

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING ORDINANCE O12-002, THAT ZONES 31.61 ACRES OF PROPERTY LOCATED AT 5100 BELT LINE ROAD AS PLANNED DEVELOPMENT DISTRICT, TO AMEND EXHIBIT A AND TO AMEND SECTION 2 BY ADDING A MIXED-USE PARKING RATIO AND VALET PARKING REQUIREMENTS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND 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, at its regular meeting held on February 18, 2020 the Planning & Zoning Commission considered and made recommendations on a request to amend Planned Development District O12-002, to amend Exhibit A and to amend Section 2 by adding a mixed use parking ratio (Case No.1807-Z); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment 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. That Ordinance O12-002, is hereby amended as follows:

- (a) The original Planned Development District site plan and landscape plan are hereby replaced with the site plan and landscape as shown in **Exhibit A** of this Ordinance.
- (b) Additional floor plans and building elevations, as shown in **Exhibit B** of this Planned Development District Ordinance, are hereby adopted.
- (c) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and **Exhibit B** and made a part hereof for all purposes.

(d) Section 2, is hereby amended to add Subsection C. Parking to read as follows:

C. Parking. A mixed-use parking ratio of 1 parking space per 225 square feet of gross floor area shall apply to all uses except for a movie theater which shall be parked at 1 parking space per 3 theater seats.

(e) Section 2, is hereby amended to add Subsection D. Valet Parking to read as follows:

D. Valet Parking. The property owner shall submit an acceptable valet parking plan for the property to Town staff and follow the approved plan.

a. If valet services are provided, the property owner shall require the use of “park & stroll” or similar concepts that allow customers to drop off and pick up their car from any valet stand on the property.

b. If valet services are provided, then the property owner shall require the use of technology to allow customers to request their vehicle prior to arriving at the valet stand.

(f) Save and except as amended by this Ordinance all other provisions in PD O12-002 shall remain in full force and effect.

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. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

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.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the 10TH day of MARCH 2020.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

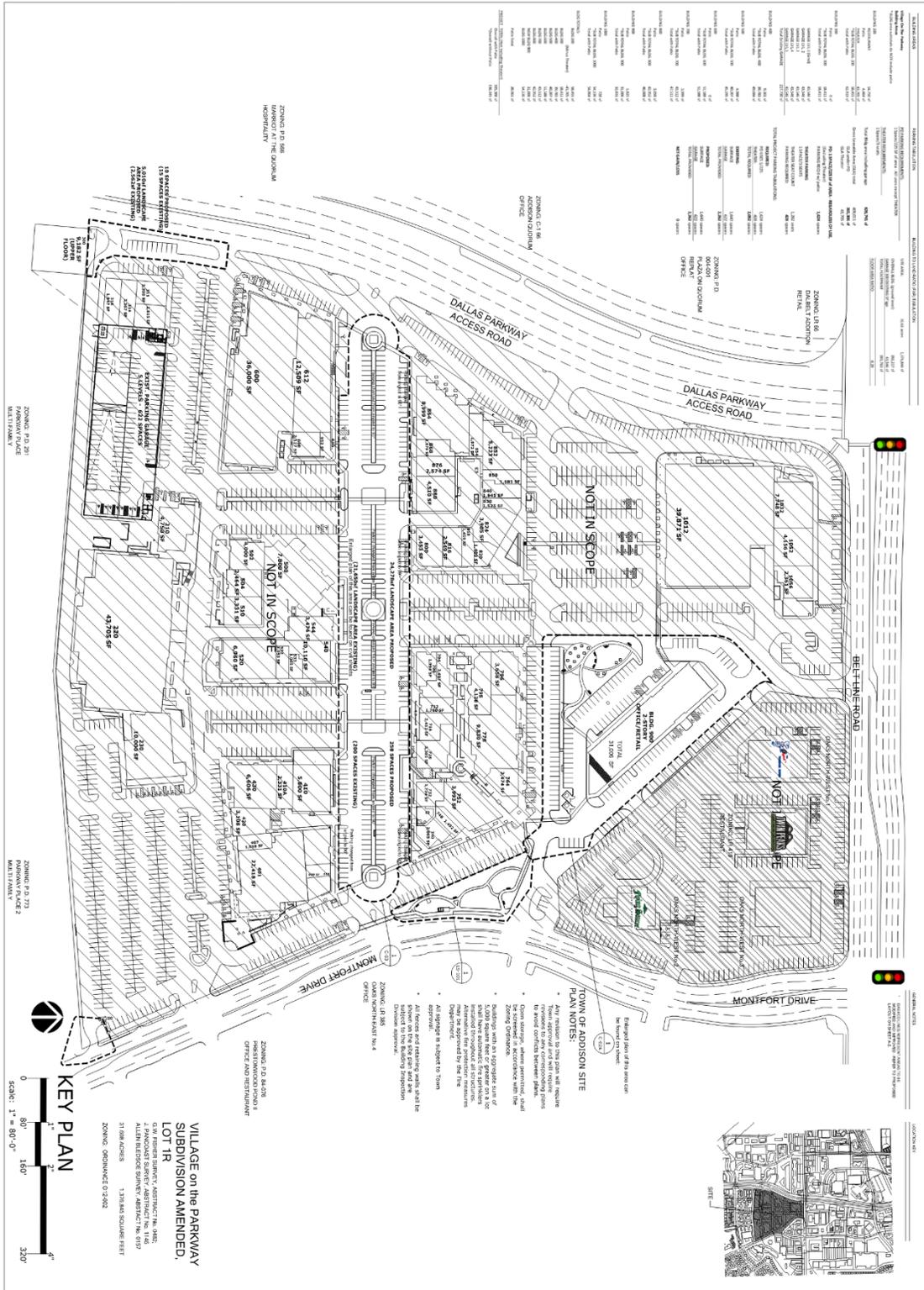
ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Brenda N. McDonald, City Attorney

