

TOWN OF ADDISON, TEXAS

ORDINANCE NO. 005-024

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS AMENDING APPENDIX A – ZONING OF THE CODE OF ORDINANCES OF THE CITY, THE SAME BEING THE CITY'S COMPREHENSIVE ZONING ORDINANCE, BY AMENDING THE DEVELOPMENT PLAN (ADOPTED BY ORDINANCE NO. 002-001) WHICH IS APPLICABLE TO CERTAIN PROPERTY LOCATED WITHIN THE CITY AND DESCRIBED AS LOT 1A, VILLAGE ON THE PARKWAY AND GENERALLY LOCATED AT 5100 BELT LINE ROAD; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a tract of land located within the Town of Addison, Texas (the "City") generally known as the "Village on the Parkway" and containing approximately 33.967 acres of land (the "Land") is currently zoned Planned Development by and as set forth in Ordinance No. 096-003, as amended by Ordinance No. 096-028 and Ordinance No. 002-001 of the City (the "PD Ordinance"); and

WHEREAS, Ordinance No. 002-001 reflects a division of the Land into two tracts, identified as the Retail Parcel and the Mixed Use Parcel (the "Mixed Use Parcel"), with each tract to be developed in accordance with a development plan applicable to the tract; and

WHEREAS, the development plan (containing nine pages) applicable to the Mixed Use Parcel is attached as Exhibit B to Ordinance No. 002-001 (the "Mixed Use Development Plan"); and

WHEREAS, since the adoption of Ordinance No. 002-001, the Land has been further subdivided, with one tract consisting of approximately 2.70 acres, located generally at 5100 Belt Line Road and being referred to and identified as Lot 1A of the amended replat of Lot 1A, Lot 1B and Lot 2A, Village on the Parkway subdivision of the City (recorded in Volume 20010019, Page 00914, Plat Records, Dallas County, Texas) and described in Exhibit A attached hereto and incorporated herein ("Lot 1A"); and

WHEREAS, Lot 1A is included entirely within but is only a part of the Mixed Use Parcel; and

WHEREAS, the owner of Lot 1A has filed an application with the City requesting an amendment to the terms of the PD Ordinance by amending the Mixed Use Development Plan as it affects Lot 1A; and

WHEREAS, all legal notices, requirements and conditions having been complied with, the case to consider amending the PD Ordinance came on as a public hearing before the Planning and Zoning Commission and Town Council; and

WHEREAS, after considering the information submitted at the said public hearing and all other relevant information and materials, the City's Planning and Zoning Commission has recommended to the City Council the adoption of the amendments to the PD Ordinance as set forth herein; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the public interest.

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

Section 1. Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Amendment. The Comprehensive Zoning Ordinance of the Town of Addison, Texas, the same being Appendix A – Zoning of the Code of Ordinances of the City (the "Zoning Ordinance"), is hereby amended by amending the zoning on that tract of land described as Lot 1A of the amended replat of Lot 1A, Lot 1B and Lot 2a, Village on the Parkway subdivision of the City (recorded in Volume 20010019, Page 00914, Plat Records, Dallas County, Texas) and described in Exhibit A attached hereto and incorporated herein ("Lot 1A") by amending and modifying the development plan applicable to Lot 1A (as set forth in Ordinance No. 002-001) such that the development plan hereafter applicable to Lot 1A shall be as set forth in Exhibit B attached hereto and incorporated herein for all purposes (the "Lot 1A Development Plan"). From and after the adoption of this Ordinance, the development plan attached as Exhibit B to Ordinance No. 002-001 for the Mixed Use Parcel is and shall not be applicable to Lot 1A.

Section 3. Development. Lot 1A shall be developed and used in accordance with the applicable terms and conditions of this Ordinance, the Lot 1A Development Plan, the PD Ordinance (except as amended by this Ordinance), Article XV ("Planned Development District") of the Zoning Ordinance, all applicable parts of the Zoning Ordinance, and all other applicable ordinances, standards, rules and regulations of the City.


Section 4. No Other Amendment; Savings. Except for the amendment and change made herein, the PD Ordinance is not otherwise amended hereby, and all other provisions thereof shall remain in full force and effect. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance.

Section 5 Severability. The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares that it would have

passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall become effective from and after its date of passage and publication as may be required by law.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas this 28th day of June, 2005.



Joe Chew, Mayor

ATTEST:

By: 

Carmen Moran, City Secretary

PROJECT INFORMATION

GENERAL
 PROPOSED USE: MULTI-FAMILY/PARKING GARAGES
 LAND AREA: 2.78 ACRES
 CONDOMINIUMS: 91 UNITS
 CONDO GARAGES: 113 SPACES
 TOTAL GARAGES: 113 SPACES
 NO. OF LOTS: 1
 PROJECT OF RECORD: 143-1-6
 CONDO: 113 UNITS
 RETAIL: 113 SPACES
 GARAGE: 113 SPACES
 TOTAL: 113 SPACES

OPEN SPACE
 INCLUDED:
 1. 10,000 SQ. FT. (1.00 ACRES)
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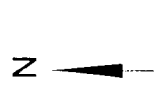
KING ASSOCIATES, INC.
 1000 N. CENTRAL AVENUE, SUITE 1100
 DALLAS, TEXAS 75208
 TEL: (214) 750-1000
 FAX: (214) 750-1001

AMALITI CONDOMINIUMS
 ADDISON, TEXAS

REDWOOD RESIDENTIAL
 4011 WILSON ROAD
 SUITE 400
 DALLAS, TEXAS 75229

SITE PLAN PROJECT INFORMATION	
PROJECT NO.	5-23-05
DATE	5-23-05
DESIGNED BY	KING ASSOCIATES, INC.
CHECKED BY	
SCALE	1"=20'

APPROVED PLANS FOR ORDINANCE NO. 005-024
 Prepared on June 28, 2005
 CMK/EN



DRIVE

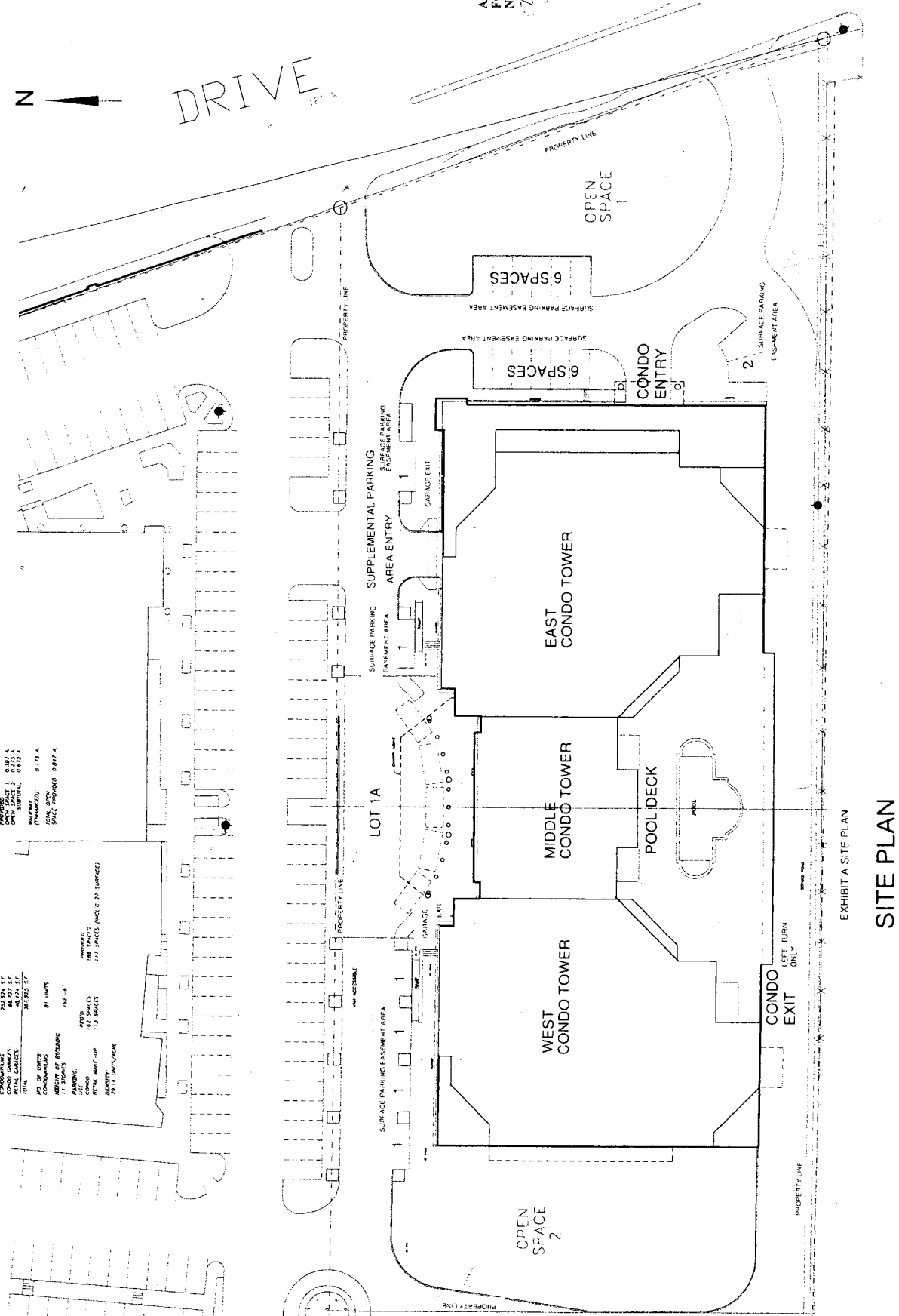
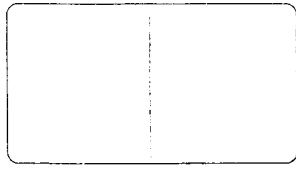


