

ORDINANCE NO. 095-012

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, SO AS TO GRANT A SPECIAL USE PERMIT FOR A HOTEL, ON APPLICATION WITH WESTERN INTERNATIONAL/MARRIOTT RESIDENCE INN, LOCATED ON 3.47 ACRES ON THE WEST SIDE OF QUORUM DRIVE, 300 FEET SOUTH OF BELT LINE ROAD; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR A SEVERABILITY 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, 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 Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit to a hotel. Said zoning amendment shall be noted on the official zoning map of the Town of Addison, Texas, and is situated on the following described land:

BEING a tract of land in the Josiah Pancoast Survey, Abstract No. 1146, and also being out of Block 2 of Quorum, an addition to the City of Addison, Texas as recorded in Volume 79100, Page 1895, Plat Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the northwest corner of said Quorum Addition, said point being on the south right-of-way line of Belt Line Road (100 foot right-of-way), and being S 89°46'47" West, a distance of 285.00 feet from the west right-of-way line of Quorum Drive (variable width right-of-way);

THENCE, South 01°30'57" East, for a distance of 371.00 feet to a one-half inch iron rod found for the POINT OF BEGINNING;

THENCE, North 89°46'47" East, for a distance of 347.17 feet to a one-half inch iron rod with yellow cap stamped Cook C. Inc set for corner on the said west right-of-way line of Quorum Drive at the beginning of a curve to the left having a central angle of 09°51'15", a radius of 1,726.75 feet, a tangent of 148.58 feet and a chord bearing and distance of South 26°46'05", 296.60 feet;

THENCE, Southeasterly along said west right-of-way line of Quorum Drive and along said curve for an arc distance of 296.97 feet to a one-half inch iron rod with yellow cap stamped Cook C. Inc. set for corner at the end of said curve to the left and the beginning of a curve to the right having a central angle of 07°19'25", a radius of 777.43 feet, a tangent of 49.75 feet and a chord bearing and distance of South 28°01'59" East, 99.30 feet;

THENCE, Southeasterly along said curve to the right for an arc distance of 99.37 feet to a one-half inch iron rod set for corner;

THENCE, South 89°46'47" West, for a distance of 518.08 feet to a one-half inch iron rod set for corner;

THENCE, North 01°30'57" West, with the said west line of Quorum Addition, for a distance of 353.25 feet to the POINT OF BEGINNING and containing 151,302 square feet or 3.47 acres of land, more or less.

SECTION 2. That the special use permit is granted to the specific development plans proposed, and the above-described property shall be developed in accordance with the plans attached hereto and a part hereof for all purposes.

SECTION 3. That the special use permit shall be granted subject to the following special conditions:

-This property is located within the 65 ldn. noise contour at Addison Airport. Prior to development, the property owner shall provide an avigation easement to the city.

-The applicant shall provide certification, by an acoustical expert, that a noise level reduction of 25 dB is provided through the proposed construction. Such certification shall be provided prior to the issuance of a building permit.

-The applicant shall provide certification, by an acoustical expert, that a noise level reduction of 25 dB was achieved through the construction. Such certification shall be provided prior to the issuance of a Certificate of Occupancy.

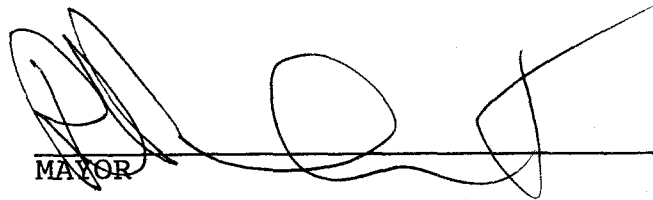
-A detailed landscaping plan, which meets the requirements of the Landscaping Ordinance, must be reviewed and approved by the Parks Department prior to the issuance of a building permit.

SECTION 4. 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 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 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 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 14th day of March, 1995.



