

**ORDINANCE NO. 096-052**

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING ORDINANCE O89-015 TO PROVIDE FOR APPROVAL OF DEVELOPMENT PLANS FOR A HOTEL, ON APPLICATION FROM THARALDSON DEVELOPMENT COMPANY, 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 089-015 to provide for

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approval of development plans for a hotel, to be constructed in accordance with the site plan, landscaping plan, floor plans, and elevations attached hereto and a part hereof for all purposes.

SECTION 2. That the development plans indicate a hotel development for a tract of land located within the Town of Addison and specifically described as follows:

BEING a tract of land situated in the Edward Cook Survey, Abstract No. 326, Dallas County, Texas, and being part of ADDISON RESTAURANT PARK, an addition to the City of Addison as recorded in Volume 88066, Page 4219, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner being the northeast corner of ADDISON OAKS ADDITION, LOT 3, an addition to the City of Addison as recorded in Volume 90012, Page 3378, Map Records, Dallas County, Texas, said iron rod also being situated in the west line of LOT 1, BLOCK 1 of BELTWOOD RESERVOIR ADDITION, an addition to the City of Addison as recorded in Volume 90012, Page 3386, Map records, Dallas County, Texas, said iron rod further being N 00 degrees 43'00" East a distance of 400.34 feet from the north line of Belt Line Road (100' R.O.W.);

THENCE N 89 degrees 51'01" West along the north line of said ADDISON OAKS ADDITION LOT 3, and the north line of LOT 2 of ADDISON OAKS ADDITION, an addition to the City of Addison as recorded in Volume 89166, Page 1974, Map Records, Dallas County, Texas a distance of 396.94 feet to a capped 5/8" iron rod set for corner situated in the east line of LOT 1 of the aforesaid addition;

THENCE N 00 degrees 08'59" East along the east line of said LOT 1, a distance of 92.34 feet to a capped 5/8" iron rod set for corner;

THENCE N 89 degrees 51'01" West along the north line of said LOT 1, a distance of 300.00 feet to a capped iron rod found for corner situated in the east line of RODEWAY INN ADDITION, an addition to the City of Addison as recorded in Volume 81052, Page 0775, Map Records, Dallas County, Texas;

THENCE N 00 degrees 08'59" East long the east line of said RODEWAY INN ADDITION a distance of 221.05 feet to a 5/8" iron rod set for corner situated in the southerly line of Arapaho Road (60' R.O.W. dedication to the City of Addison)

THENCE along the southerly line of said Arapaho Road the following:

N 86 degrees 20'00" East a distance of 527.00 feet to a 5/8" iron rod set for corner;

N 80 degrees 53'00" East a distance of 277.16 feet to a 5/8" iron for set for corner situated in the west line of said BELTWOOD RESERVOIR ADDITION,

THENCE S 00 degrees 43'00" West along the west line of said BELTWOOD RESERVOIR ADDITION, a distance of 377.01 feet to the POINT OF BEGINNING and containing 209,025 square feet or 4.7985 acres of land.

SECTION 3. That the development plans for a hotel within this district shall be approved subject to the following conditions:

-The lot requires replatting and a 24-foot right-of-way dedication for Arapaho Road Phase II.

-If required, on-site detention shall be provided.

-If the lot is subdivided, a non-exclusive ingress-egress easement, and independent utility service, available for each lot, shall be required.

-This project is located on the 70 Ldn noise contour. A 30 dB noise level reduction shall be provided, and an acoustical expert shall provide certification that the 30 dB noise level reduction is provided for in the design, and that upon completion a 30 db noise level reduction was achieved during the construction.

-The developer shall verify with the FAA that the proposed structure does not encroach into the Airport's protected surfaces and provide for any necessary navigational aids.

-An avigation easement shall be provided.

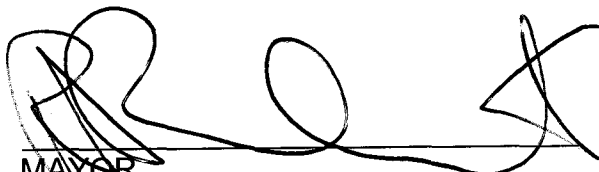
SECTION 4. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

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.

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 8th day of October, 1996.


