

ORDINANCE NO. 098- 048

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 SUITES OF AMERICA, LOCATED ON 7.45 ACRES AT THE NORTHEAST CORNER OF BELT LINE ROAD AND MARSH LANE; 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:

BEING a 7.45 acre tract located within a larger tract described as follows:

BEING a tract of land situated in the D. Meyers Survey, Abstract No. 923 and the T.L. Chenoweth Survey, Abstract No. 273 and also being part of the Belt Line – Marsh Business park an addition to the City of Addison, Dallas County, Texas as recorded in Volume 78055, Page 0001, Deed Records, Dallas County, Texas, and further being part of the Replat of Belt Line – marsh Business Park, an addition to the City of Addison, Dallas County, Texas as recorded in Volume 79252, page 0210, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner being the most southerly point on a corner clip situated at the intersection of the north line of Belt Line Road (a 100' R.O.W.) and the west line of Business Avenue (a 60' R.O.W.);

THENCE N 89 degrees 54'31" W along the north line of said Belt Line Road a distance of 205.00 feet to an iron rod set for corner, said iron rod also being the southeast corner of CHICK-FIL-A ADDITION, an addition to the City of Addison recorded in Volume 91249, page 03638;

THENCE N 00 degrees 05'29" E departing the north line of said Belt Line Road, and along the east line of said CHICK-FIL-A ADDITION, a distance of 265.00 feet to an iron rod set for corner, said iron rod being the northeast corner of said addition;

THENCE N 89 degrees 54'31" W, departing the east line and along the north line of said CHICK-FIL-A ADDITION, a distance of 202.00 feet to an iron rod set for corner, said iron rod being the northwest corner of said addition;

THENCE N 00 degrees 05'29" W, departing the north line and along the west line of said CHICK-FIL-A ADDITION a distance of 265.00 feet to an iron rod set for corner situated in the north line of aforementioned Belt Line Road;

THENCE S continuing along the north line of said Belt Line Road the following:

N 89 degrees 54'31" W a distance of 233.05 feet to an iron rod found for corner,

N 89 degrees 52'23" W a distance of 119.98 feet to an iron rod found for corner,

N 89 degrees 49'34" W a distance of 293.63 feet to an iron rod set for corner;

THENCE N 00 degrees 06' 34" W departing said north line of Belt Line Road and parallel with the east line of Marsh Lane (a 100' R.O.W.), a distance of 150.00 feet to an iron rod set for corner;

THENCE N 89 degrees 49' 34" W and parallel with aforementioned north line of Belt Line Road, a distance of 175.00 feet to an "x" set for corner, being situated in the east line of Marsh Lane;

THENCE along the east line of said Marsh lane the following:

N 00 degrees 06'34" W a distance of 50.25 feet to an iron rod found for corner being the point of curvature to the right having a central angle of 14 degrees 48'56", a radius of 1223.24, a tangent of 159.04 feet and a chord that bears S 07 degrees 17'58" W – 315.42;

Along said curve a distance of 316.31 feet to an "x" found for corner;

THENCE S 89 degrees 55'22" E departing the east line of said Marsh Lane a distance of 1199.66 feet to an "x" found for corner, said "x" being in the wets line of said Business Avenue;

THENCE S 00 degrees 04'38" W along the west line of said Business Avenue a distance of 504.23 feet to an iron rod found for corner;

THENCE S 45 degrees 05'03" W along said corner clip line a distance of 14.14 feet to the POINT OF BEGINNING and containing 552.950 square feet or 12.6940 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 may be required to provide on-site detention storage for storm water runoff. The purpose of detention storage is to hold runoff back, and then release it continuously at an acceptable rate through a flow-limiting outlet structure, thus controlling downstream peak flows. Runoff will be discharged into the existing storm drainage system located in Arapaho Road or Quorum Drive, (Detention storage design should be based on difference in runoff volume between a 100-year occurrence and a 25-year occurrence.)

-Prior to any development the applicant must submit plans to the FAA for review-approval to determine compliance with Addison's height hazard zoning.

