

ORDINANCE NO. 011- 002

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING PLANNED DEVELOPMENT ORDINANCE 009-004, SECTION 4. DEVELOPMENT STANDARDS AND CONDISIONT, SUB-SECTION (A) AREA REGULATIONS, PARAGRAPH (iii), IN ORDER TO REVISE A LOT LINE ON TRACT I FROM TEN (10) FEET TO ZERO (0) FEET, AND IN ORDER TO ELIMINATE A REQUIREMENT FOR A TEN (10) FOOT LANDSCAPE BUFFER ON AN INTERIOR LOT LINE ON TRACT I, AND IN ORDER TO PROVIDE FOR APPROVAL OF DEVELOPMENT PLANS IN AN EXISTING PLANNED DVELOMPENT DISTRICT, LOCATED ON APPROXIMATELY 6.9 ACRES AT THE NORTHWEST CORNER OF SOJOURN DRIVE AND DALLAS PARKWAY, ON APPLICATION FROM MHSS ADDISON, LP; 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, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, is hereby amended by amending Ordinance 009-004, Section 4.

Development Standards and Conditions, Sub-section (a) Area Regulations, paragraph (iii), to read as follows:

(iii) All parking structures shall be set back from all property lines which are interior to Tract I a minimum of zero (0) feet.

SECTION 2. As provided in Planned Development District Article of the Comprehensive Zoning Ordinance, said property shall be improved in accordance with the development plans which are attached hereto and made a part hereof for all purposes.

SECTION 3. The following special conditions are placed on the above described property:

-the site plan shall be revised to either remove the garage entrance at the southern driveway on Addison Road, or limit the driveway to right-in/right-out traffic movements only.

-prior to the issuance of a building permit, the applicant shall submit a checklist to the Building Inspection Department that lists the sustainable or "green" elements to be included in the building design and operation.

SECTION 4. 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 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 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 6. 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 7. 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 11th day of January, 2011


MAYOR

ATTEST:

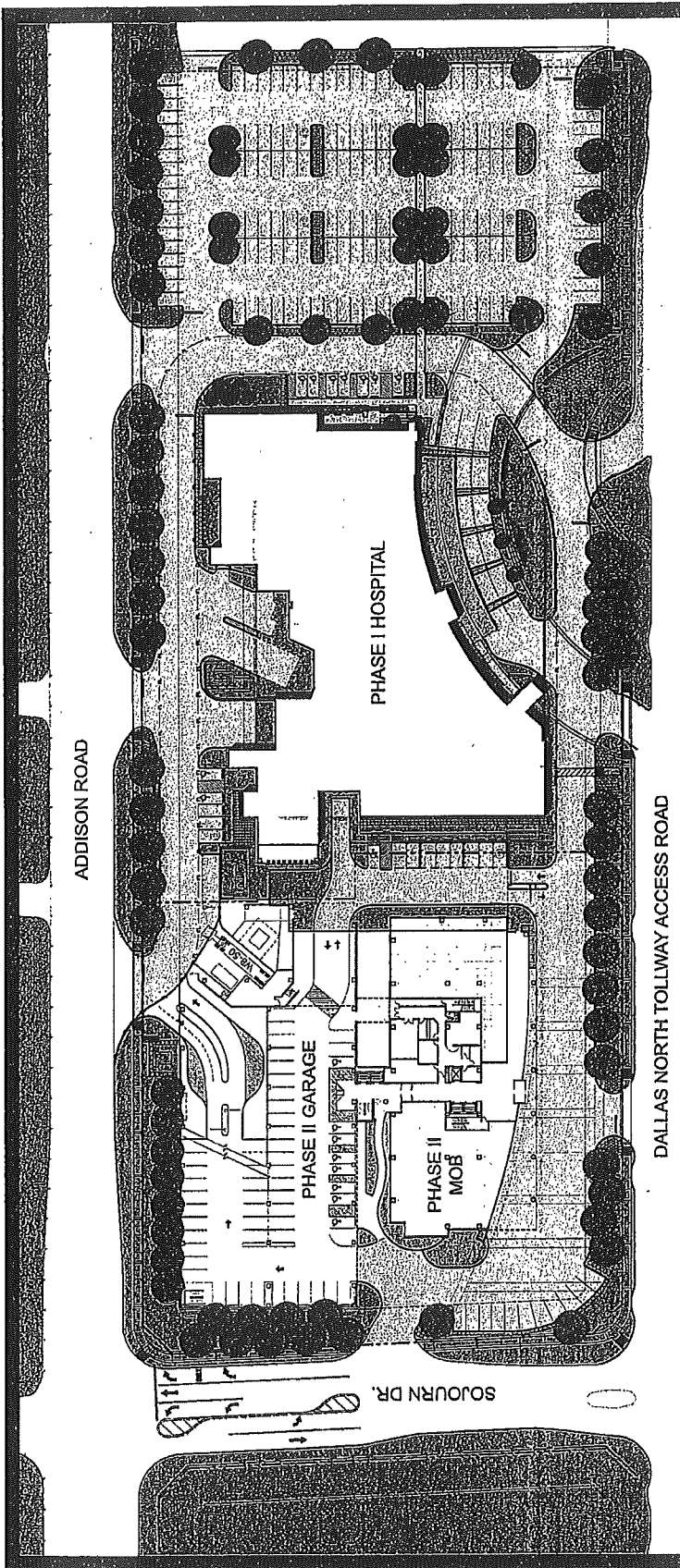

CITY SECRETARY

CASE NO.: 1607-Z/MHSS Addison, LP

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 5-15-11



PARKING TABULATION

PARKING REQUIRED - (1,200 SF)

AREA	MOB GSF
L1	19,220
L2	22,955
L3	22,955
L4	22,955
L5	22,955
TOTAL	110,040 GSF
TOTAL PARKING REQUIRED	550

PARKING PROVIDED

SURFACE	PERMANENT	INTERIM	HC
PERMANENT	11	8	1
INTERIM	8	1	
TOTAL	19	9	1

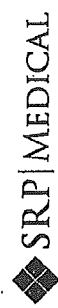
STRUCTURED	GSF
G1 (Reallocated from Phase I)	34
G2 (Reallocated from Phase I)	24,723
G3 (Reallocated from Phase I)	34,640
G4 (Reallocated from Phase I)	34,640
G5 (Reallocated from Phase I)	107
G6 (Reallocated from Phase I)	107
G7 (Reallocated from Phase I)	34,640
G8 (Reallocated from Phase I)	106
G9 (Reallocated from Phase I)	34,640
TOTAL	189,562 GSF

