

ORDINANCE NO. 094-041

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING ORDINANCE 093-072 SECTIONS 2 and 3 TO PROVIDE FOR APPROVAL OF SITE DEVELOPMENT PLANS AND SPECIAL CONDITIONS, ON APPLICATION FROM CAMDEN PROPERTY TRUST, 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 Ordinance 093-072, Section 2 , to read as follows:

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 a part hereof for all purposes. The property described in this Ordinance as Tract 1 shall be divided into two zones, "Zone 1" and "Zone 2", and the attached development plans shall conform to the requirements for Zone 1 and Zone 2, which are as follows:

GENERAL REGULATIONS FOR BOTH ZONE 1 AND ZONE 2

1. No vehicle access shall be permitted to any public space.
2. The development must provide for vehicular access to both Westgrove Drive and Addison Road.
3. Any fence along a dedicated public space must provide an open view.
4. Allowable density shall be 18 units per acre multiplied by the combined gross area of Tracts I and II (25.39 acres).

SPECIFIC REGULATIONS FOR ZONE 1

ALLOWED USES, ZONE 1

Land and buildings in this district may be used for any of the following listed uses, but no land shall hereafter be used and no buildings or structure shall hereafter be erected, altered, relocated, reconstructed, or converted which is arranged or designed or used for other than the following uses:

1. Multiple family dwelling (apartments).
2. Community, social or hobby buildings for tenants as part of a multiple family dwelling or housing project.
3. Accessory buildings including a private laundry, utility or storage building and carports as part of multiple family dwelling or housing project.

BUILDING REGULATIONS, ZONE 1

1. Area of Dwelling Unit

The average dwelling unit size shall be 1,000 square feet.

The minimum dwelling unit size shall be 775 square feet.

2. Type of Materials.

Vertical exterior walls for all dwelling unit and accessory buildings shall contain at least 80% brick, excluding window and door openings.

3. Height Regulations.

No building may exceed two (2) standard stories in height.

4. Design Regulations.

The front of all buildings against a dedicated public space shall face the dedicated public space.

There shall be no driveways or parking areas between the buildings and a dedicated public space.

There shall be no exterior stairways.

All units shall have garages.

5. Area Regulations.

A. Front Yard

There shall be a front yard having a minimum depth of twenty-five (25) feet.

All buildings shall be set back from a dedicated public space a minimum of 25 feet.

No structures shall be located in the required front yard. This includes parking areas, swimming pools, and other recreational facilities, but does not prohibit decorative items such as fountains, sculptures, flag poles or decorative screen walls thirty (30) inches or less in height which are an integral part of the landscaping plan.

No parking shall be allowed in any front yard area.

B. Side Yard

Where the ends of the building are adjacent to and parallel to the side lot line, the side yard shall be not less than twenty (20) feet.

Where the long sides of the building, other than the ends, are adjacent to or parallel to the side lot lines, the side yard shall be not less than ten (10) percent of the length of the building side adjacent to the side yard, but in no case shall the side yard be less than twenty (20) feet.

Where the long dimension of such building is parallel to another building in a project, a side yard of fifteen (15) feet shall be provided on each side of each building so that the walls of buildings arranged as parallel structures shall be a minimum of thirty (30) feet apart and no balcony or canopy shall extend into such side yard or space for a distance greater than five (5) feet.

No parking shall be allowed in any side yard area adjacent to a public street or dedicated public space.

C. Courts

When a building is erected so as to create inner courts, the faces of all opposite walls in such courts shall be a minimum distance of thirty (30) feet apart and no balcony or canopy shall extend into such court for a distance of greater than five (5) feet.

D. Overhangs and Fireplaces

The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, balconies, and fireproof outside stairways may extend up to a minimum of three and one-half (3 1/2) feet into the required front, side or rear yards.

E. Patios and Balconies

When an apartment is erected so as to create balconies or patios facing a public street, such balconies or patios facing shall be recessed and the exterior shall not extend beyond the building line. When such balcony or patio fronts a public street or dedicated public space, a solid sight-barring fence or wall is required to screen such balcony or patio from view.

