

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REZONING A 3.2 ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ADDISON ROAD AND AIRPORT PARKWAY, FROM COMMERCIAL-2 (C-2) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT WITH MODIFIED URBAN CENTER (UC) DISTRICT STANDARDS TO ALLOW A MULTIFAMILY DEVELOPMENT COMPRISED OF A MAXIMUM OF 287 DWELLING UNITS AND LIVE/WORK UNITS, AND APPROXIMATELY 5,000 SQUARE FEET OF FUTURE RETAIL SPACE, AND TO APPROVE RELATED DEVELOPMENT PLANS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on March 15, 2022 the Planning & Zoning Commission considered and made recommendations on Case No.1843-Z, being a request to rezone a 3.2 acre property located at the southeast corner of Addison Road and Airport Parkway (the “Property”), from the C-2 District to a PD District with modified UC District Standards, to allow a multifamily development comprised of a maximum of 287 dwelling units and live/work units, and approximately 5,000 square feet of future retail space, and to approve related Development Plans (defined herein below); 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. The Zoning Ordinance and official zoning map shall be amended so as to rezone the Property, said Property being described in the legal description on **Exhibit A** attached hereto and incorporated herein, from the C-2 District to the PD District with modified UC District Standards, subject to the following conditions:

- A. Prior to issuance of a building permit, the developer shall provide the Town written notification of easement acquisition for emergency and pedestrian access to the fire lane that is adjacent to the southeastern corner of the Property. This easement shall allow for pedestrian access to adjacent public streets that connect to that fire lane.
- B. The building shall be constructed to include the following interior construction and sustainability features:

1. The project shall be National Green Building Standard (NGBS) certified.
 2. There shall be no linoleum or Formica surfaces in the units.
 3. All units shall be equipped with energy efficient appliances.
 4. All countertops shall be granite, stone, or a superior surface material.
- C. In collaboration with the Addison Arbor Foundation, a public art feature that is visible from the public right-of-way shall be installed within an accessible common area of the Property prior to the issuance of a Certificate of Occupancy. Funding for this feature is the obligation of the developer. The Addison Arbor Foundation may elect to, but is not obligated to participate in funding this feature.
- D. Prior to the issuance of a Certificate of Occupancy, the Property shall be improved in accordance with the Development Plans, which is comprised of a site plan, landscape plan, façade and floor plans (the “Development Plans”), which are attached hereto as **Exhibit B** and made a part hereof for all purposes.

SECTION 3. The property shall be used in accordance with the Use Regulations of the Residential Subdistrict of the UC Zoning District, subject to the following modifications:

- A. The total amount of multifamily dwelling units shall not exceed 280 units and the total amount of live/work dwelling units shall not be less than 7 units. The total amount of dwelling units shall not exceed 287 units.
- B. Home office use may occur within designated live/work units on the fourth and fifth floor of the western façade, and as depicted on the Development Plans.
- C. The total amount of “retail ready” area shall not be less than 5,000 square feet and shall be allocated as depicted on the Development Plans.

SECTION 4. The Property shall be developed in accordance with the Dimensional and Design Standards of the Residential Subdistrict of the UC Zoning District, subject to the following waivers:

- A. Minimum landscape area shall be reduced from 20 percent to 16.4 percent of the gross area of the Property with designated shared use trails counted towards landscape area, as depicted on the Development Plans.
- B. Minimum landscape buffer width shall be reduced from a 20 foot minimum width, inclusive of shared use trails, to a variable width buffer that complies with the landscape buffer standards defined by the Town’s Trail Master Plan.
- C. Ornamental trees shall be provided in lieu of shade trees to meet the street tree planting requirement for the Addison Road Property frontage.
- D. Shade tree spacing at the Airport Parkway frontage shall be increased from 30 feet to 50 feet maximum spacing.

- E. Minimum building setback at the Addison Road and Airport Parkway Property frontages shall be modified from a 10 foot build-to-line to reflect the setbacks depicted on the Development Plans.
- F. In lieu of providing a one foot building stepback for every two feet over 50 feet for all portions of the building over 50 feet, building stepback requirements shall be met by the building stepbacks depicted in the Development Plans.
- G. Public Open Space Dedication requirements shall be met through the provision of the public shared use trails and sidewalks, and publicly accessible, private open space depicted on the Development Plans.
- H. Minimum driveway setback from side property boundaries shall be reduced from 5 feet to 2 feet at the southern property boundary, and as depicted on the Development Plans.
- I. Minimum area for one bedroom dwelling units shall be reduced from 700 to 650 feet for one bedroom units where a private balcony is provided, and as depicted on the Development Plans.
- J. Exterior cladding of walls fronting or visible from public streets shall be reduced from a minimum of 90 percent brick construction to 75 percent masonry and glazing construction for the north and west facades, and 58% masonry and glazing construction for the south facade, as depicted on the Development Plans.
- K. Exterior cladding of walls not fronting or not visible from public streets shall be reduced from a minimum of 80 percent brick construction, exterior cement plaster, or a combination thereof, to 59 percent masonry and glazing construction for the east facade, as depicted on the Development Plans.

SECTION 5. 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, Section 1-7 of the Code of Ordinances for the Town of Addison.

