

**TOWN OF ADDISON, TEXAS
ORDINANCE NO. 007-029**

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING SPECIAL USE ORDINANCE NO. 098-022 BY AMENDING THE SITE PLAN, FLOOR PLANS, AND ELEVATIONS, ON APPLICATION WITH HOLIDAY INN HOTEL, LOCATED AT 4960 BELT LINE ROAD; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR A SEVERABILITY 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, 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 Ordinance No. 098-022, passed by the City Council on the 14th day of April, 1998, is hereby amended by amending Section 2 to read as follows:

SECTION 2. That the Special Use Permit for a hotel/motel is approved subject following special conditions:

-The site plan, landscaping plan, floor plan, and elevations for the building shall be revised in accordance with the plans attached hereto and a part hereof for all purposes.

- The facades for the building shall be constructed of 90% brick or a combination of brick and E.I.F.S. (rendering #3, as presented by the applicant).
- The applicant/developer shall provide on-site detention storage for storm water runoff.
- This property is located within the 70 to 75 ldn noise contours. In accordance with the adopted airport master plan, an aviation easement is required.
- Prior to any development the applicant shall submit plans to the FAA for review/approval to determine compliance with Addison's height hazard zoning.
- Prior to acquiring a building permit, and upon completion of the building, the applicant/developer shall provide verification from a certified acoustical expert that the structure, outside to inside, meets sound attenuation of 30 dbL.
- The entrance on the north side must match up with the median opening in the proposed Arapaho Road, and should be a minimum of 36-feet wide.
- At the time of subdivision platting, the applicant shall dedicate a landscape, sidewalk, and utility easement on the northeast corner of the property for the Arapaho/Quorum streetscape improvements.
- At the time of platting, the applicant shall dedicate a 16-foot landscape, sidewalk, and utility easement from back of the curb along Quorum Drive for future Quorum streetscape improvements. The width of the property required to be dedicated by the applicant will vary from approximately one foot to eight feet from the right-of-way line.
- Placement of trees along the Arapaho and Quorum Drive frontages shall be coordinated with the Town's streetscape plan for tree spacing.
- A detailed landscape and irrigation plan shall be submitted for review and approval before a building permit is issued.
- The dumpster enclosure shall be constructed out of the same material as the building and shall be large enough to hold all dumpsters on the site.
- All mechanical equipment shall be screened by either a parapet wall or screening device. The screening shall be architecturally compatible with the building, and the Staff shall make the determination as to what is "architecturally compatible."
- The building and site must meet all requirements of the fire code.

-The applicant shall submit a detailed set of landscape and irrigation plans, stamped by a landscape architect licenses in the State of Texas, prior to the issuance of a building permit.

SECTION 2. 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 3. 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 4. 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 11th day of September, 2007.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1546-SUP/Holiday Inn

APPROVED AS TO FORM:

