

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR THE SIXTH CONDOMINIUM BUILDING OF THE MERIDIAN SQUARE DEVELOPMENT, IN A PLANNED DEVELOPMENT ZONING DISTRICT (009-024) LOCATED ON .34 ACRES ON THE SOUTHWEST CORNER OF AIRPORT PARKWAY AND SPECTRUM DRIVE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (the “City”) is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

WHEREAS, the area generally known as Meridian Square was zoned PD, Planned Development through Ordinance 009-024, with waivers to development standards and a concept plan governing the entire property; and

WHERE AS, the PD requires development plan approval prior to the issuance of a building permit; and

WHERE AS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes 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 recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

Section 2. The development plans, attached hereto as **Exhibit A** and made hereof for all purposes, are hereby approved and the property shall be improved in accordance with the development plans, with the following waivers to design standards and subject to the following condition:

- a) Waiver to the design standard for minimum lot width and depth.

- b) Waiver to design standards in order to allow a minimum 8.7-foot setback against a Category D street (Spectrum Drive), as opposed to the 10-foot setback required by the UC district.
- c) Waiver of design standards in order to allow maximum building height of 61 feet and six inches without a setback above 50 feet as required by the UC district.
- d) Waiver to design standards in order to allow a minimum of 70 percent, instead of 90 percent, of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.
- e) Waiver of design standards in order to allow one additional parking space resulting in a total of 49 parking spaces, exceeding the maximum of 48 parking spaces that would be allowed for 24 units with 44 bedrooms by the UC district.
- f) That before a Certificate of Occupancy is issued, the private landscape area around the building shall be reviewed for compliance with all Town of Addison ordinances and approved by the Town of Addison Staff.

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. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

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 this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 13th day of February, 2018.

Joe Chow, Mayor

Case No. 1764-Z/Meridian Square Building 6

ATTEST:

Christie Wilson, Interim City Secretary

CASE NO: 1764-Z/Meridian Square Building 6

APPROVED AS TO FORM:

Brenda N. McDonald, City Attorney

PUBLISHED ON: _____

EXHIBIT A

NOTE TO CONTRACTOR

THE CLIENT AND THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ADDISON AND THE TOWN OF ADDISON. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ADDISON AND THE TOWN OF ADDISON. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ADDISON AND THE TOWN OF ADDISON.

REFERENCE NUMBER NOTES

1 FROM RETAINING WALL PER GRADING PLAN THIS SET.

2 FROM HOV PARKING SIGN PER OTHERS.

REVISIONS

NO.	DATE	DESCRIPTION
1	12/27/17	ISSUED FOR PERMITS

SAVANNAH DEVELOPERS
 15601 DALLAS NORTH PARKWAY, ADDISON, TX 75001
 (972) 522-7950

UBST
 12711 Cantanara Trail, Suite 200, Southern Hills, Dallas, TX 75240
 (972) 496-1111

APPROVED **DENIED**

STAFF **DATE** **INITIALS**

COUNCIL **DATE** **INITIALS**

KEY MAP

LOCATION MAP

SITE PLAN

NOTES

- ALL PROPOSED IMPROVEMENTS (INCLUDING THE FIRE LINE AND ADJACENT SIDEWALKS) SHALL BE CONSTRUCTED TO CITY STANDARDS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON AND THE TOWN OF ADDISON.
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REVISIONS

NO.	DATE	DESCRIPTION
1	12/27/17	ISSUED FOR PERMITS

SP-1

SHEET NO.