-A five-foot sidewalk is required along all public streets.

-Prior to construction developer shall submit master water, sanitary sewer and drainage plans including any additional easements that may be required.

-A final set of detailed landscape and irrigation plans needs to be submitted for review and approval before issuing a building permit

-The site and buildings must meet all requirements of the Uniform Fire Code.

-Either a parapet wall or screening device must screen all roof-mounted equipment. Any screening device must be architecturally compatible, and the Building Official will make the final determination as to what is architecturally compatible.

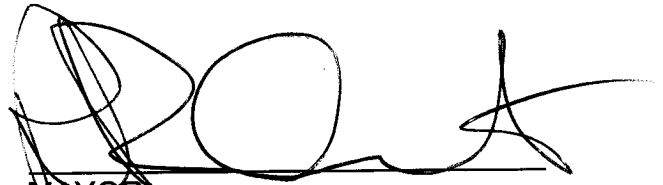
-All dumpster enclosures shall be constructed out of the same material as the buildings, and should be large enough to hold all dumpsters and recycling containers required for the hotel.

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 CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 10th day of November, 1998.



MAYOR

ATTEST:



CITY SECRETARY

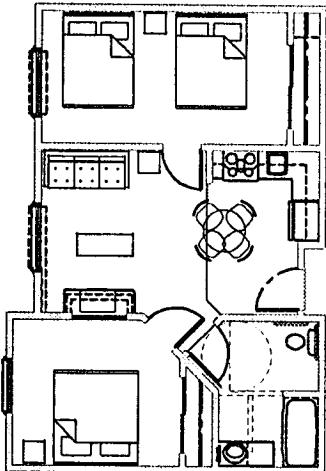
CASE NO. 1312-SUP

APPROVED AS TO FORM:

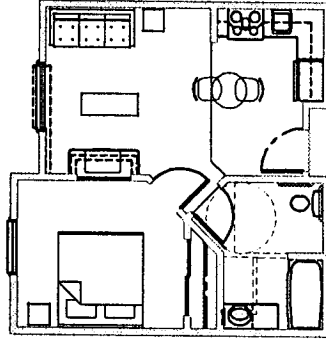


DIRECTOR OF DEVELOPMENT SERVICES

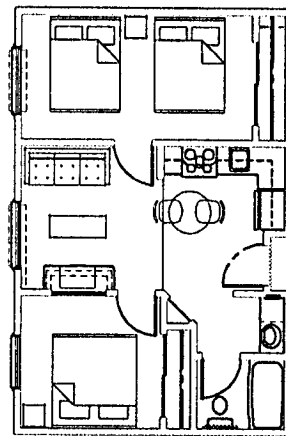
PUBLISHED ON: 1/28/99



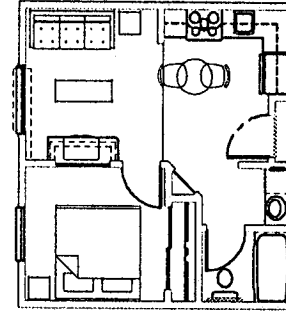
I.C. TWO BEDROOM UNIT
04



I.C. ONE BEDROOM UNIT
02



TYP. TWO BEDROOM UNIT
03



TYP. ONE BEDROOM UNIT
01

Proposed Unit Plans

Suites of America
in Addison

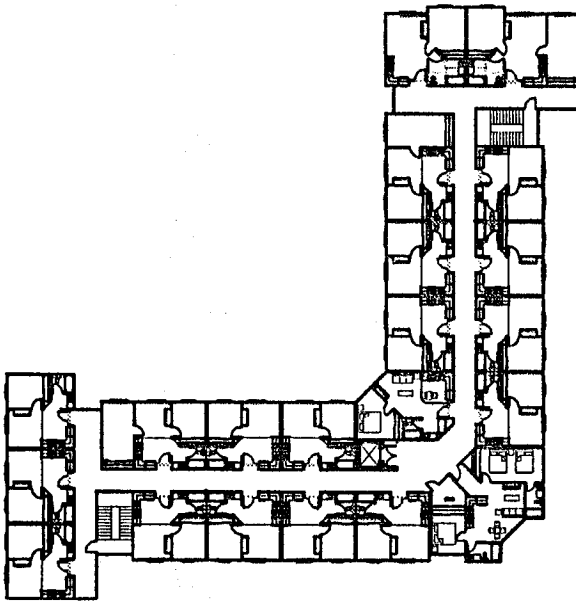
23 Aug. 1984

JCW 93063

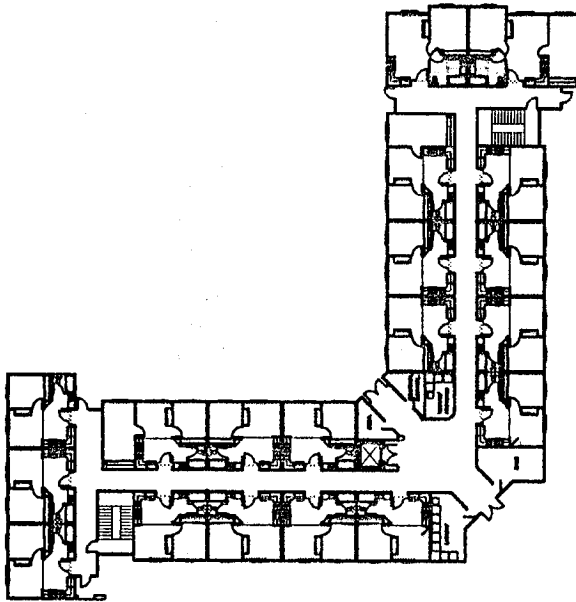


J.C. WILSON
ARCHITECTS, P.A.
2000 Southwestern Blvd.
Suite 2000 • D.F.W.
Dallas, Texas 75240

Bigelow
Development
Corporation



02 SECOND AND THIRD FLOOR PLAN
1/8" = 1'-0"



01 GROUND FLOOR PLAN
1/8" = 1'-0"



John W. Architects
 1000 Broadway, Suite 1000
 New York, New York 10003

Proposed Building Plan

Building Type II

Suites of America
 in Addison

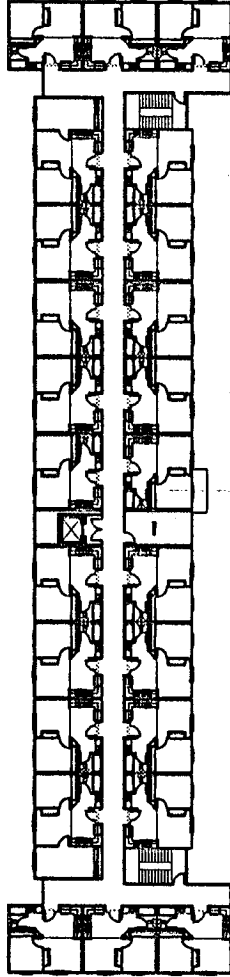
Sept. 21, 1998

J.W. 88068

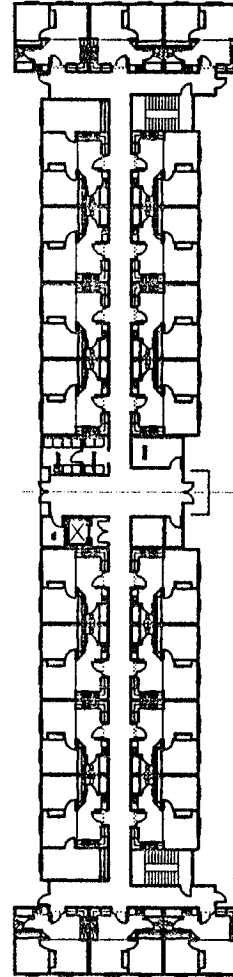
Bigelow
 Development
 Corporation

Suites of America
in Addison
Sept. 21, 1988

JKW 89068



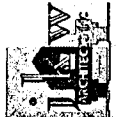
02 SECOND AND THIRD FLOOR PLAN
1/4" = 1'-0"



