

**TOWN OF ADDISON, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR A MULTIFAMILY DEVELOPMENT IN A PLANNED DEVELOPMENT ZONING DISTRICT (016-003) LOCATED ON 17.4 ACRES LOACTED 4150 BELT LINE ROAD; 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 Addison Grove was zoned PD, Planned Development, with development standards and a concept plan governing the entire property through Ordinance O16-003; and

**WHEREAS**, the PD requires development plan approval prior to the issuance of a building permit; 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.** The property shall be improved in accordance with the development plans which are attached hereto as **Exhibit A** and made hereof for all purposes.

**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

Case No. 1767-Z/ Elan Addison Grove

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 12<sup>th</sup> day of December, 2017.**

\_\_\_\_\_  
Joe Chow, Mayor

ATTEST:

\_\_\_\_\_  
Christie Wilson, Interim City Secretary

CASE NO: 1767-Z/Elan Addison Grove

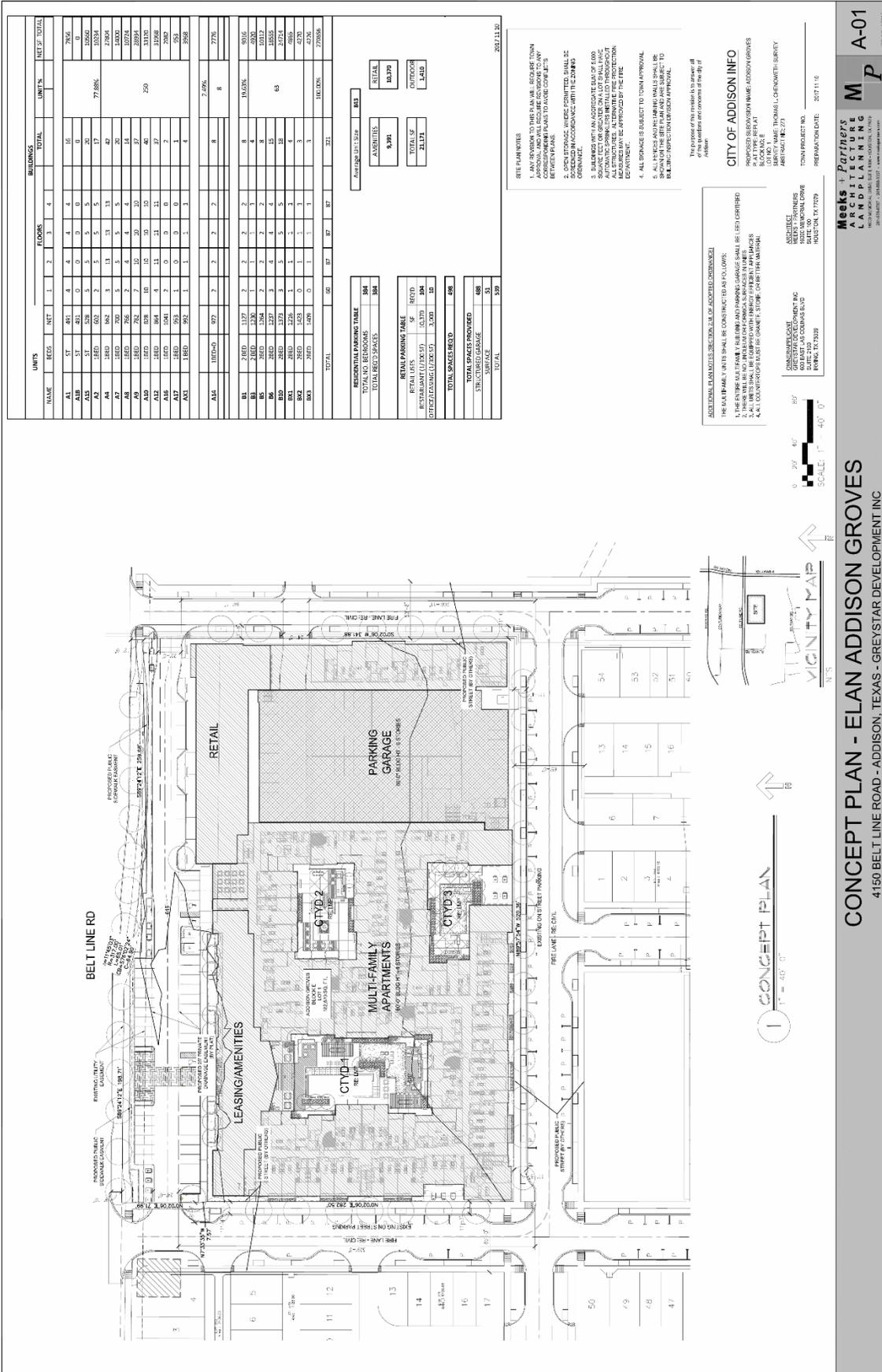
APPROVED AS TO FORM:

\_\_\_\_\_  
Brenda N. McDonald, City Attorney

PUBLISHED ON: \_\_\_\_\_

Ordinance No. \_\_\_\_\_

# EXHIBIT A: DEVELOPMENT PLANS



NAME	UNITS				FLOORS				TOTAL	UNIT'S	NET SF	TOTAL
	1	2	3	4	1	2	3	4				
A1	57	851	4	4	4	4	4	4	16		7856	
A1B	57	851	0	0	0	0	0	0	0		0	
A2	185D	0	0	0	0	0	0	0	0		0	
A3	185D	0	0	0	0	0	0	0	0		0	
A4	185D	662	3	13	13	13	13	13	42	77,806	2,800	
A7	185D	700	5	5	5	5	5	5	20		18,000	
A8	185D	785	2	4	4	4	4	4	14		10,774	
A9	185D	785	2	4	4	4	4	4	14		10,774	
A10	185D	785	2	4	4	4	4	4	14		10,774	
A11	185D	785	2	4	4	4	4	4	14		10,774	
A12	185D	864	4	11	11	11	11	11	37	250	13,268	
A16	185D	544	7	0	0	0	0	0	7		2,862	
A17	185D	553	1	0	0	0	0	0	1		553	
A21	185D	251	1	1	1	1	1	1	4		2,588	
A24	185D-D	877	7	7	7	7	7	7	8	2,499	7,776	
B1	216D	1127	2	2	2	2	2	2	8	14,026	9,016	
B3	216D	1126	1	1	1	1	1	1	4	4,590	2,900	
B4	216D	1126	1	1	1	1	1	1	4	4,590	2,900	
B6	216D	1126	3	4	4	4	4	4	15	15,512	10,512	
B10	216D	1126	3	5	5	5	5	5	18	17,714	11,714	
B11	216D	1126	1	1	1	1	1	1	4	4,590	2,900	
B12	216D	1126	1	1	1	1	1	1	4	4,590	2,900	
B14	216D	1126	0	1	1	1	1	1	3	3,450	2,150	
TOTAL			56	87	87	87	87	87	321		2,812,130	

**RETAIL PARKING TABLE**

TOTAL NO. SPACES	304
TOTAL RETAIL SPACES	304

**RETAIL PARKING TABLE**

RETAIL UNIT (1) (2) (3)	10,000	104
DIRECT PARKING (1) (2) (3) (4)	3,000	10
TOTAL SPACES PROVIDED	408	

**TOTAL SPACES PROVIDED**

STRUCTURED GARAGE	408
SURFACE	35
TOTAL	443

**RETAIL**

ADVENTITIES	5,000
RESTAURANT	10,000
OFFICE	10,000

**RETAIL PLAN NOTES**

- ANY REMOVAL TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND A REVISION TO THE CONCEPT PLAN.
- OPEN STORAGE, WHERE FORNISHED, SHALL BE CONSIDERED AS PART OF THE CONCEPT PLAN.
- BUILDINGS WITH AN AGGREGATE AREA OF 6,000 SQ. FT. SHALL BE REQUIRED TO HAVE AUTOMATIC FIRE ALARM SYSTEMS INSTALLED THROUGHOUT THE ENTIRE BUILDING.
- ALL BUILDINGS SHALL BE SUBJECT TO TOWN APPROVAL.
- ALL SPACES AND TRAVELWAYS SHALL BE RELIANT ON TOWN APPROVAL.

The purpose of this revision is to amend the plan to reflect the current status of the project.

**CITY OF ADDISON INFO**

PROPOSED SUBDIVISION NAME: ADDISON GROVES  
 PROJECT LOCATION: 4150 BELT LINE ROAD, ADDISON, TEXAS 75002  
 APPLICANT: MEAKS + PARTNERS ARCHITECTURE  
 PREPARED BY: MEAKS + PARTNERS ARCHITECTURE  
 DATE: 08/11/2021

**CONCEPT PLAN - ELAN ADDISON GROVES**  
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

**Meeks + Partners ARCHITECTURE**  
 10000 WESTHEIMER ROAD, SUITE 100, HOUSTON, TX 77040  
 TEL: 281.416.8800 FAX: 281.416.8801 WWW.MEAKSPARTNERS.COM

**A-01**

## EXHIBIT A: DEVELOPMENT PLANS

**UNIT A4**  
17'-0" x 0"

14,740 SQ. FT.  
3,865.250 SQ. FT.

**UNIT A2**  
17'-0" x 0"

13,740 SQ. FT.  
3,865.250 SQ. FT.

**UNIT A3**  
17'-0" x 0"

14,740 SQ. FT.  
3,865.250 SQ. FT.

**UNIT A1B**  
17'-0" x 0"

14,740 SQ. FT.  
3,865.250 SQ. FT.

**UNIT A1**  
17'-0" x 0"

14,740 SQ. FT.  
3,865.250 SQ. FT.

