

**ORDINANCE NO. 095-044**

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 MICHAEL BLOCK TOWNHOMES, 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:

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 095-044

SECTION 1. That the Council does hereby approve revised

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 - 044

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.

development plans for a townhome development in district zoned 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;

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 the above described property:

-Site plan shall be revised to delete the gates shown at the entrance to Proton Drive.

-Prior to construction, utility and drainage plans, that conform to our current requirements, are required. Any additional utility and drainage improvements shall be implemented in conjunction with the building construction. This will require the installation of water, sewer and storm drainage lines.

-In conjunction with the second phase of construction, the water/sewer from Phase I shall be routed to service independently from Phase II. This will require eliminating some units in Phase II or relocating some of the Phase I water/sewer services.

-The eastern entrance shall provide 300 feet of vehicular visibility. All proposed fences and buildings shall be located out of the visibility triangle.

-Any failures in existing Proton Drive (adjacent to this property) shall be repaired prior to issuance of a Certificate of Occupancy for the first unit.

-A side-yard setback of ten feet shall be required for fences, buildings, shrubs, etc. adjacent to streets.

-All driveways shall be at least 20 feet in length.

-A permanent street marking/signage plan, prepared by a professional engineer, should be provided for the private streets.

-Access to the existing storm sewer and sanitary sewer system shall be provided. This primarily affects the building/fences along the south property line.

-Locations of all proposed fencing, including fences for individual units, shall be illustrated on the site plan.

-A detailed landscape plan shall be submitted before issuance of a building permit. The plan should adequately address the buffering of the single family on the west side of the property. The schematic plan addresses this concern by showing live oaks planted 20 feet apart.

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.

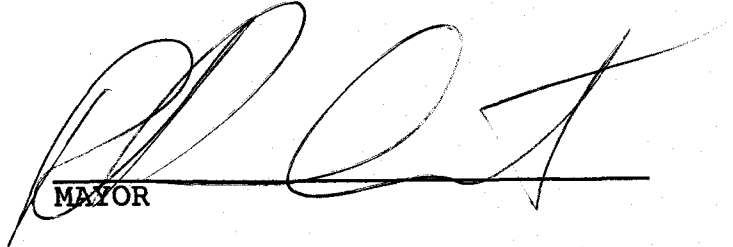
SECTION 6. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided 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, specifically Ordinance 095-013, and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 095-044

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, on this the 12th day of September, 1995.



MAYOR

ATTEST:



