

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, CREATING PLANNED DEVELOPMENT DISTRICT _____ BASED ON URBAN CENTER DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS LOCATED AT 5015 SPECTRUM DRIVE; PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR A MAXIMUM OF 349 MULTIFAMILY RESIDENTIAL UNITS AND APPROXIMATELY 5,500 SQUARE FEET OF FUTURE RETAIL SPACE; 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, 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 THAT:

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. Planned Development District _____ is hereby established for the 4.97348 acres of property located at 5015 Spectrum Drive and more specifically described in **Exhibit A** attached hereto and incorporated herein (the “Property”), in accordance with all UC, Urban Center, district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following special conditions:

- A. The multifamily units shall be constructed as follows:
 - 1. The entire multifamily building and parking garage shall be LEED certified;
 - 2. There will be no linoleum or Formica surfaces in the units;
 - 3. All units shall be equipped with energy efficient appliances;
 - 4. All countertops must be granite, stone or better material.

Section 3. The property shall be improved in accordance with the development plans attached hereto as **Exhibit B** and made hereof for all purposes.

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. 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 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.

Section 7. 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 14th day of February, 2017.

Todd Meier, Mayor

ATTEST:

Laura Bell, City Secretary

CASE NO: 1753-Z/AMLI Addison

APPROVED AS TO FORM:

Brenda N. McDonald, City Attorney

PUBLISHED ON:

Ordinance No. _____

EXHIBIT B

Being a tract or parcel of land out of the G. W. Fisher Survey, Abstract No. 482 and being known as park of Block 3 of Quorum North, an addition to the City of Addison, Texas according to the map thereof recorded in Volume 80005, Page 1768 of the Map Records of Dallas County, Texas and being more particularly described as follows:

Beginning at a point in the South line of Arapaho Road (variable R.O.W.), said point being North 89 degrees 56 minutes 04 seconds East, 10.0 feet from the intersection of said line of Arapaho Road with the East line of Quorum Drive (70' R.O.W.), an iron rod for corner;

Thence North 89 degrees 56 minutes 04 seconds East along said line of Arapaho Road, a distance of 360.00 feet to the intersection of said line with the West line of Spectrum Drive (80' R.O.W.), an iron rod for corner;

Thence South 00 degrees 25 minutes 00 seconds East along said line of Spectrum Drive, a distance of 335.65 feet to the beginning of a curve to the left having a central angle of 28 degrees 47 minutes 50 second, a radius of 415.19 feet and a tangent length of 106.59 feet, an iron rod for corner;

Thence along said line of Spectrum Drive and said Curve to the left, an arc length of 208.68 feet to an iron rod for corner;

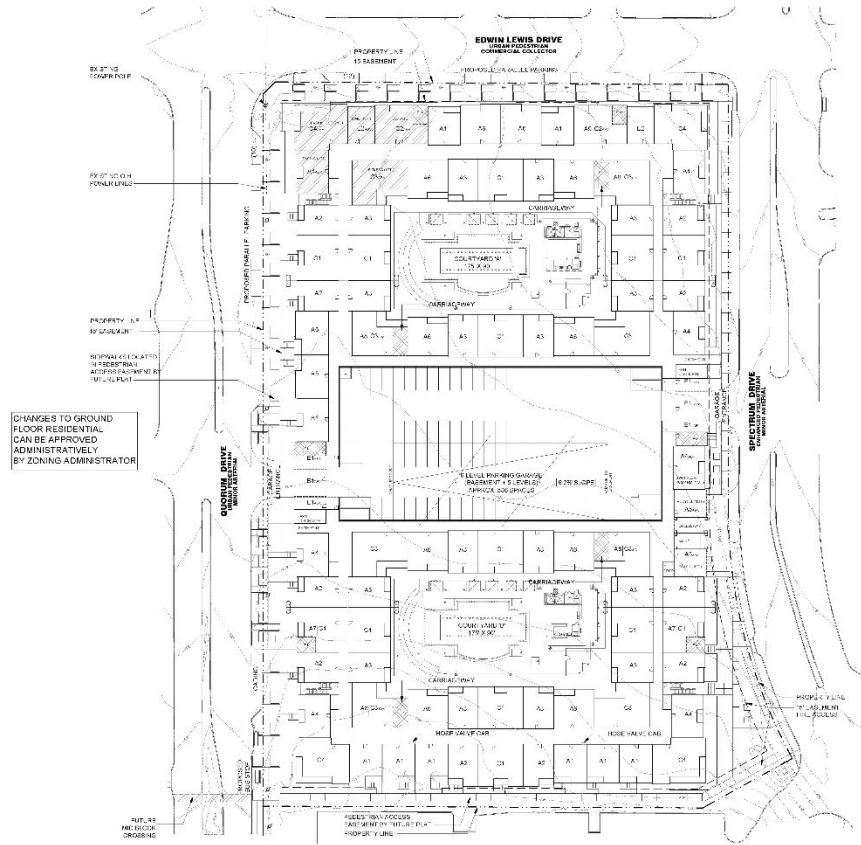
Thence South 60 degrees 47 minutes 10 seconds West, a distance of 81.42 feet to an iron rod for corner;

