

TOWN OF ADDISON, TEXAS

ORDINANCE NO. 006-025

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING ORDINANCE 085-047 (ESTABLISHING AND PROVIDING FOR A PLANNED DEVELOPMENT ZONING DISTRICT), SECTION ONE, SECTION 3, AND SECTION 4, TO PROVIDE FOR A LEGAL DESCRIPTION OF THE PROPERTY, TO CHANGE THE ALLOWED USE ON THE PROPERTY FROM GARDEN OFFICE TO TOWNHOME, AND TO APPROVE DEVELOPMENT PLANS AND CONDITIONS FOR DEVELOPMENT OF THE PROPERTY, ON A TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF MONTFORT ROAD AND CELESTIAL ROAD WITHIN THE CITY AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM ZACHARY CUSTOM BUILDERS, PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas ("City"), 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, including the receipt of a final report from the Planning and Zoning Commission and the holding of a public hearing; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that the proposed change is in conformance with the Town's stated goals for residential development, as stated in the Town's 2030 Vision and the amendments to the Comprehensive Plan for Belt Line Road, all part of the comprehensive plan of the City; and

WHEREAS, after the holding of a public hearing and 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 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, Texas, 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 the Comprehensive Zoning Ordinance of the Town of Addison, Texas, is hereby amended by amending Ordinance 085-047 (establishing and providing for a Planned Development District), Section 1, to read as follows:

Section 1. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, be, and the same is hereby amended by amending the zoning map of the Town of Addison, Texas, so as to give the hereinafter described property the zoning district classification, to-wit: District "PD" (Planned Development). Said property being in the Town of Addison Texas, and being described as follows:

BEING all that tract of land of the Allan Bledsoe Survey, Abstract No.157 and the Thomas Garvin Survey, Abstract No. 524, located in the Town of Addison, Dallas County, Texas, being part of that called 2.501 acre tract described in Deed to Walden Preparatory School Foundation as recorded in Volume 72054, Page 954, Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found for the most westerly northwest corner of Celestial Place Addition as shown on Plat recorded in Volume 94025, Page 1925, Dallas County Deed Records, said point being in the east right-of-way line of Montfort Drive (a variable width R.O.W.);

THENCE North 31 degrees 47 minutes 53 seconds West, 303.11 feet along the east right-of-way line of Montfort Drive to a one-half inch iron rod set for corner, being in the south right-of-way line of Celestial Road (a variable width R.O.W.);

THENCE along the south line of said Celestial Road right-of-way and the south line of said 0.120 acre tract as follows:

North 22 degrees 13 minutes 22 seconds East, 57.84 feet to a one-half inch iron rod set for corner;

North 62 degrees 08 minutes 02 seconds East, 110.04 feet to a one-half inch iron rod set for corner.

North 73 degrees 38 minutes 02 seconds East, 214.68 feet to a one-half inch iron rod set for corner; said point being the most northerly northwest corner of said Celestial Place Addition;

THENCE South 16 degrees 04 minutes 55 seconds East, 283.68 feet along a west line of said Addition to a one-half inch iron rod found for corner, being on "ell" corner of said Addition;

THENCE South 58 degrees 20 minutes 00 seconds West, 286.68 feet along a north line of said Addition to the POINT OF BEGINNING and containing 103,511 square feet or 2.376 acres of land.

SECTION 2. That the Comprehensive Zoning Ordinance of the City is further amended by amending Section Three of Ordinance 085-047 to read as follows:

Section 3. In the hereinabove described land or building no land shall be used, erected or converted to any use other than:

Townhome

SECTION 3. That the Comprehensive Zoning Ordinance of the City is further amended by amending Section Four of Ordinance 085-047 to read follows:

Section 4. That the Comprehensive Zoning Ordinance of the City is further amended by amending Ordinance 085-047 by adding thereto the following special conditions, which conditions are placed on the above described property and shall be followed and complied with in the development and use of the said property:

-the property shall be developed in accordance with all conditions specified in Exhibit B, Planned Development Regulations, which are as follows:

Exhibit B Planned Development Regulations

Development shall take place in general accordance with the attached Comprehensive Site Plan (Exhibit C), as well as in accordance with the regulations established below.