NOI FNG, LLC
 Architect

817.500.2994

EXHIBIT A

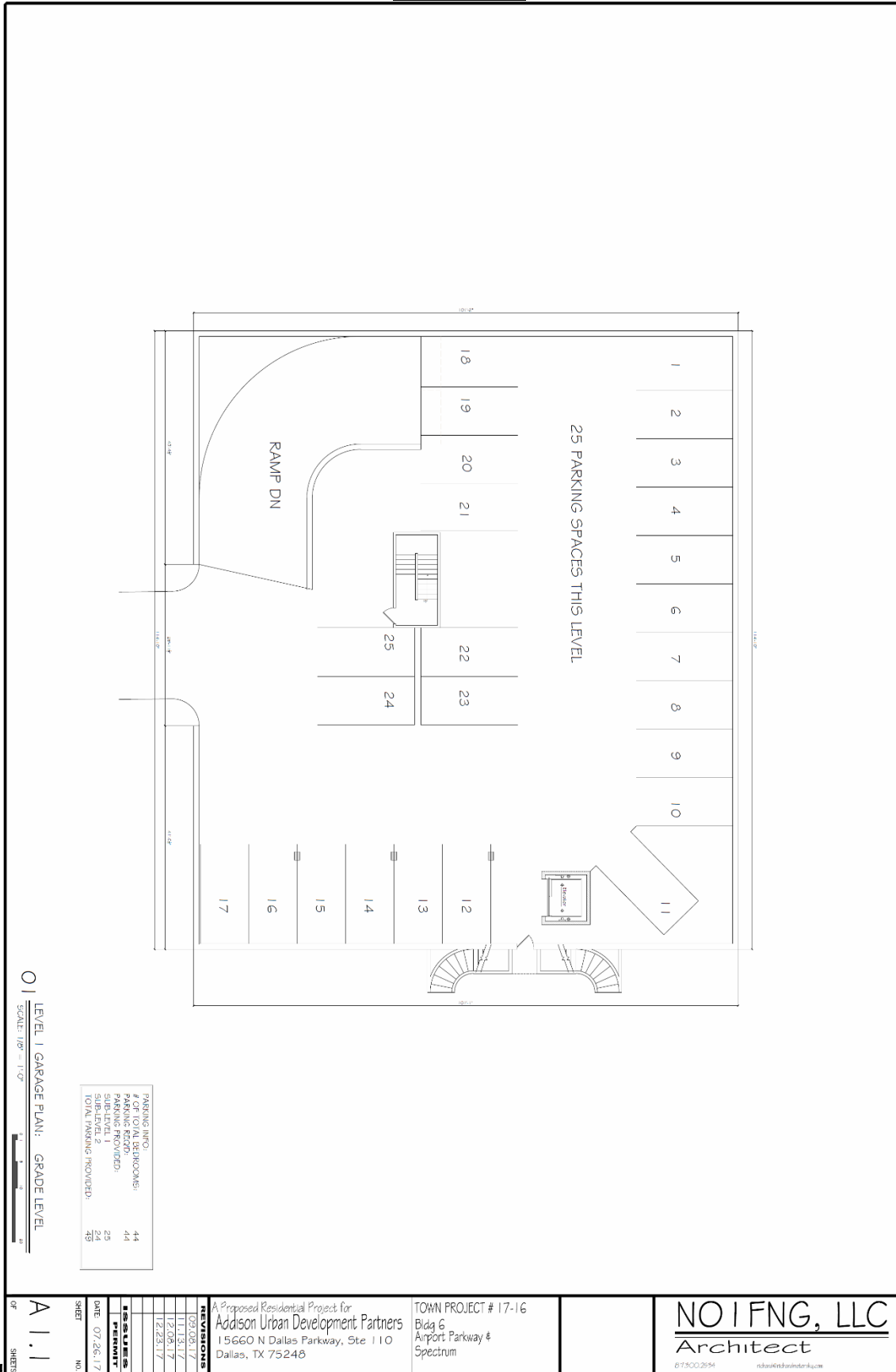
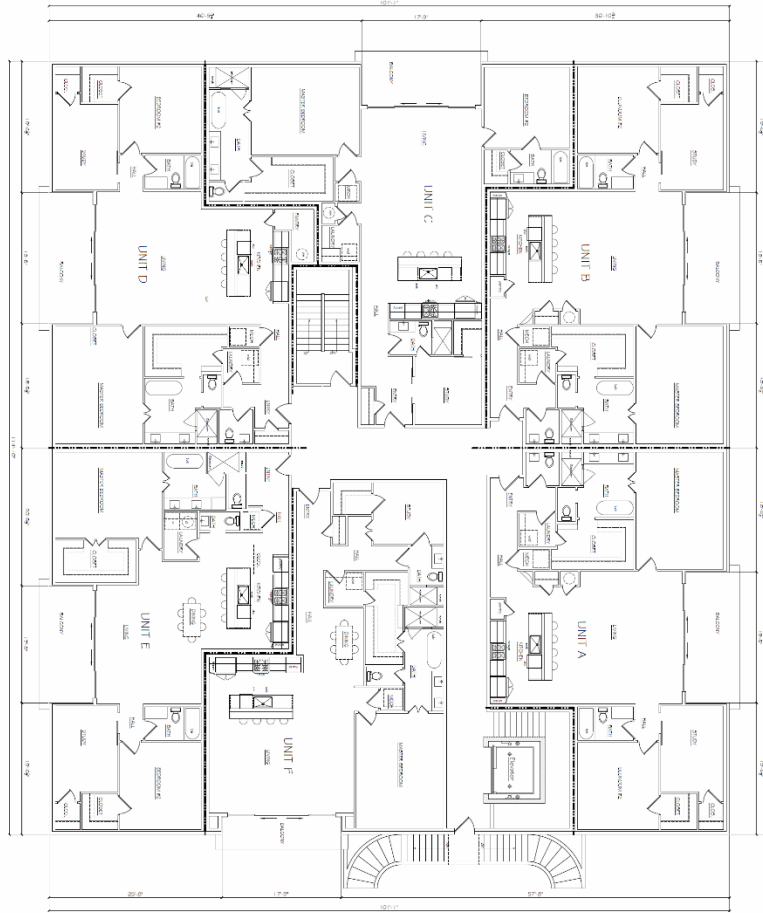


