



# ADDISON, TEXAS

## UNIFIED DEVELOPMENT CODE

**Phase II:  
Development  
Standards**

August 2021

# TEAM MEMBERS

## **Matt Goebel, AICP**

Clarion - Project Manager  
Code Drafting

## **Gabby Hart, AICP**

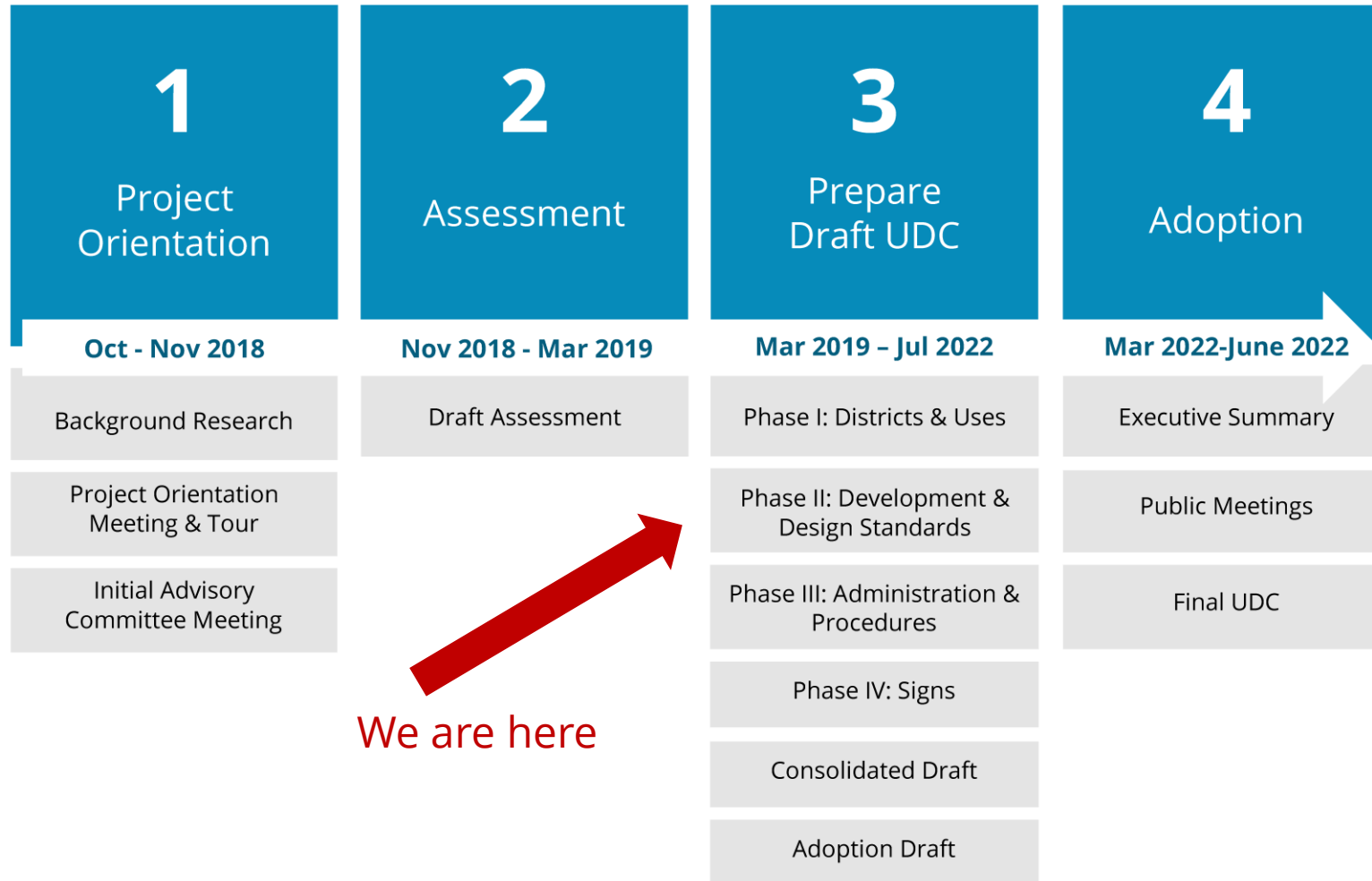
Clarion - Project Associate  
Code Drafting