C. MORAN

DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 12-15-2007

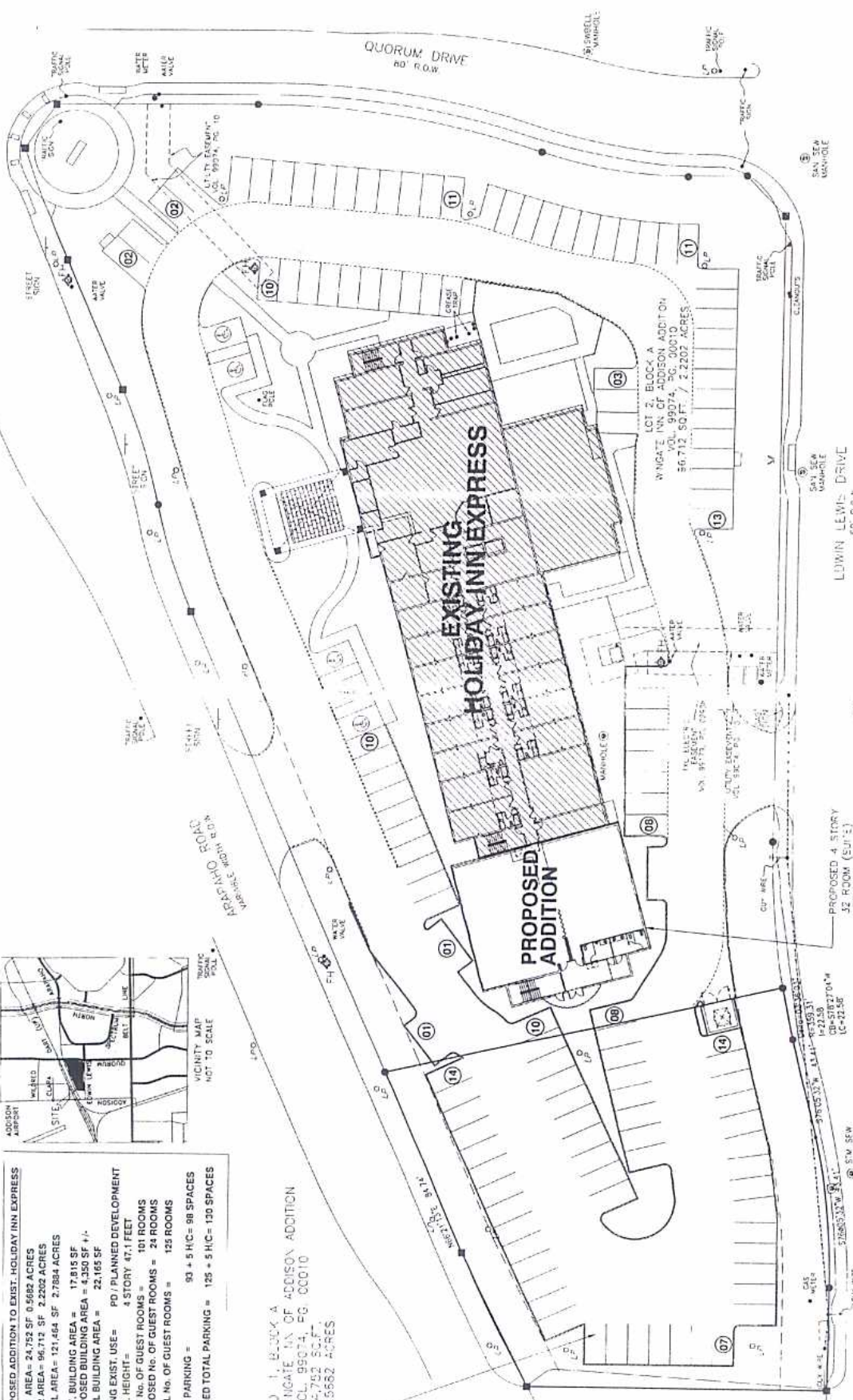
PROPOSED ADDITION TO EXIST. HOLIDAY INN EXPRESS
 LOT-1 AREA= 24,752 SF 0.5682 ACRES
 LOT-2 AREA= 96,713 SF 2.2202 ACRES
 TOTAL AREA= 121,464 SF 2.7884 ACRES
 EXIST. BUILDING AREA = 17,815 SF
 PROPOSED BUILDING AREA = 4,350 SF +/-
 TOTAL BUILDING AREA = 22,165 SF
 ZONING EXIST. USE= PD / PLANNED DEVELOPMENT
 BLDG. HEIGHT= 4 STORY 47.1 FEET
 EXIST. NO. OF GUEST ROOMS = 101 ROOMS
 PROPOSED NO. OF GUEST ROOMS = 24 ROOMS
 TOTAL NO. OF GUEST ROOMS = 125 ROOMS
 EXIST. PARKING = 93 + 5 H/C = 98 SPACES
 REVISED TOTAL PARKING = 125 + 5 H/C = 130 SPACES



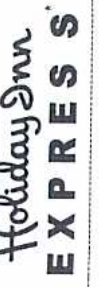
LOT 1, BLOCK A
 WINGATE INN OF ADDISON ADDITION
 VOL. 99074, PG. 00010
 24,752 SQ. FT.
 0.5682 ACRES

