

**ORDINANCE NO. 013-051**

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, APPENDIX A OF THE TOWN'S CODE OF ORDINANCES, SO AS TO GRANT A SPECIAL USE PERMIT FOR A HOTEL, ON APPLICATION FROM MAGNOLIA LODGING DEVELOPMENT, LLC, LOCATED ON 2.897 ACRES OF LAND GENERALLY AT THE NORTHEAST CORNER OF BELT LINE ROAD AND ADDISON ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE, PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE. PROVIDING FOR A REPEAL CLAUSE; AND PROVIDING FOR A PENALTY 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 Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit to a hotel. Said zoning amendment shall be noted on the official zoning map of the Town of Addison, Texas, and is situated on the following described land:

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, said tract being a portion of Lot 3, Block A, Beltway-Quorum Addition, an addition to the Town of Addison as recorded in Volume 2005102, Page 184 Plat Records, Dallas County, Texas, and a portion of Lot 2, Block A, Beltway-Quorum Addition, an addition to the Town of Addison as recorded in Volume 2004024, Page 9 Plat Records, Dallas County, Texas and also being a portion of a tract of land described in deed to Addison Southwest Ltd. as recorded in Volume 90128, Page 2666, Deed Records, Dallas County, Texas and a portion of a tract of land described in deed to Addison Quorum Partners, Ltd as recorded in Instrument No. 200600031761 Official Public Records, Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a capped 1/2" iron rod found for corner, said rod being the northwest corner of said Lot 3 and the southwest corner of Lot 1, Block A, Summerfield\Arapaho\Addison Addition, an addition to the Town of Addison as recorded in Volume 95119, Page 4232 Plat Records, Dallas County, Texas;

THENCE South 89°43'00" East, along the common line between said Lot 3 and said Lot 1 (Summerfield), passing the northeast corner of said Lot 3 at 346.07 feet and continuing along the southerly line of said Lot 1 (Summerfield) and a northerly line of aforementioned Lot 2 (Beltway-Quorum) for a total distance of 354.95 feet to a 5/8 inch iron rod found for corner;

THENCE North 00°17'00" East, along the easterly line of said Lot 1 (Summerfield) and a westerly line of said Lot 2 (Beltway-Quorum), for a distance of 31.40 feet to a 1/2 inch iron rod found for corner, said rod being a northwest corner of said Lot 2 (Beltway-Quorum) and the southwest corner of Lot 1, Quorum Centre - East No. 2, an addition to the Town of Addison as recorded in Volume 2001188, Page 145 Plat Records, Dallas County, Texas;

THENCE South 89°57'28" East, along the common line between said Lot 2 (Beltway-Quorum) and said Lot 1 (Quorum Centre-East No. 2), for a distance of 52.76 feet to a 1/2 inch iron rod with a plastic orange cap stamped "PIBURN PARTNERS" set for corner, said rod being a northeast corner of said Lot 2 (Beltway-Quorum) and a northwest corner of Quorum Centre-East No. 1, an addition to the Town of Addison as recorded in Volume 95100, Page 3266 Plat Records, Dallas County, Texas;

THENCE South 00°15'05" East, along the common line between said Lot 2 (Beltway-Quorum) and said Quorum Centre East-No. 1, for a distance of 175.00 feet to an "X" cut in concrete found for corner, said "X" being the southwest corner of said Quorum Centre-East No 1;

THENCE South 89°57'28" East, along the common line between said Lot 2 (Beltway-Quorum) and said Quorum Centre East-No. 1, for a distance of 9.91 feet to an "X" cut in concrete set for corner, said "X" being a northwest corner of Lot 1, Belt Line-Quorum Addition, an addition to the Town of Addison as recorded in Volume 91077, Page 4068 Plat Records, Dallas County, Texas;

THENCE South 00°15'05" East, along the common line between said Lot 2 (Beltway-Quorum) and said Lot 1 (Belt Line-Quorum), for a distance of 137.67 feet to an "X" cut in concrete set for corner;

THENCE North 89°57'28" West, along said common line, for a distance of 30.00 feet to an "X" cut in concrete set for corner;

THENCE South 00°15'05" East, continuing along said common line, for a distance of 18.67 feet to an "X" cut in concrete set for corner;

THENCE West, through said Lot 2 (Beltway-Quorum), passing an easterly line of aforementioned Lot 3 at 33.20 feet and continuing through said Lot 3 for a total distance of 385.71 feet to a 1/2 inch iron rod with a plastic orange cap stamped "PIBURN PARTNERS" set for corner;

THENCE North 00°17'00" East, for a distance of 33.41 feet to a 1/2 inch iron rod with a plastic orange cap stamped "PIBURN PARTNERS" set for corner;

THENCE North 89°43'00" West, for a distance of 25.29 feet to a 1/2 inch iron rod with a plastic orange cap stamped "PIBURN PARTNERS" set for corner;

THENCE North, for a distance of 30.00 feet to a 1/2 inch iron rod with a plastic orange cap stamped "PIBURN PARTNERS" set for corner in a northerly line of aforementioned Lot 3 and the southerly line of Lot 1, Addison Road-Quorum Addition, an addition to the Town of Addison as recorded in Volume 93041, Page 2824 Plat Records, Dallas County, Texas;

THENCE South 89°43'00" East, along the common line between said Lot 3 and said Lot 1 (Addison-Quorum) for a distance of 20.43 feet to a 5/8 inch iron rod found for corner, said rod being the southeast corner of said Lot 1 (Addison-Quorum);

THENCE North 00°17'00" East, along said common line, passing the northeast corner of said Lot 1 (Addison-Quorum) at a distance of 220.98 feet and continuing for a total distance of 238.29 feet to the POINT OF BEGINNING and containing 126,211 square feet or 2.897 acres of land, more or less.

