

**ORDINANCE NO. 006-047**

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM COMMERCIAL-2 (C-2) TO PLANNED DEVELOPMENT (PD), IN ORDER TO PROVIDE FOR RESIDENTIAL AND LOCAL RETAIL USES, ON 7.37 ACRES AT THE SOUTHEAST CORNER OF ADDISON ROAD AND KELLER SPRINGS ROAD, ON APPLICATION FROM WOODMONT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A NO 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, TEXAS:

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: Planned Development. Said property being in the Town of Addison, Texas, and being described as follows:

WHEREAS Stonemason Partners, Ltd., is the owner of a 7.766 acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, in the Town of Addison, as recorded in Volume 98160, Page 1730, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the east right of way line of Addison Road (a 60' right of way at this point) said iron being N89°37'15" W, 12.00 feet from the northwest corner of Lot 1, Block A, State Farm Service Center Addition, an addition to the Town of Addison, as recorded in Volume 97077, Page 3143, M.R.D.C.T.;

THENCE N 00°26'35" W, 569.96 feet along said east right of way line of Addison Road to an "X" cut in concrete set for corner at the right of way intersection with the south right of way line of Keller Springs Road (a 60' right of way);

THENCE S 89°37'15" E, 780.24 feet along the said south right of way line of Keller Springs Road to a ½ inch iron rod found for corner, said corner also being the northwest corner of Lot 1, Block A, Parkway Business Center 1, an addition to the Town of Addison, Texas, as recorded in Volume 81237, Page 1939, M.R.D.C.T.,

THENCE S 00°22'45" W, 323.90 feet along the west line of said Parkway Business Center 1 to a ½ inch iron rod set for corner, said point also being the northeast of Lot 1, Federal Express Addition, an addition to the Town of Addison as recorded in Volume 94226, Page 3552, M.R.D.C.T.,

THENCE N89°37'15" W, 423.00 feet along the north line of said Federal Express Addition to a ½ inch iron rod set for corner, said corner being the northwest corner of said Federal Express Addition,

THENCE S00°22'45" W, 246.00 feet along the west line of said Federal Express Addition to a ½ inch iron rod found for corner, said corner being the northeast corner of aforesaid State Farm Addition,

THENCE N89°37'15" W, 349.06 feet along the north line of said State Farm Addition to the PLACE OF BEGINNING and containing 7.766 acres of land (338,270 square feet).

SECTION 2. Uses allowed: The uses allowed on the above described property shall be: apartment, condominium, and all uses allowed in the LR – Local Retail zoning district.

SECTION 3. As provided in Planned Development District Article of the Comprehensive Zoning Ordinance, said property shall be improved in accordance with the development plans which are attached hereto and made a part hereof for all purposes.

SECTION 4. The following special conditions are placed on the above described property:

1. In addition, the fire lane on the east side shall be moved to the east to be flush against the property line. The trees shall be shifted to the west side of the fire lane, in front of the units. The fire lane against the south property (on the east end) shall also be moved to be flush against the south. The fire lanes shall be configured so that they can be converted to either R-streets, or Mews streets in the future .
2. Fire hydrants shall be installed at 300-foot intervals along the fire lane.
3. The site must be platted, and complete engineering drawings, including all drainage calculations, must be submitted with the final plat.

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. It is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

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 10<sup>th</sup> day of October, 2006.

  
MAYOR

ATTEST:

  
CITY SECRETARY

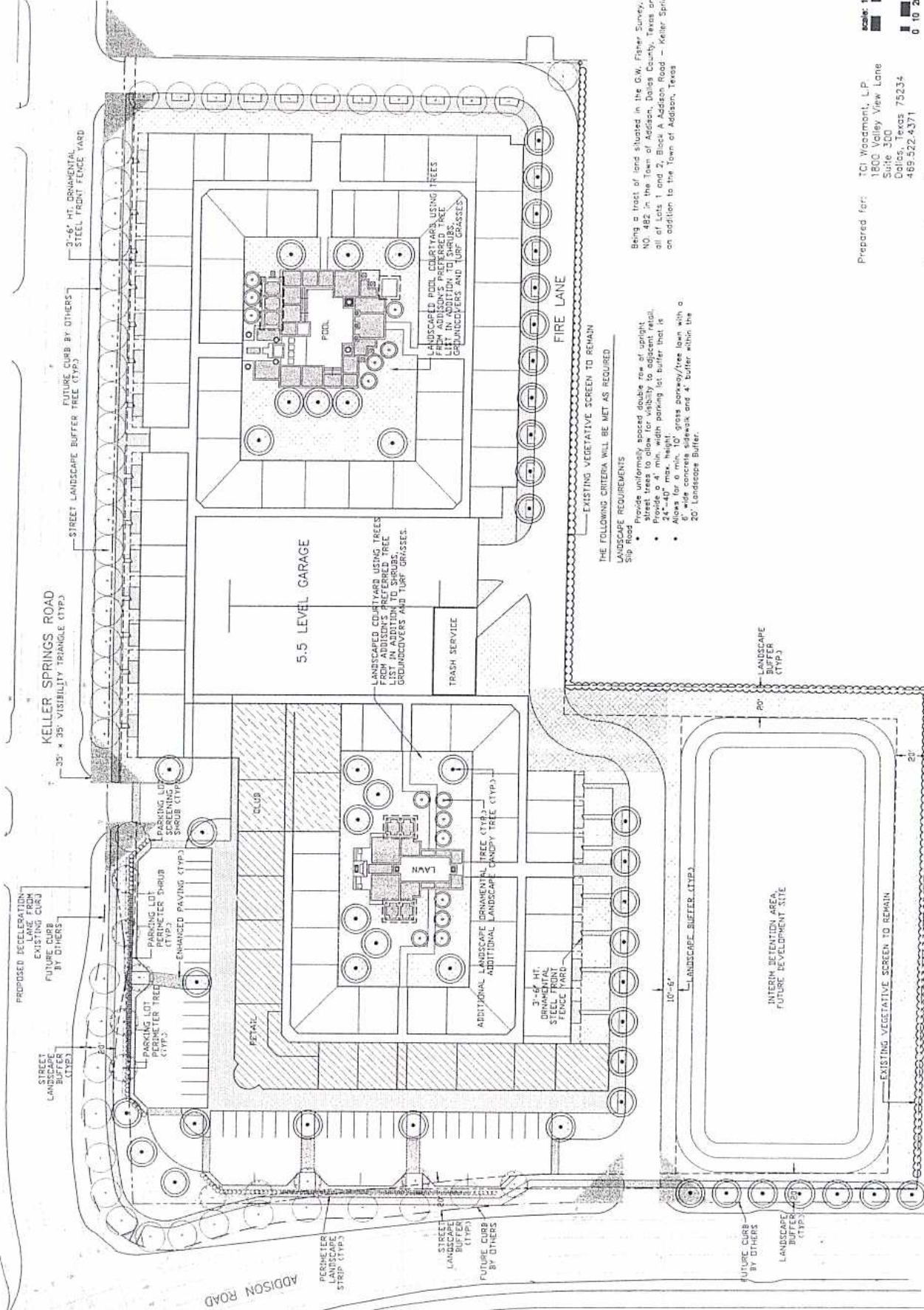
CASE NO: 1524-Z/Woodmont Development

APPROVED AS TO FORM:

  
DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 2/26/07



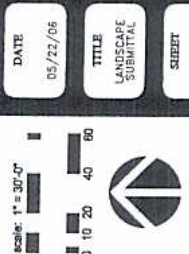


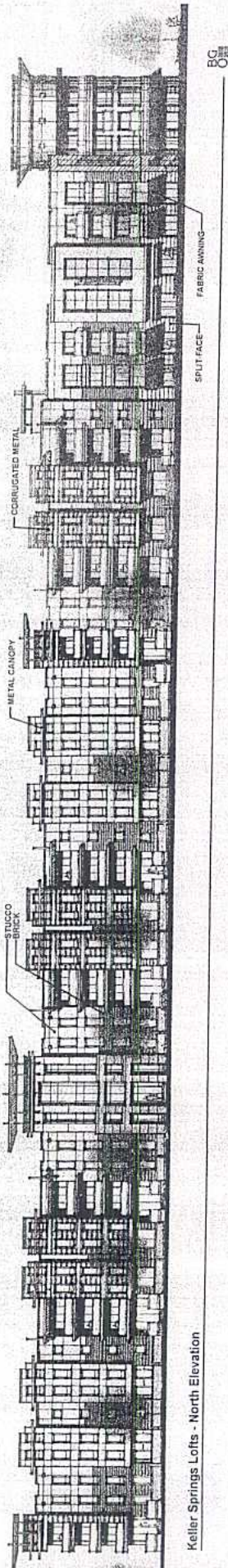
Being a tract of land situated in the G.W. Fisher Survey, Abstract NO. 482 in the Town of Addison, Dallas County, Texas and being all of Lots 1 and 2, Block A Addison, Road - Keller Springs Addition, on addition to the Town of Addison, Texas

- LANDSCAPE REQUIREMENTS
- Provide uniformly spaced double row of upright street trees to allow for visibility to adjacent lot.
  - Provide a 4' min. width parking lot buffer that is 24'-40' max. height.
  - Allow for a min. 10' gross parkway/tree lawn with a 20' Landscape Buffer.

