

**TOWN OF ADDISON, TEXAS
ORDINANCE NO. 007- 040**

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING A FINAL DEVELOPMENT PLAN FOR A TOWNHOME PROJECT OF 84 UNITS, AS REQUIRED BY THE "UC" DISTRICT ORDINANCE, FOR DEVELOPMENT OF THE TRACT, ON APPLICATION FROM DAVID WEEKLEY HOMES, LOCATED ON ONE TRACT OF 3.98 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 474.60 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 44 degrees 56 minutes 29 seconds East, along the west line of Spectrum Drive a distance of 14.22 feet to a 1/2 inch iron rod found for corner;

Thence South 00 degrees 15 minutes 44 seconds East, along the common line of said Dallas North Parkway Addition a distance of 344.68 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 36 minutes 38 seconds West, along said North line of said OPUBCO Resources a distance of 480.85 feet to a 1/2 inch iron rod found for corner in the East line of Quorum Drive (a 90 foot right-of-way);

THENCE North 44 degrees 37 minutes 10 seconds West, along the said East line of Quorum Drive a distance of 14.99 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 21 minutes 32 seconds East along the said East line of Quorum Drive a distance of 340.88 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 35 minutes 09 seconds East, along the said East line of Quorum Drive a distance of 4.23 feet to the PLACE OF BEGINNING and CONTAINING 3.98 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 final development plans, which are 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, 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 hardi-plank siding as a siding material on an exterior façade.

Waiver to design standards in order to use composition shingles as a roofing material.

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, 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.

-Plans shall be revised to include a wing-wall or gateway element at all alley entrances to help screen views into the alleys.

-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.

-Units in Block C, units 9-16, (as shown on the approved final development plan) shall be constructed using noise mitigation methods so that outside noise levels, measured within the habitable space of the dwelling unit, do not exceed 45 DNL. A certified acoustical engineer shall approve the construction plans for units 9-16 to assure they will provide a 45 DNL noise level, and a certified acoustical engineer shall inspect the units, once they are constructed, and verify that the required noise level has been attained. The applicant shall bear all costs for hiring the certified acoustical engineer.

SECTION 5. 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 6. 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 7. 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 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 13th day of November, 2007.


MAYOR

ATTEST:

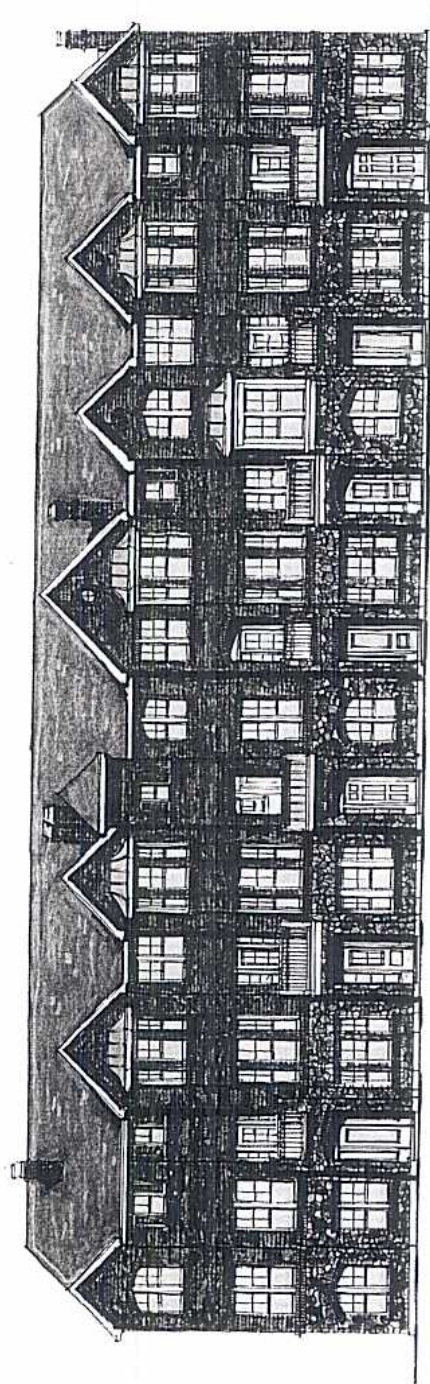

CITY SECRETARY

CASE NO. : 1551-Z/David Weekley Homes

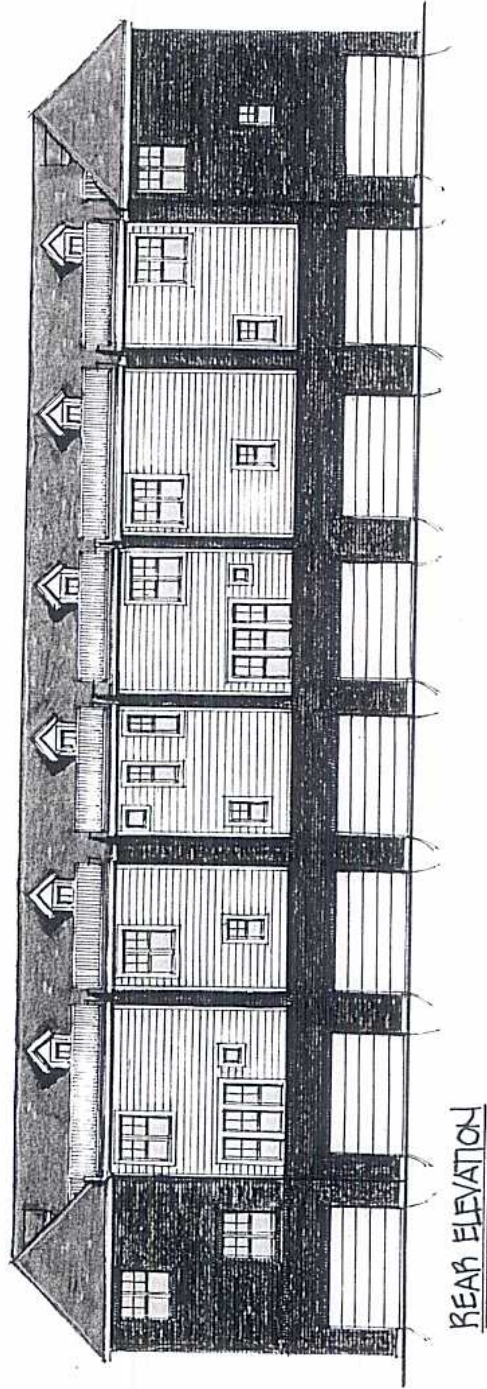
APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