PARKING REGULATIONS, ZONE 1

Off-street parking and loading shall be mandatory for all projects developed under these provisions and shall satisfy the provisions of all other city ordinances applying to the layout, design, and construction of parking and loading areas as well as satisfying the following regulations:

A. Number of Spaces

Efficiency: 1 space per unit
One Bedroom: 1.5 spaces per unit
Two Bedroom: 2 spaces per unit
Three Bedroom: 2.5 spaces per unit

B. Development and Maintenance

Off-street driveways and parking and loading areas shall be curbed, paved and maintained to Town of Addison specifications and shall be constructed so as to dispose of all surface drainage according to Town Specifications and ordinances.

No parking or loading area shall be used for storage of any commercial or recreational vehicles exceeding one (1) ton capacity.

ACCESSORY BUILDINGS, ZONE 1

Accessory buildings and uses shall be permitted only to the extent necessary and normal to the limited types of uses permitted in this district. All accessory buildings which are not a part of the main buildings shall be separated from the main buildings by a minimum of fifteen feet. All accessory buildings must be shown on development plans.

LANDSCAPING, ZONE 1

All landscaping on the site shall conform to the Landscaping Regulations contained in Article XII-A or Ordinance #66, the Addison Comprehensive Zoning Ordinance.

REFUSE FACILITIES, ZONE 1

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

MECHANICAL EQUIPMENT, ZONE 1

Mechanical equipment shall be constructed, located and screened so as not to interfere with the peace, comfort and repose of the occupant(s) of any adjoining building or residence.

LIGHTING, ZONE 1

Lighting within the apartment project shall be provided along all driveways and emergency access easements, and at all parking areas, other than parking garages enclosed by doors. The height and spacing of light fixtures shall be such as to produce an average illumination level of not less than 0.2 footcandles on all such driveways, access easements and parking areas.

MAINTENANCE, ZONE 1

All facilities that constitute an apartment project shall be permanently maintained in a neat and orderly manner as a condition for use. This condition must be noted on the occupancy permit.

SPECIFIC REGULATIONS FOR ZONE 2

ALLOWED USES, ZONE 2

Land and buildings in this district may be used for any of the following listed uses, but no land shall hereafter be used and no buildings or structure shall hereafter be erected, altered, relocated, reconstructed, or converted which is arranged or designed or used for other than the following uses:

1. Multiple family dwelling (apartments).
2. Community, social or hobby buildings for tenants as part of a multiple family dwelling or housing project.
3. Accessory buildings including a private laundry, utility or storage building and carports as part of multiple family dwelling or housing project.

BUILDING REGULATIONS, ZONE 2

1. Area of Dwelling Unit

The average dwelling unit size shall be 900 square feet.

The minimum dwelling unit size shall be 775 square feet.

2. Type of Materials.

Vertical exterior walls for all dwelling unit and accessory buildings shall contain at least 80% brick, excluding window and door openings.

3. Height Regulations.

No building may exceed three (3) standard stories in height.

4. Design Regulations.

At least thirty (30) percent of the units shall have garages.

5. Area Regulations.

A. Front Yard

There shall be a front yard having a minimum depth of twenty-five (25) feet.

No structures shall be located in the required front yard. This includes parking areas, swimming pools, and other recreational facilities, but does not prohibit decorative items such as fountains, sculptures, flag poles or decorative screen walls thirty (30) inches or less in height which are an integral part of the landscaping plan.

No parking shall be allowed in any front yard area.

B. Side Yard

Where the ends of the building are adjacent to and parallel to the side lot line, the side yard shall be not less than twenty (20) feet.

Where the long sides of the building, other than the ends, are adjacent to or parallel to the side lot lines, the side yard shall be not less than ten (10) percent of the length of the building side adjacent to the side yard, but in no case shall the side yard be less than twenty (20) feet.

Where the long dimension of such building is parallel to another building in a project, a side yard of

fifteen (15) feet shall be provided on each side of each building so that the walls of buildings arranged as parallel structures shall be a minimum of thirty (30) feet apart and no balcony or canopy shall extend into such side yard or space for a distance greater than five (5) feet.