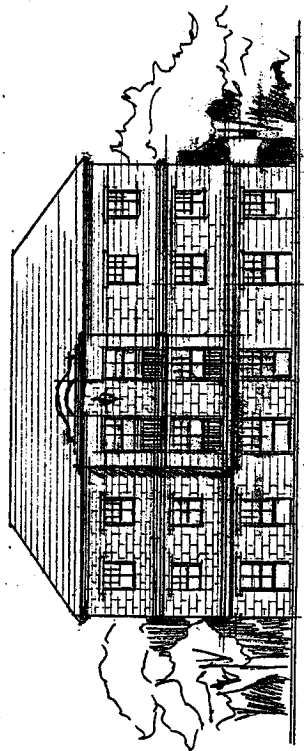
01 GROUND FLOOR PLAN
1/4" = 1'-0"

Proposed Building Plan
Building Type I

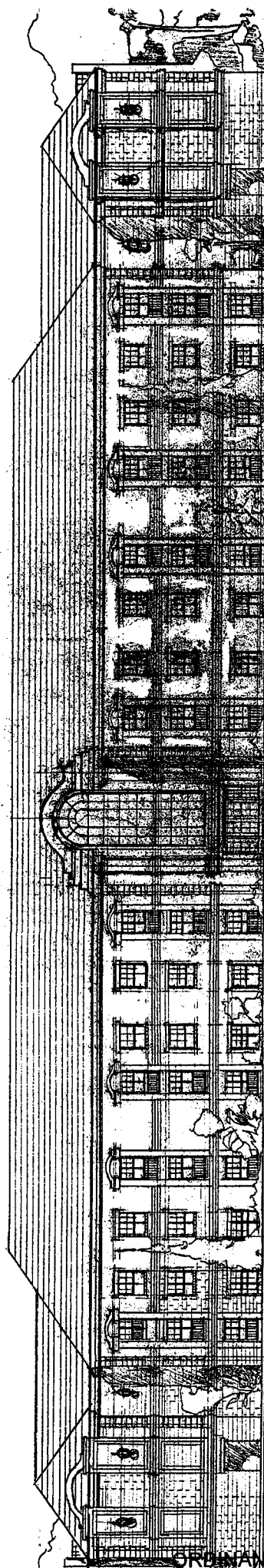
SCALE: 1/16" = 1'-0"



Professional Seal
J. K. W. W. ARCHITECT
1000 N. W. 10th St.
Miami, Florida 33136



End Elevation
Scale: 1/8" = 1'-0"



Front Elevation
Scale: 1/8" = 1'-0"