SECTION 2. That the special use permit for a hotel is granted to the specific development plans proposed, and the above-described property shall be developed in accordance with the plans attached hereto and a part hereof for all purposes.

SECTION 3. That the special use permit for the hotel shall be granted subject to the following special conditions:


- The applicant shall provide the Town official height determination from the FAA (form 7460-1) before a building permit is issued.
- The property owner shall provide an Avigation Easement to the Town prior to the issuance of a building permit for the project.
- The applicant shall confirm where the future water/sewer/drainage connections are going to be made to this site, and clarify whether they will be in the proposed parking lot or on the hotel site. The applicant must submit drainage calculations and drawings to "prove up" the detention requirements.
- This site and the retail building site for Potbelly/Taco Diner must be replatted to accommodate the moved property lines and moving of parking areas between this site and the retail building site. This replat shall be completed prior to the issuance of a building permit for the hotel.

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.


SECTION 5. 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 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, on this the 10th day of December, 2013.

  
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MAYOR, Todd Meier

ATTEST:

  
\_\_\_\_\_  
CITY SECRETARY, Matt McCombs

CASE NO. 1677-SUP/Home2 Suites by Hilton

APPROVED AS TO FORM:

  
\_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

published DMN 1-8-14

013-051

**ADDISON  
SUP REVIEW**

ISSUE INFORMATION

NO.	DATE	DESCRIPTION
1	17OCT13	INDEX OF DRAWINGS
2	17OCT13	ISSUED
3	17OCT13	REVISED
4	17OCT13	ISSUED AS REVISED

17OCT13  
Index of Drawings

LOG  
ISSUED AS REVISED

**HOME2**  
SUITES BY HILTON  
BASED ON VERSION 2.1: OCTOBER, 2012

**MAGNOLIA LODGING DEVELOPMENT**  
BELTLINE @ ADDISON ROAD  
ADDISON, TEXAS

L.A.L. PROJECT NO. 13024

**General Project Notes:**

1. REVIEW ALL DRAWINGS FOR ACCURACY AND COMPLETENESS. ANY DISCREPANCIES OR OMISSIONS SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AT ALL STAGES OF CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

**Building Area Statistics**

DESCRIPTION	AREA (SQ FT)	UNIT PRICE	TOTAL VALUE
GROUND FLOOR	12,500	150	1,875,000
FIRST FLOOR	12,500	150	1,875,000
SECOND FLOOR	12,500	150	1,875,000
THIRD FLOOR	12,500	150	1,875,000
ROOF	12,500	10	125,000
TOTAL	50,000	150	7,500,000

**Vertical Room Chart**

FLOOR	ROOM NO.	ROOM TYPE	AREA (SQ FT)	PERCENTAGE
GROUND FLOOR	101	RECEPTION	1,000	8.0%
	102	LOBBY	2,000	16.0%
FIRST FLOOR	103	RESTROOM	500	4.0%
	104	CONFERENCE	1,000	8.0%
	105	OFFICE	2,000	16.0%
	106	MEETING	1,000	8.0%
	107	TRAINING	1,000	8.0%
	108	RECEPTION	1,000	8.0%
	109	LOBBY	2,000	16.0%
	110	RESTROOM	500	4.0%
	111	CONFERENCE	1,000	8.0%
	112	OFFICE	2,000	16.0%
SECOND FLOOR	201	RESTROOM	500	4.0%
	202	CONFERENCE	1,000	8.0%
	203	OFFICE	2,000	16.0%
	204	MEETING	1,000	8.0%
	205	TRAINING	1,000	8.0%
	206	RECEPTION	1,000	8.0%
	207	LOBBY	2,000	16.0%
	208	RESTROOM	500	4.0%
	209	CONFERENCE	1,000	8.0%
	210	OFFICE	2,000	16.0%
THIRD FLOOR	301	RESTROOM	500	4.0%
	302	CONFERENCE	1,000	8.0%
	303	OFFICE	2,000	16.0%
	304	MEETING	1,000	8.0%
	305	TRAINING	1,000	8.0%
	306	RECEPTION	1,000	8.0%
	307	LOBBY	2,000	16.0%
	308	RESTROOM	500	4.0%
	309	CONFERENCE	1,000	8.0%
	310	OFFICE	2,000	16.0%