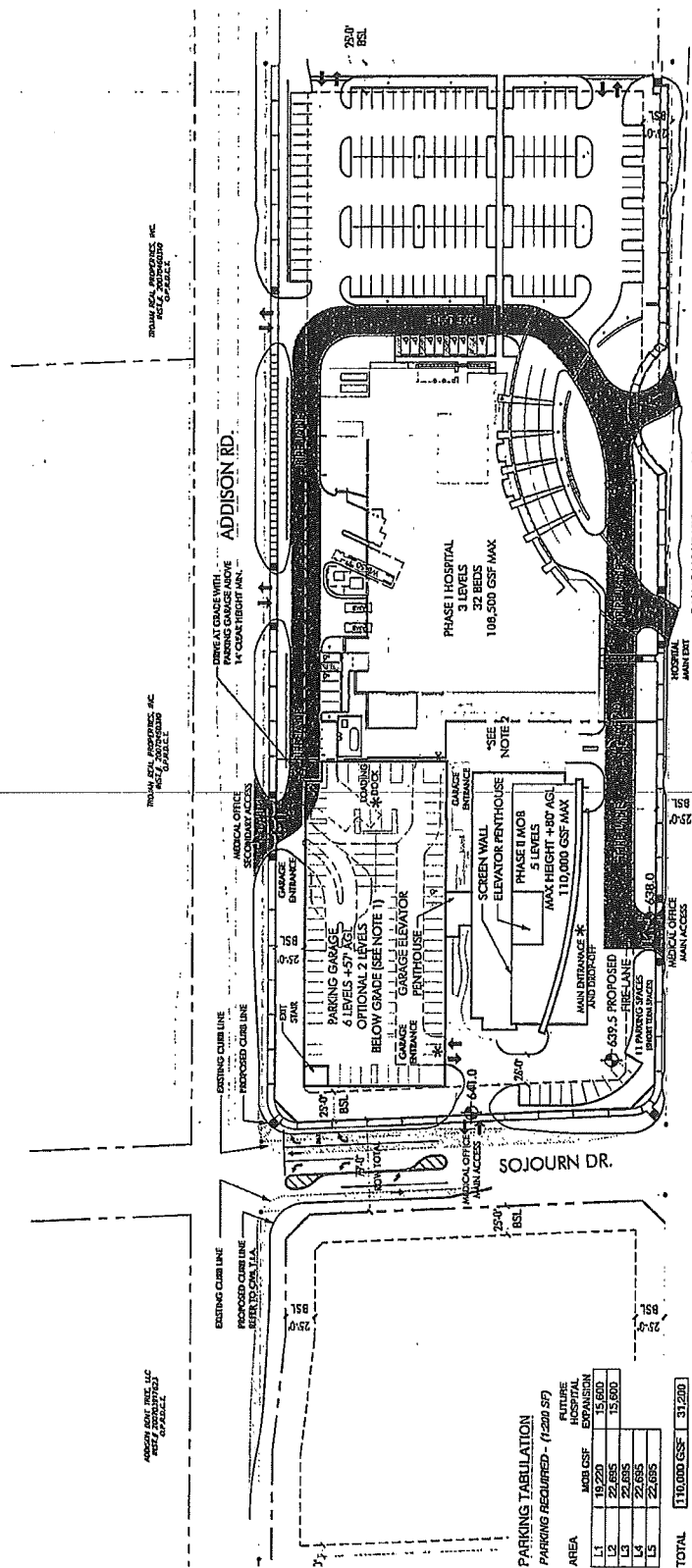
TOTAL STRUCTURED	548
TOTAL PARKING	558

NOTE: 6 PARKING SPACES REQUIRED FOR PHASE I HOSPITAL RELOCATED TO PHASE II (INCLUDED IN 558 TOTAL COUNT)



SITE PLAN





01 EXHIBIT D - PHASE II SITE PLAN
SCALE: 1" = 60'0"

- LEGEND:**
- SF = Square Foot
 - AGL = Above Grade Level
 - ED = Emergency Department
 - MOB = Medical Office Building
 - CUP = Central Utility Plant
 - HC = Handi-cap

(Max height is exclusive of parapet walls, penthouse structures, and similar structures)

METHODIST HOSPITAL FOR SURGERY - PHASE II MEDICAL OFFICE BUILDING

Exhibit D - Phase II Site Plan
Scheme A
11.03.2009
11.03.2009
11.03.2009



- LEGEND:**
- EXISTING FIRE LANE
 - PROPOSED FIRE LANE
 - REPAVED STREET

PARKING TABULATION
PARKING REQUIRED - (1,200 SF)

AREA	MOB GSF	FUTURE HOSPITAL EXISTING	HC
L1	19,220	15,600	
L2	22,655	15,600	
L3	22,655	15,600	
L4	22,655	15,600	
L5	22,655	15,600	
TOTAL	110,000 GSF	31,200	