Thence South 89 degrees 56 minutes 00 seconds West, a distance of 350.00 feet to a point in the East line of Quorum Drive; an iron rod for corner;

Thence North 00 degrees 25 minutes 00 seconds West along said line of Quorum Drive, a distance of 565.00 feet to an iron rod for corner;

Thence North 44 degrees 46 minutes 00 seconds East, a distance of 14.10 feet to the Point of Beginning and containing 216,645 square feet or 4.97348 acres of land.

EXHIBIT B



CHANGES TO GROUND FLOOR RESIDENTIAL CAN BE APPROVED ADMINISTRATIVELY BY ZONING ADMINISTRATOR

AMLI ADDISON PROGRAM			
UNIT	DESCRIPTION	NET SQ. FT.	NO.
S1	EFFICIENCY	298	18
S2	EFFICIENCY	624	27
A1	ONE BED / ONE BATH	725	32
A2	ONE BED / ONE BATH	732	33
A3	ONE BED / ONE BATH	741	34
A4	ONE BED / ONE BATH	800	39
A5	ONE BED / ONE BATH	811	41
A6	ONE BED / ONE BATH	818	42
A7	ONE BED / ONE BATH / STUDY	975	38
A8	ONE BED / ONE BATH	560	34
A9	ONE BED / ONE BATH / STUDY	980	38
A10	TWO BED / TWO BATH	1,137	59
A11	TWO BED / TWO BATH	1,183	61
A12	TWO BED / TWO BATH	1,293	27
A13	TWO BED / TWO BATH	1,293	27
TOTAL APARTMENT UNITS			549
TOTAL GARAGE		827	
TOTAL SQ. FT.		915	

