

**TOWN OF ADDISON, TEXAS
ORDINANCE NO. 008-041**

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, APPROVING A CONCEPT PLAN FOR A RESIDENTIAL PROJECT OF APPROXIMATELY 90 CONDOMINIUM UNITS AND 48 TOWNHOME UNITS, AS REQUIRED BY THE "UC" DISTRICT ORDINANCE, RESIDENTIAL SUB-DISTRICT, ON APPLICATION FROM ADDISON URBAN DEVELOPMENT PARTNERS - LLC, 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 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 hereinafter described property is located within the Addison, Texas, and within 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, Residential sub-district, said property shall be developed in accordance with the concept plans, which are attached hereto and made a part hereof for all purposes.

SECTION 3. 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 4. 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 5. 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 6. 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 9th day of September, 2008.


MAYOR-Joe Chow

ATTEST:


CITY SECRETARY-
Mario Canizares

CASE NO. : 1562-Z/Meridian Square

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES-
Carmen Moran

PUBLISHED ON: DMN 12/7/2008



SITE DATA SUMMARY:

1. EXISTING ZONING: UC - URBAN CENTER PROPOSED ZONING: LC
2. TOTAL SITE AREA: ± 4.0 ACRES
3. RESIDENTIAL DENSITY: THALEY ACCESS-40 CONDO G-RACH ACCESS-40
4. RESIDENTIAL DENSITY: DWELLING UNITS: ACRE: 35.7
5. AREA REGULATIONS:

THALEY ACCESS:	CONDO STREET ACCESS:
MIN. LOT WIDTH: 47'	MIN. LOT AREA: 752 SF
MIN. LOT DEPTH: 47'	MIN. FRONT YARD: 5'
MIN. LOT AREA: 752 SF	MIN. GARAGE BACK: 3'
MIN. FRONT YARD: 5'	MIN. DIST. BETWEEN GARAGE FACES: 20' (SEE NOTE 7)
MIN. GARAGE BACK: 3'	MIN. SIDE YARD: 0'
MIN. DIST. BETWEEN GARAGE FACES: 20' (SEE NOTE 7)	MIN. PERIMETER CORNER SIDE YARD: 3'
MIN. SIDE YARD: 0'	MIN. BRDG. SEPARATION: 10'
MIN. PERIMETER CORNER SIDE YARD: 3'	MAX. UNITS PER BLDG.: 8
MIN. BRDG. SEPARATION: 10'	MAX. STREET CURB PAVING PROVIDED: ± 1.1 or 1.0 ± 1
6. ON-STREET CURB PAVING PROVIDED: ± 1.1 or 1.0 ± 1

NOTES:

1. ALL CONDO UNITS ARE TO BE UNITS OF ONE OR TWO BEDROOMS.
2. THE CONDO UNITS ARE TO BE UNITS OF ONE OR TWO BEDROOMS.
3. THE CONDO UNITS ARE TO BE UNITS OF ONE OR TWO BEDROOMS.
4. THE CONDO UNITS ARE TO BE UNITS OF ONE OR TWO BEDROOMS.
5. THE CONDO UNITS ARE TO BE UNITS OF ONE OR TWO BEDROOMS.
6. THE CONDO UNITS ARE TO BE UNITS OF ONE OR TWO BEDROOMS.
7. THE CONDO UNITS ARE TO BE UNITS OF ONE OR TWO BEDROOMS.
8. THE CONDO UNITS ARE TO BE UNITS OF ONE OR TWO BEDROOMS.
9. THE CONDO UNITS ARE TO BE UNITS OF ONE OR TWO BEDROOMS.
10. THE CONDO UNITS ARE TO BE UNITS OF ONE OR TWO BEDROOMS.

SITE PLAN 148 TH & 92 CONDO'S

MERIDIAN SQUARE

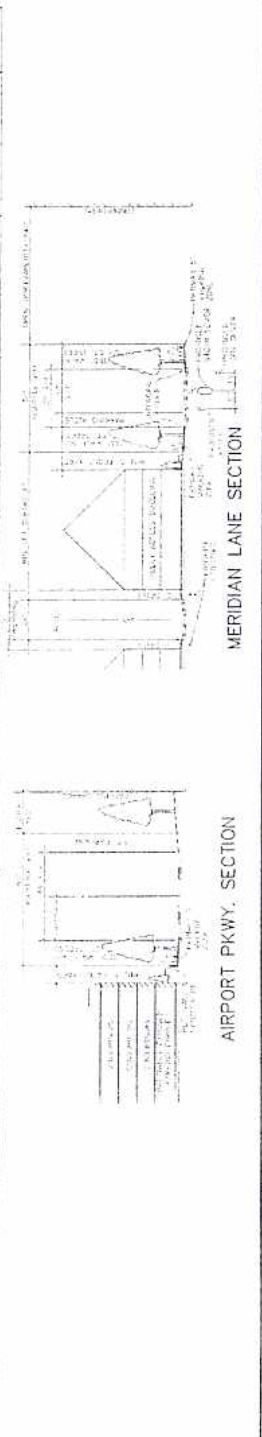
3.41147 W. 148TH S. 24.27' (SECTION 1) N. 74.36'

