

ORDINANCE NO. 095-013

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING AN AMENDMENT TO A PREVIOUSLY-APPROVED DEVELOPMENT PLAN IN A PLANNED DEVELOPMENT-TOWNHOUSE/CONDOMINIUM DISTRICT, SO AS TO PROVIDE FOR REVISED DEVELOPMENT PLANS, ON APPLICATION FROM CARBON DEVELOPMENT INC., LOCATED ON 6.8216 ACRES ON THE SOUTH SIDE OF PROTON DRIVE, AND ON THE EAST, SOUTH, AND WEST OF LES LACS MIRADA CONDOMINIUMS, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; 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 Council does hereby approve revised development plans for a townhome development in district zoned

OFFICE OF THE CITY SECRETARY

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Planned Development-Townhouse/Condominium under Ordinance #622.
Said property being in the Town of Addison, Texas, and being
described as follows:

WHERE, Block Properties, Inc. is the owner of a tract of land situated in the Thomas L. Chenowith Survey, Abstract No. 273, City of Addison, Dallas County, Texas and being a part of Les Lacs Village Phase I, an addition to the City of Addison according to the replat recorded in Volume 83183, Page 4319 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a "+" cut in the concrete pavement found for the northeast corner of said addition, said corner being in the centerline of Proton Drive (a variable width drive);

THENCE, S 00°49'25" W, with the east line of said addition for a distance of 832.63 feet to a one-half inch iron set for corner at the southeast corner of said addition, said corner being on the north line of Greenhill School Addition, an addition to the City of Dallas as recorded in Volume 87200, Page 1886, Deed Records of Dallas County, Texas.

THENCE N 89°21'22" W, with the south line of said Les Lacs Village Phase I and the north line of said Greenhill School Addition for a distance of 611.05 feet to a one-inch iron rod found for corner, said corner being the southwest corner of said Les Lacs Village Phase I and the southeast corner of Westfield Court, an addition to the City of Addison as recorded in Volume 91227, Page 5431, Deed Records of Dallas County, Texas;

THENCE N 00°38'38" E, leaving the north line of Greenhill School Addition and with the west line of said Les Lacs Village Phase I addition, same being the east line of said Westfield Court for a distance of 520.33 feet to a one-half inch iron rod found for corner;

THENCE, S 89°21'22" E, with the north line of a called Tract I in a Special Warranty Deed recorded in Volume 85110, page 3235, Deed Records of Dallas County, Texas for a distance of 128.83 feet to a "+" cut in concrete found for corner on the west line of a 24-foot fire lane and utility easement, same being a west line of Les Lacs Mirada Condominiums as recorded in Volume 84193, Page 5200, Deed Records of Dallas County, Texas;

THENCE, S 00°38'38" W, with the west line of said fire lane and utility easement and a west line of said condominiums and passing the southwest corner of said condominiums at a distance of 196.64 feet and continuing for a distance of

218.64 feet to a "+" cut in concrete found for corner, said corner being the southwest corner of a tract of land conveyed by Kathy Schacher to AMF Partnership, Ltd., Park Cosmopolitan Associates, Seven-Flags Partnership, Alamo Associates, Keller Springs Limited and Turnpike-Waldrop Joint Venture by Deed recorded in Volume 90113, Page 3651, Deed Records of Dallas County, Texas;

THENCE, S 89°21'22" E, with the south line of last said tract for a distance of 299.13 feet to a "+" cut in concrete set for corner on the east line of a 24-foot fire lane and utility easement;

THENCE, N 00°38'38" E, with the east line of fire lane and utility easement and passing the northeast corner of last said tract at a distance of 14.00 feet, same being the southeast corner of said condominiums and continuing with an east line of said condominiums for a total distance of 53.73 feet to a "+" cut in concrete set for corner at the beginning of a curve to the right having a central angle of 90°11'40", a radius of 30.00 feet, a tangent of 30.10 feet, and a chord bearing and distance of N 45°44'28" E, 42.50 feet;

THENCE, in a northeasterly direction continuing with said east line of a fire lane and utility easement and with an east line of said condominiums and with said curve for an arc distance of 47.23 feet to a "+" cut in concrete found for corner;

THENCE, N 00°38'38" E, with an east line of said condominiums and crossing one fire lane and utility easement and then with the east line of another fire lane and utility easement till its termination and continuing for a total distance of 447.12 feet to a one-half inch iron rod found for corner on the north line of said Les Lacs Village, Phase I Addition;

THENCE, S 89°23'17" E, with the north line of said Les Lacs Village Phase I for a distance of 155.60 feet to the POINT OF BEGINNING and containing 297,149 square feet or 6.8216 acres 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 revised development plans which are attached hereto and made a part hereof for all purposes.

SECTION 3. The following special conditions are placed on
OFFICE OF THE CITY SECRETARY
ORDINANCE NO. 095-013

the above described property:

-The applicant shall provide the city with a copy of an agreement between the applicant and the owners of the existing Phase I that provides for the maintenance of the access easement that services both properties.

-A revised site plan, which indicates a vehicular turnaround between the gates and the road, and sufficient setback between the gates and the street, shall be reviewed and approved by the Public Works Department.

-The applicant shall furnish to the city a copy of an easement from the Phase I property owner which grants the applicant access to the four units in the northwest corner of the development. If an easement is not provided, a site plan should be provided that is reconfigured so as to not require access from the Phase I property to the garages.

-The applicant shall furnish to the city a copy of easements from Phase II which allow Phase I to remain an independent project.

-A revised site plan which allows the water/sewer from Phase I to be routed and serviced independently from Phase II, shall be reviewed and approved by the Public Works Department.

-A revised site plan which shows the entrance reconfigured to provide 300 feet of visibility shall be reviewed and approved by the Public Works Department.

-A revised landscaping plan which indicates a solid, evergreen, buffer along the west property line between this project and the adjoining single-family homes shall be reviewed and approved by the Parks Department.

The applicant shall provide a separate entrance for use by construction vehicles during the building of the units. Construction vehicles shall not be allowed to use the existing fire lane for Phase I as their access to the project.

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 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.

SECTION 7. 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 14 day of March, 1995.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1207-Z

APPROVED AS TO FORM:

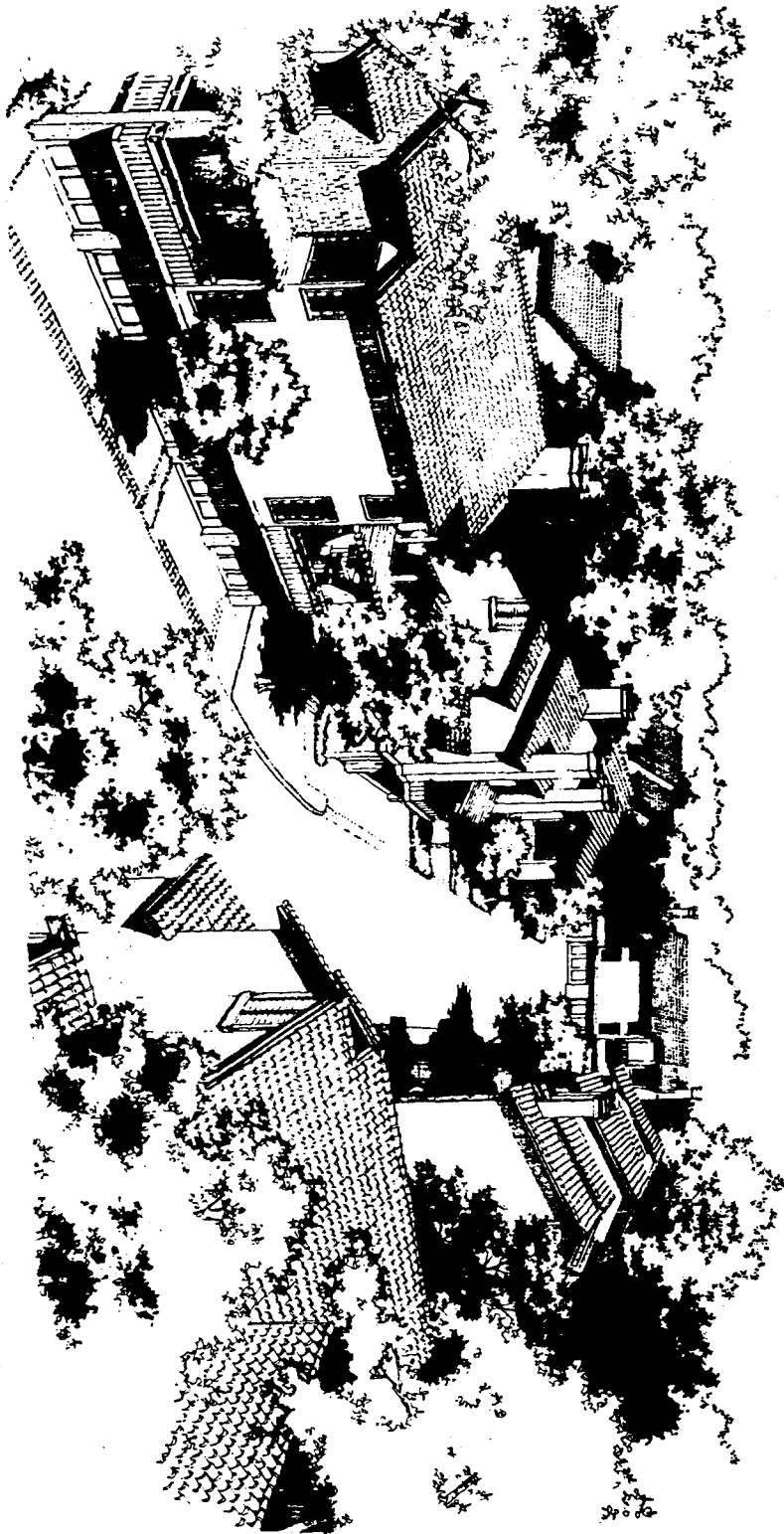

DIRECTOR OF DEVELOPMENT SERVICES

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 095-013

Published
1/11/96





LA MIRADA

PHASE TWO

ADDISON, TEXAS

ROCK INVESTMENTS / CARBON DEVELOPMENT

OWNER / DEVELOPER

095-01

SECTION ATTENDANCE

1. The contractor shall provide a list of attendants for each section of the site.
2. The attendants shall be responsible for the maintenance and care of the landscape.
3. The attendants shall be trained in the proper use of the irrigation system.
4. The attendants shall be trained in the proper use of the fertilizer.
5. The attendants shall be trained in the proper use of the pesticides.
6. The attendants shall be trained in the proper use of the pruning equipment.
7. The attendants shall be trained in the proper use of the watering equipment.
8. The attendants shall be trained in the proper use of the weeding equipment.
9. The attendants shall be trained in the proper use of the mulching equipment.
10. The attendants shall be trained in the proper use of the soil testing equipment.
11. The attendants shall be trained in the proper use of the soil amendment equipment.
12. The attendants shall be trained in the proper use of the soil aeration equipment.
13. The attendants shall be trained in the proper use of the soil compaction equipment.
14. The attendants shall be trained in the proper use of the soil stabilization equipment.
15. The attendants shall be trained in the proper use of the soil erosion control equipment.
16. The attendants shall be trained in the proper use of the soil erosion prevention equipment.
17. The attendants shall be trained in the proper use of the soil erosion mitigation equipment.
18. The attendants shall be trained in the proper use of the soil erosion reduction equipment.
19. The attendants shall be trained in the proper use of the soil erosion elimination equipment.
20. The attendants shall be trained in the proper use of the soil erosion prevention, mitigation, and reduction equipment.

TABLE LISTINGS

TABLE NO.	DESCRIPTION	DATE	BY
1	Final Landscape Plan	01/15/20	JM
2	Final Plant List	01/15/20	JM
3	Final Irrigation Plan	01/15/20	JM
4	Final Fertilization Plan	01/15/20	JM
5	Final Pesticide Plan	01/15/20	JM
6	Final Pruning Plan	01/15/20	JM
7	Final Watering Plan	01/15/20	JM
8	Final Weeding Plan	01/15/20	JM
9	Final Mulching Plan	01/15/20	JM
10	Final Soil Testing Plan	01/15/20	JM
11	Final Soil Amendment Plan	01/15/20	JM
12	Final Soil Aeration Plan	01/15/20	JM
13	Final Soil Compaction Plan	01/15/20	JM
14	Final Soil Stabilization Plan	01/15/20	JM
15	Final Soil Erosion Control Plan	01/15/20	JM
16	Final Soil Erosion Prevention Plan	01/15/20	JM
17	Final Soil Erosion Mitigation Plan	01/15/20	JM
18	Final Soil Erosion Reduction Plan	01/15/20	JM
19	Final Soil Erosion Elimination Plan	01/15/20	JM
20	Final Soil Erosion Prevention, Mitigation, and Reduction Plan	01/15/20	JM

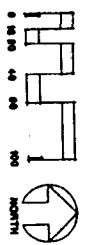
PLANT LISTINGS

PLANT LISTINGS shall be as shown on the attached drawings. The contractor shall provide a list of plants for each section of the site. The list shall include the name of the plant, the quantity, and the location. The contractor shall also provide a list of plants for each section of the site. The list shall include the name of the plant, the quantity, and the location. The contractor shall also provide a list of plants for each section of the site. The list shall include the name of the plant, the quantity, and the location.

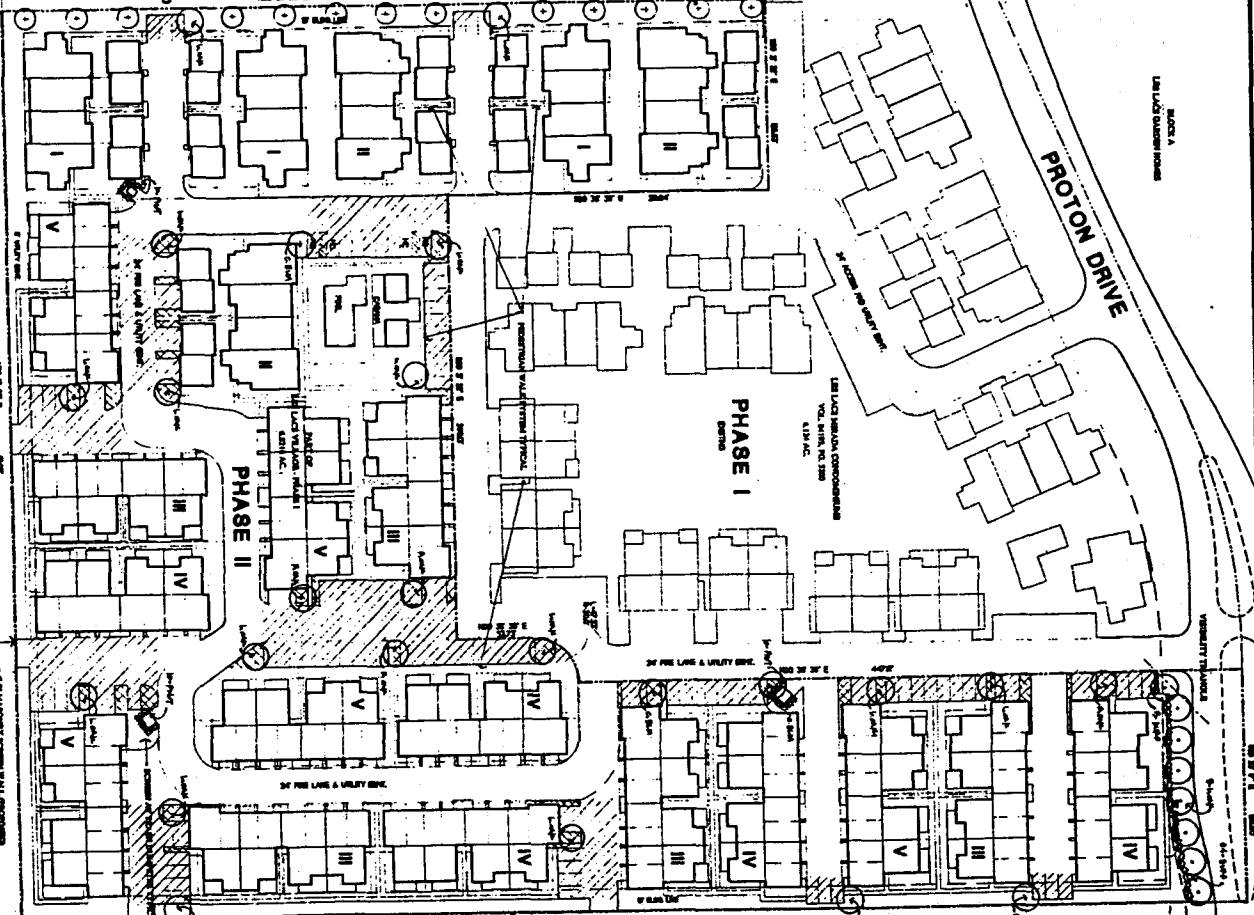
PLANT MATERIAL LIST

NO.	DESCRIPTION	QUANTITY	LOCATION
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FINAL LANDSCAPE ARCHITECTURAL PLAN
 CITY OF ARLINGTON, TEXAS
 PROJECT NO. 19-00000-0000
 DATE: 01/15/20



