

ORDINANCE NO. 096-012

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 COMFORT INN, LOCATED AT 14975 LANDMARK BOULEVARD; 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:

WHEREAS, Rail Investments, Inc. is the owner of that certain tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146, in the Town of Addison, Dallas County, Texas and being part of Block 1, QUORUM WEST, an addition to the Town of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 81005, Page 1454, Deed Records of Dallas County and being more particularly described as follows:

COMMENCING at a point for the intersection of the south right-of-way line of Belt Line Road (variable width ROW) with the west right-of-way line of Landmark Boulevard (80' ROW); THENCE with the west right-of-way line of Landmark Boulevard, South  $00^{\circ}12'57''$  East, a distance of 205.00 feet to a 1/2" iron rod found for the beginning of a tangency curve to the left, having a central angle of  $07^{\circ}59'16''$ , a radius of 1403.31 feet and a chord bearing and distance South  $04^{\circ}12'35''$  East, 195.48 feet; THENCE with the said west right-of-way line and the said curve, an arc distance of 195.64 feet to a 1/2" iron rod found for the POINT OF BEGINNING and continuing with the curve to the left, having a central angle of  $10^{\circ}22'47''$ , a radius of 1403.31 feet and a chord bearing and distance of South  $13^{\circ}23'37''$  East, 253.87 feet;

THENCE continuing with the west right-of-way line of Landmark Boulevard and the said curve, an arc distance of 254.22 feet to a 1/2" iron rod found for corner;

THENCE leaving the west right-of-way line of Landmark Boulevard, South  $89^{\circ}47'04''$  West, a distance of 347.81 feet to a 1/2" iron rod found in the east right-of-way line of the St. Louis and Southwestern Railroad (100' ROW);

THENCE with said east right-of-way line, North  $17^{\circ}06'17''$  West, a distance of 258.33 feet to a 1/2" iron rod found for corner;

THENCE North  $89^{\circ}47'04''$  East, a distance of 364.99 feet to the POINT OF BEGINNING and containing 2.0001 acres of land.

SECTION 2. That the Special Use Permit for a hotel is approved subject to the following conditions:

-Stormwater detention is required.

-Conveyance of the 100-year storm event shall be maintained along the western property line. An engineering report is required.

-Approval from the City of Dallas is necessary prior to construction over its water easement.

-A detailed landscaping plan shall be submitted before permit is issued, and that plan shall provide solid landscape screening along the west side of the site.

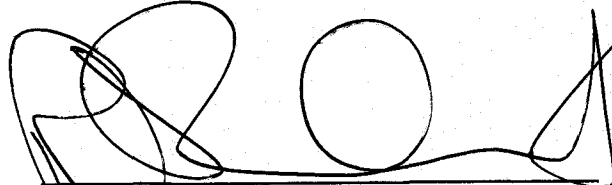
-The fire lane shall be extended around the entire complex, and an additional fire hydrant shall be required on the north side of the building.

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, 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 9th day of April, 1996.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1250-SUP

APPROVED AS TO FORM:

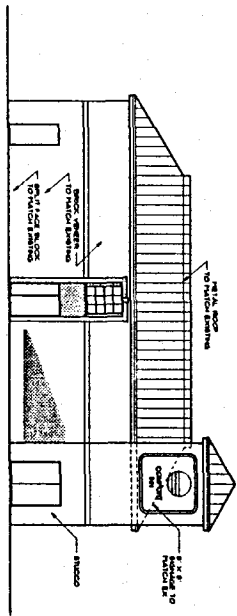


DIRECTOR OF DEVELOPMENT SERVICES

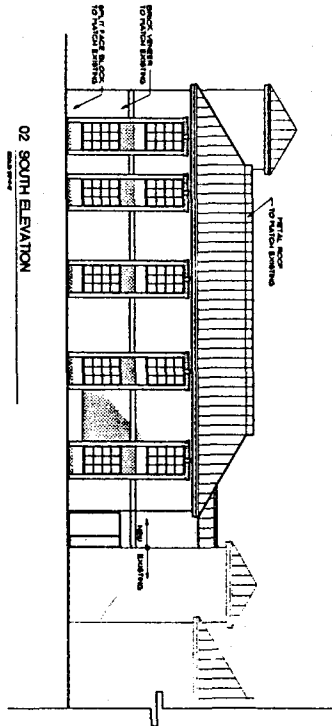
Published  
2/13/97



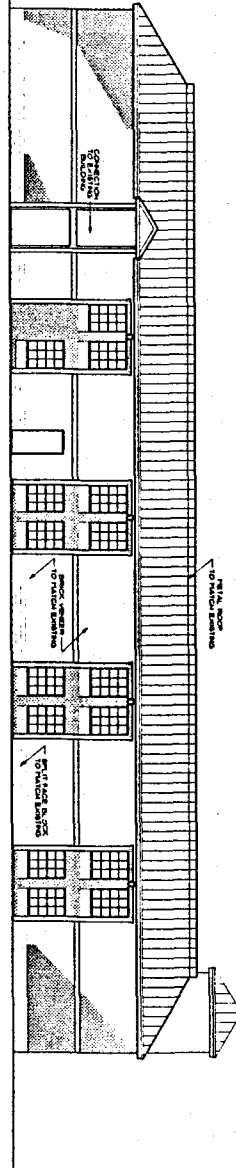
01 NORTH ELEVATION



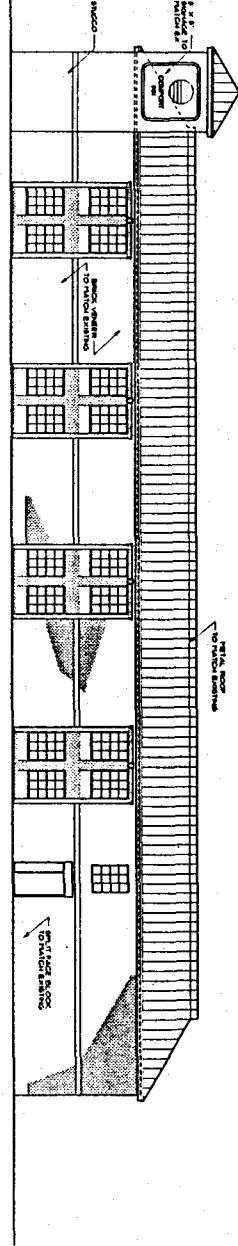
02 SOUTH ELEVATION



03 EAST ELEVATION



04 WEST ELEVATION



096-012

SHEET NO.  
A3

DATE: 07/27/98  
DATE: 2/12/98  
REVISIONS:

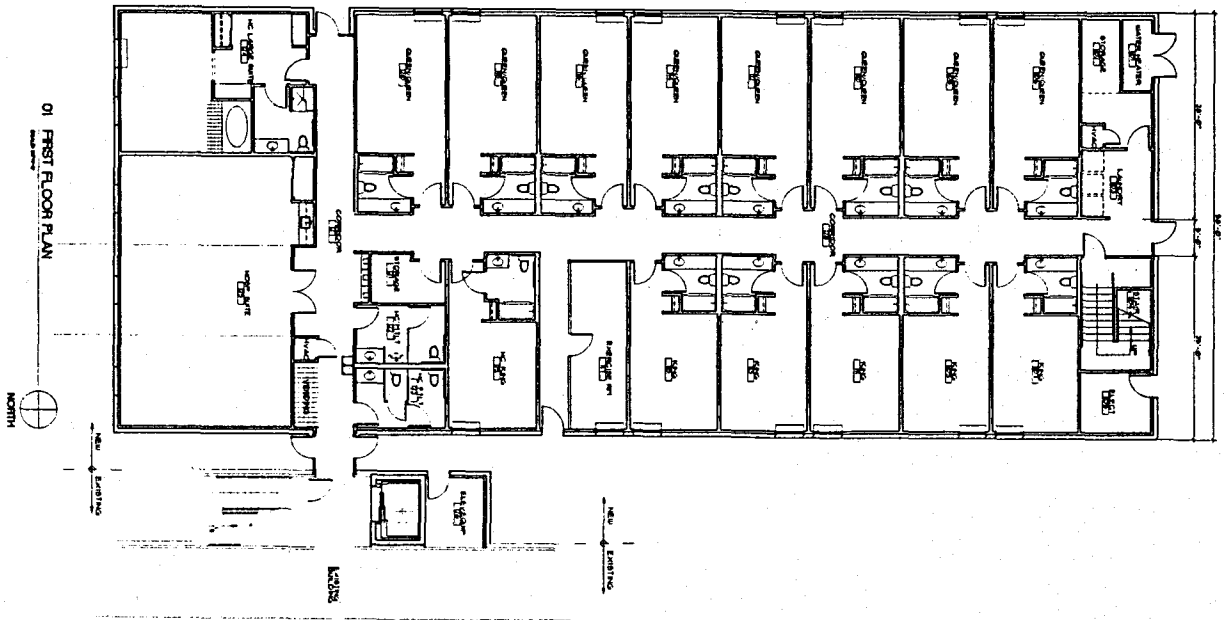
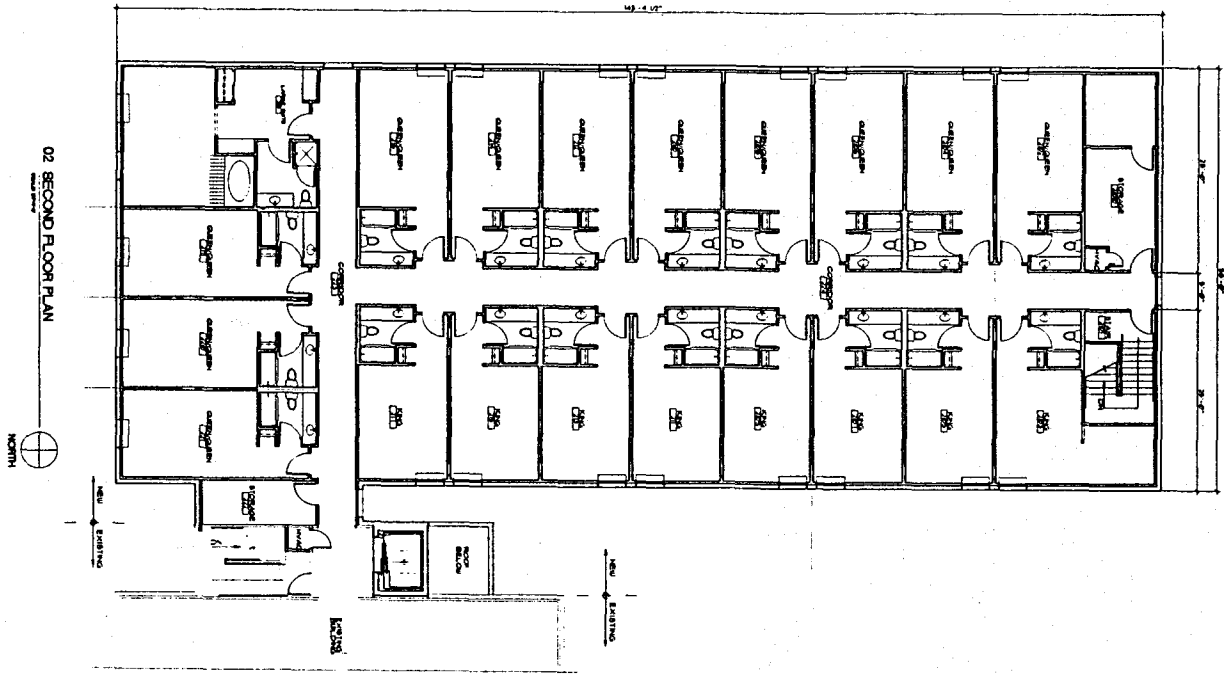
BUILDING ELEVATIONS



**ART WILLIAMS JR**  
ARCHITECT  
14180 DALLAS PARKWAY, SUITE 520 DALLAS, TEXAS 75240



COMFORT INN  
MOTEL ADDITION  
ADDISON, TEXAS



096-012

SHEET NO.  
A2

DATE: 2/10/86  
REVISIONS:

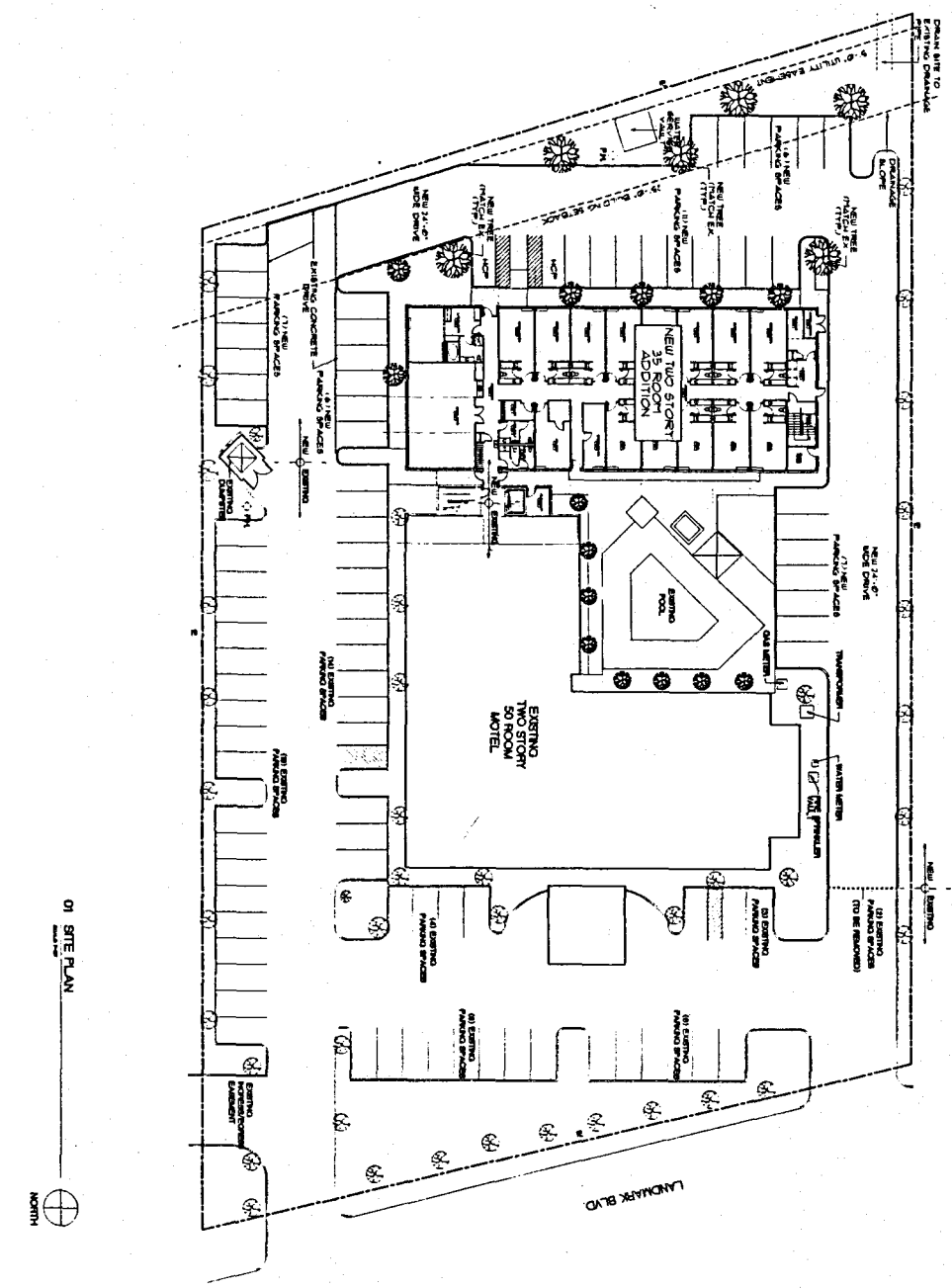
FIRST FLOOR PLAN  
SECOND FLOOR PLAN



**ART WILLIAMS JR**  
ARCHITECT  
4180 DALLAS PARKWAY, SUITE 520 DALLAS, TEXAS 75240



**COMFORT INN  
MOTEL ADDITION  
ADDISON, TEXAS**



01 SITE PLAN  
 NORTH

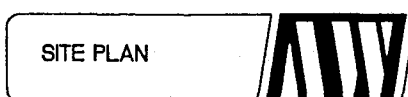
**SITE / BUILDING DATA:**

EXISTING PARKING	64 SPACES REMOVED
NEW PARKING	37 SPACES
<b>TOTAL PARKING</b>	<b>68 SPACES</b>
EXISTING TREES	30
NEW TREES	30
<b>TOTAL NO. OF TREES</b>	<b>60</b>
CONCRETE WALK	18
EXISTING TREE	18
NEW TREE TO MATCH EXISTING	18

096-012

SHEET NO.  
A1

DATE: 09/07  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]



**ART WILLIAMS JR**  
 ARCHITECT  
 14180 CALLES PARKWAY, SUITE 520 DALLAS, TEXAS 75246



**COMFORT INN**  
 MOTEL ADDITION  
 ADDISON, TEXAS