EXHIBIT A



EXHIBIT A



01 LEVEL 2 BUILDING PLAN: RESIDENTIAL
SCALE: 1/8" = 1'-0"

PROJECT INFO:	
4 STORIES OF UNITS	
24 TOTAL UNITS	
11 BEDROOMS/FLOOR	
TOTAL SFT / FLOOR:	
UNIT A	11,386SFT
UNIT B	4,261SFT (994 SFT)
UNIT C	2,611SFT (5,278)
UNIT D	4,550SFT
UNIT E	
UNIT F	
TOTALS:	24

UNIT INFO:			
TYPE	QTY	SF	BMS
UNIT A	4	1,637	2
UNIT B	4	1,042	2
UNIT C	4	1,663	2
UNIT D	4	1,714	2
UNIT E	4	1,598	1
UNIT F	4		1

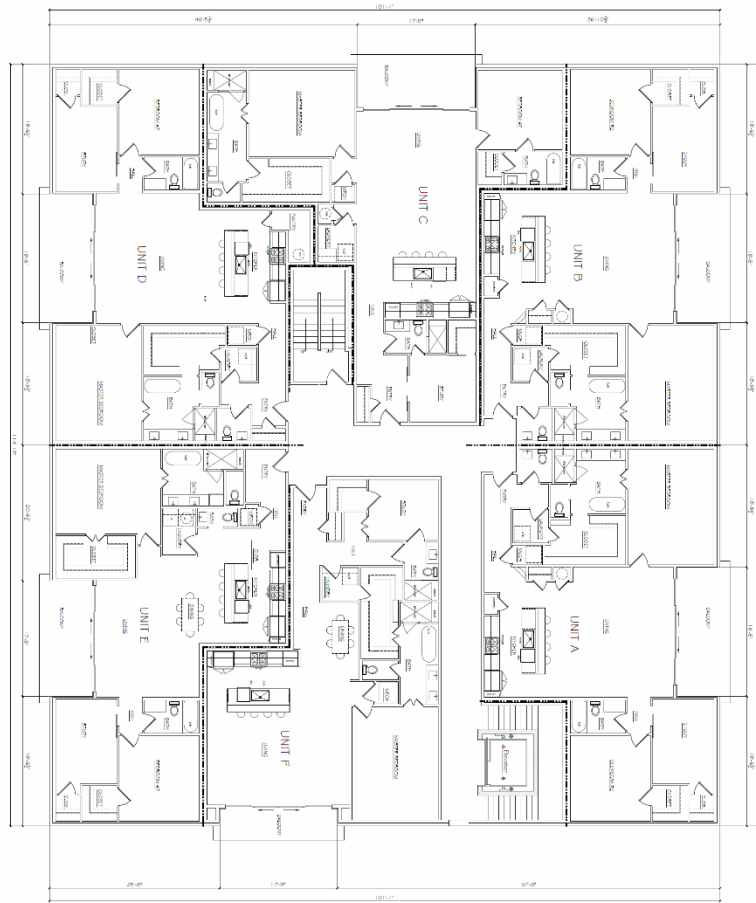
NO.	SHEET	DATE	BY	REVISIONS
1	A.1.3	07/26/17		
2		11-13-17		
3		12-05-17		
4		1-23-17		

Proposed Residential Project for
 Addison Urban Development Partners
 15660 N Dallas Parkway, Ste 110
 Dallas, TX 75248

TOWN PROJECT # 17-16
 Bldg 6
 Airport Parkway &
 Spectrum

NOIFNG, LLC
 Architect
 875002854 noifng@rockwell.com

EXHIBIT A



01 LEVELS 3-5 BUILDING PLAN: RESIDENTIAL
SCALE: 1/8" = 1'-0"

A 1.4
SHEETS

REVISIONS	DATE	BY	REASON
09.05.17			
11.13.17			
12.06.17			
12.23.17			
ISSUES			
PERMITS			
DATE	BY	NO.	
07.26.17			

A Proposed Residential Project for
Addison Urban Development Partners
15660 N Dallas Parkway, Ste 110
Dallas, TX 75248

TOWN PROJECT # 17-16
Bldg 6
Airport Parkway @
Spectrum

NOIFNG, LLC
Architect
675002654 nshad@noifng.com

EXHIBIT A



OFF
ORDINANCE NO. _____

OF SHEETS

A 3.1

SHEET NO.

