

ORDINANCE NO. 007- 016

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM UC (URBAN CENTER) – COMMERCIAL SUB-DISTRICT", TO "UC", URBAN CENTER – RESIDENTIAL SUB-DISTRICT, APPROVING A CONCEPT PLAN FOR A RESIDENTIAL SUB-DISTRICT DEVELOPMENT, AND APPROVING A FINAL DEVELOPMENT PLAN FOR A TOWNHOME PROJECT OF APPROXIMATELY 83 UNITS, AS REQUIRED BY THE "UC" DISTRICT ORDINANCE, FOR DEVELOPMENT OF THE TRACT, ON APPLICATION FROM INTERVEST VENTURES GROUP, LOCATED ON ONE TRACT OF 4.75 ACRES AT THE SOUTHEAST CORNER OF AIRPORT PARKWAY AND QUORUM DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR APPROVAL OF WAIVERS TO DESIGN STANDARDS, 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: UC - Urban Center – Residential Sub-district, said property being in the Town of Addison, Texas, and being described as follows:

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482 in the City of Addison, Dallas County, Texas, said tract also being part of the L.L.Jacobs Tract as shown by Deed in Volume 2131 at Page 422-424, Deed Records of Dallas County, Texas, and also part of a tract of land conveyed to Chaney and Hope, Inc. as shown by Deed in Volume 78194 at Page 1741, Deed Records of Dallas County, Texas, and being all of the tract of land conveyed to Quorum East Joint Venture as shown by Deed in Volume 93022 at page 5219, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point of intersection of the East line of Addison Road (a 60 foot right-of-way) with the South line of Airport Parkway (formerly Harris Road) (a 55 foot right-of-way);

THENCE South 89 degrees 37 minutes 15 seconds East, a distance of 1266.62 feet along the said South line of Airport Parkway to the POINT OF BEGINNING;

THENCE South 89 degrees 37 minutes 15 seconds East, along the said South line of Airport Parkway a distance of 554.35 feet to a 1/2 inch iron rod found for corner and being the Northwest corner of Dallas North Parkway Addition as shown in Volume 85021, Page 16867, of the Plat Records of Dallas County, Texas,

THENCE South 00 degrees 19 minutes 13 seconds East, along the common line of said Dallas North Parkway Addition a distance of 360.00 feet to a 1/2 inch iron rod found for corner in the North line of a tract of land conveyed to OPUBCO Resources as recorded in the Volume 78070, Page 3638, of the Deed Records of Dallas County, Texas, said iron rod also being the Southwest corner of said Dallas North Parkway Addition,

THENCE North 89 degrees 32 minutes 30 seconds West, along the said North line of said OPUBCO Resources a distance of 578.93 feet to a 1/2 inch iron rod found for corner in the East line of Quorum Drive (a 80 foot right-of-way);

THENCE North 00 degrees 24 minutes 49 seconds East, along the said East line of Quorum Drive a distance of 339.14 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 18 minutes 23 seconds East, along the said East line of Quorum Drive a distance of 28.30 feet to the PLACE OF BEGINNING and CONTAINING 207,137.80 square feet or 4.755 acres of land.

SECTION 2, As provided in the "UC" Urban Center – 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 "UC" Urban Center – Article of the Comprehensive Zoning Ordinance, said property shall be developed in accordance with the final development plans, which are attached hereto and made a part hereof for all purposes.

SECTION 4. As provided in the "UC" Urban Center Article of the Comprehensive Zoning Ordinance, the property shall be developed in accordance with the final development plans, with the following waivers to design standards:

Waiver of design standards in order to allow lot widths to be 20 feet as opposed to the 25 feet required by the ordinance.

Waiver to design standards in order to allow depths of 45 feet as opposed to the 55 feet required by the ordinance.

Waiver to design standards in order to allow lot coverage of 100% of the lot as opposed to the 65% of the lot required by the ordinance.

Waiver to design standards in order to allow a minimum two-foot build-to line against the Category C, (Residential) Streets as opposed to the five-foot build-to line required by the ordinance, and a waiver to design standards in order to allow a seven-foot build-to line against the Category D (Quorum, Spectrum, Airport Parkway) streets as opposed to the ten-foot build-to line required by the ordinance.

Waiver to design standards in order to use plaster or stucco as a siding material on an exterior façade.

SECTION 5. As provided in the "UC" Urban Center Article of the Comprehensive Zoning Ordinance, the property shall be developed in accordance with the final development plans, subject to the following special conditions:

-All air conditioning screening fences shall be of a solid material, and shall screen the air conditioning units from all sides.

-All paving and drainage design and construction must meet city standards.

-A final site plan must be approved by the Fire Department before issuance of a building permit.

-Detailed streetscape plans shall be submitted for review and approval for lighting, paving, irrigation, site furniture, and planting prior to the issuance of a building permit.

-The on-going open space maintenance shall be the owners/homeowners association's responsibility, which includes the maintenance of the living screen area along Airport Parkway.

-Plans shall include a solution for the problem of noise generated by the chiller that is across the street on the Madison office building property. That solution might include building a sound wall around the chiller, or adding insulating windows in the units closest to the chiller.