EXHIBIT A SITE PLAN
SITE PLAN

KING ASSOCIATES, INC.
 10000 W. HIGHTWAY 175, SUITE 200
 DALLAS, TEXAS 75241
 TEL: 214-343-0000 FAX: 214-343-0001



AMALFI CONDOMINIUMS
 ADDISON, TEXAS
 FOR
REDWOOD RESIDENTIAL
 4811 PERSIMMON ROAD
 SUITE 400
 DALLAS, TEXAS 75225

APPROVED PLANS
 FOR ORDINANCE
 NO. 005-024

DATE: 10-23-05
 BY: [Signature]
 CHECKED: [Signature]

PROJECT NO.	3-23-05
DATE	10-23-05
PROJECT NAME	AMALFI CONDOMINIUMS
PROJECT NO.	005
DATE	1/18-1-07

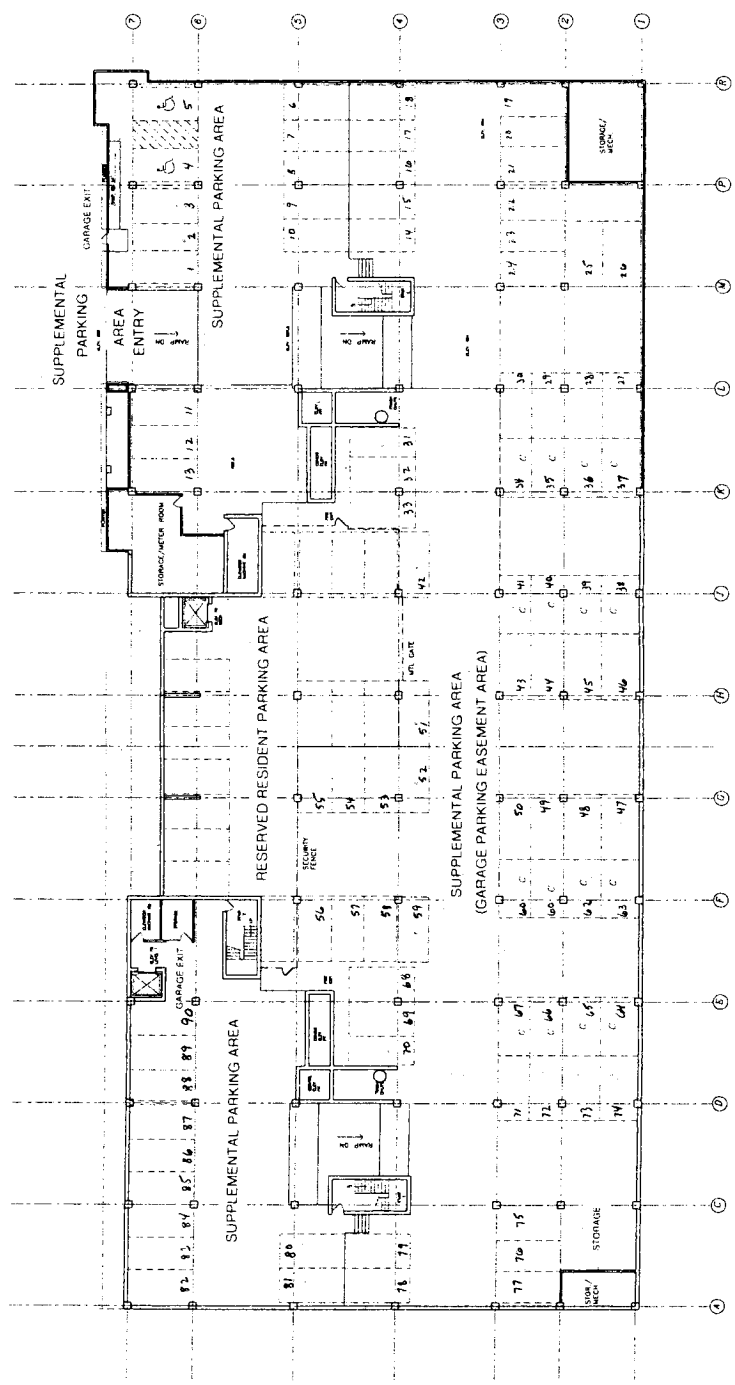
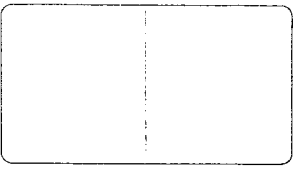


