

ORDINANCE NO. 094-006

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING ORDINANCE 084-093, SECTIONS 2 AND 3 TO PROVIDE FOR A CHANGE IN ALLOWED USE FROM "GARDEN OFFICE" TO SINGLE-FAMILY RESIDENTIAL, ON APPLICATION FROM DAL-TECH ENGINEERS, PROVIDING FOR SPECIAL CONDITIONS, PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

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,

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, is hereby amended by amending Section 2, of Ordinance 084-093 to read as follows:

SECTION 2. In the hereinabove described land, all buildings or developments shall conform to the following standards:

ALLOWED USES

1. A single family residence.
2. Accessory buildings, including a private garage, bonafide servants quarters, not for rent but for the use of servants employed on the premises, when located not less than sixty (60) feet from the front lot line, nor less than five (5) feet from either side line, provided said accessory building shall not occupy more than fifty (50%) percent of the minimum required rear yard in the case of a one-story building. When the accessory building is directly attached to the main building it shall be considered an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway is considered a part of the accessory building. Temporary metal buildings of less than 600 square feet, which are used for tool and supply storage shall be allowed if they are not visible from any public right-of-way.
3. Temporary buildings to be used for construction purposes only and which shall be removed upon completion for abandonment of construction work. Field offices for the sale of real estate which shall be removed upon request of the Building Official.
4. The uses customarily incidental to any of the above uses when situated in the same dwelling and not involving the conduct of a business, including customary home occupations engaged in by occupants of the dwelling, but said incidental use shall never be permitted as a principal use, rather only as a secondary use engaged in by persons of the immediate family.
5. Day Nursery where not more than four children, not related by blood, are kept at one time.

HEIGHT REGULATIONS

No building shall exceed two and one half (2 1/2) stories in height (29 feet).

AREA REGULATIONS

1. Setbacks

Setbacks for all buildings on the property shall be as follows:

Front.....15 feet
Rear.....10 feet
Side.....can be between 10
and 0, as long as there is at least 10
feet separation between each house

2. Area of the Lot

The minimum area of the lot shall be nine thousand (9,000) square feet.

3. Width of Lot

The minimum width of any lot shall be sixty feet on average.

4. Minimum Depth of Lot

The minimum depth of any lot shall be one hundred twenty (120) feet.

5. Area of Dwelling.

The minimum living area of any dwelling shall be 2,000 square feet.

PARKING REGULATIONS

Off-street parking space shall be provided on the lot to accommodate two (2) motor cars for each dwelling unit; however, no supporting member of any garage, carport, or other automobile storage structure shall be located within the required front yard.

TYPE OF CONSTRUCTION

Exterior facades shall be 80% brick, stone, dryvit, stucco, or equal. Roof materials shall be non-combustible materials.

FENCES

Deed restrictions for the property shall regulate the height and location of fences on the site. However, all fences on the property shall be subject to the requirements of the fence ordinance (Chapter 5, Article X of the Code of Ordinances). In addition, no fence shall be higher than the perimeter fence for the subdivision.

REFUSE CONTAINERS

All refuse and refuse containers shall be screened from all public right-of-way. Such containers shall be set on a designed reinforced concrete pad and approach. Screening walls must be of aesthetic material.

SECTION 2. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, is hereby amended by amending Section 3, of Ordinance 084-093 to read as follows:

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

-A detailed landscaping plan for the exterior of the subdivision (both the Montfort Drive and Celestial Road frontages) shall be submitted and approved by Slade Strickland prior to the issuance of any construction permits for the subdivision.

-The applicant shall provide an as-built survey prepared by a licensed surveyor to locate the existing roadway in relation to the proposed screening wall. Sufficient sight distance (325 feet) shall be provided for vehicles leaving the development. This may require relocation of the screen walls and entry landscaping.

-All roadway, drainage, and utility design/construction shall meet Addison's standards.

-The water line shall be looped through the subdivision and northern Montfort Drive to Celestial Road.

-Until the Dallas/Addison city limit question is resolved, an agreement is necessary in order to provide water and sewer service.

-The cul-de-sac areas shall be striped as fire lanes, and parking shall be prohibited within the areas at all times.