MAYOR

ATTEST:



C. MORAN  
CITY SECRETARY

CASE NO. 878-Z-1

APPROVED AS TO FORM:



C. MORAN  
DIRECTOR OF DEVELOPMENT SERVICES

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 095-012

Pulliam  
9/13/95

**PROJECT INFORMATION**

**OWNER:**  
**DEVELOPER:**  
**ARCHITECT:**  
**DATE:**

**PROPOSED DEVELOPMENT:**  
**TYPE OF DEVELOPMENT:**  
**NUMBER OF UNITS:**

**GENERAL NOTES:**  
 1. ALL UTILITIES TO BE SHOWN.  
 2. ALL UTILITIES TO BE SHOWN.  
 3. ALL UTILITIES TO BE SHOWN.

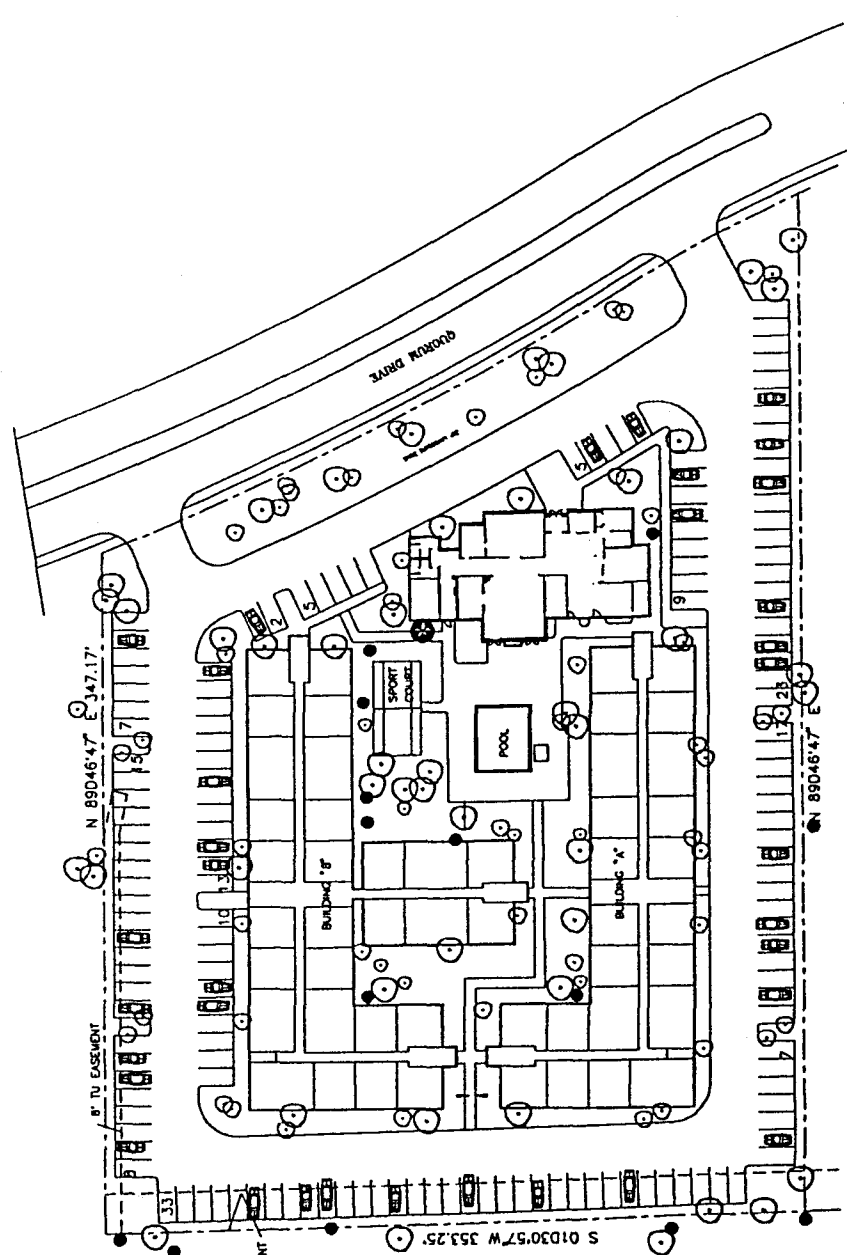
**ADDITIONAL INFORMATION:**  
 ALL UTILITIES TO BE SHOWN.  
 ALL UTILITIES TO BE SHOWN.  
 ALL UTILITIES TO BE SHOWN.