LANDSCAPE ARCHITECTURAL PLAN



SCALE: 1"=40'

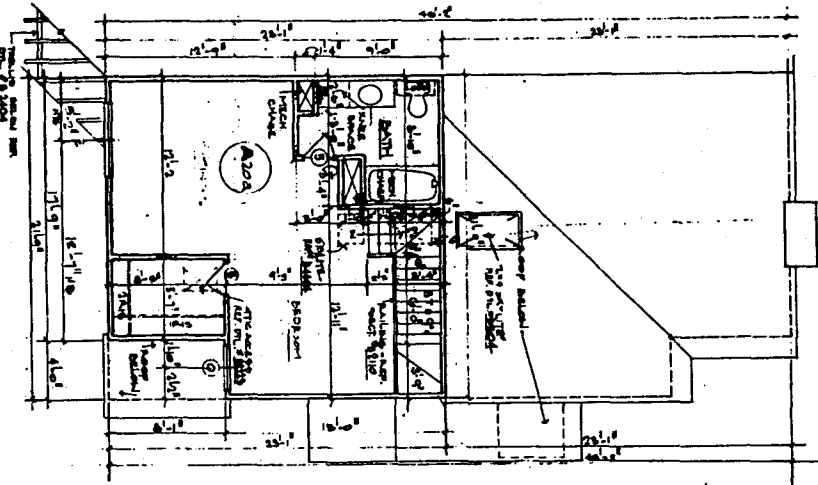
095-013

IKEMIRE ARCHITECTS
 1808 DALLAS PREWY, SUITE 100 DALLAS, TEXAS 75204 214-634-0000

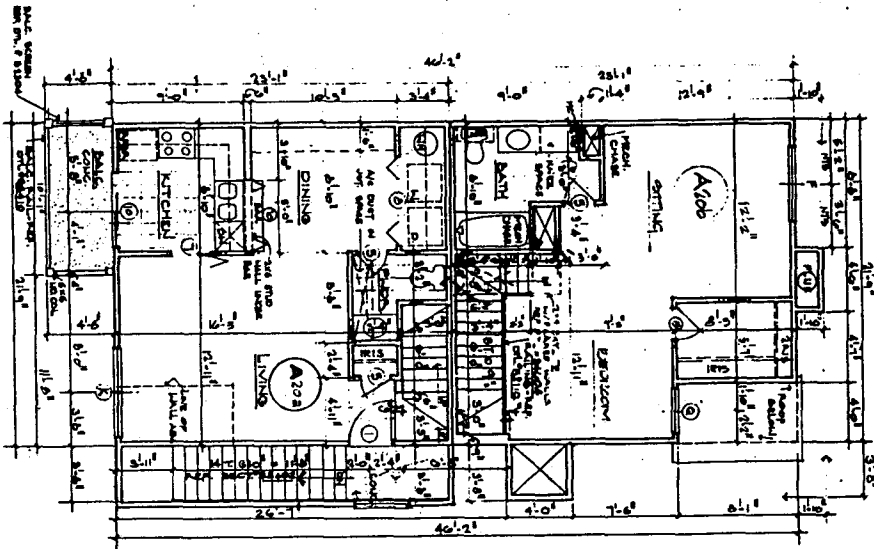
LA MIRADA PHASE TWO
 ARLINGTON, TEXAS

A 203 **A 206** - 1-BEDROOM-1 1/2 BATH

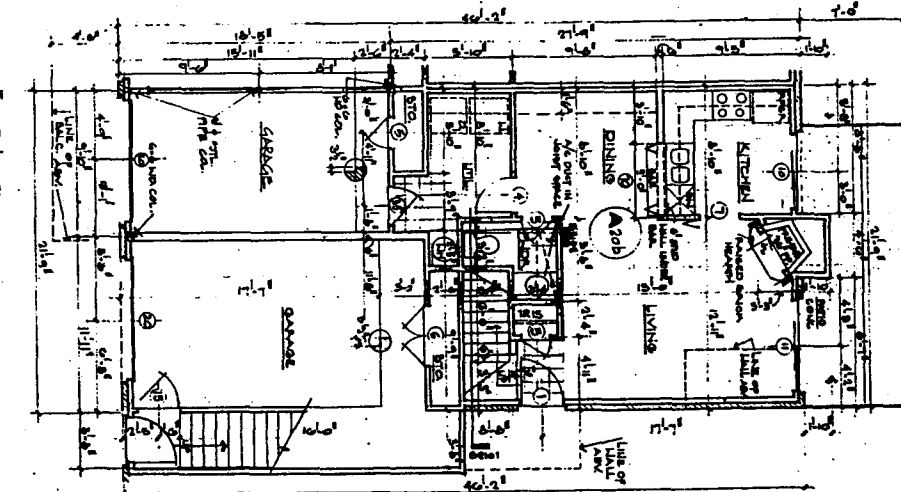
THIRD LEVEL



SECOND LEVEL



FIRST LEVEL



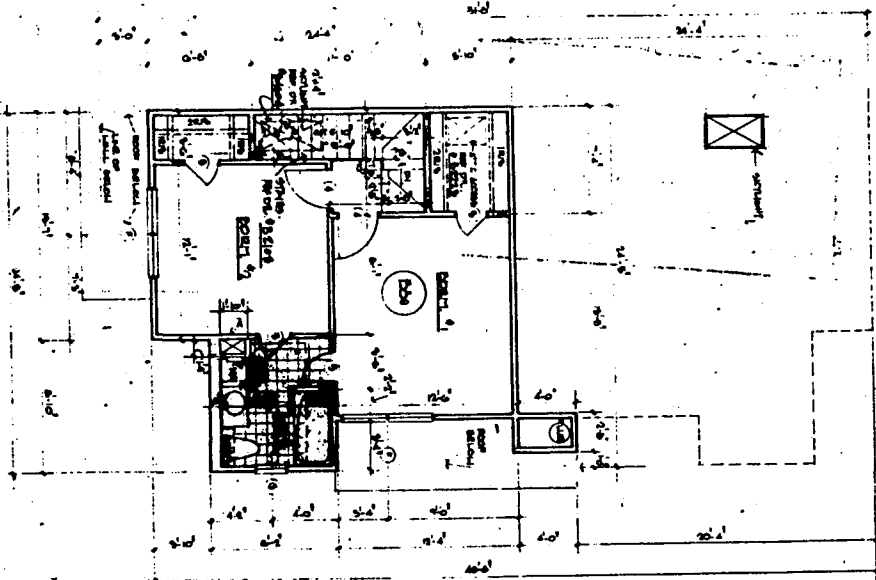
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A202	10	10	18	