EXHIBIT A SITE PLAN

GROUND LEVEL PLAN

KING ASSOCIATES, INC.
 1000 W. CHURCH STREET, SUITE 1000
 DALLAS, TEXAS 75201
 TEL: (214) 761-1234
 FAX: (214) 761-1234

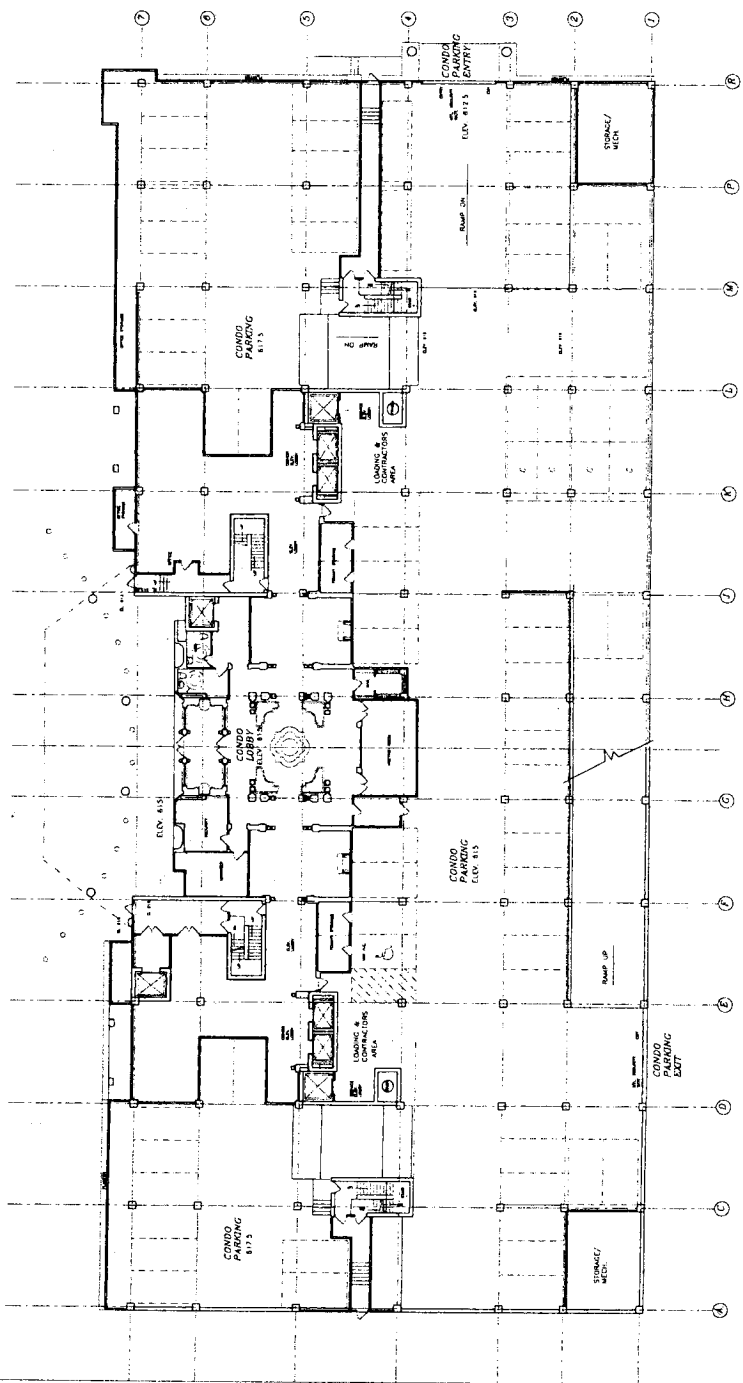


AMALFI CONDOMINIUMS
 ADDISON, TEXAS
 FOR
REDWOOD RESIDENTIAL
 8411 PINEBROOK ROAD
 SUITE 800
 DALLAS, TEXAS 75241

APPROVED PLANS
 FOR ORDINANCE
 NO. 005-024

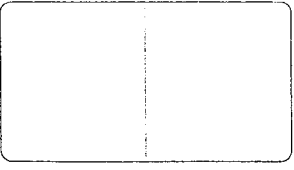
APPROVED
 5/28/05
 C. MEYER

PROJECT:	AMALFI CONDOMINIUMS
DATE:	5-23-05
DESIGNED BY:	KING ASSOCIATES, INC.
CHECKED BY:	[Signature]
SCALE:	1/8" = 1'-0"
FIRST FLOOR PLAN	
APPROVED FOR ORDINANCE NOT FOR CONSTRUCTION	



FIRST FLOOR PLAN

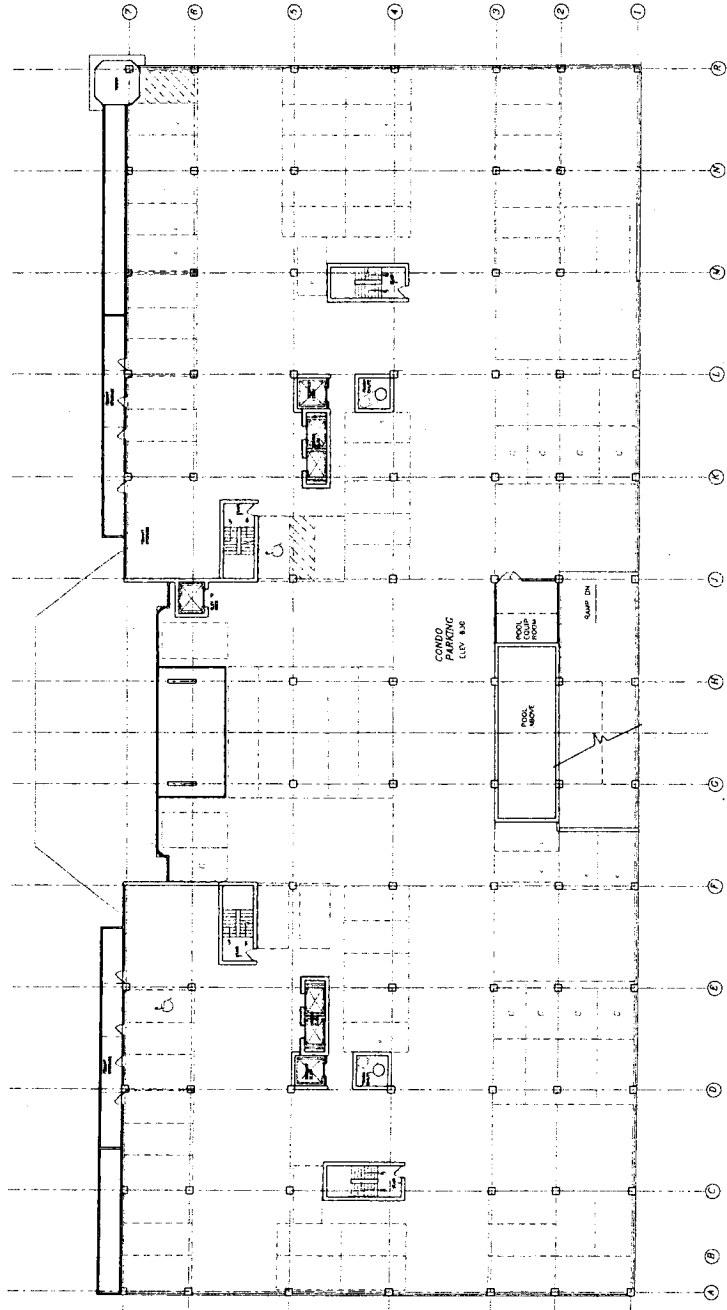
KSNQ ASSOCIATES, INC.
 10000 W. FORT WORTH AVENUE, SUITE 1100
 FORT WORTH, TEXAS 76134
 TEL: 817-335-1100 FAX: 817-335-1101



AMALFI
CONDOMINIUMS
 ADDISON TEXAS
 FOR
REDWOOD RESIDENTIAL
 3611 JAMISON ROAD
 SUITE 400
 DALLAS, TEXAS 75204

APPROVED PLANS
 FOR ORDINANCE
 NO. 005-024
 APPROVED
 6/28/05
 C. MOGAN

NO.	DATE	REVISIONS
1	6/28/05	ISSUED FOR PERMITS
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SECOND FLOOR PLAN

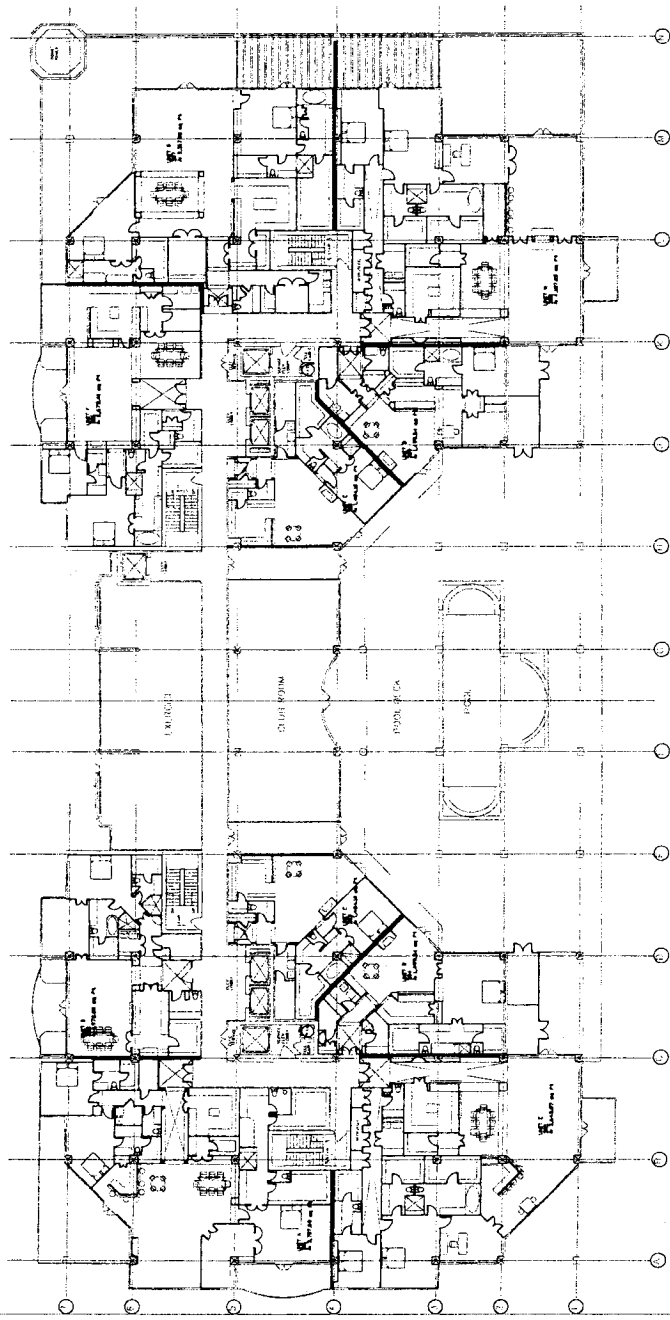
KSNQ ASSOCIATES, INC.
 1111 N. CENTRAL EXPRESSWAY, SUITE 1000
 DALLAS, TEXAS 75204
 TEL: (214) 760-1000
 FAX: (214) 760-1001



