

ORDINANCE NO. 000- 039

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, SO AS TO APPROVE DEVELOPMENT PLANT IN AN EXISTING PLANNED DEVELOPMENT DISTRICT, WHICH HAS A HOTEL/MOTEL AS AN ALLOWED USE, ON APPLICATION WITH SPRINGHILL SUITES BY MARRIOTT, LOCATED ON 4.5517 ACRES AT THE SOUTHWEST CORNER OF EDWIN LEWIS DRIVE AND QUORUM DRIVE; 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 approve development plans in a planned development district, which has hotel/motel as an allowed use. 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 tract of land situated in the G.W. Fisher Survey, Abstract No. 482, and being all of Quorum Centre-East No. 2 Addition, an Addition to the Town of Addison as recorded in Volume 96167, Page 1887, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "x" cut found for corner at the northwest and of a corner clip at the intersection of the south line of Edwin Lewis Drive (60' R.O.W.) and the west line of Quorum Drive, (80' R.O.W.):

THENCE S 44 degrees 53'47" E along said corner clip a distance of 14.22 feet to an "x" cut found for corner;

THENCE S 0 degrees 15'05" E along said west line of Quorum Drive a distance of 474.78 feet to an "x" cut found for corner;

THENCE N 89 degrees 87'28" W, departing said west line, passing at 7.00 feet the northeast corner of a 1.4174 acre tract of land as recorded in Volume 951.00, Page 3266, Plat Records, Dallas County, Texas, and continuing in all a distance of 412.59 feet to a 5/8" Iron Rod set for corner;

THENCE N 0 degrees 17'00" E, departing said west line, a distance of 465.02 feet to a 5/8" iron Rod Found for corner in the aforementioned south line of Edwin Lewis Drive, said corner;

THENCE along said south line and with said curve to the left an arc distance of 18.90 feet to a 5/8" Iron Rod Found for corner;

THENCE S 89 degrees 35'00" E a distance of 26.05 feet to a 5/8" Iron Rod Found for corner, said corner being the beginning of a curve to the right having a central angle of 14 degrees 41'10", a radius of 299.31 feet, a tangent of 35.57 feet and a chord bearing N 83 degrees 04'25" E, 76.51 feet;

THENCE along said curve to the right and with said south line of Arapaho Road, an arc distance of 76.72 feet to an "x" cut found for corner;

THENCE S 89 degrees 35'00" E continuing along said south line a distance of 275.88 feet to the POINT OF BEGINNING and containing 198,271 square feet of 4.5517 acres of land, more or less.

SECTION 2. That the development plans are 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. 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. Detention storage design should be based on the difference in runoff volume between a 100-year occurrence and a 25-year occurrence.

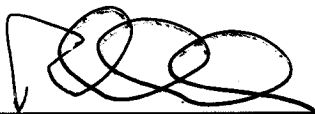
- This property is located within the 70 to 75 ldn noise contours. In accordance with the adopted airport master plan, an aviation easement is required, (form is attached).
- Prior to any development, the applicant must submit plans to the FAA for review/approval to determine compliance with Addison's height hazard zoning.
- Prior to acquiring a building permit, and upon completion of the building, the applicant/developer must provide verification from a certified acoustical expert that the structure, outside to inside, meets sound attenuation of 30 dB.
- The entrance on the east side of the property must match up with the island opening in Quorum Drive. Typical decel lanes will be required off of Edwin Lewis and Quorum Drives as they enter the project site.
- A five-foot sidewalk is required along all street frontages. Any existing sidewalk that is in poor condition must be replaced and/or rehabilitated by the developer.
- The applicant shall revise the landscaping plans to indicate landscaping on both sides of the drive connecting the hotel site to Quorum Drive, and landscaping (turf and irrigation at a minimum) for the two out parcel lots.
- 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 should be constructed out of the same material as the building, and should be large enough to hold all dumpsters and recycling containers required for the hotel.
- Exterior facades must be at least 90% brick in accordance with the Addison approved development standards for hotels.
- The site must be platted prior to construction of the hotel if staff determines that a final plat matching the dimensions of the proposed project has not been filed.
- Final sidewalk locations must meet final staff approval, with consideration given to not locating sidewalks immediately adjacent to the streets.