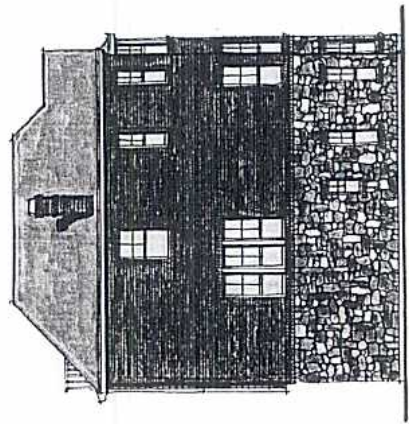
PUBLISHED ON: 12/15/2007



FRONT ELEVATION



REAR ELEVATION

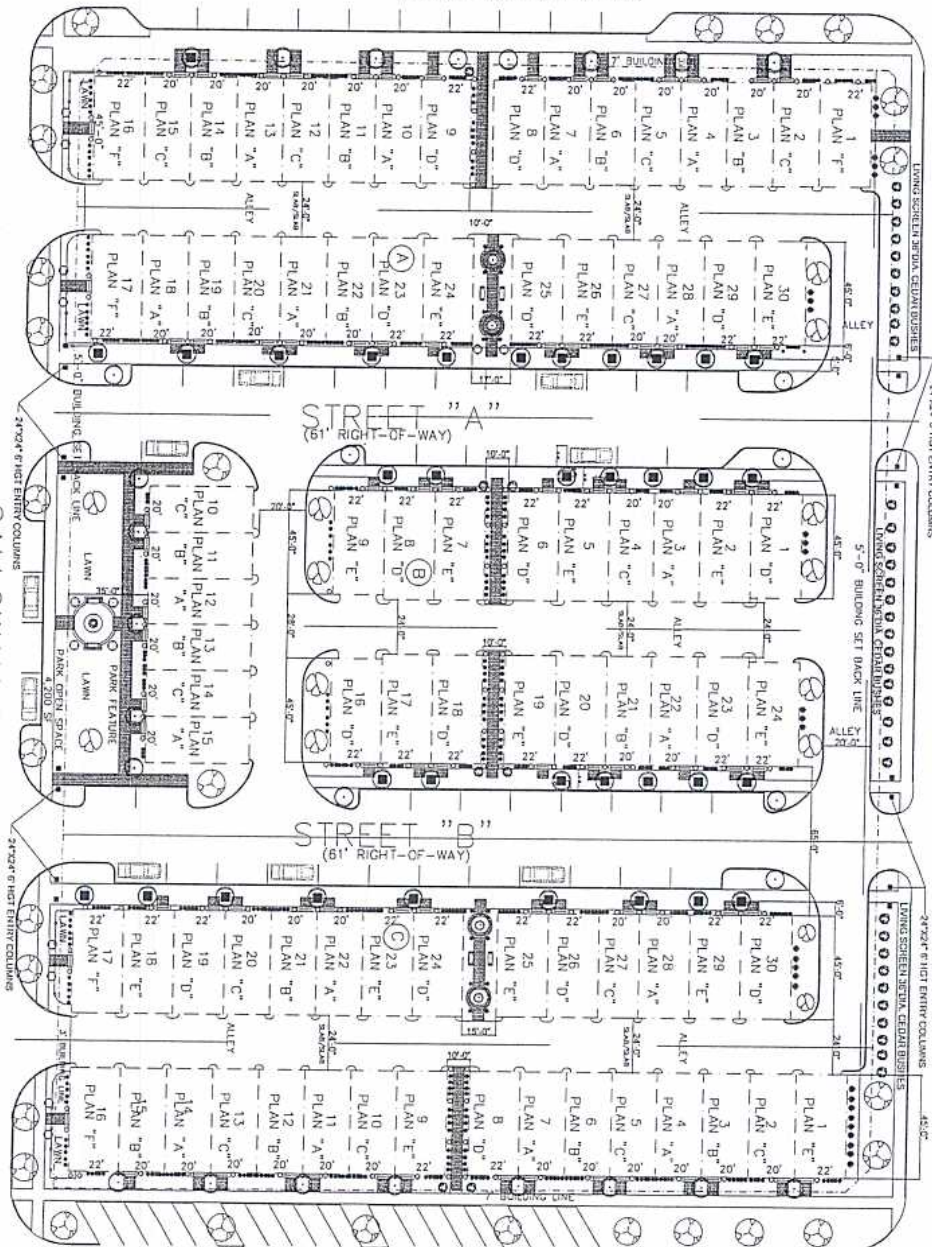


SIDE ELEVATION

QUORUM DR.
(VARIABLE WIDTH RIGHT-OF-WAY)

AIRPORT PKWY.
(VARIABLE WIDTH RIGHT-OF-WAY)

LANDSCAPING / SITE PLAN



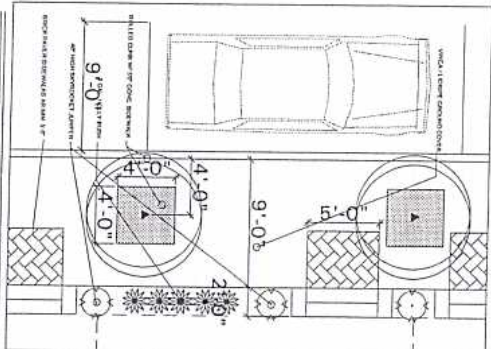
ALLOWAY DR.
(61' RIGHT-OF-WAY)

SPECTRUM DR.
(70' RIGHT-OF-WAY)

FINAL DEVELOPMENT PLAN

G. W. FISHER SURVEY
ABSTRACT NO. 482
QUORUM EAST ADDITION
VOL. 98001, PG. 33.
D.R. D.C. 1

SCALE 1/8" = 1'-0"