SECTION 6. 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 7. 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 8. 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 9. 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 12th day of June, 2007.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. : 1534-Z/Interinvest Ventures Group

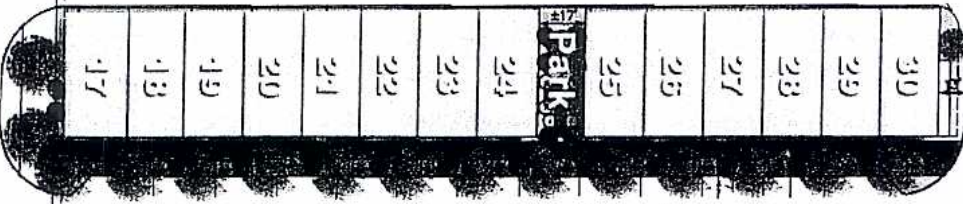
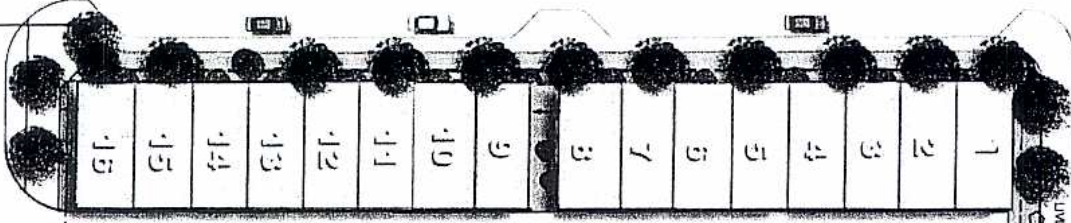
APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

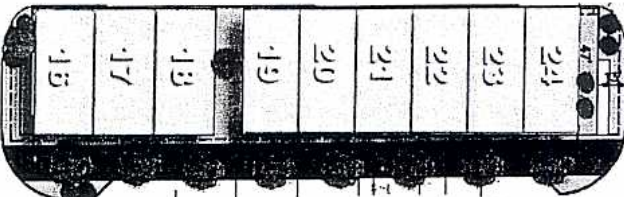
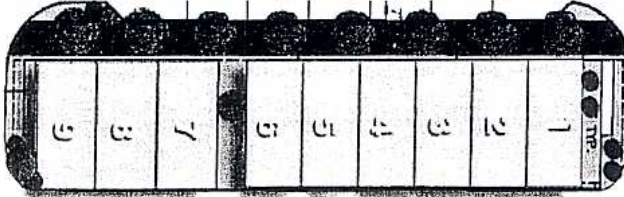
PUBLISHED ON:

6/29/2007

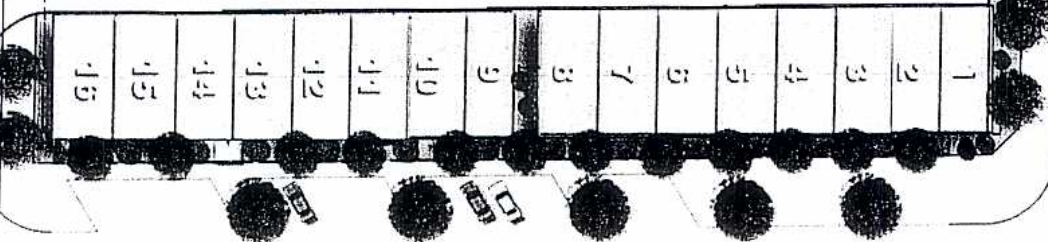
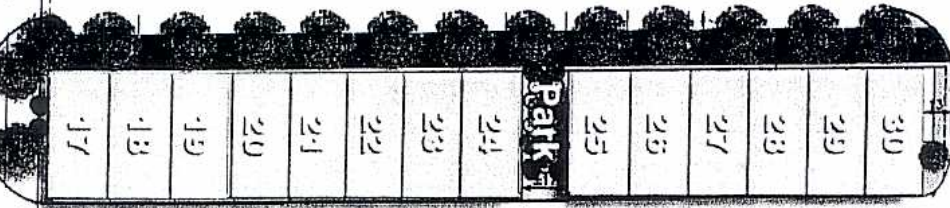
QUORUM DRIVE



Residential Street (w/ parking)



Residential Street (w/ parking)