AMALFI CONDOMINIUMS
 ADDISON, TEXAS
 FOR
REDWOOD RESIDENTIAL
 8411 PINECROFT ROAD
 ADDISON, TX 75425

APPROVED PLANS
 FOR ORDINANCE
 NO. 005-024
 APPROVED
 6/24/05
 CM/DM

THIRD FLOOR PLAN SHEET 111	
AMENDMENT TO ORDINANCE NOT FOR CONSTRUCTION	DATE: 5-23-05 DRAWN BY: [unclear] CHECKED BY: [unclear] PROJECT NO.: 0085 SCALE: 1/8"=1'-0"



- UNIT PLAN NOTES:
1. FOR THE NUMBER OF REQUIRED EXITS/EXIT FOR EACH UNIT REFER TO THE 2000 IBC TABLE 1004.2.2.4, TABLE 1004.2.1. WHEN MULTIPLE EXITS ARE REQUIRED, THEY SHALL BE PLACED PER 2000 IBC SECTION 1004.2.2.2
 2. TRAVEL DISTANCE TO EXIT STAIR SHALL COMPLY WITH 2000 IBC SECTION 1004.2.4, TABLE 1004.2.4.
 3. CORRIDOR DEAD-ENDS SHALL COMPLY WITH 2000 IBC SECTION 1004.3.2.3
 4. ALL UNITS SHALL COMPLY WITH 2000 IBC 1007.4.4 AND 1999 IBCS (AT/1) UNDEVELOPED REQUIREMENTS
- ALL UNIT ENTRANCES ON THIS PLAN ARE FOR REFERENCE ONLY. UNITS MAY BE RELOCATED TO MEET THE MIN. AREA OF

THIRD FLOOR PLAN

KSNQ ASSOCIATES, INC.
1000 W. CENTRAL EXPRESSWAY, SUITE 1000
DALLAS, TEXAS 75201
TEL: 214-766-1100
FAX: 214-766-1101

AMALFI CONDOMINIUMS
ADDISON, TEXAS

FOR REDWOOD RESIDENTIAL
8011 REDWOOD INWOOD
WILF BEAR
DALLAS, TEXAS 75225

**APPROVED PLAN
FOR ORDINANCE
NO. 005-024**

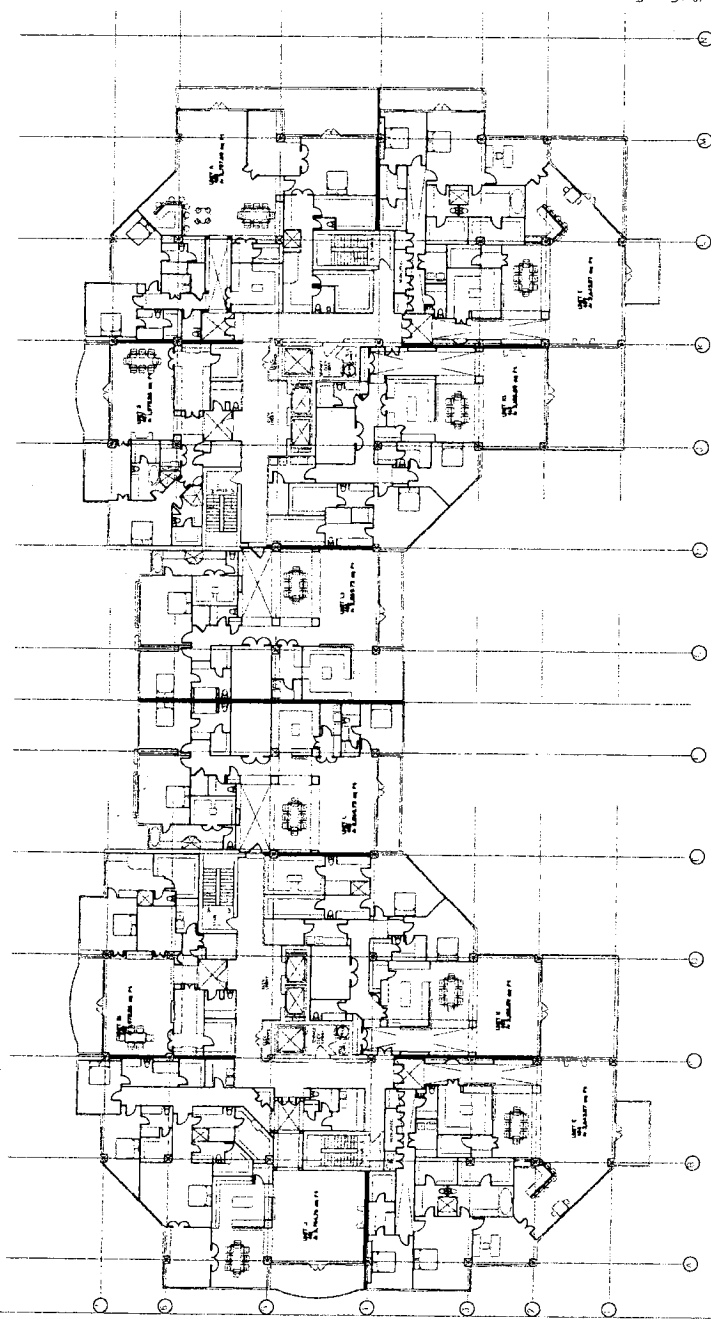
APPROVED
3-23-05
C.M.FAN

NO.	DESCRIPTION	DATE
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FOURTH FLOOR PLAN

**APPROVED TO ORDINANCE
NO. 005-024**

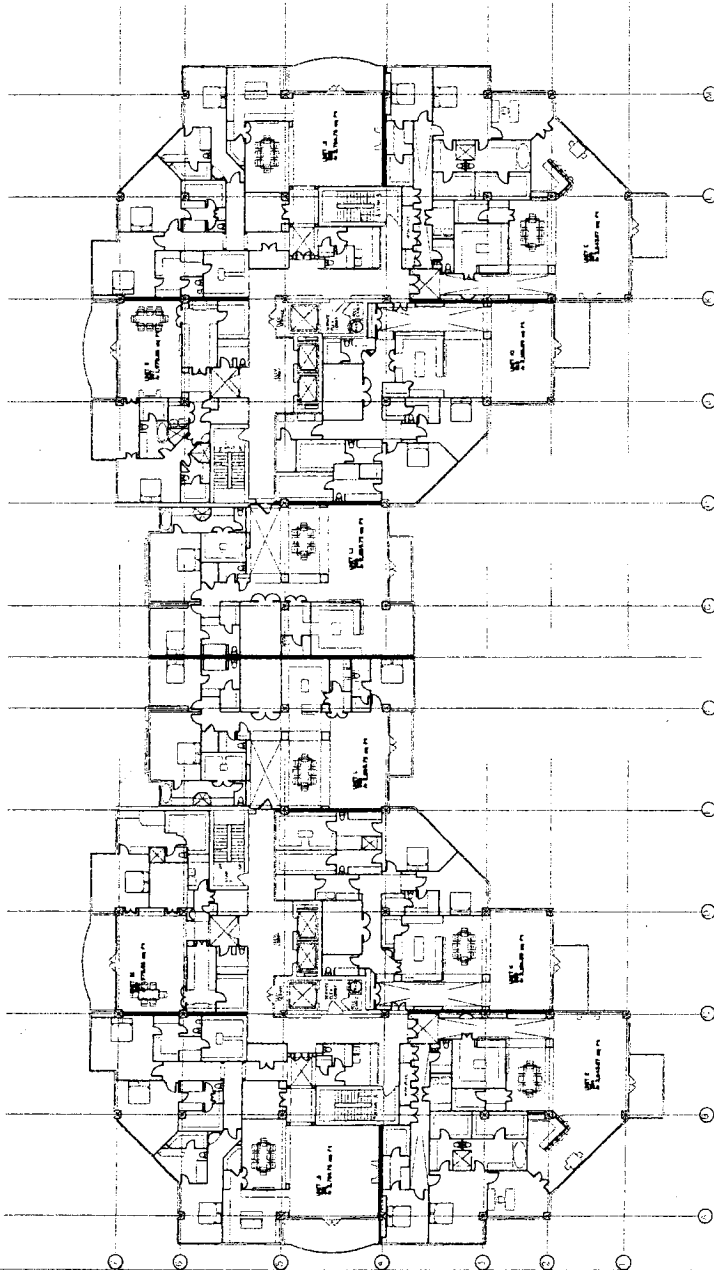
DATE: 3-23-05
PROJECT NO: 0005
DRAWN BY: J.M.
CHECKED BY: C.M.FAN
SCALE: 1/8"=1'-0"