PARKING PROVIDED	HC
550	32

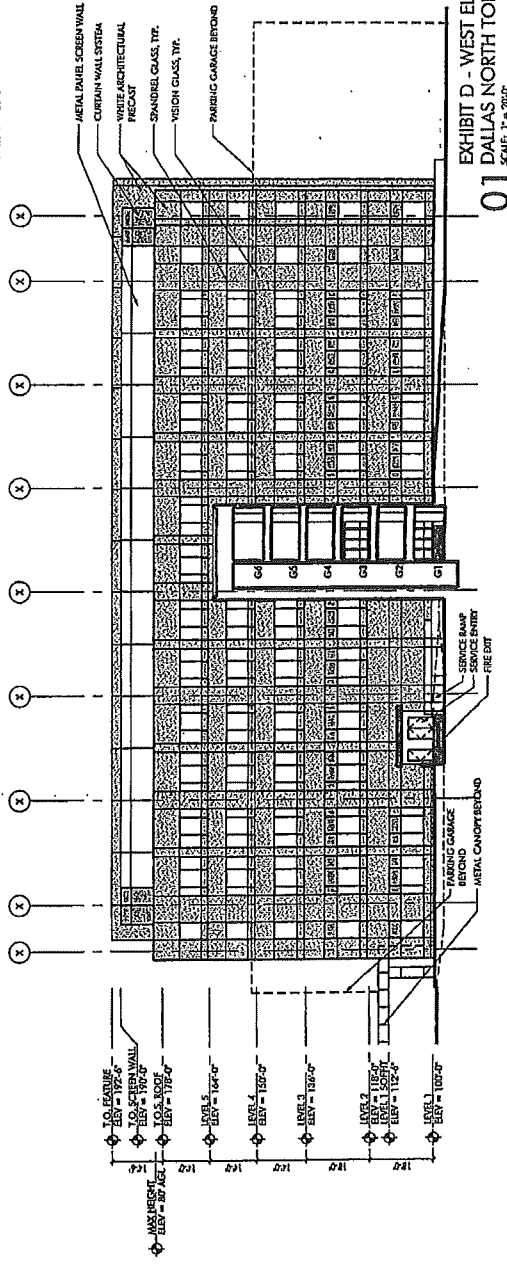
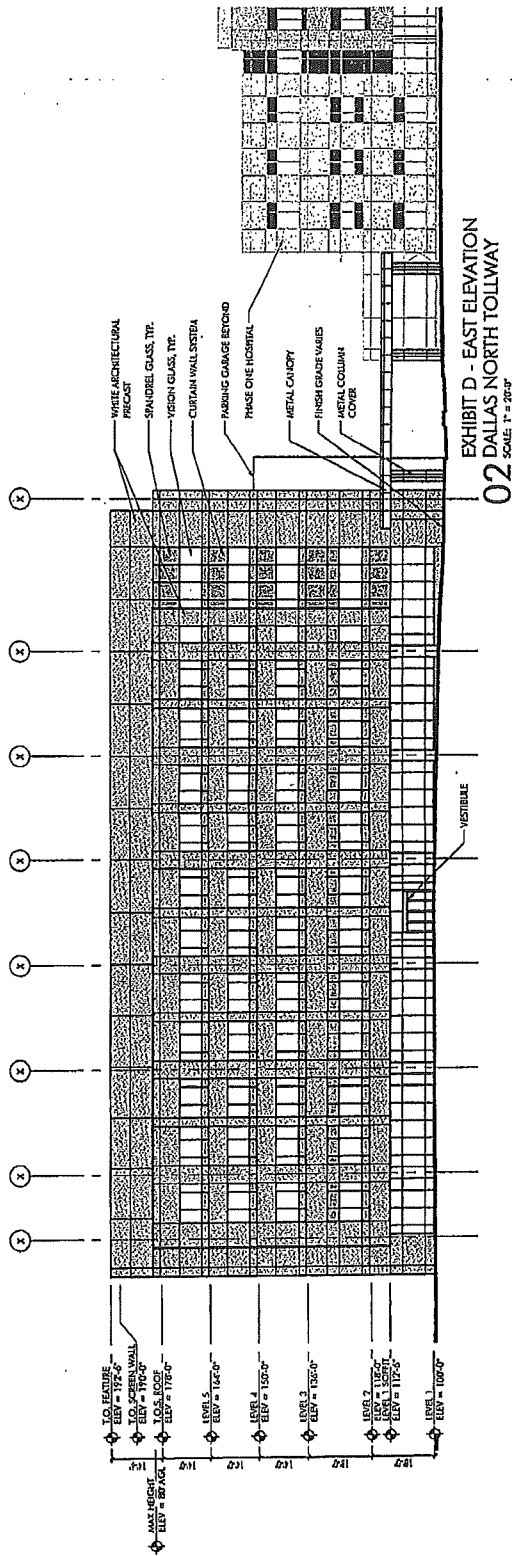
SURFACE	PERMANENT	TEMPORARY	HC
PERMANENT	11	8	1
TEMPORARY			

STRUCTURED	GSF
G1	24,753
G2	26,229
G3	34,610
G4	24,610
G5	24,610
G6	24,610
TOTAL	188,562 GSF

TOTAL	553	15
TOTAL STRUCTURED	548	188,562 GSF
TOTAL PARKING	559	

NOTE 1: THE TOTAL GSF PS SHOWN ON THE TABULATION WILL BE THE MAXIMUM NUMBER OF SPACES PROVIDED. THE TOTAL NUMBER OF SPACES PROVIDED BY THE BELOW GRADE PARKING REQUIRED) IS 6 PARKING SPACES REQUIRED FOR PHASE I HOSPITAL RELOCATED TO PHASE II (PARKING INCLUDED IN 550 TOTAL)