SPECTRUM DRIVE

AIRPORT PARKWAY

CALLOWAY DRIVE

Central Park Area

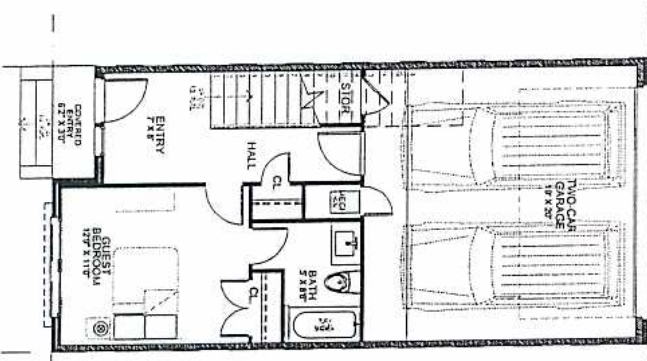
PROGRAM:
URBAN TOWNHOMES

84



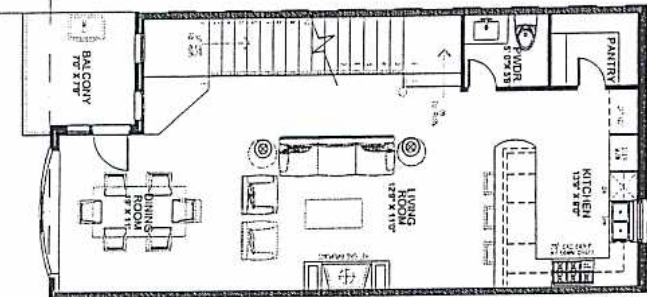
THE RESIDENCES OF ADDISON CIRCLE

INTEREST COMPANIES



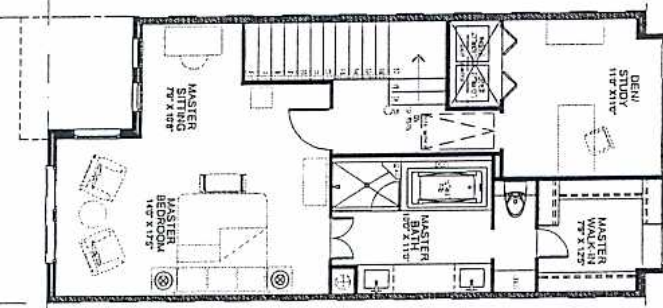
FIRST FLOOR - PLAN 'A'
SCALE: 1/4" = 1'-0"

PERMITTED: 2/15/21 A.C.
REVISION: 4/15/21 A.C.
SUBTOTAL: 1713 SQR FT. A.C.
GARAGE/MECH: 471 SQ. FT.
MACH: 33 SQ. FT.
TOTAL SQ. FT.: 2182 SQ. FT.



SECOND FLOOR - PLAN 'A'
SCALE: 1/4" = 1'-0"

REVISION: 4/15/21 A.C.



THIRD FLOOR - PLAN 'A'
SCALE: 1/4" = 1'-0"

REVISION: 4/15/21 A.C.

20' X 43' FOOTPRINT

2 of 9

ladymcassociates, inc
423 east greenbrair lane dallas,
phones: 752-0346, 597-6563; 214-946-5844
email: bladymon@metrotownhomes.biz
residential design interior design construction management

RESIDENCES OF ADDISON
BLOCKS A, B, C - LOT 1-84
G.W. FISHER SURVEY ABSTRACT #48
CITY OF ADDISON, DALLAS COUNTY TEXAS

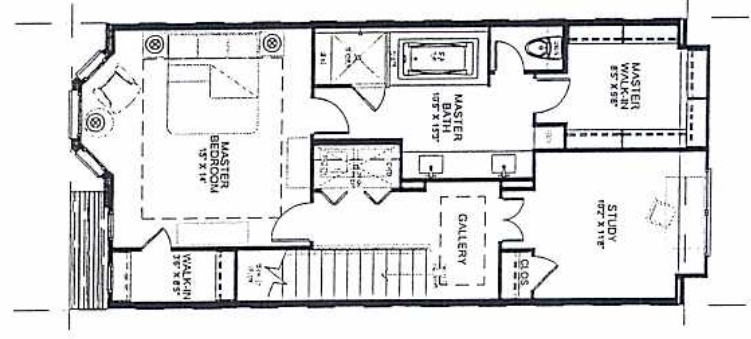
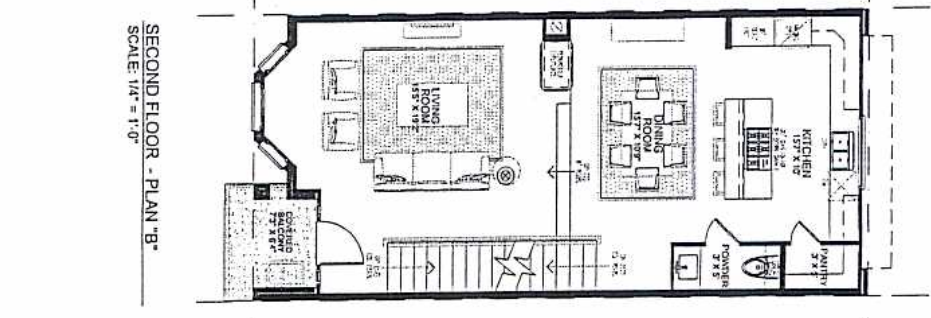
STRUCTURAL
SABIR SHAH ENGINEERING
ATTN: SABIR SHAH
1100 W. WOODBINE
DALLAS, TX 75201
PHONE: 754-1200
FAX: 754-2007

PROJECT # 02-2007
PERMIT ISSUE
BIDDING CLOSE
CONSTRUCTION ISSUE
FINISH DATE 05-18-07
DATE 05-18-07
UNIT TYPE "A"

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 007-016

A10



FIRST FLOOR - PLAN "B"
 SCALE: 1/4" = 1'-0"

HALL FLOOR	391.10 SQ. FT.
BATH FLOOR	113.50 SQ. FT.
GUEST BPTN FLOOR	134.15 SQ. FT.
TOTAL	638.75 SQ. FT.
CARAGE/MECH	433.50 SQ. FT.
COVERED AREA	773.50 SQ. FT.
TOTAL BUILDING	2,445.75 SQ. FT.

