

ORDINANCE NO. 006-048

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING A FINAL DEVELOPMENT PLAN FOR A 414-UNIT MULTI-FAMILY 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 APPROVAL OF WAIVERS TO THE UC (URBAN CENTER) DESIGN STANDARDS, 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. 005-034 (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 a 8.919 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 following waivers to the design standards of the Urban Center district shall be approved for this proposed development:

Waiver 1 – Section 3. Dimensional and Design Standards

Subsection A, Lot Dimensions.

The minimum lot width dimension for a multi-family use is 200 feet. The minimum lot depth dimension for a multi-family use is 200 feet. Lot 1, Block 1 meets the requirements. However, Lot 1, Block 2 is only 170 feet deep. A waiver to the standard for Lot Dimensions is hereby approved.

SECTION 4. That the approval of the final development plan is subject to the following special conditions:

-The fire lane on the north and west sides of the development must be continuous from Quorum to Artist Way, and be constructed of an approved all-weather driving surface capable of supporting a 100,000 pound vehicle.

-In addition, the Fire Department is opposed to the gating or other obstruction of the fire lane as this drive will be our primary access to the sprinkler valves, alarm panels, and other fire service features of the buildings.

-All construction shall comply with the 2003 IBC, IPC, IMC, IECC, IFC. and 2002 NEC.

-The buildings shall be sprinklered, including all portions of the parking garage deemed necessary by the Fire Marshal.

-The elevations for the east side of Building 1 shall be revised to include French doors and balconies, or false balconies, on the ground floor units.

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, 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 6. 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 7. 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 8. 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 9. 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 10th day of October, 2006.



MAYOR

ATTEST:



CITY SECRETARY

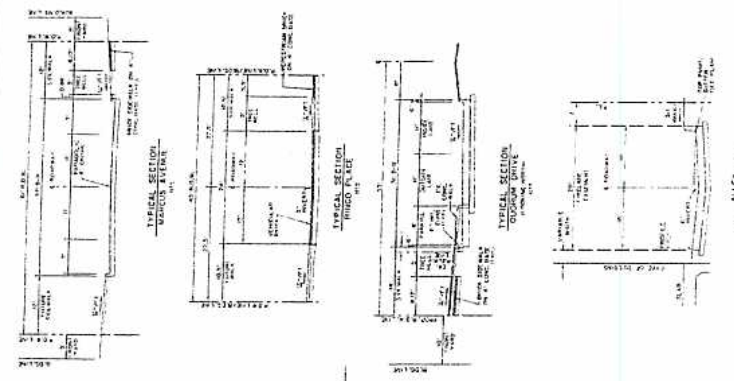
CASE NO. 1525-Z/Fairfield Residential

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

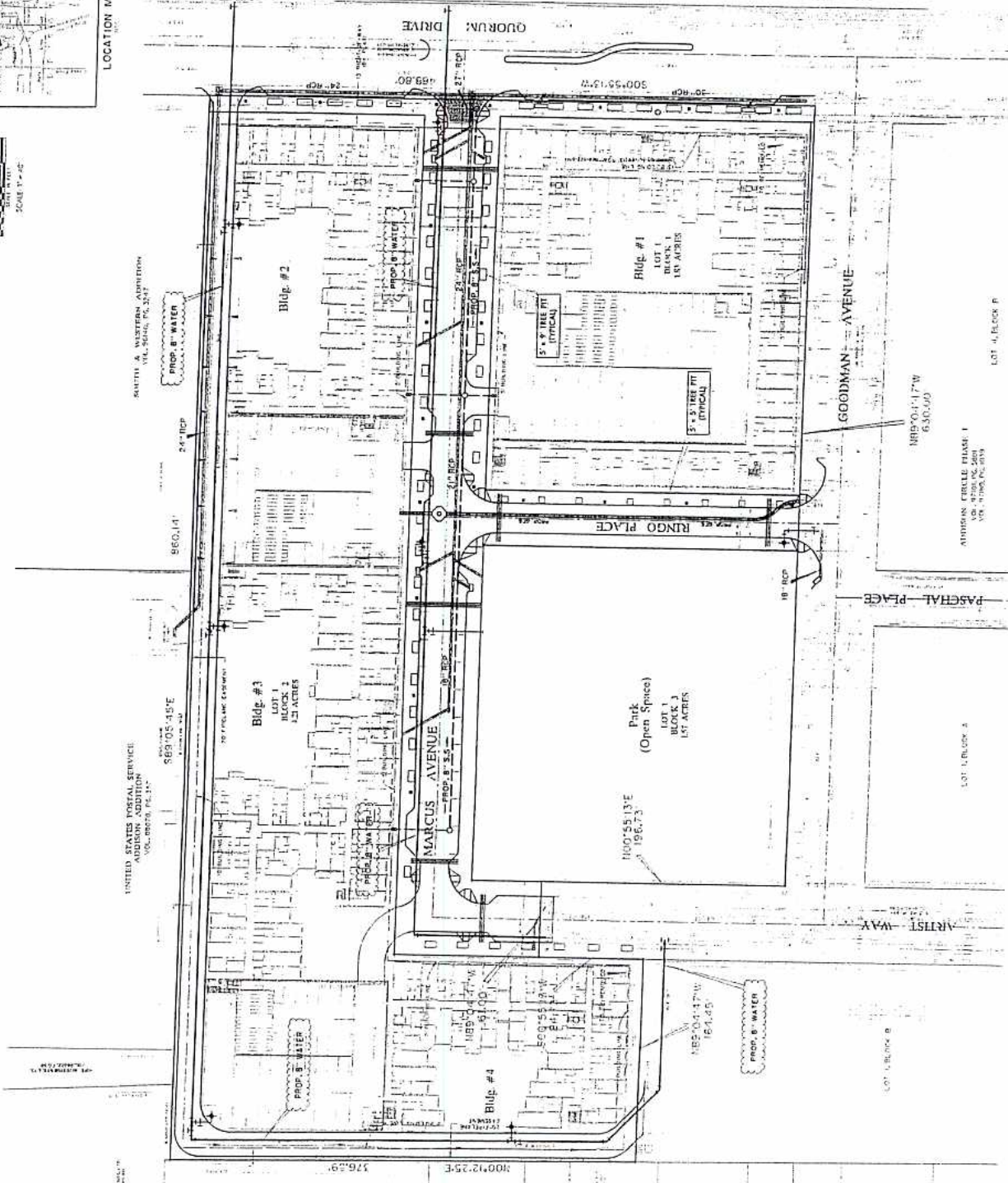
PUBLISHED ON: 02/26/07



#PS-3

FINAL DEVELOPMENT PLAN
 ADDISON FAIRFIELD RESIDENTIAL
 AN ADDITION TO THE TOWN
 OF ADDISON, TEXAS
 75010
 C.W. FISHER SURVEY, ABSTRACT NO. 482
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 Prepared For:
 FAIRFIELD RESIDENTIAL, LLC
 11000 West Loop South, Suite 100
 Dallas, Texas 75241
 Prepared By:
 CHN Associates, Inc.
 11000 West Loop South, Suite 100
 Dallas, Texas 75241
 Date: 11/11/2008
 Scale: 1/8" = 1'-0"

Approved By:
 HUIIT-ZOLLARS
 11000 West Loop South, Suite 100
 Dallas, Texas 75241
 Date: 11/11/2008
 Scale: 1/8" = 1'-0"

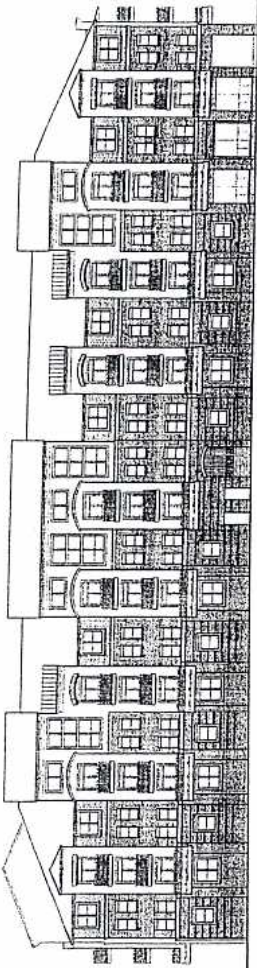




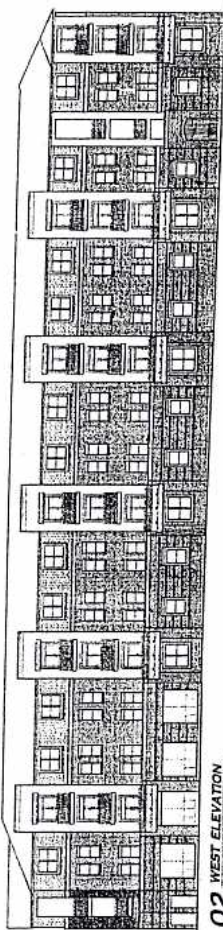
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06 WEST COURTYARD ELEVATION