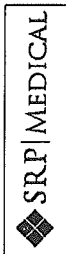


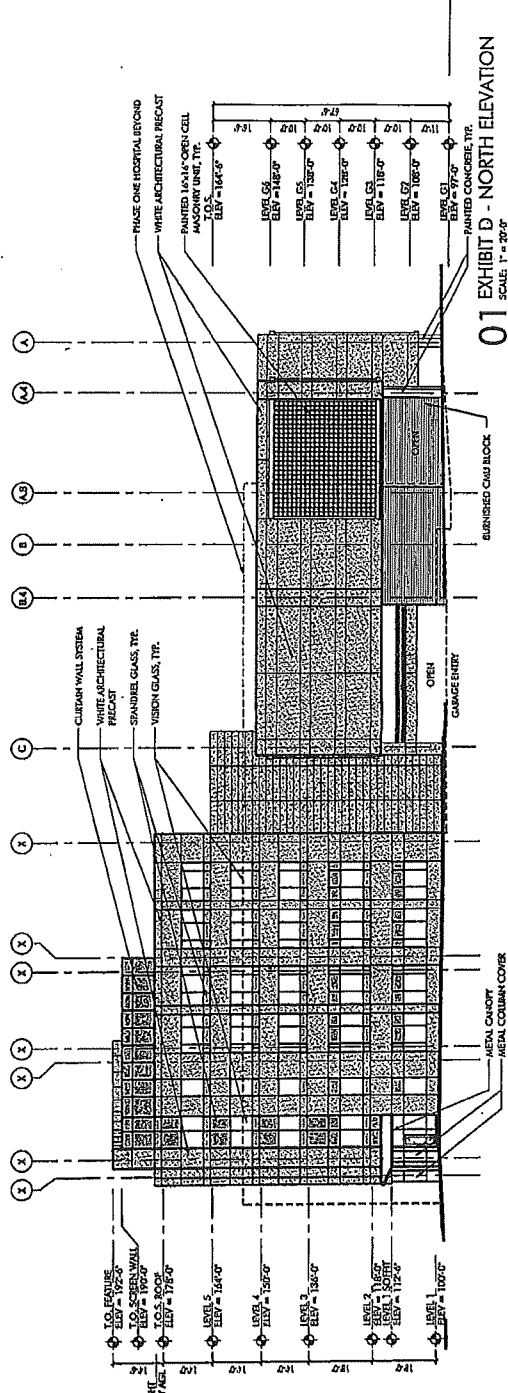
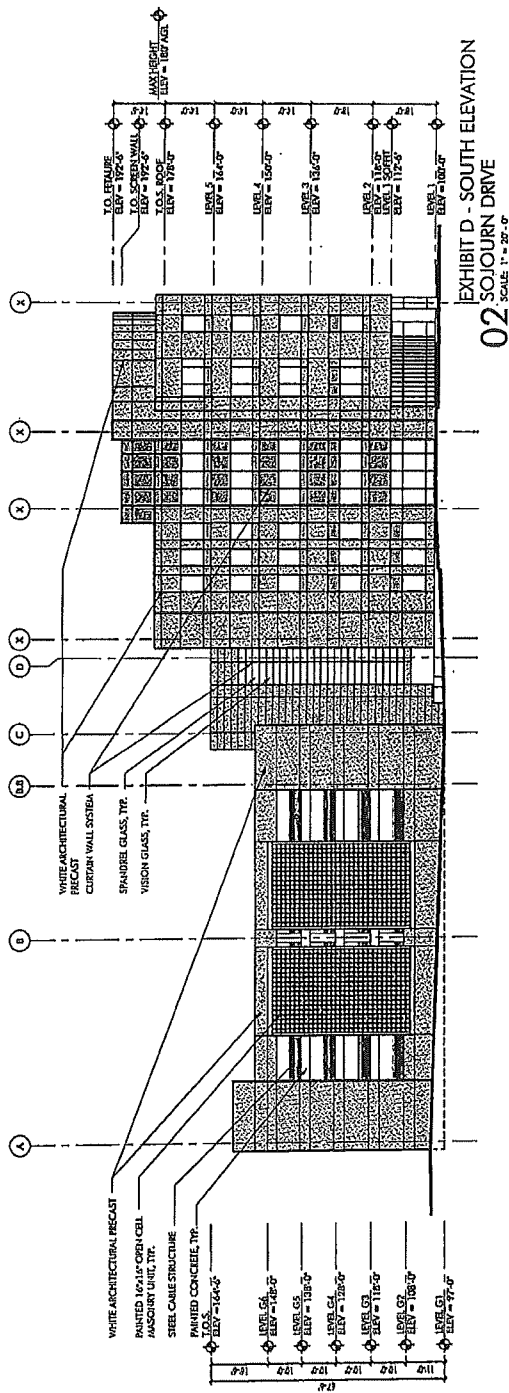