  
MAYOR

ATTEST:

  
CITY SECRETARY

CASE NO. 1266-Z

APPROVED AS TO FORM:

  
DIRECTOR OF DEVELOPMENT SERVICES  
PUBLISHED ON: \_\_\_\_\_  
OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 096-052



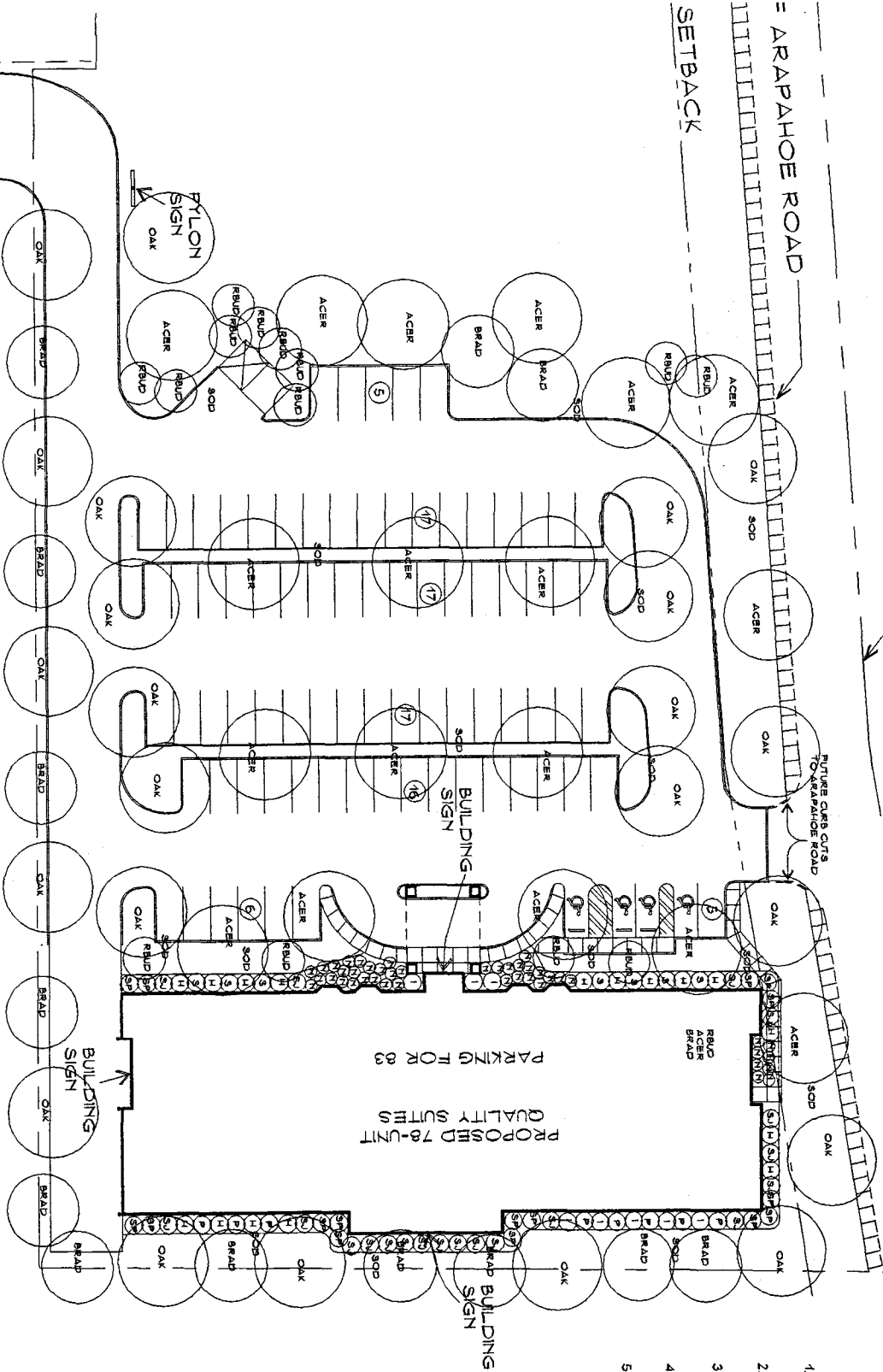