**Guest Room Count Breakdown**

ROOM TYPE	COUNT	AREA (SQ FT)
STANDARD	100	10,000
DELUXE	50	5,000
SUITE	20	2,000
TOTAL	170	17,000

**PROJECT DATA**

CATEGORY: CONSTRUCTION  
2009 INTERNATIONAL BUILDING CODE

ALLOWABLE BUILDING HEIGHT (TABLE 503): 100 FT TO TOP OF FINISHED FLOOR

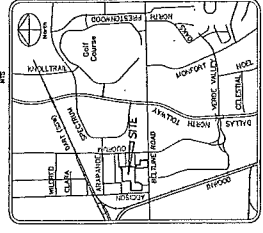
ALLOWABLE BUILDING AREA (TABLE 503): 100,000 SQ FT

LANDSCAPING ANALYSIS:  
TOTAL SITE AREA: 125,000 SQ FT  
LANDSCAPING AREA (10%): 12,500 SQ FT

**Index to Drawing Symbols**

**Abbreviations and Definitions**

AC: ACCESSIBLE  
AD: ADJUSTABLE  
AG: ANGLE  
AL: ALUMINUM  
AN: ANGLE  
AO: ANGLE  
AR: ARCH  
AS: ANGLE  
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AW: ANGLE  
AX: ANGLE  
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BA: BRASS  
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VZ: VENTILATION  
WA: WALL  
WB: WALL  
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YR: YIELD  
YS: YIELD  
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ZS: ZONE  
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ZV: ZONE  
ZW: ZONE  
ZX: ZONE  
ZY: ZONE  
ZZ: ZONE



Topographic Exhibit  
 4901 Belt Line Road  
 Portion of Lot 3, Block A (Proposed Hema 2 Sullis)  
 Town of Addison, Dallas County, Texas

Scale: 1" = 30'
Date: 10/7/2013
Drawn: Tech. Exhibit/Title
Project: Hema 2 Sullis

QUORUM CENTRE - EAST NO. 2  
 VOL. 95184, PG. 1867  
 (ORDCT)

QUORUM CENTRE - EAST NO. 1 ADDITION  
 Vol. 95100, Pg. 3266  
 (ORDCT)

BELT LINE - QUORUM ADDITION  
 Vol. 91077, Pg. 4088

LOT 1 - QUORUM ADDITION  
 Vol. 91077, Pg. 4088

LOT 1, BLOCK A  
 SUMMERFIELD/ARAPAHO/ADDISON ADDITION  
 Vol. 95119, Pg. 4322

LOT 3, BLOCK A  
 4901 BELT LINE RD.  
 ADDISON, TEXAS 76010  
 VOL. 90128, PG. 2686

ADDISON ROAD - QUORUM ADDITION  
 Vol. 93041, Pg. 2824  
 (ORDCT)

LOT 1  
 2525 ADDISON RD.  
 NEW PRIMA RESIDENTIAL COMMUNITIES, L.L.C.  
 INSTR. NO. 202008278

BELT LINE - QUORUM ADDITION  
 Vol. 91077, Pg. 4088

LOT 1 - QUORUM ADDITION  
 Vol. 91077, Pg. 4088

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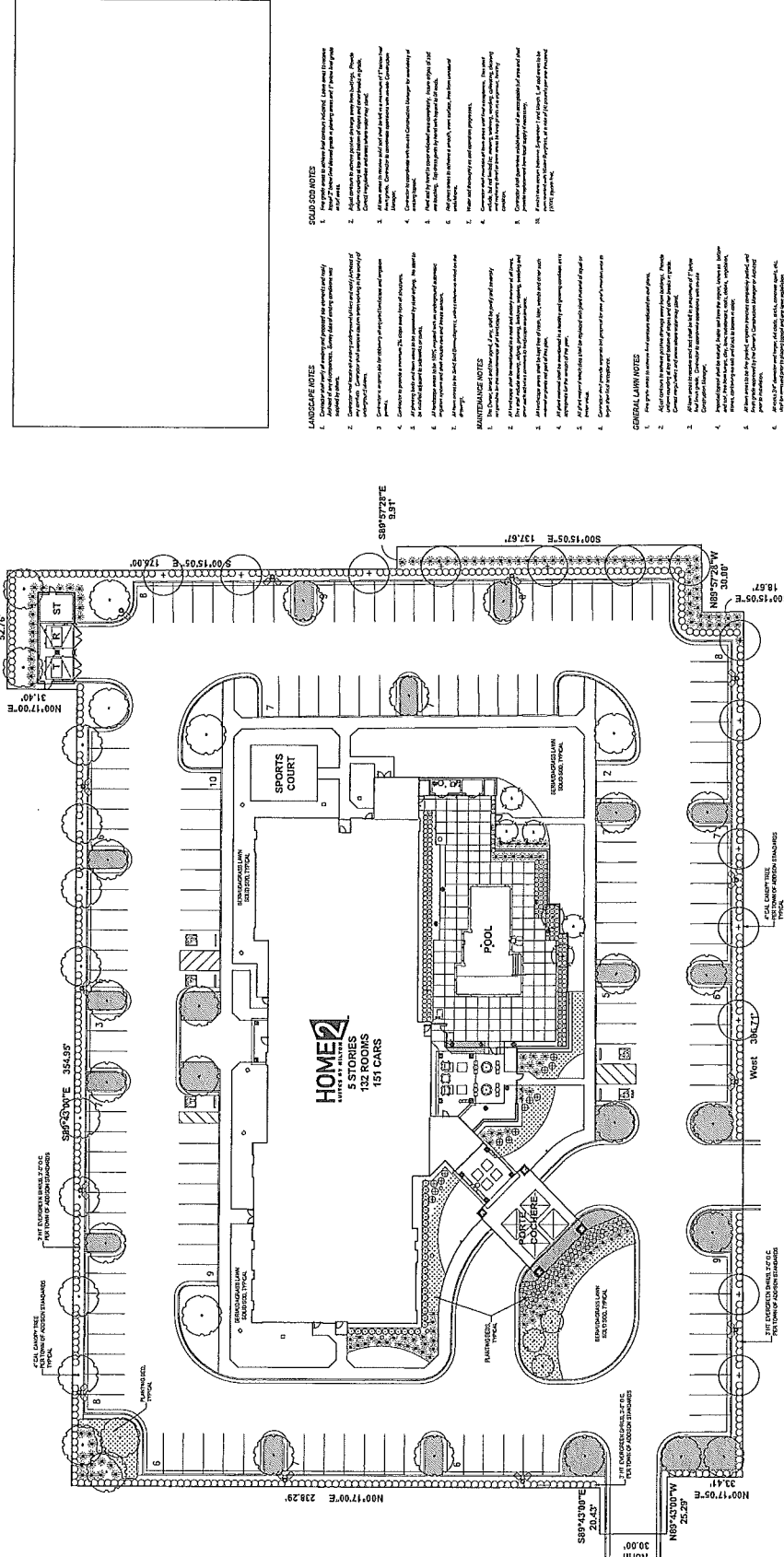
BELT LINE - QUORUM ADDITION  
 Vol. 91077, Pg. 4088

