

ORDINANCE NO. 005-002

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A 140-UNIT TOWNHOUSE/CONDOMINIUM DEVELOPMENT ON A TRACT OF LAND ZONED UC URBAN CENTER DISTRICT, RESIDENTIAL SUB-DISTRICT, AND GENERALLY DESCRIBED AS AN APPROXIMATELY 8.919 ACRE TRACT LOCATED WITHIN THE CITY NORTH OF GOODMAN AVENUE, WEST OF QUORUM DRIVE, SOUTH OF AIRPORT PARKWAY AND WEST OF ADDISON ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE, PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance No. 095-032 (the "UC Zoning Amendment") of the Town of Addison, Texas (the "City"), certain land described in the UC Zoning Amendment (the "Entire Property") was zoned UC Urban Center District according to the UC Urban Center District Regulations set forth in the City's Comprehensive Zoning Ordinance (the "Comprehensive Zoning Ordinance"), the same being Appendix A - Zoning of the City's Code of Ordinances; and

WHEREAS, simultaneously with the approval of the UC Zoning Amendment and in accordance with the Comprehensive Zoning Ordinance, a concept plan ("Concept Plan" or "Plan") governing the residential sub-district (the "Residential Sub-district") of the Entire Property was approved and incorporated within the UC Zoning Ordinance; and

WHEREAS, the Concept Plan governing the Residential Sub-district was amended by Ordinance No. 000-037; and subsequently amended by Ordinances 003-040 and 005-001; and

WHEREAS, the real property described herein and which is the subject of this Ordinance (the "Property") is located entirely within the Residential Sub-district; and

WHEREAS, application was made to the Planning and Zoning Commission of the City to approval a preliminary development plan on application from Fairfield Residential; and

WHEREAS, all the legal requirements, conditions and prerequisites having been complied with, including the receipt of a final report from the Planning and Zoning Commission, the case came on as a public hearing before the City Council; and

WHEREAS, after due deliberations and consideration of the final report of the Planning and Zoning Commission and other information and materials, the City Council of the Town of Addison, Texas does find that the approval of this preliminary development plan is in the best interest of the Town and its citizens and of the public health and welfare; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. That the preliminary development plan is hereby approved for a tract identified as the Addison Fairfield Residential Plan, a tract described as follows:

Being all of Tract 1, a 1.83 acre tract of land situated in the G.W. FISHER SURVEY ABSTRACT No. 482, Dallas County, Texas, and being all of Tract 1 as described in instrument to TEXOK PROPERTIES, L.P., as recorded in Volume 2002240, Page 3529 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set with Huitt-Zollars cap at the intersection of the westerly right-of-way line of Quorum Drive (80 foot right-of-way) as recorded in Volume 82093, Page 1073 of the Deed Records of Dallas County, Texas, and the northerly right-of-way line of Goodman Avenue (61 foot right-of-way) as established by the Final Plat of Addison Circle Phase I, an addition to the Town of Addison, Texas as recorded in Volume 97101, Page 5801, and re-filed in Volume 97189, Page 1039, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 04 minutes 47 seconds West along the platted northerly right-of-way line of said Goodman Avenue, and continuing along the platted northerly right-of-way line of Goodman Avenue (61 foot right-of-way) as shown on the final plat of Addison Circle Phase III, an addition to the Town of Addison, Texas as recorded in Volume 97189, Page 1039, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 55 minutes 13 seconds East along the easterly right-of-way line of said Artist Way a distance of 196.73 feet to a 5/8-inch iron rod set with Huitt-Zollars cap at the northeast corner of Artist Way;

THENCE departing the easterly right-of-way line of said Artist Way, North 89 degrees 04 minutes 47 seconds West along the northerly right-of-way line of Artist Way a distance of 61.00 feet to a 5/8 inch iron rod set with Huitt-Zollars cap at the northwest corner of Artist Way;