**ADDITIONAL PLAN NOTES (SECTION 101 OF ACCEPTED ORDINANCE)**

THE MULTIFAMILY UNITS SHALL BE CONSTRUCTED AS FOLLOWS:

1. THE UNITS SHALL BE CONSTRUCTED AS PER THE PLANS SUBMITTED.
2. THE UNITS SHALL BE PROVIDED WITH COMMON AREA UTILITIES.
3. THE UNITS SHALL BE PROVIDED WITH COMMON AREA UTILITIES.
4. ALL CONSTRUCTORS MUST BE GRANTED WITHIN ONE YEAR OF THE DATE OF THE PLAN REVIEW.

**CITY OF ADDISON INFO**

PROPOSED SUBMISSION NAME: ADDISON GROVES  
 LOT NO. 1  
 ASSET # 00000000000000000000  
 MEANS-PARTNERS  
 GREYSTAR DEVELOPMENT INC  
 4150 BELT LINE ROAD  
 ADDISON, TX 75001

TOWN PROJECT NO. \_\_\_\_\_  
 PREPARED DATE: 2/17/18

**OWNER/APPPLICANT:**  
 GREYSTAR DEVELOPMENT INC  
 4150 BELT LINE ROAD  
 ADDISON, TX 75001

**SCALE:** 1/4" = 1'-0"

**Meeks & Partners**  
**LAND PLANNING**

**M P**

**A-02**

UNIT PLANS - ELAN ADDISON GROVES  
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

## EXHIBIT A: DEVELOPMENT PLANS

**UNIT A10**  
1/4" = 1'-0"  
GROSS: 670.50 FT.

**UNIT A3**  
1/4" = 1'-0"  
GROSS: 524.25 SQ. FT.

**UNIT A8**  
1/4" = 1'-0"  
GROSS: 524.25 SQ. FT.

**UNIT A1**  
1/4" = 1'-0"  
GROSS: 774.50 FT.

**ADDITIONAL PLAN NOTES (SECTION 24. OF ADAPTED ORDINANCES)**

1. THE MULTIFAMILY UNITS SHALL BE CONSTRUCTED AS FOLLOWS:
2. THE ENTIRE MULTIFAMILY BUILDING AND FINISHES SHALL BE LEED CERTIFIED
3. ALL UNITS SHALL BE EQUIPPED WITH ENERGY EFFICIENT APPLIANCES
4. ALL OCCUPANTS MUST BE CAPABLE OF OPERATING APPLIANCES.