UNIT PLAN NOTES

1. FOR THE NUMBER OF REQUIRED ENTRY/EXIT FOR EACH UNIT REFER TO 2000 IBC TABLE 1004.2.2.4, TABLE 1004.2.2.4.1 AND 2000 IBC SECTION 1004.2.2.2. TRAVEL DISTANCE TO EXIT SHALL COMPLY WITH 2000 IBC SECTION 1004.2.4, TABLE 1004.2.4.
2. CORRIDOR DEAD-ENDS SHALL COMPLY WITH 2000 IBC SECTION 1004.3.2.3.
3. ALL UNITS SHALL COMPLY WITH 2000 IBC 1107.5.4 AND THIS 1998 ANSI A117.1 HANDICAPPED REQUIREMENTS.
4. UNIT ENTRANCES ON THIS PLAN ARE FOR REFERENCE ONLY.
5. DRINKING FOUNTAINS BEFORE TO SHOW UP WITH CITY USE.

FOURTH FLOOR PLAN



FIFTH FLOOR PLAN (6TH, 7TH, 8TH FL. SIM)

UNIT PLAN NOTES

1. FOR THE NUMBER OF REQUIRED ENTRY/EXIT FOR EACH UNIT REFER TO 2000 IBC TABLE 1003.2.2.2 & TABLE 1004.2.2.2. ALL UNITS SHALL BE PLACED PER 2000 IBC SECTION 1004.2.2.2.
2. FRAME DISTANCE TO EXIT STAIR SHALL COMPLY WITH 2000 IBC SECTION 1004.2.4, TABLE 1004.2.4.
3. CORRIDOR DEAD-ENDS SHALL COMPLY WITH 2000 IBC SECTION 1004.3.2.3
4. ALL UNITS SHALL COMPLY WITH 2000 IBC 1107.5.4 AND THUS 1998 ANS1 A117.1 HANDICAPPED REQUIREMENTS
5. UNIT ENTRANCES ON THIS PLAN ARE FOR REFERENCE ONLY
6. BUILDING CODE BEFORE TO 2000 IBC AND CITY OF

APPROVED FOR ORDINANCE NO. 005-024

APPROVED 6/28/05 C. MOON

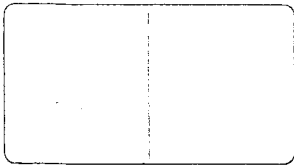
DATE	6/28/05
BY	C. MOON
PROJECT	AMALIFT CONDOPMENTS
NO.	0003
SCALE	1/16"=1'-0"

AMALIFT CONDOPMENTS
ADDISON, TEXAS

FOR: REDWOOD RESIDENTIAL
8111 PHINNEY ROAD
SUITE 600
DALLAS, TEXAS 75225

KSNB ASSOCIATES, INC.
1100 WEST END AVENUE, SUITE 100
DALLAS, TEXAS 75201
PH: 214-424-7800 FAX: 214-424-7801

KSNG ASSOCIATES, INC.
1001 W. CENTRAL AVENUE, SUITE 110
DALLAS, TEXAS 75201
PHONE: (214) 750-1100
FAX: (214) 750-1101



AMALFI
CONDOMINIUMS

ADDISON, TEXAS

FOR
REDWOOD RESIDENTIAL
8411 REDWOOD ROAD
ADDISON, TEXAS 75001

APPROVED PLAN
FOR ORDINANCE
NO. 005-024

APPROVED
to 28-05
C/MOAN

NO.	DATE	DESCRIPTION
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2	12/15/05	REVISIONS
3	1/18/06	ISSUED FOR PERMIT

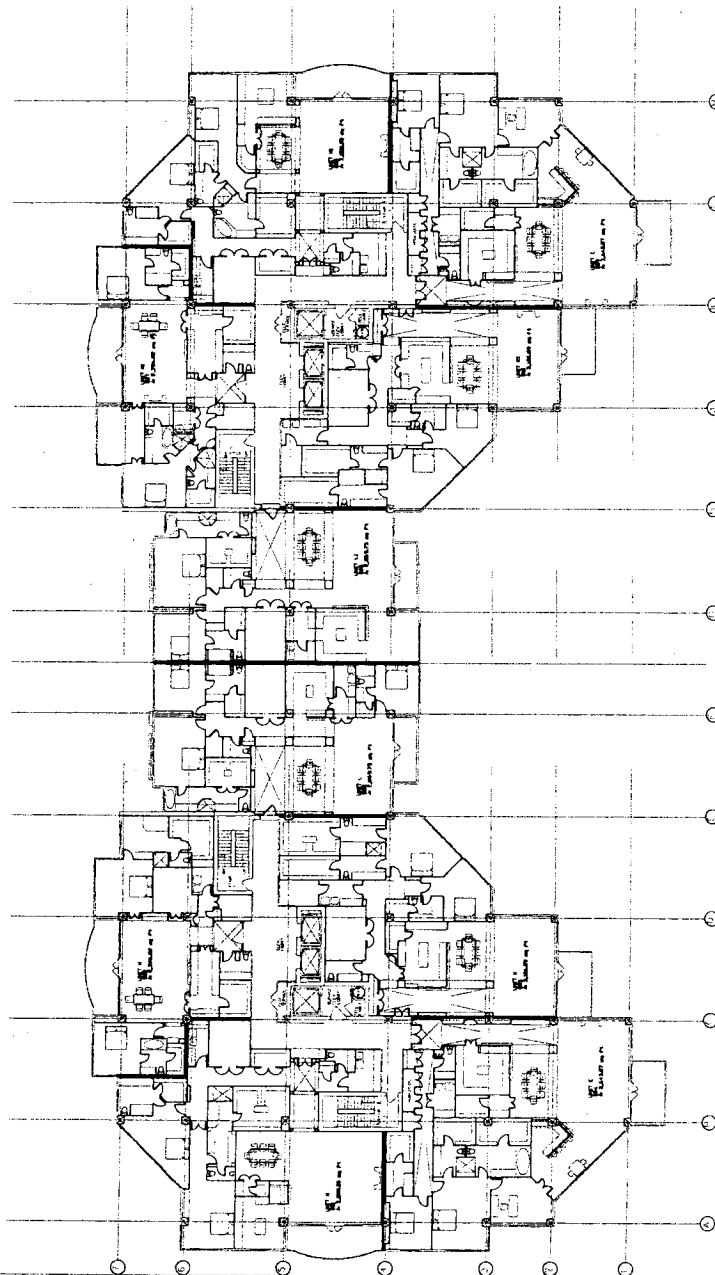
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SHEET NO. 11
DATE: 1/18/06