No parking shall be allowed in any side yard area adjacent to a public street.

C. Courts

When a building is erected so as to create inner courts, the faces of all opposite walls in such courts shall be a minimum distance of thirty (30) feet apart and no balcony or canopy shall extend into such court for a distance of greater than five (5) feet.

D. Overhangs and Fireplaces

The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, balconies, and fireproof outside stairways may extend up to a minimum of three and one-half (3 1/2) feet into the required front, side or rear yards.

E. Patios and Balconies

When an apartment is erected so as to create balconies or patios facing a public street, such balconies or patios facing shall be recessed and the exterior shall not extend beyond the building line. When such balcony or patio fronts a public street or dedicated public space, a solid sight-barring fence or wall is required to screen such balcony or patio from view.

PARKING REGULATIONS, ZONE 2

Off-street parking and loading shall be mandatory for all projects developed under these provisions and shall satisfy the provisions of all other city ordinances applying to the layout, design, and construction of parking and loading areas as well as satisfying the following regulations:

A. Number of Spaces

Efficiency: 1 space per unit
One Bedroom: 1.5 spaces per unit

Two Bedroom: 2 spaces per unit
Three Bedroom: 2.5 spaces per unit

B. Development and Maintenance

Off-street driveways and parking and loading areas shall be curbed, paved and maintained to Town of Addison specifications and shall be constructed so as to dispose of all surface drainage according to Town Specifications and ordinances.

No parking or loading area shall be used for storage of any commercial or recreational vehicles exceeding one (1) ton capacity.

ACCESSORY BUILDINGS, ZONE 2

Accessory buildings and uses shall be permitted only to the extent necessary and normal to the limited types of uses permitted in this district. All accessory buildings which are not a part of the main buildings shall be separated from the main buildings by a minimum of fifteen feet. All accessory buildings must be shown on development plans.

LANDSCAPING, ZONE 2

All landscaping on the site shall conform to the Landscaping Regulations contained in Article XII-A or Ordinance #66, the Addison Comprehensive Zoning Ordinance.

REFUSE FACILITIES, ZONE 2

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

MECHANICAL EQUIPMENT, ZONE 2

Mechanical equipment shall be constructed, located and screened so as not to interfere with the peace, comfort and repose of the occupant(s) of any adjoining building or residence.

LIGHTING, ZONE 2

Lighting within the apartment project shall be provided along all driveways and emergency access easements, and at all parking areas, other than parking garages enclosed by

doors. The height and spacing of light fixtures shall be such as to produce an average illumination level of not less than 0.2 footcandles on all such driveways, access easements and parking areas.

MAINTENANCE, ZONE 2

All facilities that constitute an apartment project shall be permanently maintained in a neat and orderly manner as a condition for use. This condition must be noted on the occupancy permit.

SECTION 2. Ordinance 093-072, Section 3, shall be amended to read as follows:

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

-The property must be platted, in accordance with state law and city ordinance, prior to the issuance of a building permit. The plat shall indicate a dedication of 3.265 acres of land (described in this ordinance as Tract II) to the Town of Addison for park purposes. In addition, a dedication of 12 feet of right-of-way for the widening of Addison Road will be required, as will the dedication of all necessary easements.

-The property owner, or apartment developer, shall escrow sufficient funds, at the time of issuance of a building permit for the project, with the city to cover the cost of the design and installation of landscaping improvements to the dedicated public area.

-The landscaping plan for the dedicated public space shall incorporate the following: the plan shall provide 5 parking spaces and one handicapped parking space on the north side of the trail, away from Addison Place. The space shall be designed so as to prohibit vehicular traffic from going onto the space or parking on the area.

-The city shall appoint a committee, which shall include some residents from Addison Place, to work on the design for the public space

-All screening of parking areas for the multi-family property should incorporate both berms and shrubs.

-Plans shall be revised to indicate a brick column with wrought-iron panel fence against the public space.