Permitted Uses

1. Townhouses.

Yard Requirements

1. Minimum Front Yard: 10'. Where a garage door faces the street, the minimum front yard for that portion of the building shall be 20'.
2. Minimum Side Yard: 0' for an interior townhome. 5' for an exterior townhome. The uniform building code will regulate construction requirements where side property lines intersect with buildings.
3. Minimum Rear Yard: 5'
4. Every part of a required yard or court shall be maintained as open space; provide that ordinary projections may extend into a minimum side yard not more than 24 inches.

Density

1. Maximum Allowable Density: 8 homes/acre and a maximum lot count of 19.
2. Maximum Lot Coverage: 67%
3. Building; Lot Ratio: There shall be at least 2,250 square feet of lot area for each dwelling unit built on any lot.
4. Minimum Dwelling Size: Every dwelling unit, hereafter erected, shall have a floor area exclusive of breezeways, basements, open and screened porches and garages of not less than 1,800 air conditioned square feet.

5. Maximum Height: 2 stories, not to exceed 35' to the ridge line.
6. Minimum Lot Width: 25'. (Measured at the front building line.)
7. Minimum Lot Depth: 90'.

Parking

1. Two parking spaces shall be provided for each dwelling unit.
2. Additional off-street parking spaces, as identified on the Comprehensive Site Plan (Exhibit C), shall be provided.
3. Fire lanes, as required by the fire code, shall be provided and clearly marked.
4. Security lighting must be provided to illuminate parking and public areas; placed so as to reflect the lighting away from adjacent dwelling units.

Streets, Alleys, and Accessways

1. All areas for locating dwelling units shall be platted property and located on private streets. The streets and open spaces located within the development shall be controlled and maintained by a homeowner association.
2. The private streets shall have a minimum paving width of 27' (back-to-back), a minimum parkway width of 1.5', and shall be constructed in accordance with the Town of Addison's paving standards.

Open Space

1. Landscaping shall be provided in general accordance with the Exhibit C.
2. In addition to paved parking and driving areas, at least 10% of the lot shall be maintained in landscaped open area. All landscaped areas shall have adequate and inconspicuous irrigation systems. All parking areas shall be designed and constructed in a manner to include landscaping.
3. A minimum 10' wide landscape buffer shall be provided adjacent to all perimeter property lines for the development. For those areas adjacent to public right-of-way, the buffer shall be located "outside" of the development. For those areas adjacent to private property, the buffer

shall be located "interior" to the development. The buffer shall be landscaped. Included in said landscaping shall be minimum 4" caliper trees, planted 35' on center. The landscape buffer along the east property line shall be planted with a combination of large shrubs and trees that will provide immediate screening. The final planting plan for the buffer shall be reviewed and approved by the staff prior to the issuance of the first construction permit. Said landscaping shall be maintained by the homeowner association.

4. A minimum 8' tall masonry wall shall be provided as part of the landscape buffer when the buffer is adjacent to public right-of-way. The wall may be constructed of a combination of masonry and tubular steel (wrought iron). In no instance shall the tubular steel comprise more than 25% of the wall's surface area.
5. An eight (8) foot fence and retaining wall, which shall maintain a finished height of 14 feet above existing grade, shall be constructed on the east property line of this tract, between this tract and the home at 14757 Celestial Place. Final design for retaining wall/fence along the entire east property line shall be reviewed and approved by the staff prior to the issuance of the first construction permit.
6. Sidewalks along Montfort and Celestial Roads shall be adjacent to the screening wall.

Architectural Controls

1. The townhomes shall generally be constructed in accordance with the elevations depicted on Exhibit A.
2. All residences must conform to the Mediterranean style and character. No modern or contemporary architecture will be allowed.
3. Exterior materials shall be 100% hard coat (concrete) stucco on all walls. Combinations of natural or synthetic stone and/or cast stone accents may also be used. No EIFS products (other than architectural foam shapes such as window sills, window surrounds, etc.) will be allowed on any elevations.
4. No second story windows shall be allowed on the south side of Building W-1, as shown on Exhibit C which is adjacent to the rear of 14725 Celestial Place. Second story windows on the front of Building E-1 shall be located so as to restrict views into the adjacent Celestial Place homes (14757 Celestial Place, 14753 Celestial Place, 14749 Celestial Place, 14745 Celestial Place as reasonably possible. Second story windows in these areas shall be limited to windows of 10 square

feet or less with bottom sill heights placed no lower than 7' A.F.F. so as to restrict any direct line of sight.

