

ORDINANCE NO. O20-08

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.

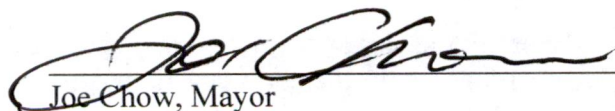
SECTION 4. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS
on this 10th day of MARCH 2020.

TOWN OF ADDISON, TEXAS


Joe Chow, Mayor

ATTEST:

Irma G. Parker
Irma Parker, City Secretary

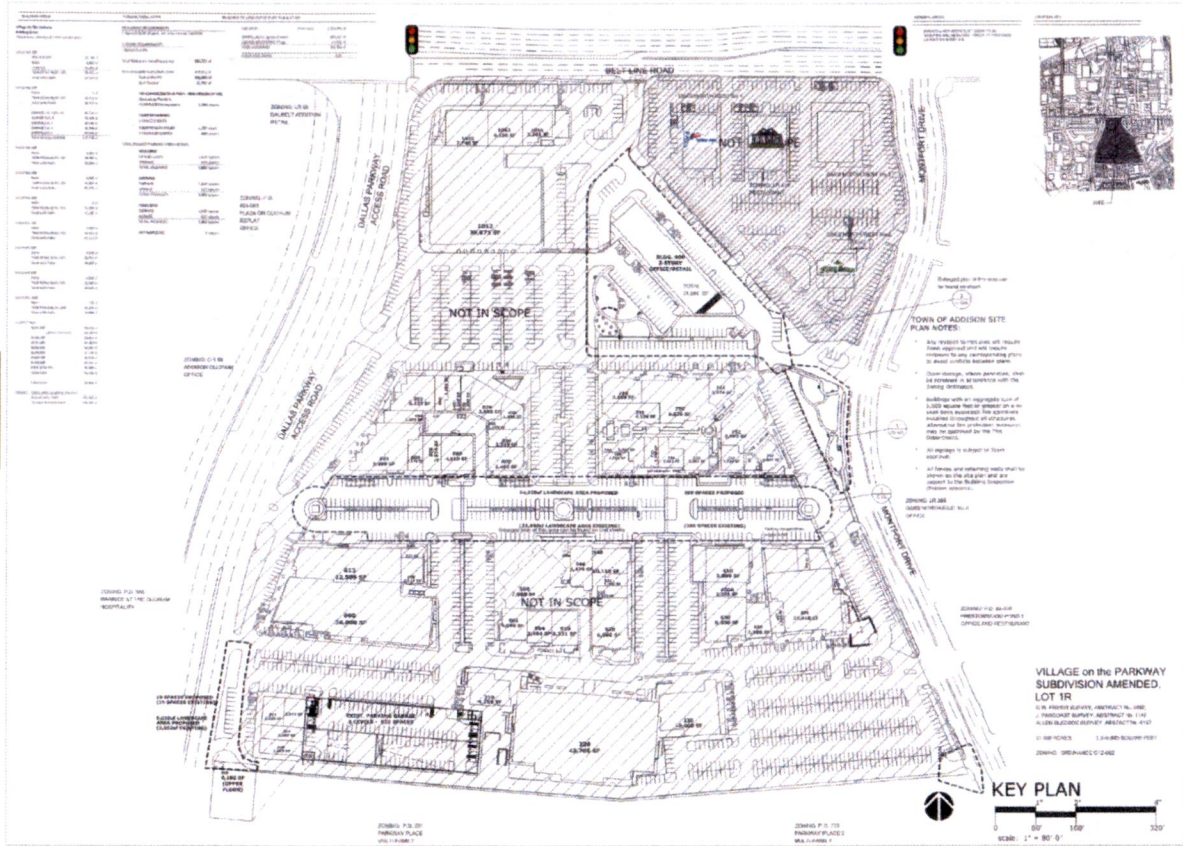
APPROVED AS TO FORM:

Brenda N. McDonald
Brenda N. McDonald, City Attorney

Published Dallas Morning News: 3/13/2020



Exhibit A.1



APPROVED ACTION

STAFF

CONCERN

PROJECT INFORMATION

OWNER

ARCHITECT

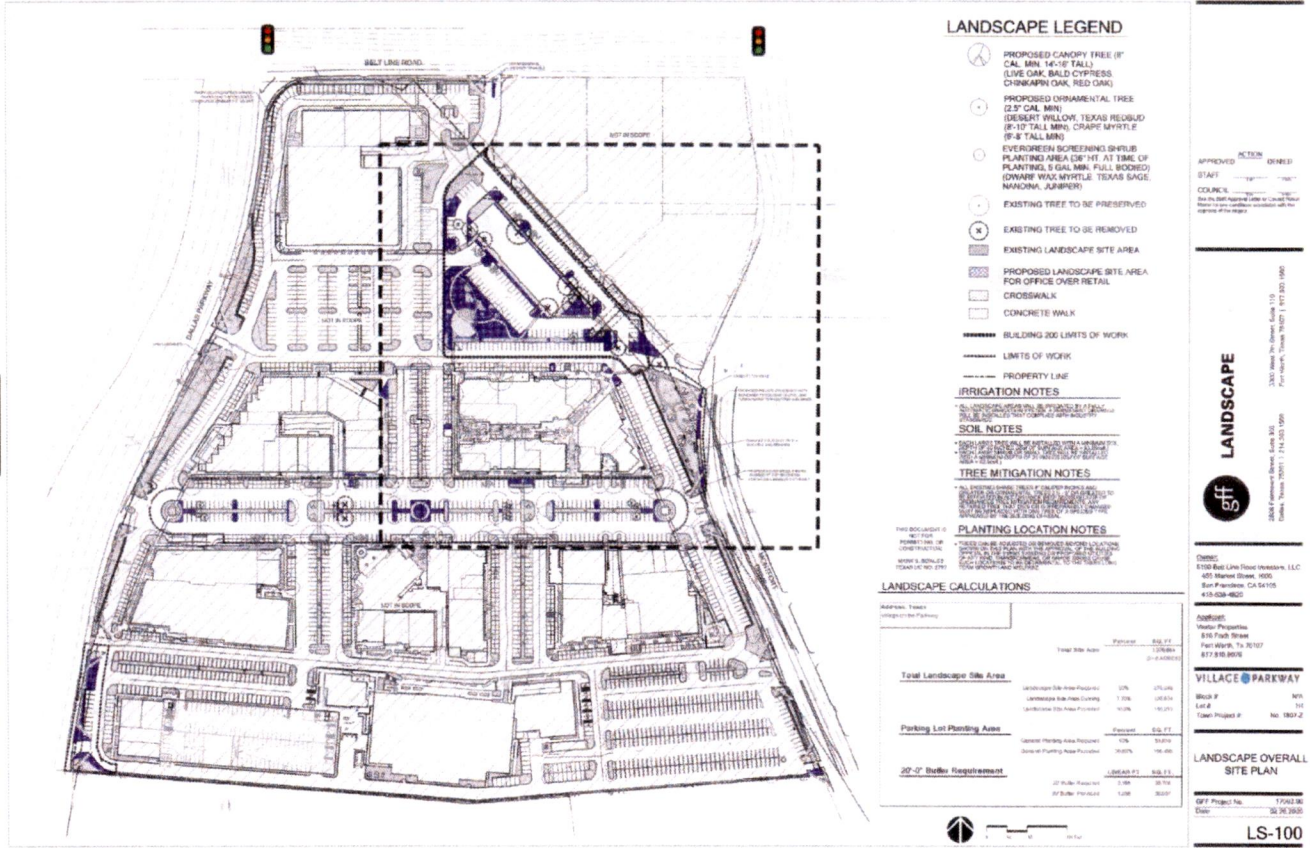
VILLAGE ON PARKWAY

SUBDIVISION AMENDED

PROPOSED KEY PLAN

SCALE: 1" = 80' 0"

Exhibit A.2



LANDSCAPE LEGEND

- ⊗ PROPOSED CANOPY TREE (8' CAL. MIN. 14'-18' TALL)
(LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
- ⊙ PROPOSED ORNAMENTAL TREE (2.5' CAL. MIN.)
(DESERT WILLOW, TEXAS REDBUD (8'-12' TALL MIN), CRAPE MYRTLE (8'-8' TALL MIN))
- EVERGREEN SCREENING SHRUB PLANTING AREA (30' HT. AT TIME OF PLANTING, 5 GAL MIN. FULL BODIED) (DWARF WAX MYRTLE, TEXAS SAGE, MANORNA, JUMPER)
- ⊖ 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

1. ALL IRRIGATION SHALL BE PROVIDED BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY PROVIDERS.

SOIL NOTES

1. ALL SOILS SHALL BE TESTED AND ANALYZED BY A LICENSED SOIL TESTER. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY PROVIDERS.