-The applicant and the Town shall enter into a developers' agreement to clearly set forth the terms of the park improvements which will be constructed by the Town in the dedicated public space.

-The applicant shall provide a landscaping screen for all the air conditioning units which will face the dedicated public space.

-The applicant will modify the facades which face the dedicated public space on buildings, 3, 7 and 13 in accordance with concept "A", and will modify the facades on buildings 6 and 12 in accordance with concept "B". Both concepts are attached as a part hereof. In addition, the staff will monitor the landscaping installation on the south side of the project to see that all trees indicated on the concept plan are installed on the site in the locations shown.

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.

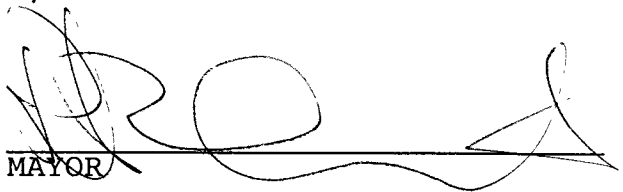
SECTION 4. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance 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 28th day of June, 1994.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1161-Z-1

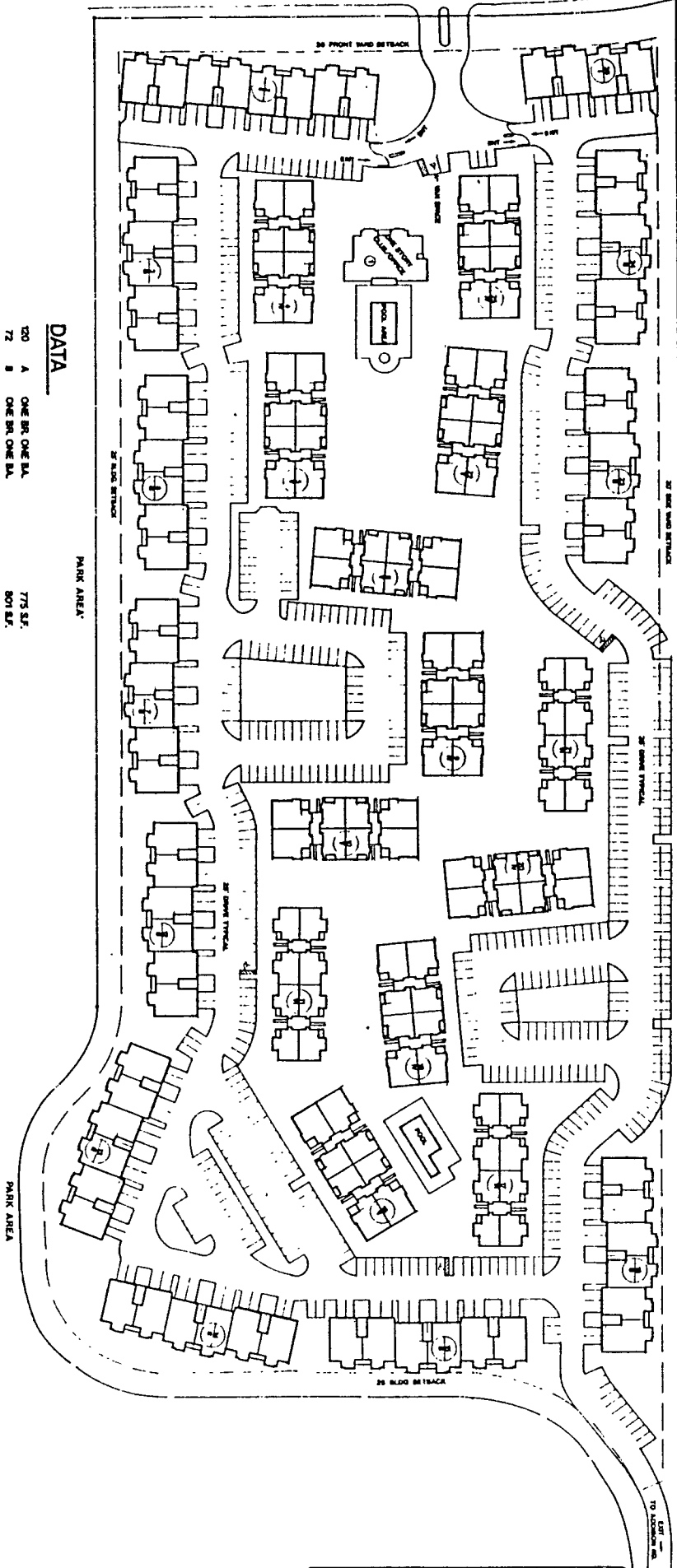
APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