PAHOE ROAD

ARAPAHOE ROAD

SETBACK

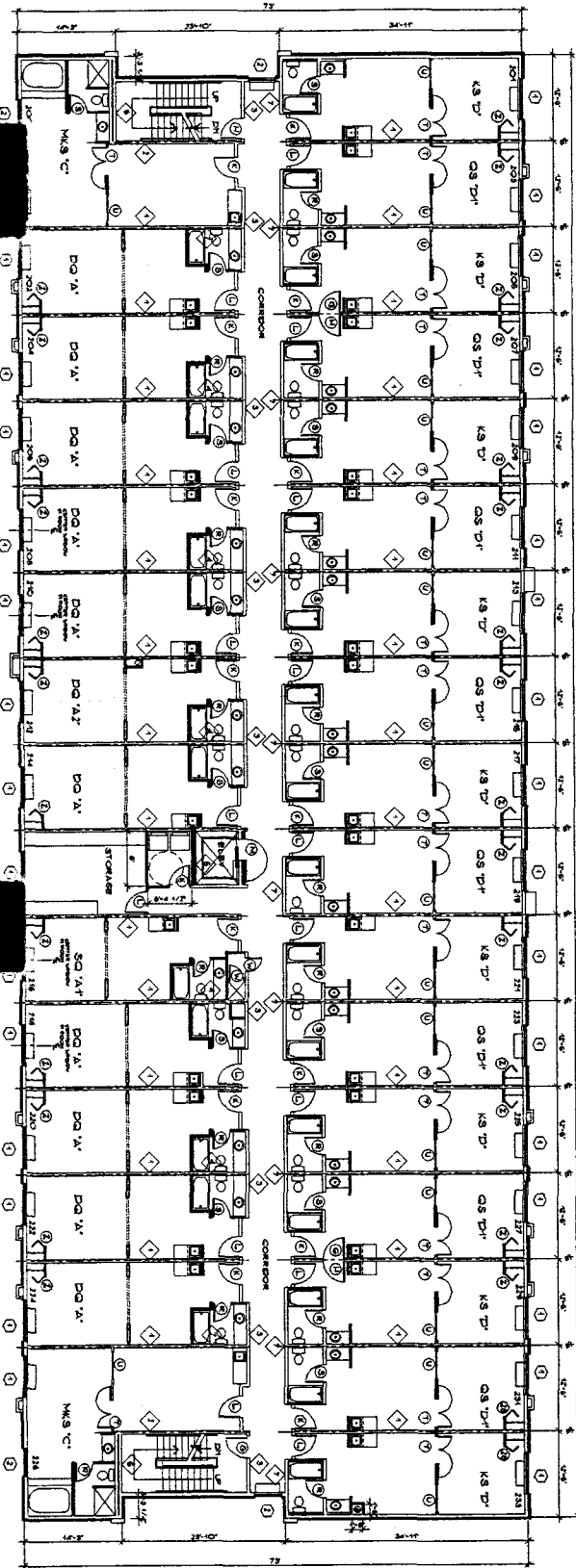


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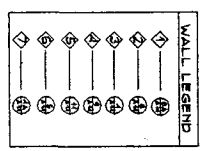
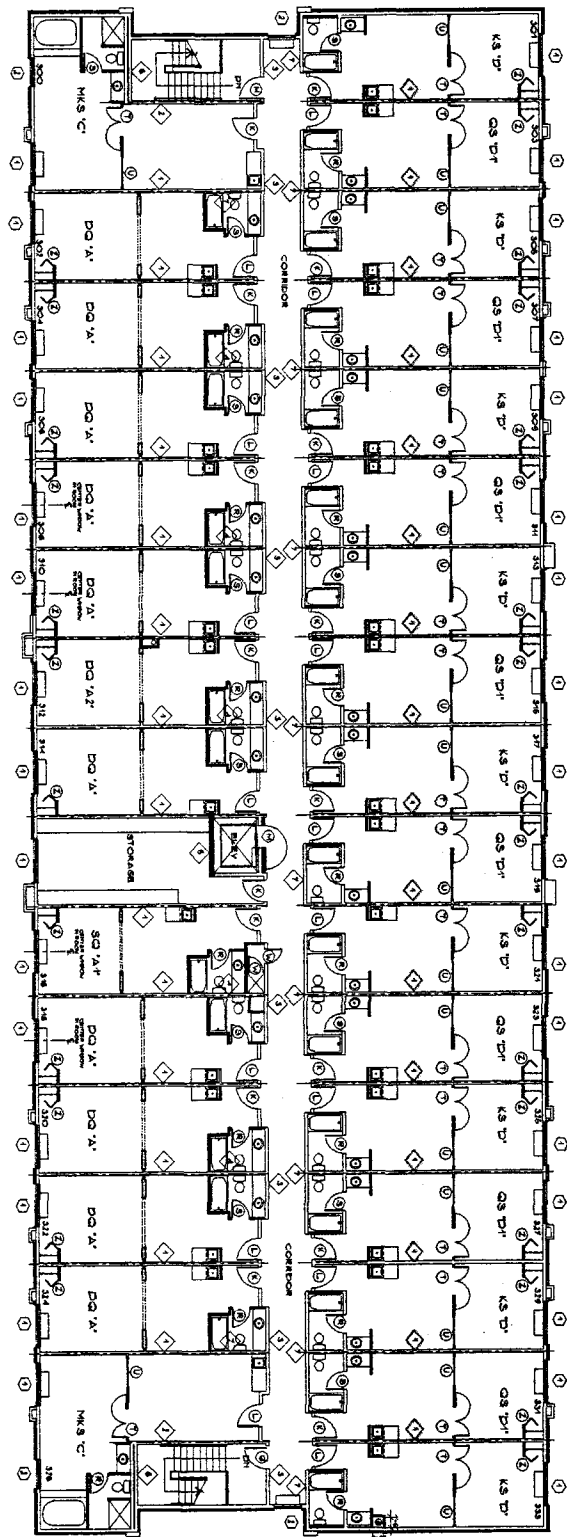




