

**ORDINANCE NO. 098- 025**

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/MOTEL, ON APPLICATION WITH MAINSTAY SUITES AND MR. AJIT MULTANI, LOCATED ON 1.58 ACRES ON THE EAST SIDE OF ADDISON ROAD, BETWEEN BELT LINE ROAD AND ARAPAHO 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/motel. 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, Quorum Land Limited is the Owner of a tract or parcel of land situated in the G.W.Fisher Survey, Abstract No. 482, as recorded in Volume 3967, Page 367, Deed Records, Dallas County, Texas, said tract also being a part of Quorum Centre Addition, recorded in Volume 84067, Page 5718 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point, said point being the most southerly corner of a corner clip of the south line of Arapaho Road ( a 60' R.O.W.) with the east line of Addison Road ( a 60' R.O.W.);

THENCE S 00 degrees 17 minutes 00 seconds East, leaving the east line of Addison Road, a distance of 249.00 feet to an iron rod found for corner;

THENCE S 89 degrees 43 minutes 00 seconds East, leaving the east line of Addison Road, a distance of 249.00 feet to an iron rod found for corner;

THENCE N 00 degrees 17 minutes 00 seconds East, a distance of 120.00 feet to an iron rod found for corner;

THENCE N 44 degrees 43 minutes 00 seconds West, a distance of 25.44 feet to a chiseled "x" found for corner;

THENCE N 00 degrees 17 minutes 00 seconds East, a distance of 177.97 feet to a chiseled "X" found for corner, said point being in the south line of Arapaho Road;

THENCE N 89 degrees 35 minutes 00 seconds East, along the south line of Arapaho Road, a distance of 52.49 feet to an iron rod set for corner;

THENCE S 00 degrees 17 minutes 00 seconds West, leaving the south line of Arapaho Road, a distance of 508.49 feet to an iron rod found for corner;

THENCE 89 degrees 43 minutes 00 seconds West, a distance of 283.50 feet to an iron rod found for corner, said point being in the east line of Addison Road;

THENCE N 00 degrees 17 minutes 00 seconds East, along the east line of Addison Road, a distance of 192.65 feet to a chiseled "X" found for the POINT OF BEGINNING and CONTAINING 68,876 square feet or 1.5812 acres of land, more or less.

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

- Based on the area of impervious surface proposed for this site the applicant/developer will be required to provide on-site detention storage for storm water runoff. Or the applicant shall provide verification in writing by an engineer registered in the State of Texas, that there is an adequate available storm drainage system that may have been constructed for this particular property when the office complex to the north was built.
- A non-exclusive ingress/egress easement shall be provided to adjacent properties on north and south sides of the lot and no new driveways shall be constructed.
- The site shall be platted prior to the issuance of a building permit. At the time of platting, an additional 12 feet of right-of-way will be required for the Addison Road widening project.
- This property is located within the 70 to 75 ldn noise contours. In accordance with the adopted airport master plan, the property owner shall give the Town an aviation easement.
- Prior to any development, the applicant shall submit plans to the FAA for review/approval to determine compliance with Addison's height hazard zoning.
- Prior to acquiring a building permit, and upon completion of the building, the applicant/developer shall provide verification from a certified acoustical expert that the structure, outside to inside, meets sound attenuation of 30 dB.
- The site plan shall be redesigned so as to comply with the perimeter landscaping requirements of the ordinance. In addition, the revised plan should show more landscaping on the primary building site, particularly around the base of the building. The revised plan should also clarify how the landscape strip

along the south side of the property will interface with the Outback Steakhouse landscape buffer. It is not clear who will maintain this strip and how the irrigation layout will be coordinated. The plan should also indicate shade trees at a 4-inch caliper and shrub sizes at a 5-gallon minimum.

-The building shall meet all requirements of the Uniform Building Code.

-All mechanical equipment on the site must be screened. All roof-mounted equipment must be screened by either a parapet wall or screening device. Any screening device must be architecturally compatible, and the Building Official shall make the final determination as to what is architecturally compatible.

-The dumpster enclosure shall be constructed out of the same brick as the building, and shall be large enough to hold all dumpsters and recycling containers required for the hotel.