**CITY OF ADDISON INFO**

PROPOSED SUBDIVISION NAME: ADDISON GROVES  
 LOT NO. 1  
 E  
 101 W. 21  
 HOUSTON, TX 77099

APPLICANT: GREYSTAR DEVELOPMENT INC  
 3010 W. WINDYBROOK DRIVE  
 SUITE 100  
 RHYLAND, TX 75088

PREPARED BY: MECKES + PARTNERS ARCHITECTURE  
 28101 BELT LINE ROAD, SUITE 100 - ADDISON, TX 75001  
 972.382.8888

TOWN PROJECT NO.:  
 PREPARATION DATE: 2/17/18

**Scale:** 1/4" = 1'-0"

**UNIT PLANS - ELAN ADDISON GROVES**  
 4:150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

**Meckes + Partners**  
 ARCHITECTURE  
 28101 BELT LINE ROAD, SUITE 100 - ADDISON, TX 75001  
 972.382.8888

M  
P

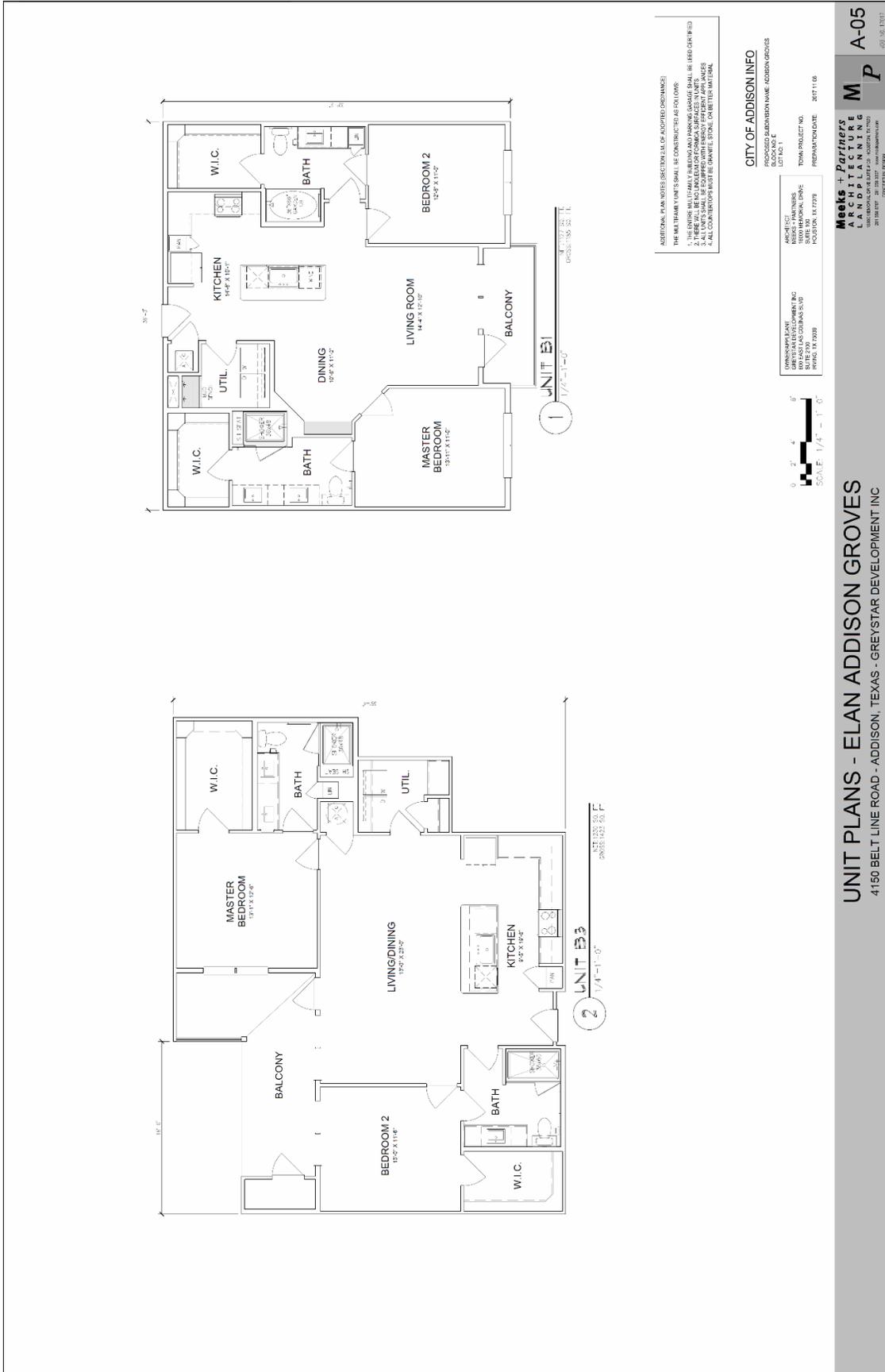
**A-03**  
 02.10.17.17

## EXHIBIT A: DEVELOPMENT PLANS



**UNIT PLANS - ELAN ADDISON GROVES**  
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

**EXHIBIT A: DEVELOPMENT PLANS**



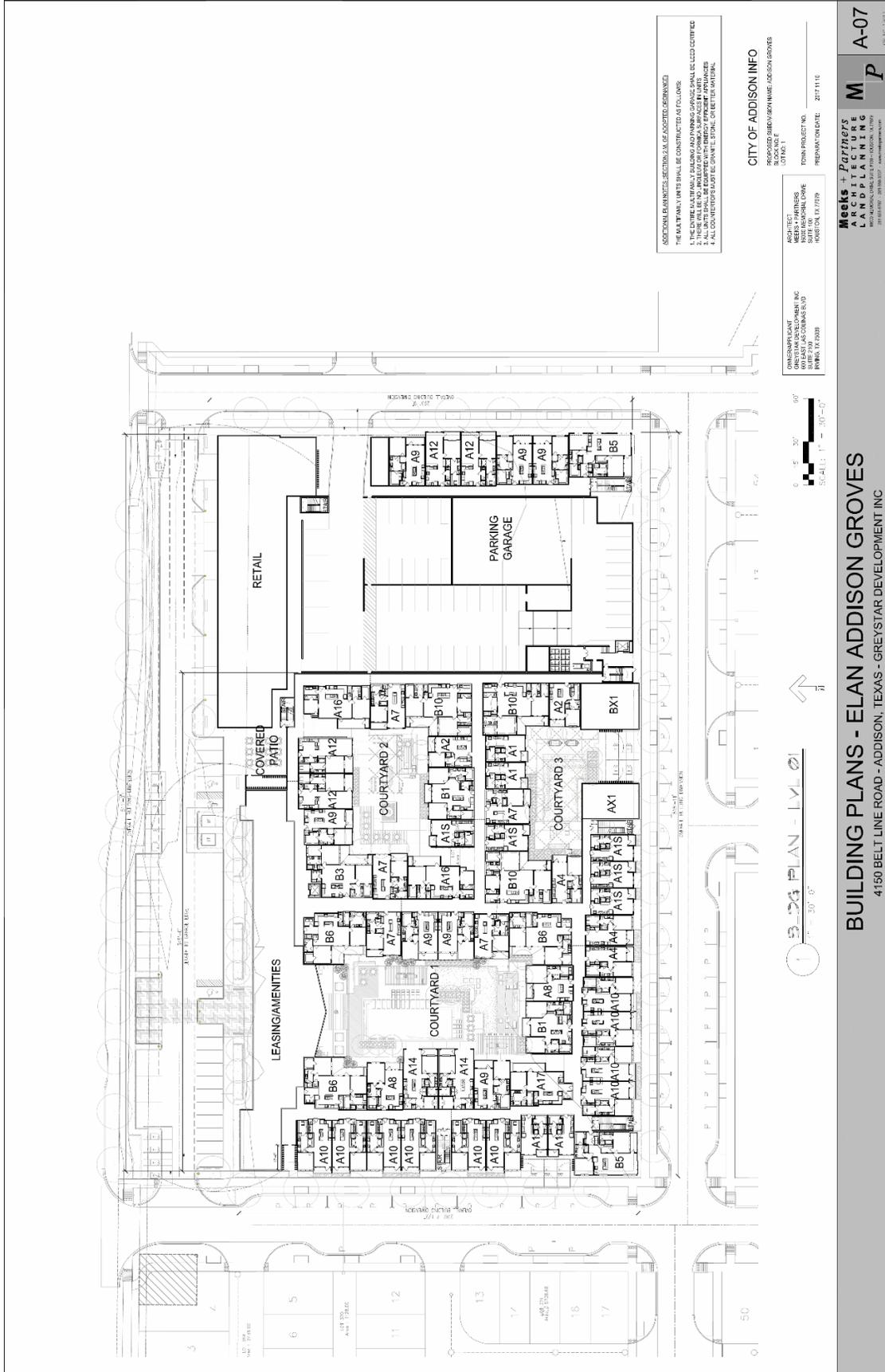