## **Jim Dougherty, Esq.**

Texas Land-use Law Expert

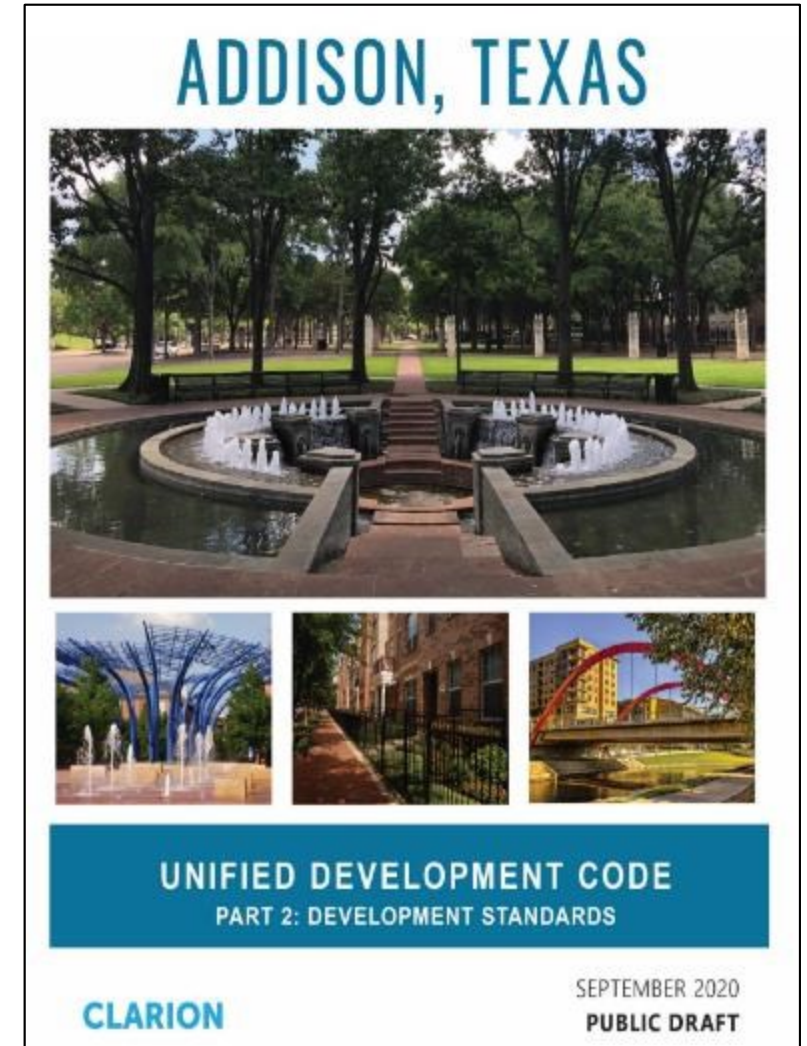


# PROJECT SCOPE & TIMELINE



# MEETING AGENDA

- **Review and discuss the following topics related to development standards:**
  - Landscaping, Buffering and Fences
  - Subdivision
  - Parkland Dedication & Park Development Fee



# KEY POLICY CONSIDERATIONS

- **For all these topics, be thinking about:**
  - How has Addison done regulating this issue in recent years? Still at the forefront in the metroplex?
  - What is the right approach for Addison going forward?
  - How do we strike the appropriate balance for Addison between ensuring high-quality development but also remaining economically competitive?