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 10th day of October, 2000.


MAYOR

ATTEST:

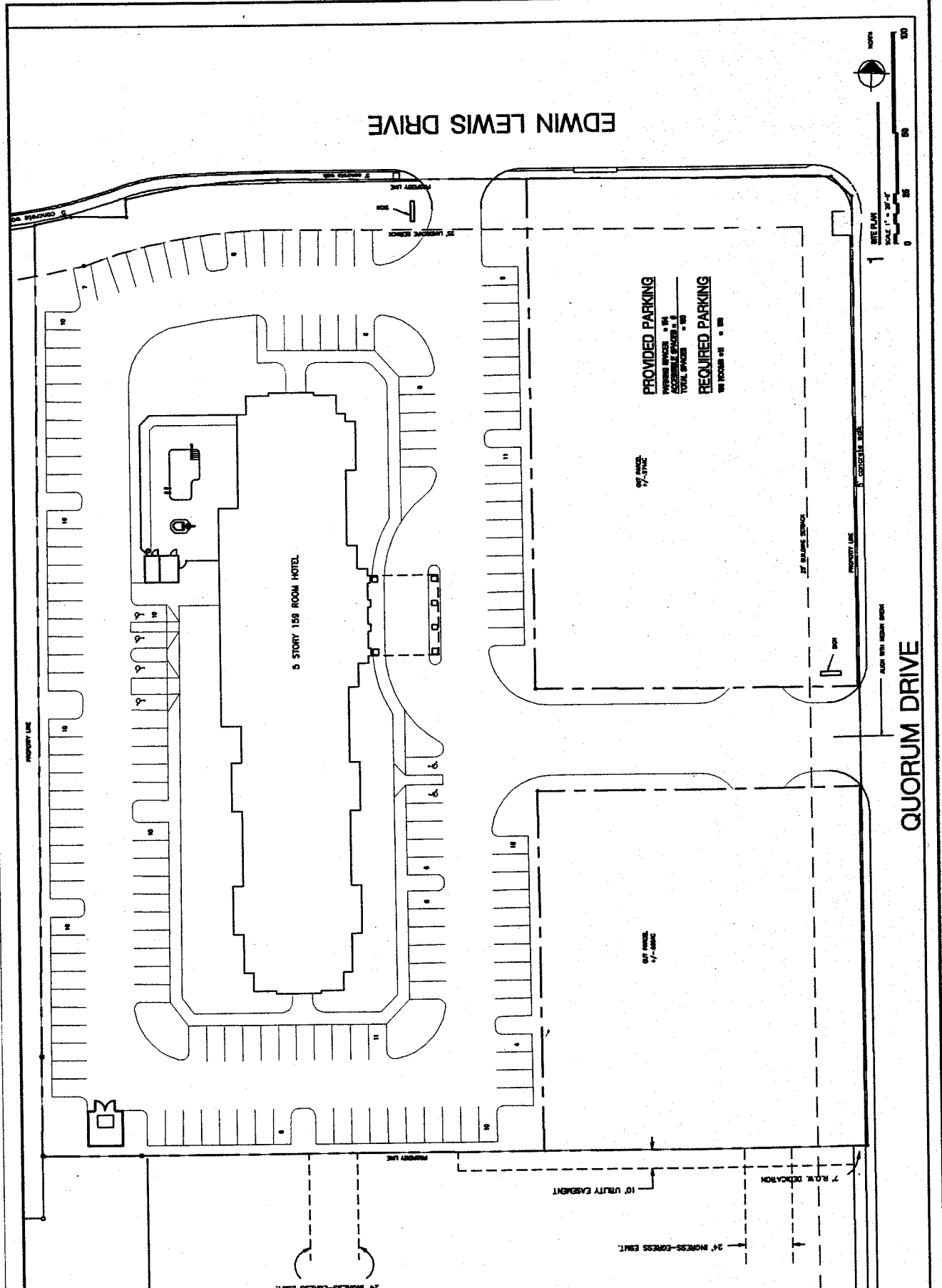

CITY SECRETARY

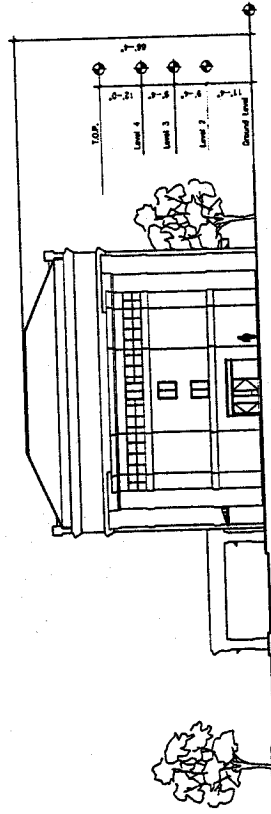
CASE NO. 1378-Z

APPROVED AS TO FORM:

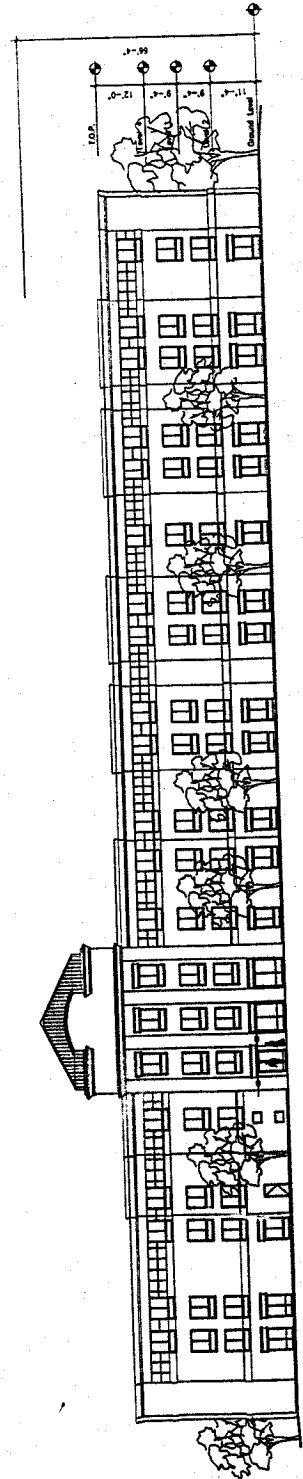

DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 11/13/00

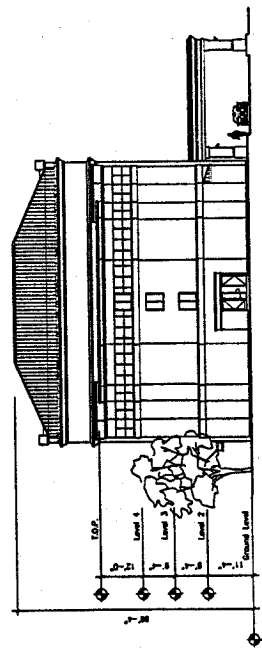




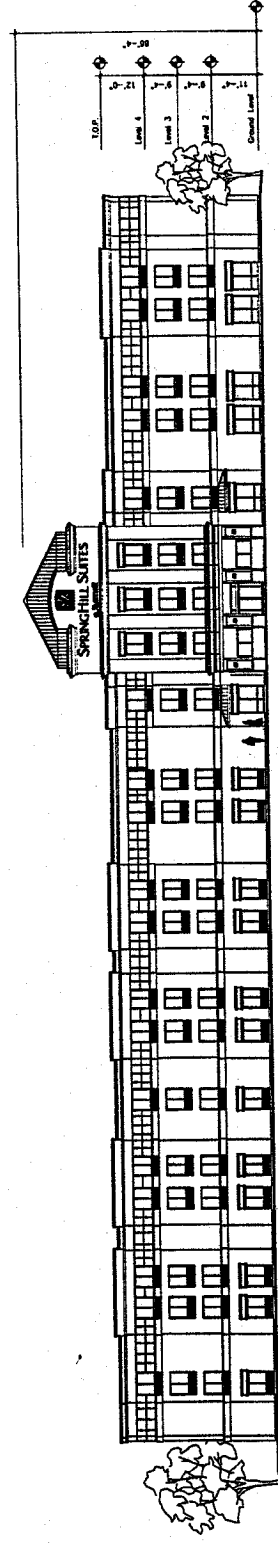
2 NORTH ELEVATION
 SCALE 1/8" = 1'-0"