5. The homes will have uniform cast stone house numbers and house number location.
6. The homes will have a uniform wrought iron mailbox and mailbox location.
7. All roofs shall have a minimum slop 6:12 Roof Pitch. Vent stacks and other roof penetrations shall be placed on roof planes other than those visible from the front street must be painted to blend with the roof color. Satellite Dishes shall not be installed in locations directly visible from the front street. Solar Collectors, if used, must be integrated into the building design and constructed of materials that minimize their visual impact. Cornice, eave and architectural details may project up to two feet.
8. Roof material shall be concrete or clay barrel tile.
9. Walls and screens visible from streets or common areas shall be constructed of masonry to match the residence, masonry and wrought iron, or wrought iron. Walls and screens not visible from streets or common areas may be constructed of smooth finish redwood or #1 grade cedar. All fence posts shall be steel set on concrete and shall not be visible from another dwelling. All fence tops shall be level with grade changes stepped up or down as the grade changes.
10. All garage doors shall be equipped with automatic remote controlled door openers and shall remain closed when not in use. Garage doors must be constructed of cedar or like material and offer some type of architectural styling with metal accents.
11. All driveways fronting on a street shall be constructed of the following materials: brick pavers, stone, interlocking pavers, stamped concrete, or exposed aggregate with brick, stone, or smooth finish concrete borders. All front entry surfaces (including driveways, approaches, leadwalks, patios, and porches) must be constructed in brick, stone, slate, flagstone, stamped concrete, exposed aggregate, stained concrete, or pavers (concrete or travertine). All steps from the street to the front entry must be constructed in brick, stone, slate, or flagstone.

Utilities

1. Each townhome shall have its own underground electrical service.

2. Each townhome shall have washer and dryer connections.

Postal Service

1. Individual mail provision shall be provided for each townhome and shall be located in accordance with the guidelines established by the postal service.

Refuse Collection and Storage

1. Individual curbside refuse collection shall be required for each townhome.

Deed Restrictions and Owner Association Agreements

1. Agreements shall be approved by the Town of Addison and recorded in the county clerk's office, prior to the issuance of a certificate of occupancy.

Firewalls Separating Dwelling Units

1. The common walls and ceiling of each unit must be constructed of materials of one-hour construction.
2. The attic space must be fire stopped as required by the Uniform Building Code.

-the site shall be striped for fire lanes and parking in accordance with the drawing labeled "Exhibit B" provided by the applicant.

-Landscape buffer at east property line shall be planted with a combination of large shrubs and trees that will provide immediate screening. The final planting plan for the buffer shall be reviewed and approved by the staff prior to issuance of the first construction permit.

-All incidental use restrictions shall be included and Section 78-286 of the Code of Ordinances, which regulates the storage of boats and recreational vehicles, shall be applied.

-The City shall reserve the right to make the street through this development one-way in a counter-clockwise direction, even if it remains a private street.

-There shall be no parking permits issued for vehicles related to the construction of this site.

-The Homeowners Associations covenants shall be modified to require that the Town must approve disbanding of the Homeowners Association.

-The Town of Addison shall reserve the right, but not the obligation, to enforce certain sections of the Homeowners Association covenants relating to maintenance and repair of the streets, walls, fences, and common areas.

SECTION 4. That all ordinances of the City in conflict with the provisions of this Ordinance be, and the same are hereby repealed to the extent of such conflict, and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect. Notwithstanding the foregoing, Ordinance 085-047, as amended hereby, shall remain in full force and effect.

SECTION 5. 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 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 the Code of Ordinances; continuing violations, for the Town of Addison.

SECTION 6. The paragraphs, sentences, phrases, subdivisions, clauses, phrases, provisions, and sections of this Ordinance are severable, and should any paragraph, sentence, subdivision, clause, phrase, provision, 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, and such remaining portions shall remain in full force and effect.

SECTION 7. That the above and foregoing recitals and premises to this Ordinance are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 8. That this Ordinance shall take effect from and after its passage and any publication as may be required by law or charter.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 27th day of June, 2006.



