

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING AND RESTATING PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE O20-08 FOR A 31.608± ACRE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF BELT LINE ROAD AND DALLAS PARKWAY, AND ADDRESSED AS 5100 BELT LINE ROAD BY PROVIDING FOR ADOPTION OF AN AMENDED DEVELOPMENT PLAN FOR AN OFFICE AND RETAIL BUILDING AND ASSOCIATED SITE IMPROVEMENTS; 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, on January 24, 2012, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance O12-002 (“PD O12-002”) for a 31.608± acre property generally located at the southeast corner of Belt Line Road and Dallas Parkway, and addressed as 5100 Belt Line Road (the “Subject Property”); and

WHEREAS, on March 10, 2020, the City Council for the Town of Addison, Texas adopted PD District Ordinance O20-08 (“PD O20-08”), amending PD O12-002 to revise special conditions and adopt a development plan, as described therein; and

WHEREAS, at its regular meeting held on December 14, 2022, the Planning & Zoning Commission considered and made recommendations on a request to amend PD20-08 to provide for adoption of an amended development plan for an office and retail building and associated site improvements (Case No. 1869-Z); and

WHEREAS, the City Council desires to amend and restate PD O20-08, in its entirety, to provide for adoption of an amended development plan for an office and retail building and associated site improvements; 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 approval of this Development Plan 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. PD O20-08 development stipulations are to read as follows:

A. That Ordinance O12-002, is hereby amended as follows:

1. The original Planned Development District site plan is hereby replaced with the site plan as shown in **Exhibit A** of this Ordinance.
2. Additional site plans, conceptual landscape plans, floor plans, facade plans, and valet parking plans as shown in **Exhibit B** of this Planned Development District Ordinance, are hereby adopted.
3. Prior to the issuance of a Certificate of Occupancy for the proposed office and retail building, the Subject Property shall be improved in accordance with the site plans, landscape plans, floor plan, and façade plan, which are attached hereto as **Exhibit A** and **Exhibit B** and made a part hereof for all purposes. A detailed landscape plan shall be submitted for review with civil plans for the proposed office and retail building.
4. 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.
5. 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.
6. Save and except as amended by this Ordinance all other provisions in PD O12-002 shall remain in full force and effect.

SECTION 3. 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 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

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. 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. 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 10TH day of JANUARY 2023.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

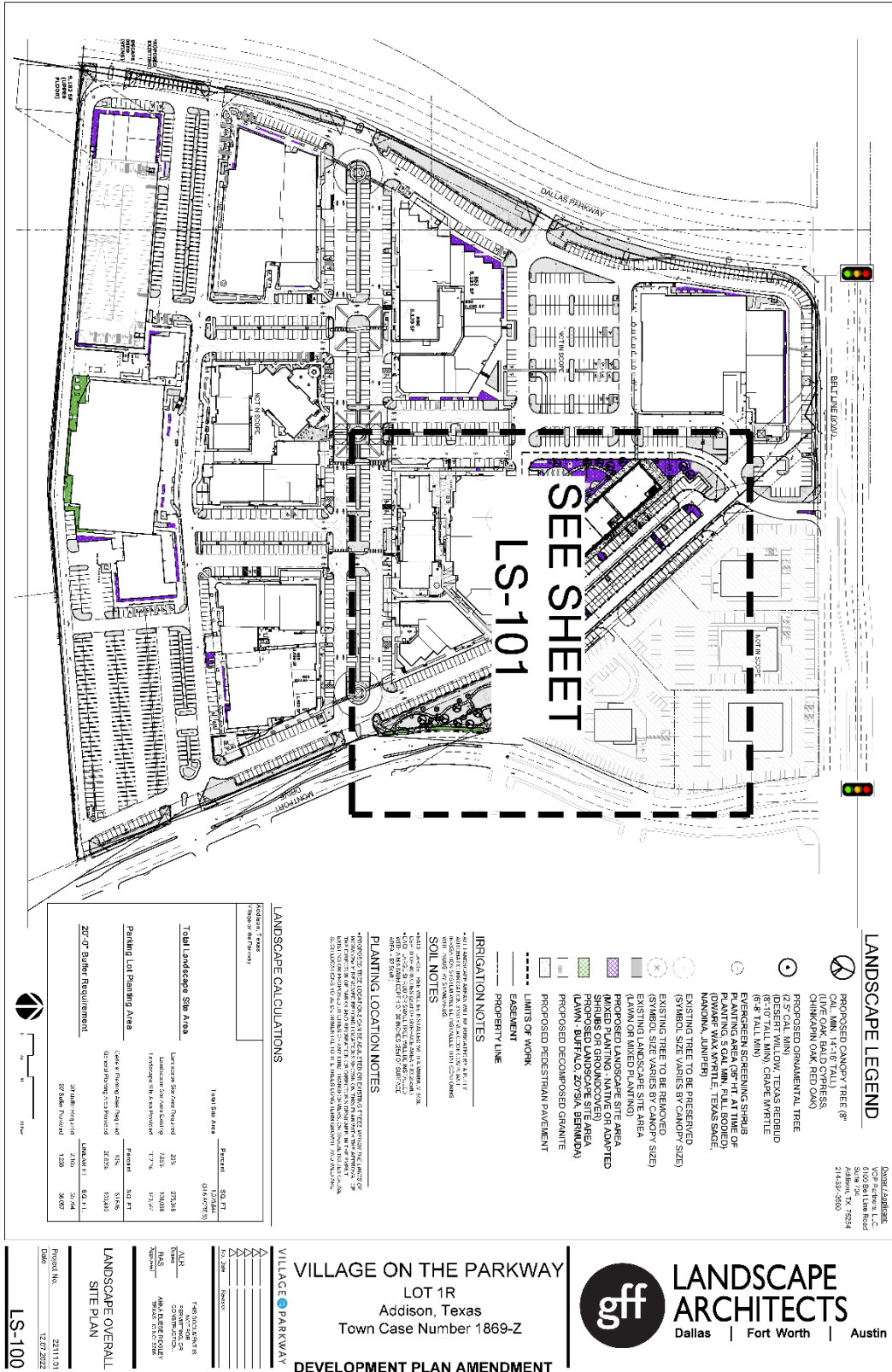
ATTEST:

Irma Parker, City Secretary

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney

EXHIBIT A



LANDSCAPE LEGEND

PROPOSED CANOPY TREE (8' CAL. MIN. 14 FT. TALL)
 (SYMBOL: CIRCLE WITH '8')
 CHINKAPIN OAK (RED OAK)
 PROPOSED ORNAMENTAL TREE (2.5' CAL. MIN.)
 DESERT WILLOW, TEXAS REDBUD (6-8' TALL MIN.)
 CANOE WHITE
 EVERGREEN SCREENING SHRUB
 PLANTING AREA (SP. HT. AT TIME OF PLANTING: 5' CAL. MIN. TALL (SOME) NANAIDA, JUNIPER)
 EXISTING TREE TO BE PRESERVED (SYMBOL: SIZE MARKS BY CANOPY SIZE)
 EXISTING TREE TO BE REMOVED (SYMBOL: SIZE MARKS BY CANOPY SIZE)
 EXISTING LANDSCAPE SITE AREA
 PROPOSED LANDSCAPE SITE AREA
 MIXED PLANTING - NATIVE OR ADAPTED SHRUBS OR GROUNDCOVER
 PROPOSED LANDSCAPE SITE AREA
 PROPOSED DECOMPOSED GRANITE
 PROPOSED PEDESTRIAN PAVEMENT
 LIMITS OF WORK
 EASEMENT
 PROPERTY LINE

Owner: Landmark
 6105 West Loop
 Suite 700
 Dallas, TX 75244
 214.591.9900

IRRIGATION NOTES
 1. IRRIGATION SHALL BE PROVIDED TO ALL PLANTING AREAS.
 2. IRRIGATION SHALL BE PROVIDED TO ALL PLANTING AREAS.
 3. IRRIGATION SHALL BE PROVIDED TO ALL PLANTING AREAS.
SOIL NOTES
 1. ALL PLANTING AREAS SHALL BE EVALUATED FOR SOIL QUALITY.
 2. SOIL NOTES SHALL BE PROVIDED TO ALL PLANTING AREAS.
PLANTING LOCATION NOTES
 1. PLANTING SHALL BE PROVIDED TO ALL PLANTING AREAS.
 2. PLANTING SHALL BE PROVIDED TO ALL PLANTING AREAS.
 3. PLANTING SHALL BE PROVIDED TO ALL PLANTING AREAS.