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 Vol. 91077, Pg. 4088

BELT LINE - QUORUM ADDITION  
 Vol. 91077, Pg. 4088



01 LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

- SOLID SOIL NOTES**
1. All areas to be excavated to a minimum depth of 12" below existing grade. Areas to be excavated to a greater depth shall be indicated on the plan.
  2. All areas to be excavated to a minimum depth of 12" below existing grade shall be indicated on the plan.
  3. All areas to be excavated to a minimum depth of 12" below existing grade shall be indicated on the plan.
  4. All areas to be excavated to a minimum depth of 12" below existing grade shall be indicated on the plan.
  5. All areas to be excavated to a minimum depth of 12" below existing grade shall be indicated on the plan.
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  7. All areas to be excavated to a minimum depth of 12" below existing grade shall be indicated on the plan.
  8. All areas to be excavated to a minimum depth of 12" below existing grade shall be indicated on the plan.
  9. All areas to be excavated to a minimum depth of 12" below existing grade shall be indicated on the plan.
  10. All areas to be excavated to a minimum depth of 12" below existing grade shall be indicated on the plan.

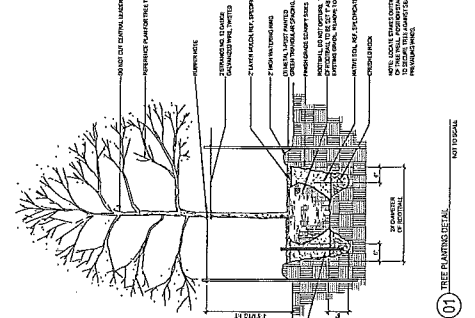
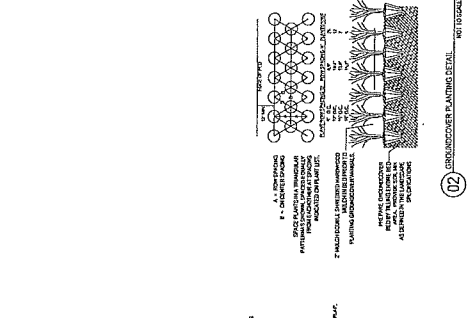
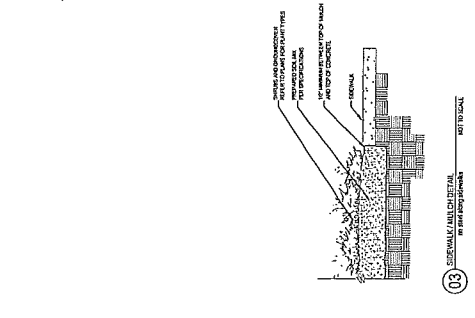
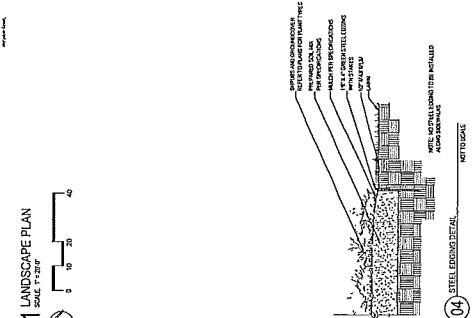
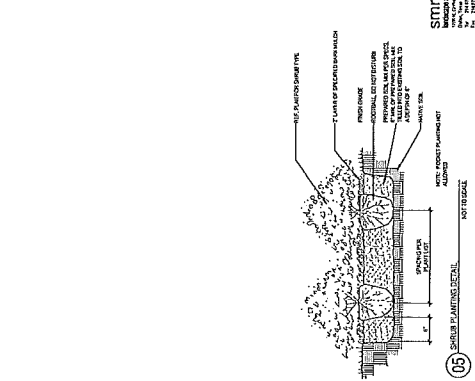
- LANDSCAPE NOTES**
1. All areas to be landscaped shall be indicated on the plan.
  2. All areas to be landscaped shall be indicated on the plan.
  3. All areas to be landscaped shall be indicated on the plan.
  4. All areas to be landscaped shall be indicated on the plan.
  5. All areas to be landscaped shall be indicated on the plan.
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  8. All areas to be landscaped shall be indicated on the plan.
  9. All areas to be landscaped shall be indicated on the plan.
  10. All areas to be landscaped shall be indicated on the plan.