TREE MITIGATION NOTES

1. ALL TREES TO BE REMOVED SHALL BE REPLACED WITH A TREE OF EQUAL OR GREATER CALIBER AND SPECIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY PROVIDERS.

PLANTING LOCATION NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LOCAL UTILITY PROVIDERS' REQUIREMENTS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY PROVIDERS.

LANDSCAPE CALCULATIONS

Item	Quantity	Area (sq. ft.)	Volume (cu. yd.)
Total Landscape Site Area			
Landscape Site Area Proposed	10%	175,000	
Landscape Site Area Existing	1.0%	100,000	
Landscape Site Area Total		275,000	
Parking Lot Planting Area			
General Purpose Area Proposed	10%	10,000	
General Purpose Area Existing	10.0%	10,000	
20'-0" Buffer Requirement			
20' Buffer Proposed	1.0%	10,000	
20' Buffer Existing	1.0%	10,000	

LANDSCAPE

sff

3300 West 7th Street, Suite 110
Frisco, Texas 75034 | 714.233.5500

OWNER:
Village PaveWay
810 Fifth Street
Frisco, Texas 75034
877.810.8076

DESIGNER:
Village PaveWay, LLC
455 Marlow Street, 5000
San Francisco, CA 94116
415.538.4822

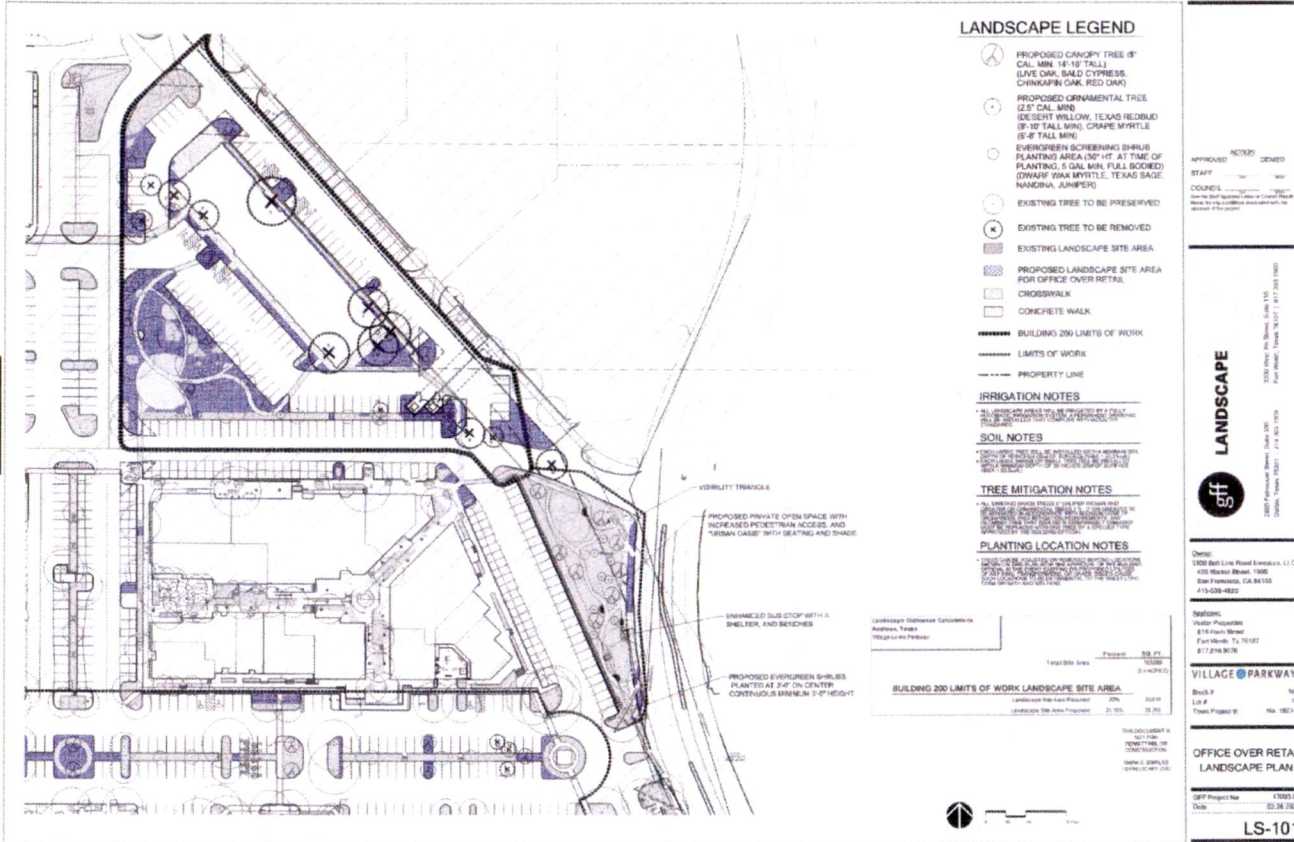
PROJECT:
Village PaveWay
810 Fifth Street
Frisco, Texas 75034
No. 1907-2