Exhibit A



PROPOSED KEY PLAN

OFF Project No. 170030
DATE: 02.28.2020

A-2

gff ARCHITECTS

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

VILLAGE on the PARKWAY SUBDIVISION AMENDED, LOT 1R

OWNER: 5101 Bent Las Road Investors, LLC
455 Market Street, 1000
San Francisco, CA 94105
415.774.8200

DESIGNER: Vialar Properties
816 Koch Street
Fort Worth, TX 76107
817.343.9939

PROJECT: VILLAGE on the PARKWAY SUBDIVISION AMENDED
SUBDIVISION AMENDED
BLOCK # 1R
TRACED # 1R
TOWN PROJECT # 1801/Z

ZONING: ORDINANCE 022402

ACTION

APPROVED _____

STAFF _____

COUNCIL _____

FOR THE TOWN OF ADDISON
CITY CLERK

Exhibit A



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (8' CAL. MIN. 14'-16' TALL)
- LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
- PROPOSED ORNAMENTAL TREE (25' CAL. MIN.)
- (25' CAL. MIN.)
- EVERGREEN SCREENING SHRUB PLANTING AREA (8' FT. AT TIME OF PLANTING)
- DWARF WAX MYRTLE, TEXAS SAGE, NANDINA, JUNIPER)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EXISTING LANDSCAPE SITE AREA
- PROPOSED LANDSCAPE SITE AREA FOR OFFICE OVER RETAIL
- CROSSWALK
- CONCRETE WALK
- BUILDING 200 LIMITS OF WORK
- LIMITS OF WORK
- PROPERTY LINE

IRRIGATION NOTES

SOIL NOTES

TREE MITIGATION NOTES

PLANTING LOCATION NOTES

LANDSCAPE CALCULATIONS

ADDITIONAL NOTES
(Values on the drawings)

