

**TOWN OF ADDISON, TEXAS  
ORDINANCE NO. 006-026-1**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM PLANNED DEVELOPMENT (PD #626) AND PLANNED DEVELOPMENT (PD #093-018), TO THE BELT LINE ROAD ZONING DISTRICT (BL), AND APPROVING A CONCEPT PLAN FOR A BELT LINE ZONING DISTRICT DEVELOPMENT, LOCATED ON ONE TRACT OF EIGHT (8) ACRES AT THE SOUTHEAST AND SOUTHWEST CORNERS OF BELT LINE ROAD AND COMMERCIAL DRIVE, 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; AND PROVIDING FOR A REPEAL 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, 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,**

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: BL – Belt Line Road District, said property being in the Town of Addison, Texas, and being described as follows:

WHEREAS ASHTON DALLAS RESIDENTIAL, LLC, is the owner of a tract of land located in the THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273, Addison, Dallas County, Texas and being a part of LES LACS PLAZA SUBDIVISION, an addition to the City of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 83064, Page 2724, Map Records, Dallas County, Texas and being all of a tract of land described in Deed to PHCG Investments, recorded in Volume 93233, Page 3084, Deed Records, Dallas County, Texas and being all of Lot 2, Block A, of SKIP BAILEY ADDITION, an Addition to the City of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 2005125, Page 1, Map Records, Dallas County, Texas and being all of Lots 3A, 3B, 3C-1, 4R-1, and 5 of ADDISON TOWN CENTER, an Addition to the City of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 84176, page 1630, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found in the South right-of-way line of Belt Line Road, a variable width right of way, at the Northeast corner of said Addition and said PHCG tract;

THENCE South 25 degrees 08 minutes 43 seconds East, leaving said South right-of-way line and along the East line of said LES LACS PLAZA SUBDIVISION and said PHCG tract, a distance of 22.48 feet to a ½ inch iron rod with a yellow plastic cap found for corner;

THENCE South 00 degrees 55 minutes 55 seconds West, continuing along the East line of said LES LACS PLAZA SUBDIVISION and said PHCG tract, a distance of 284.37 feet to a ½ inch iron rod with a yellow plastic cap stamped "DAA" set at the southeast corner of said PHCG tract and the Northeast corner of Addison Town Center, an Addition to the city of Addison, Dallas County, Texas according to the Plat thereof recorded in Volume 93237, Page 3840, Map Records, Dallas County, Texas;

THENCE South 79 degrees 49 minutes 35 seconds West, leaving the east line of said LES LACS PLAZA SUBDIVISION and along the common line of said PHCG tract and ADDISON TOWN CENTER, an Addition to the City of Addison, Dallas County, Texas, according to the Plat thereof recorded in Volume 93237, page 2840, Map Records, Dallas County, Texas, a distance of 195.38 feet to a ½ inch iron rod with a yellow plastic cap stamped "DAA" set at the southwest corner of said PHCG tract and the southeast corner of said Lot 2;

THENCE South 10 degrees 12 minutes 12 seconds West, leaving said common line, a distance of 72.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 48 degrees 46 minutes 55 seconds West, a distance of 302.78 feet to a ½ inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 41 degrees 13 minutes 05 seconds West, passing at a distance of 261.78 feet a ½ inch iron rod with a yellow plastic cap stamped "DAA" set at the southwest corner of said Lot 2, and continuing for a total distance of 604.70 feet to an "X" set at the most Westerly corner of said Lot 2;

THENCE North 39 degrees 49 minutes 52 seconds East, a distance of 262.96 feet to an "X" found in concrete paving at the most southerly northwest corner of said Lot 2;

THENCE North 00 degrees 59 minutes 34 seconds East, a distance of 30.50 feet to a ½ inch iron rod found in said South right-of-way line of Belt Line Road at the most northerly northwest corner of said Lot 2;

THENCE northerly and easterly, along said South right-of-way line, the following three (3) courses and distances:

South 89 degrees 00 minutes 2 seconds East, a distance of 178.12 feet to a ½ inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 05 degrees 46 minutes 28 seconds West, a distance of 15.57 feet to a ½ inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 27 minutes 01 seconds, a radius of 1971.00 feet and a chord bearing and distance of North 83 degrees 13 minutes 38 seconds East, 15.49 feet;