DATE: 07.26.17

REVISIONS

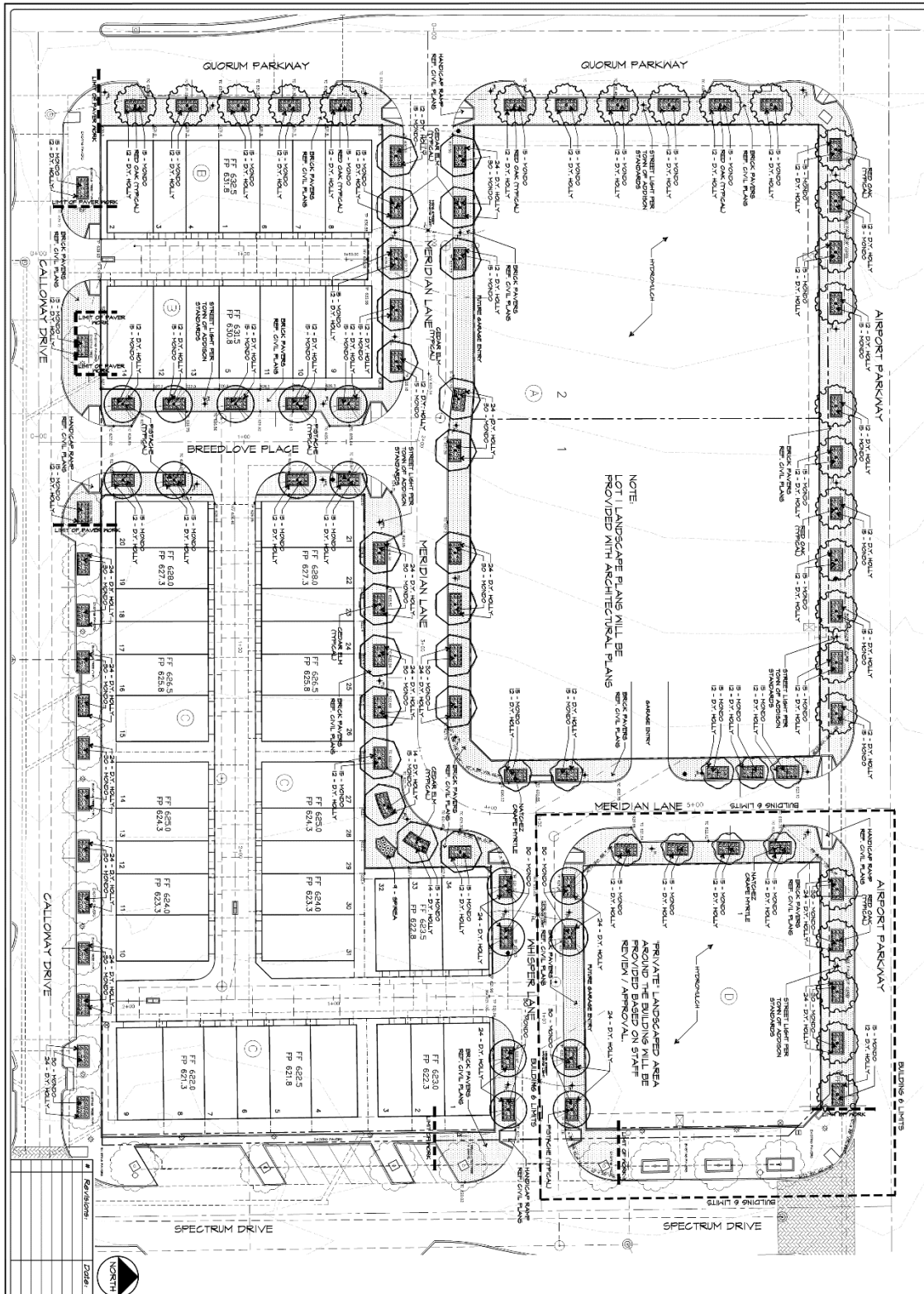
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50	08/01/17	