**GENERAL NOTES:**  
 ALL UTILITIES TO BE SHOWN.  
 ALL UTILITIES TO BE SHOWN.  
 ALL UTILITIES TO BE SHOWN.

**LAND AREA:** 150,904.59 SF or 3.464 Acres  
**Parking Required:** 150 Spaces  
**Parking Provided:** 154 Spaces  
**BUILDING A:** 84 UNITS  
**BUILDING B:** 66 UNITS  
**TOTAL:** 150 UNITS

**BUILDING AREAS:**  
 BUILDING A: 48,989 SF  
 BUILDING B: 51,700 SF  
 GATEHOUSE: 107,188 SF  
**TOTAL:** 107,188 SF  
**SITE AREA TOLERATIONS:** 40,018 SF 28.52 %  
**BUILDING FOOTPRINT:** 59,300 SF 39.29 %  
**PAVING:** 51,587 SF 34.13 %  
**LANDSCAPING:** 150,905 SF 100.00 %  
**TOTAL:** 150,905 SF 100.00 %

FLOOR	AREA	PERCENTAGE
FIRST FLOOR	40,018 SF	28.52 %
SECOND FLOOR	59,300 SF	39.29 %
THIRD FLOOR	51,587 SF	34.13 %
TOTAL	150,905 SF	100.00 %



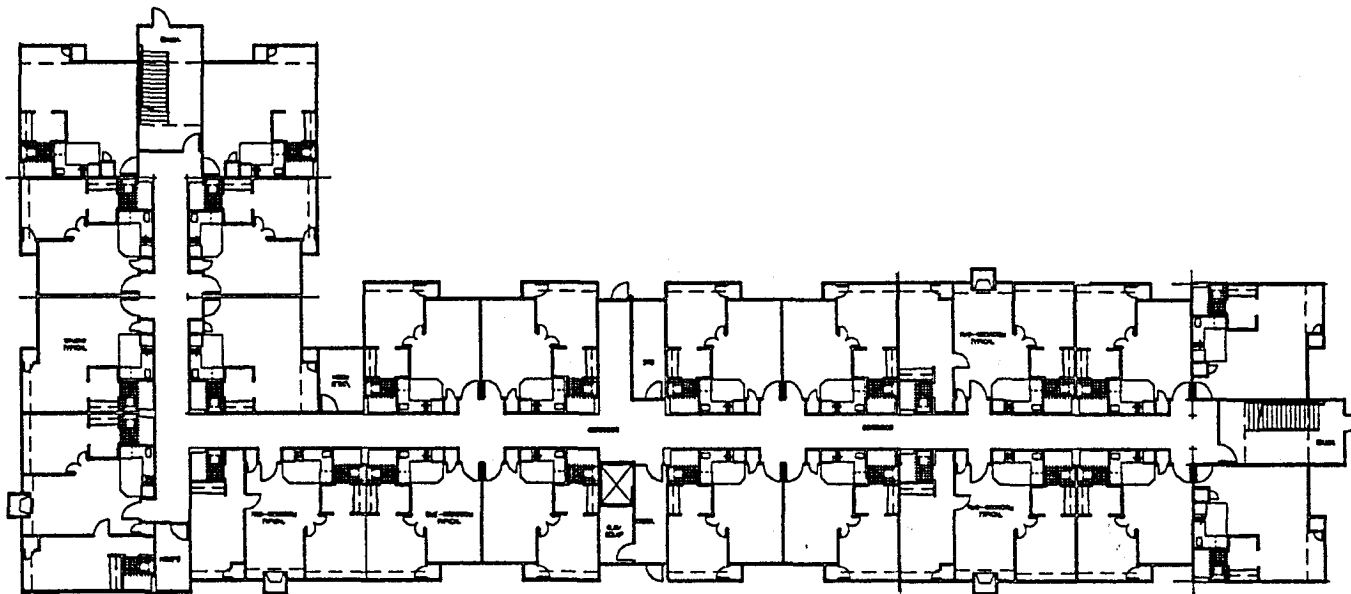
**1 SITE PLAN**  
 SCALE: 1" = 30.0'

THESE PLANS ARE REDUCTIONS OF THE ACTUAL "RECORD SET" OF PLANS WHICH ARE FILED IN ZONING CASE FILE 878-2-1.