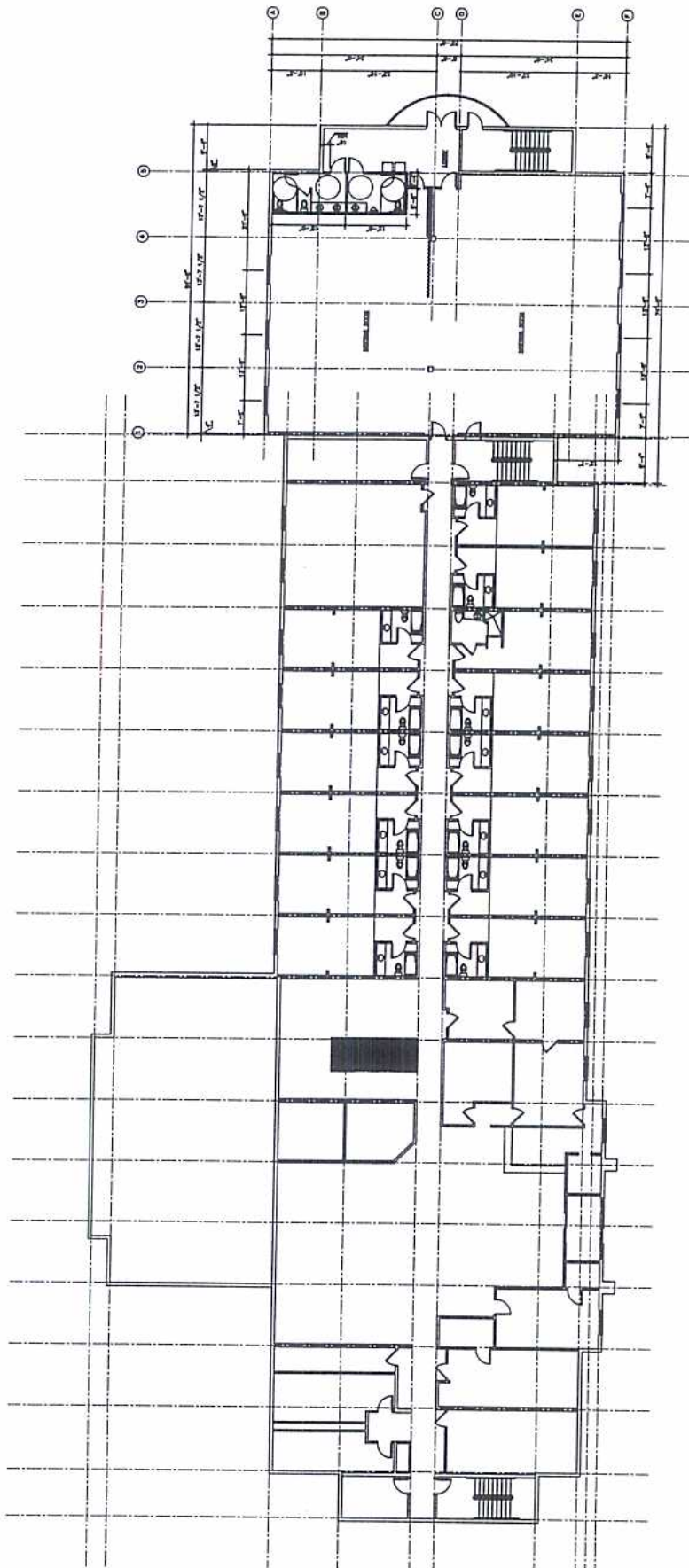
SOUTHWESTERN BELL
 TELEPHONE COMPANY
 VOL. 98007, PG. 4681

PROPOSED SITE PLAN
 SCALE 1"=30'-0"



SCHÖN ARCHITECT
 1100 N. WINDSOR AVENUE
 SUITE 200
 DALLAS, TEXAS 75201
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 FAX: 214-251-0228
 WWW.SCHONARCHITECT.COM