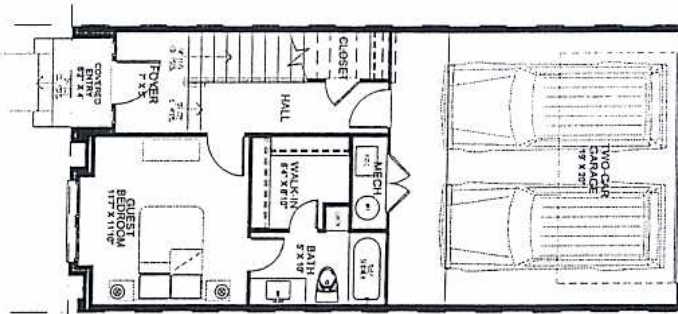
SECOND FLOOR - PLAN "B"
 SCALE: 1/4" = 1'-0"

THIRD FLOOR - PLAN "B"
 SCALE: 1/4" = 1'-0"

20' X 43' FOOTPRINT

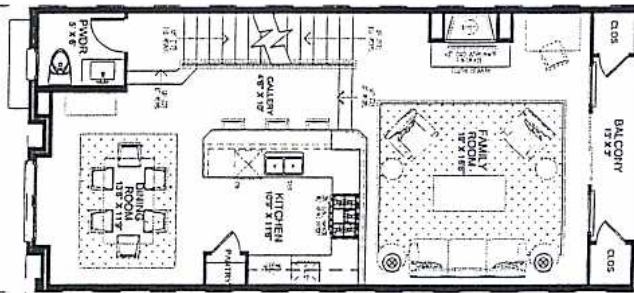
3 of 9

<p>A11</p>	<p>STRUCTURAL 1 LARRY SMITH ENGINEERS 2113 LEWISVILLE LANE SUITE 430 LEWISVILLE, TX 75078 817.884.2151 817.884.2027</p>	<p>RESIDENCES OF ADDISON BLOCKS A, B, C - LOT 1-84 G.W. FISHER SURVEY ABSTRACT #48 CITY OF ADDISON, DALLAS COUNTY TEXAS</p>	<p>ladymc associates, inc 423 east greenoak lane dallas, phone: 7520346, fax: 214.946.5844 email: bladyman@metrotownnames.biz residential designinterior designconstruction management</p>
	<p>CE SHALL BE RESPONSIBLE FOR OBTAINING ALL OF ANY AND ALL PERMITS AND ALL FEES THEREON.</p> <p>PROJECT # 02-2007 PERMIT ISSUE BIDDING ISSUE CONSTRUCTION ISSUE PRINT DATE 04/18/07</p> <p>DIVISION 11.008.04.01 FIRST, SECOND THIRD UNIT TYPE "B"</p>	<p>OFFICE OF THE CITY SECRETARY</p>	<p>ORDINANCE NO. 007-016</p>

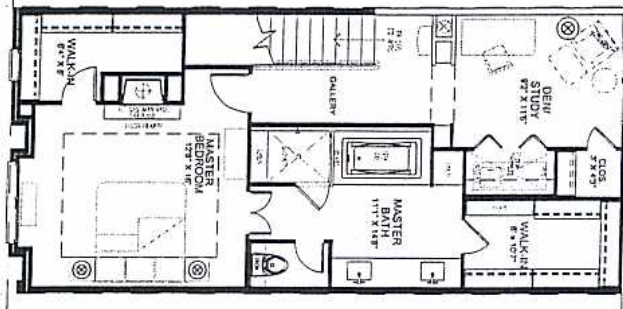


FIRST FLOOR - PLAN 'C'
SCALE: 1/8" = 1'-0"

PERMITTED 4812911 A.C.
RECORDING 7812211 A.C.
ISSUED 05/11/11
CONTRACTOR 701123171 A.C.
GARAGE AREA 4312 SQ. FT.
TOTAL 238710 SQ. FT.
SHEET 2



SECOND FLOOR - PLAN 'C'
SCALE: 1/8" = 1'-0"



THIRD FLOOR - PLAN 'C'
SCALE: 1/8" = 1'-0"

20' X 43' FOOTPRINT

40F9

A12

OFFICE OF THE CITY SECRETARY

RESIDENCES OF ADDISON
BLOCKS A, B, C - LOT 1-84
G.W. FISHER SURVEY ABSTRACT #48
CITY OF ADDISON, DALLAS COUNTY TEXAS

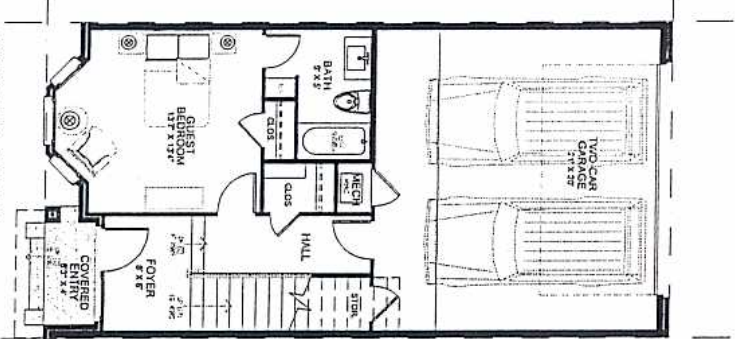
ladymc associates, inc
423 east greenbrair lane dallas,
ph: 214.946.5844 fax: 214.946.5844
email: ladymc@metrotownhomes.biz