LANDSCAPE CALCULATIONS

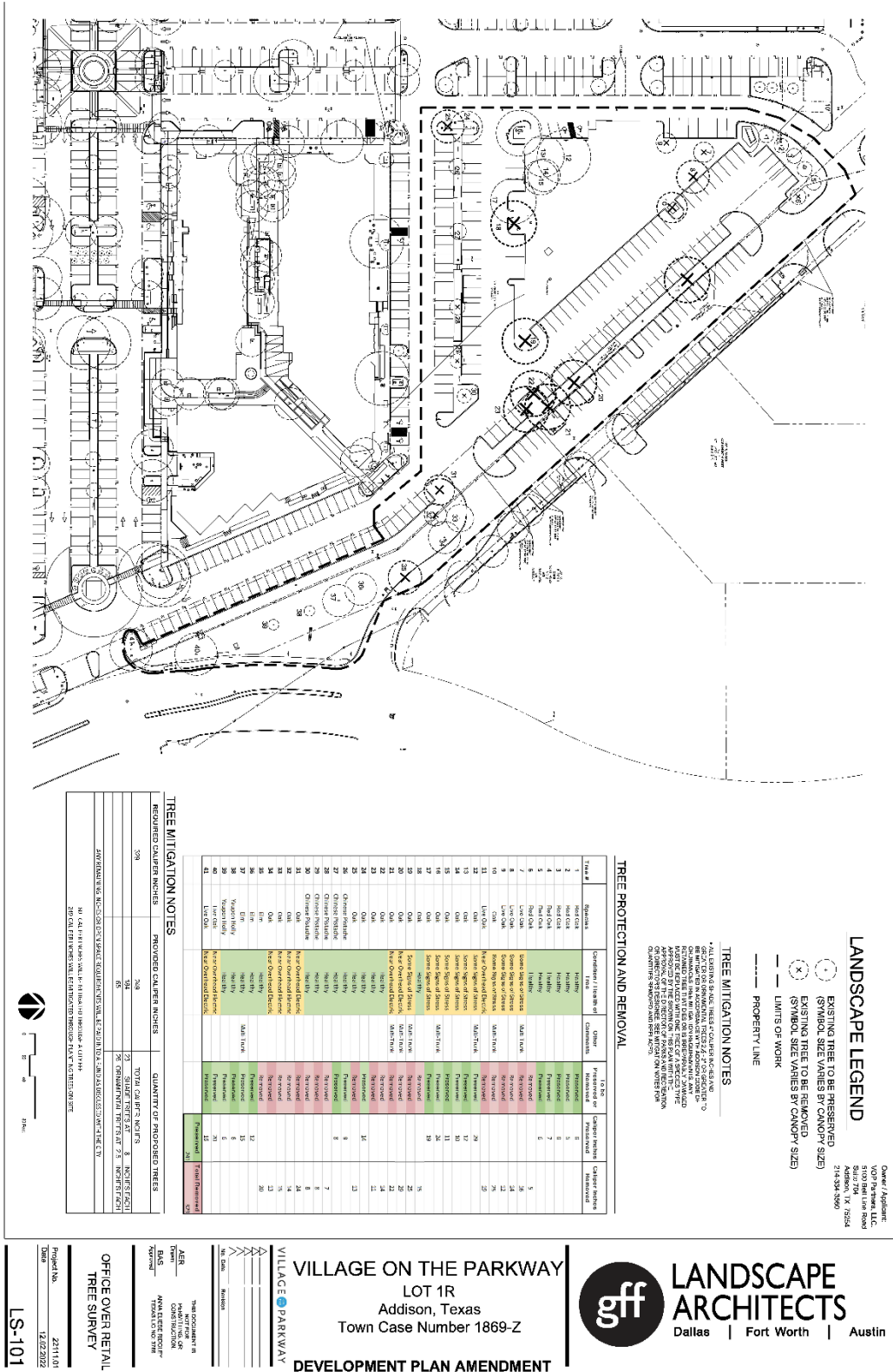
Category	Item	Quantity	Unit
Total Landscape Site Area	Landscaping Site Area	25%	225,348
	Landscaping Site Area	7.5%	103,001
	Landscaping Site Area	17.5%	152,347
Planting Lot Planting Area	Planting Lot Planting Area	10%	51,676
	Planting Lot Planting Area	20%	103,351
ZC-07 Buffer Requirement	Planting Lot Planting Area	2.5%	12,844
	Planting Lot Planting Area	5%	25,688