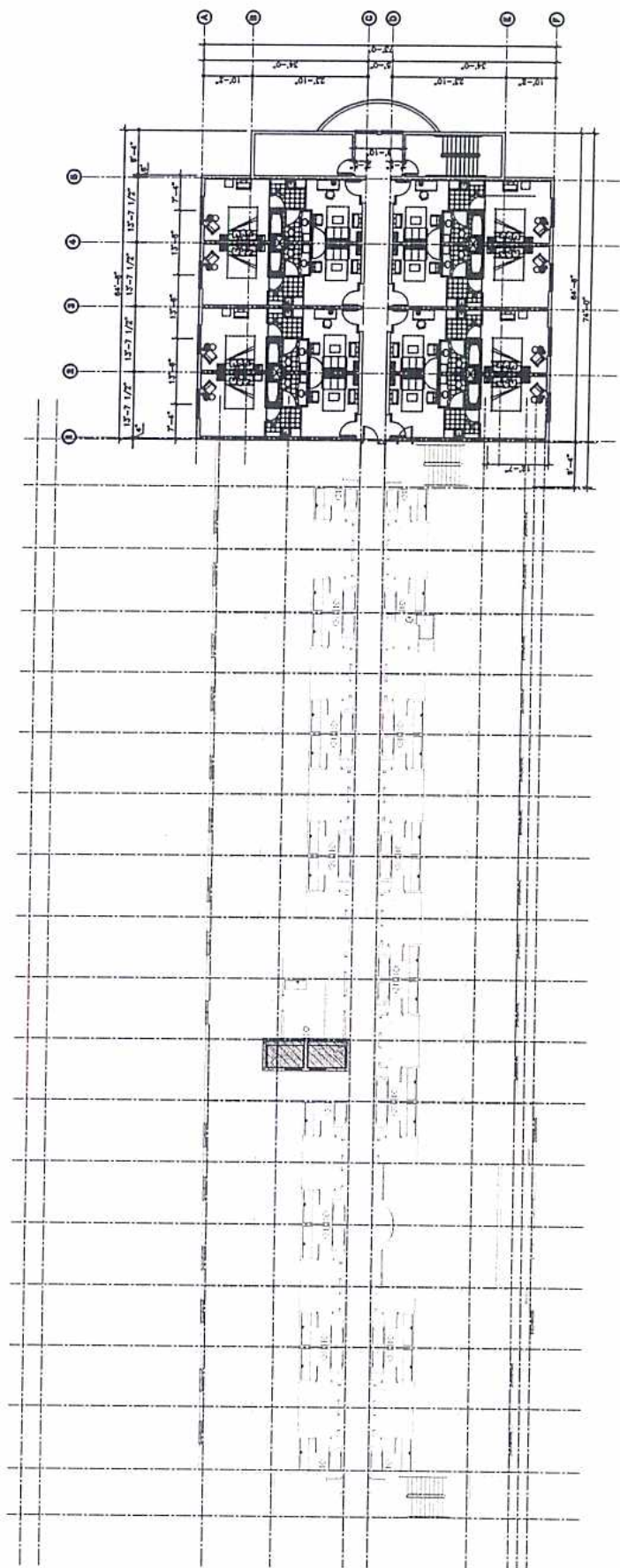
1st FLOOR PLAN

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 TO THE ARCHITECT AND ASSOCIATES
 IN CONNECTION WITH THE PROJECT.
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 info@schonarchitect.com



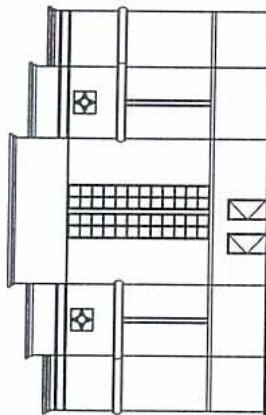


TYP. FLOOR PLAN

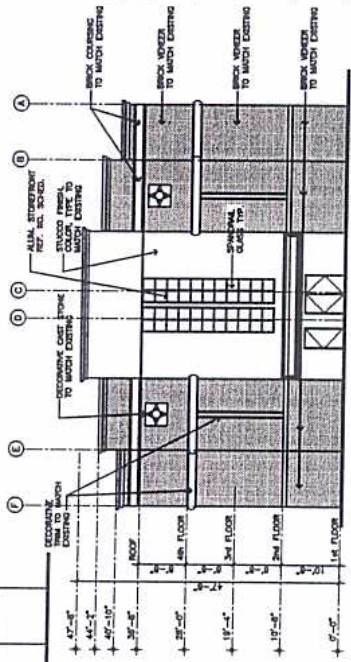
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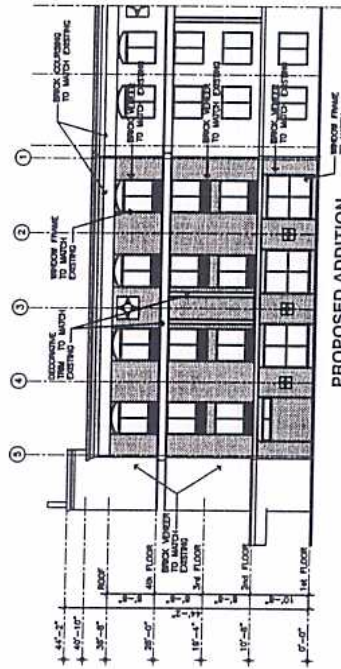
**Holiday Inn
 EXPRESSES**