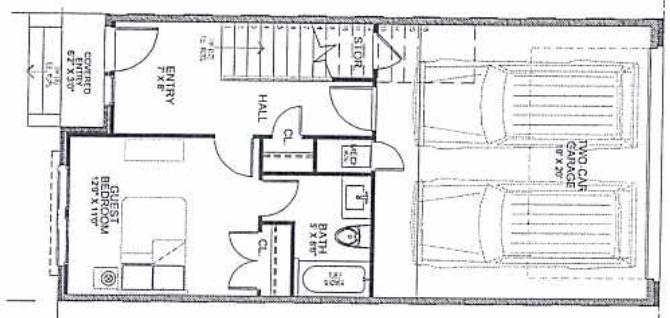


TREE / PLANTING OUTLINE	
	4" DIA. REDWOOD, GUARDIAN SPR. PLANT 50' FROM STREET CAR. PLANT 15' FROM DRIVEWAY. PLANT 5' FROM SIDEWALK.
	7" DIA. REDWOOD, CEDAR, GUARDIAN REDWOOD. PLANT 5' FROM SIDEWALK. PLANT 15' FROM DRIVEWAY. PLANT 5' FROM STREET.
	10" DIA. VARDOLPHIA - LILAC, YACONTHA. PLANT 5' FROM SIDEWALK. PLANT 15' FROM DRIVEWAY. PLANT 5' FROM STREET.
	12" DIA. ADIRONDACK BIRCH - JAMESVILLE, CEDAR. PLANT 5' FROM SIDEWALK. PLANT 15' FROM DRIVEWAY. PLANT 5' FROM STREET.
	18" DIA. OAKLEIGH CASTLE, HOLLY, REDWOOD. PLANT 5' FROM SIDEWALK. PLANT 15' FROM DRIVEWAY. PLANT 5' FROM STREET.

DEVELOPER: INTEREST COMPANIES, INC.
401 Calloway Way
Addison, Texas 75001-4347
Phone: 972.681.9771
Fax: 972.681.9789

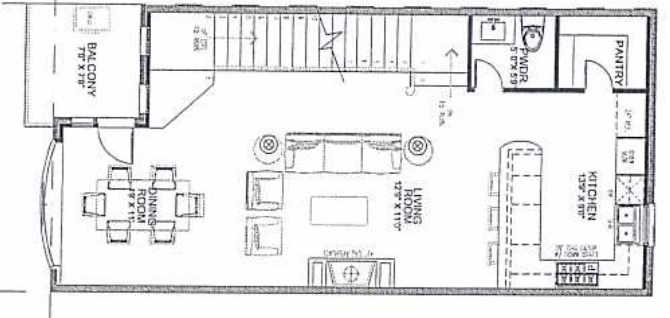
<p>OFFICE OF THE CITY SECRETARY</p>	<p>RESIDENCES OF ADDISON BLOCKS A, B, C - LOT 1-84 G.W. FISHER SURVEY ABSTRACT #48 CITY OF ADDISON, TEXAS</p>	<p>ladymc associates, 423 east greenbrair lane, dallas, phones: 720.346.5454; 214.946.5844 email: bladyman@metrotownhomes.biz</p>
	<p>STRUCTURAL 1 LARRY SMITH ENGINEERS 2151 TEMPKIND DRIVE SUITE 402 DALLAS, TEXAS 75205 P: 972.968.2101 F: 972.968.2007</p>	<p>ORDER NO. 007040</p>

A0.0



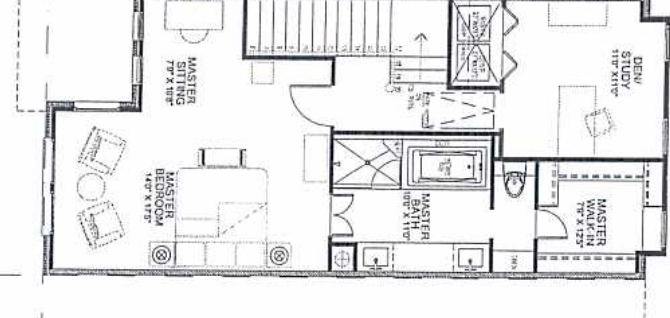
FIRST FLOOR - PLAN "A"
SCALE: 1/4" = 1'-0"

FIRST FLOOR 33,521 S.F. A.C.
SECOND FLOOR 60,520 S.F. A.C.
THIRD FLOOR 69,520 S.F. A.C.
TOTAL 163,561 S.F. A.C.
CONCRETE 422,520 S.F.
WOOD 22,520 S.F.
TOTAL 445,040 S.F.
BIDDING 219,520 S.F.



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

SECOND FLOOR 60,520 S.F. A.C.



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

THIRD FLOOR 69,520 S.F. A.C.