095-013

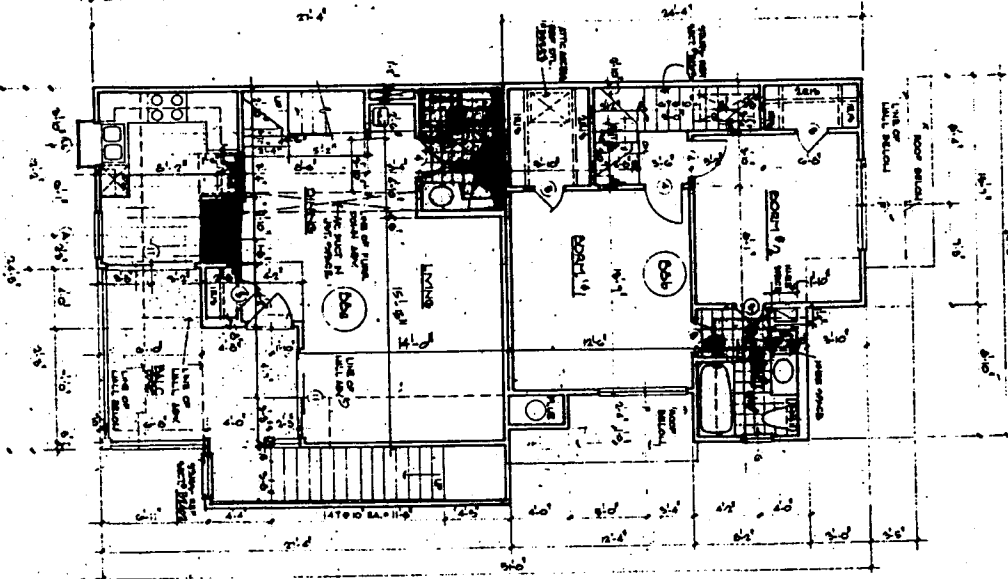


B8a/B8b

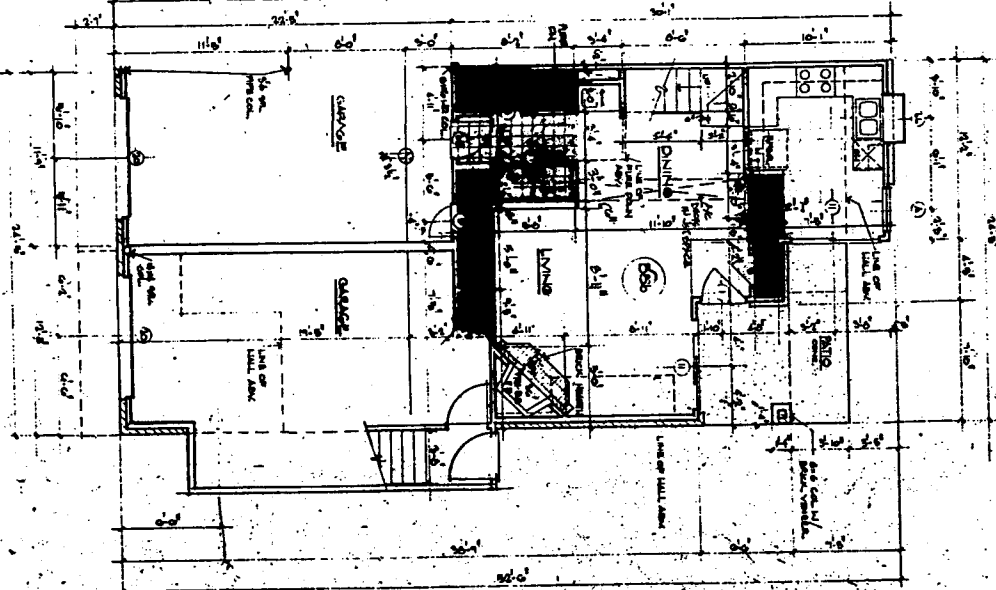
THIRD FLOOR



SECOND FLOOR



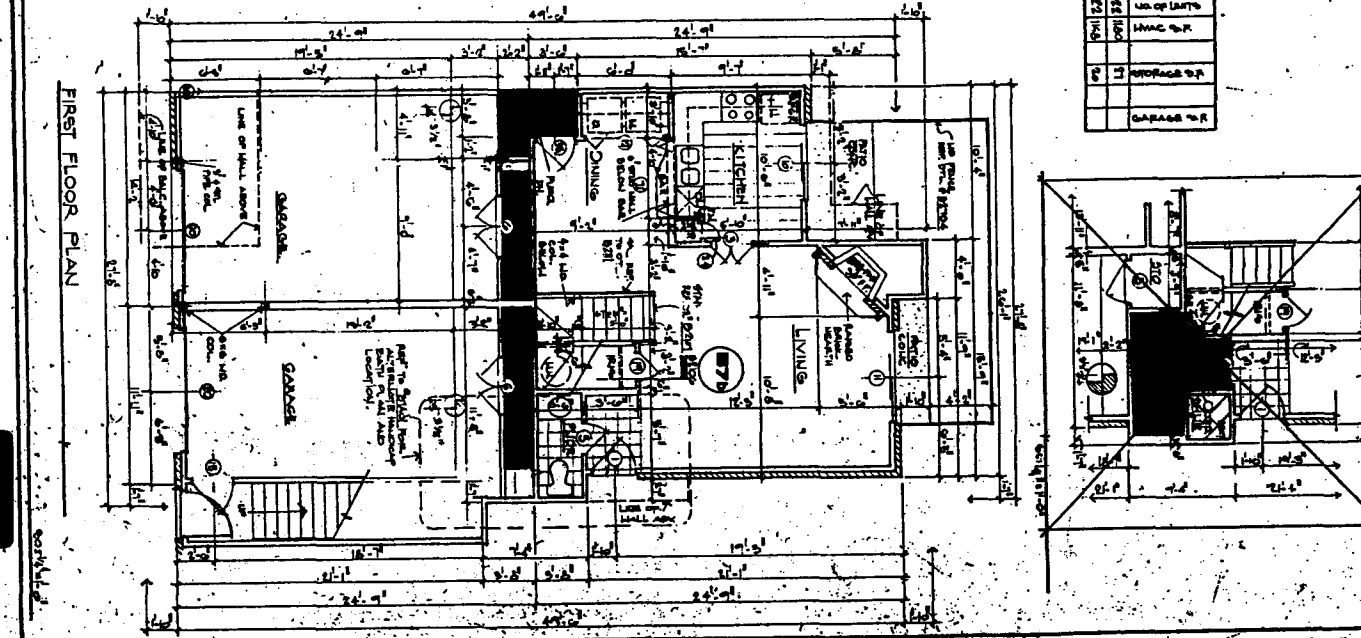
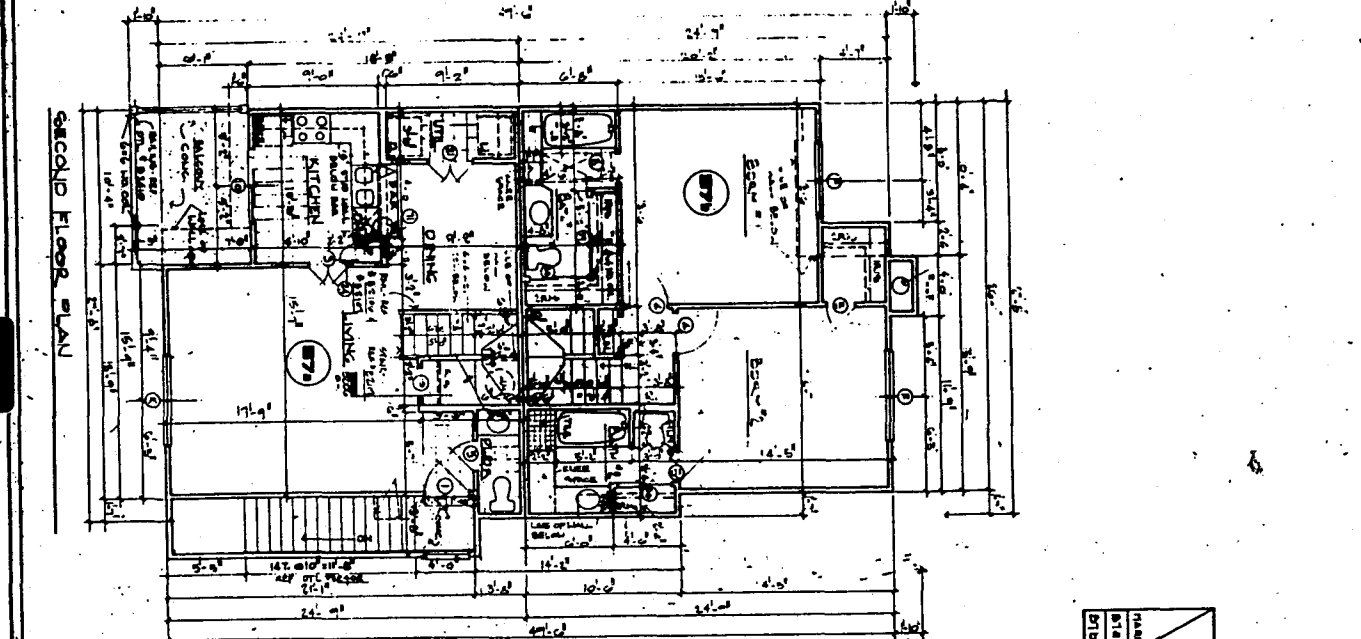
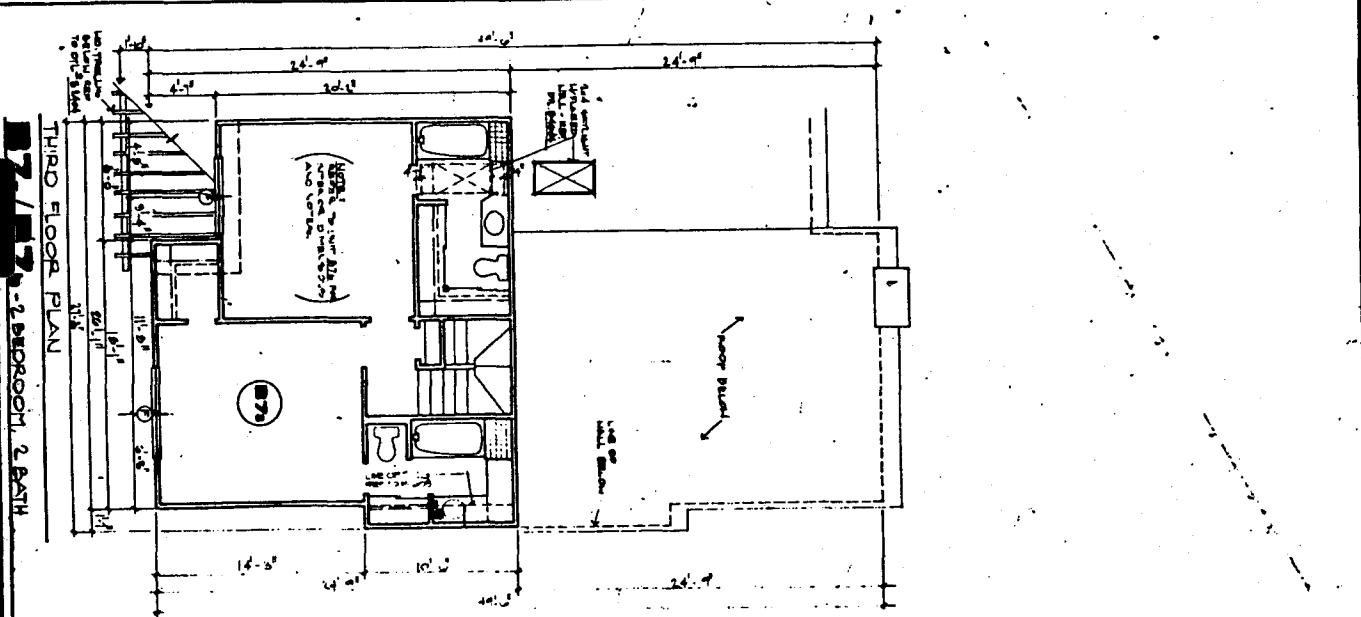
FIRST FLOOR