Category	Requirement	Actual
Total Landscape Site Area	Landscape Site Area Required	20% 275,348
	Landscape Site Area Existing	7.79% 105,291
	Landscape Site Area Provided	10.78% 142,053
Parking Lot Planting Area	General Planting Area Provided	100% 106,656
	20' Buffer Provided	128% 30,272
20' Buffer Requirement	20' Buffer Required	2,466
	20' Buffer Provided	3,128



APPROVED ACTION DENIED
STAFF _____
COUNCIL _____
Must be signed by the appropriate authority of the City of Dallas. This is the official record of the Council's decision on the project.

gff LANDSCAPE

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

OWNER:
5100 Bell Line Road, Investment, LLC
455 Market Street, 1000
San Francisco, CA 94105
415.398.4650

APPLICANT:
Village Properties
618 Fock Street
Dallas, TX 75207
817.810.8015

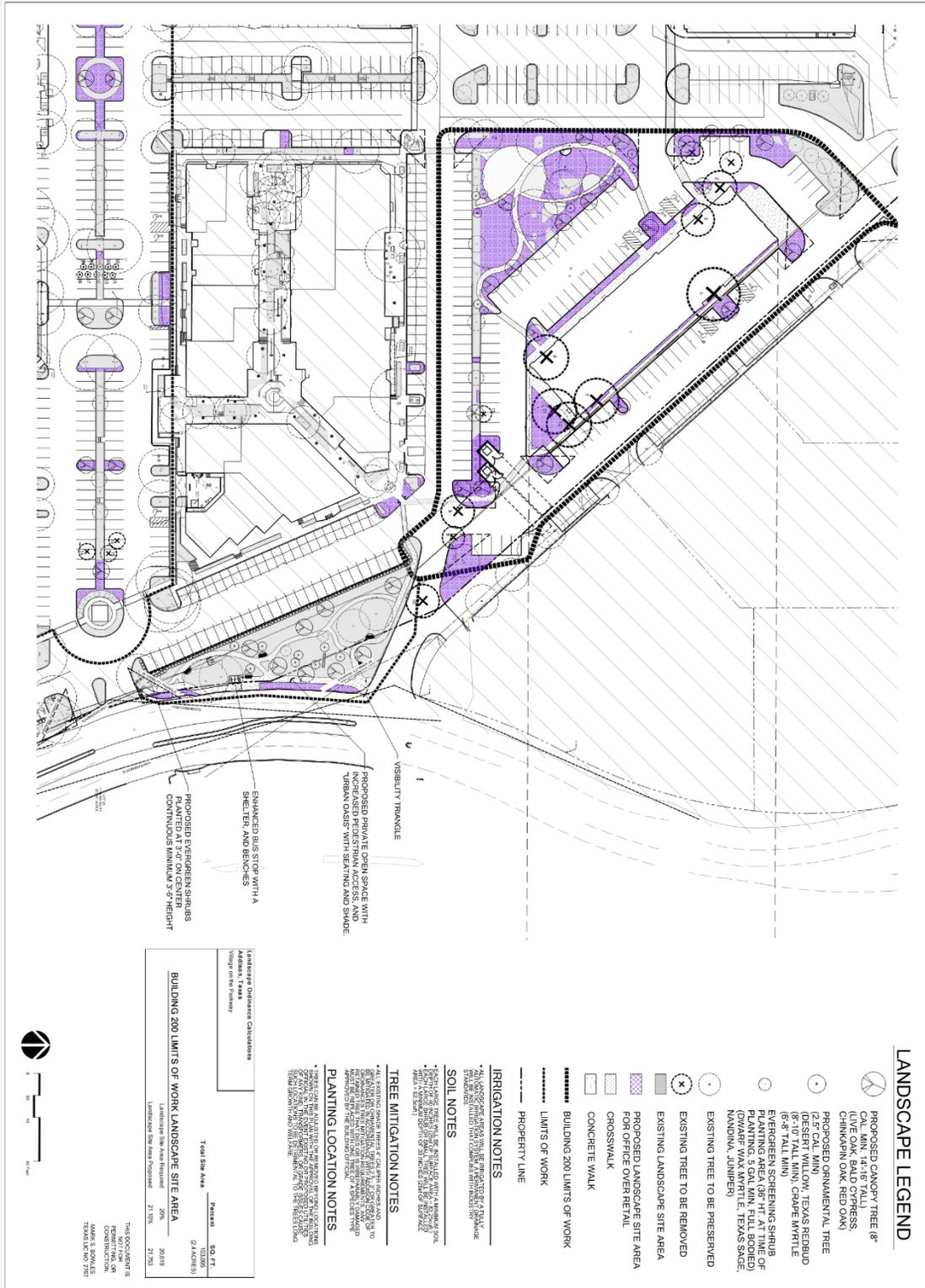
VILLAGE PARKWAY
Block # NA
Town Project # No. 1807-2