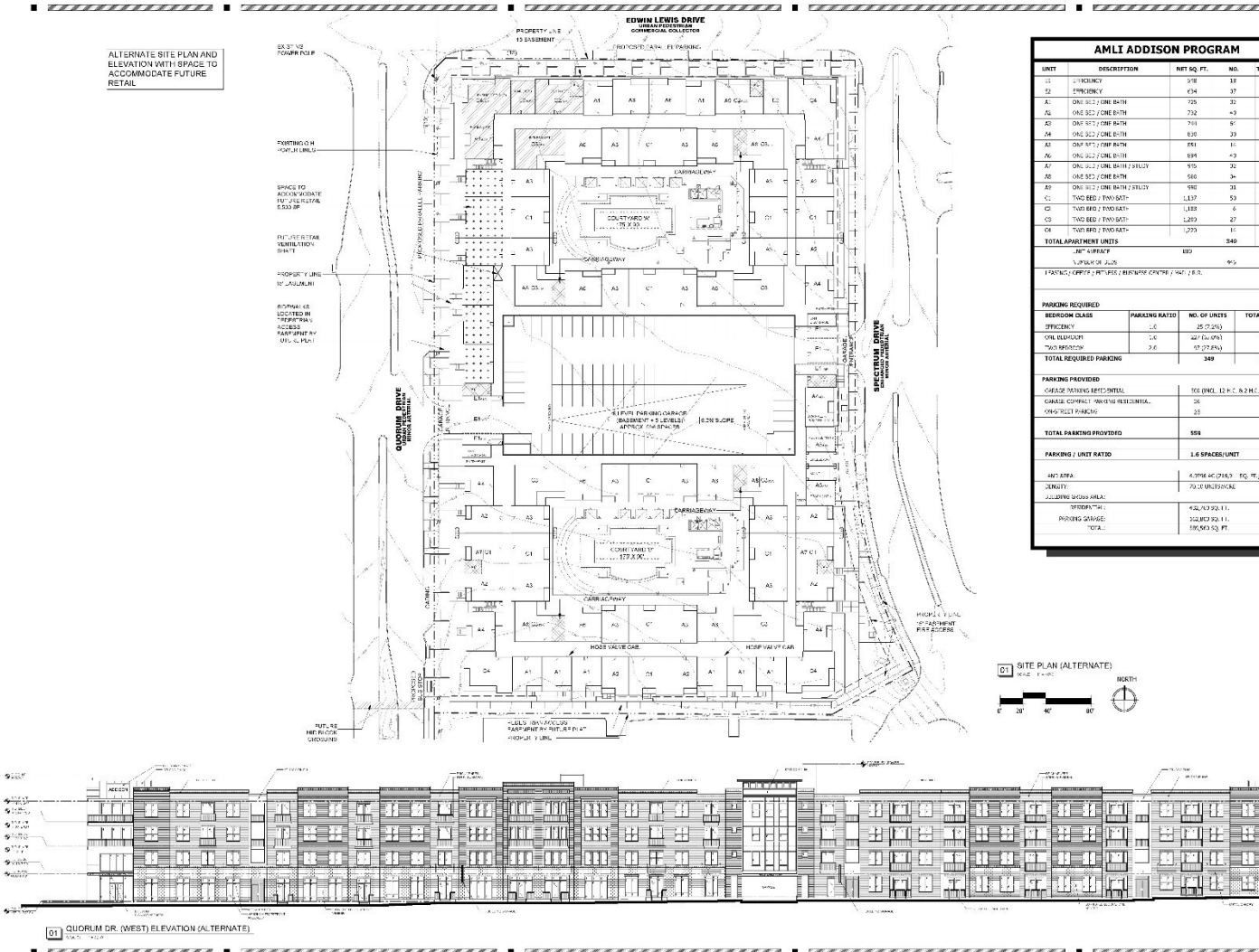
PARKING REQUIRED			
BEDROOM CLASS	PARKING RATIO	NO. OF UNITS	TOTAL
EFFICIENCY	2.0	25 (2.7%)	50
ONE BEDROOM	1.0	227 (41.6%)	227
TWO BEDROOM	2.0	197 (35.8%)	394
TOTAL REQUIRED PARKING			549

PARKING PROVIDED	
OFF-SET PARKING (RECENTIAL)	500 (ENCL. 12 P.C. 8.2 H.C.)
OFF-SET PARKING (RECENTIAL)	30
ON-SITE PARKING	35
TOTAL PARKING PROVIDED	
565	

PARKING / UNIT RATIO	
NET AREA	1.0396 AC (216,376 SQ. FT.)
NET AREA	79,200 SQ. FT.
TOTAL PARKING	565
TOTAL	1.0273 SQ. FT.
TOTAL	1.0273 SQ. FT.



EXHIBIT B



AMLI ADDISON PROGRAM				
UNIT	DESCRIPTION	NET SQ. FT.	NO.	TOTAL
E1	EFFICIENCY	578	19	
E2	EFFICIENCY	634	37	
A1	ONE BED / ONE BATH	725	32	
A2	ONE BED / ONE BATH	732	+3	
A3	ONE BED / ONE BATH	744	5*	
A4	ONE BED / ONE BATH	820	20	
A5	ONE BED / TWO BATH	881	11*	
A6	ONE BED / ONE BATH	894	+3	
A7	ONE BED / ONE BATH / STUDY	915	32	
A8	ONE BED / ONE BATH	910	3*	
A9	ONE BED / ONE BATH / STUDY	902	33	
C1	TWO BED / TWO BATH	1,817	53	
C2	TWO BED / TWO BATH	1,883	5	
C3	TWO BED / TWO BATH	1,829	27	
C4	TWO BED / TWO BATH	1,753	11*	
TOTAL APARTMENT UNITS			340	
NET AREA		820		
AREA OF LOT		915		
* PENDING, OFFERS, RESERVE, RESERVE CENTER / 400, 18.0.				