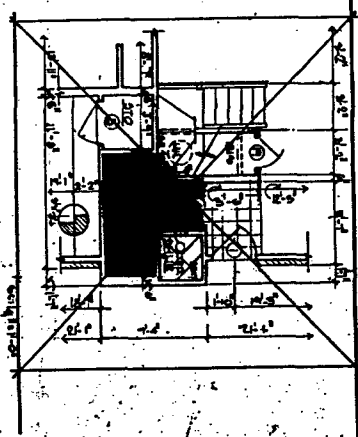
NO.	DESCRIPTION	AREA	REMARKS
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2	ELEVATOR		
3	MECHANICAL		
4	STORAGE		
5	GARAGE		

095-01

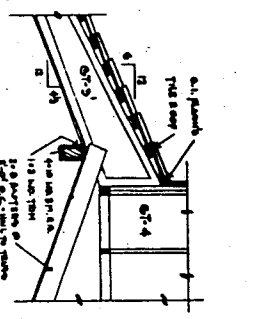




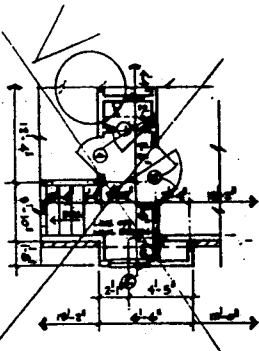
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095-013

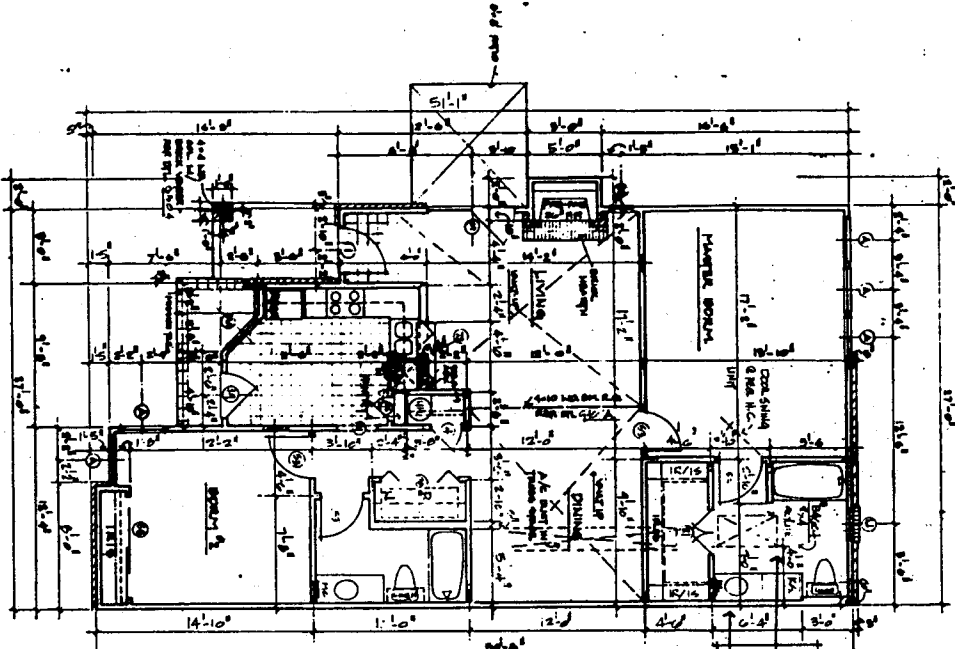


0101 - ROOF TRUSS DET. OF A UNIT



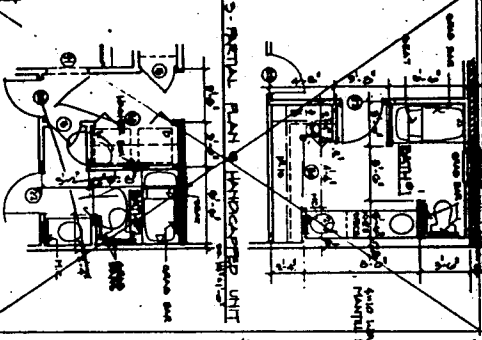
0102 - CUT THROUGH CONDUIT AND RAINLINE

NOTE: UNIT TO BE INSTALLED IN 1980'S. SEE ARCH. PLAN FOR RAINLINE LOCATIONS & RAINLINE SIZES. (TYP)