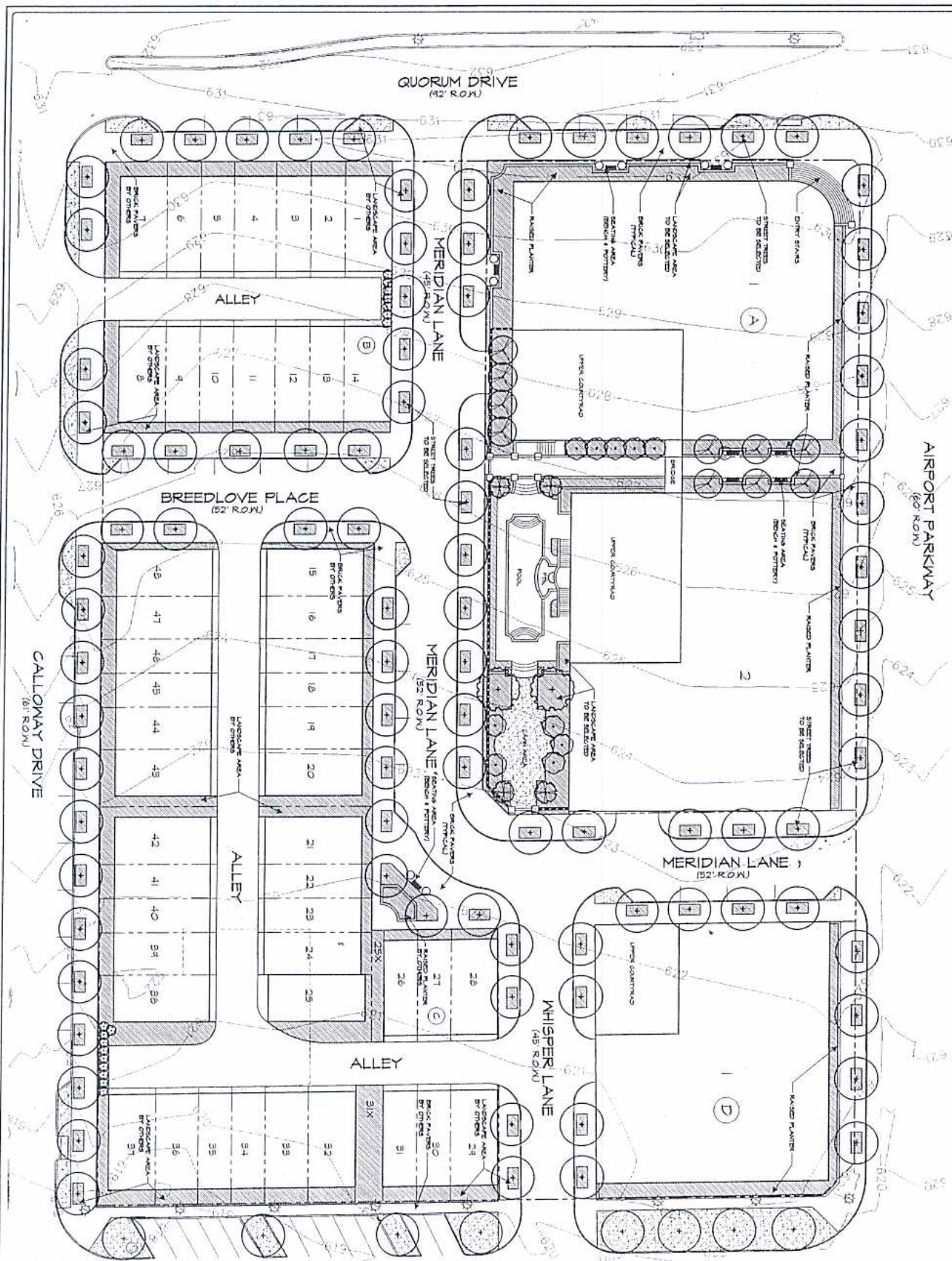
TOWNSHIP OF WILSON, DALLAS COUNTY, TEXAS