**APPROVED**

APPROVED

095-012



1 FIRST FLOOR PLAN - BUILDING "A"  
SCALE: 3/32" = 1'-0"

SECOND AND THIRD FLOORS SIMILAR

R

Quo  
Sou  
Adc  
20644

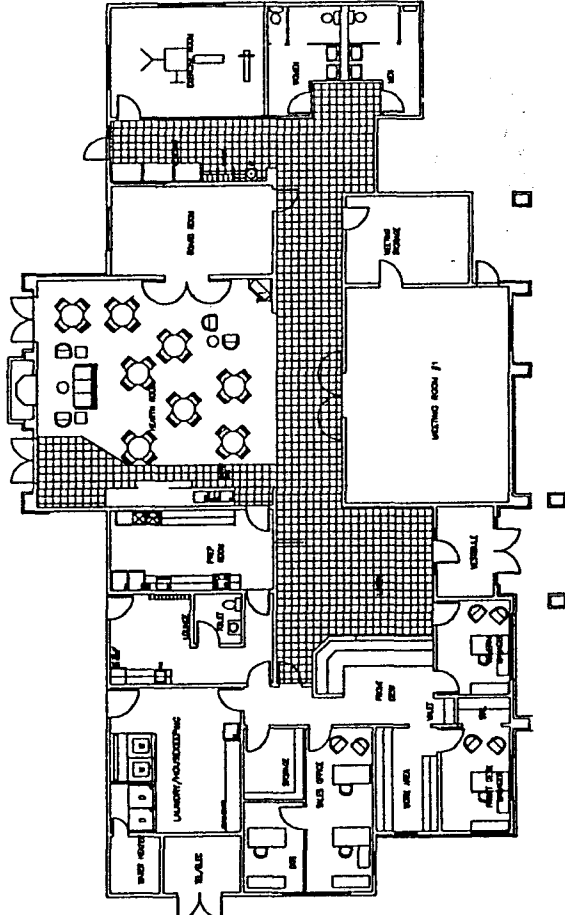
RA



Quorum  
South o  
Addisc  
2008

SI

c-1/RV 285



# GATEHOUSE PLAN

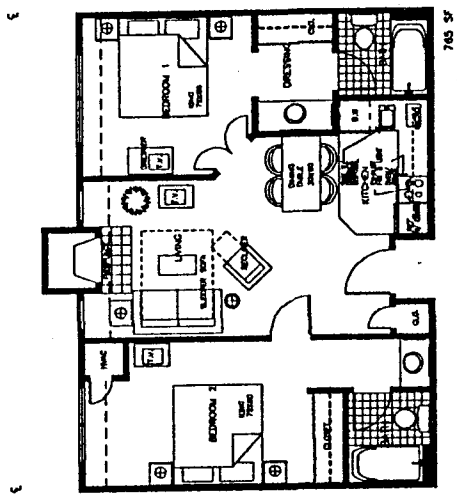
SCALE 1/4"=1'-0"

# APPROVED

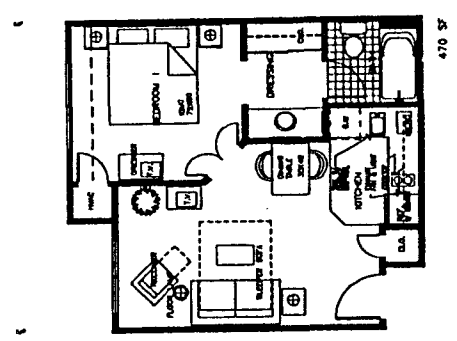
24x36:1/8"