LANDSCAPE ARCHITECTS
 Dallas | Fort Worth | Austin

VILLAGE ON THE PARKWAY
 LOT 1R
 Addison, Texas
 Town Case Number 1869-Z
DEVELOPMENT PLAN AMENDMENT

LANDSCAPE OVERALL SITE PLAN
 Project No. 2211131
 Date: 12/07/2022
LS-100

EXHIBIT B



Owner / Architect:
 VOP Partners, LLC
 5100 Hill Line Road
 Addison, TX 75204
 214-394-3060

LANDSCAPE LEGEND
 EXISTING TREE TO BE PRESERVED
 (SYMBOL SIZE VARIES BY CANOPY SIZE)
 EXISTING TREE TO BE REMOVED
 (SYMBOL SIZE VARIES BY CANOPY SIZE)
 LIMITS OF WORK
 PROPERTY LINE

TREE MITIGATION NOTES
 * ALL LIVING TREES SHALL MAINTAIN CANOPY IN CONTACT WITH THE ADJACENT PROPERTY TO BE MAINTAINED AND SHALL BE PROTECTED BY THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL TREES TO BE PRESERVED. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL TREES TO BE REMOVED. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL TREES TO BE REMOVED. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL TREES TO BE REMOVED.

TREE PROTECTION AND REMOVAL

Tree #	Species	Condition / Health of Tree	Comments	Method of Protection or Preservation	Canopy Inches Preserved
1	Hollyhock	Healthy		Preserve	1
2	Hollyhock	Healthy		Preserve	1
3	Hollyhock	Healthy		Preserve	1
4	Hollyhock	Healthy		Preserve	1
5	Hollyhock	Healthy		Preserve	1
6	Hollyhock	Healthy		Preserve	1
7	Hollyhock	Healthy		Preserve	1
8	Hollyhock	Healthy		Preserve	1
9	Hollyhock	Healthy		Preserve	1
10	Hollyhock	Healthy		Preserve	1
11	Hollyhock	Healthy		Preserve	1
12	Hollyhock	Healthy		Preserve	1
13	Hollyhock	Healthy		Preserve	1
14	Hollyhock	Healthy		Preserve	1
15	Hollyhock	Healthy		Preserve	1
16	Hollyhock	Healthy		Preserve	1
17	Hollyhock	Healthy		Preserve	1
18	Hollyhock	Healthy		Preserve	1
19	Hollyhock	Healthy		Preserve	1
20	Hollyhock	Healthy		Preserve	1
21	Hollyhock	Healthy		Preserve	1
22	Hollyhock	Healthy		Preserve	1
23	Hollyhock	Healthy		Preserve	1
24	Hollyhock	Healthy		Preserve	1
25	Hollyhock	Healthy		Preserve	1
26	Hollyhock	Healthy		Preserve	1
27	Hollyhock	Healthy		Preserve	1
28	Hollyhock	Healthy		Preserve	1
29	Hollyhock	Healthy		Preserve	1
30	Hollyhock	Healthy		Preserve	1
31	Hollyhock	Healthy		Preserve	1
32	Hollyhock	Healthy		Preserve	1
33	Hollyhock	Healthy		Preserve	1
34	Hollyhock	Healthy		Preserve	1
35	Hollyhock	Healthy		Preserve	1
36	Hollyhock	Healthy		Preserve	1
37	Hollyhock	Healthy		Preserve	1
38	Hollyhock	Healthy		Preserve	1
39	Hollyhock	Healthy		Preserve	1
40	Hollyhock	Healthy		Preserve	1
41	Hollyhock	Healthy		Preserve	1
42	Hollyhock	Healthy		Preserve	1
43	Hollyhock	Healthy		Preserve	1
44	Hollyhock	Healthy		Preserve	1
45	Hollyhock	Healthy		Preserve	1

TREE MITIGATION NOTES

REQUIRED CANOPY INCHES	PROVIDED CANOPY INCHES	QUANTITY OF PROTECTED TREES
500	500	TOTAL CANOPY INCHES
		START TREES AT 3 INCHES DIA
		END TREES AT 24 INCHES DIA
		AND REMOVE THE REMAINING CANOPY TO BE PRESERVED BY THE CITY
		AND REMOVE THE REMAINING CANOPY TO BE PRESERVED BY THE CITY
		AND REMOVE THE REMAINING CANOPY TO BE PRESERVED BY THE CITY