LANDSCAPE OVERALL SITE PLAN

gff Project No. 17003100
Date 02/28/2020

LS-100

Exhibit A



OWNER:
5100 Bell Line Road Investors, LLC
5100 Bell Line Road, Suite 1000
Dallas, Texas 75201 | 214.303.1500

APPLICANT:
Village Properties
818 North Street
817.810.0918

APPROVED:
COUNCIL

DATE: 02/28/2020

PROJECT #: 1790000

DATE: 02/28/2020

LS-101

Exhibit A

04-DETAIL: STEEL EDGING

NOTE:
1. LAMM STAKE TREES THAT ARE NOT CAPABLE OF STANDING UPRIGHT SHALL BE PLANTED IN THE FINISHED GRADE.
2. LAMM STAKE TREES SHALL BE PLANTED IN THE FINISHED GRADE AND THE FINISHED GRADE SHALL BE FINISHED TO THE FINISHED GRADE.
3. FINISHED GRADE SHALL BE FINISHED TO THE FINISHED GRADE.
4. FINISHED GRADE SHALL BE FINISHED TO THE FINISHED GRADE.

SCALE: 1/2"=1'-0"

03-DETAIL: TYPICAL SHRUB PLANTING

SCALE: 1/2"=1'-0"

08-DETAIL: TYPICAL TREE PLANTING

SCALE: 1/2"=1'-0"

02-DETAIL: TYPICAL GROUND COVER PLANTING

SCALE: 1/2"=1'-0"

07-DETAIL: TREE BRANCH CLEARANCE

SCALE: 1/2"=1'-0"

01-DETAIL: TYPICAL TRIANGULAR SPACING

SCALE: 1/2"=1'-0"

LANDSCAPE CALCULATIONS

Tree #	Species	Caliper Inches	Quantity
1	OKM	14	8
2	OKM	14	8
3	OKM	14	8
4	OKM	14	8
5	OKM	14	8
6	OKM	14	8
7	OKM	14	8
8	OKM	14	8
9	OKM	14	8
10	OKM	14	8
11	OKM	14	8
12	OKM	14	8
13	OKM	14	8
14	OKM	14	8
15	OKM	14	8
16	OKM	14	8
17	OKM	14	8
18	OKM	14	8
19	OKM	14	8
20	OKM	14	8
21	OKM	14	8
22	OKM	14	8
23	OKM	14	8
24	OKM	14	8
25	OKM	14	8
26	OKM	14	8
27	OKM	14	8
28	OKM	14	8
29	OKM	14	8
30	OKM	14	8
31	OKM	14	8
32	OKM	14	8
33	OKM	14	8
34	OKM	14	8
35	OKM	14	8
36	OKM	14	8
37	OKM	14	8
38	OKM	14	8
39	OKM	14	8
40	OKM	14	8
Total Required			346

REQUIRED CAL PER INCHES	PROVIDED CAL PER INCHES	QUANTITY OF PROPOSED TREES	TOTAL CAL PER INCHES
346	316.5	40 SHRUB TREES AT 7 INCHES EACH	316.5
	366	17 ORNAMENTAL TREES AT 21 INCHES EACH	356
	423		423

ANY REMAINING INCHES OR OPEN SPACE REQUIREMENTS WILL BE MAINTAINED AS LAND AS DESIGNATED WITH THE CITY.