NINTH FLOOR PLAN

AMENDMENT TO ORDINANCE
NO. 005-024

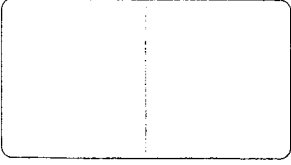
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DRAWN BY: [Signature]
CHECKED BY: [Signature]
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- UNIT PLAN NOTES:
1. FOR THE NUMBER OF REQUIRED ENTRY/EXIT FOR EACH UNIT REFER TO 2000 IBC TABLE 1003.2.2.2 & TABLE 1004.2.1. WHEN MULTIPLE EXITS ARE REQUIRED, THEY SHALL BE PLACED PER 2000 IBC SECTION 1004.2.2.
 2. TRAVEL DISTANCE TO EXIT STAIR SHALL COMPLY WITH 2000 IBC SECTION 1004.2.4, TABLE 1004.2.4.
 3. CORRIDOR DEAD-ENDS SHALL COMPLY WITH 2000 IBC SECTION 1004.3.2.3.
 4. ALL UNITS SHALL COMPLY WITH 2000 IBC 1107.5.4 AND THUS 1998 ANE1 A117.1 HANDICAPPED REQUIREMENTS.
 5. UNIT ENTRANCES ON THIS PLAN ARE FOR REFERENCE ONLY.
 6. BUILDING NAME BEFEBE TO 2000 IBC AND CITY OF



NINTH FLOOR PLAN

KSMG ASSOCIATES, INC.
3333
10000 KINGSWAY DRIVE, SUITE 200
HOUSTON, TEXAS 77054
TEL: 281-480-1100
FAX: 281-480-1101



AMALFI CONDOMINIUMS
AUBURN, TEXAS

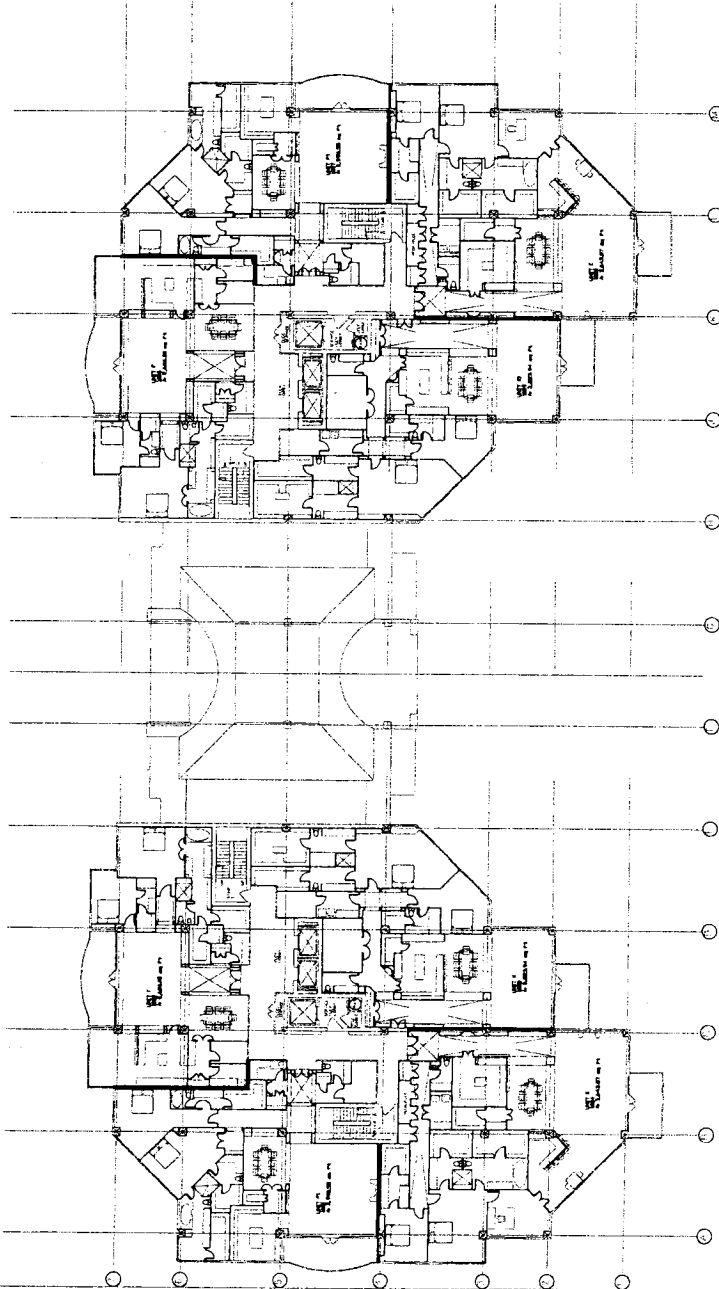
FOR
REDWOOD RESIDENTIAL
KELL PRECISION HOME
SHEETS 501
ORDINANCE NO. 005-024

**APPROVED PLANS
FOR ORDINANCE
NO. 005-024**

APPROVED
C. S. BROWN
CMBEN

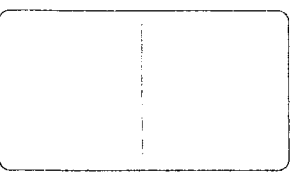
PROJECT TITLE	
TENTH FLOOR PLAN	
DATE: 3-21-05	
DRAWN BY: CMBEN	
CHECKED BY: [Blank]	
DATE: 1/18/11-05	

- UNIT PLAN NOTES:
1. FOR THE NUMBER OF REQUIRED EXITS/EXIT ROSE EACH UNIT REFER TO 2000 IBC TABLE 1004.2.2.2 & TABLE 1004.2.1. WHEN MULTIPLE EXITS ARE REQUIRED THEY SHALL BE PLACED PER 2000 IBC SECTION 1004.2.2.2.
 2. TRAVEL DISTANCE TO EXIT STAIR SHALL COMPLY WITH 2000 IBC SECTION 1004.2.4, TABLE 1004.2.4.
 3. CORRIDOR DEAD-ENDS SHALL COMPLY WITH 2000 IBC SECTION 1004.3.2.
 4. ALL UNITS SHALL COMPLY WITH 2000 IBC 1107.2.4 AND THIS IS AN ACCESSIBILITY HANDICAPPED REQUIREMENTS ONLY. UNIT ENTRANCES ON THIS PLAN ARE FOR REFERENCE ONLY.
 5. BILLING CODE BELETS TO 2000 IBC 410.1 AND 410.2.