residential design/construction management

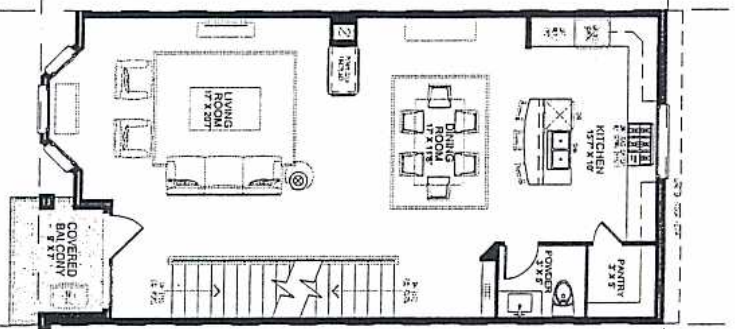
ORDINANCE NO. 007-016

PARTITION 4412 N.A.C.
 FLOORING 4411 N.A.C.
 BEDROOM 13032 N.A.C.
 SIB/TOWN 2323/327 N.A.C.
 GARAGE/VEH 14152 N.A.C.
 COVERED AREA 8152 N.A.C.
 ECR/4412 2721 527 N.A.C.

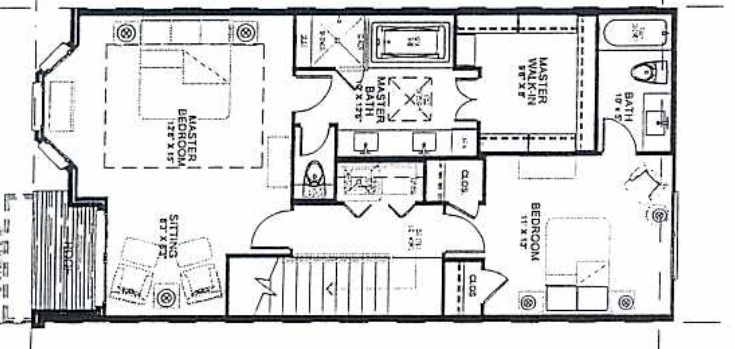
FIRST FLOOR - PLAN "D"
SCALE: 1/8" = 1'-0"



SECOND FLOOR - PLAN "D"
SCALE: 1/8" = 1'-0"



THIRD FLOOR - PLAN "D"
SCALE: 1/8" = 1'-0"



DOOR / WINDOW SCHEDULE

22' X 44' FOOTPRINT

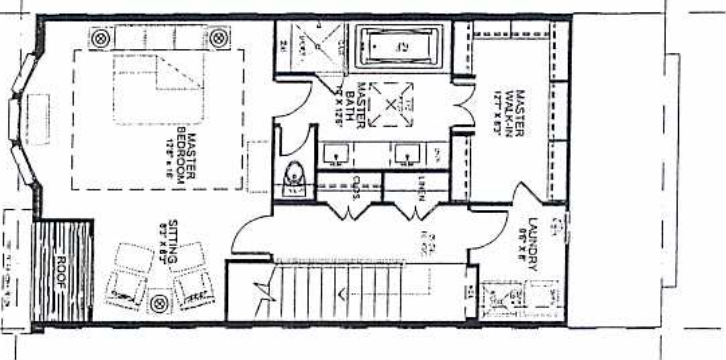
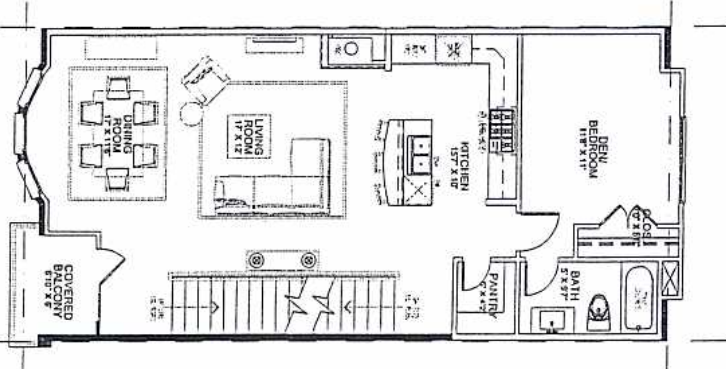
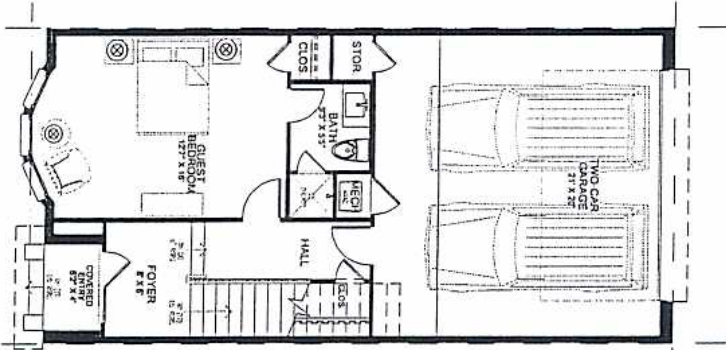
50#9

A13

RESIDENCES OF ADDISON
 BLOCKS A, B, C - LOT 1-84
 G.W. FISHER SURVEY ABSTRACT #48
 CITY OF ADDISON, DALLAS COUNTY TEXAS

ladyman associates, inc
 423 east greenbrair lane dallos,
 phones: 714.209.46.54/67x 214.946.5844
 email: ladyman@metrotownhomes.biz
 residential design interior design construction management