**EXHIBIT A: DEVELOPMENT PLANS**



**UNIT PLANS - ELAN ADDISON GROVES**  
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

**Meeks + Partners**  
 ARCHITECTURE  
 LAND PLANNING  
 M P  
 A-06  
 2017.11.11.11.11

## EXHIBIT A: DEVELOPMENT PLANS



**ADDITIONAL PLAN NOTES:** SECTION 3.0.6 AS NOTED, REFINISHED  
 THE MAJOR FAMILY UNITS SHALL BE CONSTRUCTED AS FOLLOWS:  
 1. THE CENTER MAJOR FAMILY BUILDING AND PARKING GARAGE SHALL BE LCCD CATEGORIES  
 2. ALL UNITS SHALL BE CONSTRUCTED WITH INTERIOR FINISHES  
 3. ALL UNITS SHALL BE CONSTRUCTED WITH INTERIOR FINISHES  
 4. ALL COURTYARDS MUST BE CONCRETE, SPECIAL OF BETTER MATERIAL

**CITY OF ADDISON INFO**  
 BLOCK NAME: \_\_\_\_\_  
 PROPOSED SUBDIVISION NAME: ELAN ADDISON GROVES  
 LOT AREA: \_\_\_\_\_  
 TOWN PROJECT NO.: \_\_\_\_\_  
 PREPARATION DATE: 2/17/11