# ARTICLE 4.7 LANDSCAPING, BUFFERING, AND FENCES



**Minimum Landscaping Required**



**Street Landscape Buffer**





**Parking Lot Landscaping**

A wide-angle photograph of a residential street lined with mature, leafy green trees. The street is paved and leads into the distance. In the foreground, there are brick pillars on either side of the path. The sky is bright blue with a few wispy clouds. A solid blue banner is overlaid at the bottom of the image.

# Tree Replacement and Protection

A photograph of a landscaped area. On the left, there is a wooden fence made of vertical slats. In front of the fence is a bed of ornamental grasses and purple flowers. A black chain-link fence runs along the edge of this bed. To the right of the chain-link fence is a well-maintained green lawn. Further right is a concrete sidewalk. In the background, there are modern multi-story buildings with large windows and balconies. The scene is brightly lit, suggesting a sunny day.

**Buffering**



Screening





Fences



# NEW ORGANIZATION

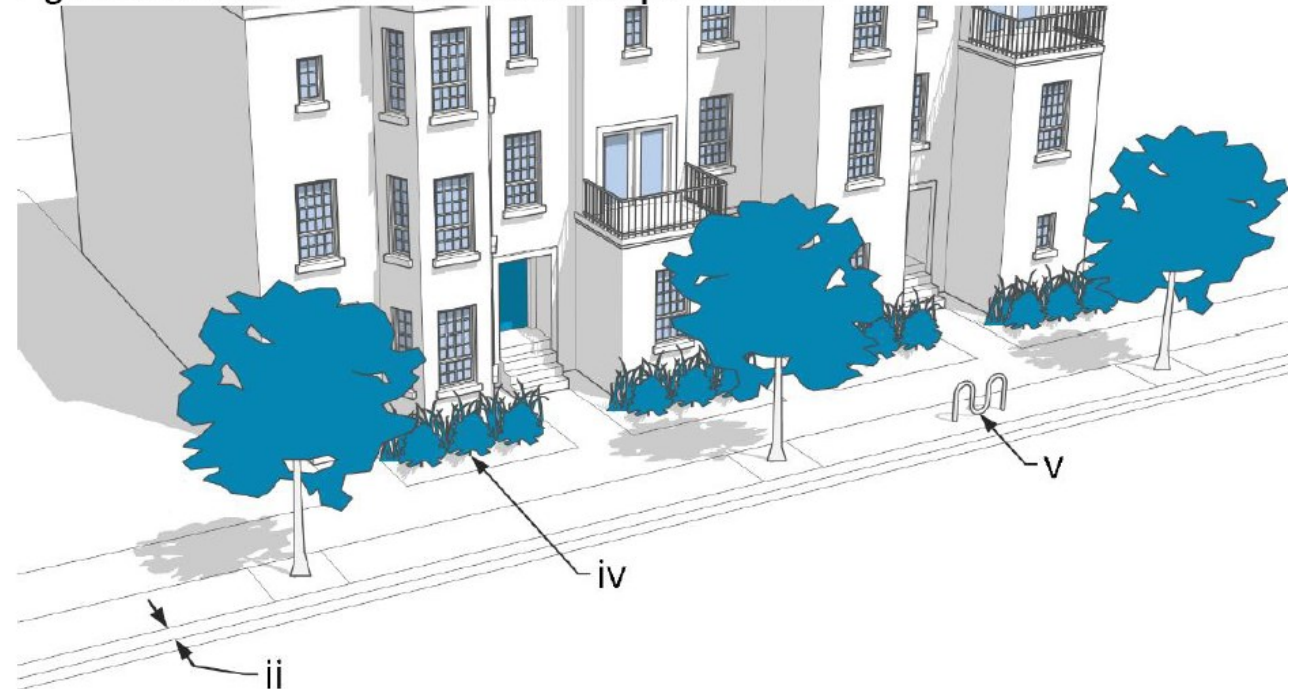
- **Purpose & Applicability**
- **Landscape/Irrigation Plans**
- **Minimum Landscaping Required**
- **General Standards and Specifications**
- **Tree Replacement and Protection**
- **Trees and Plant Materials on Public Property**
- **Buffering**
- **Screening**
- **Fences**
- **Installation and Maintenance**