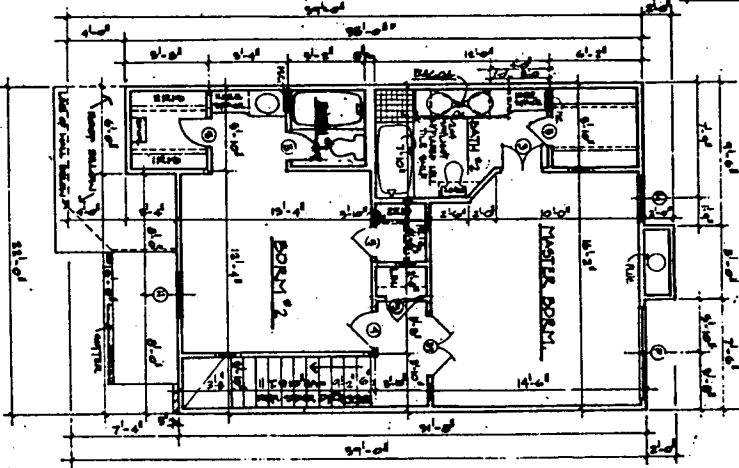


A 2 BDRM - 2 BATH

DATE: 10/1/80
DRAWN: [Signature]

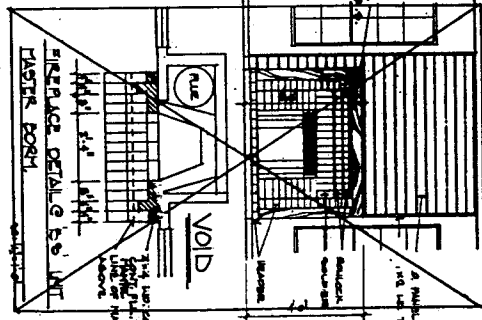


02 - WINDOW PLAN & WINDOW UNIT

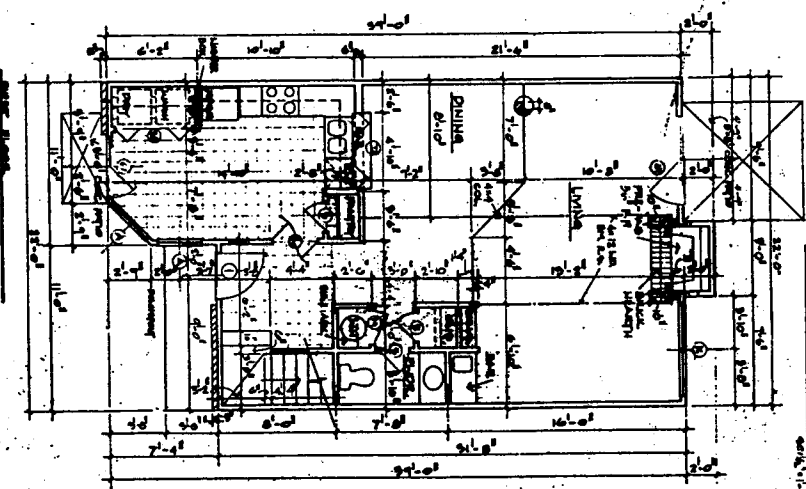


A 2 BDRM - 2 1/2 BATH - STUDIO

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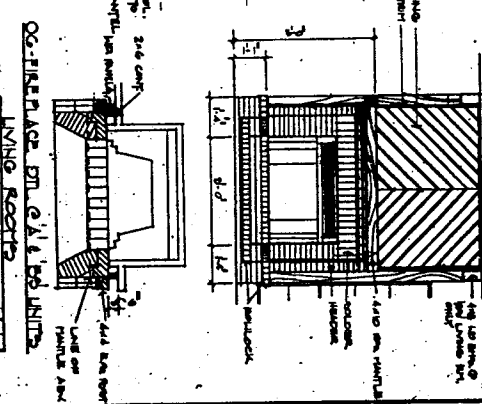


03 - WINDOW PLAN & WINDOW UNIT



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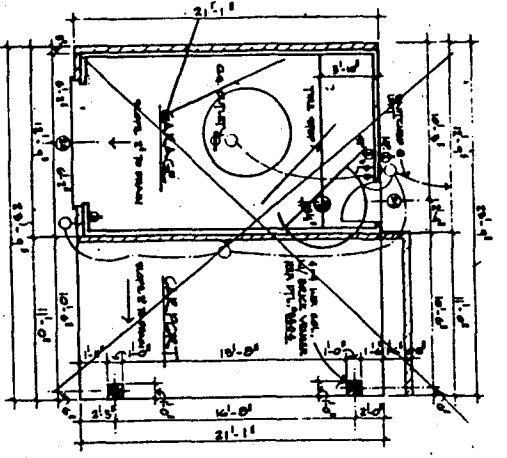


04 - WINDOW PLAN & WINDOW UNIT

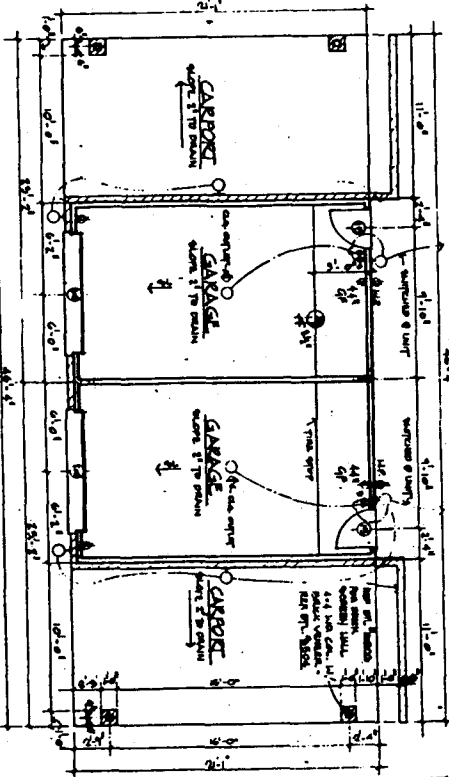
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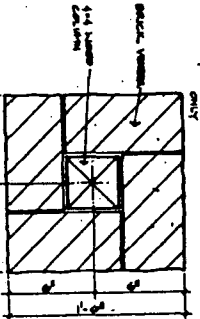
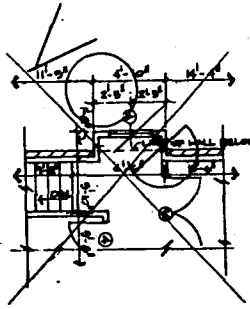
5502 - GARAGE & CARPORT FLOOR PLAN