CITY SECRETARY

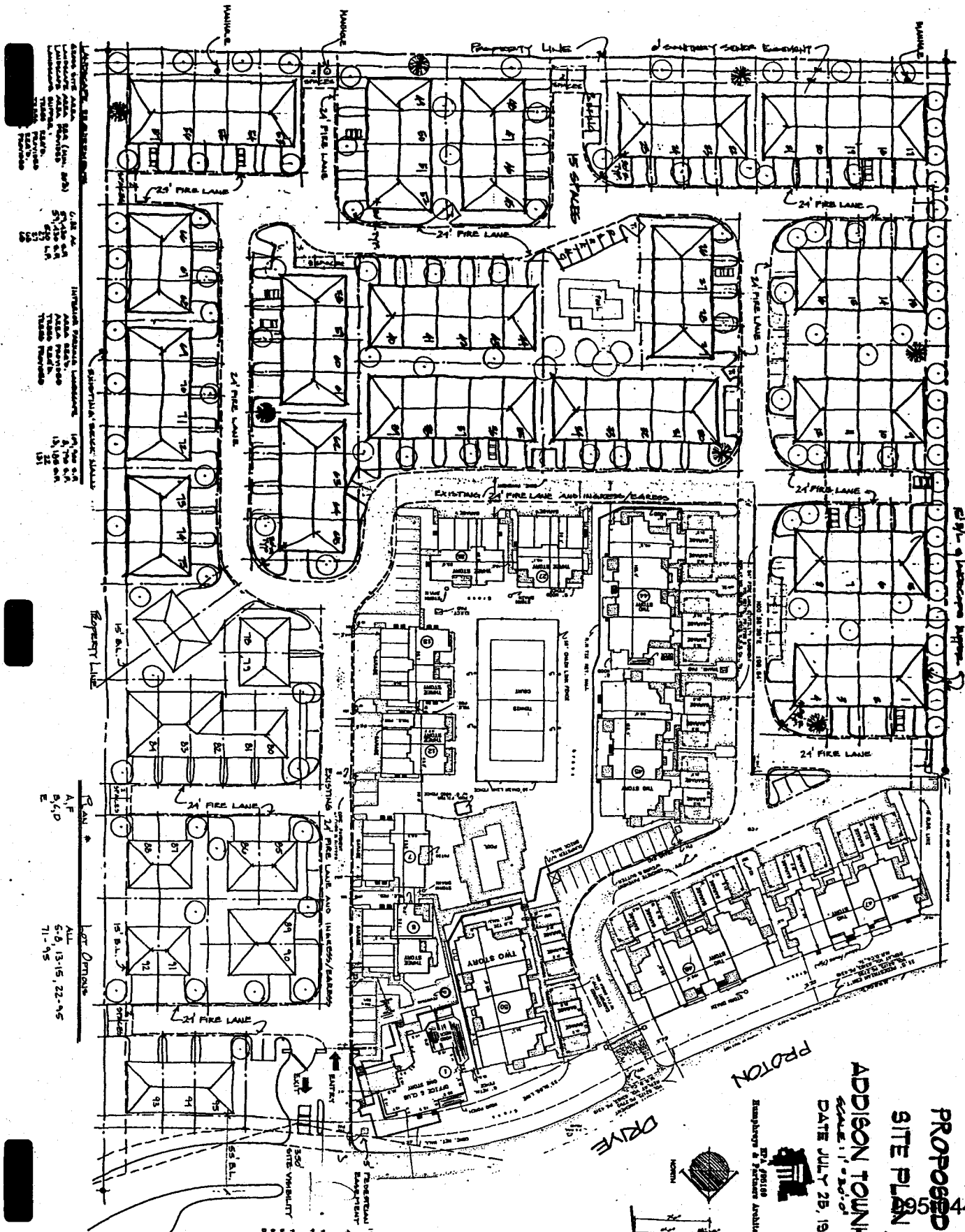
CASE NO. 1224-Z

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

Published  
11/196



PROPOSED  
SITE PLAN

ADDISON TOWNHOMES

DATE JULY 25, 1995

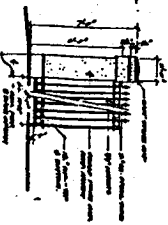
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R1-4