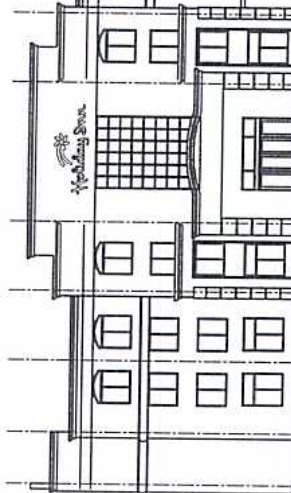
EXISTING WEST ELEVATION
SCALE 3/32"=1'-0"



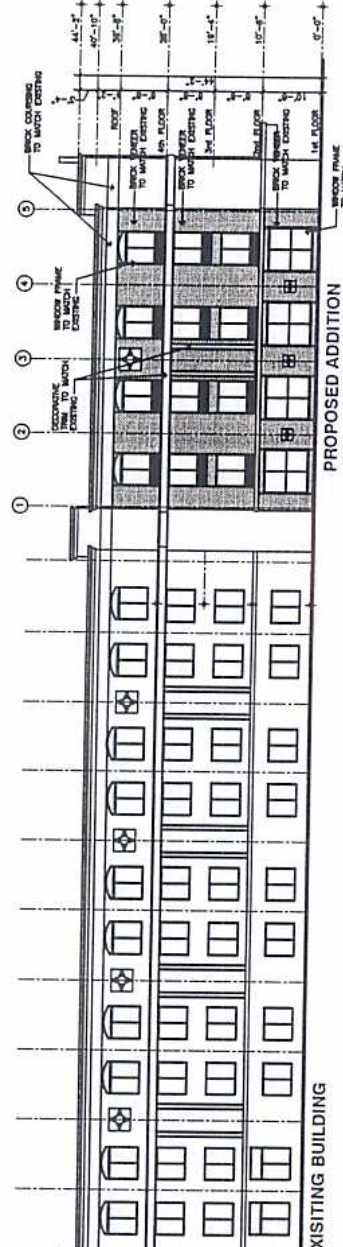
PROPOSED WEST ELEVATION
SCALE 3/32"=1'-0"



PROPOSED ADDITION



PROPOSED NORTH ELEVATION
SCALE 3/32"=1'-0"