LANDSCAPE ACTION DENIED

APPROVED: _____

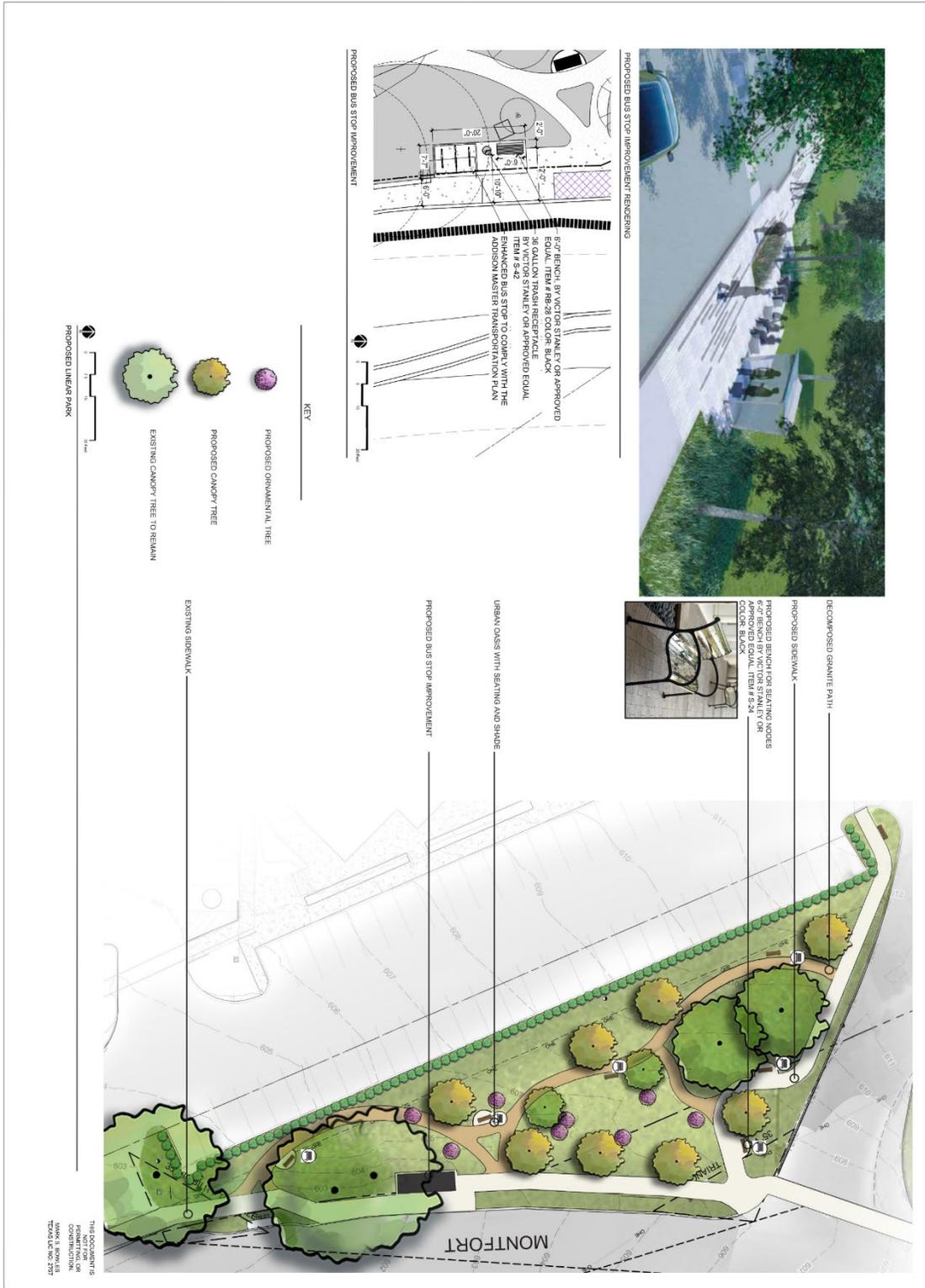
STAFF: _____

COUNCIL: _____

DATE: _____

REASON FOR DENIAL: _____

Exhibit A



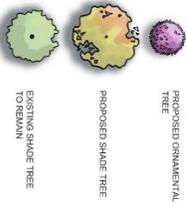
<p>APPROVED ACTION</p> <p>STAFF _____</p> <p>COUNCIL _____</p> <p><small>Does this Staff Approval Letter or Council Resolution approve the project? (Indicate the date of approval of the project)</small></p>	<p>gff LANDSCAPE</p> <p>2808 Fairmount Street, Suite 300 Dallas, Texas 75201 214.303.1500</p> <p>3300 West 7th Street, Suite 110 Fort Worth, Texas 76107 817.303.1500</p>	<p>CLIENT: 5700 Bell Line Road Investors, LLC 455 Market Street, 1000 San Francisco, CA 94105 415-569-4600</p> <p>ARCHITECT: Villar Associates 816 Koch Street Fort Worth, TX 76107 817-350-9510</p> <p>VILLAGE PARKWAY Block # N/A Lot # 17 Town Project # No. 1817-2</p>	<p>MONTFORT RENDRINGS</p> <p>DATE: 11/20/2020 GFF Project No. 2020-0001 T204/L2/NO 217</p> <p>LS-103</p>