PROTON DRIVE

REGISTERED ARCHITECT

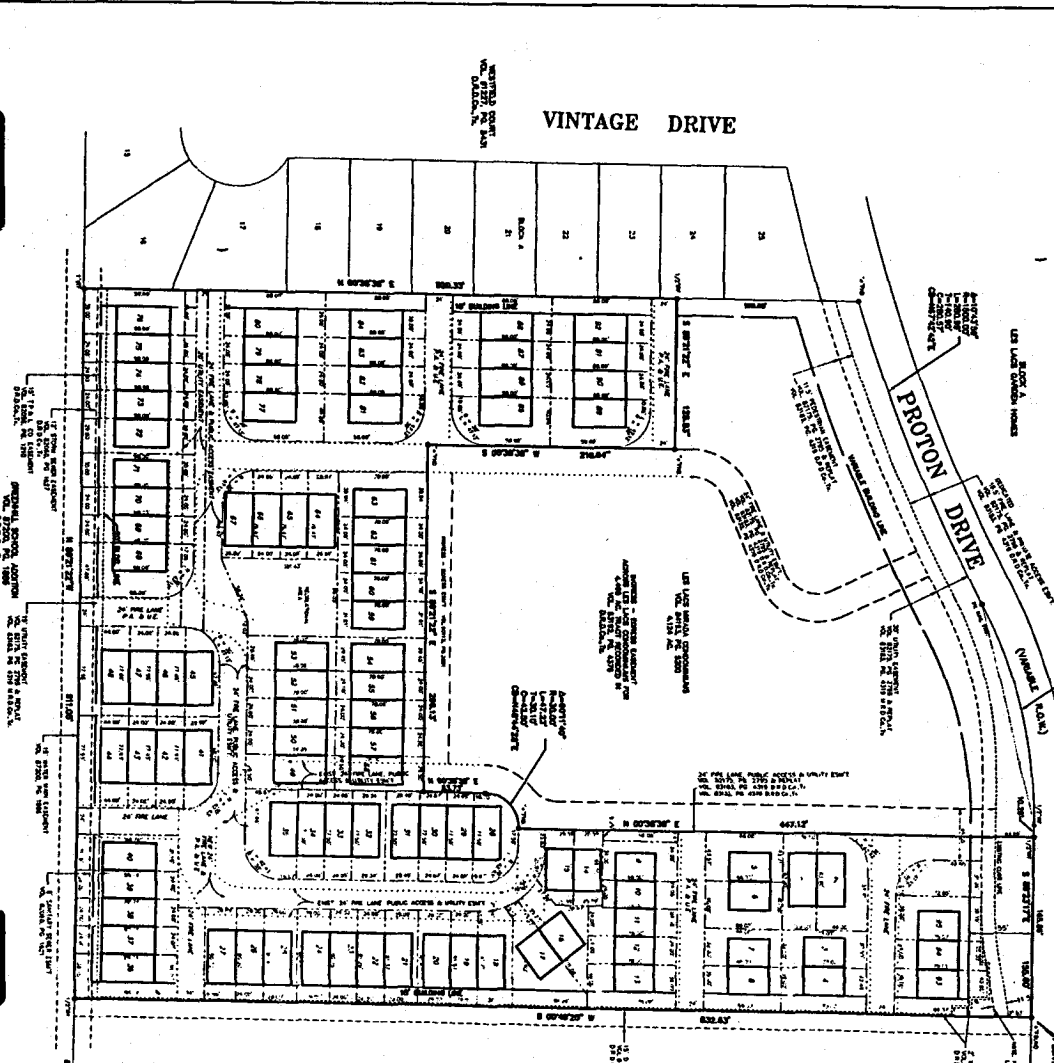
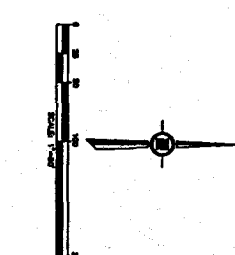
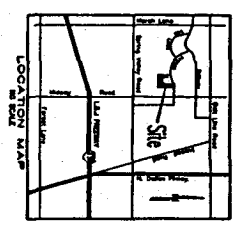


PROGRAM

- 1. 10 Townhome Units
- 2. 10 Attached Garages
- 3. 10 Staircases
- 4. 10 Patios
- 5. 10 Balconies
- 6. 10 Storage Areas
- 7. 10 Utility Rooms
- 8. 10 Entryways
- 9. 10 Living Areas
- 10. 10 Dining Areas
- 11. 10 Kitchens
- 12. 10 Bedrooms
- 13. 10 Bathrooms
- 14. 10 Closets
- 15. 10 Staircases
- 16. 10 Patios
- 17. 10 Balconies
- 18. 10 Storage Areas
- 19. 10 Utility Rooms
- 20. 10 Entryways

095-044





**CONTRACT CONTRIBUTION AND DEDICATION**

STATE OF TEXAS 0  
 COUNTY OF DALLAS 0

KNOW ALL MEN BY THESE PRESENTS, that I, **THOMAS L. CHERNOGOM, SHERIFF**, of the County of Dallas, Texas, do hereby certify that the following is a true and correct copy of the original of the plan and map for the subdivision of land in the City of Addison, Texas, as shown on the plat of the same filed for record in the County of Dallas, Texas, on this 11th day of September, 1986.

THAT the undersigned has duly examined and approved the said plan and map for the subdivision of land in the City of Addison, Texas, and that the same conform to all applicable laws, ordinances, rules, regulations and resolutions of the City of Addison, Texas, and that the same are hereby approved and dedicated to the use and purposes therein set forth and that the same are hereby approved and dedicated to the use and purposes therein set forth.