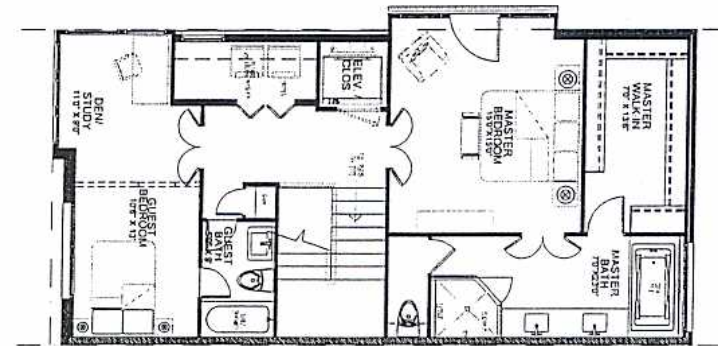
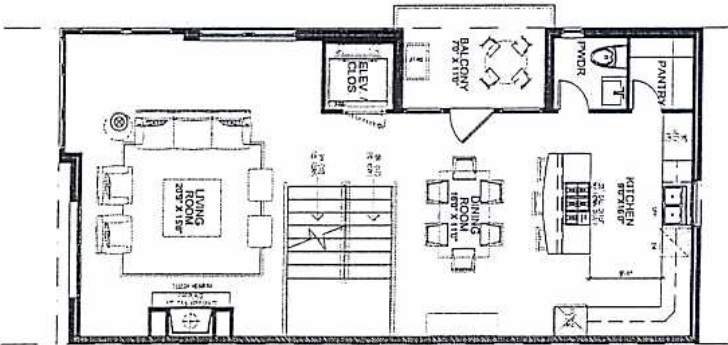
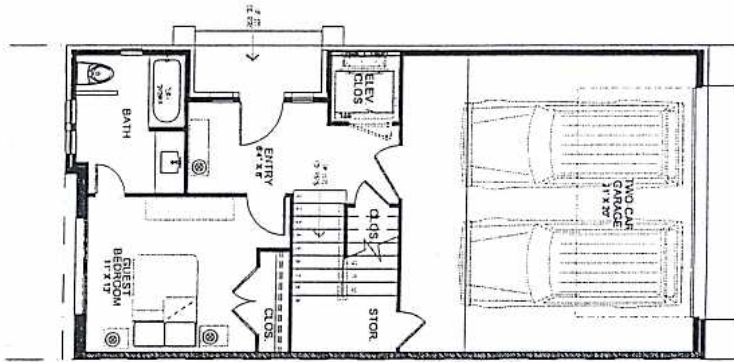
STRUCTURAL...
 PROJECT # 05-2000
 PERMIT ISSUE...
 CONSTRUCTION ISSUE...
 PERMIT DATE 05/18/07
 DIMENSION FLOOR PLAN...
 UNIT TYPE "D"



22 X 44' FOOTPRINT

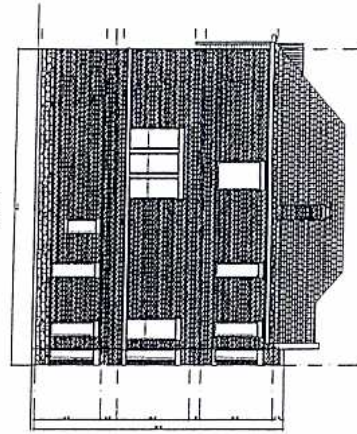
A14	RESIDENCES OF ADDISON BLOCKS A, B, C - LOT 1-84 G.W. FISHER SURVEY ABSTRACT #48 CITY OF ADDISON, DALLAS COUNTY TEXAS	ladymc associates, inc 423 east greenbriar lane dallas, tx 75209-4659 phone: 214.946.5844 email: bladymon@metrotownhomes.biz residential design interior design construction management
	STRUCTURAL LARRY SMITH ENGINEERS 1417 N. LARRY SMITH SUITE 450 PLANO, TEXAS 75075 P: 972.964.2000 F: 972.964.2001	ORDINANCE NO. 007-016

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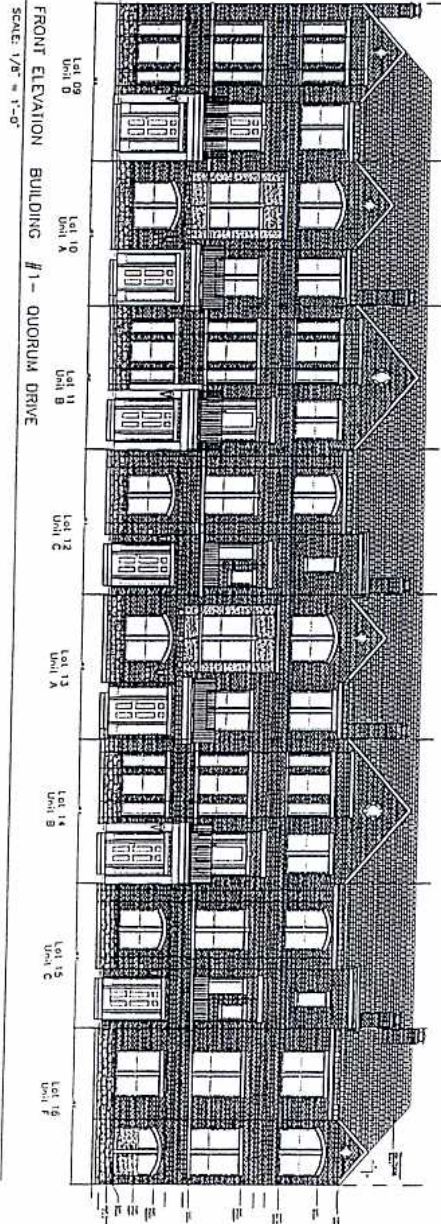
7 of 9