- MAINTENANCE NOTES**
1. All areas to be maintained shall be indicated on the plan.
  2. All areas to be maintained shall be indicated on the plan.
  3. All areas to be maintained shall be indicated on the plan.
  4. All areas to be maintained shall be indicated on the plan.
  5. All areas to be maintained shall be indicated on the plan.
  6. All areas to be maintained shall be indicated on the plan.
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  9. All areas to be maintained shall be indicated on the plan.
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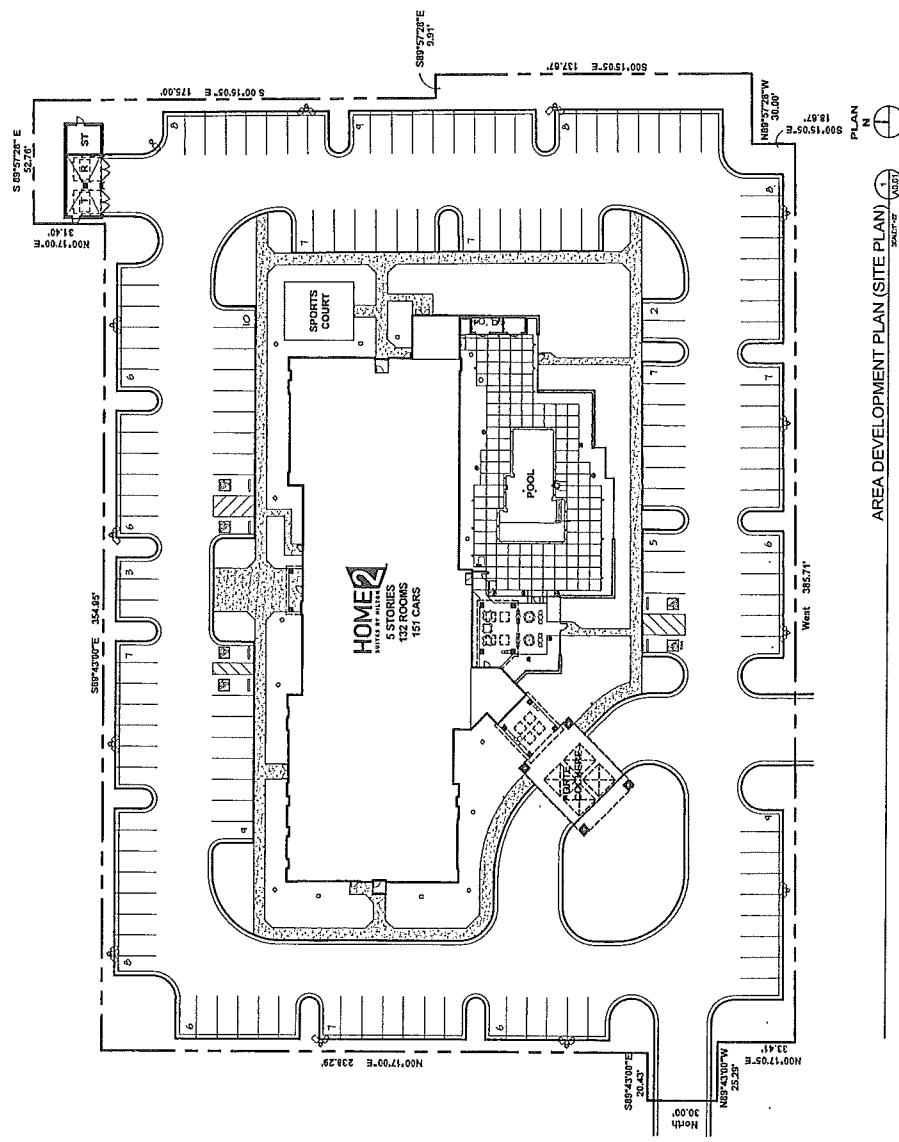
- GENERAL LAYOUT NOTES**
1. All areas to be laid out shall be indicated on the plan.
  2. All areas to be laid out shall be indicated on the plan.
  3. All areas to be laid out shall be indicated on the plan.
  4. All areas to be laid out shall be indicated on the plan.
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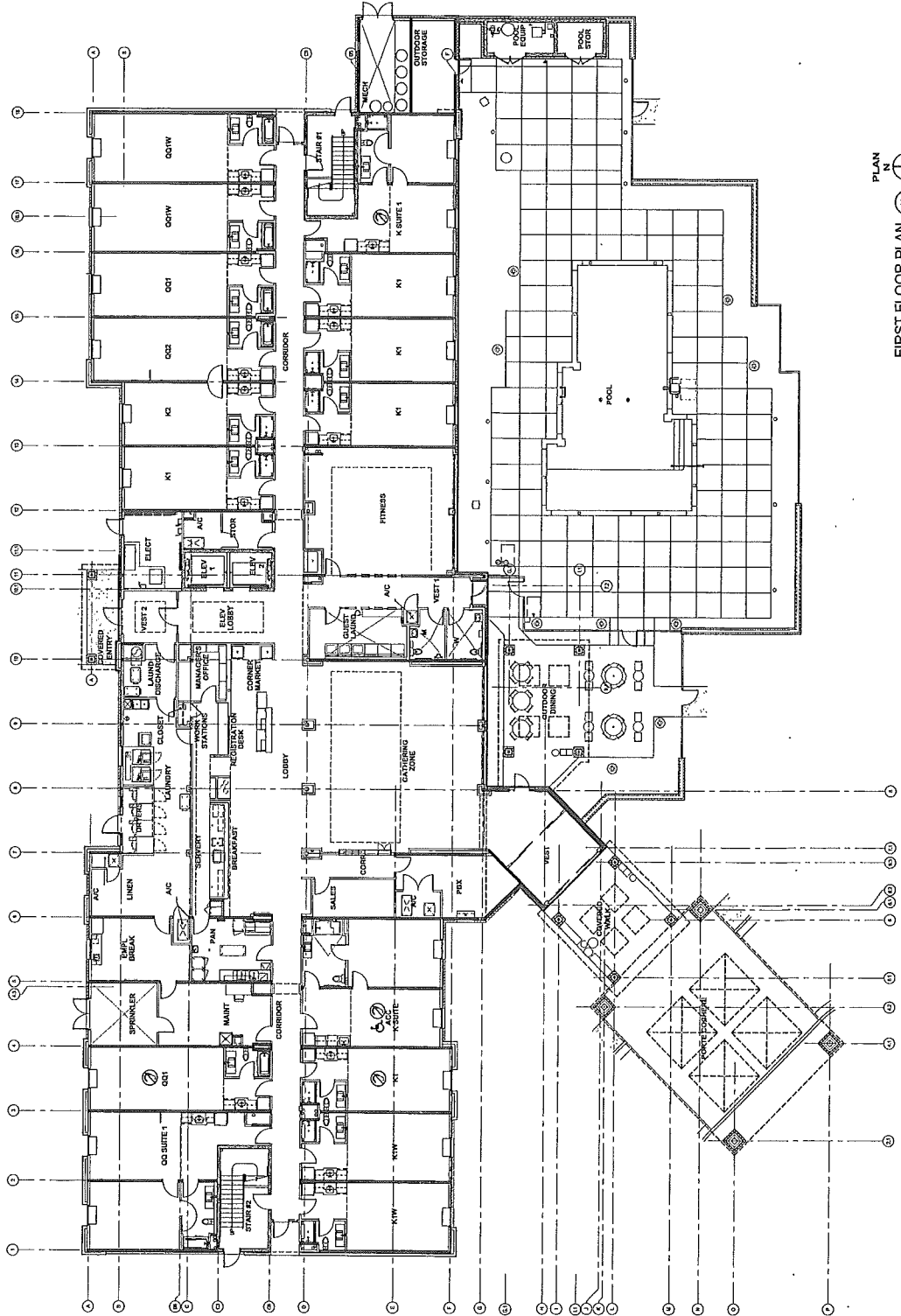