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 ADDISON CITY COUNCIL OF THE TOWN OF  
ADDISON, TEXAS, on this the 12th day of May, 1998.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1326-Z

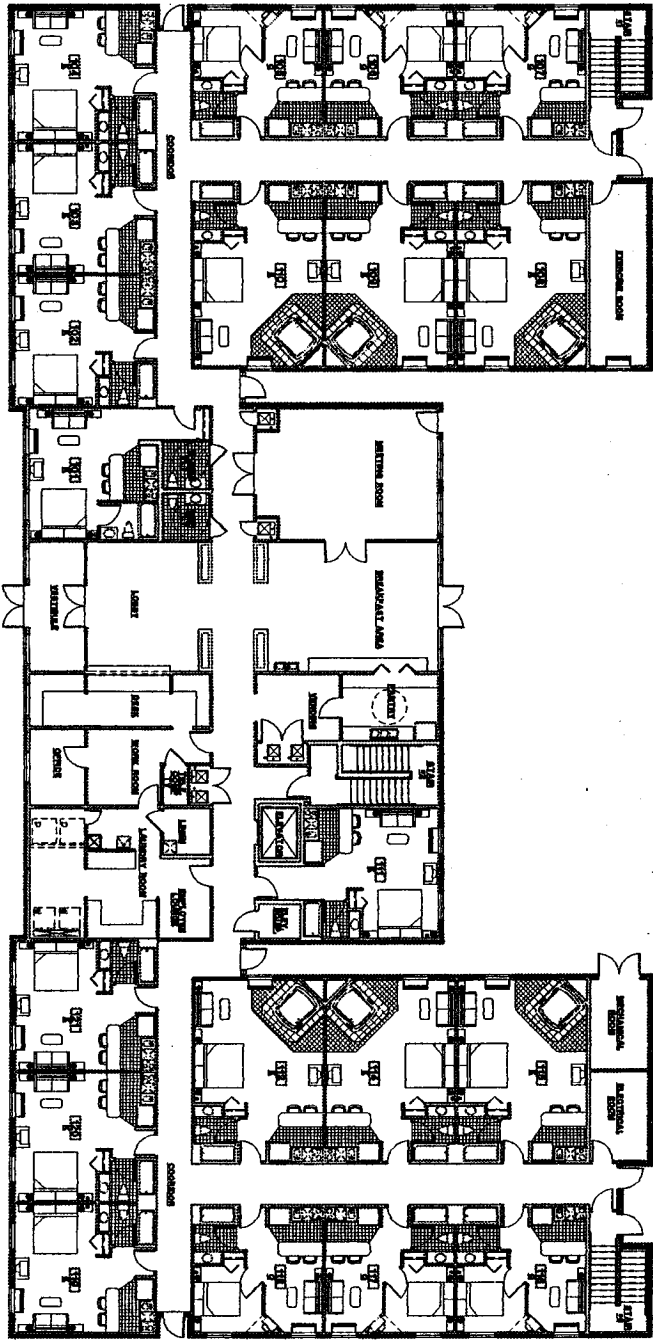
APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 7/31/98





① FIRST FLOOR PLAN

SHEET NO.  
A2.1

DATE: 11/11/11  
REVISIONS:

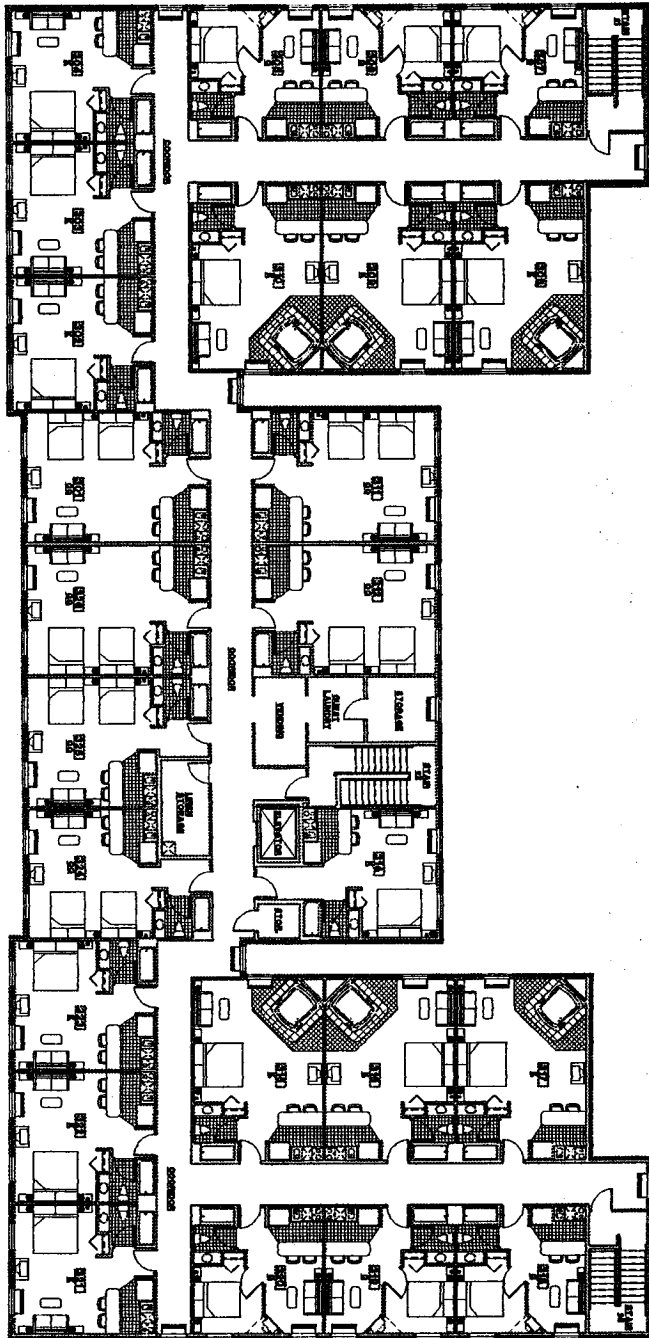
**FIRST FLOOR PLAN**



**ART WILLIAMS JR**  
ARCHITECT  
1100 DALLAS PARKWAY SUITE 500 DALLAS, TEXAS 75240



**MAINSTAY SUITES**  
ADDISON, TEXAS



① THIRD FLOOR PLAN

12.3

DATE: 11/18/03  
 DRAWN BY: JAW  
 CHECKED BY: JAW  
 REVISIONS:

**THIRD FLOOR PLAN**

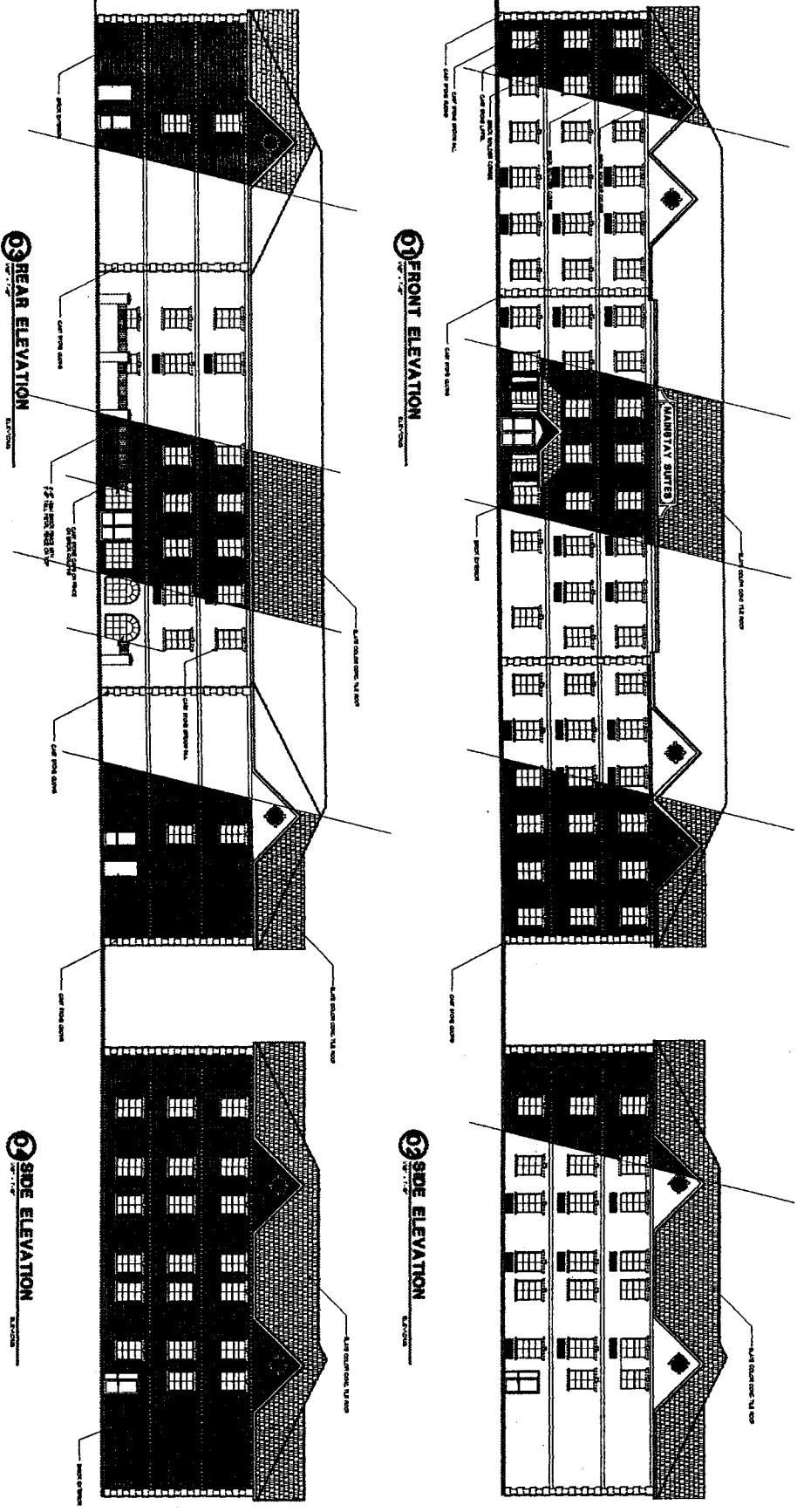


**ART WILLIAMS JR ARCHITECT**  
 1400 DALLAS PARKWAY, SUITE 200 DALLAS, TEXAS 75240



**MAINSTAY SUITES**  
 ADDISON, TEXAS





03 REAR ELEVATION

01 FRONT ELEVATION

04 SIDE ELEVATION

02 SIDE ELEVATION

AS.1

DATE: 6/1/14  
REVISIONS:

**EXTERIOR ELEVATIONS**

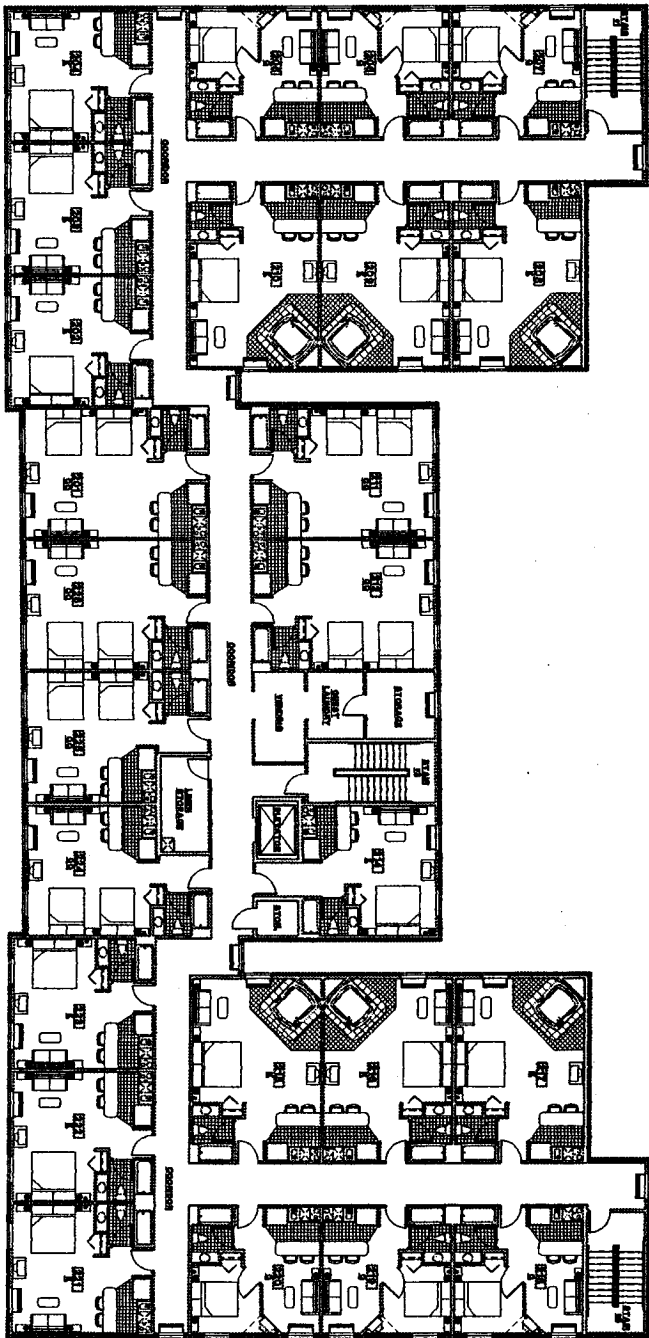


**ART WILLIAMS JR ARCHITECT**  
1700 DALLAS PARKWAY, SUITE 200 DALLAS, TEXAS 75240



**MAINSTAY SUITES**  
ADDISON, TEXAS





① SECOND FLOOR PLAN

A2.2

DATE: 08/14/08  
 DATE: 08/14/08  
 REVISIONS:

**SECOND FLOOR PLAN**



**ART WILLIAMS JR ARCHITECT**  
 1900 DALLAS PARKWAY, SUITE 200 DALLAS, TEXAS 75240



**MAINSTAY SUITES**  
 ADDISON, TEXAS