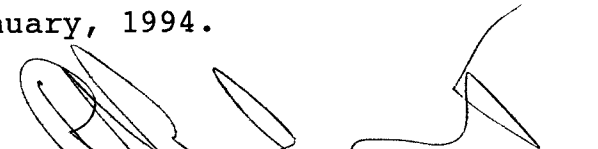
SECTION 3. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

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.

SECTION 6. 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.

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



MAYOR

ATTEST:



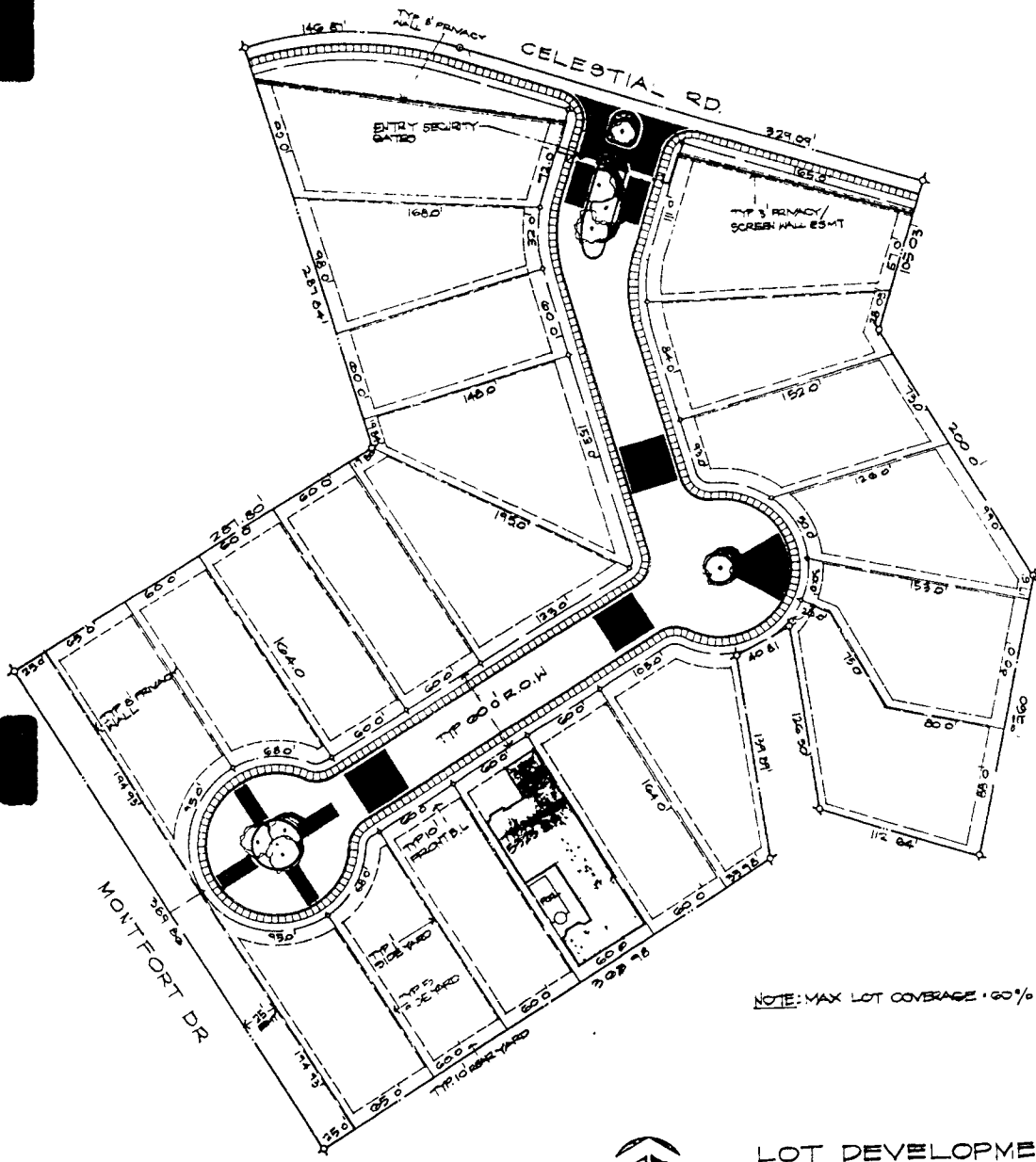
CITY SECRETARY

CASE NO. 1055-Z