SECTION 6. 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 7. 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 8. 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 12TH day of APRIL 2022.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Whitt Wyatt, City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being all of a 3.203 acre tract of land described in Special Warranty Deed to Cross Timbers Holdings, Ltd., recorded in Instrument No. 200503530991, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a pk nail found at the intersection of the south right-of-way line of Airport Parkway (a 55-foot public right-of-way) with the east right-of-way line of Addison Road (a 60-foot public right-of-way);

THENCE with said south right-of-way line of Airport Parkway, South 89°53'14" East, a distance of 390.57 feet to a 5/8-inch iron rod found at the northwest corner of Lot 1, Block A, of United States Postal Service Addison Addition, an Addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 97084, Page 3030, Deed Records, Dallas County, Texas;

THENCE leaving said south right-of-way line of Airport Parkway and with the west line of said Lot 1, Block A, South 0°06'17" East, a distance of 358.63 feet to a 5/8-inch iron rod with plastic cap stamped "4489" found in the north line of Lot 1, Block A of Addison Fairfield Addition, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Instrument No. 20080304095, Official Public Records, Dallas County, Texas and being the southeast corner of said 3.203 acre tract;

THENCE with the north line of said Lot 1, Block A of Addison Fairfield Addition, and north line of Lot 1, Block A of Shepard Addition, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 97214, Page 4261, Deed Records, Dallas County, Texas, and the north line of a 0.4976 acre tract described in Special Warranty Deed to HJP Holdings, LLC recorded in Instrument No. 20080120547, Official Public records, Dallas County, Texas, South 89°59'04" West, a distance of 386.11 feet to a 3/8-inch iron rod found for the southwest corner of said 3.203 acre tract and being in said east right-of-way line of Addison Road from which a 1/2-inch iron rod with plastic cap stamped "PIBURN" bears North 86°16" East a distance of 1.6 feet;

THENCE with said east right-of-way line of Addison Road, North 0°48'53" West, a distance of 359.54 feet to the POINT OF BEGINNING and containing 3.2011 acres or 139,438 square feet of land.

EXHIBIT A

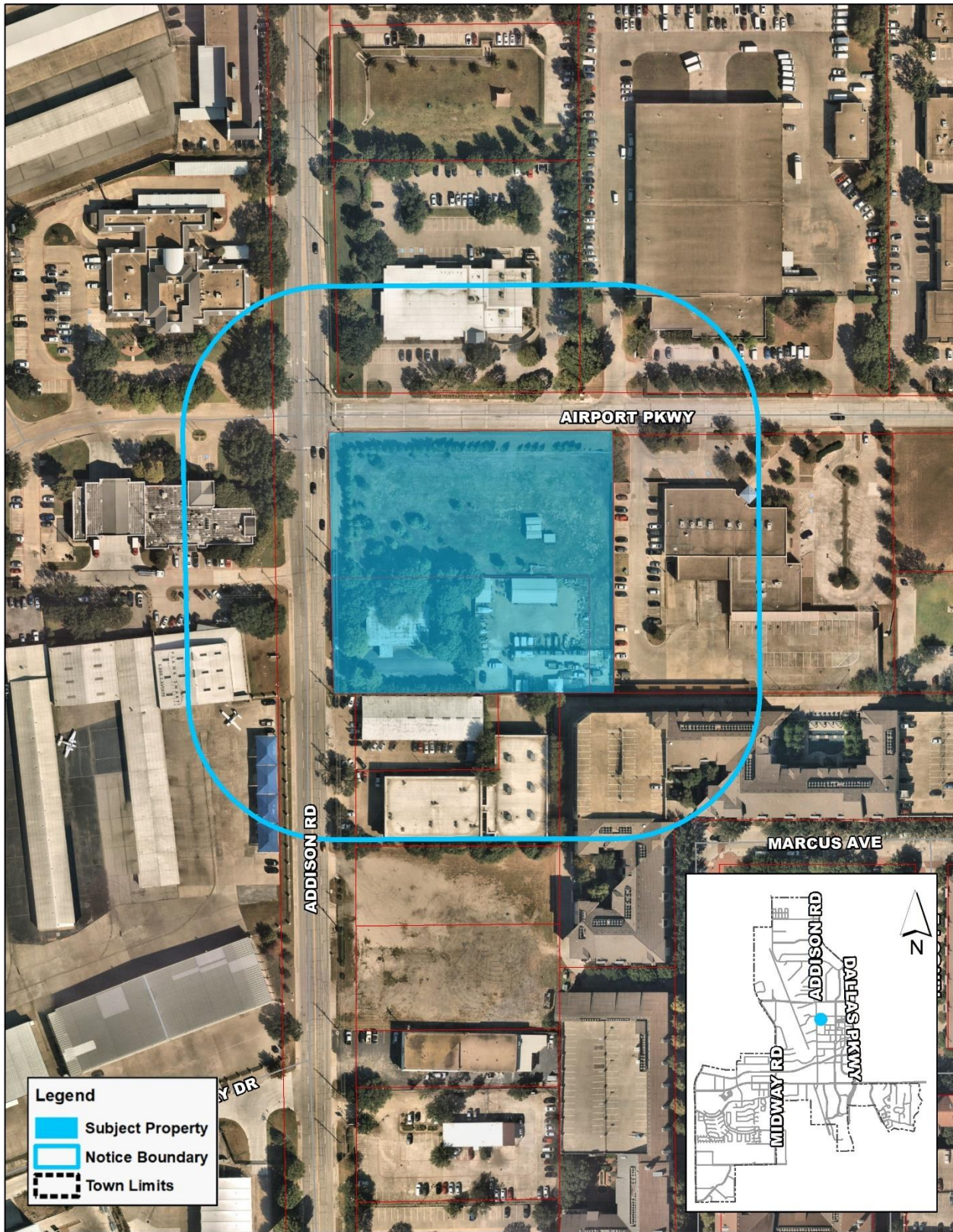
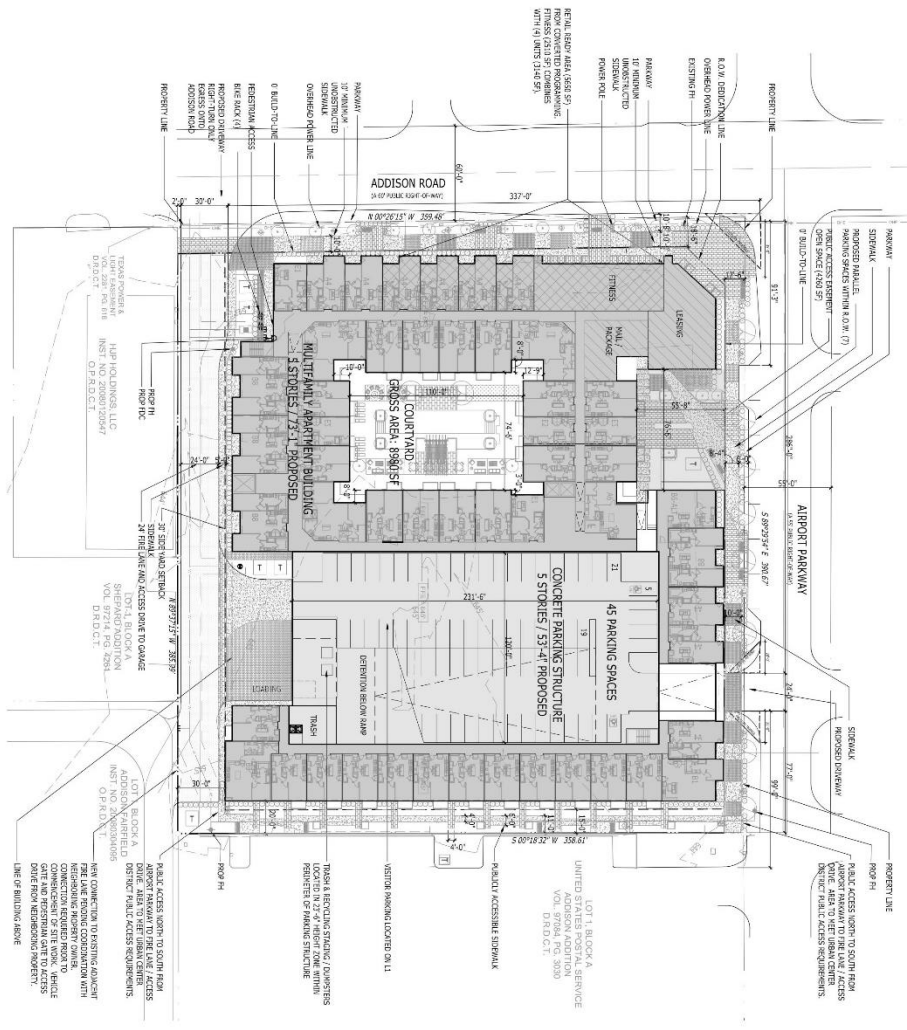