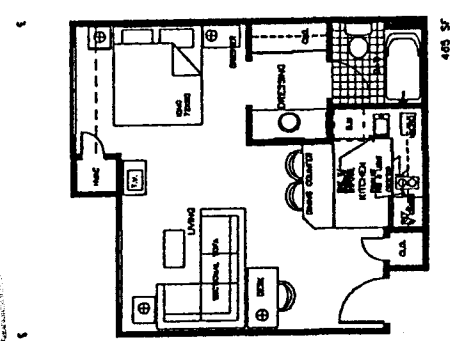
APPROVED



1 TWO BEDROOM PLAN



2 ONE BEDROOM PLAN



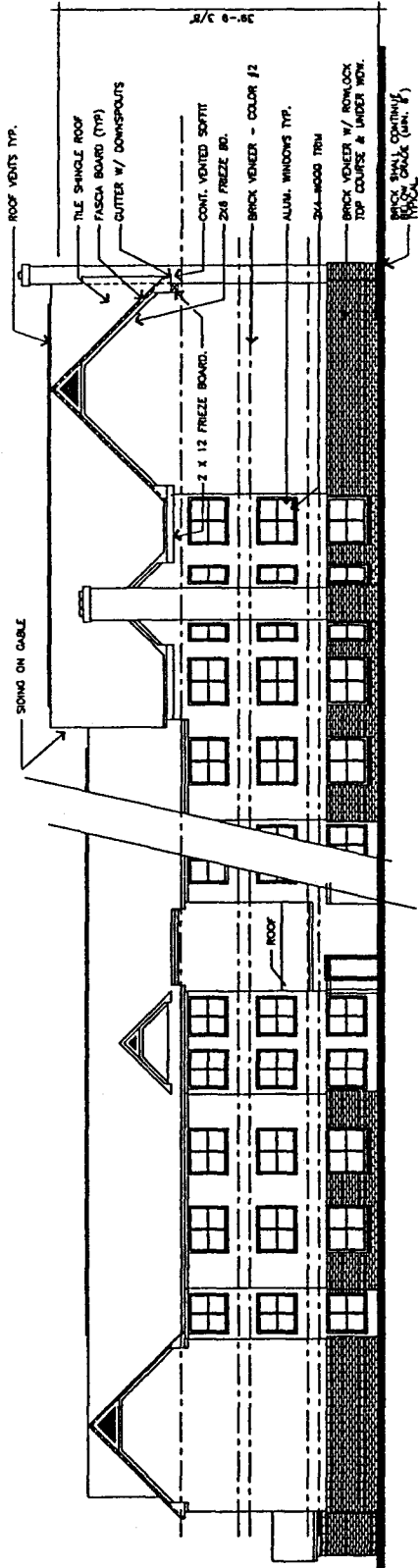
3 STUDIO PLAN



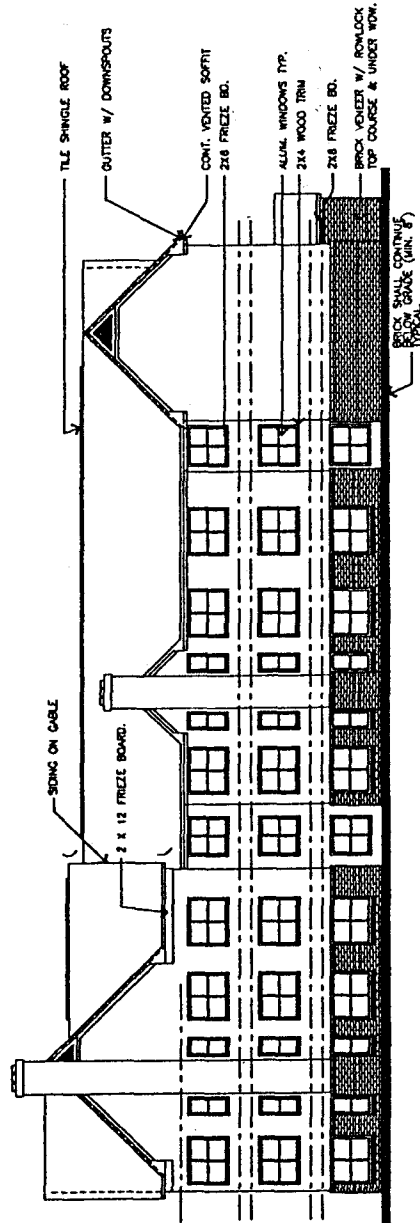
Quorum, Dr.  
 South of Belt Line  
 Addison, Texas  
 75008 05/01/98