**REPLAT OF PART OF LES LACS VILLAGE - PHASE 1**

**PRELIMINARY PLAN**

OUT OF THE  
**TOWN OF ADDISON, DALLAS COUNTY, TEXAS**

**THOMAS L. CHERNOGOM, SHERIFF, ABSTRACT NO. 275**

**BLOCK PROPERTIES, INC.**  
 1401 GUYTON DRIVE  
 DALLAS, TEXAS 75244  
 (214) 953-6000

**GREER L. & SONS, INC.**  
 1401 GUYTON DRIVE  
 DALLAS, TEXAS 75244  
 (214) 953-6000

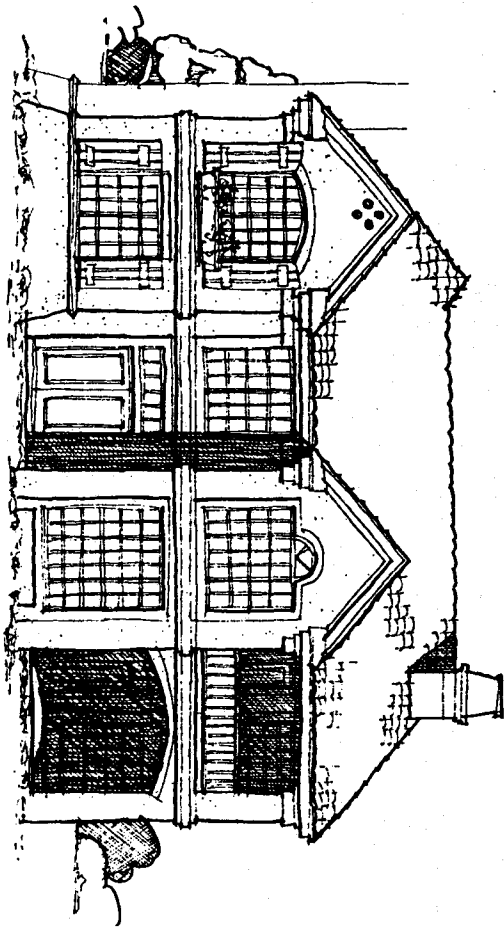
THOMAS L. CHERNOGOM, Sheriff, Dallas County, Texas, do hereby certify that the following is a true and correct copy of the original of the plan and map for the subdivision of land in the City of Addison, Texas, as shown on the plat of the same filed for record in the County of Dallas, Texas, on this 11th day of September, 1986.

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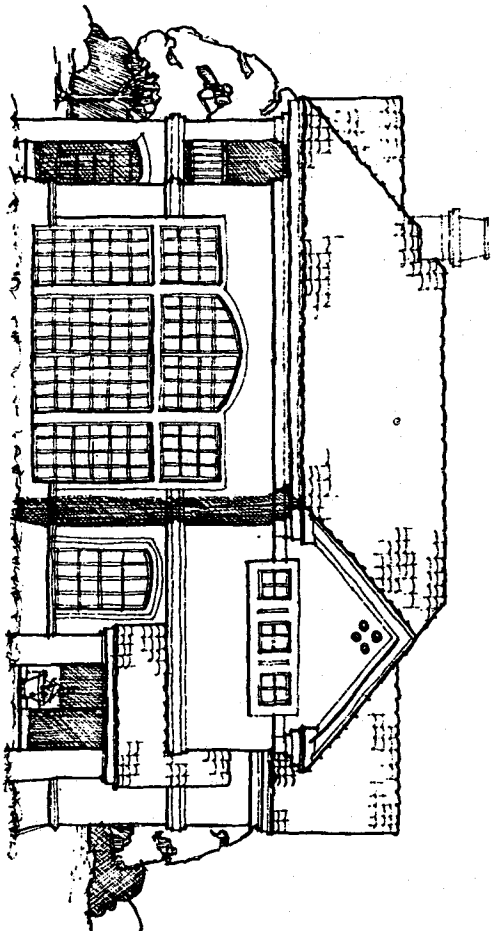
**Richard A. Brack**  
 President