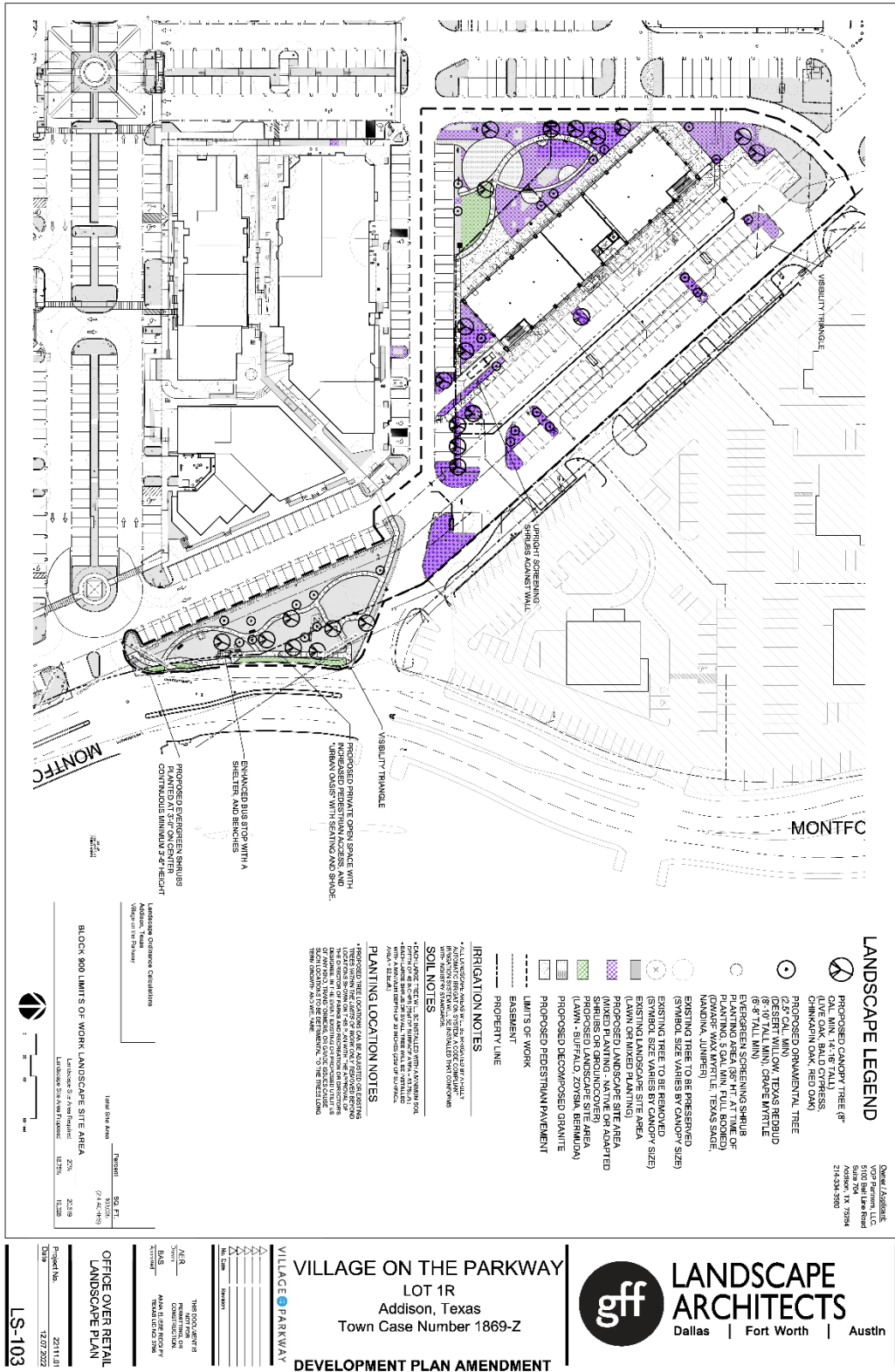
VILLAGE ON THE PARKWAY
 LOT 1R
 Addison, Texas
 Town Case Number 1869-Z
DEVELOPMENT PLAN AMENDMENT

Dallas | Fort Worth | Austin

THIS DOCUMENT IS THE PROPERTY OF GFF LANDSCAPE ARCHITECTS AND IS 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.