EXHIBIT B DEVELOPMENT PLANS



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

13455 Wood Road, Two Galena Office Tower, Suite 700
Dallas, Texas 75240 | 972.770.1300

600 East Las Colinas Blvd., Suite 1800
Irving, Texas 75039 | 972.556.1700

PERMITS AND REGULATIONS

PERMIT TYPE	ISSUING AGENCY	STATUS	DATE
CONSTRUCTION PERMIT	CITY OF ADDISON	PENDING	03/10/2022
PLANNING PERMIT	CITY OF ADDISON	PENDING	03/10/2022
ENVIRONMENTAL PERMIT	CITY OF ADDISON	PENDING	03/10/2022

PERMITS AND REGULATIONS

PERMIT TYPE	ISSUING AGENCY	STATUS	DATE
CONSTRUCTION PERMIT	CITY OF ADDISON	PENDING	03/10/2022
PLANNING PERMIT	CITY OF ADDISON	PENDING	03/10/2022
ENVIRONMENTAL PERMIT	CITY OF ADDISON	PENDING	03/10/2022

GENERAL SITE DATA

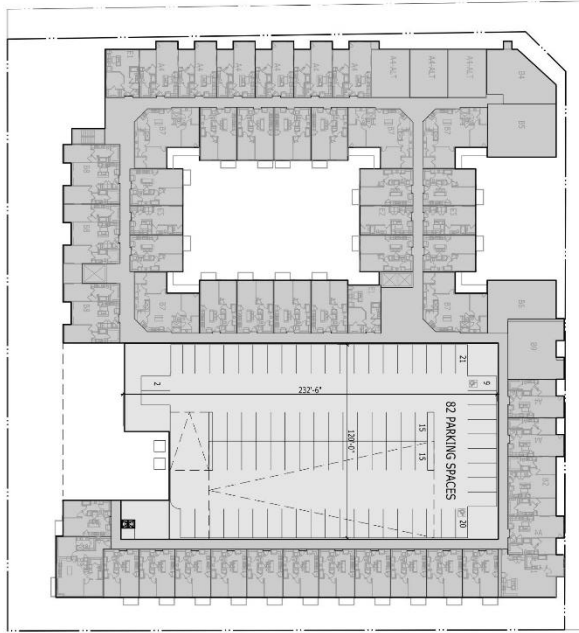
PROPERTY ADDRESS	APPLICANT	PROJECT NAME
13455 WOOD ROAD, SUITE 700, DALLAS, TX 75240	KIMLEY+HORN	MULTI-FAMILY APARTMENT BUILDING

GENERAL SITE DATA

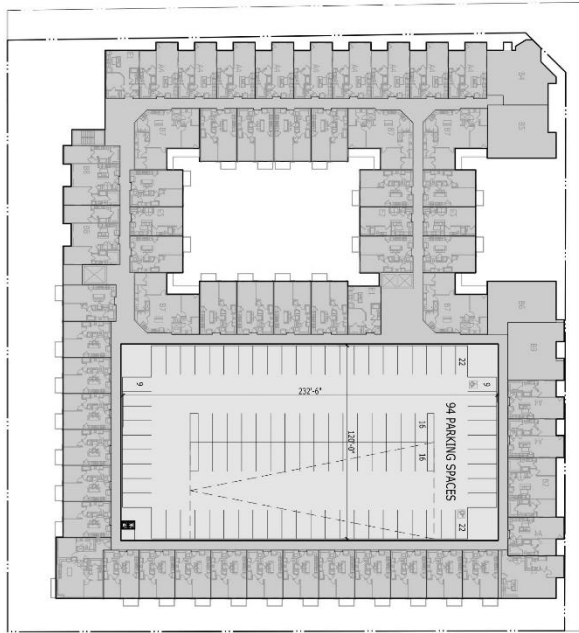
PROPERTY ADDRESS	APPLICANT	PROJECT NAME
13455 WOOD ROAD, SUITE 700, DALLAS, TX 75240	KIMLEY+HORN	MULTI-FAMILY APARTMENT BUILDING