TENTH FLOOR PLAN

KSNQ ASSOCIATES, INC.
 1100 W. CALLE PANAMA, SUITE 1000
 DALLAS, TEXAS 75201
 TEL: 972-241-1100
 FAX: 972-241-1101

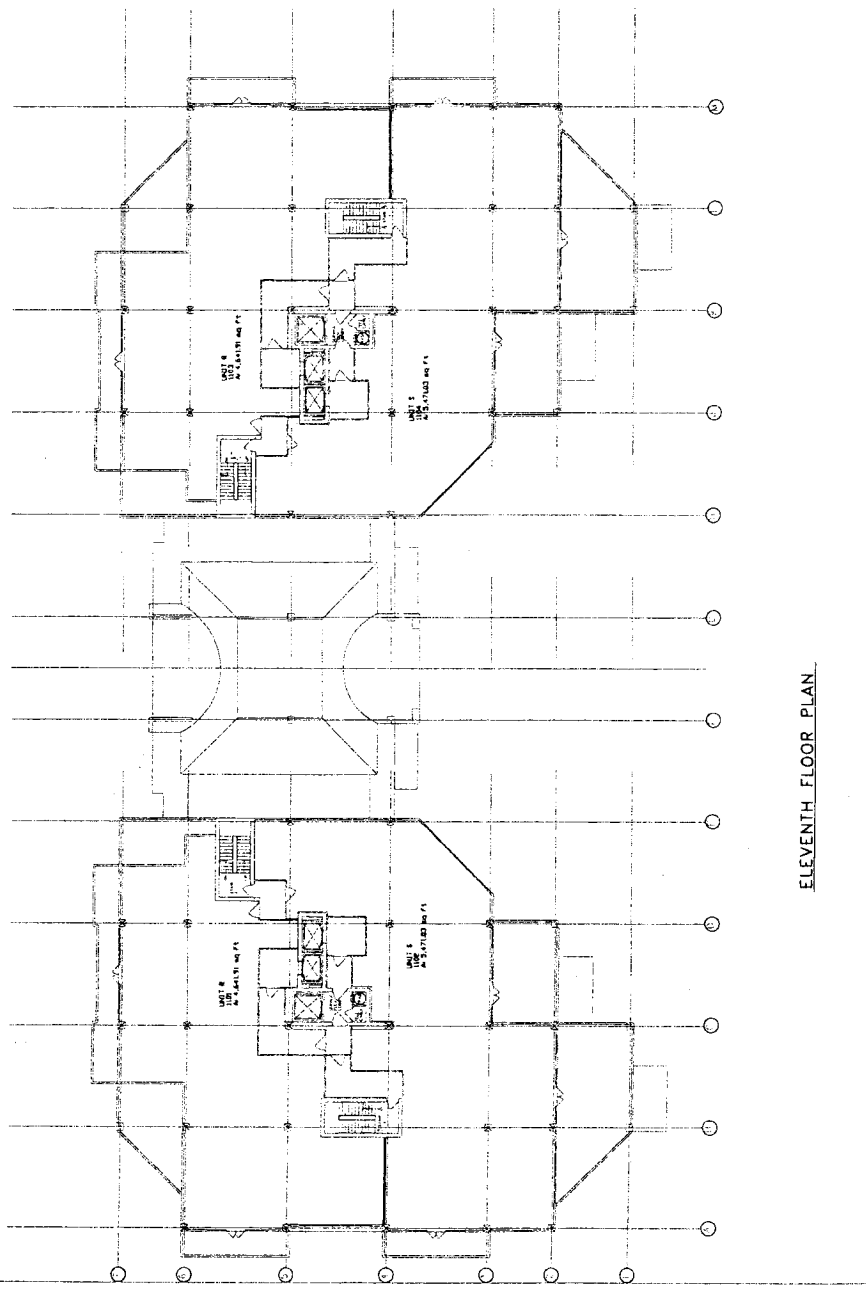


ANALI CONDOMINIUMS
 ANDERSON, TEXAS
 FROM
PEDWOOD RESIDENTIAL
 1411 PINEGLEN ROAD
 DALLAS, TEXAS 75245

**APPROVED PLAN
 FOR ORDINANCE
 NO. 005-024**
 APPROVED BY
 6-28-05
 [Signature]

ELEVENTH FLOOR PLAN	
DATE	3-23-00
PROJECT	ANALI CONDOMINIUMS
SCALE	1/8" = 1'-0"
MONUMENT TO ORDINANCE NOT FOR CONSTRUCTION	

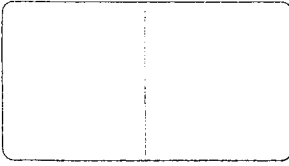
- UNIT PLAN NOTES**
1. FOR THE NUMBER OF REQUIRED ENTRY/EXIT FOR EACH UNIT REFER TO 2000 IBC TABLE 1004.2.2.2. TABLE 1004.2.2.2. SHALL BE PLACED PER 2000 IBC SECTION 1004.2.2.2.
 2. TRAVEL DISTANCE TO EXIT STAIR SHALL COMPLY WITH 2000 IBC SECTION 1004.2.4, TABLE 1004.2.4.
 3. CORRIDOR DEAD-ENDS SHALL COMPLY WITH 2000 IBC SECTION 1004.3.2.
 4. ALL UNITS SHALL COMPLY WITH 2000 IBC 1107.5.4 AND THUS 1998 ANS I 117.1 HANDICAPPED REQUIREMENTS.
 5. UNIT ENTRANCES ON THIS PLAN ARE FOR REFERENCE ONLY.
 6. BUILDING CODE REFER TO 2000 IBC AND CITY OF



ELEVENTH FLOOR PLAN

1-10-11

KSNG ASSOCIATES, INC.
1101 W. CHANDLER AVENUE, SUITE 1100
DALLAS, TEXAS 75201
TEL: 214-760-0888 FAX: 214-760-1339



AMALFI
CONDOMINIUMS

ADDITION TEXAS

FOR
REDWOOD RESIDENTIAL
4611 HANCOCK ROAD
SUITE #300
DALLAS, TEXAS 75245

APPROVED PLANS
FOR ORDINANCE
NO. 005-024

APPROVED

6-23-05

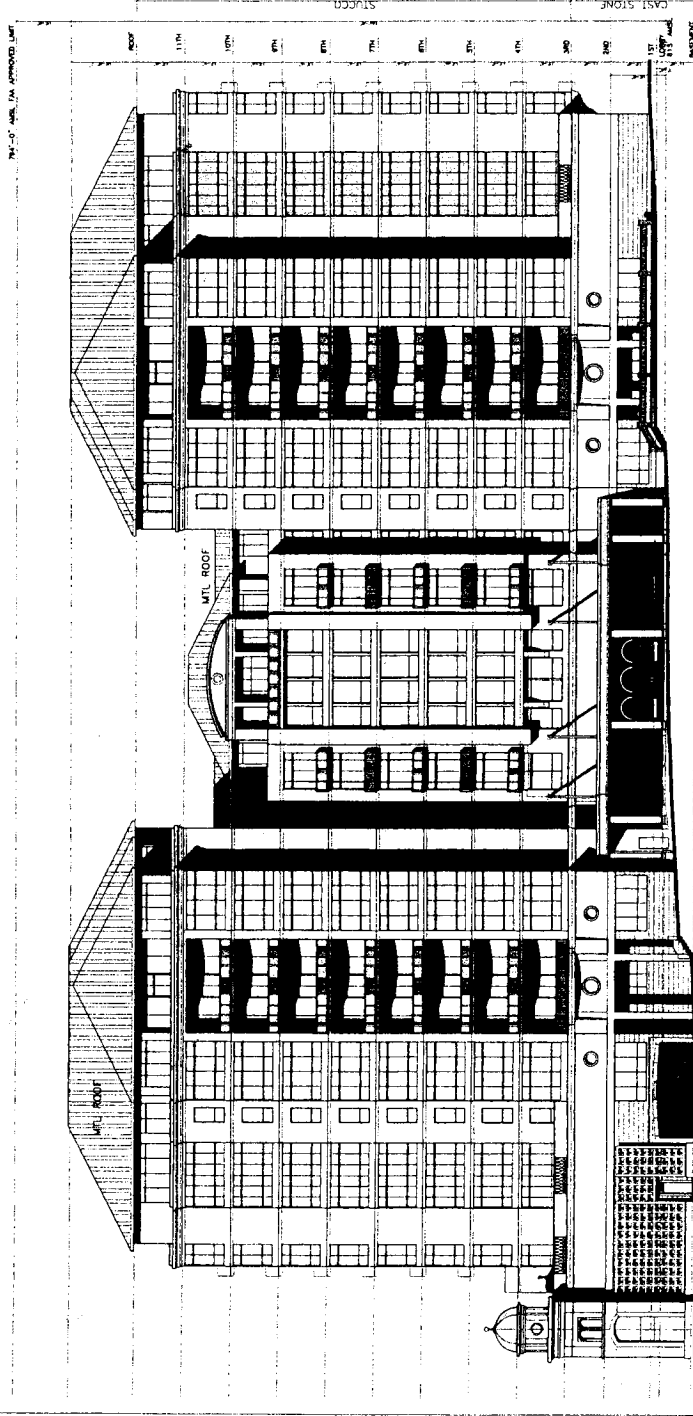
C. MCKEN

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED PER CITY COMMENTS
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NORTH ELEVATION

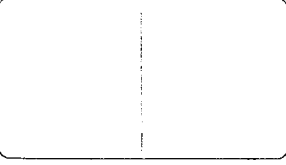
DATE: 5-23-05
SCALE: 1/4"=1'-0"

PROJECT NO.	005-024
DATE	5-23-05
DRAWN BY	JLM
CHECKED BY	JKM
APPROVED BY	JKM



NORTH ELEVATION

KSNQ ASSOCIATES, INC.
15000 West Loop South, Suite 2013, Dallas, TX 75240
Tel: 214-343-8888 Fax: 214-343-9878