THENCE departing the northerly right-of-way line of said Artist Way, South 00 degrees 55 minutes 13 seconds West along the westerly right-of-way line of said Artist Way a distance of 84.73 feet to a 5/8 inch iron rod found with RPLS 1855 cap at the northeast corner of Lot 1, Block B, Addison Circle Phase III;

THENCE departing the westerly right-of-way line of said Artist Way, North 89 degrees 04 minutes 47 seconds West along the northerly line of said Lot 1, Block B, a distance of 164.45 feet to a 5/8, inch iron rod found with Huitt-Zollars cap for a corner on the west line of said Tract 1;

THENCE departing the northerly line of said Lot 1, Block B, North 00 degrees 12 minutes 25 seconds East along the west line of said Tract 1, a distance of 376.59 feet to a PK Nail set at the northwest corner of said Tract 1;

THENCE South 89 degrees 05 minutes 45 seconds East along the northerly line of said Tract 1 a distance of 860.14 feet to a 1/2 inch iron rod found for a corner on the westerly right-of-way line of said Quorum Drive;

THENCE departing the northerly line of said Tract 1, South 00 degrees 55 minutes 13 seconds West along the westerly right-of-way line of said Quorum Drive a distance of 488.80 feet to the POINT OF BEGINNING and containing 8.919 acres of land, more or less.

SECTION 2. That the above-described property shall be developed in accordance with the preliminary development plans; attached hereto and a part hereof for all purposes.

SECTION 3. That the approval of the preliminary development plan is subject to the following special conditions:

-The applicant will be required to follow the UC district standards, with the exception of the tree fencing shown on the tree pit plans.

-The proposed street north of the development shows a 23-foot wide drive lane. This width must be a minimum of 24 feet.

-Fire hydrant locations are not shown on the plan. Current codes call for a hydrant every 300 feet along the length of streets or fire lanes. Placing a hydrant on each of the four corners surrounding the property will satisfy this requirement.

-Information on the submittal seems to indicate this building will meet the criteria of a high-rise building. As such, it will be subject to the provisions of Section 403 of the Building Code.

- The plans should address how Tract I and the remaining tracts will be provided sanitary sewer service.
- The proposed improvements to the median area within Quorum Drive are not shown correctly.
- A grading and drainage plan will be necessary for Tract I and the overall addition.
- The development plan does not address on-site storm water detention requirements by ordinance.
- Landscaping, irrigation and other streetscape development along the west side of Quorum Drive are not adequately shown on the plan and responsibility for performing the improvements must be finalized.
- Water and storm drainage facilities within Artist Way and the west end of Goodman Avenue are drawn as proposed improvements. However, these improvements are beyond the limits of Tract I. The effected sections of roadway appear to have sufficient need for street reconstruction, in accordance with the development plan layout. Some proposed utilities may be relocated onto the proposed park property to reduce the impact on the existing street pavement.
- Existing drainage swale along the west end of the addition must be placed underground and be tied into the proposed storm drainage facilities on Artist Way.
- Engineer must provide written proof that plans and specifications have been submitted and approved by the Texas Department of Licensing and Regulations for compliance with the Americans with Disabilities Act. (ADA).
- All construction shall comply with the 2000 IBC, IPC, IMC, IECC, IFC, and 2002 NEC.
- The building shall have sprinklers throughout, including the parking garage.
- The provisions of Section 403, High-Rise Buildings, of the 2000 IBC shall apply if the building has an occupied floor located more than 75 feet above the lowest level of fire department vehicle access.

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, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1-7, of the Code of Ordinances for the Town of Addison, Texas.

SECTION 5. That the provisions of this Ordinance are severable, and 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 provision 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 6. That the above and foregoing premises to this Ordinance are true and correct and are incorporated herein and made a part hereof for all purposes.

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.

SECTION 8. That this Ordinance shall take effect from and after its date of passage and publication as required by law.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS,
on this the 11th day of January 2005.