EXHIBIT B



LEVEL 2



LEVEL 3

gff **PLANNING**

Kimley»Horn



2090 Farmwood Street, Suite 300
Dallas, Texas 75201 | 214.331.1500

13405 Mead Road, Two Gateway Oaks Tower, Suite 700
Dallas, Texas 75240 | 972.770.1300

600 East-Lee Collins Blvd., Suite 1000
Irving, Texas 75039 | 822.565.1700

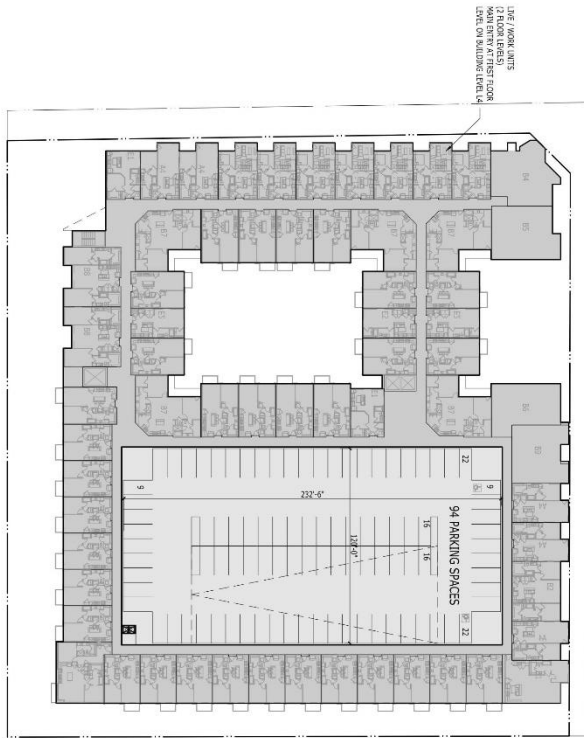
CASE #: 1843-Z
Job #: 18168-00

Addison, Texas

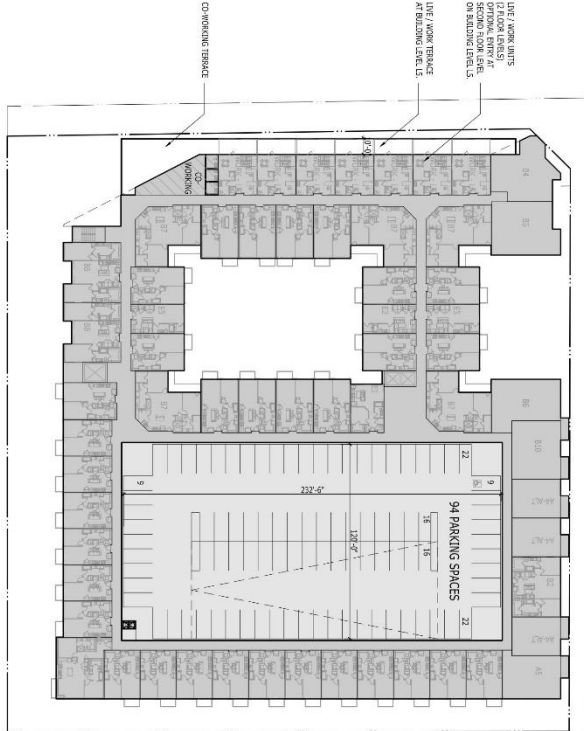
JPI Address Heights Multi-family

SITE PLAN
March 10, 2022

EXHIBIT B



LEVEL 4



LEVEL 5

sff PLANNING

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

Kimley-Horn

13455 Ward Road, Two Galveston Office Towers, Suite 700
Dallas, Texas 75240 | 972.270.1300

JPI

601 East Las Colinas Blvd., Suite 1800
Irving, Texas 75039 | 972.566.1700

CASE # 1843-Z
Job # 18163-00

Addison, Texas

JPI Addison Heights Multi-family