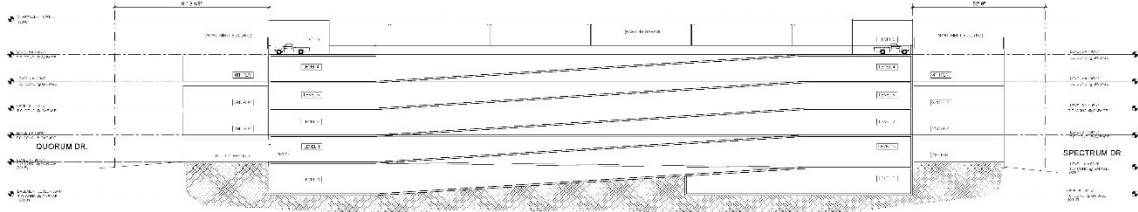
PARKING REQUIRED			
REASON CLASS	PARKING RATIO	NO. OF UNITS	TOTAL
EFFICIENCY	1.6	25 (2.5%)	
ONE BED/ONE BATH	1.6	227 (66.9%)	252
TWO BED/TWO BATH	2.6	87 (25.5%)	339
TOTAL REQUIRED PARKING			340

PARKING PROVIDED			
REASON CLASS	PARKING RATIO	NO. OF UNITS	TOTAL
ONE BED/ONE BATH	1.6	227 (66.9%)	252
TWO BED/TWO BATH	2.6	87 (25.5%)	339
TOTAL PARKING PROVIDED			340

TOTAL PARKING PROVIDED			
PARKING / UNIT RATIO	1.6 SPACES/UNIT		
NET AREA	1,079,847 (31.6%)	100 FT.	
LANDING AREA AREA:	70.0% MINIMUM		
LANDING AREA AREA:	424,743 (39.3%)		
PARKING GARAGE:	112,000 (10.3%)		
TOTAL:	1,000,533 (92.3%)		