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Exhibit A



TRIANGLE DESIGN

- LEGEND**
- 1. OPEN LAWN AREA
 - 2. QUIET SEATING NODES
 - 3. MIXED PLANTING
 - 4. OUTDOOR EATING AREA
 - 5. SMALL GAME LAWN



THE CONSULTANTS
 3027 TRINITY
 COMMERCE, TX 75001
 MARK S. BOWLES
 TEXAS LICENSE # 2789

<p>OWNER Village Park/Lane Board Investors, LLC 465 Market Street, 1000 San Francisco, CA 94115 415-393-8200</p> <p>ARCHITECT Village Properties 816 Foch Street 817.810.0078</p> <p>VILLAGE PARK/LANE Block # N/A Lot # 1A Town Project # No. 1897/2</p>	<p>gff LANDSCAPE</p> <p>2808 Fairmount Street, Suite 300 Dallas, Texas 75201 214.303.1500</p> <p>3300 West 7th Street, Suite 110 Fort Worth, Texas 76107 817.303.1500</p>	<p>APPROVED ACTION STAFF: _____ _____ _____</p> <p>CONSULTANT: _____ _____ _____</p> <p><small>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.</small></p>
<p>THE CONSULTANTS 3027 TRINITY COMMERCE, TX 75001 MARK S. BOWLES TEXAS LICENSE # 2789</p>	<p>TRANGLE PARK RENDERINGS</p> <p>LS-104</p>	