LANDOWNER:
 ANDERSON & ASSOCIATES, INC.
 2227 West Loop West, Suite 1000
 Dallas, Texas 75201
 Phone: 214.750.1234
 Fax: 214.750.1235

DESIGNER:
 DOWDNEY, ANDERSON & ASSOCIATES, INC.
 2227 West Loop West, Suite 1000
 Dallas, Texas 75201
 Phone: 214.750.1234
 Fax: 214.750.1235

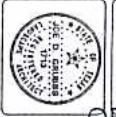
NO.	DATE	REVISION
1	08/14/08	ISSUE FOR PERMIT
2	08/14/08	ISSUE FOR PERMIT
3	08/14/08	ISSUE FOR PERMIT
4	08/14/08	ISSUE FOR PERMIT
5	08/14/08	ISSUE FOR PERMIT
6	08/14/08	ISSUE FOR PERMIT
7	08/14/08	ISSUE FOR PERMIT
8	08/14/08	ISSUE FOR PERMIT
9	08/14/08	ISSUE FOR PERMIT
10	08/14/08	ISSUE FOR PERMIT





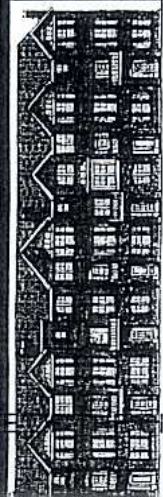
Sheet Title:
Landscape Plan

Meridian Square
 Condominium / Townhomes
 Addison, Texas

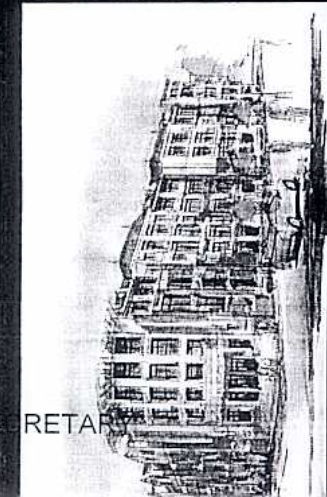


Grubbs Design Group
 Landscape Architecture • Construction Management

TOWNHOME ELEVATION