**OWNER/ARCHITECT:**  
 GREYSTAR DEVELOPMENT INC.  
 400 EAST LAS COLINAS BLVD  
 IRVING, TX 75039

**SCALE:**  
 1" = 30'-0"  
 1" = 30'-0"

**1** 3-23 PLAN - 1/1  
 1" = 30'-0"

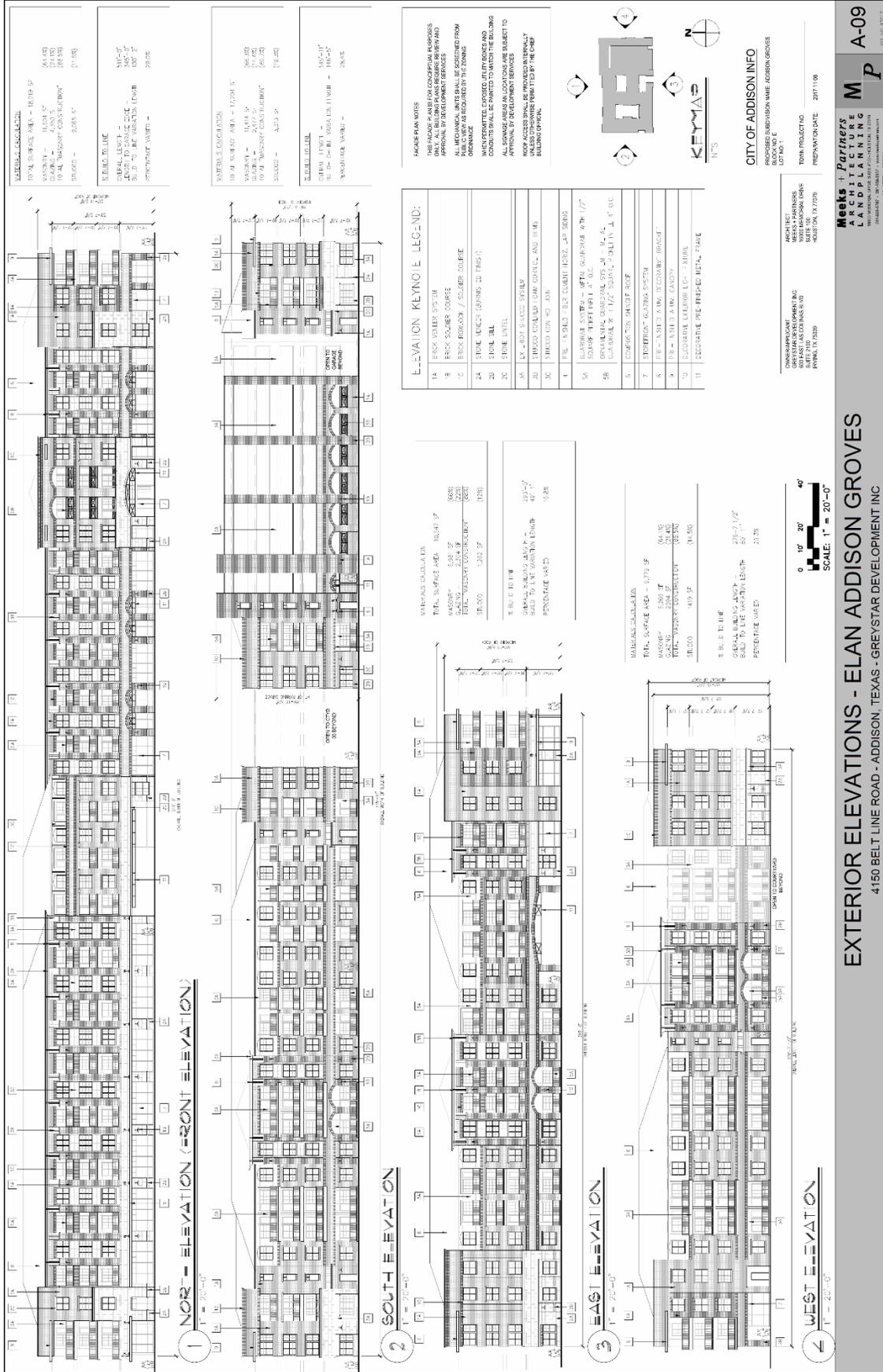
**BUILDING PLANS - ELAN ADDISON GROVES**  
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

**Meeks + Partners**  
**ARCHITECTURE**  
**AND PLANNING**  
 1000 WEST 19TH STREET  
 SUITE 1000  
 IRVING, TEXAS 75039  
 (972) 251-1111