AMALFI CONDOMINIUMS
ADDISON, TEXAS

FOR
REDWOOD RESIDENTIAL
8841 PEBBLE ROAD
SUITE 650
DALLAS, TEXAS 75225

**APPROVED PLANS
FOR ORDINANCE
NO. 005-024**

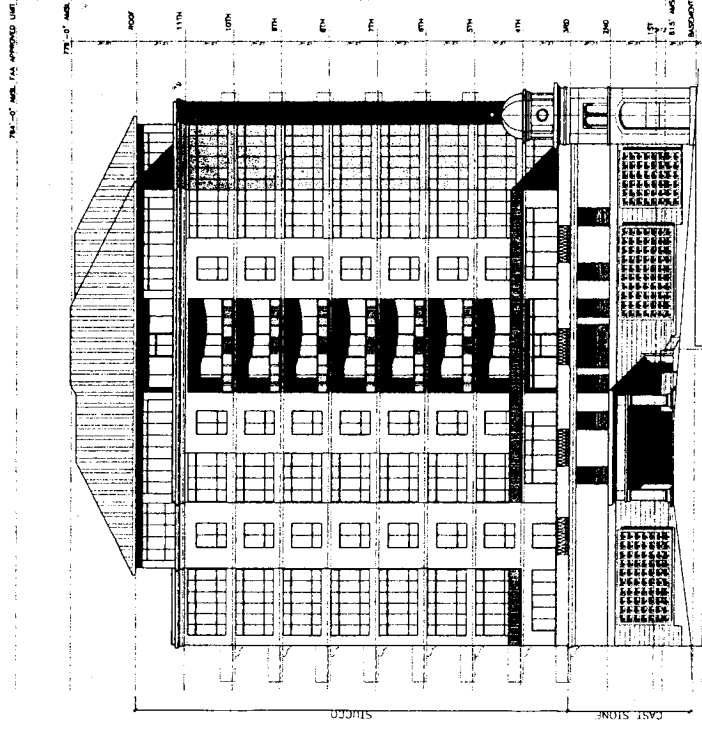
APPROVED
6-28-05
C. WYMAN

NO.	DESCRIPTION	DATE
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EAST ELEVATION

AMOUNT TO BE BUILT
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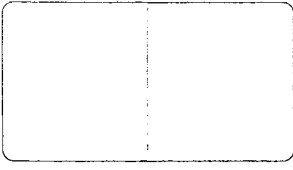
DATE: 5-31-05
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: 1" = 16'



EAST ELEVATION

DATE: 11/11/11
BY: [Redacted]

KSNB ASSOCIATES, INC.
10000 W. LAKOTA AVE. SUITE 1000
DENVER, CO 80231
TEL: 303.733.8800 FAX: 303.733.8801
WWW.KSNB.COM



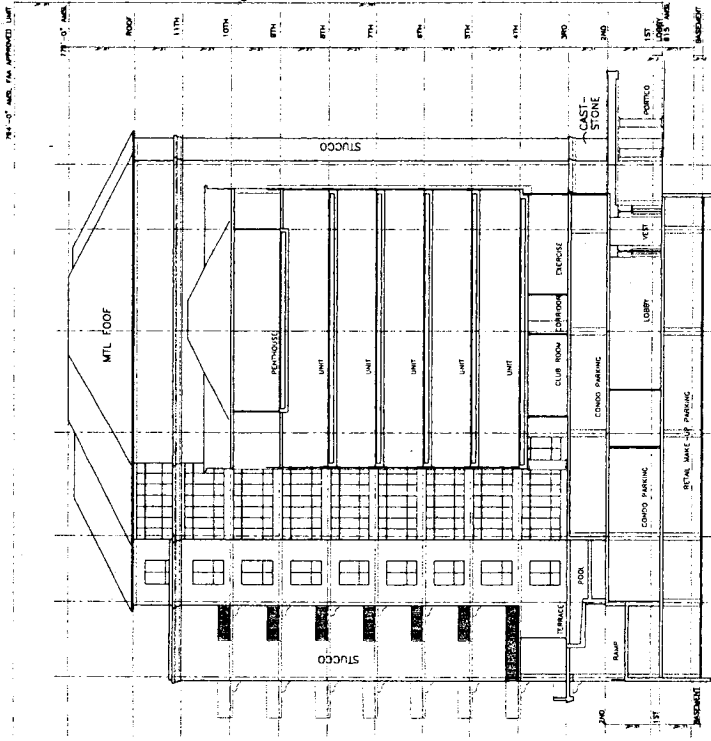
AMALFI CONDOMINIUMS
ADDISON, TEXAS

FOR **REDWOOD RESIDENTIAL**
8143 PINEGLEN ROAD
SUITE 500
DALLAS, TEXAS 75225

**APPROVED PLAN
FOR ORDINANCE
NO. 005-024**

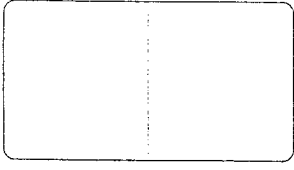
APPROVED
03/26/05
CHITEN

NO.	DESCRIPTION	DATE	BY
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CENTER BLDG SECTION

11/15/12 1:47 PM
KNSG ASSOCIATES, INC.
1000 W. CENTRAL EXPRESSWAY, SUITE 1100
FURCRO, TEXAS 75042
TEL: 972.483.8900 FAX: 972.483.8901



AMALITI CONDOMINIUMS

ADDISON, TEXAS

FOR
REDWOOD RESIDENTIAL
1000 W. CENTRAL EXPRESSWAY, SUITE 1100
FURCRO, TEXAS 75042

APPROVED PLAN
FOR ORDINANCE
NO. 005-024

APPROVED
CHICKEN

NO.	REVISION	DATE

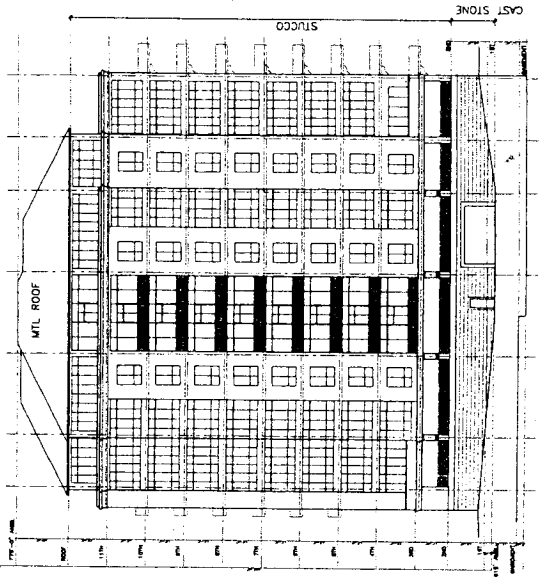
SOUTH & WEST ELEVATIONS

REVISIONS TO ORDINANCE NO. 005-024

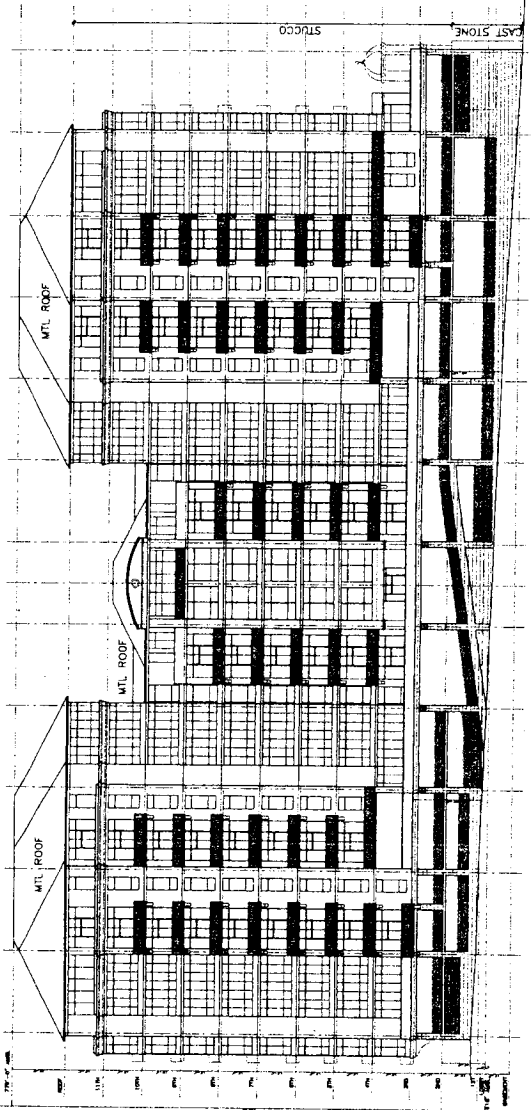
DATE: 5-22-15

PROJECT NO: 0005

SCALE: 1"=8'-0"



WEST ELEVATION



SOUTH ELEVATION