Published
1/12/95



WESTGROVE ROAD



DATA

NO	DESCRIPTION	NET UNIT/ACRE	GROSS UNIT/ACRE	TOTAL
20	A ONE BR. ONE BA.	775 S.F.		
72	B ONE BR. ONE BA.	801 S.F.		
72	C ONE BR. ONE BA. WITH GARAGE	828 S.F.		
60	D TWO BR. TWO BA.	1048 S.F.		
60	E TWO BR. TWO BA.	1048 S.F.		
72	F TWO BR. TWO BA. WITH GARAGE	1008 S.F.		
456	TOTAL	427,992 S.F.		

LAND 22.143 ACRES
 NET DENSITY 20.56
 LAND 23.39 ACRES
 GROSS DENSITY 77.96
 GROSS DENSITY 77.96 UNITS/ACRE



NORTH

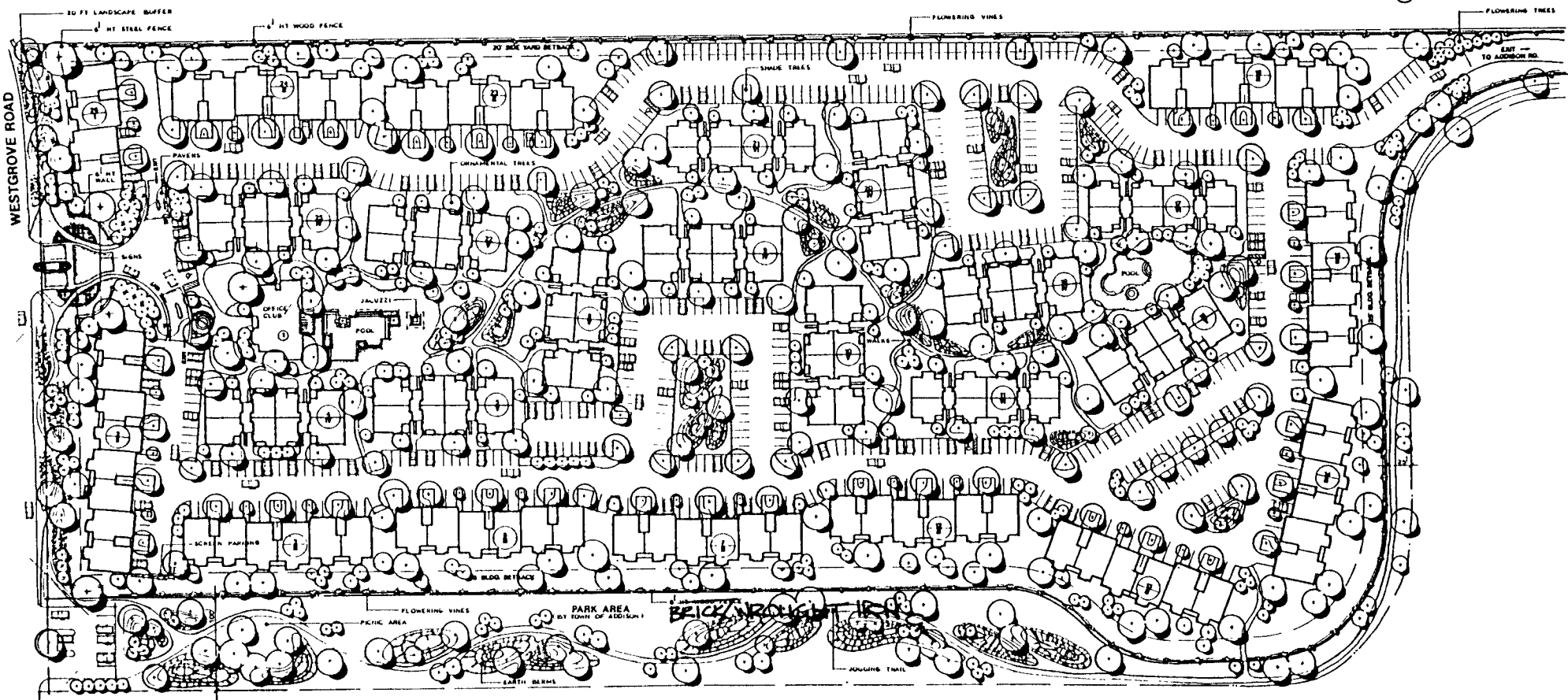
PARKING PROVIDED
 144 GARAGE SPACES
 144 TANDER OPEN SPACES
 528 OPEN SPACES
816 TOTAL SPACES PROVIDED
PARKING RATIO 179 SPACES/UNIT
NOTE: PARKING SPACES ARE 9' x 18'
NOTE: BUILDING TYPES I, II, AND III ARE TWO STORES
NOTE: BUILDING TYPES IV, V, AND VI ARE THREE STORES