**M P A-07**



# EXHIBIT A: DEVELOPMENT PLANS

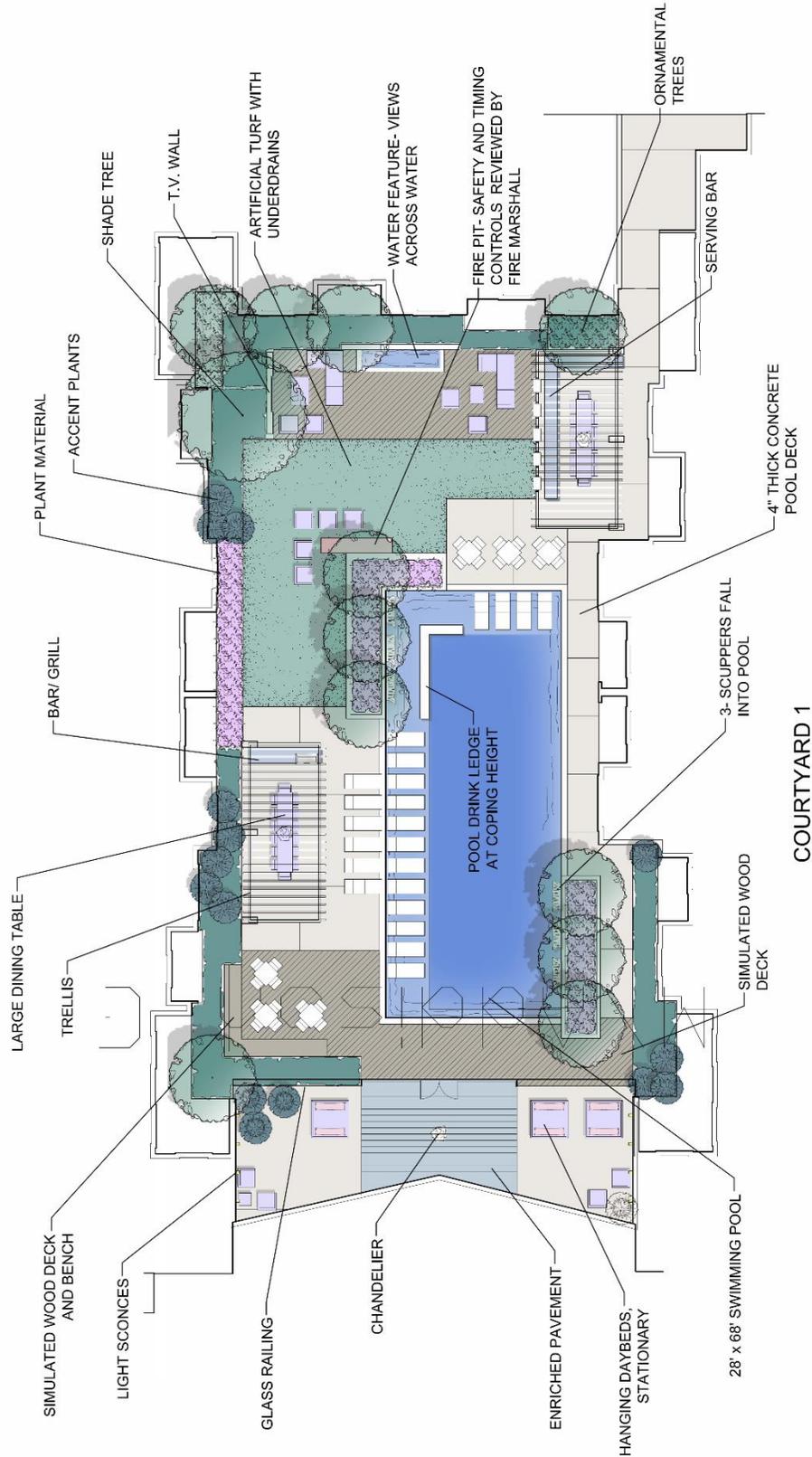


Ordinance No. \_\_\_\_\_





**EXHIBIT A: DEVELOPMENT PLANS**



COURTYARD 1



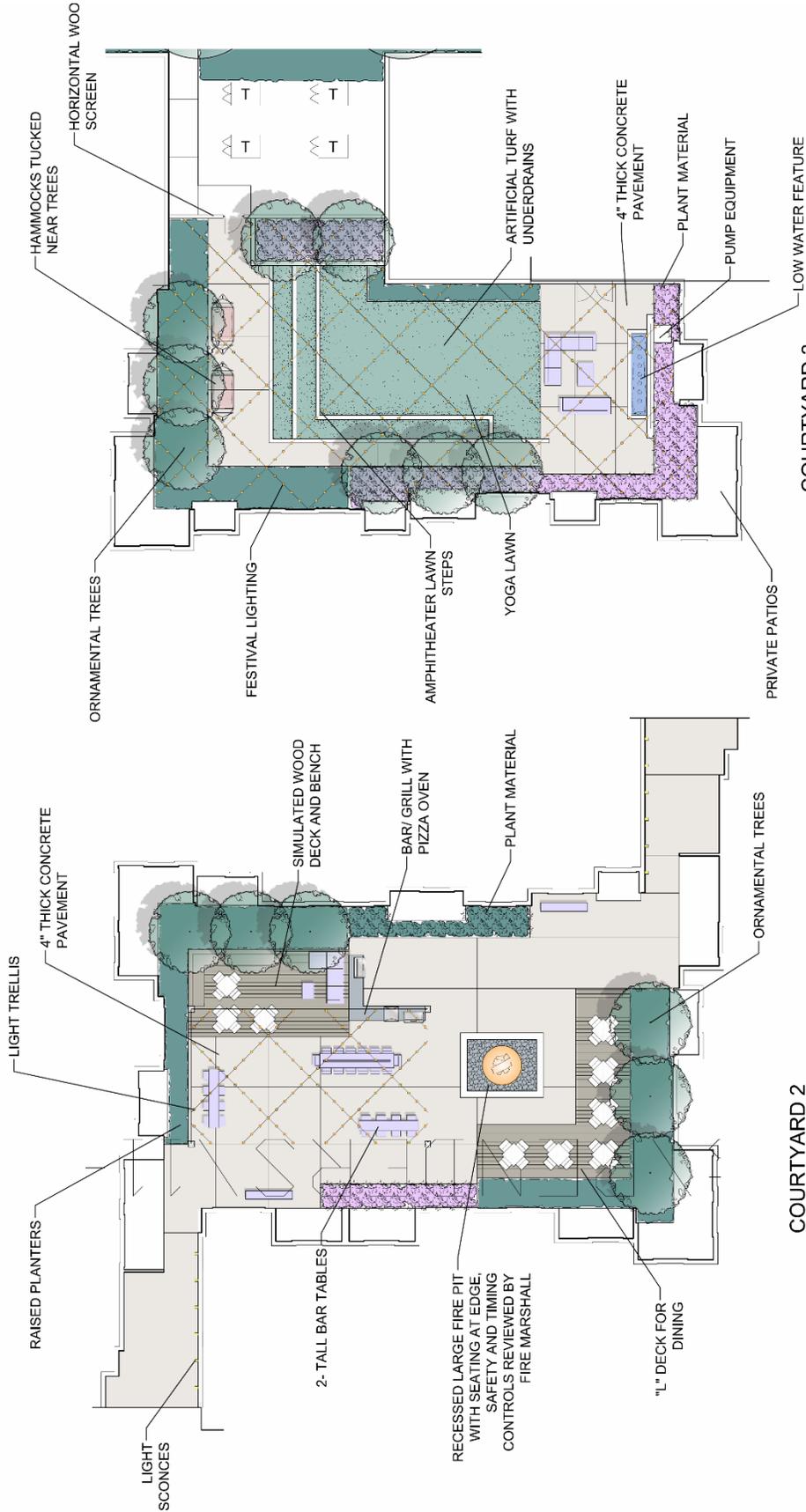
POOL COURT DEVELOPMENT PLAN  
 DATE: 11-10-17  
 SCALE: 1/8"=1'-0"