Easterly, along said curve to the left, an arc distance of 15.49 feet to a 5/8 inch iron rod found at the Northwest corner of Lot 2R, Block A of PRINTEMPS ADDITION NO. 2, an addition to the City of Addison, Dallas County, Texas according to the plat thereof recorded In Volume 93108, Page 3477, Map Records, Dallas County, Texas;

THENCE southerly and easterly, leaving said South right-of-way line and along the common line of said Lot 2 and said Lot 2R, the following eight (8) courses and distances:

South, a distance of 69.99 feet to a ½ inch iron rod found for corner;

South 33 degrees 06 minutes 17 seconds West, a distance of 84.83 feet to an "X" found in concrete paving;



South 10 degrees 42 minutes 39 seconds West, a distance of 34.00 feet to an "X" found in concrete paving;

South 25 degrees 08 minutes 13 seconds East, a distance of 120.82 feet to a ½ inch iron rod with a red plastic cap found for corner;

South 52 degrees 33 minutes 10 seconds East, a distance of 61.03 feet to a ½ inch iron rod with a yellow plastic cap;

North 64 degrees 51 minutes 17 seconds East, a distance of 93.08 feet to a ½ inch iron rod with a red plastic cap found for corner;

North 25 degrees 08 minutes 43 seconds West, a distance of 18.00 feet to an "X" found in concrete paving;

North 64 degrees 51 minutes 17 seconds East, a distance of 69.48 feet to a ½ inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the West line of said LES LACS SUBDIVISION, and said PHCG tract at the most easterly southeast corner of said Lot 2R;

THENCE North 25 degrees 08 minutes 43 seconds West, along the common line of said LES LACS SUBDIVISION and said PHCG tract, a distance of 282.81 feet to a ½ inch iron rod with a yellow plastic cap found in said south right-of-way line at the northwest corner of said LES LACS SUBDIVISION and said PHCG tract and at the beginning of a non-tangent curve to the left having a central angle of 09 degrees 22 minutes 09 seconds, a radius of 1960.00 feet and a chord bearing and distance of north 76 degrees 19 minutes 50 seconds east, 320.15 feet;

THENCE easterly, along said South right-of-way line and said curve to the left, an arc distance of 320.51 feet to the POINT OF BEGINNING and containing 8.140 acres of land, more or less.

SECTION 2, As provided in the "BL" Belt Line – Article of the Comprehensive Zoning Ordinance, said property shall be developed in accordance with the concept plan, which is attached hereto and made a part hereof for all purposes.

SECTION 3. As provided in the "BL" Belt Line Article of the Comprehensive Zoning Ordinance, the property shall be developed in accordance with the concept plan, subject to the following special conditions:

- The plan be revised to list on it the land use of townhome, and the maximum number of 72 units.
- Developer shall provide complete engineering plans with plat submittal and include the following:
  - a. Plat with surveying data (include necessary street, drainage, water and sewer easements and dedications)
  - b. Site Dimensioning Plan
  - c. Paving plan (on site and offsite improvements)
  - d. Drainage Plans
  - e. Water and Sanitary Sewer
- Developer shall provide traffic engineering study to determine length of deceleration lane for eastern driveway. Developer will need to provide design in engineering plans and construct improvements.
- Site Plan indicates a median cut on Belt Line Road that will not be allowed. Traffic entering site from westbound Belt Line will need to enter at Commercial Boulevard signal.
- Plans provided show 22 ft drives and minimum turning radii. Please overlay fire truck turning templates on the fire lanes and public streets to verify that pavement provided is adequate and no parking is specified where fire trucks require turning room.
- Dedication of improvements to the Town requires that design and construction meet all City Standards.

SECTION 4. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose

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 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 6. 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.

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.