5505 - TYPICAL GARAGE & CARPORT HOOR PLANS



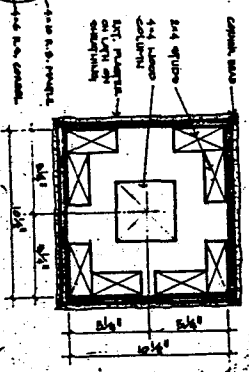
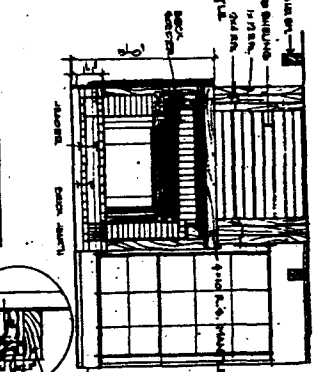
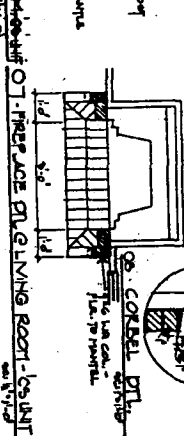
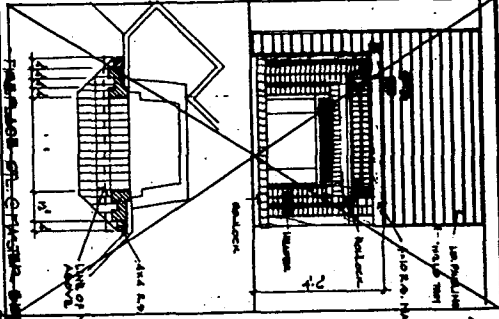
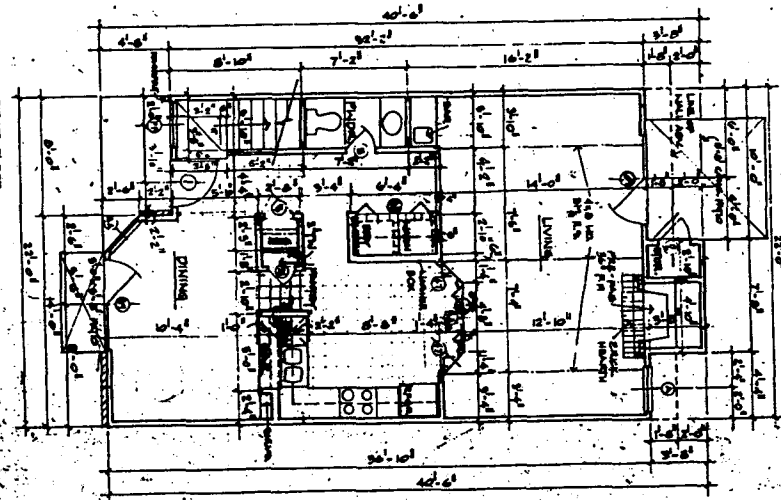
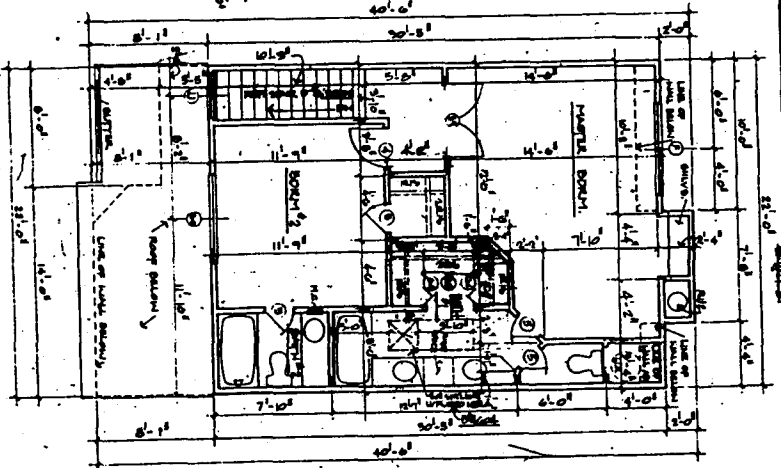
5501 - AIR OVERLAP CONDITION



5504 - MECH. VENTIL. & L.B. COL. DTL.

CS

2 BDRM - 1 1/2 BATH - STUDIO



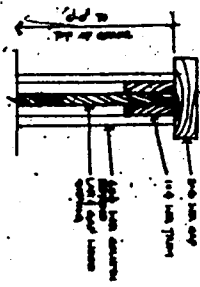
02 CORREL. DTL. TO L.B. COL. TO L.B. COL. TO L.B. COL.

02 PLASTER VENER. & L.B. COL. DTL. FOR B.T. ILLUSTRATIONS FOR L.A. COUNTY. DRAWN BY: S. G. BROWN. DATE: 10/1/54.

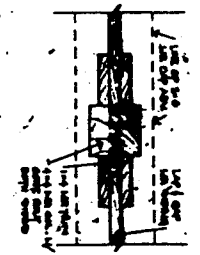
FRANK L. KENNEDY ARCHITECTS



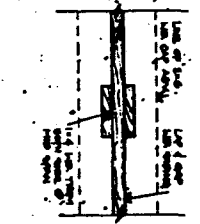
TYPICAL UNIT PLANS - CO. GARAGE & CARPORT PLANS



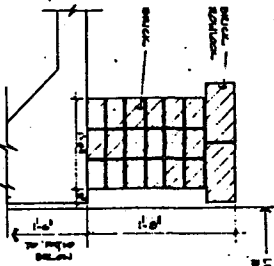
5604 - TOP LANTERN FINISH



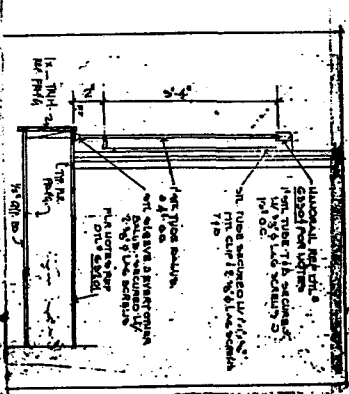
5605 - TYPICAL WINDOW PANEL DETAIL



5607

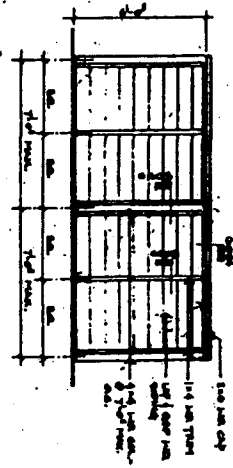


5606 - WINDOW DETAIL & DOOR UNIT

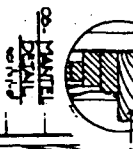
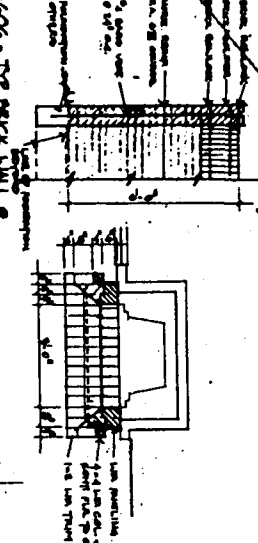


5601 - WINDOW DETAIL & DOOR UNIT

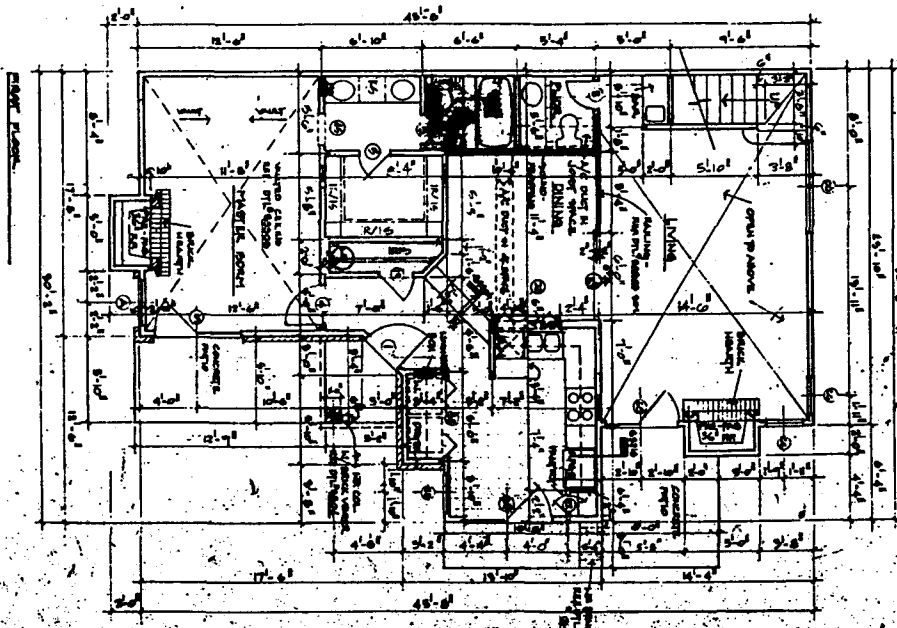
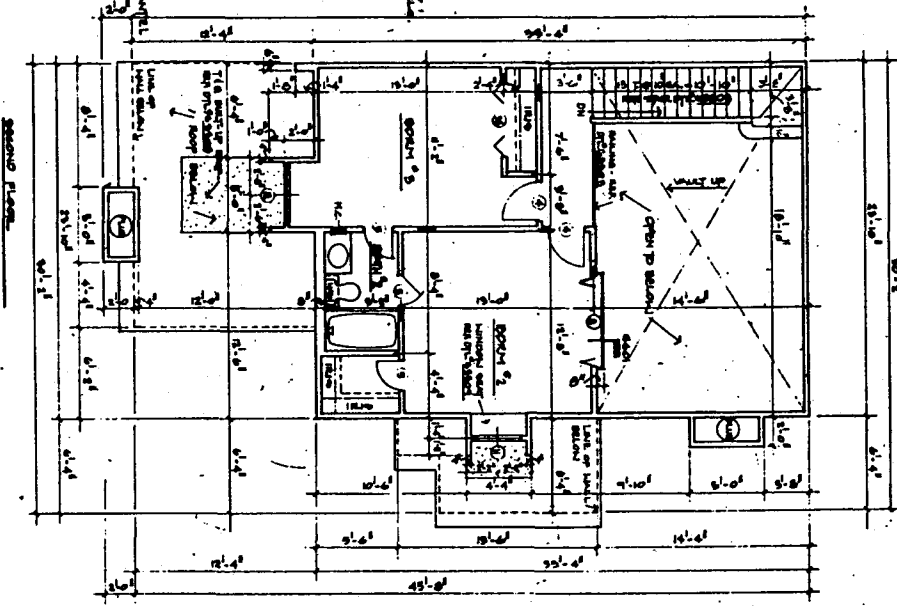
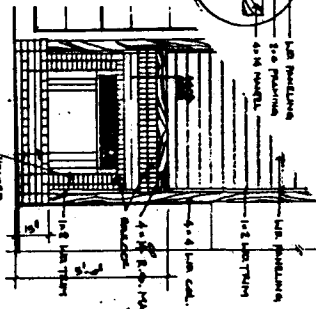
5608 - TOP LANTERN FINISH ELEVATION