LS-1



ADDISON GROVES

**EXHIBIT A: DEVELOPMENT PLANS**



RESIDENT COURTS DEVELOPMENT PLAN  
 SCALE: 1/8"=1'-0"  
 DATE: 11-10-17

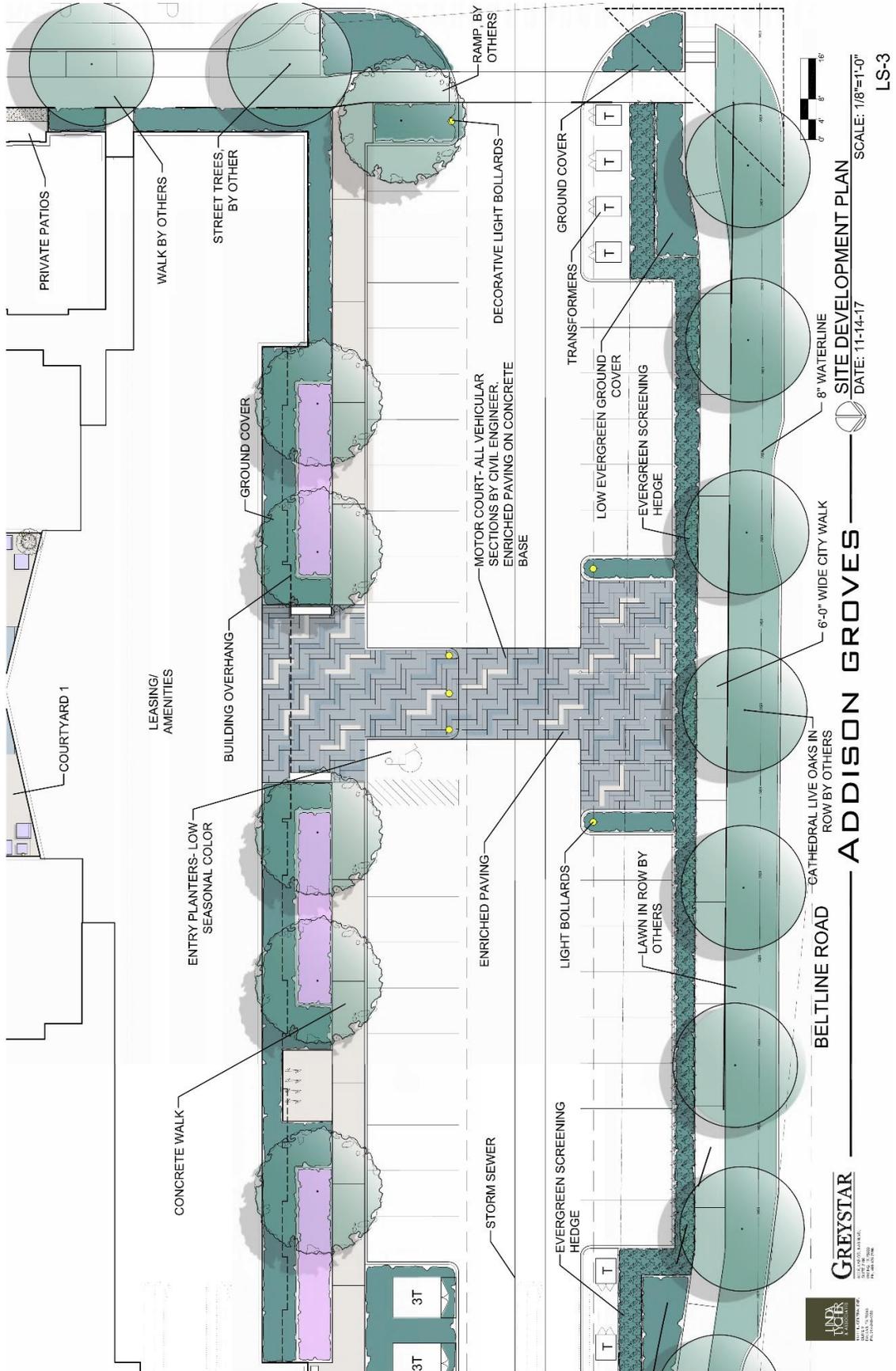
LS-2

**ADDISON GROVES**

**GREYSTAR**  
 LANDSCAPE ARCHITECTS  
 10000 W. 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 (303) 751-1000

**LINDA NIGER**  
 ARCHITECT  
 10000 W. 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 (303) 751-1000

### EXHIBIT A: DEVELOPMENT PLANS



### EXHIBIT A: DEVELOPMENT PLANS