NOTE: THERE ARE NO EXTERIOR STAIRWAYS IN ZONE 2
NOTE: AVERAGE UNIT SIZE IN ZONE 2 EXCEEDS 900 S.F.
NOTE: AVERAGE UNIT SIZE IN ZONE 3 EXCEEDS 900 S.F.

NOTE: ALL WALK RADIIUS MINIMUM OF 30'
NOTE: BUILDING TYPE I HAS 8 GARAGES
NOTE: BUILDING TYPE II HAS 16 GARAGES
NOTE: BUILDING TYPE III HAS 32 GARAGES

094-041

PROJECT NO.	104
DATE DRAWN	
SID DATE	
DESIGNER	
REVISIONS	



PRELIMINARY LANDSCAPE PLAN
A CAMDEN PROPERTY TRUST DEVELOPMENT
ADDISON, TEXAS

SCALE: 1" = 50'-0"
 MAY 2, 1994



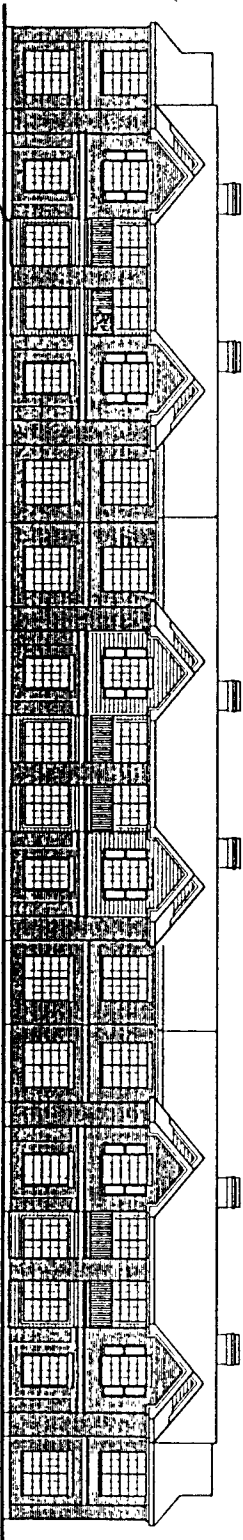
NOTES

- *101 Site Landscaping is required, 27 of Site Landscaping is provided. (The adjacent Park Area is not included in the above 27 of Site.)
- *Site Parking Spaces divided by 10' x 40' concrete above areas in parking lot areas. In addition, there are 3,326 linear ft. of parking lot perimeter which requires a minimum of 215 shade trees. Note: of these requirements have been met. No parking space is over 30' from a shade tree and no parking space is over 75' from 2 or more shade trees.
- *201 and 202 of Parking Lot Area (Site Landscaping provided) 25,750 Sq. Ft. = 113 Landscaping provided.
- *An automatic irrigation system (with 100% coverage) will be installed to water all landscaped areas.
- *All Landscaping Plans will be sealed by a Registered Landscape Architect (State of Texas) and the Irrigation Plans will be sealed by a Licensed Irrigation Designer (State of Texas).
- *All Landscaping for this development shall comply with the Town of Addison Parks Department Landscaping Ordinance Approved September 14, 1993.