# LANDSCAPING | KEY CHANGES

- **Simplified applicability**
  - Increases of non-permeable lot coverage by more than 2,000 square feet
  - Building permit applications for exterior remodeling with a value equal to or greater than \$10,000 exclusive of maintenance and repair
- **Tailored streetscape landscaping standards for urban vs. suburban contexts**
- **Ongoing/future policy discussion: tailoring code applicability to maintain high standards, but also does not become a barrier to redevelopment**

Figure 4.12: Mixed-Use District Streetscape Standards



# LANDSCAPING | KEY CHANGES

- **Generally applied Belt Line District interior parking lot landscaping standards**

<b>Total Parking Area</b>	<b>Interior Planting Area</b>
7,000—49,999 sq. ft.	5 percent
50,000—149,000 sq. ft.	8 percent
150,000 sq. ft. and larger	10 percent

- **New credit toward total tree requirement for tree preservation**
- **Sustainable landscaping encouraged**



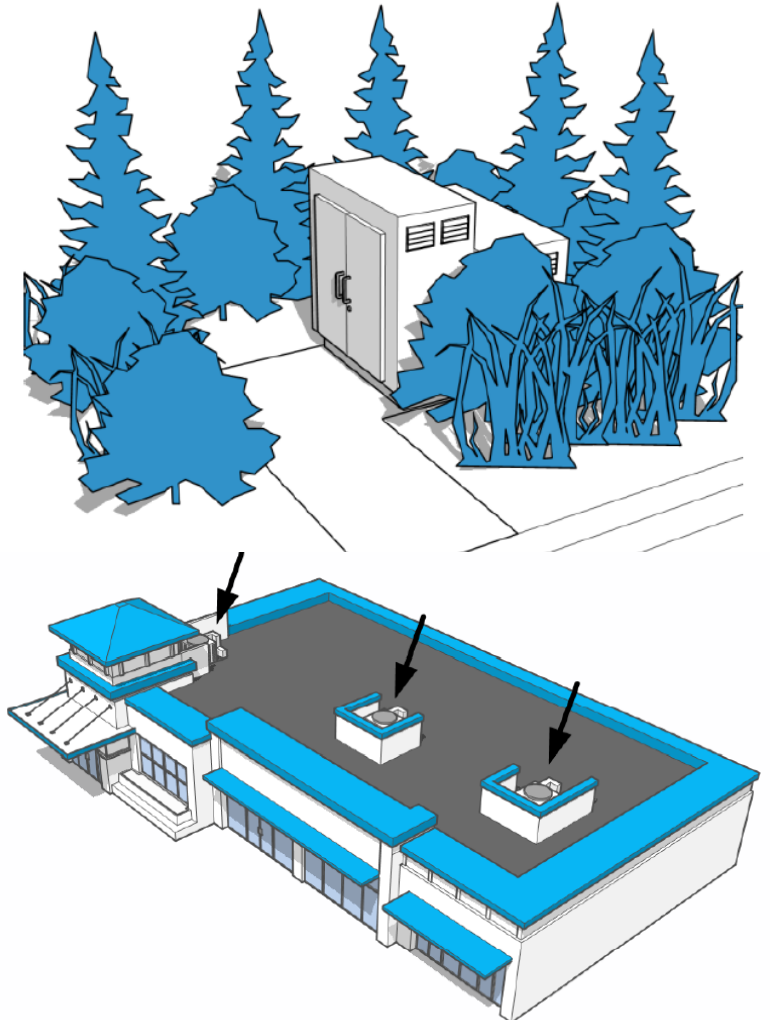
# LANDSCAPING | KEY CHANGES

- **New buffering requirements for multifamily, mixed-use, and nonresidential uses adjacent to a residential zoning district or single-family detached/duplex use**
- **Buffer options:**
  - Two evergreen trees + three shrubs per 250 square feet
  - Solid wall or fence no less than 6 feet in height
  - Director-approved alternatives