**Michael A. Brack**  
 President

**GREER L. & SONS, INC.**  
 1401 GUYTON DRIVE  
 DALLAS, TEXAS 75244  
 (214) 953-6000



REAR ELEV. D



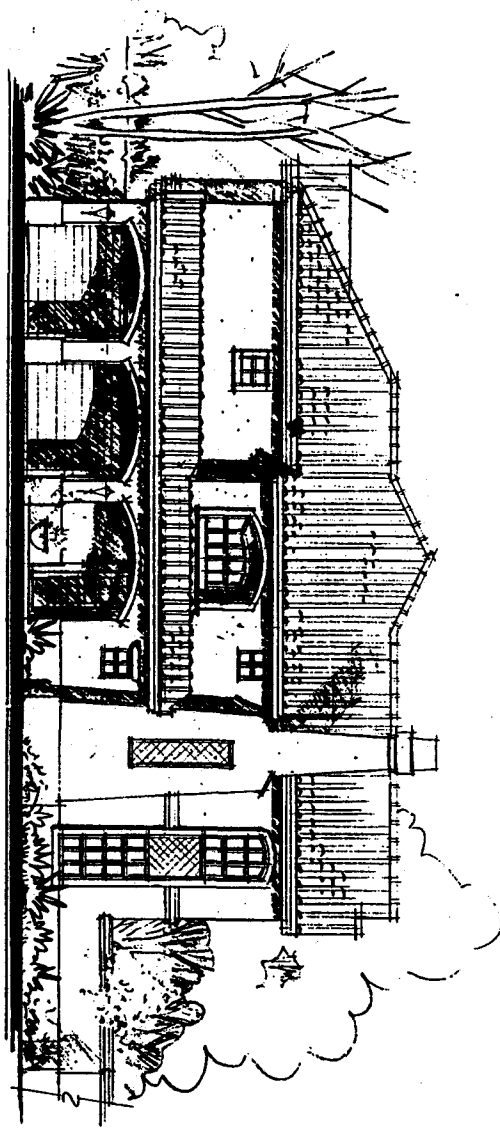
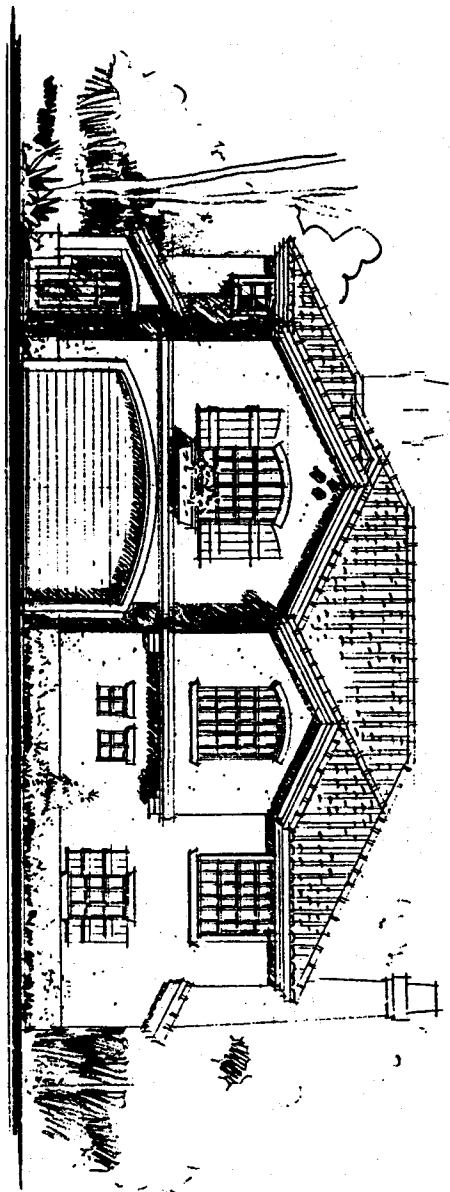
SIDE ELEV. UNIT D