SITE PLAN
March 10, 2022

EXHIBIT B

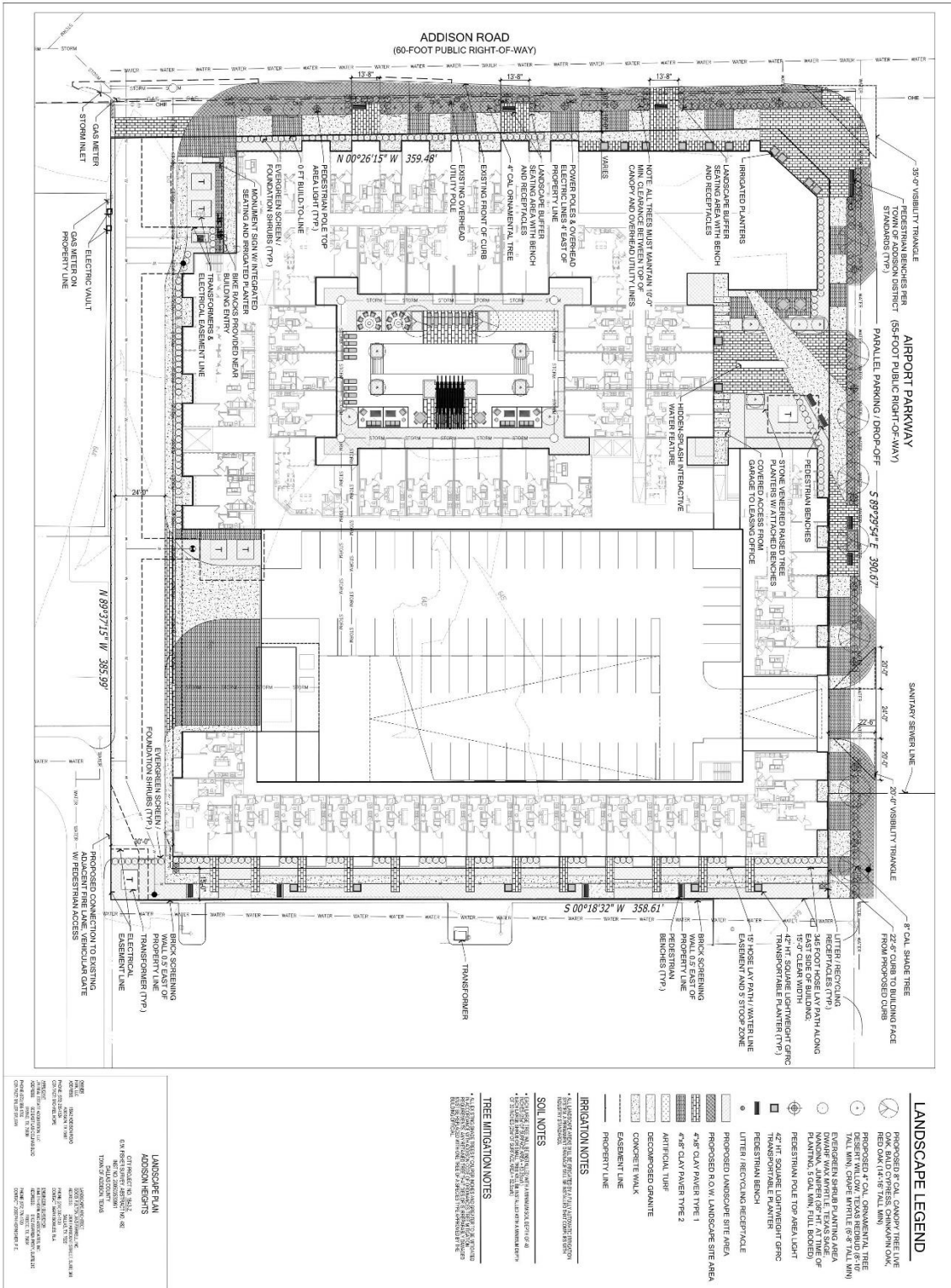
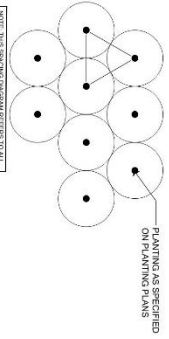
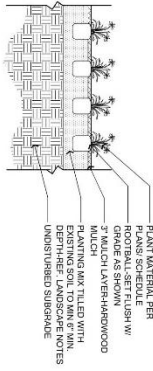


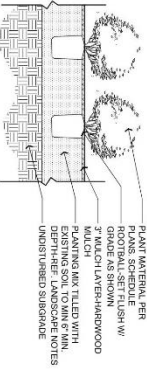
EXHIBIT B



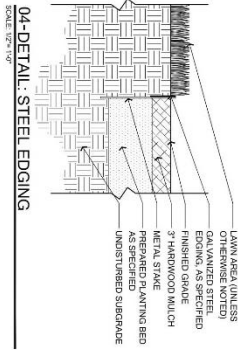
01-DETAIL. TYP. TRIANGULAR SPACING
SCALE: 1/2" = 1'-0"



02-DETAIL. TYP. GROUND COVER PLANTING
SCALE: 1/2" = 1'-0"



03-DETAIL. TYPICAL SHRUB PLANTING
SCALE: 1/2" = 1'-0"

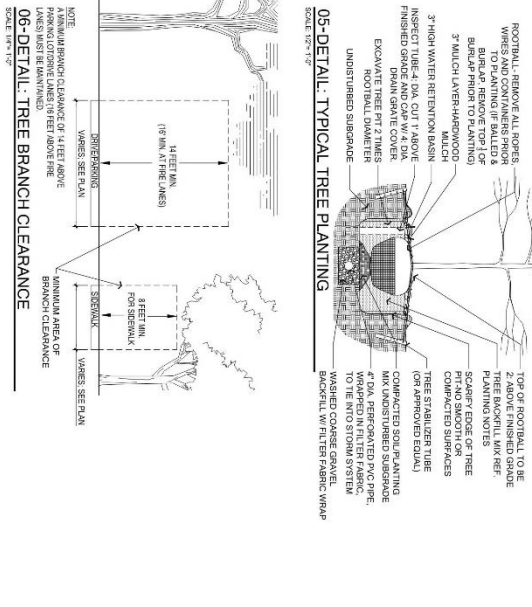


04-DETAIL. STEEL EDGING
SCALE: 1/2" = 1'-0"

COUNT	LANDSCAPE NAME	SPECIFIED PLANT				RECOMMENDED PLANTING			
		HEIGHT	DIA.	SPACING	PLANTING	HEIGHT	DIA.	SPACING	PLANTING
2	Small Tree	8'-0"	14"	30'	2" DIA	15'	12"	15'	2" DIA
10	Small Tree	8'-0"	14"	30'	2" DIA	15'	12"	15'	2" DIA
10	Small Tree	8'-0"	14"	30'	2" DIA	15'	12"	15'	2" DIA
10	Small Tree	8'-0"	14"	30'	2" DIA	15'	12"	15'	2" DIA