MAYOR


ATTEST:



CITY SECRETARY

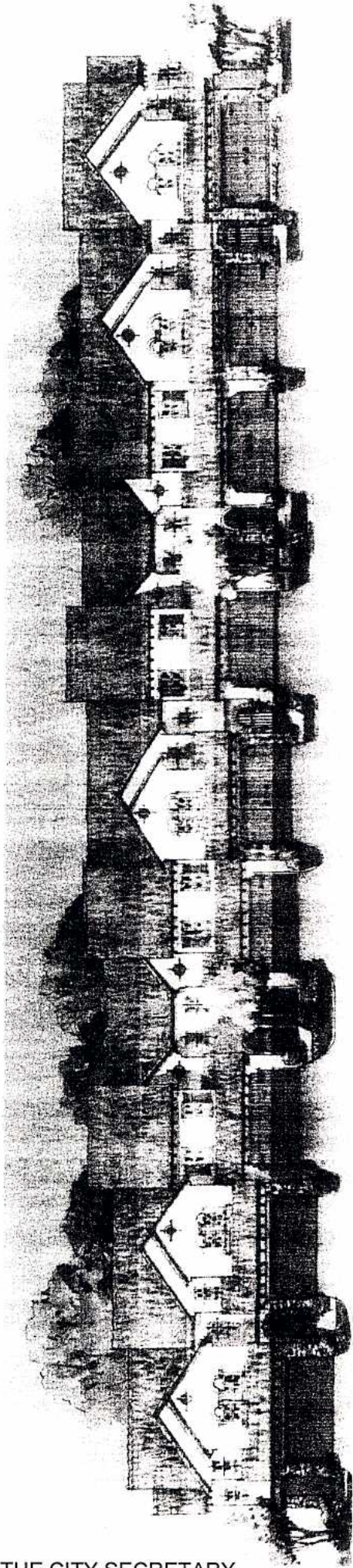
CASE NO.: 1516-Z/Stanford Court

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 07/20/06



STANFORD COURT VILLAS

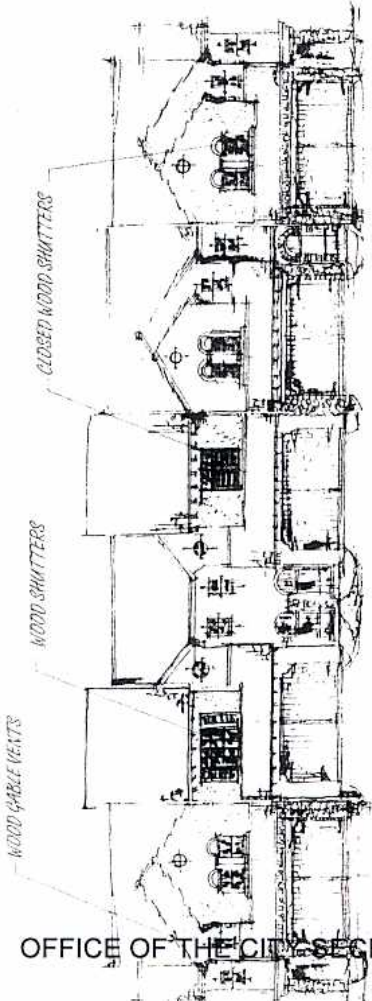
ZACHARY
CUSTOM
BUILDERS

EXTERIORS
AT WORK

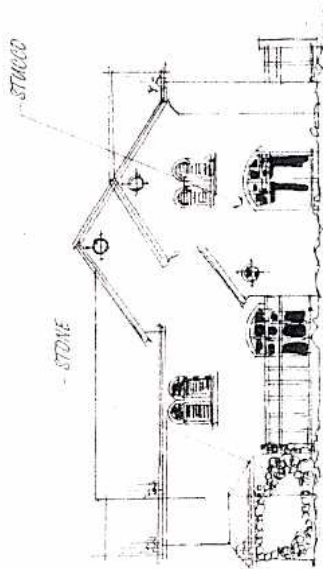
CAPERION
JOHNSON

14860 MONTFORT DR., SUITE 200
DALLAS, TEXAS 75254

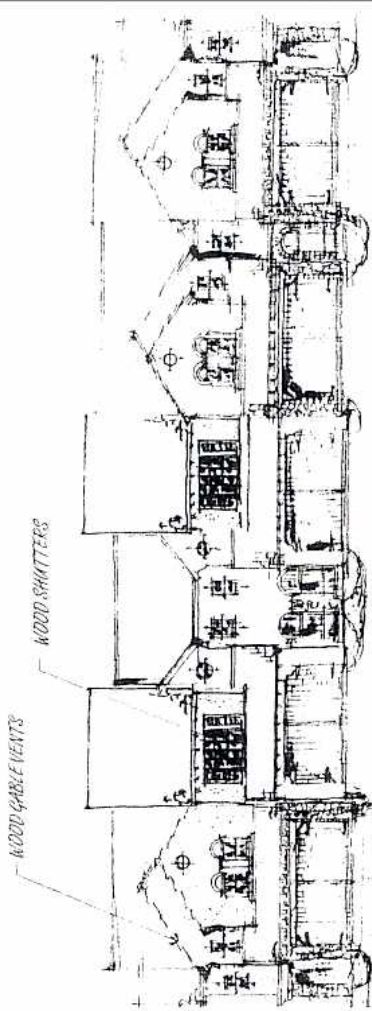
EXHIBIT A



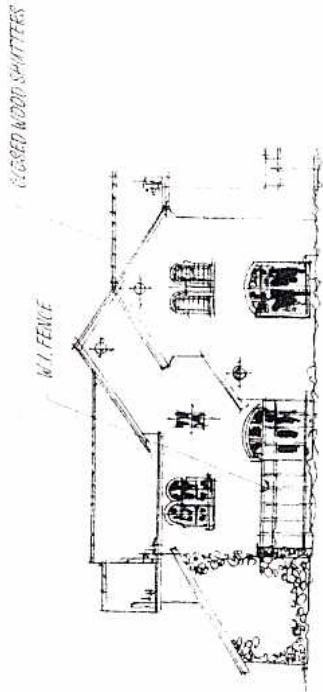
FRONT ELEVATION - BUILDING E-1



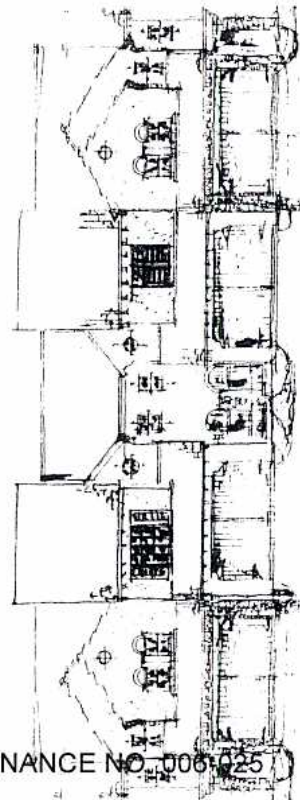
SIDE ELEVATION - BUILDING S-1



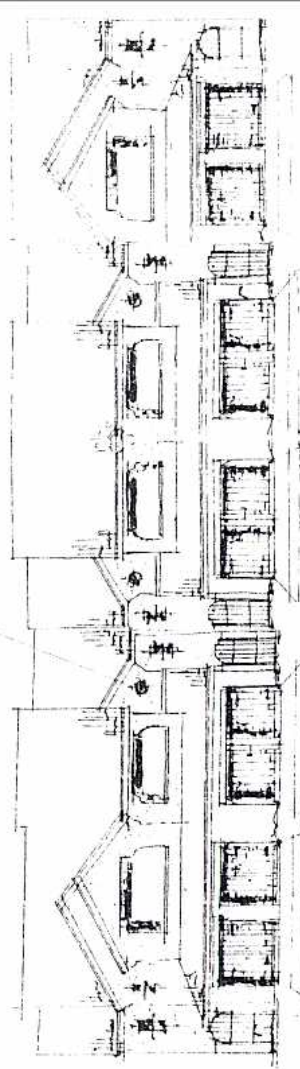