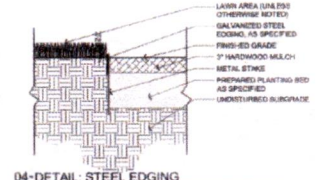
LANDSCAPE OVERALL SITE PLAN

GFF Project No. 17033-00
Date: 08.26.2020

LS-100

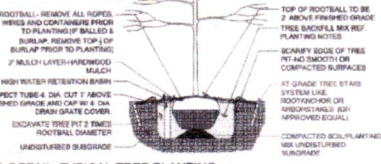
Exhibit A.3





04-DETAIL: STEEL EDGING
SCALE: 1/4" = 1'-0"

1. ONLY EDGE TREES THAT ARE NOT CAPABLE OF WITHSTANDING WINDS OR FLOODING CONDITIONS.
2. USE 2" TREE STAKES PER TREE UNDER TREE PLANT PLACE 1" OUT.
3. USE 1" TREE STAKES PER TREE UNDER TREE PLANT PLACE 1" OUT.
4. ALL LANTERN LIGHTS MUST BE 10' MIN. ABOVE FINISHED GRADE.
5. SEE PLANTING NOTES FOR MORE INFORMATION.



06-DETAIL: TYPICAL TREE PLANTING
SCALE: 1/4" = 1'-0"



07-DETAIL: TREE BRANCH CLEARANCE
SCALE: 1/4" = 1'-0"

TREE MITIGATION NOTES

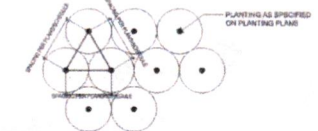
Tree #	Species	Caliper (DBH)	Height (ft)
1	SH	6	10
2	SH	6	10
3	SH	10	15
4	SH	10	15
5	SH	10	15
6	SH	10	15
7	SH	10	15
8	SH	10	15
9	SH	10	15
10	SH	10	15
11	SH	10	15
12	SH	10	15
13	SH	10	15
14	SH	10	15
15	SH	10	15
16	SH	10	15
17	SH	10	15
18	SH	10	15
19	SH	10	15
20	SH	10	15
21	SH	10	15
22	SH	10	15
23	SH	10	15
24	SH	10	15
25	SH	10	15
26	SH	10	15
27	SH	10	15
28	SH	10	15
29	SH	10	15
30	SH	10	15
31	SH	10	15
32	SH	10	15
33	SH	10	15
34	SH	10	15
35	SH	10	15
36	SH	10	15
37	SH	10	15
38	SH	10	15
39	SH	10	15
40	SH	10	15
41	SH	10	15
42	SH	10	15
43	SH	10	15
44	SH	10	15
45	SH	10	15
46	SH	10	15
47	SH	10	15
48	SH	10	15
49	SH	10	15
50	SH	10	15

LANDSCAPE CALCULATIONS

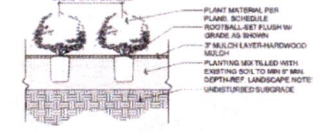
Station: 7200
Range: 100-1000

Item	Quantity	Unit	Price	Total
Total Site Area	13,554	SQ. FT.		13,554
Impervious Site Area (Total)	2,711	SQ. FT.		2,711
Permeable Site Area (Total)	10,843	SQ. FT.		10,843
Planting Area (Total)	1,084	SQ. FT.		1,084
20'-0" Buffer Requirement	1,084	SQ. FT.		1,084