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

  
MAYOR – JOE CHOW

ATTEST:

  
CITY SECRETARY – MARIO CANIZARES

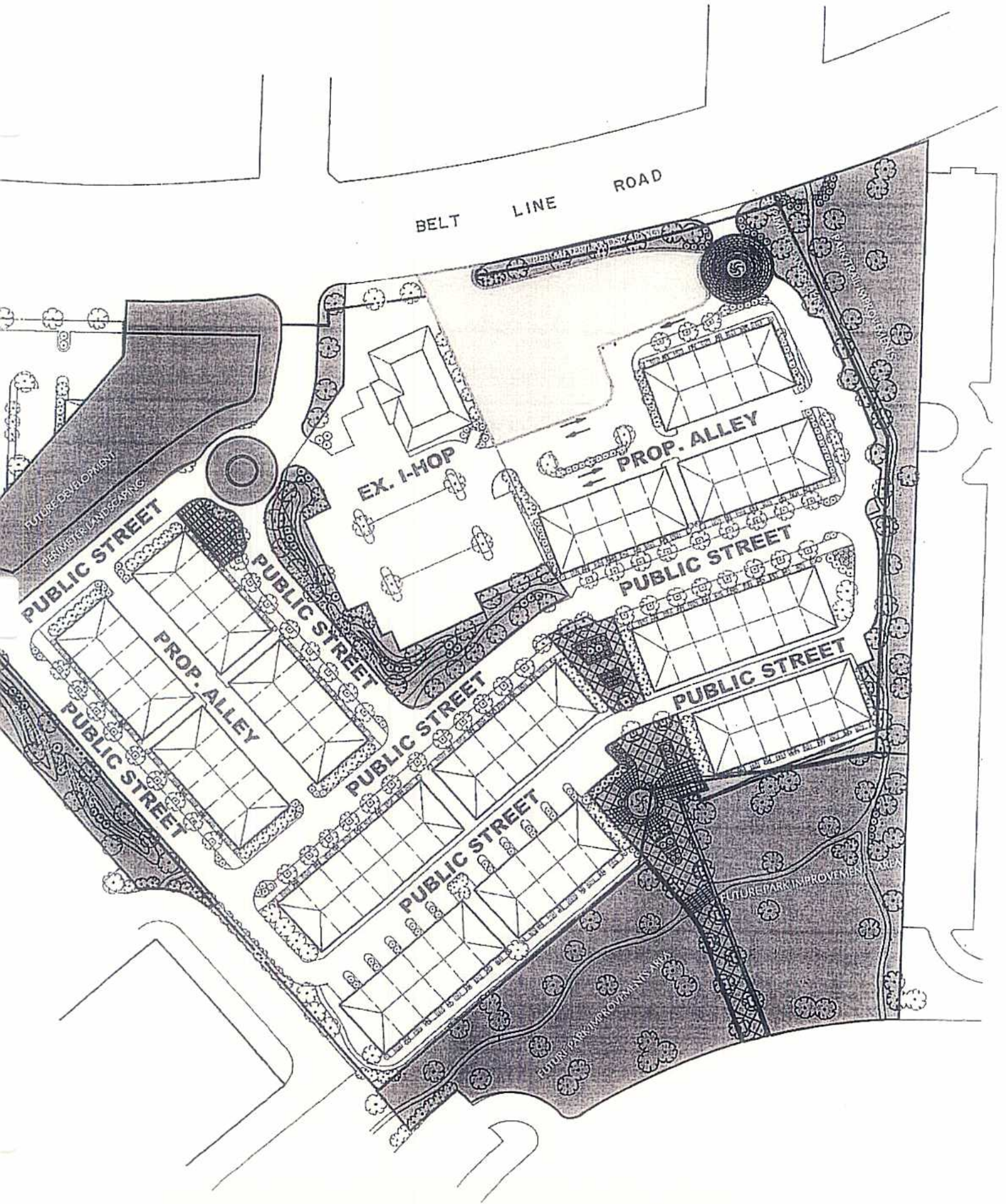
CASE NO. : 1519-Z/Ashton-Woods Homes

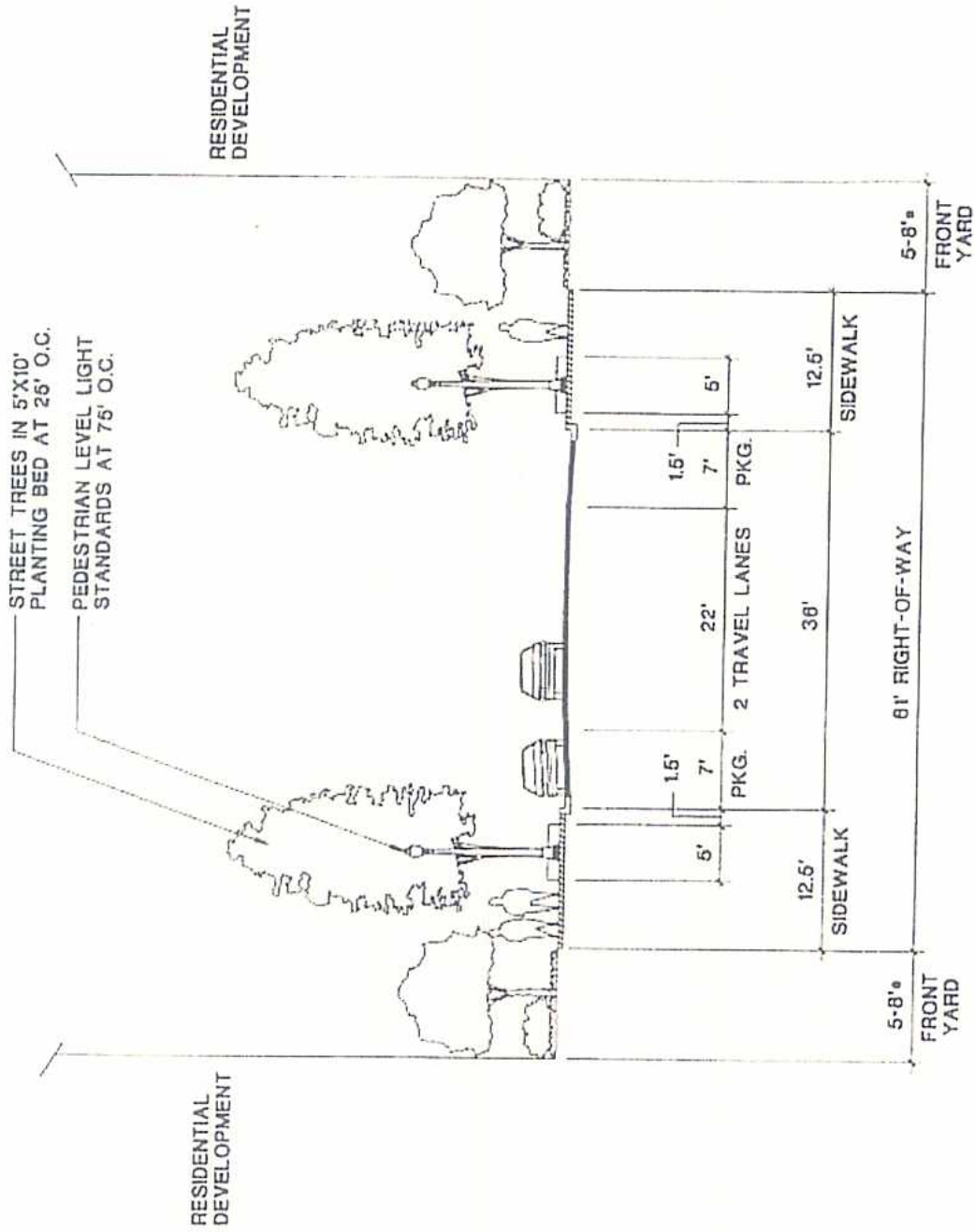
APPROVED AS TO FORM:

  
DIRECTOR OF DEVELOPMENT SERVICES –  
CARMEN MORAN

PUBLISHED ON: 1/10/08







• 5' WHERE BUILDINGS OR STRUCTURES FRONT ON PUBLIC OPEN SPACE IN ALL OTHER CASES, A MAXIMUM OF 75% OF THE BLOCK FRONT MAY BE CONSTRUCTED TO THE BUILD-TO-LINE WITH THE REMAINDER OF THE BLOCK FACE CONSTRUCTED NO CLOSER THAN 8' NOR MORE THAN 25'.

### Category C - Residential Street

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