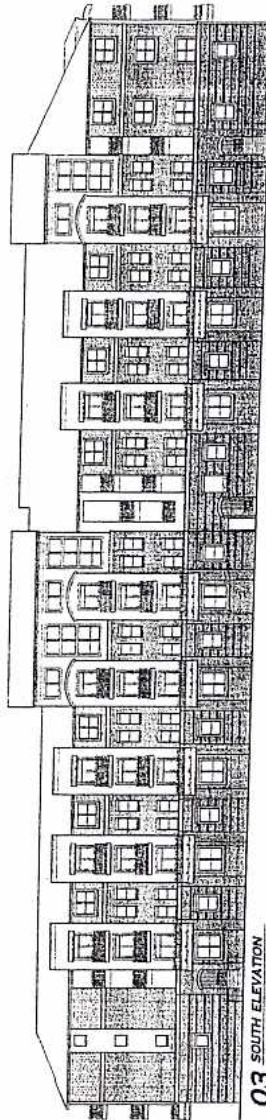
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BUILDING # 1



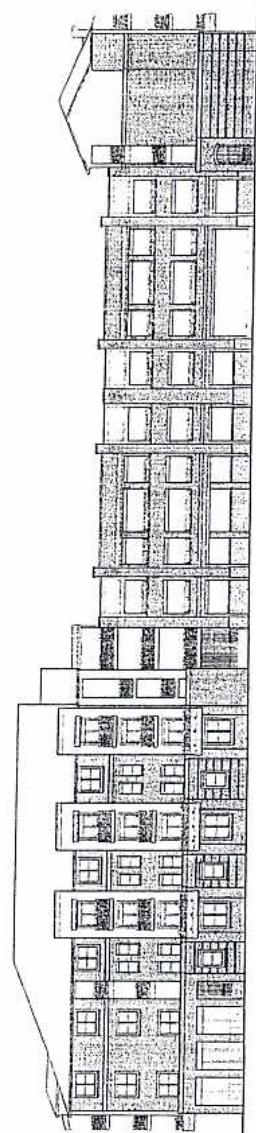
02 WEST ELEVATION
Bldg. #1



07 NORTH COURTYARD ELEVATION



03 SOUTH ELEVATION
Bldg. #1



04 NORTH ELEVATION
Bldg. #1



KEY MAP

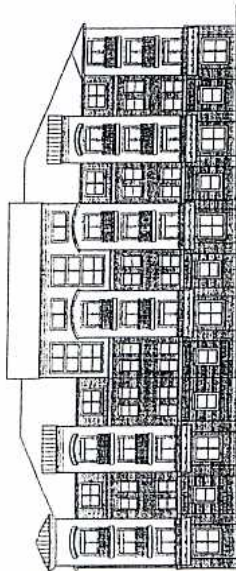
FINAL DEVELOPMENT PLAN
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ADDISON FAIRFIELD RESIDENTIAL
AN ADDITION TO THE TOWN
OF ADDISON, TEXAS

OUT OF THE
G.W. FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

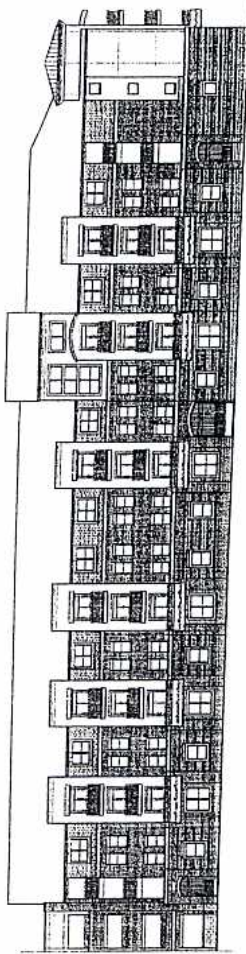
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Phone: (972) 497-1000

Prepared By:
HUITZ-BOUARS
Architect
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Dallas, Texas 75244-1000
Phone: (972) 497-1000