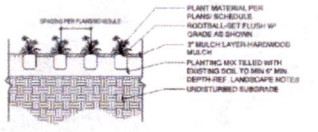
REQUIRED CALIPER INCHES	PROPOSED CALIPER INCHES	QUANTITY OF PROPOSED TREES
6"	6"	10
10"	10"	10
15"	15"	10
20"	20"	10
24"	24"	10
30"	30"	10
36"	36"	10
42"	42"	10
48"	48"	10
54"	54"	10
60"	60"	10
66"	66"	10
72"	72"	10
78"	78"	10
84"	84"	10
90"	90"	10
96"	96"	10
102"	102"	10
108"	108"	10
114"	114"	10
120"	120"	10
126"	126"	10
132"	132"	10
138"	138"	10
144"	144"	10
150"	150"	10
156"	156"	10
162"	162"	10
168"	168"	10
174"	174"	10
180"	180"	10
186"	186"	10
192"	192"	10
198"	198"	10
204"	204"	10
210"	210"	10
216"	216"	10
222"	222"	10
228"	228"	10
234"	234"	10
240"	240"	10
246"	246"	10
252"	252"	10
258"	258"	10
264"	264"	10
270"	270"	10
276"	276"	10
282"	282"	10
288"	288"	10
294"	294"	10
300"	300"	10
306"	306"	10
312"	312"	10
318"	318"	10
324"	324"	10
330"	330"	10
336"	336"	10
342"	342"	10
348"	348"	10
354"	354"	10
360"	360"	10
366"	366"	10
372"	372"	10
378"	378"	10
384"	384"	10
390"	390"	10
396"	396"	10
402"	402"	10
408"	408"	10
414"	414"	10
420"	420"	10
426"	426"	10
432"	432"	10
438"	438"	10
444"	444"	10
450"	450"	10
456"	456"	10
462"	462"	10
468"	468"	10
474"	474"	10
480"	480"	10
486"	486"	10
492"	492"	10
498"	498"	10
504"	504"	10
510"	510"	10
516"	516"	10
522"	522"	10
528"	528"	10
534"	534"	10
540"	540"	10
546"	546"	10
552"	552"	10
558"	558"	10
564"	564"	10
570"	570"	10
576"	576"	10
582"	582"	10
588"	588"	10
594"	594"	10
600"	600"	10
606"	606"	10
612"	612"	10
618"	618"	10
624"	624"	10
630"	630"	10
636"	636"	10
642"	642"	10
648"	648"	10
654"	654"	10
660"	660"	10
666"	666"	10
672"	672"	10
678"	678"	10
684"	684"	10
690"	690"	10
696"	696"	10
702"	702"	10
708"	708"	10
714"	714"	10
720"	720"	10
726"	726"	10
732"	732"	10
738"	738"	10
744"	744"	10
750"	750"	10
756"	756"	10
762"	762"	10
768"	768"	10
774"	774"	10
780"	780"	10
786"	786"	10
792"	792"	10
798"	798"	10
804"	804"	10
810"	810"	10
816"	816"	10
822"	822"	10
828"	828"	10
834"	834"	10
840"	840"	10
846"	846"	10
852"	852"	10
858"	858"	10
864"	864"	10
870"	870"	10
876"	876"	10
882"	882"	10
888"	888"	10
894"	894"	10
900"	900"	10
906"	906"	10
912"	912"	10
918"	918"	10
924"	924"	10
930"	930"	10
936"	936"	10
942"	942"	10
948"	948"	10
954"	954"	10
960"	960"	10
966"	966"	10
972"	972"	10
978"	978"	10
984"	984"	10
990"	990"	10
996"	996"	10
1002"	1002"	10



01-DETAIL: TYPICAL TRIANGULAR SPACING
SCALE: 1/4" = 1'-0"



03-DETAIL: TYPICAL SHRUB PLANTING
SCALE: 1/4" = 1'-0"



02-DETAIL: TYPICAL GROUND COVER PLANTING
SCALE: 1/4" = 1'-0"

APPROVED: DENIED:

STAFF: _____

COUNCIL: _____

LANDSCAPE

sff

1000 East Lake Street, Suite 100
San Francisco, CA 94102
415-398-4800

Project: 1000 East Lake Street, Suite 100
San Francisco, CA 94102
415-398-4800

VILLAGE @ PARKWAY

Block # N/A
Lot # 18
Town Project # No. 1817-2

LANDSCAPE CALCULATIONS AND DETAILS

GF# Project No. 1817-2-02
Date: 02/28/2021

Exhibit A.5

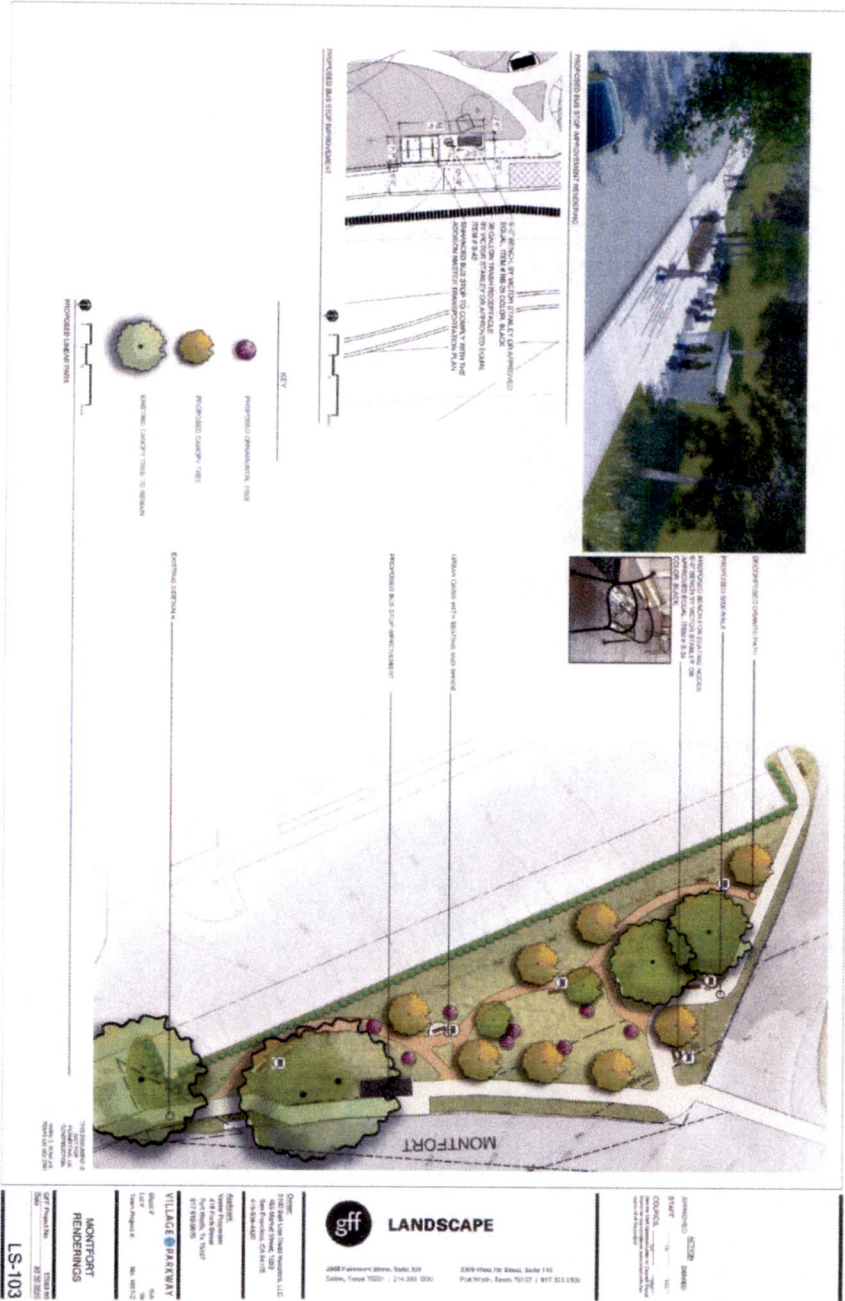


Exhibit A.6



Exhibit A.7



VILLAGE PARKWAY



Vestor

gff ARCHITECTS

Exhibit B.1

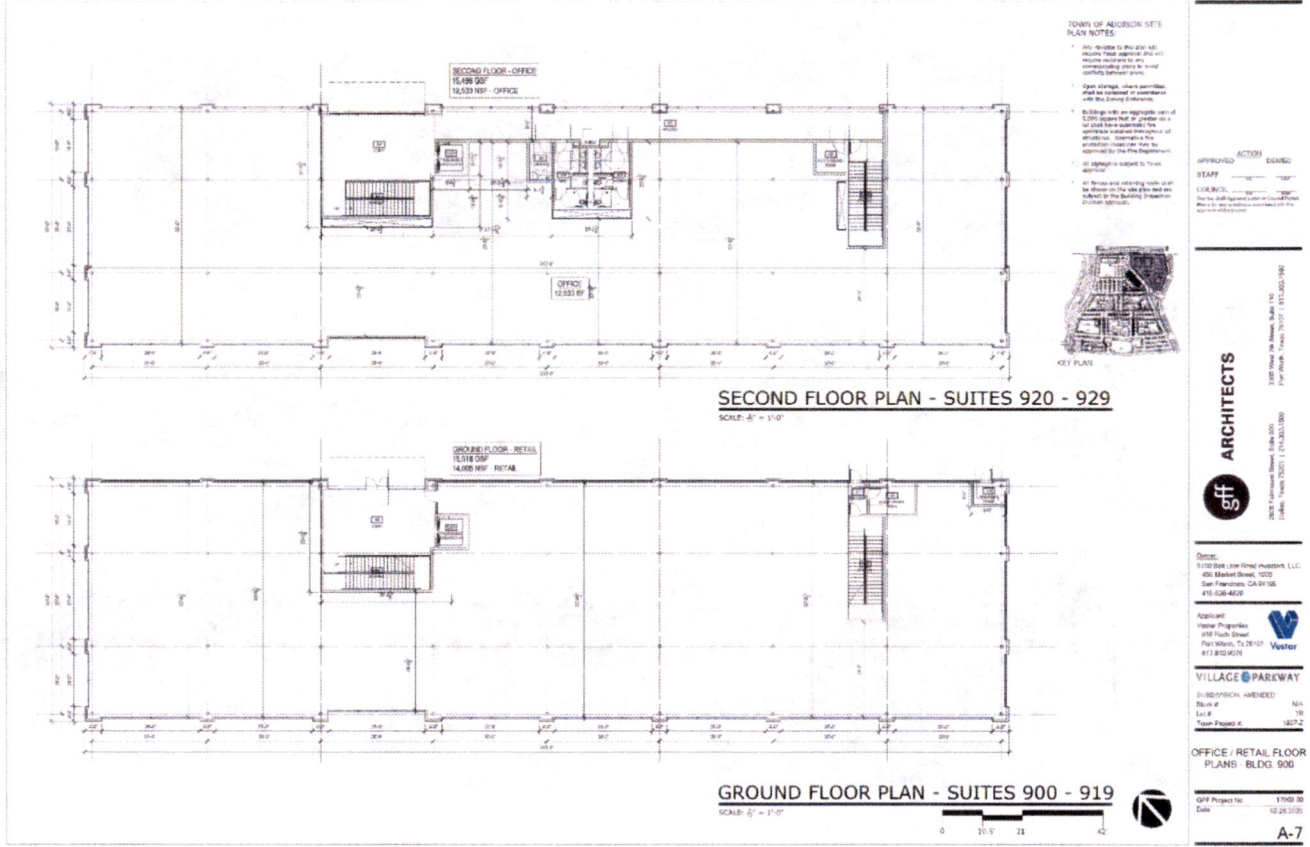


Exhibit B.2

TABLE OF MATERIALS, CALCULATIONS - PERMANENT

DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
Concrete	100	YD ³	100.00	100.00
Rebar	500	LB	0.50	250.00
Formwork	200	SQ YD	2.00	400.00
Paint	100	GA	1.00	100.00
Other	50	EA	2.00	100.00
TOTAL				850.00

KEY PLAN

PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISH GRADE IS TO BE DETERMINED BY SURVEY.
3. REFER TO ALL OTHER SHEETS FOR DETAILS AND NOTES.
4. MATERIALS AND METHODS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
6. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
9. THE CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL MEASURES.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

DUMPSTER ELEVATIONS

05

NORTH ELEVATION

04

SOUTH ELEVATION

03

EAST ELEVATION

02

WEST ELEVATION

01

SCALE

0 15' 30'

PROJECT INFORMATION

OWNER: [Name]

PROJECT: [Name]

LOCATION: [Address]

DATE: [Date]

ARCHITECTS

3808 Parkland Blvd, Suite 300 | Dallas, Texas 75201 | 214.353.1000

1200 West 7th Street, Suite 100 | Fort Worth, Texas 76102 | 817.305.1500

PROJECT TEAM

ARCHITECT: [Name]

ENGINEER: [Name]

GENERAL CONTRACTOR: [Name]

OFFICE / RETAIL ELEVATION BUILDING 900

DATE: 02.28.2020

SCALE: A-10