20' X 43' FOOTPRINT

OFFICE OF THE CITY SECRETARY **ORDINANCE NO. 007-040**

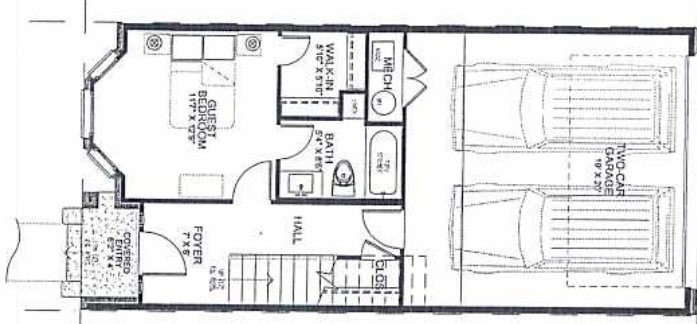
RESIDENCES OF ADDISON
BLOCKS A, B, C - LOT 1-84
G.W. FISHER SURVEY ABSTRACT #48
CITY OF ADDISON, DALLAS COUNTY TEXAS

ladymc+associates, inc
423 east greenbrair lane dallas,
prtexas: 7200948.5#63x: 214.946.5644
email bladymon@metratownhomes.biz

STRUCTURAL
LARRY SMITH ENGINEERS
2151 TAMAROCK LANE
SUITE 400
DALLAS, TEXAS 75201
1 877 864 2181
F 972 864 2022

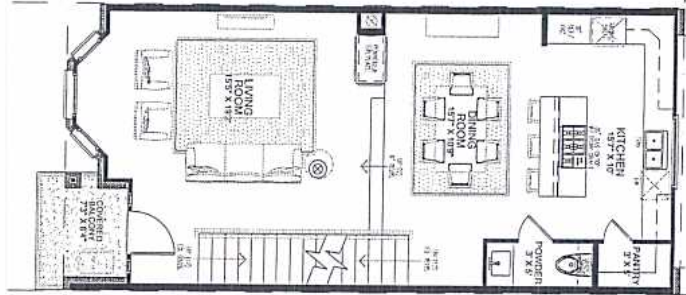
PROJECT # 05-25X
PERMIT ISSUE
BIDDING ISSUE
CONSTRUCTION ISSUE
PRINT DATE 05/16/07
DIMENSION FLOOR PLAN
UNITS TYPE "A"

A10

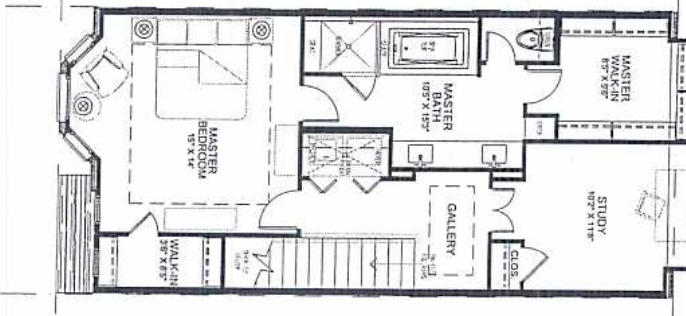


FIRST FLOOR - PLAN "B"
SCALE: 1/4" = 1'-0"

FIRST FLOOR 291 SQ. FT. A.C.
SECOND FLOOR 243 SQ. FT. A.C.
THIRD FLOOR 251 SQ. FT. A.C.
TOTAL 785 SQ. FT. A.C.
SUB TOTAL 1747 SQ. FT. A.C.
GARAGE/DRIVECH 423 SQ. FT.
COVERED AREA 773 SQ. FT.
TOTAL 2447 SQ. FT.
BUILDABLE 2447 SQ. FT.



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



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

20' X 43' FOOTPRINT

ladymca associates, inc
423 east greenbriar lane dallas,
phones: 720.0346, 541.65x; 214.946.5844
email bldymca@metrotownhomes.biz

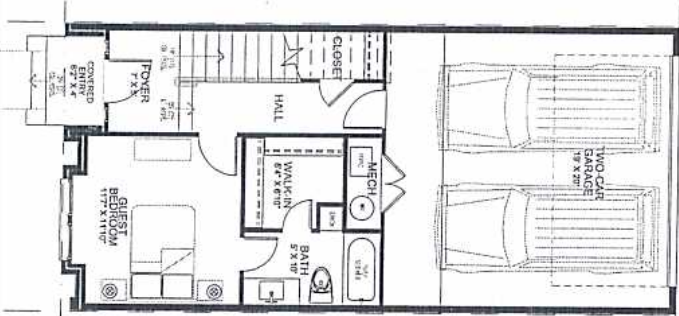
RESIDENCES OF ADDISON
BLOCKS A, B, C - LOT 1-84
G.W. FISHER SURVEY ABSTRACT #48
CITY OF ADDISON, DALLAS COUNTY TEXAS