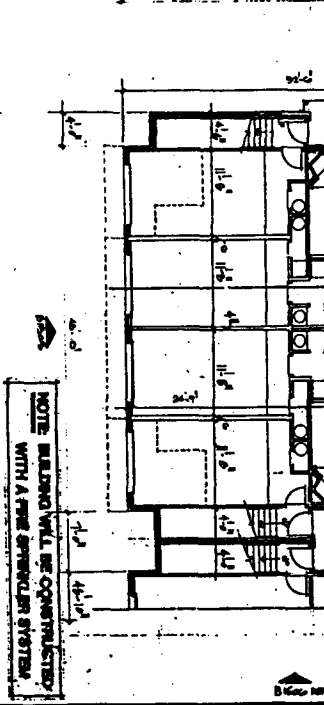
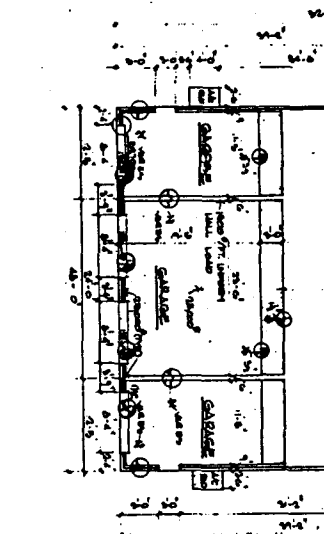
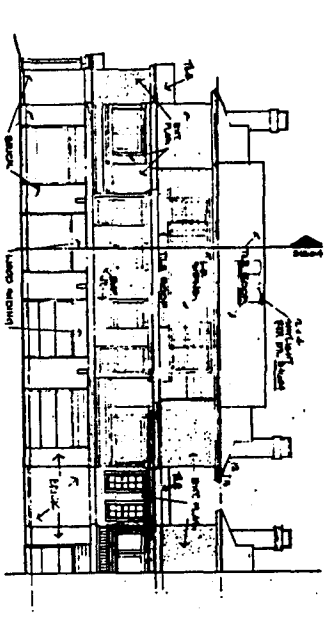
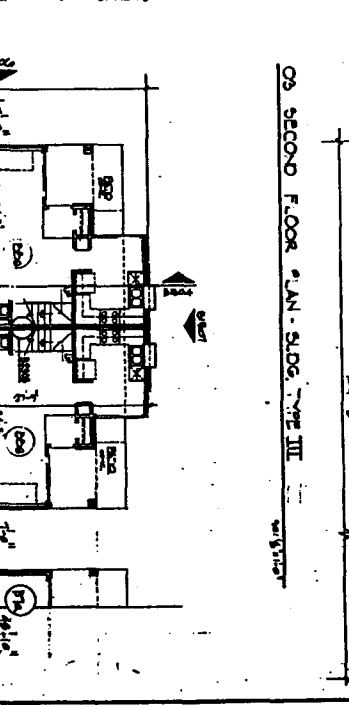
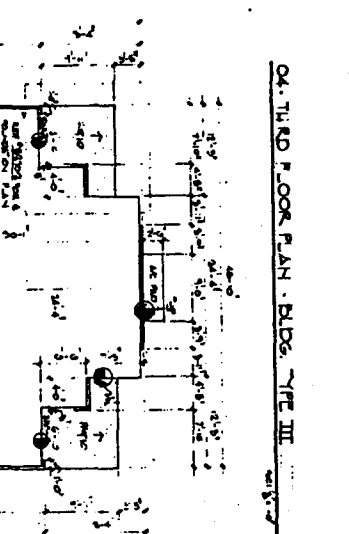
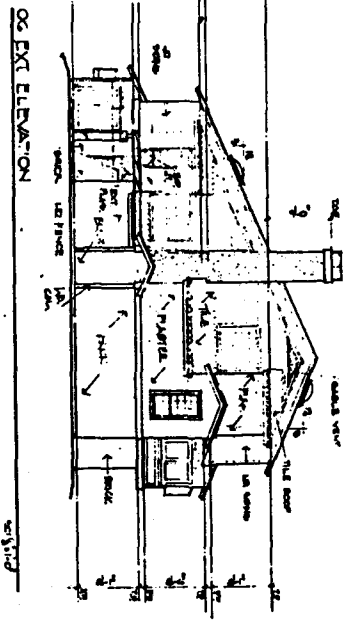
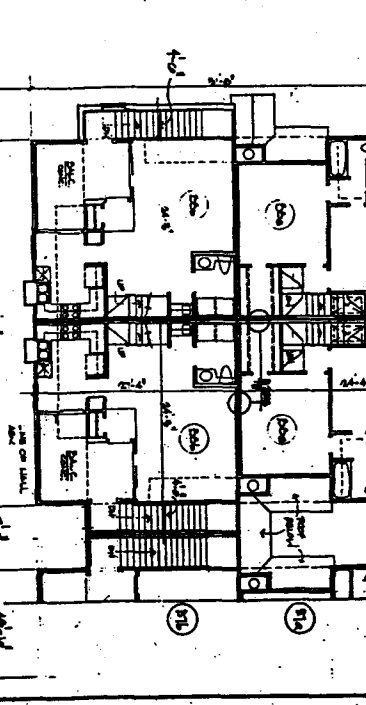
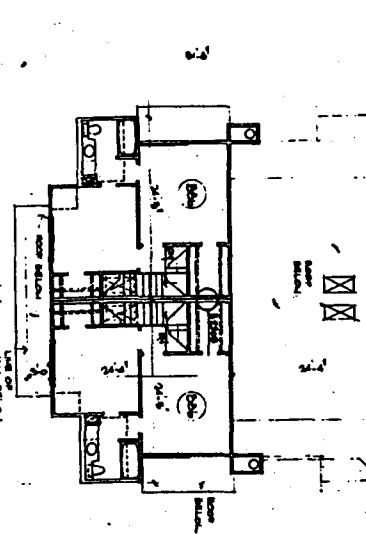
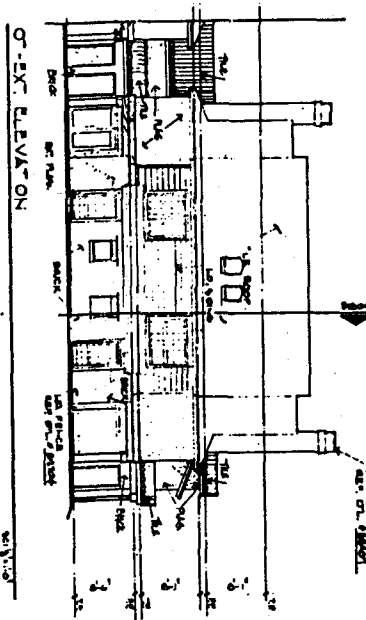


5609 - TOP LANTERN FINISH



5610 - WINDOW DETAIL





08 - EXT. ELEVATION

01 - FOUNDATION PLAN - BLDG. TYPE III

02 - 1ST FLOOR PLAN - BLDG. TYPE III

NOTE: REINFORCING WILL BE CONSTRUCTED WITH A FINE STRANDER SYSTEM.