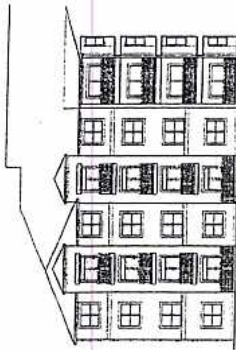
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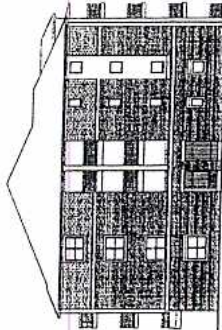
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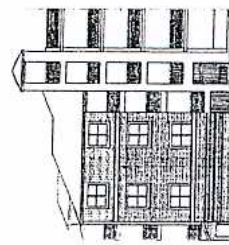
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BUILDING # 2



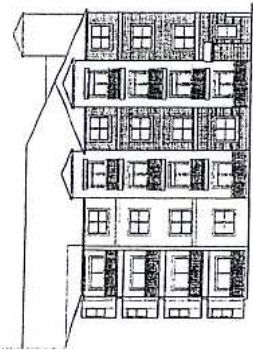
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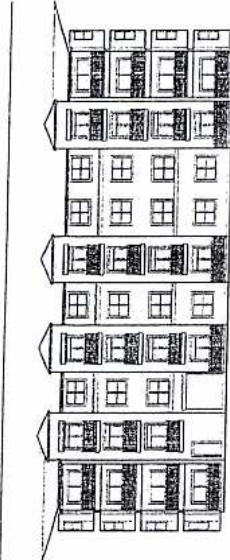
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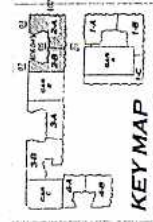
07 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



06 EAST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



05 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



KEY MAP

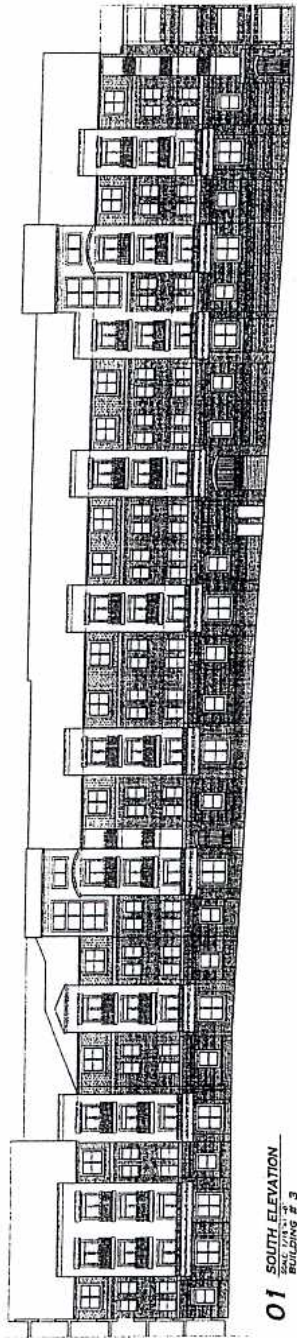
FINAL DEVELOPMENT PLAN
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ADDISON FAIRFIELD RESIDENTIAL
AN ADDITION TO THE TOWN
OF ADDISON, TEXAS

OUT OF THE
G.W. FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

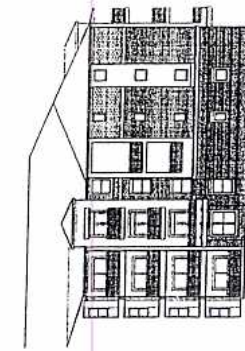
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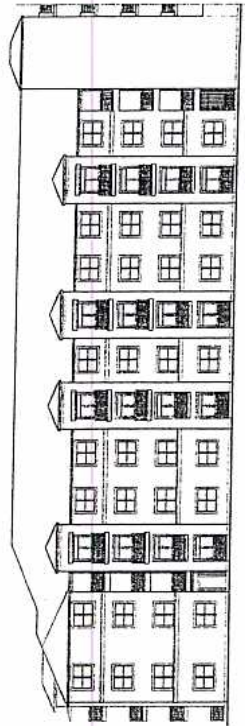
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www.hunt-zolars.com