STRUCTURAL 1
LARRY SMITH ENGINEERS
2113 TERRELL LANE
SUITE 400 DALLAS TEXAS 75205
1.877.964.2181
1.877.964.2007

CONSTRUCTION ISSUE
PRINT DATE 05/06/07
PROJECT # 05-2007
PERMIT ISSUE
BIDDING ISSUE
CONSTRUCTION ISSUE

PERMIT DATE 05/06/07
DAMAGED FLOOR/SLAB
FIRST SECOND THIRD
UNIT TYPE "P"

A11

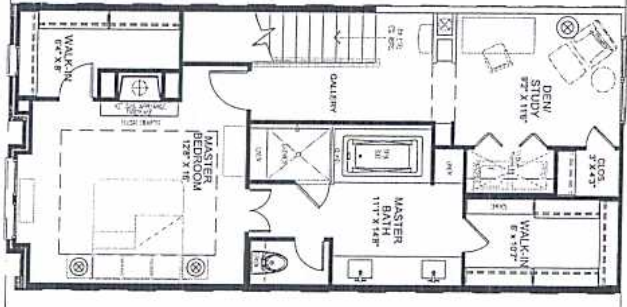


FIRST FLOOR - PLAN "C"
SCALE: 1/8" = 1'-0"

FIRST FLOOR 493.59 S.F. A.C.
SECOND FLOOR 742.59 S.F. A.C.
THIRD FLOOR 848.59 S.F. A.C.
TOTAL 2084.77 S.F. A.C.
COVERED PORCH 421.59 S.F.
COVERED DRIVE 51.59 S.F.
TOTAL BUILDABLE 2,300.50 S.F.



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



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

20' X 43' FOOTPRINT

STRUCTURAL
LARRY SMITH ENGINEERS
2151 EDMONDSON LANE
SUITE 405 DALLAS, TEXAS 75205
1 972 964 2181
F 972 964 2007

DATE: 05/15/07
PROJECT: 05-2707
PREPARED BY: [REDACTED]
CHECKED BY: [REDACTED]
CONSTRUCTION ISSUE: [REDACTED]
PRINT DATE: 05/15/07

CONSTRUCTION ISSUE: [REDACTED]
PRINT DATE: 05/15/07

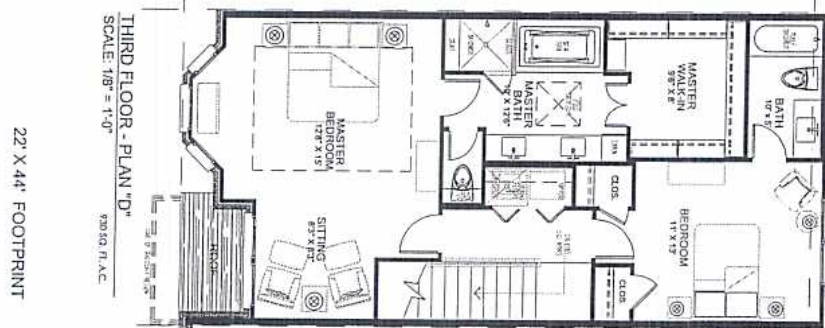
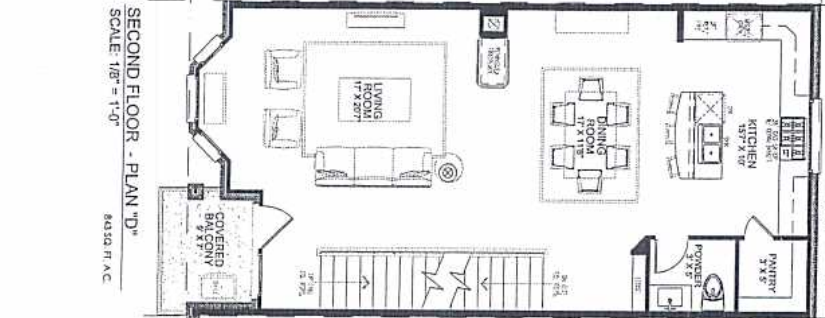
UNIT TYPE: "C"

ladymc associates, inc
423 east greenbrair lane dallas,
phones: 7520946.54 fax: 214.946.5844
email: bladyon@metrotownhomes.biz

ORDINANCE NO. 007040

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

OFFICE OF THE CITY SECRETARY



FIRST FLOOR - PLAN "D"
 SCALE: 1/8" = 1'-0"
 1ST FLOOR 4452 R. A.C.
 2ND FLOOR 3232 R. A.C.
 3RD FLOOR 3232 R. A.C.
 SUB-TOTAL 2332 R. A.C.
 GARAGE/MECH 4452 R.
 COVERED AREA 8152 R.
 TOTAL 2774 SQ. FT.