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 094-006

Published
3/24/96



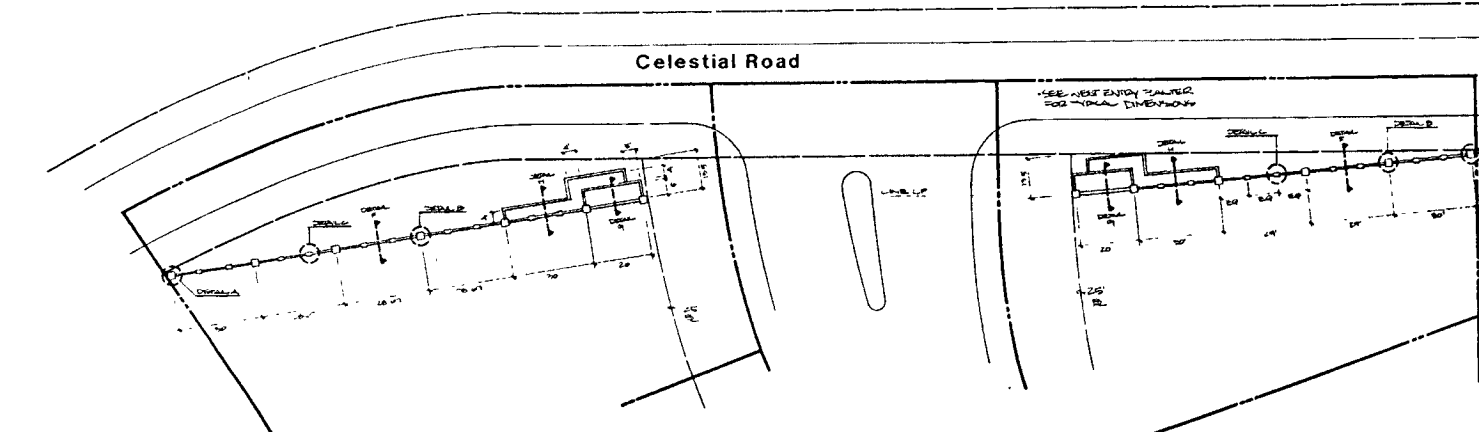
6.9166 ACRES (INC 1/2 OF CELESTIAL P.O.W.)

NOTE: MAX LOT COVERAGE: 60%



LOT DEVELOPMENT STUDY
 MONTFORT DR - CELESTIAL RD.
 SCALE: 1"=50.0'

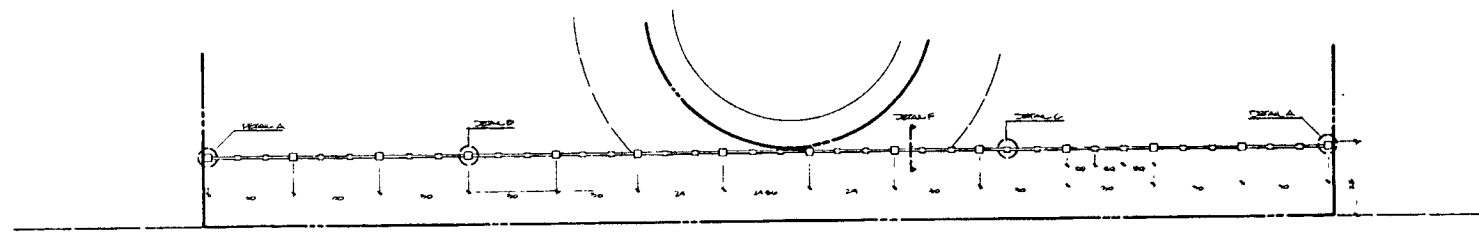
094-006
 CASE NO. 1155-Z
 RECEIVED. 12-1-93



North
1" 20'-00"