05-DETAIL. TYPICAL TREE PLANTING
SCALE: 1/2" = 1'-0"



06-DETAIL. TREE BRANCH CLEARANCE
SCALE: 1/2" = 1'-0"

ADDISON TX - LANDSCAPE ORDINANCE TABULATION

TYPE	REQUIREMENT	COMPLIANCE
TOTAL SITE AREA	27,302 SQ FT (0.62 ACRES)	COMPLIANT
PLANTING	23,639 SQ FT (0.54 AC) OF TOTAL SITE AREA	COMPLIANT
RECOMMENDED PLANTING	15,192 SQ FT (0.35 AC) OF TOTAL SITE AREA	COMPLIANT
PROPOSED PLANTING	15,192 SQ FT (0.35 AC) OF TOTAL SITE AREA	COMPLIANT
PLANTING SPACES	1,465 PLANTING SPACES (0.35 AC)	COMPLIANT
PLANTING SPACING	15 FT SPACING (0.35 AC)	COMPLIANT
TOTAL PLANTING	15,192 SQ FT (0.35 AC)	COMPLIANT

IRRIGATION NOTES

- ALL PLANTING AREAS TO BE IRRIGATED BY THE PROPOSED IRRIGATION SYSTEM.
- ALL PLANTING AREAS TO BE IRRIGATED BY THE PROPOSED IRRIGATION SYSTEM.
- ALL PLANTING AREAS TO BE IRRIGATED BY THE PROPOSED IRRIGATION SYSTEM.
- ALL PLANTING AREAS TO BE IRRIGATED BY THE PROPOSED IRRIGATION SYSTEM.

LANDSCAPE PLAN
ADDISON HEIGHTS

ADDISON HEIGHTS

LANDSCAPE PLAN
ADDISON HEIGHTS

ADDISON HEIGHTS

gff LANDSCAPE

2809 Fairmount Street, Suite 300 Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110 Fort Worth, Texas 76107 | 817.303.1800

ADDISON HEIGHTS

4800 Airport Parkway Addison, Texas 75001

ZONING SUBMISSION

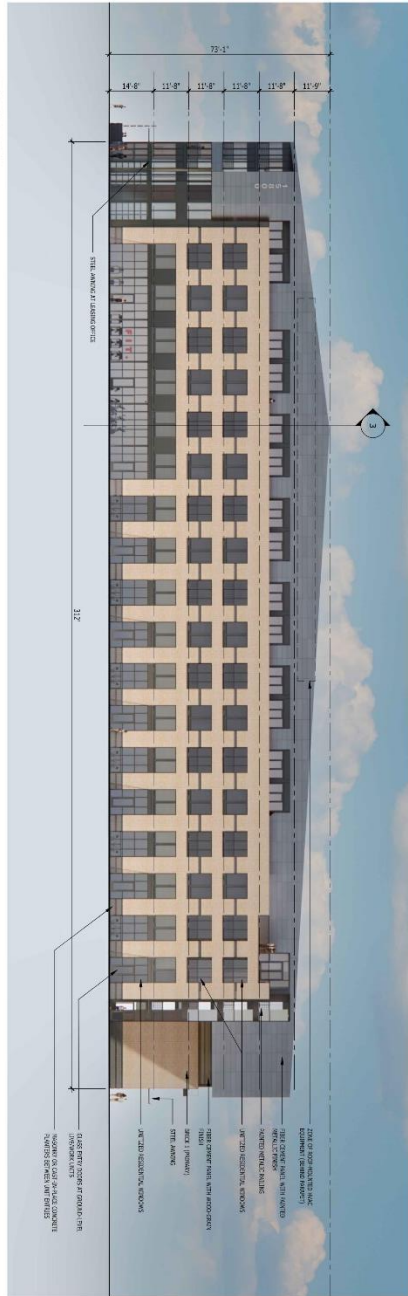
LANDSCAPE TABULATION & DETAILS

LANDSCAPE TABULATION & DETAILS

LANDSCAPE TABULATION & DETAILS

LANDSCAPE TABULATION & DETAILS

EXHIBIT B



FINISH MATERIAL DESCRIPTIONS	HEIGHT	SKIN HEIGHT	MAXIMUM FINISHING CLAUSE
INTERIOR FINISH	3.51 FT	3.51 FT	3.51 FT
EXTERIOR FINISH	3.51 FT	3.51 FT	3.51 FT
ROOFING	3.51 FT	3.51 FT	3.51 FT
TOTAL	3.51 FT	3.51 FT	3.51 FT

FINISH MATERIAL DESCRIPTIONS	HEIGHT	SKIN HEIGHT	MAXIMUM FINISHING CLAUSE
INTERIOR FINISH	4.58 FT	4.58 FT	4.58 FT
EXTERIOR FINISH	4.58 FT	4.58 FT	4.58 FT
ROOFING	4.58 FT	4.58 FT	4.58 FT
TOTAL	4.58 FT	4.58 FT	4.58 FT



FINISH MATERIAL DESCRIPTIONS	HEIGHT	SKIN HEIGHT	MAXIMUM FINISHING CLAUSE
INTERIOR FINISH	3.51 FT	3.51 FT	3.51 FT
EXTERIOR FINISH	3.51 FT	3.51 FT	3.51 FT
ROOFING	3.51 FT	3.51 FT	3.51 FT
TOTAL	3.51 FT	3.51 FT	3.51 FT

FINISH MATERIAL DESCRIPTIONS	HEIGHT	SKIN HEIGHT	MAXIMUM FINISHING CLAUSE
INTERIOR FINISH	4.58 FT	4.58 FT	4.58 FT
EXTERIOR FINISH	4.58 FT	4.58 FT	4.58 FT
ROOFING	4.58 FT	4.58 FT	4.58 FT
TOTAL	4.58 FT	4.58 FT	4.58 FT