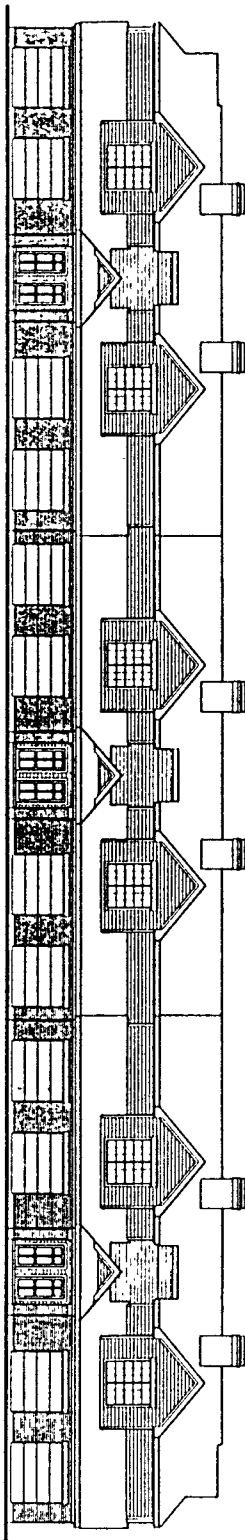
BOB WARDEN
 LANDSCAPE ARCHITECT



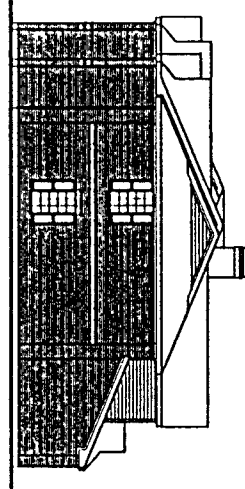
FRONT ELEVATION
ELEVATION FRISING PARK



REAR ELEVATION



END ELEVATION



THESE WERE REVISED. SEE RECORD SET FOR REVISED ELEVATIONS. ON

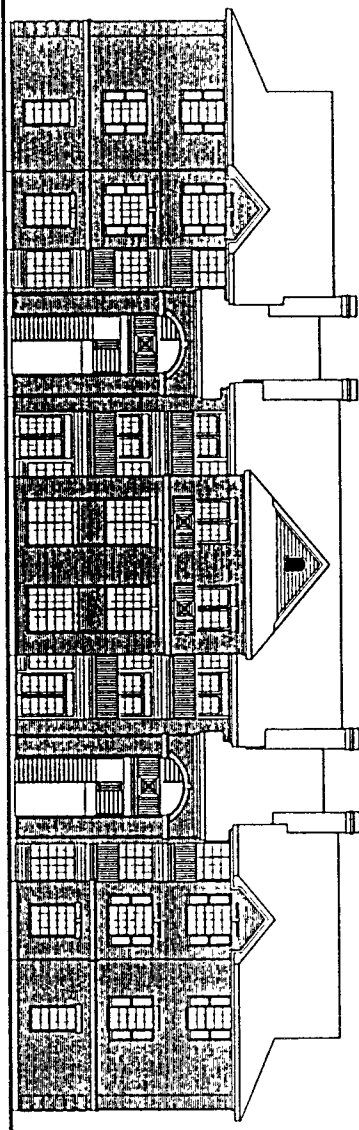
BLDG TYPE 1
BUILDINGS 387, 2, 3, 4, 5, B2324
ELEVATIONS
SCALE 1/8" = 1'-0"