NOTE - SEE SHEET 2.04.10
FOR REPEATED DETAILS

THE
The Taycan Interests
6000 Seaman Drive, Suite 600
Dallas, Texas 75240
(214)494-6800



North
1" 20'-00"

CASE FILE NO. 1155-2
RECEIVED. 12-1-93

RECEIVED 12-1-93
 094-006
 CASE FILE NO. 1155-2



Wall Layout

revision	date

approved by:
 date: 11/2/93

CELESTIAL PLACE
 Addison, Texas

sheet number
1 of 4



app'd by _____
 date _____
 checked by _____
 date _____

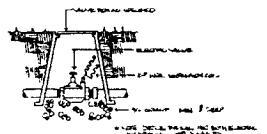
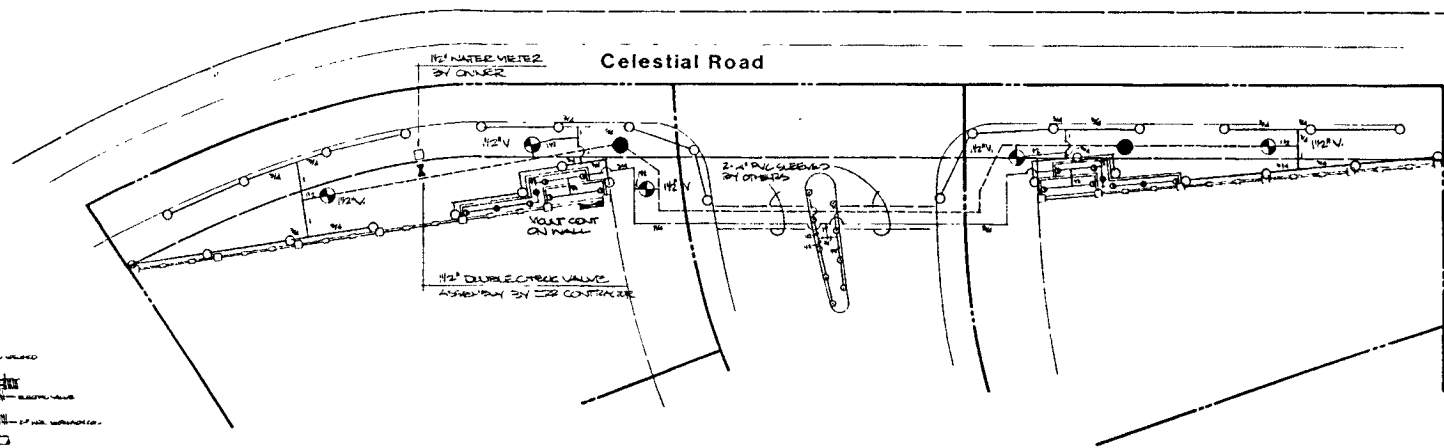
Irrigation

CELESTIAL PLACE
 Addison, Texas

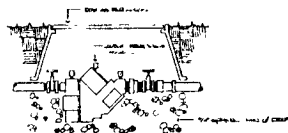
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CASTLETON 1155-2
 RECEIVED 12-1-92

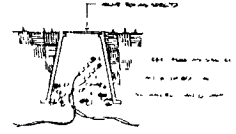
094-006



typical valve ...



double check valve ...



wire splices ...

Irrigation Schedule

- RICHDEL 1/4" PFI CONTROLLER
- RICHDEL I 200 SERIES 1/2" ANTI-NIPED
- ZANARDI 3/4" 7/8" QUICK COUPLER
- HUNTER ADS-TRIP SOLE IN 1/4" N
- RICHDEL 1 1/2" PERUP IN 1" O.D. N
- ZICHDEL 4" 1" ON COPPER BRASS
- ZICHDEL 4" 1" ON COPPER BRASS
- 1 1/2" PVC MAIN LINE

The Taycan Interests
 8800 Graham Drive, Suite 800
 Dallas, Texas 75248
 (214) 424-0800

NOTES
 1. PLANS ARE DIAGNOSTIC IN NATURE
 2. CHECK ALL VALVES AND MAIN LINE
 3. VERIFY PROPERTY LINE
 4. VERIFY ZONING REGULATIONS TO CHANGE