<p>A1.5</p>	<p>STRUCTURAL</p> <p>LARRY SMITH ENGINEERS 2115 LEXINGTON LANE SUITE 100 FORT WORTH, TEXAS 76104 817.332.2161 817.332.2025</p>	<p>RESIDENCES OF ADDISON</p> <p>BLOCKS A, B, C - LOT 1-84 G.W. FISHER SURVEY ABSTRACT #48 CITY OF ADDISON, DALLAS COUNTY TEXAS</p>	<p>lodymcoassociates, inc.</p> <p>423 east greenbrair lane dallas, texas: 7520946.5p fax: 214.946.5844 email: lodymco@metrotownhomes.biz</p> <p>residential designinterior designconstruction management</p>
	<p>CC SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL RECORDS.</p> <p>PROJECT # 052007</p> <p>PERMIT ISSUE</p> <p>ISSUE DATE</p> <p>CONSTRUCTION PERMIT</p> <p>ISSUE DATE 05/18/07</p> <p>ENGINEER: LARRY SMITH FIRST SECOND THIRD UNIT TYPE "F"</p>		



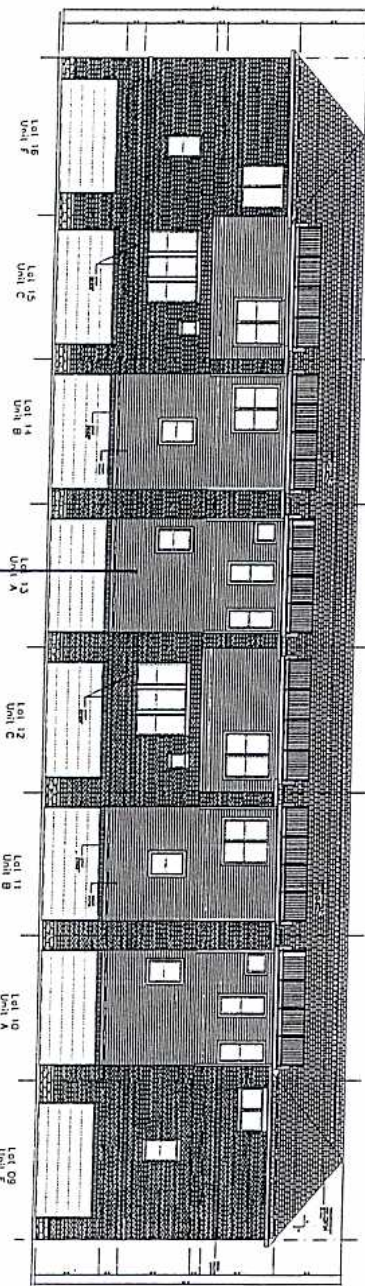
SIDE ELEVATION

Lot 09
Unit 9



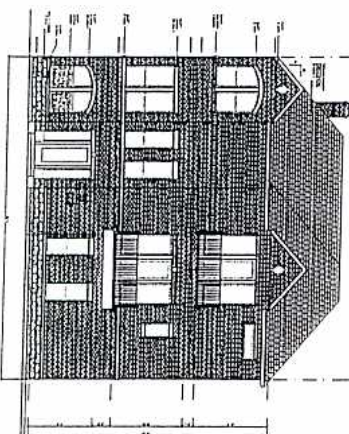
FRONT ELEVATION BUILDING #1 - QUORUM DRIVE

SCALE: 1/8" = 1'-0"



REAR ELEVATION - QUORUM DRIVE

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

Lot 15
Unit 15

SIDING NOT APPROVED
MUST BE PLASTER OR STUCCO

ladymc associates, inc

423 east greenbriar lane dallas,
phones: 720946.57 fax: 214.946.5844
email: bladymon@metrotownhomes.biz

RESIDENCES OF ADDISON

BLOCKS A, B, C - LOT 1-84
G.W. FISHER SURVEY ABSTRACT #48
CITY OF ADDISON, DALLAS COUNTY TEXAS

STRUCTURAL

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF ADDISON, TEXAS. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES. 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES. 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODES. 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODES. 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS. 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING STANDARDS. 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN STANDARDS. 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING STANDARDS. 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY MANAGEMENT STANDARDS. 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RISK MANAGEMENT STANDARDS. 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL COMPLIANCE STANDARDS. 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BEST PRACTICES STANDARDS. 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INNOVATION STANDARDS. 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL LEADERSHIP STANDARDS. 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL EXCELLENCE STANDARDS. 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACHIEVEMENT STANDARDS. 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PERFECTION STANDARDS.