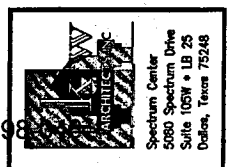
Prototype Elevations

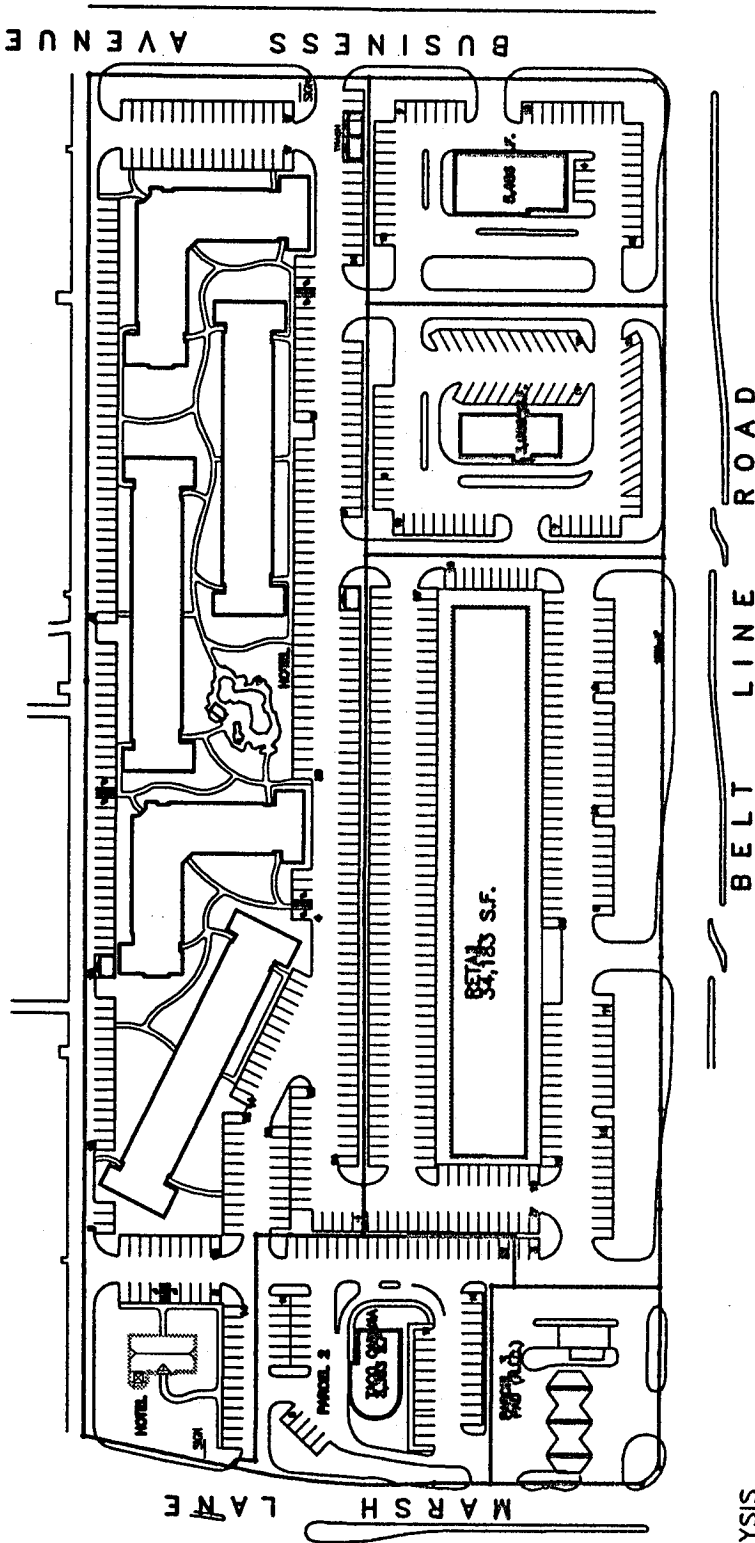
SCALE: 1" = 8'-0"

Suites of America
JKW 98066

Sept. 21, 1996

**Bigelow
Development
Corporation**



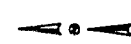


SITE ANALYSIS

LAND AREA	6.4 ACRE	276,534 SF +/-
PARKING REQUIREMENTS	1 SPACES/ROOM	TBD
LANDSCAPE REQUIREMENTS		
BUILDING SETBACKS		PER PLAN
PARKING SETBACKS		PER PLAN
FIRE LANE WIDTH		24'
MINIMUM FIRE LANE RADIUS		20'
NUMBER OF UNITS		558

REGULAR SPACES PROVIDED 333
 HANDICAPPED SPACES PROVIDED 8
 PARKING SPACES PROVIDED 341
 REGULAR SPACES REQUIRED 338
 HANDICAPPED SPACES REQUIRED 3
 PARKING SPACES REQUIRED 341

TYPE I - 3 BUILDINGS @ 72 UNITS = 216 UNITS
 TYPE II - 2 BUILDINGS @ 61 UNITS = 122 UNITS
 TYPE III - ADMINISTRATION BUILDING



Proposed Site Plan

SCALE: 1"=50'-0"



John W. Meehan, AIA
 1000 Broadway Ave.
 Suite 1000 • 100 20
 New York, New York 10003

Suites of America
 in Addison
 Sept. 21, 1998

JKW 98048

Bigelow
 Development
 Corporation