BO
 KA
 POWELL

SRP | MEDICAL

METHODIST HOSPITAL FOR SURGERY - PHASE II MEDICAL OFFICE BUILDING

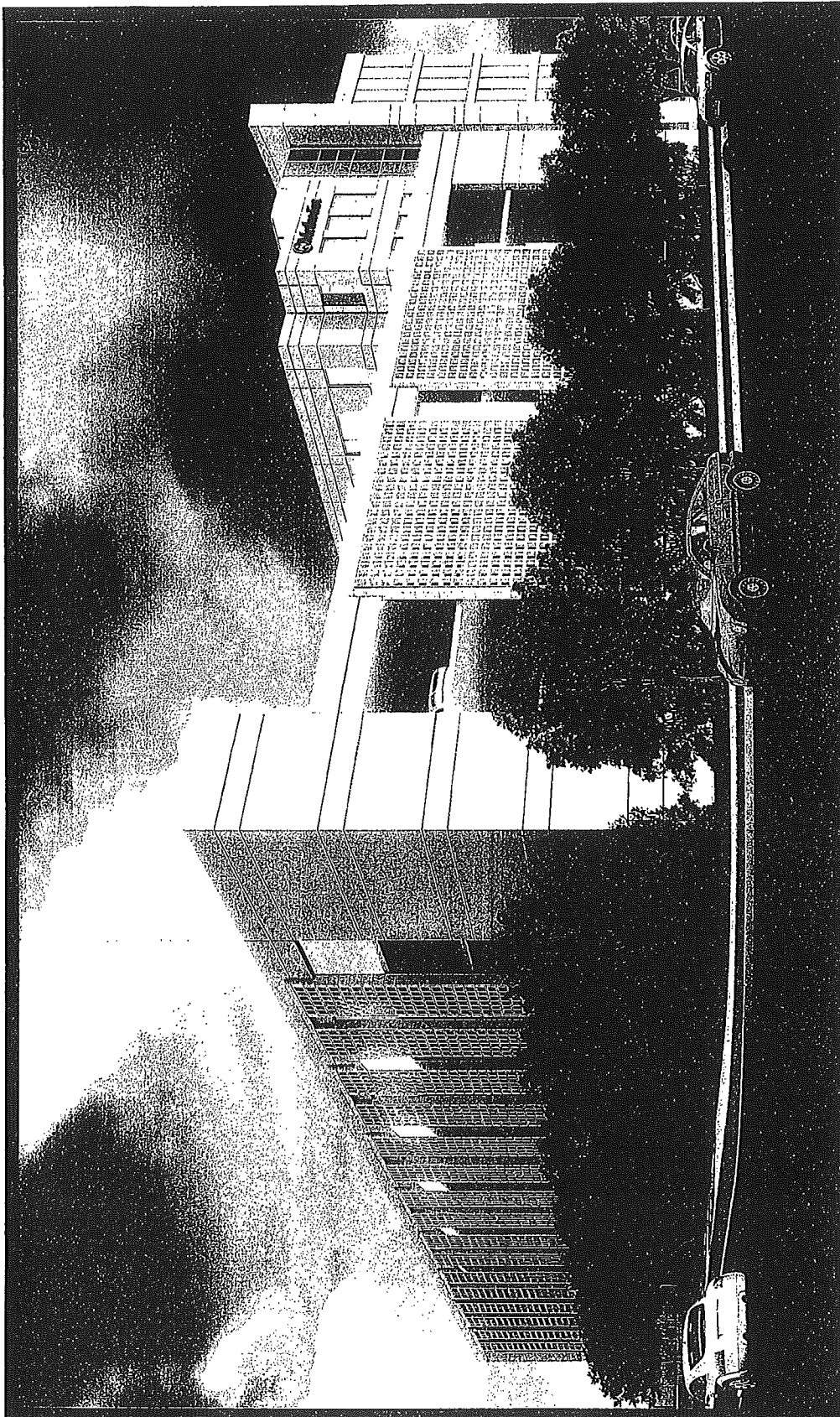




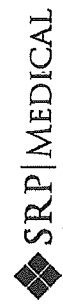
METHODIST HOSPITAL FOR SURGERY - PHASE II MEDICAL OFFICE BUILDING