PROJECT # 022001
PREPARED BY
RECORD SET
CONSTRUCTION SPEC
PRINT DATE: 05/18/07

A16

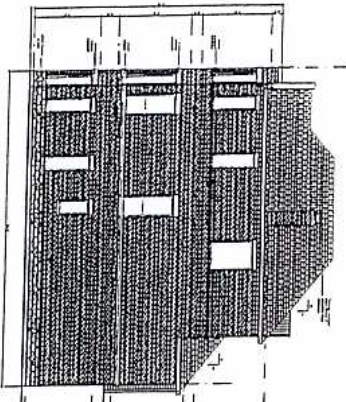
EXTERIOR
ELEVATIONS

residential exterior design construction management

ORDINANCE NO. 007-016

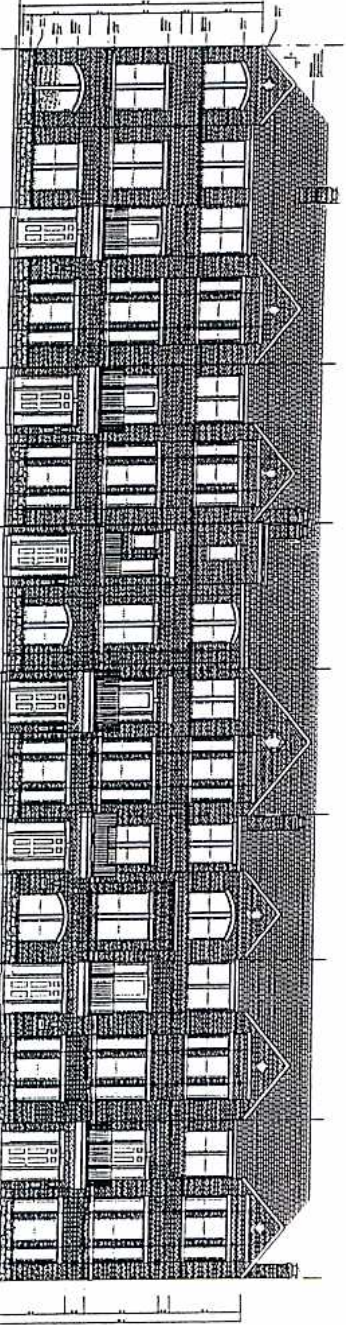
OFFICE OF THE CITY SECRETARY

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SIDE ELEVATION

Lot 24
Unit E



FRONT ELEVATION BUILDING #2 - STREET "A"

SCALE: 1/8" = 1'-0"

Lot 17
Unit F

Lot 18
Unit E

Lot 19
Unit D

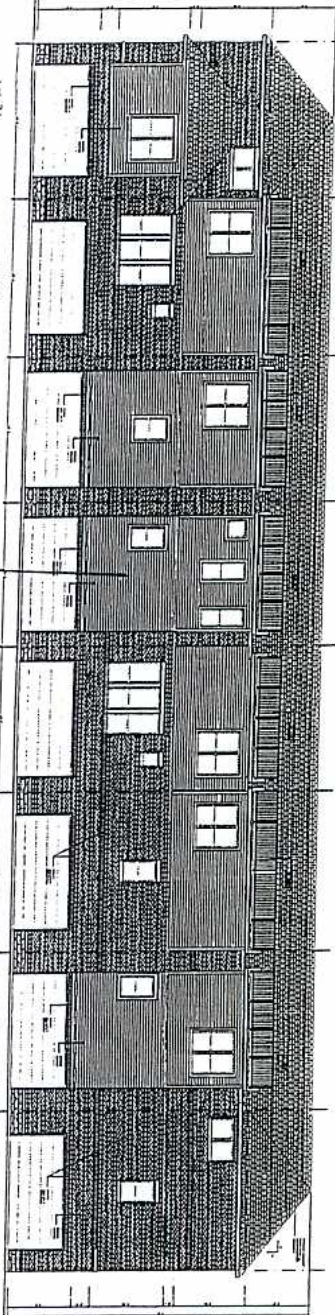
Lot 19
Unit C

Lot 21
Unit B

Lot 21
Unit A

Lot 17
Unit D

Lot 17
Unit E



REAR ELEVATION - STREET "A"

SCALE: 1/8" = 1'-0"

Lot 24
Unit E

Lot 23
Unit D

Lot 22
Unit A

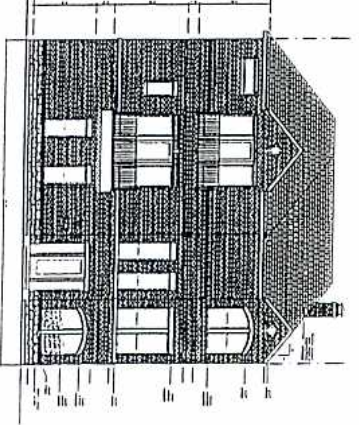
Lot 21
Unit B

Lot 20
Unit C

Lot 19
Unit D

Lot 19
Unit E

Lot 17
Unit F



SIDE ELEVATION

Lot 17
Unit F

SIDING NOT APPROVED
MUST BE PLASTER OR STUCCO

9 of 9

RESIDENCES OF ADDISON
BLOCKS A, B, C - LOT 1-84
G.W. FISHER SURVEY ABSTRACT #48
ADDISON, DALLAS COUNTY TEXAS

ladymc associates, inc
423 east greenbriar lane addison,
TEXAS 7520946.5766: 214.946.5844
email: blaaymon@metrotownhomes.biz

STRUCTURAL
LARRY SARTER, P.E.
2717 LINDEN AVE.
SUITE 100, ADDISON, TX 75201
1-817-964-1318
1-817-964-3288

C.C. SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL RECORDS.

PROJECT # 17-001

ISSUED FOR PERMITTING

DATE: 08/14/17

CONSTRUCTION PERIOD: 08/14/17 - 08/14/17

PERMIT DATE: 08/14/17

residential exterior design

ORDINANCE NO. 007-016