01 QUORUM DR. (WEST) ELEVATION (ALTERNATE)

EXHIBIT B



00 SECTION AT GARAGE



02 SOUTH ELEVATION

80% BRICKSTONE MATERIAL
20% STUCCO FINISH MATERIAL



01 SPECTRUM DR. (EAST) ELEVATION

80% BRICKSTONE VENEER
20% STUCCO FINISH MATERIAL

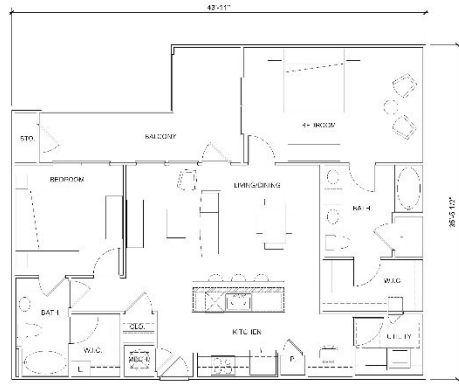
EXHIBIT B



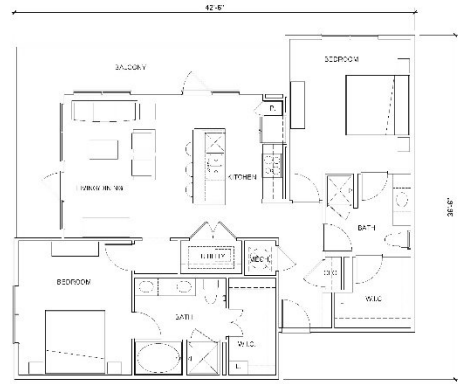
EXHIBIT B



EXHIBIT B

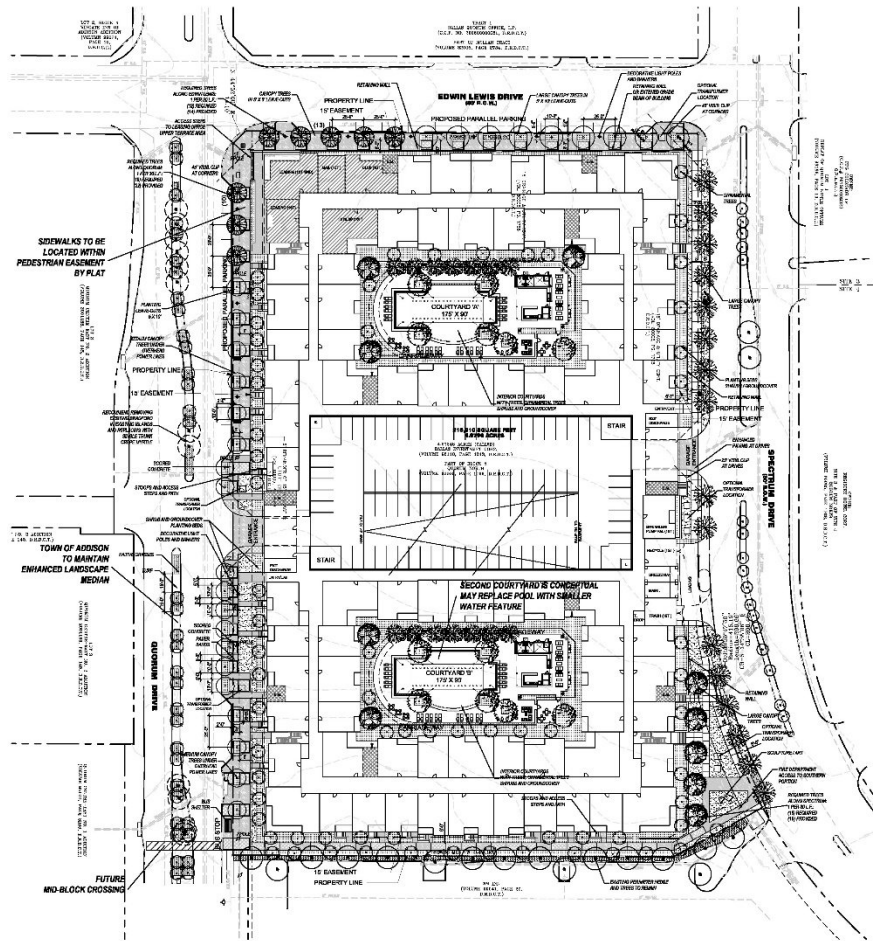


01 UNIT 03
36'-5 1/2" x 42'-11"
2019.11



02 UNIT 04
36'-0" x 42'-6"
1/2019.11

EXHIBIT B



TOWN OF ADDISON LANDSCAPE NOTES

1. Plants shall conform to the measurements specified in the plant schedule.
2. Caliper measurements shall be taken 60 inches above ground for trees with four calipers and 12 inches above ground for trees with two calipers or diameter at breast height.
3. Minimum planting height for all shrubs shall be 30 inches. Minimum size for shrubs shall be 60 inches in diameter, 18 inches in height. The maximum height shall not exceed 18 feet. The height shall be from top of root ball to normal top of plants. The spread shall be within same area of the base, not to the outer drip line. Trees shall be healthy, vigorous, well-branched, well-proportioned with symmetrical canopy. They shall be free of any structural damage such as cracks, stem rot, deadwood, and other diseases, and shall be free of any pests or diseases. The Town of Addison will supply three specimens of each plant for identification and proper maintenance and care. The Contractor shall be responsible for providing the necessary maintenance for the plants for the life of the project.
4. Minimum size for large trees shall be 18 inches in height. Other minimum planting trees shall be 12 inches in height.
5. Minimum size for evergreen trees shall be 12 inches in height.
6. Minimum size for shrubs shall be 12 inches in height. The height of the plants shall be from the top of the root ball to the normal top of the plants. The spread shall be within same area of the base, not to the outer drip line. Trees shall be healthy, vigorous, well-branched, well-proportioned with symmetrical canopy. They shall be free of any structural damage such as cracks, stem rot, deadwood, and other diseases, and shall be free of any pests or diseases. The Town of Addison will supply three specimens of each plant for identification and proper maintenance and care. The Contractor shall be responsible for providing the necessary maintenance for the plants for the life of the project.
7. All trees shall be 100% irrigated with an underground automatic irrigation system and shall include soil and base amendments.
8. All trees shall be 100% irrigated with an underground automatic irrigation system and shall include soil and base amendments.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site information is fully accurate. Contractor shall provide a site visit to verify all information is accurate.
2. Contractor shall verify all existing underground utilities and shall provide a utility map to the Town of Addison. Contractor shall provide a utility map to the Town of Addison.
3. Contractor is responsible for obtaining all required permits and inspection points.
4. Contractor to provide a minimum 20% slope away from all structures.
5. All planting beds and lawn areas to be prepared by site owner. No site to be installed without a landscape plan.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include soil and base amendments.
7. All trees shall be 100% irrigated with an underground automatic irrigation system and shall include soil and base amendments.

Town of Addison Landscape Ordinance Calculator

Item	Quantity	Cost	Total
Large Canopy Tree 4" Gal	10	1000	10000
Medium Canopy Tree 4" Gal	20	500	10000
Large Canopy Tree 4" Gal	5	2000	10000
Medium Canopy Tree 4" Gal	10	1000	10000
Large Canopy Tree 4" Gal	10	1000	10000
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