094-041

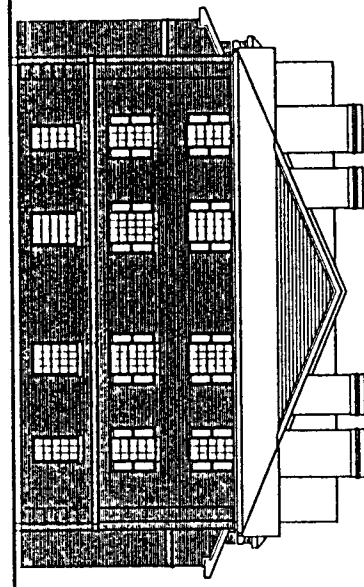
WALLACE + ASSOCIATES, A.I.A.
ARCHITECTS & PLANNERS
8000 MERRING DRIVE SUITE 210 HOUSTON, TEXAS 77057 713 908 0678

PROJECT NO.	44-25
DATE DRAWING	
NO DATE	
DATE/NO. REVISED	
APPROVED	△
	△
	△

FRONT ELEVATION



END ELEVATION



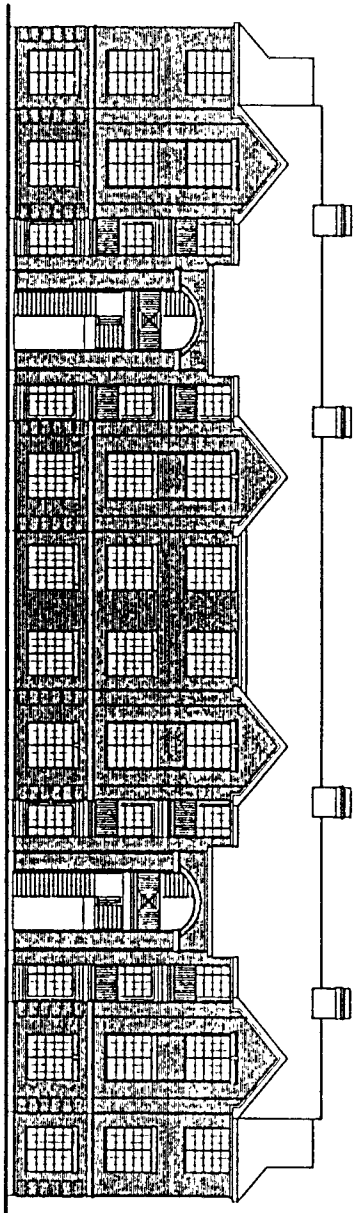
BUILDING TYPE IV
 BUILDING(S) 48, 82025
 ELEVATIONS SCALE 1/8" = 1'-0"

WALLACE + ASSOCIATES, A.I.A.
 ARCHITECTS & PLANNERS
 8000 BEBING DRIVE SUITE 210 HOUSTON, TEXAS 77067 713-696-8678

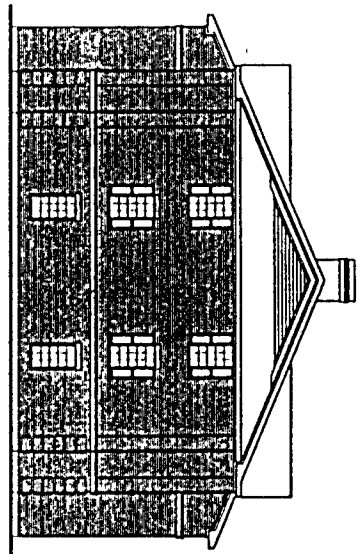
094-041

PROJECT NO.	44 05
DATE DRAWN	
NO. DATE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
DATE	

FRONT ELEVATION



END ELEVATION



BUILDING(S) 11/7/21
ELEVATIONS
SCALE 1/8" = 1'-0"

BLDG TYPE VI

094-041

WALLACE + ASSOCIATES, A.I.A.
ARCHITECTS & PLANNERS
8000 BIRING DRIVE SUITE 870 HOUSTON, TEXAS 77067 713-666-8678

PROJECT NO.	44-02
DATE DRAWN	
NO. DATE	
REVISIONS	
Δ	Δ
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