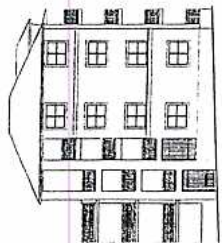
01 SOUTH ELEVATION
BUILDING # 3



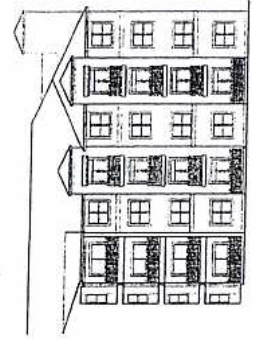
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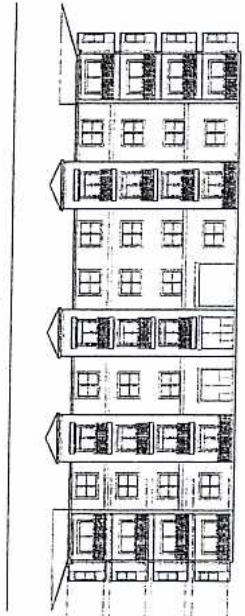
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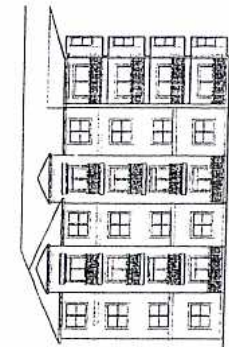
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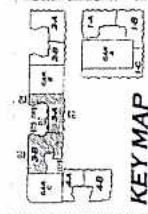
05 EAST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



06 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



07 WEST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



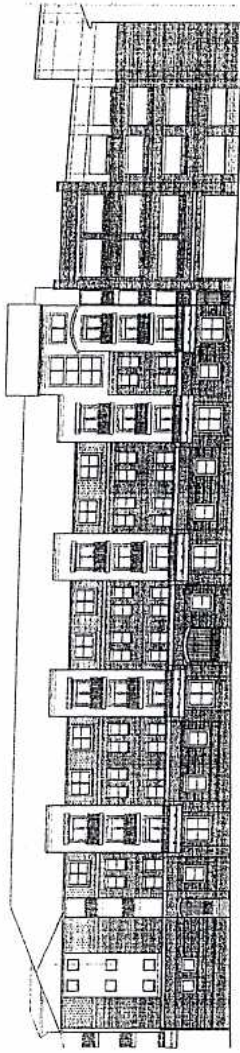
KEY MAP

FINAL DEVELOPMENT PLAN
OF
ADDISON FAIRFIELD RESIDENTIAL
AN ADDITION TO THE TOWN
OF ADDISON, TEXAS
ONE OF THE
G.W. FORTER SUBDIVISION TRACT NOS. 485
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

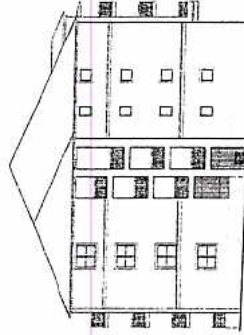
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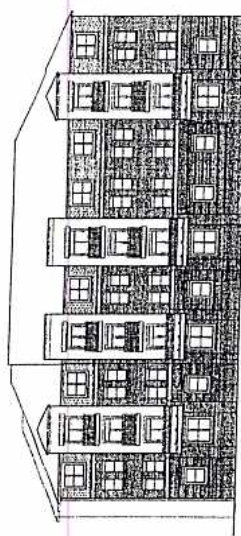
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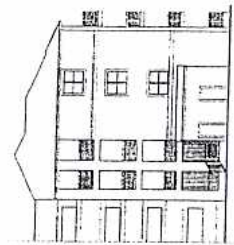
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BUILDING # 4



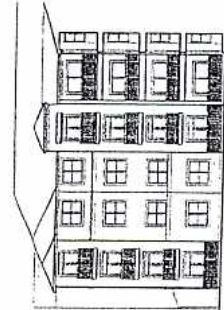
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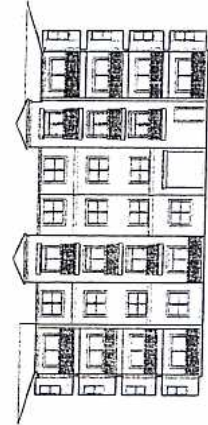
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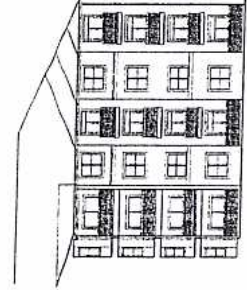
07 WEST ELEVATION
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06 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



05 WEST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



04 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



KEY MAP

FINAL DEVELOPMENT PLAN
OF
ADDISON FAIRFIELD RESIDENTIAL
AN ADDITION TO THE TOWN
OF ADDISON, TEXAS

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