT	400
54	AGAVE AMERICANA	312-318" HT	400
55	AGAVE AMERICANA	318-324" HT	400
56	AGAVE AMERICANA	324-330" HT	400
57	AGAVE AMERICANA	330-336" HT	400
58	AGAVE AMERICANA	336-342" HT	400
59	AGAVE AMERICANA	342-348" HT	400
60	AGAVE AMERICANA	348-354" HT	400
61	AGAVE AMERICANA	354-360" HT	400
62	AGAVE AMERICANA	360-366" HT	400
63	AGAVE AMERICANA	366-372" HT	400
64	AGAVE AMERICANA	372-378" HT	400
65	AGAVE AMERICANA	378-384" HT	400
66	AGAVE AMERICANA	384-390" HT	400
67	AGAVE AMERICANA	390-396" HT	400
68	AGAVE AMERICANA	396-402" HT	400
69	AGAVE AMERICANA	402-408" HT	400
70	AGAVE AMERICANA	408-414" HT	400
71	AGAVE AMERICANA	414-420" HT	400
72	AGAVE AMERICANA	420-426" HT	400
73	AGAVE AMERICANA	426-432" HT	400
74	AGAVE AMERICANA	432-438" HT	400
75	AGAVE AMERICANA	438-444" HT	400
76	AGAVE AMERICANA	444-450" HT	400
77	AGAVE AMERICANA	450-456" HT	400
78	AGAVE AMERICANA	456-462" HT	400
79	AGAVE AMERICANA	462-468" HT	400
80	AGAVE AMERICANA	468-474" HT	400
81	AGAVE AMERICANA	474-480" HT	400
82	AGAVE AMERICANA	480-486" HT	400
83	AGAVE AMERICANA	486-492" HT	400
84	AGAVE AMERICANA	492-498" HT	400
85	AGAVE AMERICANA	498-504" HT	400
86	AGAVE AMERICANA	504-510" HT	400
87	AGAVE AMERICANA	510-516" HT	400
88	AGAVE AMERICANA	516-522" HT	400
89	AGAVE AMERICANA	522-528" HT	400
90	AGAVE AMERICANA	528-534" HT	400
91	AGAVE AMERICANA	534-540" HT	400
92	AGAVE AMERICANA	540-546" HT	400
93	AGAVE AMERICANA	546-552" HT	400
94	AGAVE AMERICANA	552-558" HT	400
95	AGAVE AMERICANA	558-564" HT	400
96	AGAVE AMERICANA	564-570" HT	400
97	AGAVE AMERICANA	570-576" HT	400
98	AGAVE AMERICANA	576-582" HT	400
99	AGAVE AMERICANA	582-588" HT	400
100	AGAVE AMERICANA	588-594" HT	400

PLANTING TO BE DONE IN THE FALL. SOIL SHOULD BE PREPARED BY JANUARY. PLANTING TO BE COMPLETED BY FEBRUARY. PLANTING TO BE COMPLETED BY MARCH. PLANTING TO BE COMPLETED BY APRIL. PLANTING TO BE COMPLETED BY MAY. PLANTING TO BE COMPLETED BY JUNE. PLANTING TO BE COMPLETED BY JULY. PLANTING TO BE COMPLETED BY AUGUST. PLANTING TO BE COMPLETED BY SEPTEMBER. PLANTING TO BE COMPLETED BY OCTOBER. PLANTING TO BE COMPLETED BY NOVEMBER. PLANTING TO BE COMPLETED BY DECEMBER.

DATE: 11/15

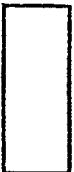


SITE PLAN  
SCALE 1" = 30'

1163-2

BELTWAY DRIVE

094-003



WSI Architects  
Incorporated

1163-2  
PECAN SQUARE  
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