**ADDISON TOWNHOMES**

SCALE: 1/4" = 1'-0" DATE JUNE 9 1995

Humphreys & Partners Architects



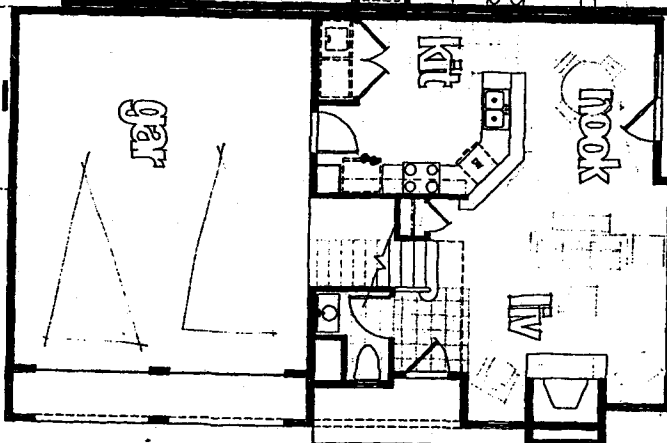
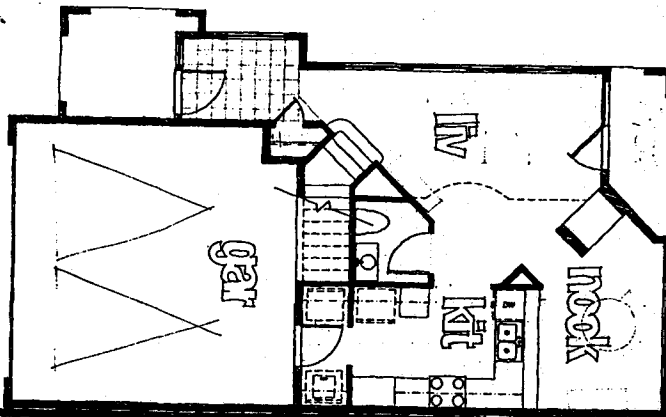
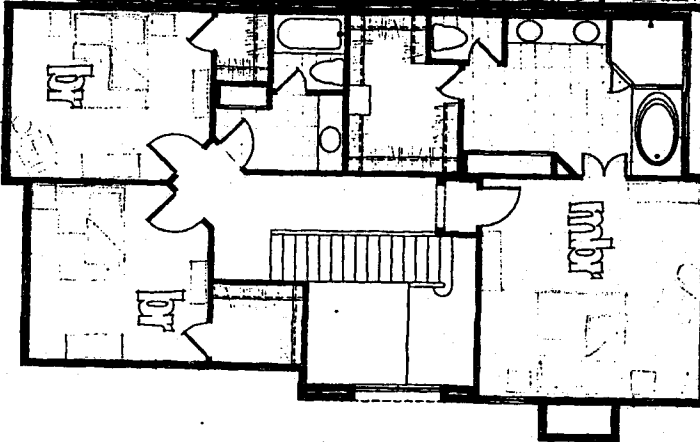
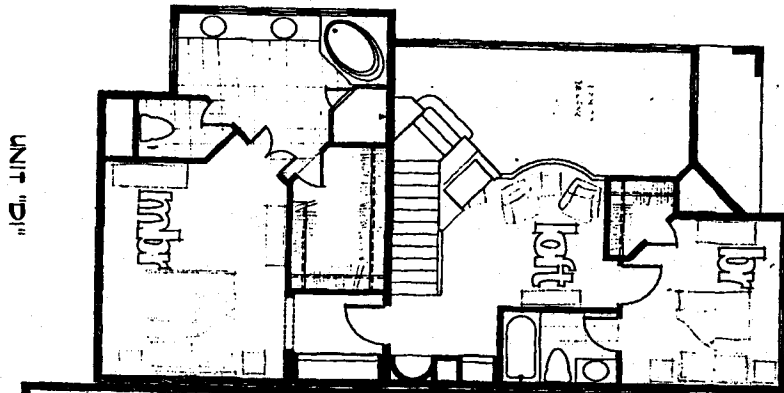
ELEVATIONS

ADDISON TOWNHOMES

DATE JULY 18, 1995



Humphreys & Partners Architects  
404 N. 35th St.  
Dallas, TX 75215



**ADDISON TOWNHOMES**

SCALE: 1/4" = 1'-0" DATE: JULY 25, 1995

Remington & Partners Architects