Exhibit A

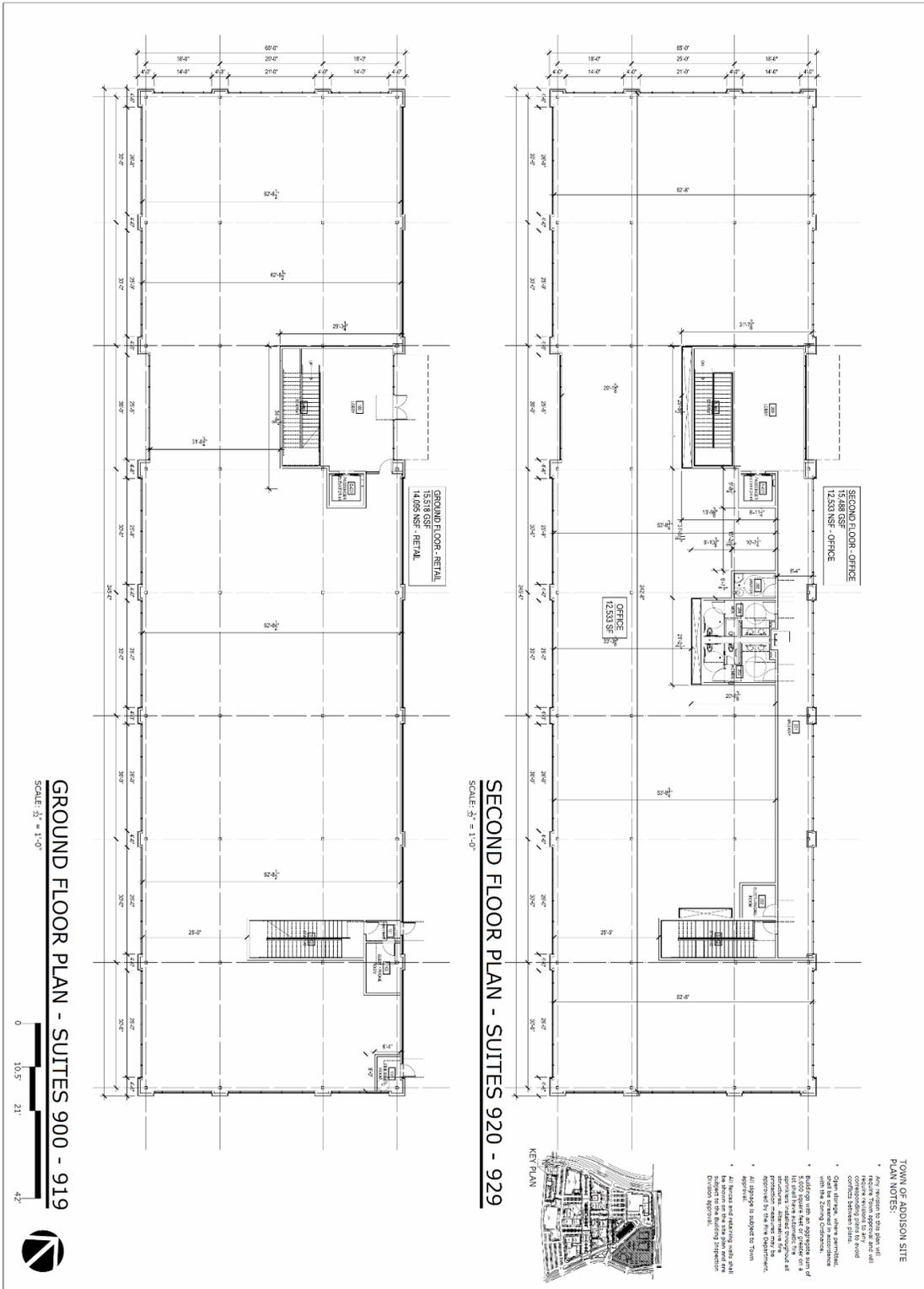


VILLAGE PARKWAY



Vestor
gff ARCHITECTS

Exhibit B



TOWN OF ADDISON SITE PLAN NOTES:

- Any revision to this plan that requires revision to the final contract between plans.
- Open to change, when permitted, with the Zoning Ordinance.
- Building with an aggregate area of lot and have exceeded the standards. Alternative fire approval by the Fire Department.
- All signage is subject to town approval.
- All uses of retaining walls and foundations are subject to town approval.

APPROVED ACTION DENIED

STAFF: _____

COUNCIL: _____

DATE: _____

gff ARCHITECTS

2805 Fairmount Street, Suite 300 Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110 Fort Worth, Texas 76107 | 817.303.1500

OWNER:
5100 Bell Lane Road Investors, LLC
455 Marked Street, 1000
San Francisco, CA 94118
415.255.4533

APPLICANT:
Vestor Properties
818 Fock Street
57100 TX 76107
817.810.5055

VILLAGE PARKWAY
SUBDIVISION AMENDED
Lot # N/A
Town Project # 1807-Z

OFFICE / RETAIL FLOOR PLANS - BLDG. 900

GFF Project No. 17003100
Date 02.26.2020

A-7