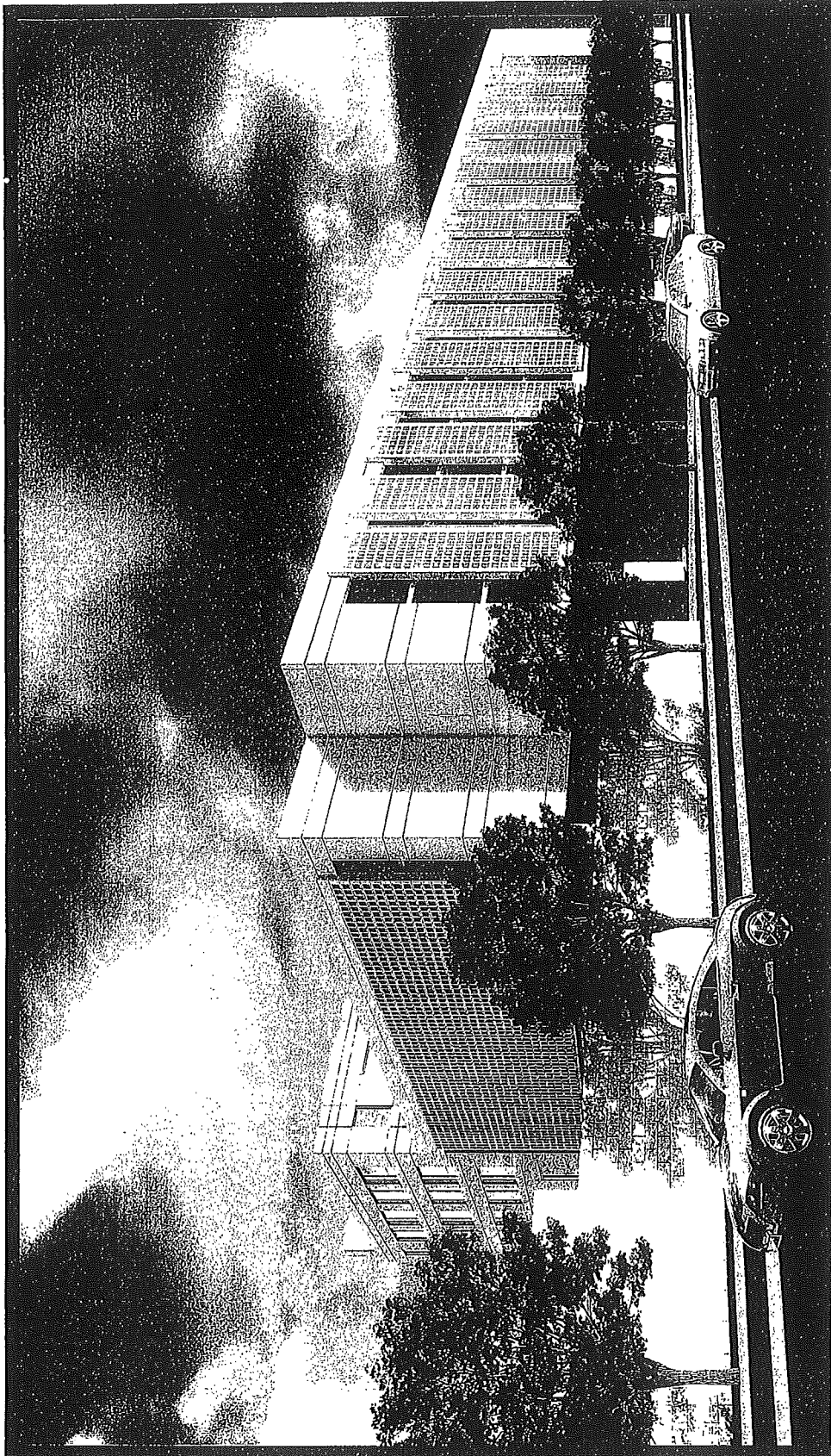
Richard D. Edwards
10.12.18






VIEW FROM SOUTH-WEST AT SOJOURN AND ADDISON





 SRP | MEDICAL

VIEW FROM NORTH-WEST ON ADDISON

 BOKAI
Powell