MAYOR

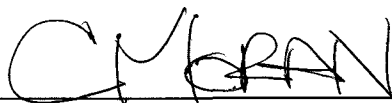
ATTEST:



CITY SECRETARY

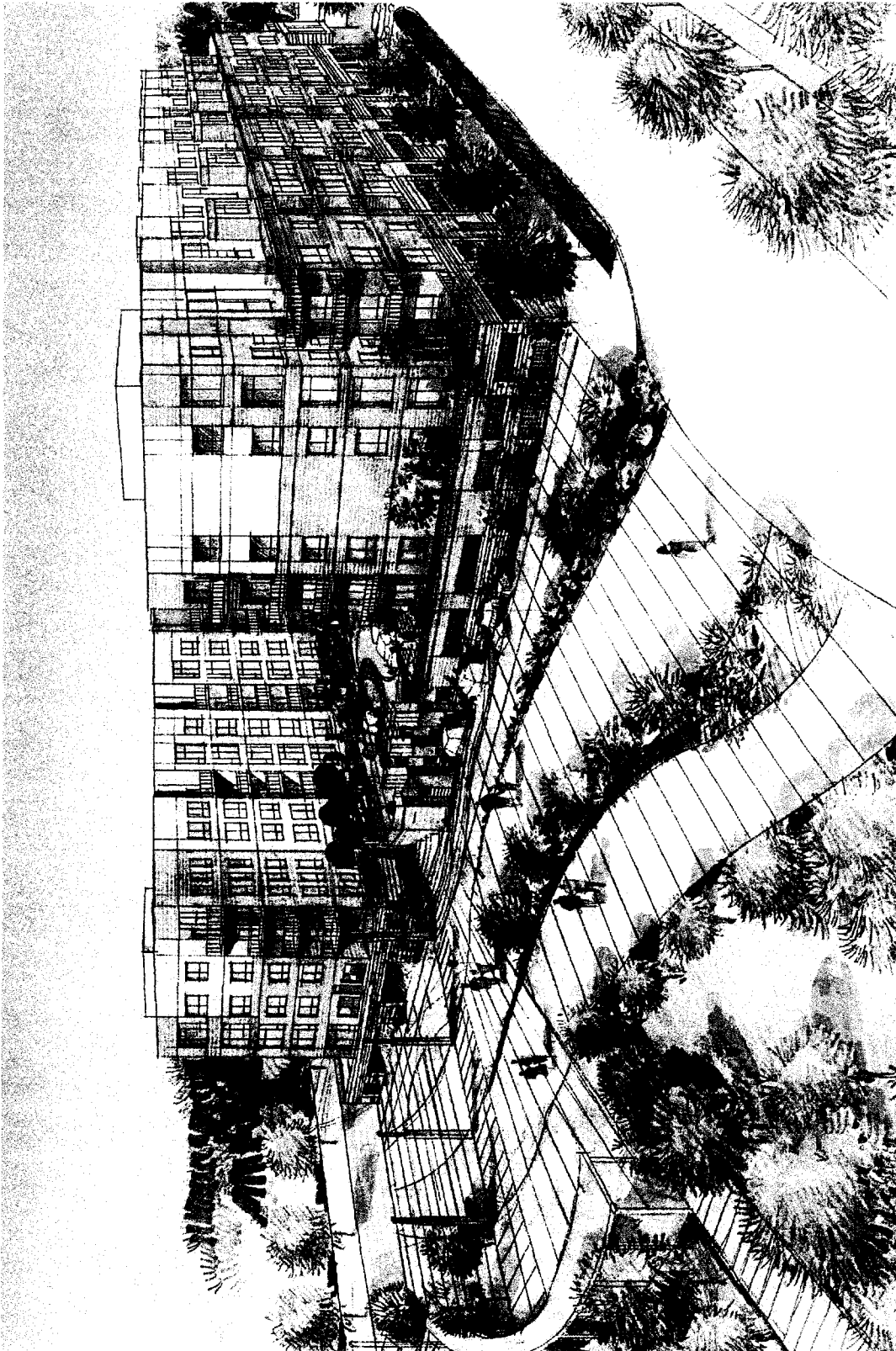
CASE NO. 1480-Z/Fairfield Residential

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 6/17/05

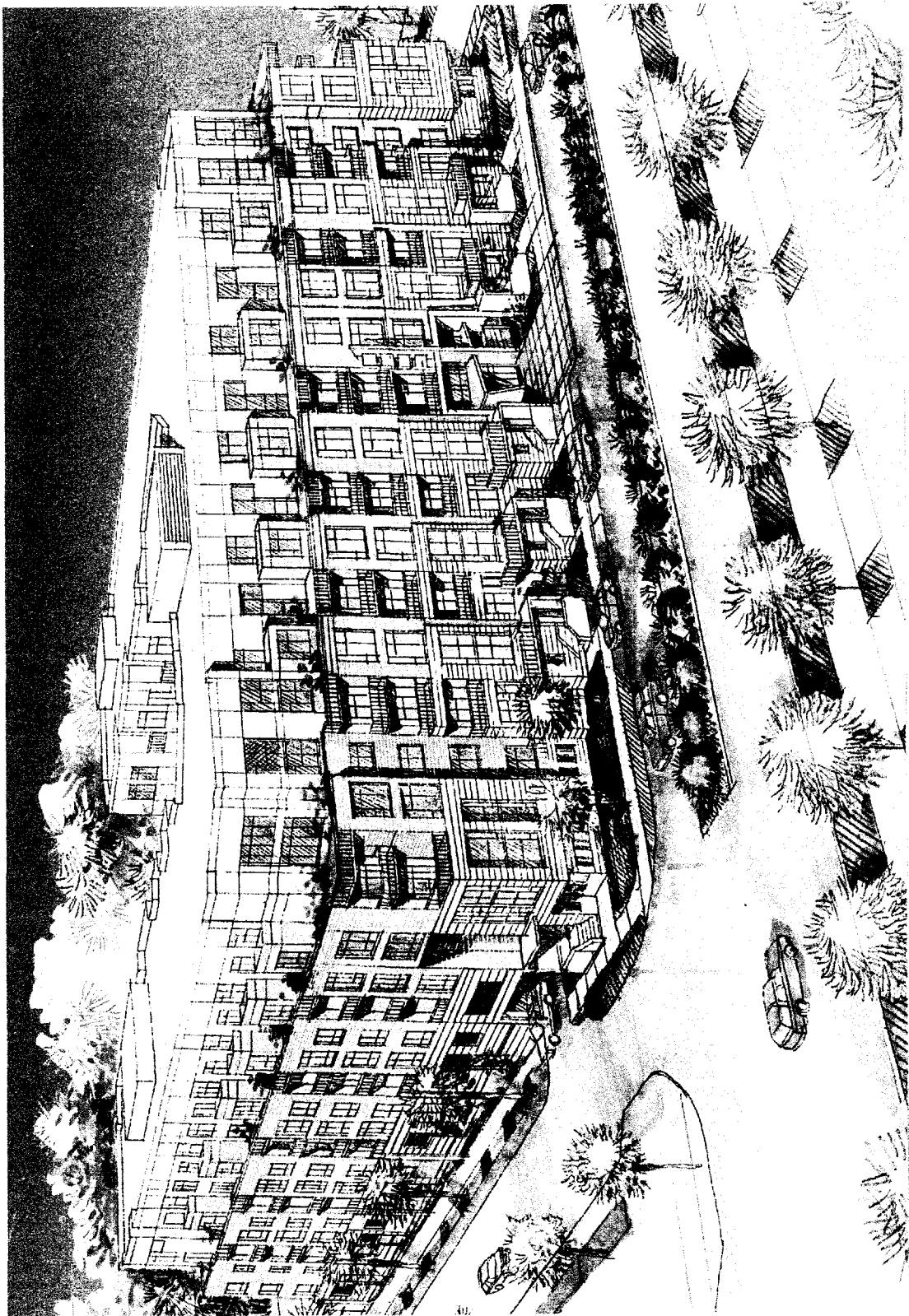


Perspective View



ADDISON RESIDENTIAL
ADDISON, TEXAS

Fairfield
ARCHITECTS, P.C.
2000 West 20th Street, Suite 2000
Dallas, Texas 75201



Perspective View

ADDISON RESIDENTIAL
ADDISON, TEXAS

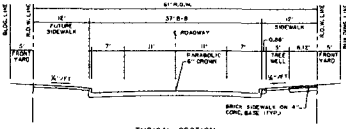
Fairfield
2013 N. Hwy 360, Suite 2025
Grand Prairie, Texas 75050



OFFICE OF THE CITY SECRETARY

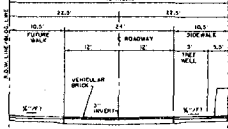
ZONED Commercial/Office/Local Retail

ORDINANCE NO. 005-002



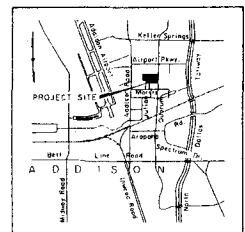
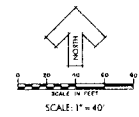
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UNITED STATES POSTAL SERVICE
ADDRESS ADDITION
VOL. 88078, PG. 337