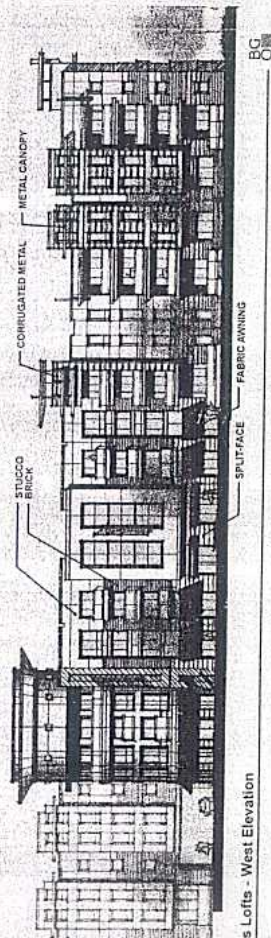
Prepared for:  
TCI Woodmont, L.P.  
1800 Valley View Lane  
Suite 300  
Dallas, Texas 75231  
469-522-4571

Prepared by:  
Enviro Design  
7424 Greenville Avenue  
Suite 200  
Dallas, Texas 75231  
214-887-3010

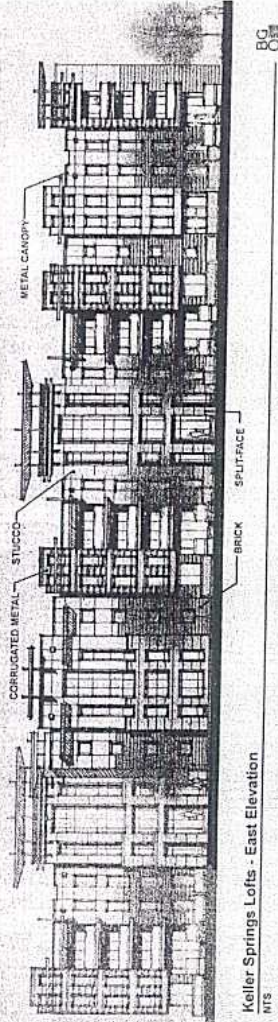




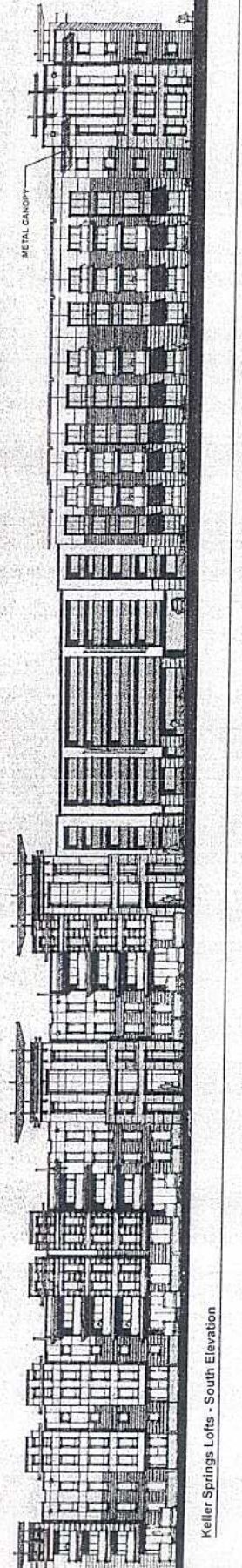
Keller Springs Lofts - North Elevation



Keller Springs Lofts - West Elevation



Keller Springs Lofts - East Elevation



Keller Springs Lofts - South Elevation



DOE 03-008  
 DRAWN  
 REVISED

**KELLER SPRINGS LOFTS**  
 LOFT APARTMENTS IN ADDICK, TEXAS  
 TCI-WOODMONT, L.P.

**BG O**  
 BEELER GUEST OWENS ARCHITECTS  
 (214) 502-8074 DALLAS TEXAS 75201 SUITE 200 4845 N. CENTRAL EXPRESSWAY

DATE **10-05-06**  
 PROJECT **05156**  
 SHEET NUMBER **5**  
 ELEVATIONS