PLANNING

2885 Farnsworth Street, Suite 300
Dallas, Texas 75201 | 214.903.1900



13455 West Road, Two Gateway Office Tower, Suite 300
Dallas, Texas 75240 | 972.770.1300



600 East Las Colinas Blvd., Suite 1800
Irving, Texas 75039 | 972.595.1700

Job #: 18184.00

Address: 19039

JPI Address Heights Multi-family // March 10, 2022

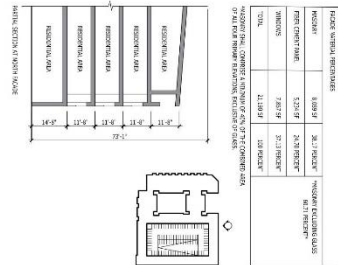
EXHIBIT B



NORTH ELEVATION

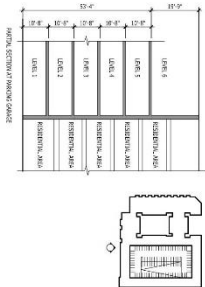


SOUTH ELEVATION



FLOOR FINISH ELEVATIONS			
RESIDENTIAL UNIT	8'-0.00'	8'-0.00'	8'-0.00'
COMMON AREA	8'-0.00'	8'-0.00'	8'-0.00'
TOTAL	21'-00"	21'-00"	21'-00"

FLOOR FINISH ELEVATIONS			
RESIDENTIAL UNIT	8'-0.00'	8'-0.00'	8'-0.00'
COMMON AREA	8'-0.00'	8'-0.00'	8'-0.00'
TOTAL	21'-00"	21'-00"	21'-00"



- 1. FINISH TO TOP OF FINISH FLOOR FINISH
- 2. FINISH TO TOP OF ROOF FINISH



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



13455 Mead Road, Two Galvesto Office Towers, Suite 700
Dallas, Texas 75240 | 972.770.1300



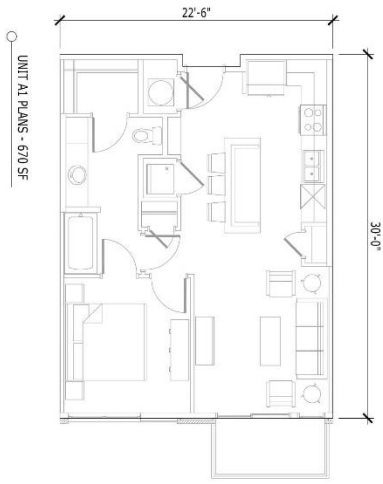
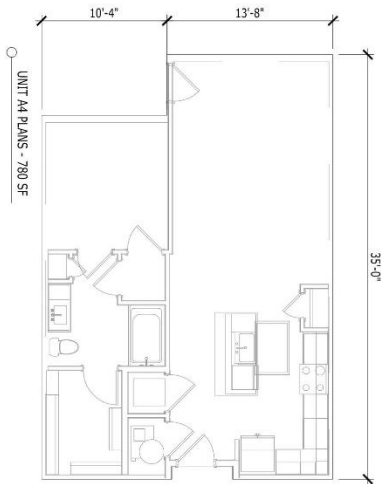
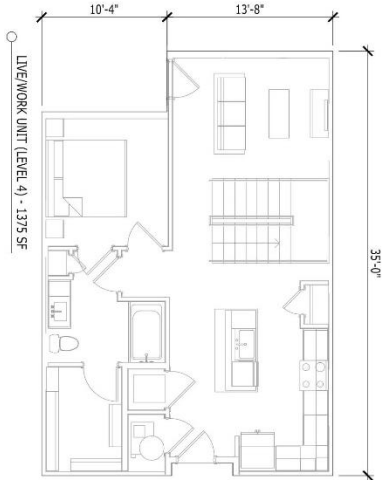
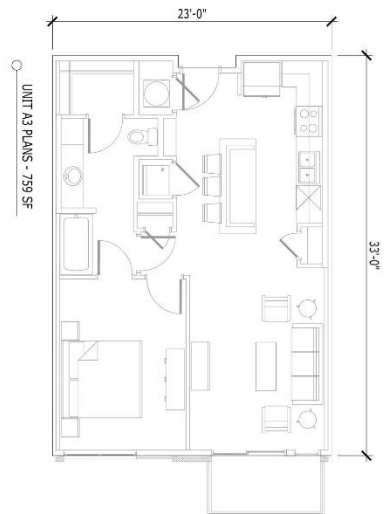
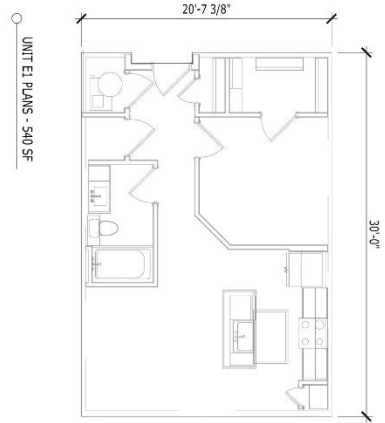
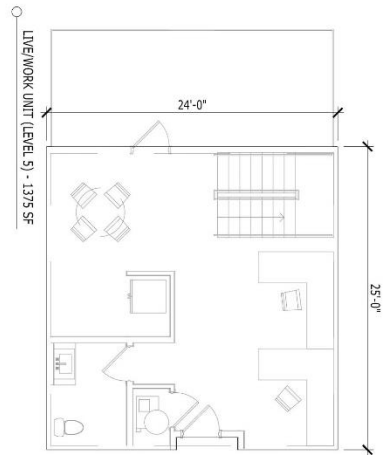
600 East Lila Collins Blvd., Suite 1800
Houston, Texas 77008 | 832.256.1700