# SCREENING & FENCES | KEY CHANGES

- Landscaping provided to meet screening standards credited towards overall landscaping requirements
- **Screening requirements for:**
  - Mechanical and utility equipment
  - Refuse containers
  - Outdoor storage areas
  - Off-street loading spaces
  - Parking or storage of vehicle on unimproved surface
- **New alternative fence height standards**
- **New standards for compatible design, articulation, and alignment of fences**



# ADDITIONAL REFINEMENTS COMING

- **Additional tables, graphics, and consolidation of content to enhance ease of use**
- **Modification of elements carried forward from current code that are not best addressing current future/needs**
- **Refinement of new elements to align with the Addison context and to best facilitate high quality reinvestment**
- **Exploration of using elevated landscape standards to address building material concerns**

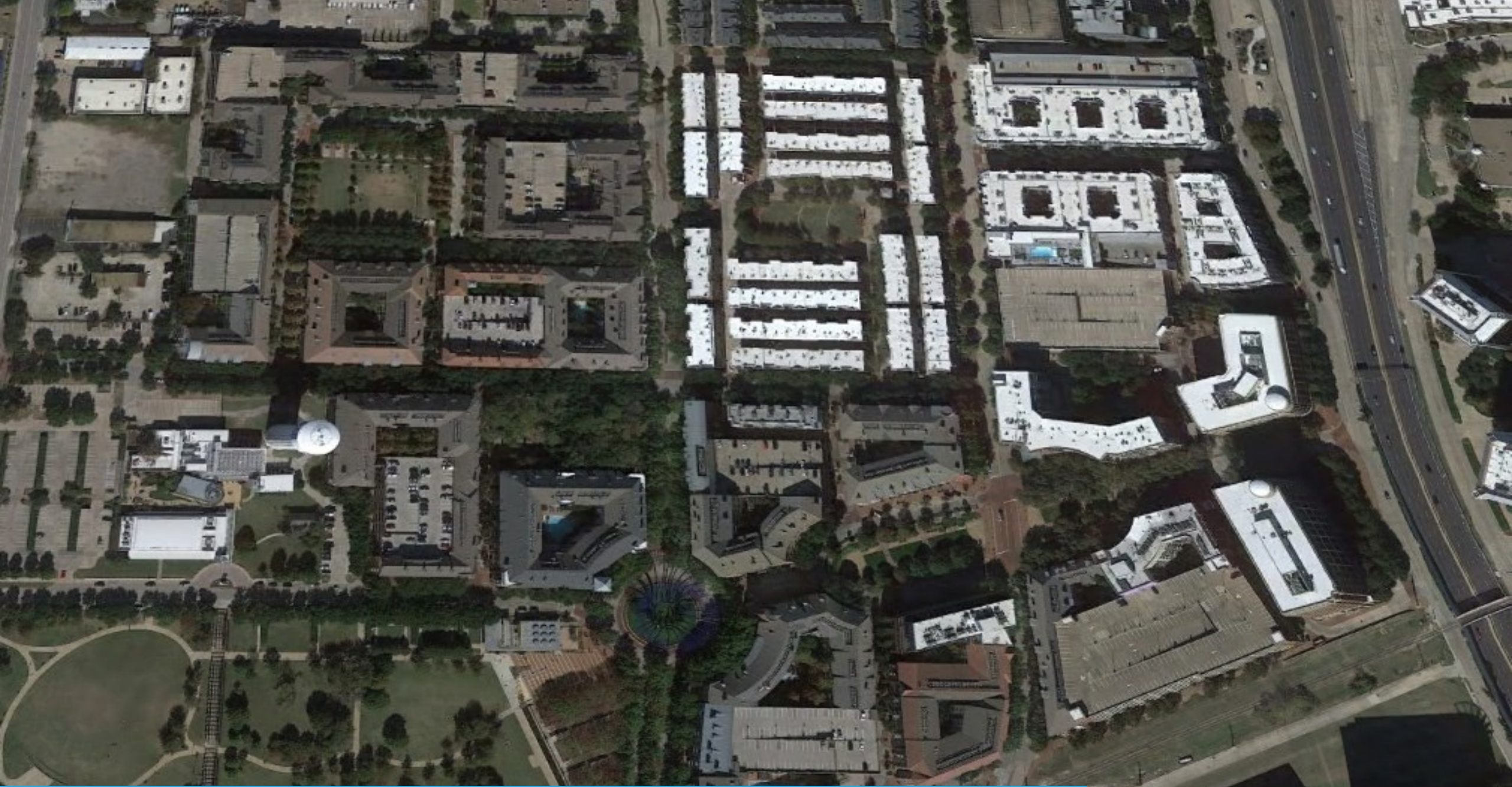


# DISCUSSION QUESTIONS

- **Questions on particular sections?**
- **Are any standards confusing?**
- **Any areas where a graphic would be helpful?**
- **Do you disagree with any proposed changes?**

An aerial photograph of a residential subdivision. The central part of the image features a large, circular road pattern with many houses and trees. To the right, there are several larger, rectangular buildings, possibly schools or community centers, with parking lots. The overall scene is a mix of residential and institutional structures.

**ARTICLE 5.0 SUBDIVISION  
STANDARDS**