FRONT ELEVATION - BUILDING W-1



SIDE ELEVATION - BUILDING W-1



FRONT ELEVATION - BUILDING S-1



FRONT ELEVATION - BUILDING N-1



STUCCO

PRIVACY GRATES

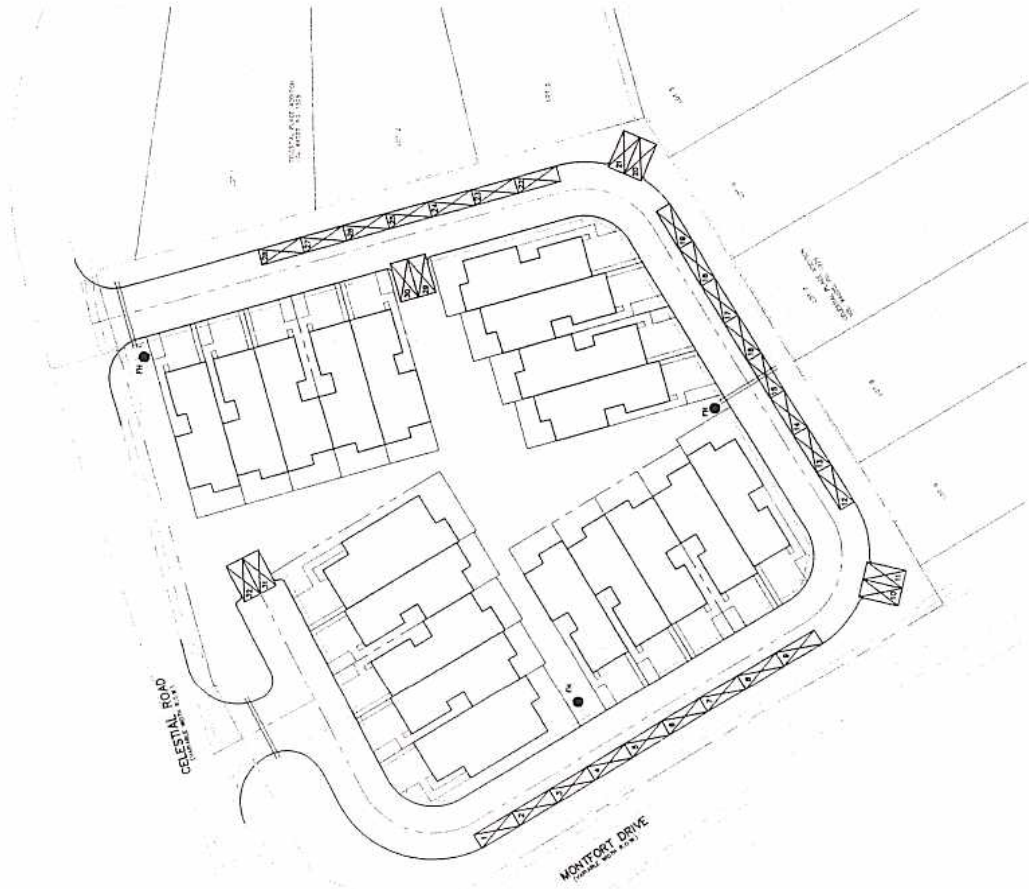
EXHIBIT B



LEGEND

-  PROPOSED CONSTRUCTION PARKING SPACES (32 TOTAL SPACES)
-  PROPOSED FIRE HYDRANT LOCATION

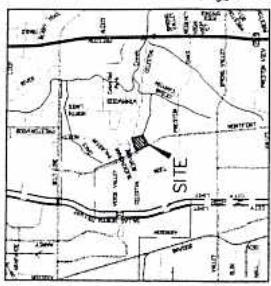
NOTE: PARALLEL PARKING SPACES ARE 8' X 27'
 ADA-COMPLIANT SPACES ARE 8' X 20'



PROJECT NO.	
CD0000	
SHEET NO.	1
PARKING EXHIBIT	
STANFORD COURT VILLAS	
Town of Addison, Dallas County, Texas	

J&B Jones & Boyd, Inc.
 21002 Dallas Parkway, Suite 200
 972.248.2832 office
 972.248.9113 fax
 www.jonesboyd.com

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
1					REVISED FIRE HYDRANT LOCATION		JAN 16/7/05
					REVISIONS DURING PLAN REVIEW		



LOCATION MAP

LEGAL DESCRIPTION

BEING all that tract of land out of the Alan Blessee Survey, Abstract No. 157 and the Thomas Garvin Survey, Abstract No. 524, located in the Town of Addison, Dallas County, Texas, being part of that called 2.376 acres more or less as described in Deed to William Blessee, School Foundation recorded in Volume 2584, Page 04 Dallas County Deed Records, and being more particularly described as follows:

EXHIBIT C

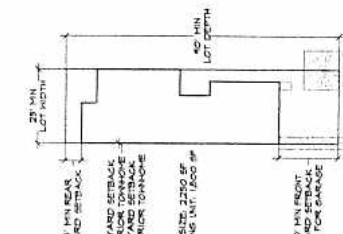
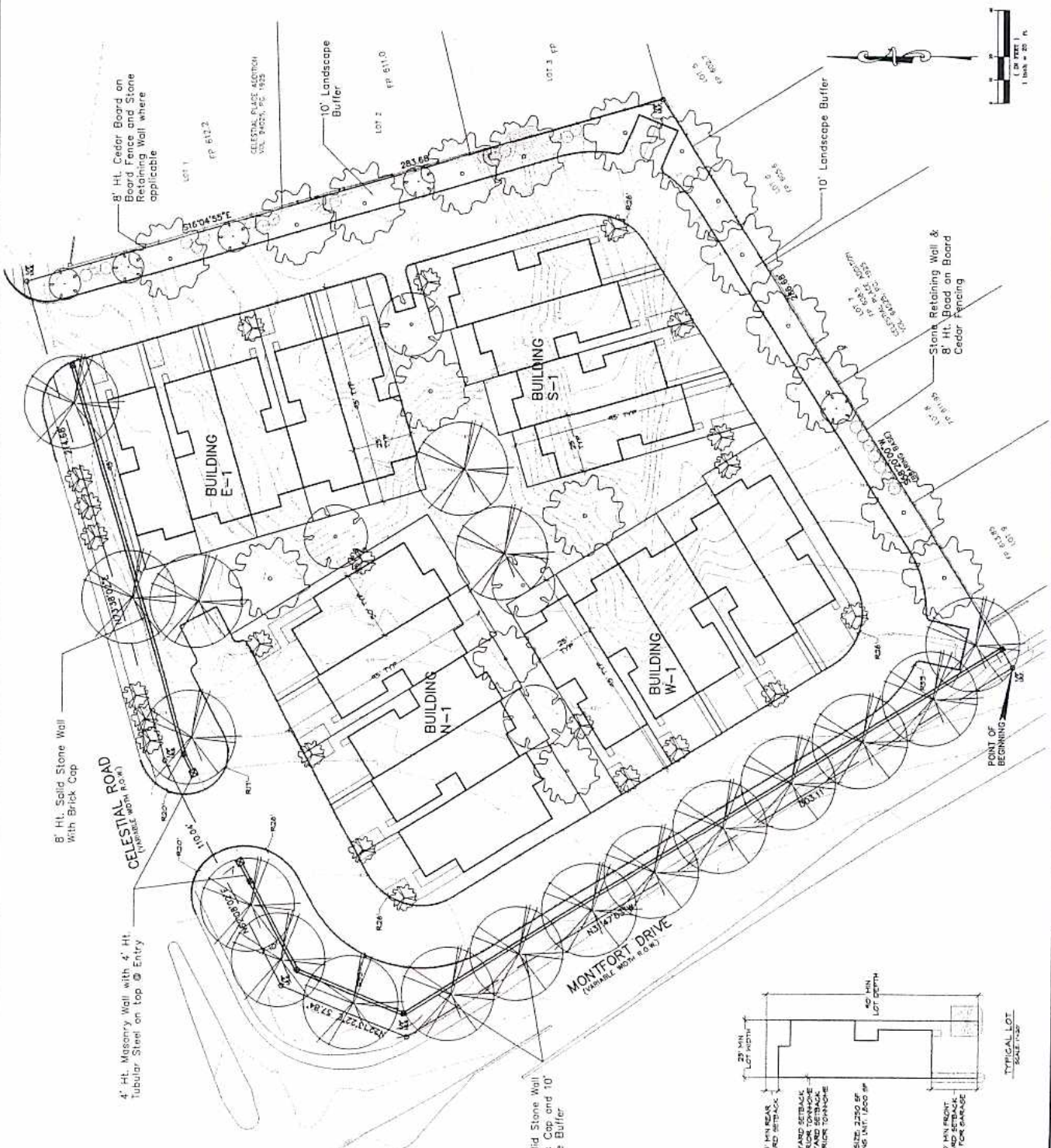
COMPREHENSIVE SITE PLAN

STANFORD COURT VILLAS
2.376 ACRES OUT OF
ALAN BLESSEE SURVEY, ABSTRACT NO. 157
THOMAS GARVIN SURVEY, ABSTRACT NO. 524
TOWN OF ADDISON,
DALLAS COUNTY, TEXAS

ZACHARY CUSTOM BUILDERS
5300 Towering Oaks Country Blvd., Suite 190
Frisco, Texas 75034 (972)668-8400
OWNER/DEVELOPER

JONES & BOYD, INC.
17090 Dallas Parkway, Suite 200
Dallas, Texas 75248 (972)248-7676
SURVEYOR/ENGINEER

19 LOTS JUNE 15, 2006 Sheet 1 of 1



TYPICAL LOT SCALE 1/8"=1'-0"