SD303

IN 2004, 05/01/98



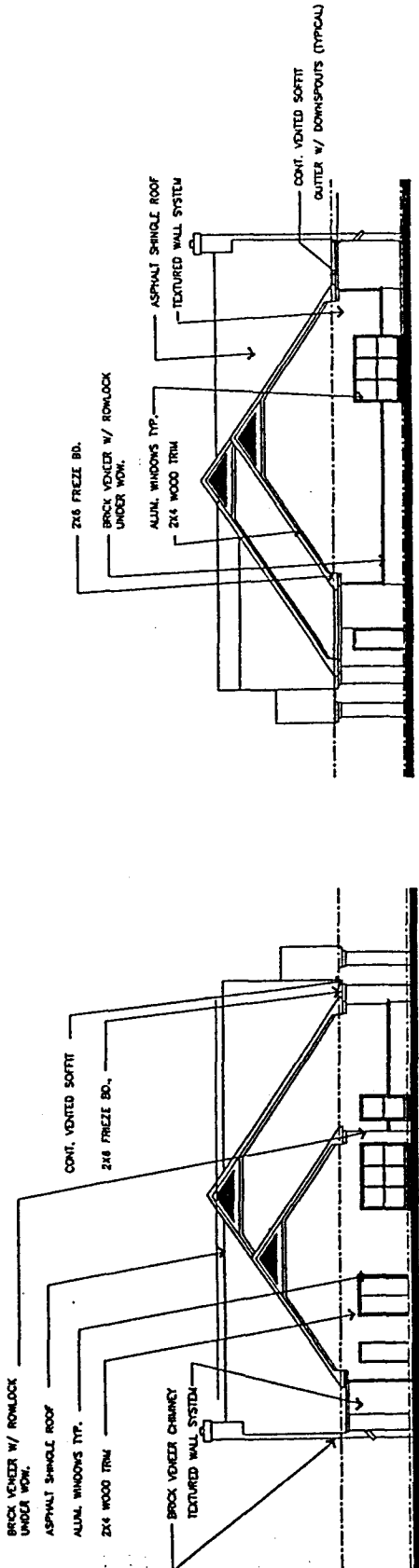
2 ELEVATION - BUILDING "A" (SIMILAR)  
 SCALE: 1/8" = 1'-0"



1 ELEVATION - BUILDING "A" (SIMILAR)  
 SCALE: 1/8" = 1'-0"

APPROVED

2-13-81/78



BRICK VENEER W/ ROWLOCK UNDER WOK.

ASPHALT SHINGLE ROOF

ALUM. WINDOWS TYP.

2x4 WOOD TRIM

BRICK VENEER CHIMNEY

TEXTURED WALL SYSTEM

CONT. VENTED SOFTIT

2x6 FREIZE BO.

2x6 FREIZE BO.

BRICK VENEER W/ ROWLOCK UNDER WOK.

ALUM. WINDOWS TYP.