**Design Standards: Lot Planning & Block Layout**



# Design Standards: Street Design and Construction

# Subdivision Improvements







# Parkland Dedication



**Park Development Fee**

# NEW ORGANIZATION

- **General Provisions**

- Purpose
- Applicability
- Compliance and Enforcement
- Withholding Improvements
- Annexation
- Platting Requirements

- **Subdivision Design Standards**

- General
- Lot Planning

- Block Layout
- Street Design and Construction
- Private Street Regulations
- Alternatives to Subdivision Standards

- **Subdivision Improvements**

- General Standards
- Storm and Sanitary Sewers
- Water
- Street Lighting
- Sidewalks
- Parkland Dedication and Park Development Fee

# SUBDIVISION | KEY CHANGES

- **New “General Provisions” section to clarify the purpose, applicability, and administration of the subdivision standards.**
- **New lot design standards (size, shape, orientation, drainage, access)**
- **Removed content related to the approval of new private streets**
- **New cluster subdivision allowance**



# SUBDIVISION | KEY CHANGES

- **Updated amount of park land required to be dedicated (residential development) to 8 acres for every 1,000 residents based on Parks, Recreation and Open Space Master Plan**
- **Introduces park development fee, separate from parkland dedication**
  - Provides funding for maintenance and development of existing park facilities
  - Applies to both residential and nonresidential development
  - Requires an impact fee study meeting state law to support the fee
  - Credits may be available against the required fee for new dedications of land