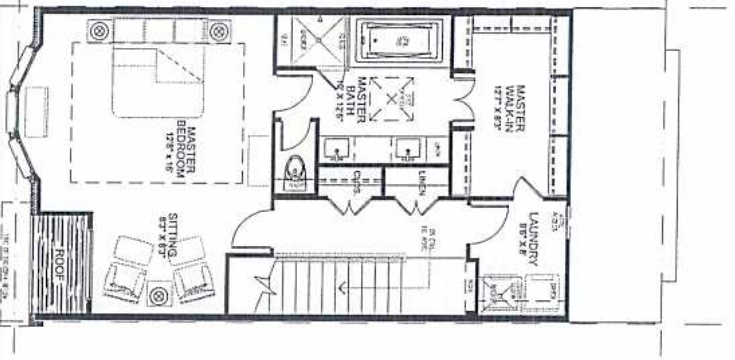
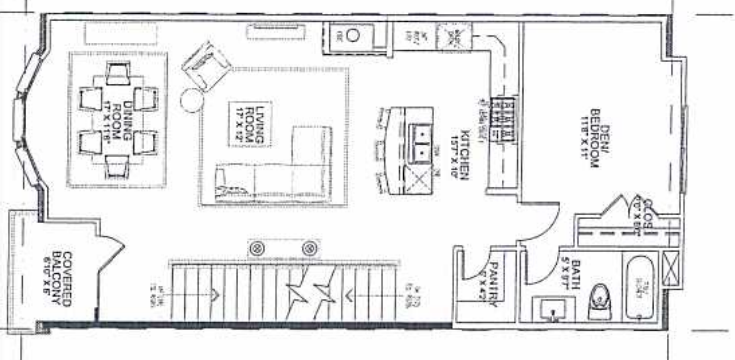
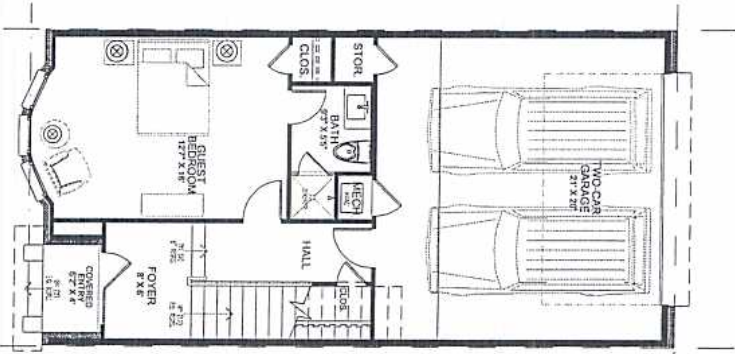
SECOND FLOOR - PLAN "D"
 SCALE: 1/8" = 1'-0"
 8452 R. A.C.

THIRD FLOOR - PLAN "D"
 SCALE: 1/8" = 1'-0"
 3920 R. A.C.

DOOR / WINDOW SCHEDULE

22' X 44' FOOTPRINT

<p>A1.3</p>	<p>OFFICE OF THE CITY SECRETARY</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>lady mac associates, inc 423 east greenbrair lane dallas, phone: 720.946.5755x: 214.946.5844 email: ladymac@metrotownhomes.biz</p>
	<p>THE SEALING OF RESPONSES TO THE CITY OF ADDISON'S REQUEST FOR PROPOSALS FOR THE CONSTRUCTION OF 22' X 44' RESIDENCES OF ADDISON, BLOCKS A, B, C - LOT 1-84, G.W. FISHER SURVEY ABSTRACT #48, CITY OF ADDISON, DALLAS COUNTY TEXAS. PROJECT # 02-230. PERMIT ISSUE. DESIGN ISSUE. CONSTRUCTION ISSUE. PRINT DATE: 02/18/07.</p>	<p>STRUCTURAL: LADY MAC ASSOCIATES, INC. 423 EAST GREENBRAIR LANE DALLAS, TEXAS 75209 TEL: 720.946.5755 FAX: 720.946.5844 WWW.LADYMACASSOCIATES.COM</p>	<p>IDENTIFIED BY: [Signature] DATE: 02/18/07</p>