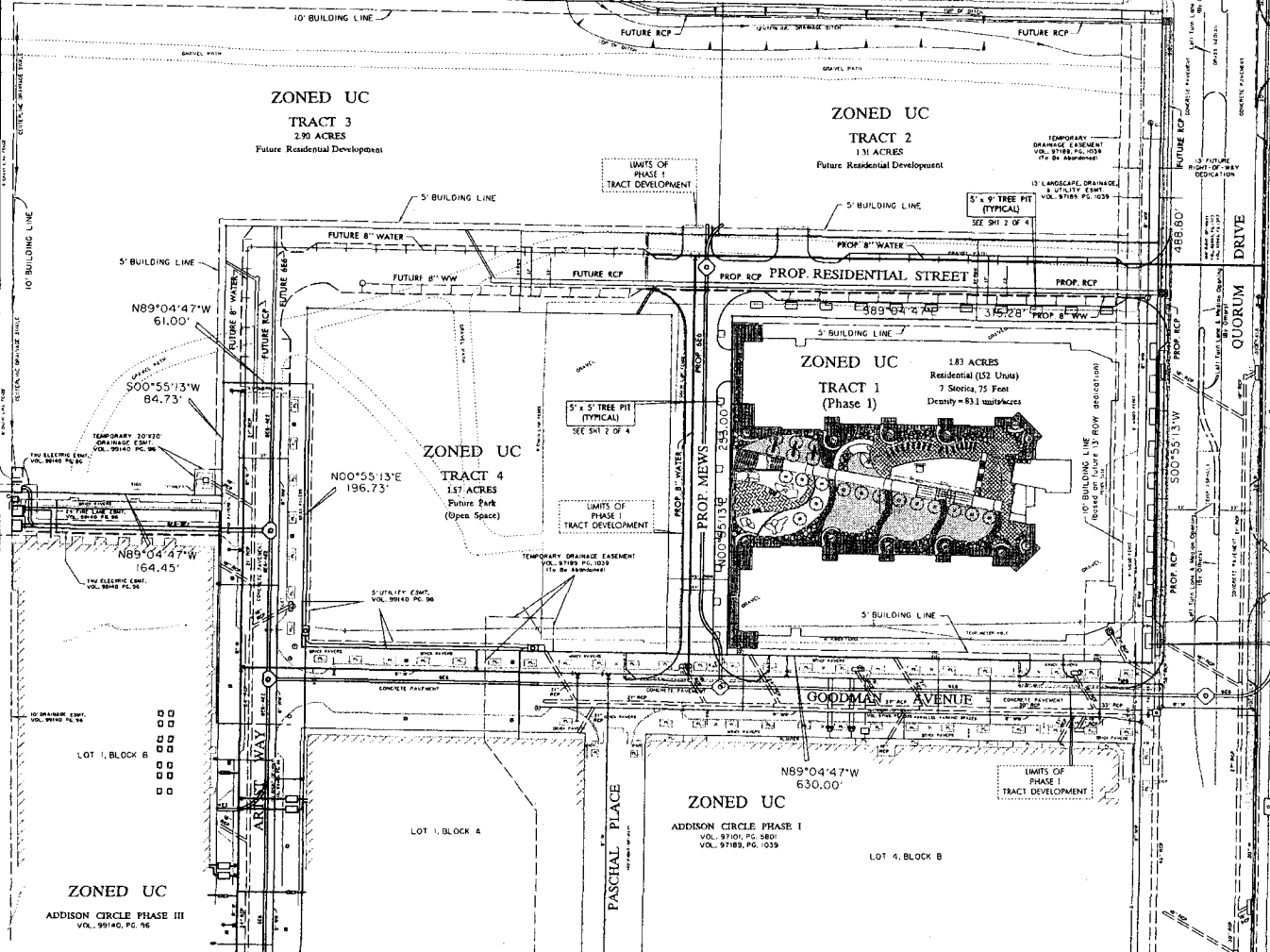
ZONED Commercial/Office/Local Retail

SOUTH & WESTERN ADDITION
VOL. 90140, PG. 3247



ZONED UC
QUORUM EAST ADDITION
VOL. 19001, PG. 33

LOCATION MAP
NTS



TRACT 1 - Development Plan

Lot	Area	Use	Notes
1	0.15	Residential	
2	0.15	Residential	
3	0.15	Residential	
4	0.15	Residential	
5	0.15	Residential	
6	0.15	Residential	
7	0.15	Residential	
8	0.15	Residential	
9	0.15	Residential	
10	0.15	Residential	
11	0.15	Residential	
12	0.15	Residential	
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97	0.15	Residential	
98	0.15	Residential	
99	0.15	Residential	
100	0.15	Residential	

ZONED UC
CITY HOMES
9732 ACRES
UNDER CONSTRUCTION

PRELIMINARY DEVELOPMENT PLAN
TRACT 1 (ONLY)
OF
ADDISON FAIRFIELD RESIDENTIAL
AN ADDITION TO THE TOWN
OF ADDISON, TEXAS
OUT OF THE
G.W. FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Prepared For:
FAIRFIELD RESIDENTIAL, LLC