01 TREE PLANTING DETAIL - NOT TO SCALE  
 02 CROSS-CURVE PLANTING DETAIL - NOT TO SCALE  
 03 SIDEWALK AND CURB DETAIL - NOT TO SCALE  
 04 STEEL EDGING DETAIL - NOT TO SCALE  
 05 CROSS-PLANTING DETAIL - NOT TO SCALE  
 06 TREE PLANTING DETAIL - NOT TO SCALE  
 07 TREE PLANTING DETAIL - NOT TO SCALE

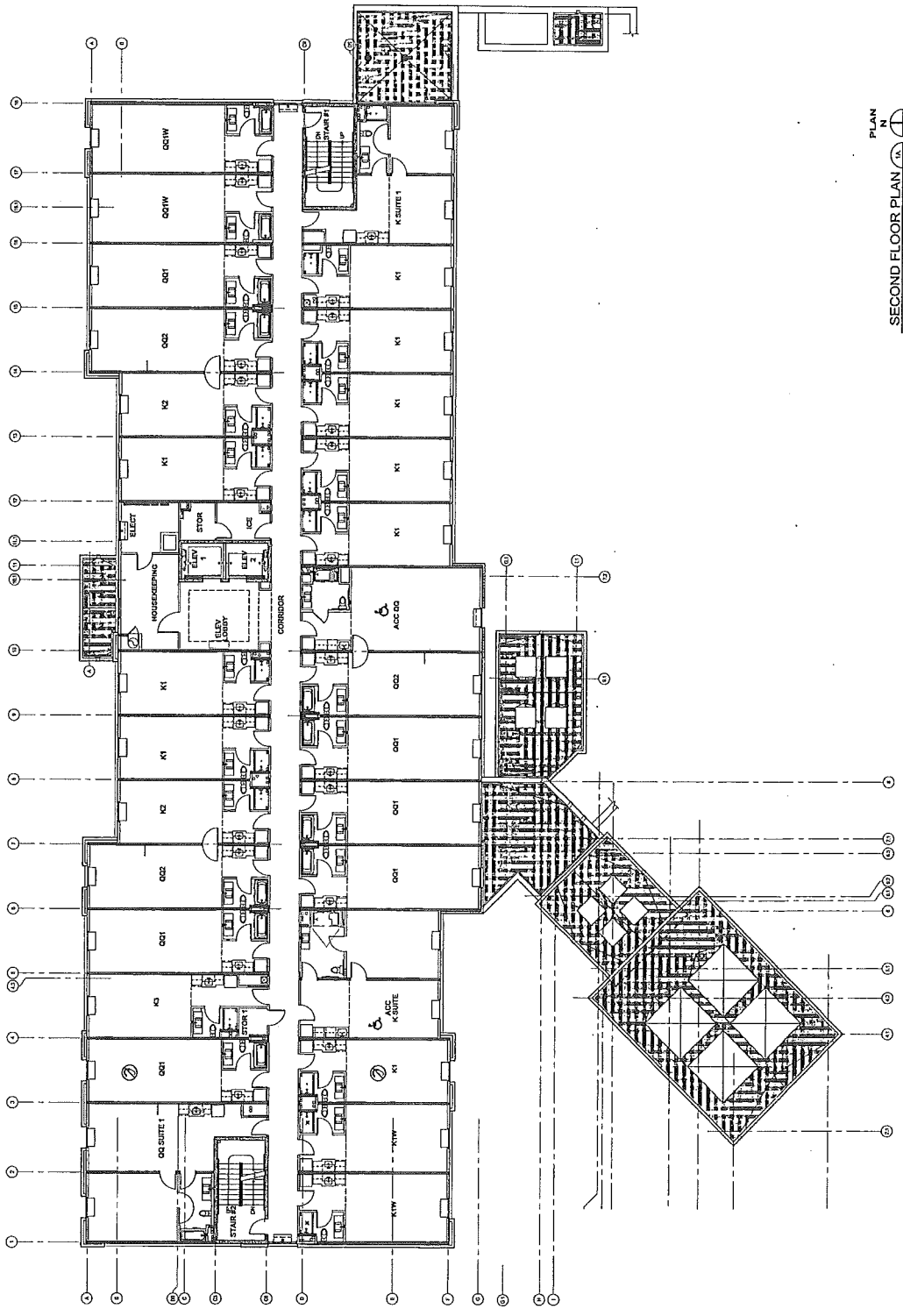


AREA DEVELOPMENT PLAN (SITE PLAN)





PLAN N  
FIRST FLOOR PLAN  
DATE: 11/15/11  
A2.01



PLAN  
N  
SECOND FLOOR PLAN (A2.02)  
SCALE: 1/8" = 1'-0"