SECOND FLOOR PLAN



THIRD FLOOR PLAN



<b>ARCHITECTURAL TYP.</b>	
HERCHITS	
200 ME 8 BOX DRB	
MILLY CITY 20 0000	
PHONE (214) 942-2778	
DAN SMITH - ARCHITECT	
PROJECT: QUALITY SUITES 78 UNIT MOTEL	
ARAPACHOE ROAD	
ADDISON TEXAS	
DATE: MAY 1996	
DRAWN BY: RCB/BJ	
SCALE: 1/8" = 1'-0"	
PROJ. NO. 99-28	

ARCHITECTURAL **AS** 200 ME 8 BOX DRB MILLY CITY 20 0000 PHONE (214) 942-2778 DAN SMITH - ARCHITECT

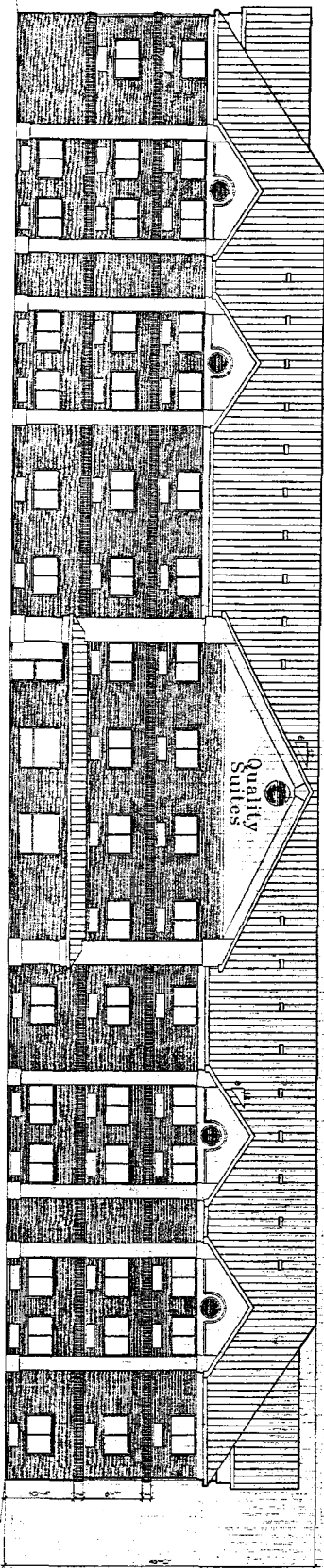
**SECOND & THIRD FLOOR PLAN**

PROJECT: QUALITY SUITES 78 UNIT MOTEL ARAPACHOE ROAD ADDISON TEXAS

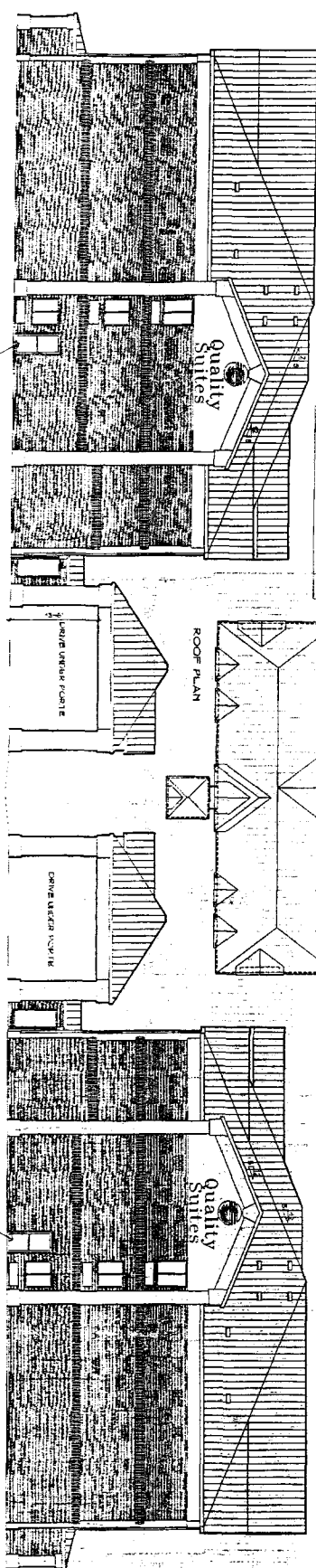
**Quality Suites**

Therakson Development Co. DATE: MAY 1996 DRAWN BY: RCB/BJ SCALE: 1/8" = 1'-0" PROJ. NO. 99-28 P.O. BOX 10518 FARMER ROAD ADDISON, TEXAS 75101