Architect:
WDG HABIB ARCHITECTS

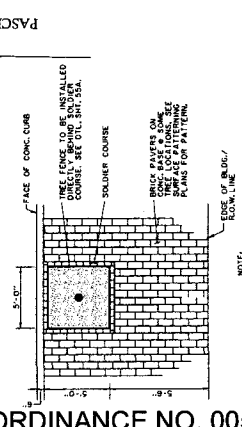
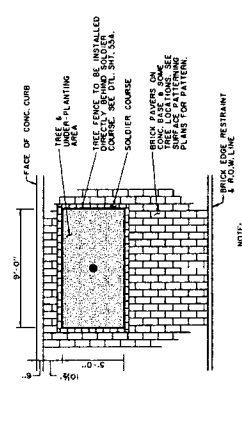
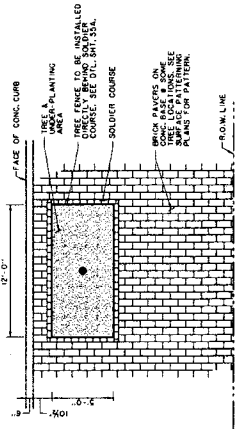
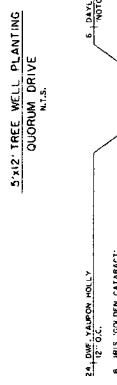
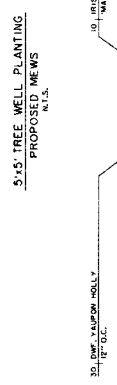
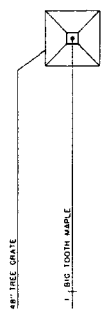
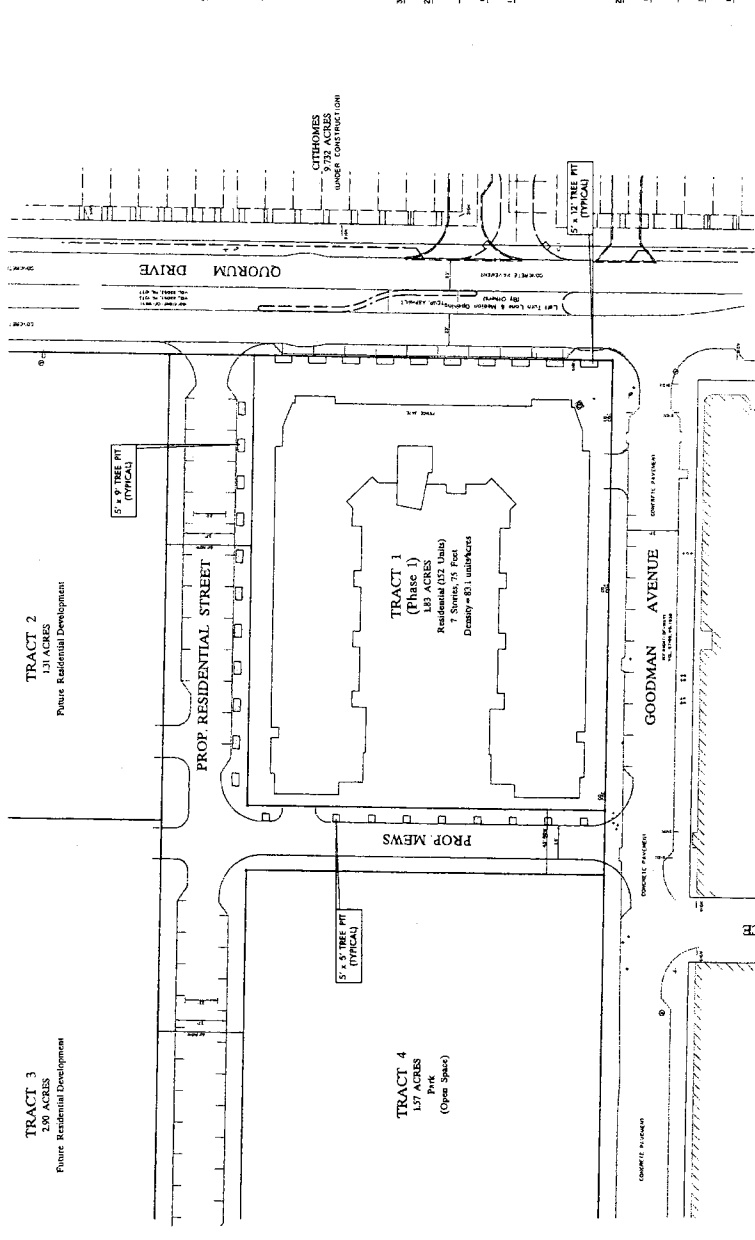
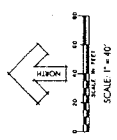
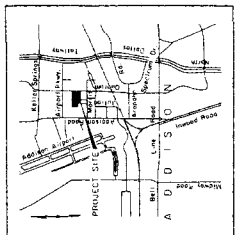
Prepared By:
HUITT-ZOLLARS

November 22, 2004

Project No. 01-3408-05

11/22/04 10:30 AM

SHEET 1 OF 4



PRELIMINARY DEVELOPMENT PLAN
TRACT 1 (ONLY)
(CONCEPTUAL LANDSCAPE PLAN)
ADDISON FAIRFIELD RESIDENTIAL
AN ADDITION TO THE TOWN
OF ADDISON, TEXAS
OUT OF THE
S.W. 1/4 SEC. 10, T. 10S, R. 10E,
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