IMPROVED  
NORTH AMERICAN  
PROTOTYPE

KEY NOTES

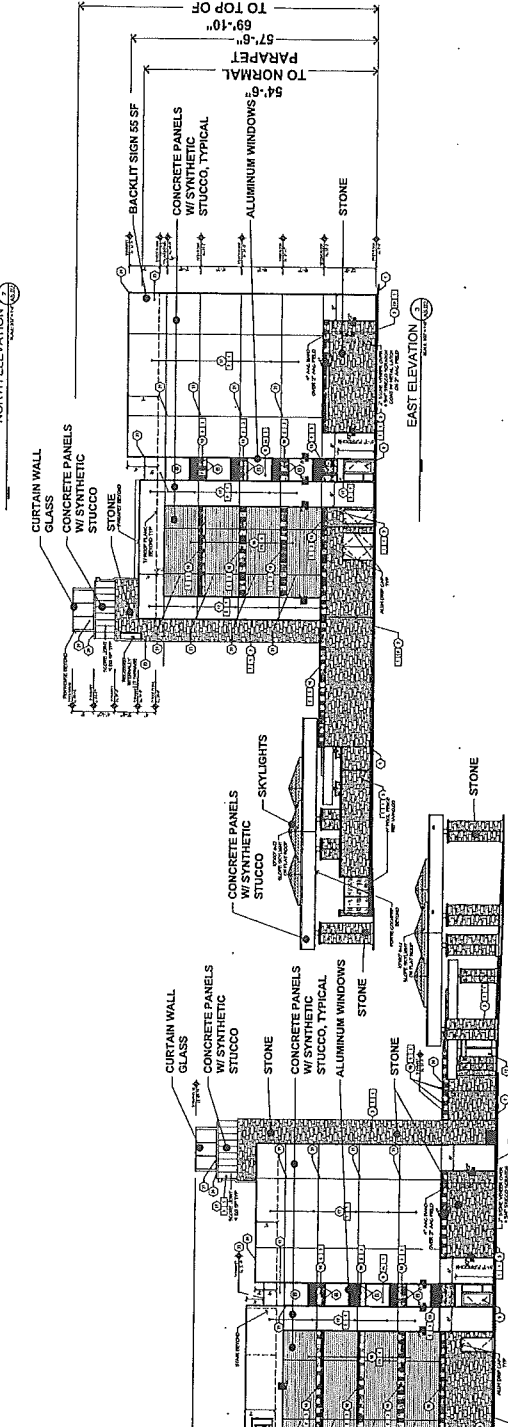
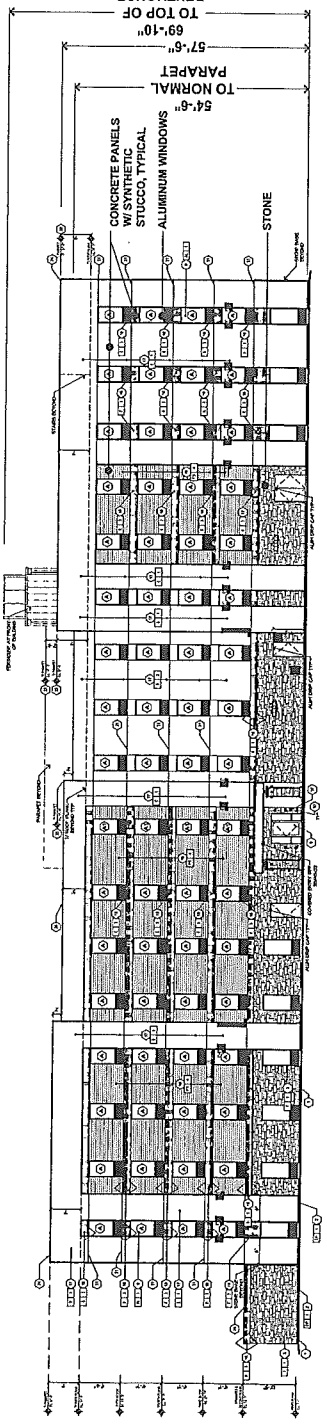
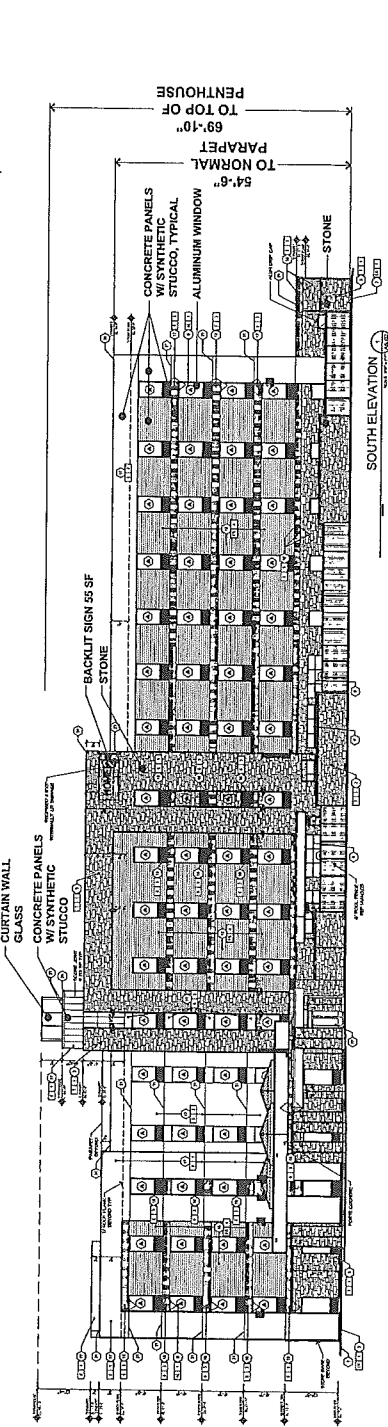
1. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SURFACES AND MATERIALS.
12. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING STRUCTURES AND MATERIALS.
14. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SURFACES AND MATERIALS.
16. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING STRUCTURES AND MATERIALS.
18. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SURFACES AND MATERIALS.
20. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EXTERIOR ELEVATIONS

AS 02

FINISH KEY:

1	CONCRETE
2	STUCCO
3	STONE
4	ALUMINUM WINDOW
5	GLASS
6	SYNTHETIC CONCRETE
7	SYNTHETIC STUCCO
8	SYNTHETIC STONE
9	SYNTHETIC ALUMINUM WINDOW
10	SYNTHETIC SKYLIGHT
11	SYNTHETIC SKYLIGHT SIGN



HOME2 ASSOCIATES

LABUNSKI ASSOCIATES

ARCHITECTS

15000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

PHONE: (303) 755-1111

FAX: (303) 755-1112

WWW.HOME2ASSOCIATES.COM

DATE: 08/15/2011

PROJECT: HOME2 NORTH AMERICAN PROTOTYPE

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

DATE: 08/15/2011

PROJECT: HOME2 NORTH AMERICAN PROTOTYPE

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