# DISCUSSION QUESTIONS

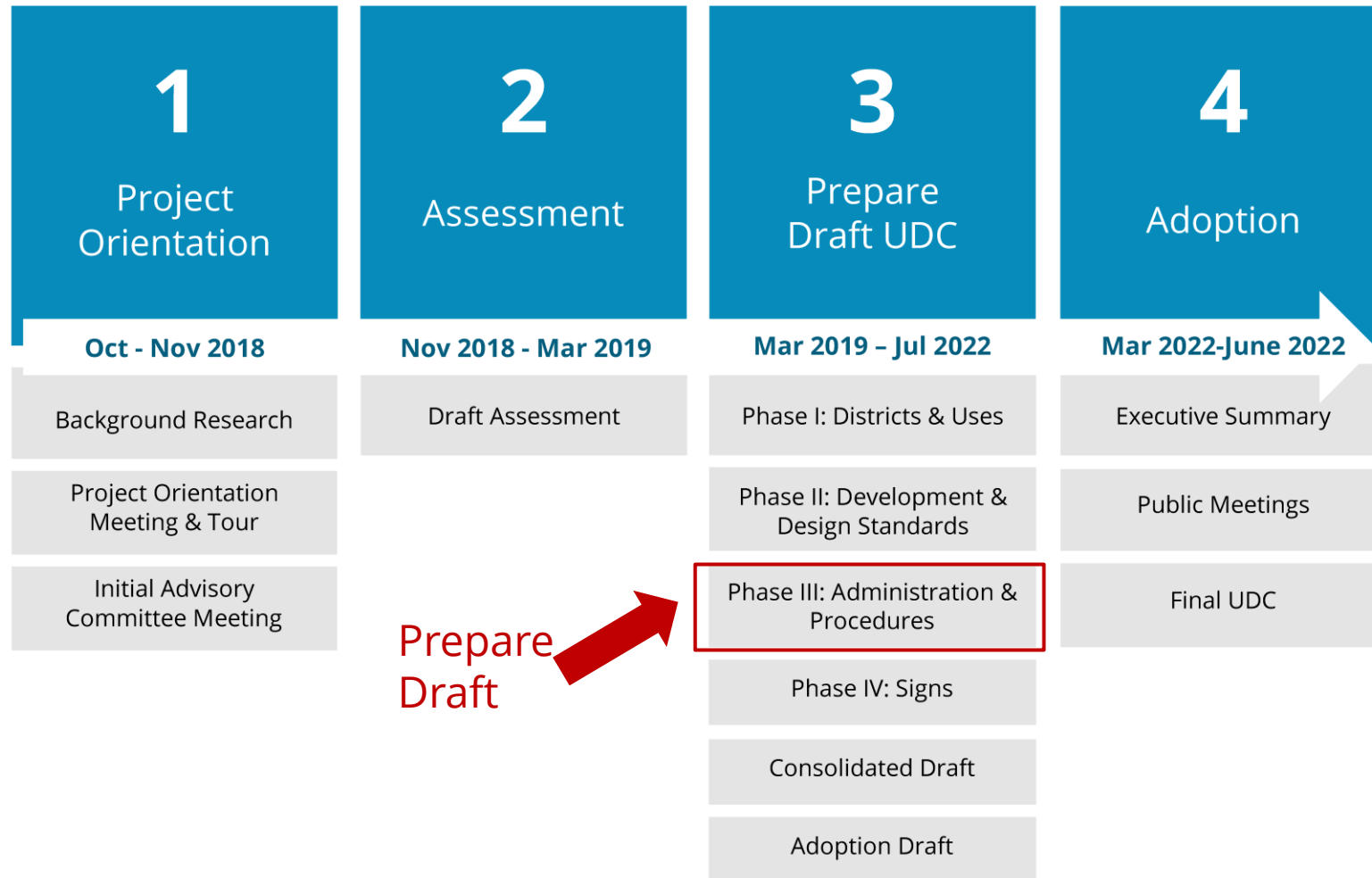
- **Policy:**
  - Does the Town want to require park land dedication (and fee-in-lieu) for **nonresidential** development?
  - Does the Town want to require a **park development fee** to fund the construction of new parks and/or improvements to existing parks and recreation facilities to accommodate future development?
    - Should the fee apply to new development or any time a building permit is pulled?
    - Should the fee apply to nonresidential development?



# DISCUSSION QUESTIONS

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- **Are any standards confusing?**
- **Any areas where a graphic would be helpful?**
- **Do you disagree with any proposed changes?**

# PROJECT SCOPE & TIMELINE





# COMMENTS?

- Remember to use Konveio to record your comments and questions!
- Please submit comments by September 1
- You also may submit comments to:  
**udc@addisontx.gov**
- **www.AddisonUDC.org**



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