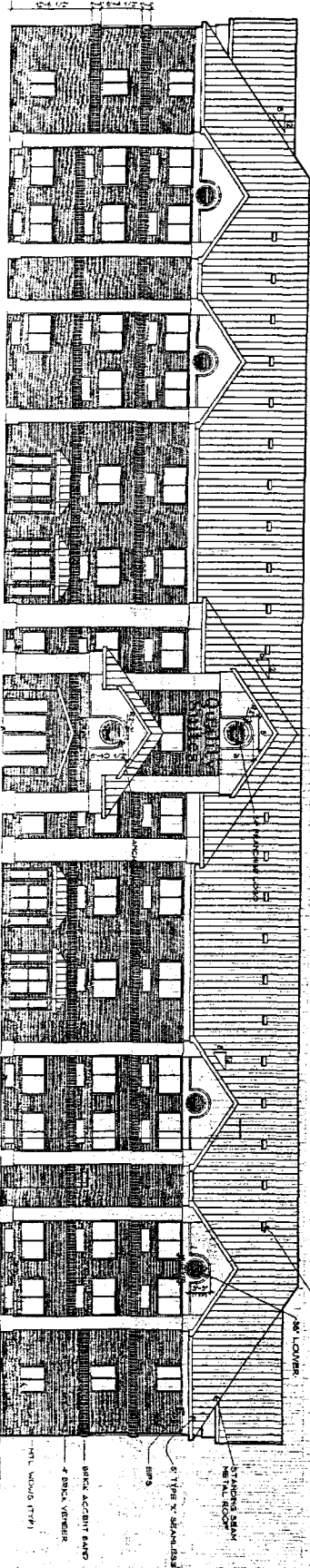
REAR ELEVATION



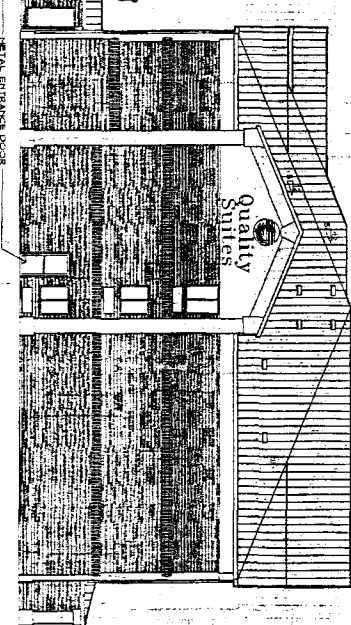
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



	<p><b>DSA</b> DAN SMITH - ARCHITECT</p> <p>205 NE 8th Street, Suite 200 Valley City, MO 64678 Phone: (417) 842-2718</p>	<p><b>BUILDING ELEVATIONS</b></p>		<p>Therakson Development Co.</p> <p>P.O. Box 10378 Fargo, ND 58106</p>	<p>DATE: MAY 1996</p> <p>DRAWN BY: ROBBY</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: 96-26</p>
	<p>PROJECT: QUALITY SUITES 73 INT'L MOTEL KAPLANE ROAD ADDISON, TEXAS</p>	<p>OFFICE OF THE CITY SECRETARY</p>	<p>ORDINANCE NO. 096-052</p>		