2x4 WOOD TRIM

ASPHALT SHINGLE ROOF

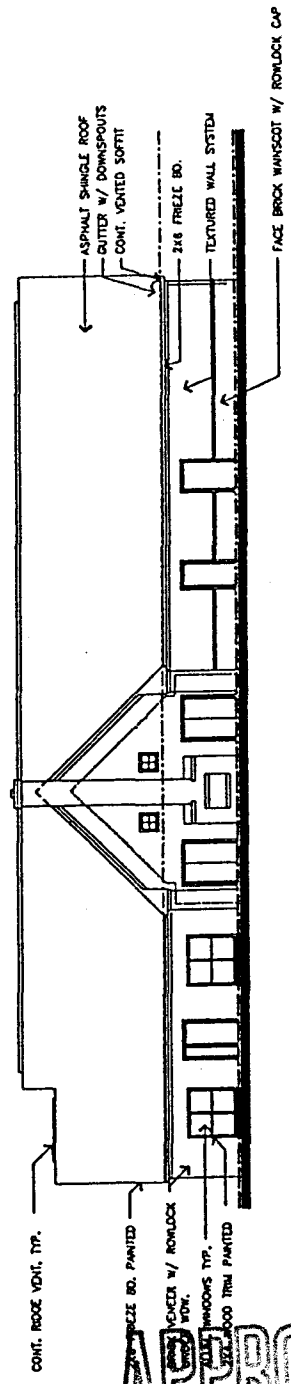
TEXTURED WALL SYSTEM

CONT. VENTED SOFTIT

GUTTER W/ DOWNSPOUTS (TYPICAL)

1 SOUTH ELEVATION  
1/8"=1'-0"

2 NORTH ELEVATION  
1/8"=1'-0"



CONT. ROOF VENT. TYP.

FREIZE BO. PAINTED

VENEER W/ ROWLOCK UNDER WOK.

ALUM. WINDOWS TYP.

WOOD TRIM PAINTED

ASPHALT SHINGLE ROOF

GUTTER W/ DOWNSPOUTS

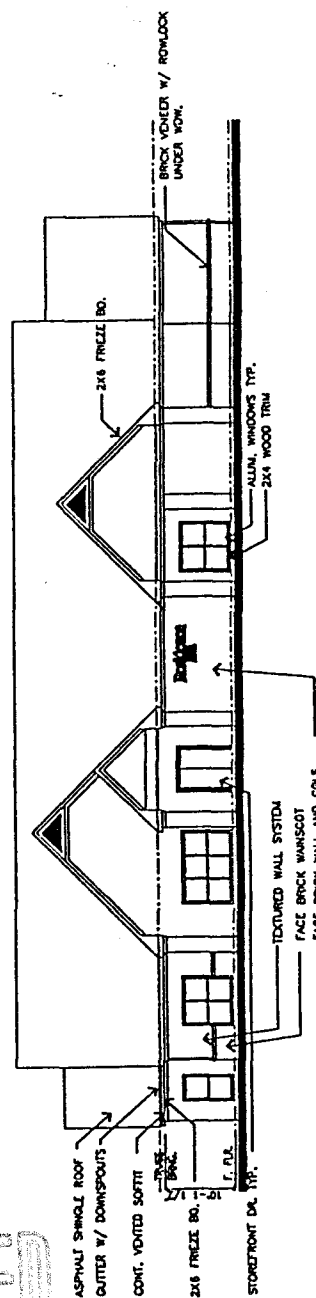
CONT. VENTED SOFTIT

2x6 FREIZE BO.

TEXTURED WALL SYSTEM

FACE BRICK MANSCOT W/ ROWLOCK CAP

3 WEST ELEVATION  
1/8"=1'-0"



ASPHALT SHINGLE ROOF

GUTTER W/ DOWNSPOUTS

CONT. VENTED SOFTIT

2x6 FREIZE BO.

STOREFRONT DL. TYP.

TEXTURED WALL SYSTEM

FACE BRICK MANSCOT

FACE BRICK WALL AND COLS.

2x6 FREIZE BO.

BRICK VENEER W/ ROWLOCK UNDER WOK.

ALUM. WINDOWS TYP.

2x4 WOOD TRIM

3 EAST ELEVATION  
1/8"=1'-0"



Quorum Dr.  
South of Belt Line  
Addison, Texas

02/11/18

SD402

01/11/2018 09:28:50:02

APPROVED