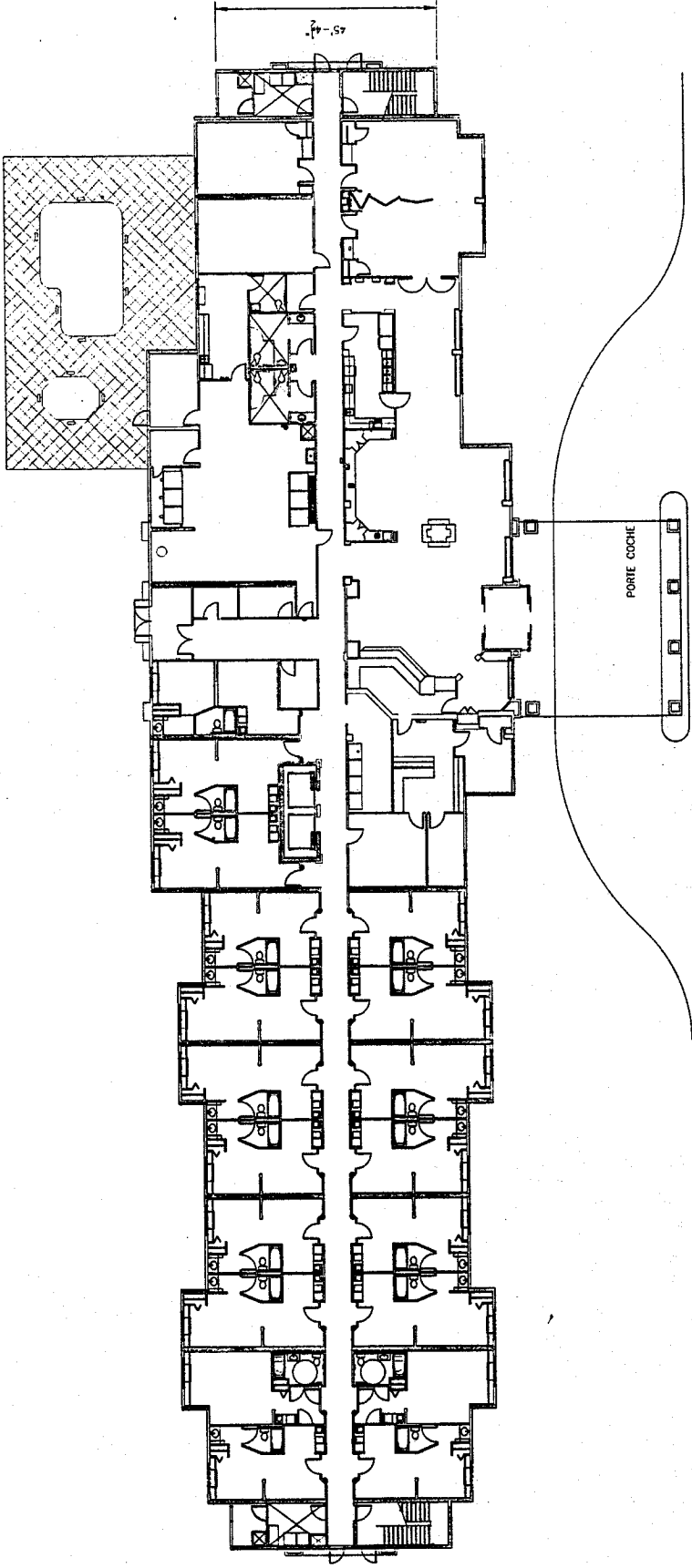
1 WEST ELEVATION
 SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



1 EAST ELEVATION
 SCALE 1/8" = 1'-0"



1 GROUND FLOOR PLAN
 SCALE 1/32" = 1'-0"
 NORTH