DATE: 12/22/2022
 PROJECT NO: 231111-01
LS-101

EXHIBIT B



VILLAGE ON THE PARKWAY
 LOT 1R
 Addison, Texas
 Town Case Number 1869-Z
 DEVELOPMENT PLAN AMENDMENT



THE DESIGNER'S
 NAME
 ADDRESS
 CITY
 STATE
 ZIP

PROJECT NO.
 DATE

LS-103

EXHIBIT B



EXHIBIT B

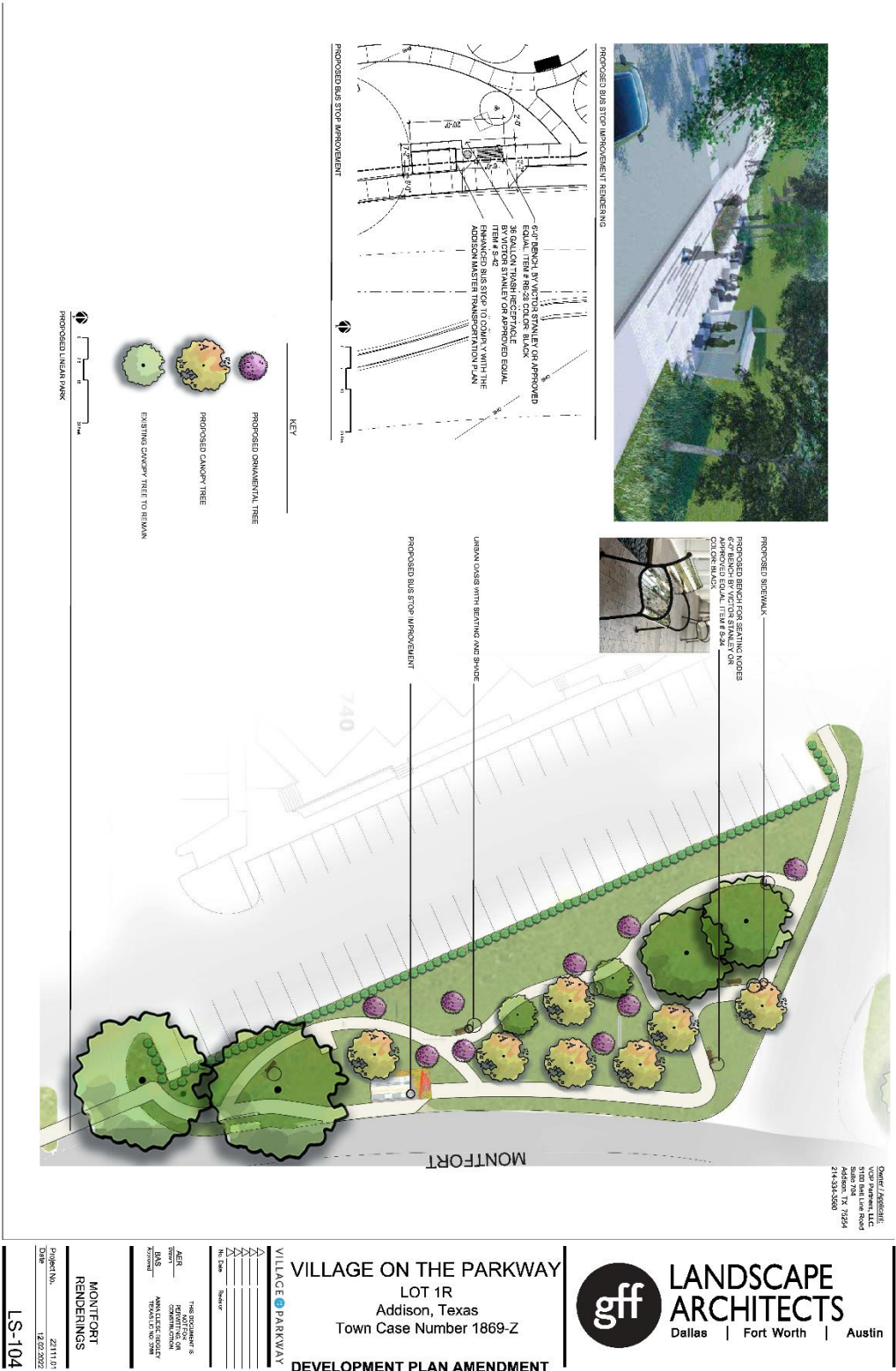


EXHIBIT B

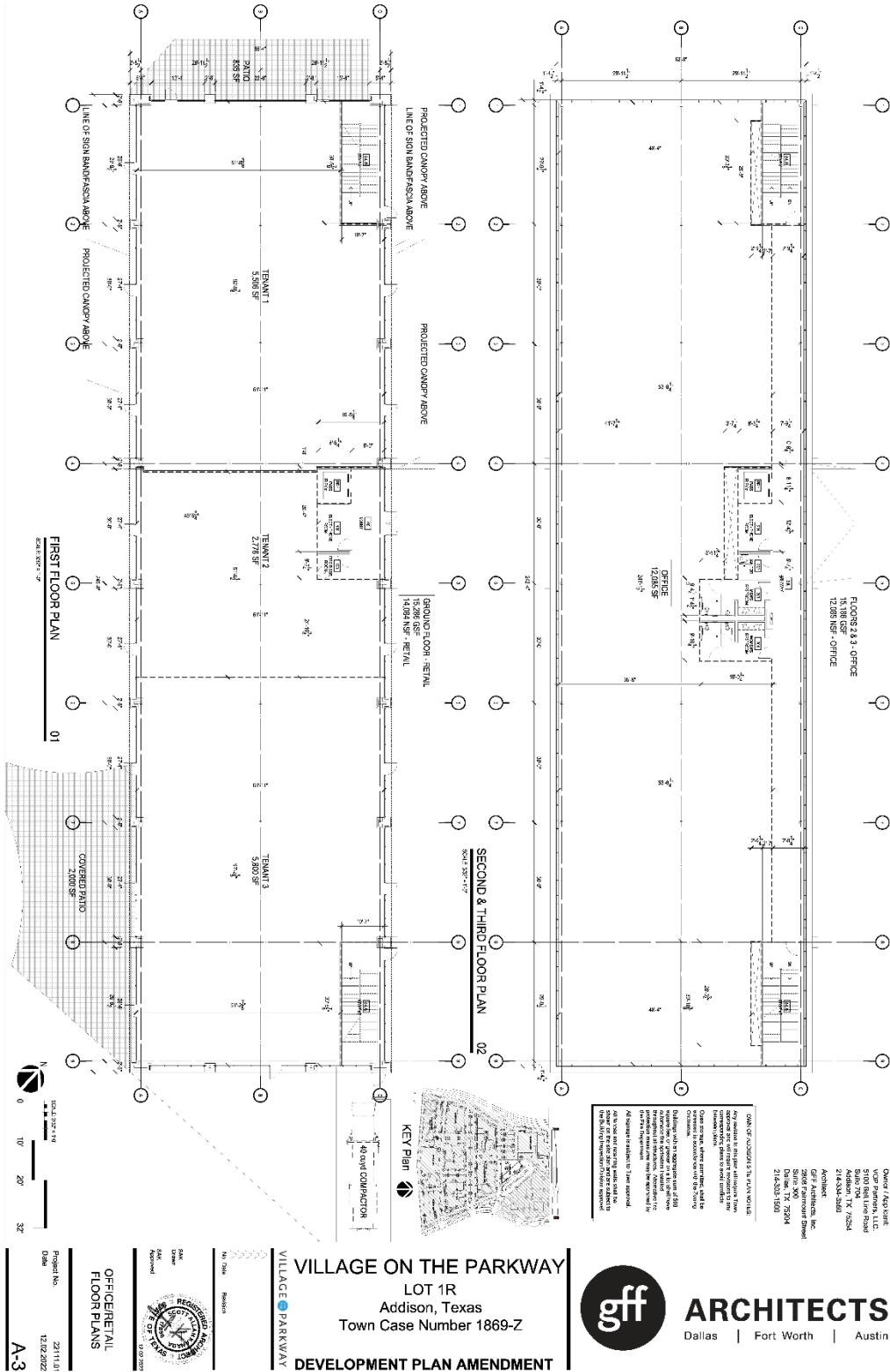


EXHIBIT B



VILLAGE PARKWAY



Vestor

gff ARCHITECTS