22' X 44' FOOTPRINT

OFFICE OF THE CITY SECRETARY **ORDINANCE NO. 007-040**

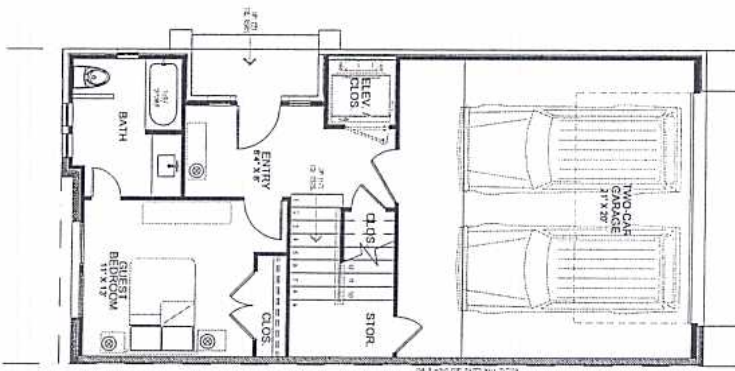
STRUCTURAL
LARRY DASH ENGINEERS
ATTN: LARRY DASH
SUITE 400
1500 WOODDALE
PLANO, TEXAS 75075
P 972.981.4202

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,
phones: 726.946.5753; 214.946.5844
email: bladymon@metrotownhomes.biz

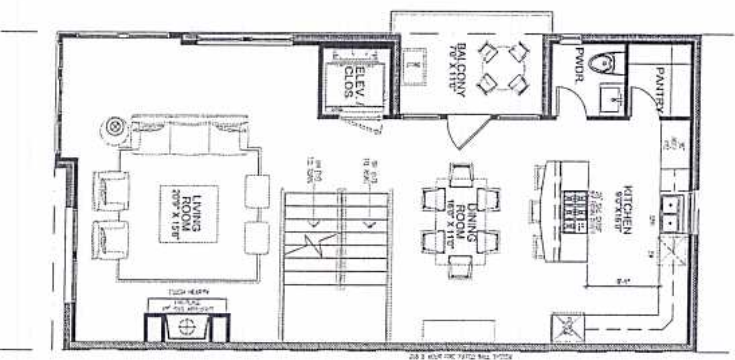
PROJECT # 05-2007
PERMIT ISSUE
DRAWING ISSUE
CONSTRUCTION ISSUE
PRINT DATE 08/15/07
DIMENSION FLOOR PLAN FIRST, SECOND, THIRD FLOOR TYPE "E"

A14

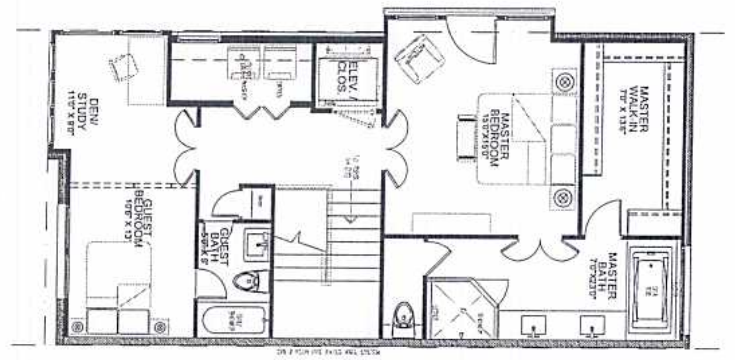


FIRST FLOOR - PLAN "F-1"
 SCALE: 1/4" = 1'-0"

FIRST FLOOR 41,501 S.F. A.C.
 SECOND FLOOR 728,521 S.F. A.C.
 THIRD FLOOR 847,521 S.F. A.C.
 SUB-TOTAL 2,087,543 S.F. A.C.
 CONSTRUCTION 471,213 S.F.
 CONSTRUCTION 1,616,330 S.F.
 TOTAL 2,087,543 S.F.
 RFD/DRAWN 7/23/10 R.F.



SECOND FLOOR - PLAN "F-2"
 SCALE: 1/4" = 1'-0"



THIRD FLOOR - PLAN "F-3"
 SCALE: 1/4" = 1'-0"

<p>A1.5</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, 423 east greenbrair lane dallas, phone: 720.946.5763; 214.946.5844 email: bladyman@metrotownhomes.biz</p>
	<p>ORDINANCE NO. 007-040</p>	<p>residential design interior design construction management</p>
<p>OFFICE OF THE CITY SECRETARY</p>		