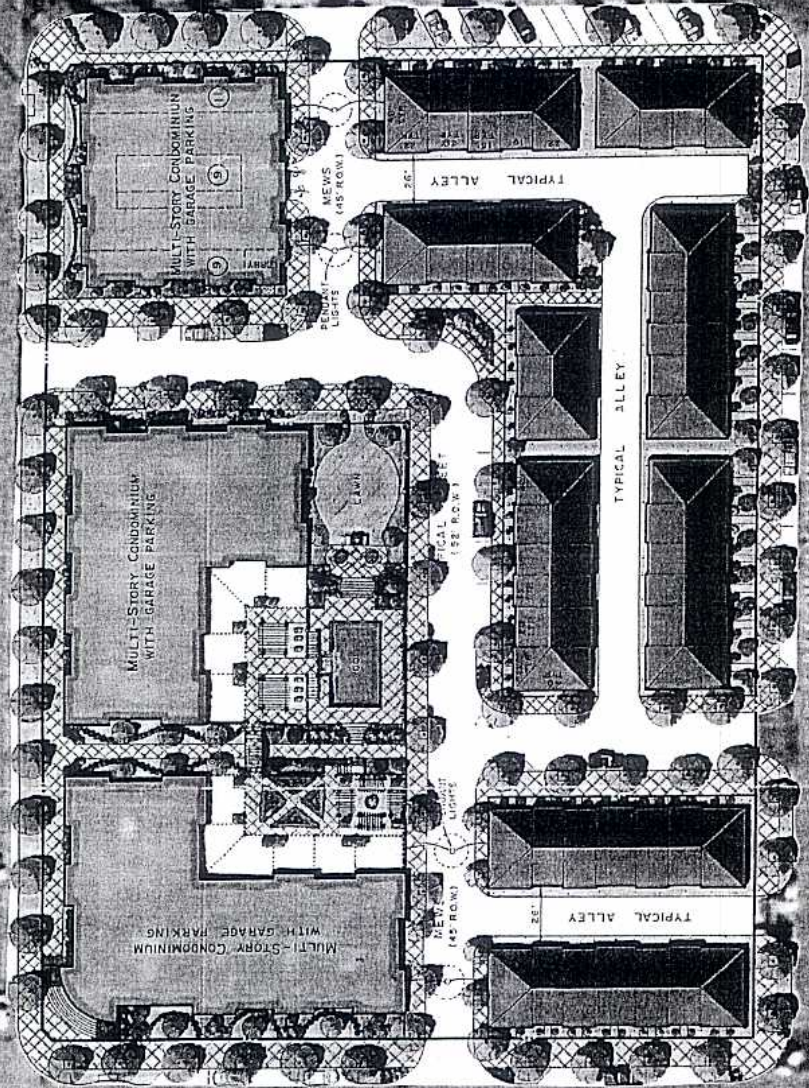


CONDOMINIUM ELEVATION



RETAI

AIRPORT PARKWAY



SPECTRUM DRIVE

ALLOWAY DRIVE

QUORUM DRIVE

Development Data

Product (#)	Width x Depth	Sum
16x45	20x45	160x100 (DU)
22	10	16
Condominiums	-	-
Sum	22	10
		16
		92
		140

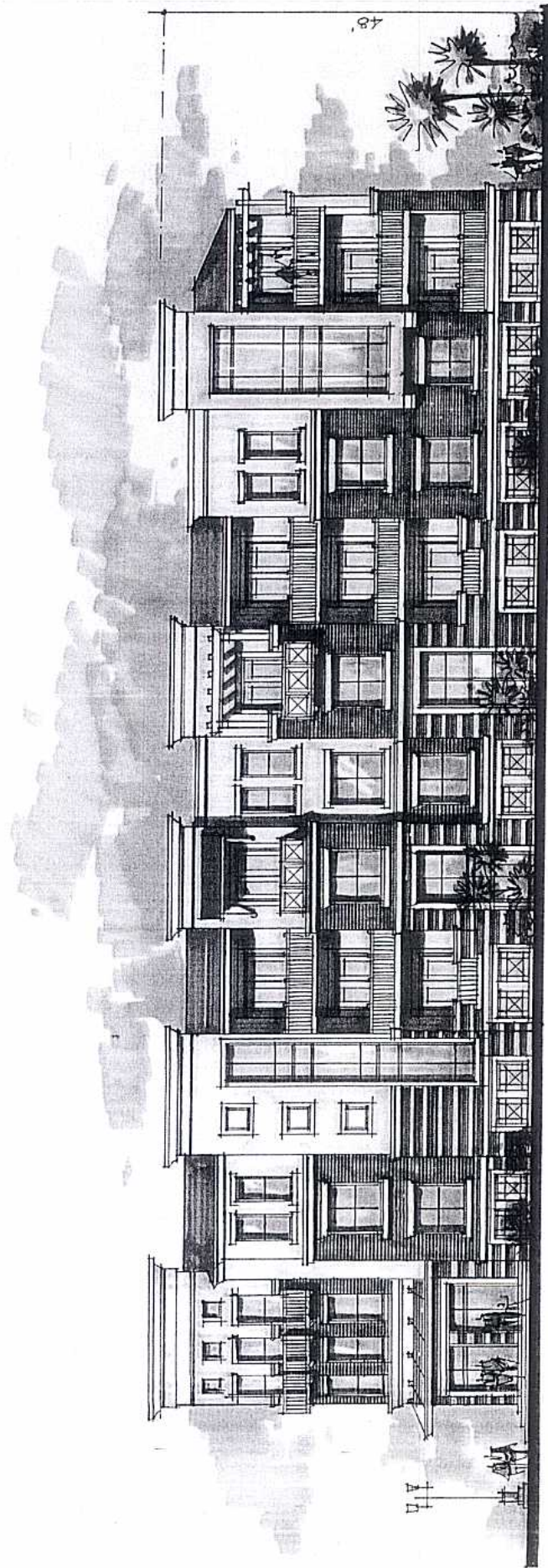
EXHIBIT PREPARED DATE 2004



DOWDEY ANDERSON & ASSOCIATES, INC.
 3333 Village Creek Drive, Suite 200 P.O. Box 15933 97231-6654



NO. 008-041



FRONT ELEVATION

MERIDIAN SQUARE
 ADDISON, TEXAS
 SAVANNAH DEVELOPERS
 HPA#2008327

HUMPHREYS PARTNERS



7-25-08

© 2008 by HUMPHREYS & PARTNERS, P.C. All rights reserved. This drawing is the property of Humphreys & Partners, P.C. It is not to be used for any other project without the written consent of Humphreys & Partners, P.C. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. Please contact your advisor for more information.