A Proposed Residential Project for
Addison Urban Development Partners
15660 N Dallas Parkway, Ste 110
Dallas, TX 75248

TOWN PROJECT # 17-16
Bldg 6
Airport Parkway &
Spectrum

NOIFNG, LLC
Architect
817.500.2534 noifng@noifng.com

EXHIBIT A



NOTE
 LOT LANDSCAPE PLANS WILL BE
 PROVIDED WITH ARCHITECTURAL PLANS

PRIVATE LANDSCAPED AREA
 AROUND THE BUILDING WILL BE
 REVIEWED BY THE CITY
 ENGINEER / APPROVAL

Sheet Title: Landscape Plan	Meridian Square R.O.W. Improvements Addison, Texas		Crubbs Design Group Landscape Architecture - Construction Management
Sheet Number: L1 of L4 Sheets	Date: 5-2018	OFF: Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020 - Fax (972) 548-5022 ORDINANCE No. _____	

EXHIBIT A

NOTE TO CONTRACTOR

THIS PLAN AND ANY OTHER APPROPRIATE UTILITY LOCATING SERVICES ARE THE PROPERTY OF THE ENGINEER. ANY REVISIONS TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO OBTAIN AND MAINTAIN SUFFICIENT UTILITIES.

REFERENCE NUMBER NOTES

- 1. PROP. RETAINING WALL PER GRADING PLAN THIS SET.
- 2. PROP. AND PARKING SIGN BY OTHERS.
- 3. EXIST. PAV. SIGN AND CONCRETE TO PROP. ROOF DRUM.
- 4. EXIST. PAV. SIGN AND CONCRETE TO PROP. ROOF DRUM.

GENERAL NOTES

1. THIS PLAN IS NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT UNLESS IT IS PART OF A SET OF PLANS APPROVED BY THE CITY OF ADDISON, TEXAS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ADDISON, TEXAS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ADDISON, TEXAS.

APPROVED

DATE: _____

BY: _____

DESIGNED

DATE: _____

BY: _____

STAFF

PROJECT MANAGER: _____

DESIGNER: _____

CHECKER: _____

COUNCIL

DATE: _____

BY: _____

KEY MAP

LOCATION MAP

DRAWING LEGEND

- PROPERTY LINE
- ADDITION PROPERTY LINE
- PROP. ROAD OR PARKWAY
- EXIST. ROAD
- PROP. DRIVE
- PROP. DRIVE (EXIST. ROAD)
- PROP. DRIVE (NEW)
- PROP. DRIVE (EXIST. ROAD)
- PROP. DRIVE (NEW)
- PROP. DRIVE (EXIST. ROAD)
- PROP. DRIVE (NEW)
- PROP. DRIVE (EXIST. ROAD)
- PROP. DRIVE (NEW)
- PROP. DRIVE (EXIST. ROAD)
- PROP. DRIVE (NEW)

NOTES

1. PROP. DRIVE (EXIST. ROAD) PER SET.
2. PROP. DRIVE (NEW) PER SET.
3. PROP. DRIVE (EXIST. ROAD) PER SET.
4. PROP. DRIVE (NEW) PER SET.
5. PROP. DRIVE (EXIST. ROAD) PER SET.
6. PROP. DRIVE (NEW) PER SET.
7. PROP. DRIVE (EXIST. ROAD) PER SET.
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9. PROP. DRIVE (EXIST. ROAD) PER SET.
10. PROP. DRIVE (NEW) PER SET.
11. PROP. DRIVE (EXIST. ROAD) PER SET.
12. PROP. DRIVE (NEW) PER SET.

THE PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE CITY OF ADDISON, TEXAS, WATER, SEWER, AND DRAINAGE CRITERIA MANUAL.

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1666

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1667

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1668

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1669

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1670

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1671

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1672

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1673

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1674

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1675

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1676

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1677

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1678

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1679

(ZONING-FR06-001)

1500 DALLAS NORTH PARKWAY ADDITION

VOLUME 0001, PAGE 1680

(ZONING-FR06-001)

OFF ORDINANCE No. _____

C-2.1

A Proposed Residential Project for
SAVANNAH DEVELOPERS
 MERIDIAN SQUARE-BUILDING #6
 TOWN PROJECT # 17-16

Site Location:
 SOUTHWEST CORNER OF
 SPECTRUM DR. & AIRPORT PKWY
 ADDISON, TX 75001



NOIFNG, LLC
 Architect
 817.200.2154
 noifng@noifng.com

EXHIBIT A