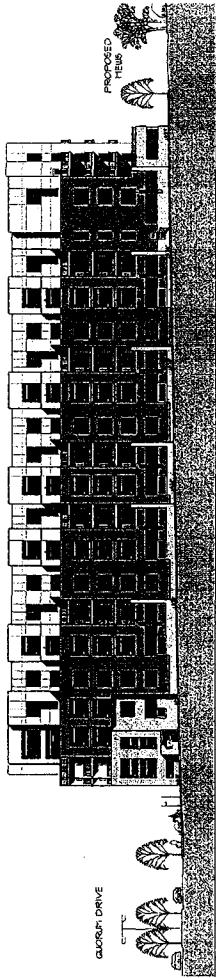
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2000 West Loop West, Suite 1000
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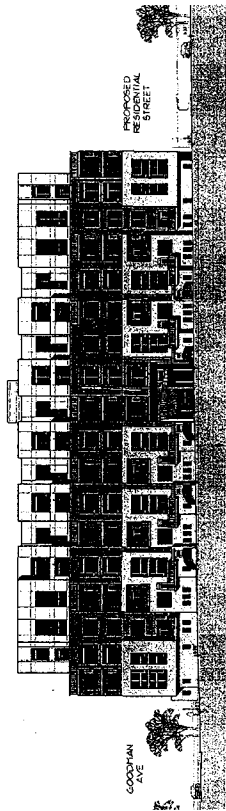
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November 22, 2004
Project No. 01-1408-05
SHEET 2 OF 4

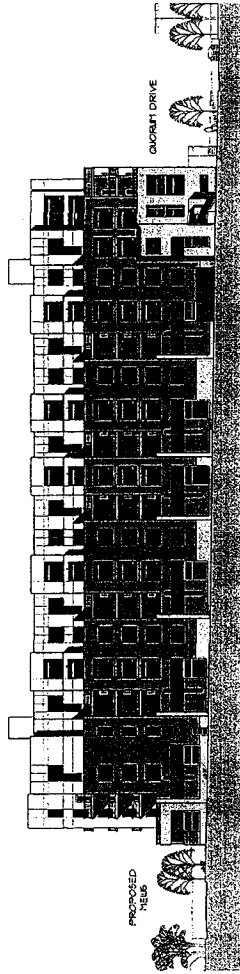
ADDISON RESIDENTIAL WATER TABLE				
ELEVATION	WEST	EAST	NORTH	TOTAL SOFT
9,465	9,325	9,410	9,410	9,410
9,435	9,375	9,475	9,475	9,475
Average Elevation: 9,450				
Total Soft: 18,880				
Average Soft: 18,880				
Unit Area: 100,000				
Unit Area: 100,000				
Unit Area: 100,000				



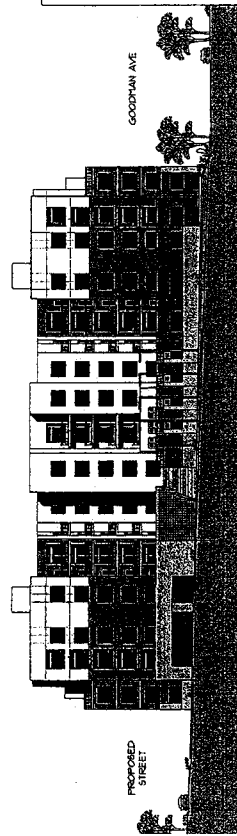
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

PRELIMINARY DEVELOPMENT PLAN
BUILDING ELEVATIONS
TRACT 1 (ONLY)

ADDISON FAIRFIELD RESIDENTIAL

AN ADDITION TO THE TOWN
OF ADDISON, TEXAS
BY
G.W. FISHER SURVEY, ABSTRACT NO. 487
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

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November 27, 2004
Project No. 01-3408-05