EXISTING BUILDING

PROPOSED ADDITION

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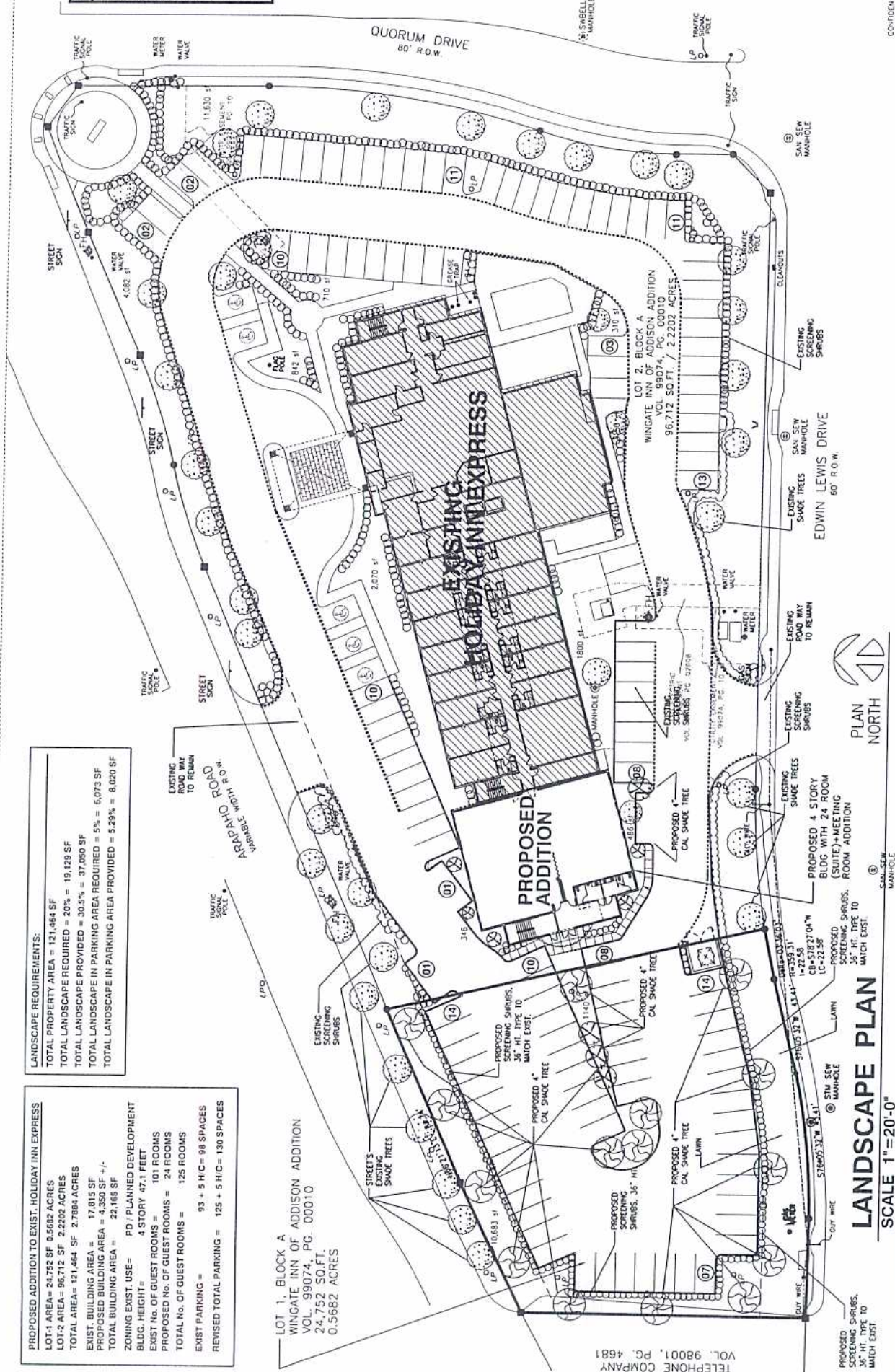
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 TOTAL AREA= 121,464 SF 2.7884 ACRES
 EXIST. BUILDING AREA = 17,814 SF
 PROPOSED BUILDING AREA = 14,939 SF +/-
 TOTAL BUILDING AREA = 32,753 SF

ZONING EXIST. USE= PD / PLANNED DEVELOPMENT
 BLDG. HEIGHT= 4 STORY 47.1 FEET
 EXIST. NO. OF GUEST ROOMS = 101 ROOMS
 PROPOSED NO. OF GUEST ROOMS = 24 ROOMS
 TOTAL NO. OF GUEST ROOMS = 125 ROOMS

EXIST. PARKING = 93 + 5 H/C = 98 SPACES
 REVISED TOTAL PARKING = 125 + 5 H/C = 130 SPACES

LANDSCAPE REQUIREMENTS:
 TOTAL PROPERTY AREA = 121,464 SF
 TOTAL LANDSCAPE REQUIRED = 20% = 19,129 SF
 TOTAL LANDSCAPE PROVIDED = 30.5% = 37,050 SF
 TOTAL LANDSCAPE IN PARKING AREA REQUIRED = 5% = 6,073 SF
 TOTAL LANDSCAPE IN PARKING AREA PROVIDED = 5.29% = 8,020 SF

GENERAL NOTES:
 USE 1/4" X 1" STEEL
 LUMBER AREAS TO BE
 ACCORDING TO GRASS
 LUMBER 2" OF SAND
 AND 1" OF SAND
 FOR BED. THE
 THE MAX. LIFT TO THE
 DEPTH MIN OF 8".
 USE SWEATED
 RED WOOD MACH.
 OVER THE PLANTING
 POSTS.



LANDSCAPE PLAN
 SCALE 1" = 20'-0"



PLAN NORTH

Holiday Inn EXPRESS

aroids
 landscape architects
 5901 Indian Hills drive, Garland, Texas 75044
 telephone / fax (877) 530-5006

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