Job # 1818-00

Addison, Texas

JPI Addison Heights Authority // March 10, 2022

EXHIBIT B



PLANNING

Kimley»Horn

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

13435 Neal Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240 | 972.770.1300



600 East Las Colinas Blvd., Suite 1800
Irving, Texas 75039 | 972.256.1700

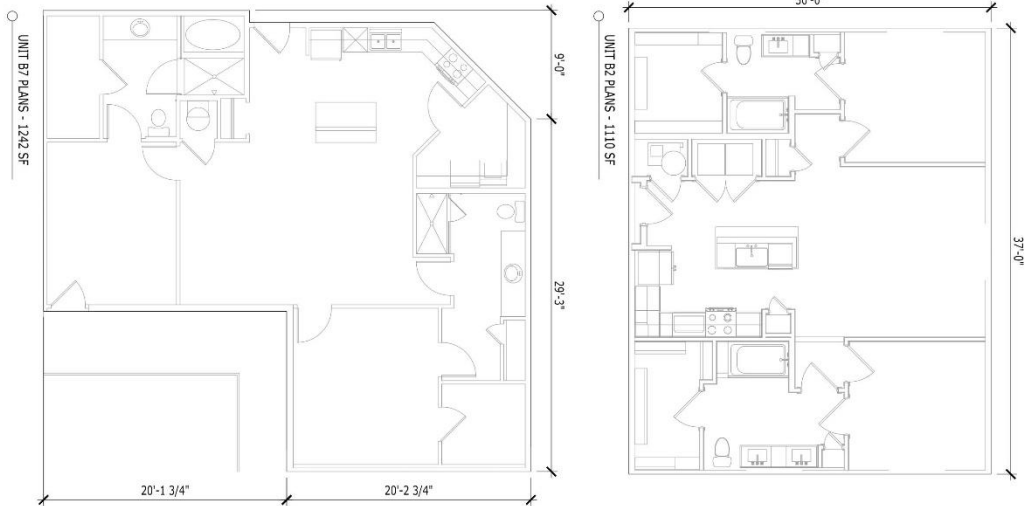
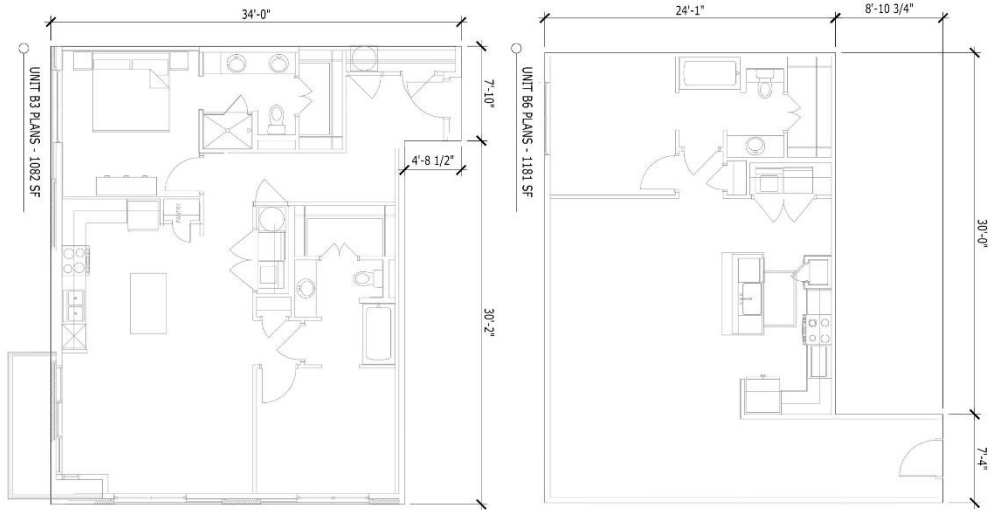
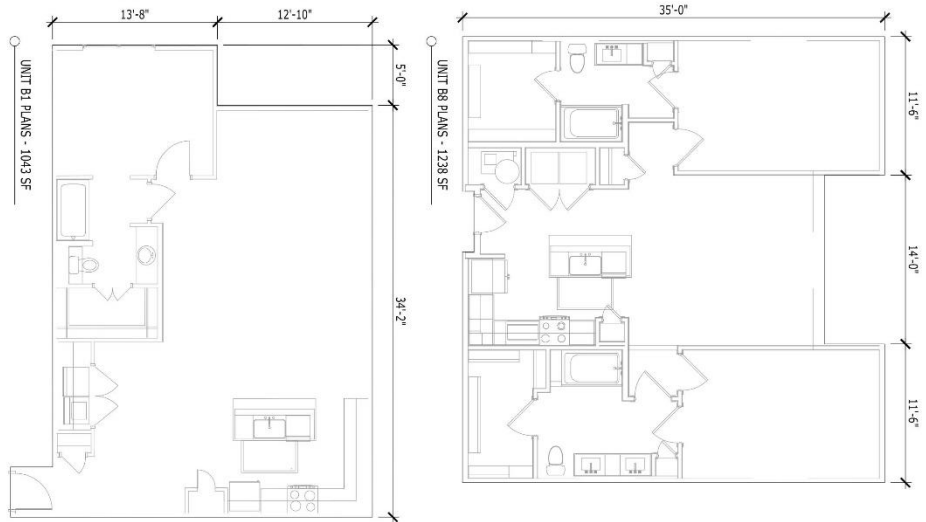
CASE # 1843-Z
Job # 18163.00

Addison, Texas

REPRESENTATIVE UNIT PLANS
JPI Addison Heights Multi-family // March 10, 2022



EXHIBIT B



gff PLANNING

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

Kimley-Horn

13455 Nover Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240 | 972.770.1300

JPI

600 East Van Cotten Blvd., Suite 1800
 Irving, Texas 75039 | 972.558.1700

CASE #: 1843-Z
 Job #: 1818-00

Addison, Texas

REPRESENTATIVE UNIT PLANS
 Job #: 1818-00 // March 10, 2022