

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR LOTS 1 AND 5X, BLOCK A, ADDISON CIRCLE STATION – PHASE I, PART OF A PLANNED DEVELOPMENT (PD) ZONING DISTRICT (O23-____), AND SITUATED ON 2.7± ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ADDISON ROAD AND FESTIVAL WAY, TO ALLOW FOR THE DEVELOPMENT OF AN OFFICE BUILDING WITH GROUND FLOOR RETAIL/RESTAURANT USES, A PARKING STRUCTURE, SITE ACCESS DRIVES, AND ADDISON ROAD AND FESTIVAL WAY STREETScape IMPROVEMENTS ON AND ADJACENT TO LOTS 1 AND 5X, BLOCK A; 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 January 17, 2023 the Planning & Zoning Commission considered and made recommendations on Case No. 1872-Z, being a request to approve a Development Plan (defined herein below) for Lots 1 and 5X, Block A, Addison Circle Station – Phase I, comprising 2.7± acres generally located at the southwest corner of Addison Road and Festival Way (the “Subject Property”), to allow for the development of an office building with ground floor retail/restaurant uses, a parking structure, site access drives, and Addison Road and Festival Way streetscape improvements on and adjacent to Lots 1 and 5X, Block A; and

WHEREAS, Planned Development (PD) District O23-____ (the “PD Ordinance”), requires approval of the Development Plan (defined herein) prior to the issuance of a building permit for the Subject Property; 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. The Subject Property shall be improved in accordance with the Development Plan, which is comprised of a site plan, landscape plan, façade and floor plans (the “Development Plan”), which is attached hereto as **Exhibit A** and made a part hereof for all purposes, subject to the following conditions:

- A. Final public and private landscape and streetscape design shall be completed prior to the issuance of a permit for the construction of site infrastructure.
- B. The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in the public parking structures will be determined subject to

and following completion of a parking study and as provided in the Definitive Agreements.

- C. Developer shall provide the Town evidence of compliance with FAA Part 77 building height review prior to issuance of a building permit for the Subject Property.
- D. Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be required components of the Project, which will be further defined in the Definitive Agreements (as defined in the PD Ordinance).

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 **13TH** day of **FEBRUARY** 2023.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

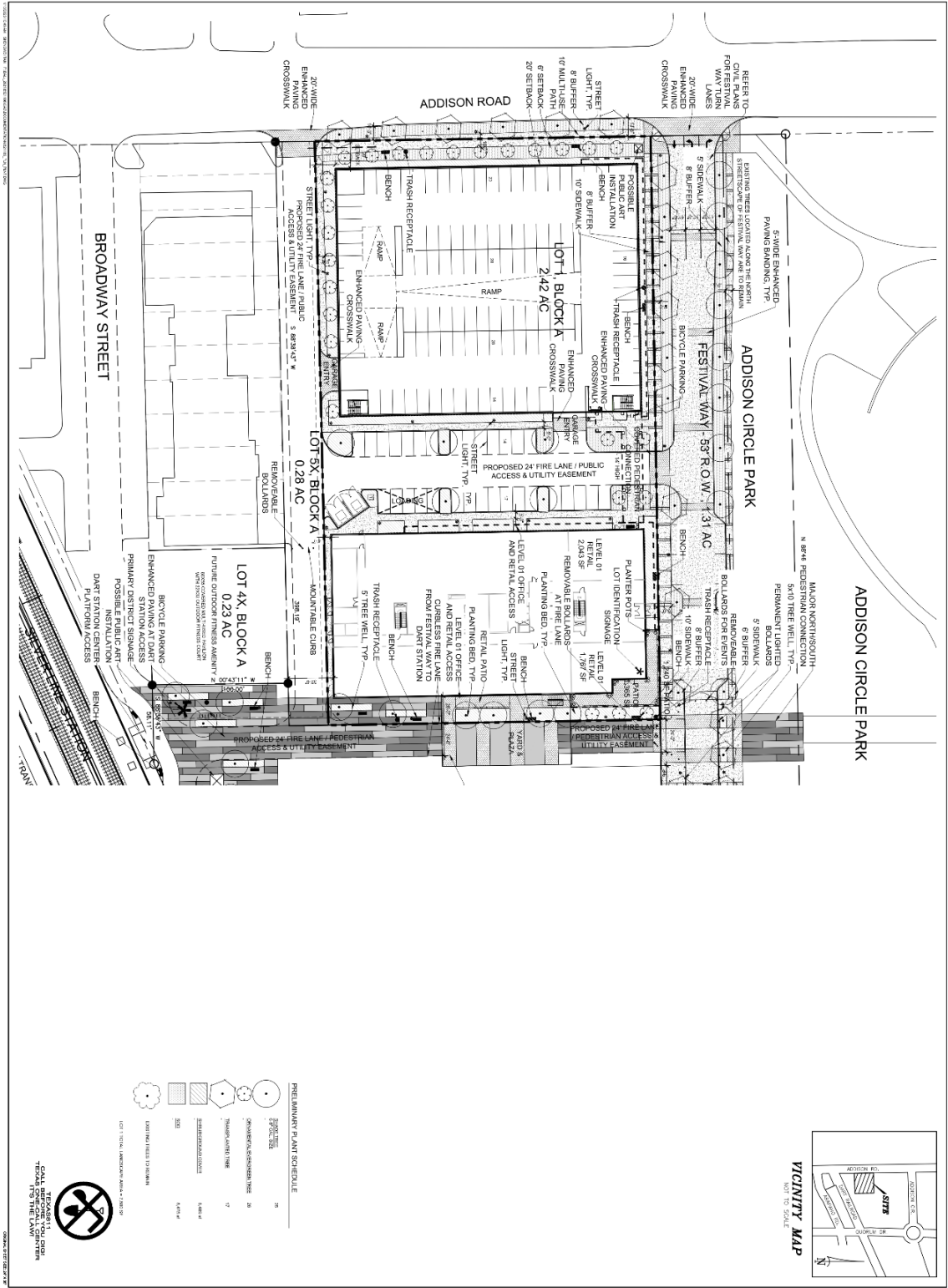
ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Whitt Wyatt, City Attorney

Exhibit A



PRELIMINARY PLANT SCHEDULE

SYMBOL	QUANTITY	DESCRIPTION
(Symbol)	25	SPRING TREES
(Symbol)	25	SHRUBS/SCREENING TREES
(Symbol)	12	TRUNK-MOUNTED TREES
(Symbol)	1	20' TREE WELL
(Symbol)	1	4.00' W
(Symbol)	1	4.00' W
(Symbol)	1	4.00' W

LOT TOTAL: 10,000 SQ. FT. (0.23 AC)

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/12/2024
2	REVISED PER TOWN COMMENTS	11/12/2024
3	REVISED PER TOWN COMMENTS	11/12/2024

DESIGNED BY: C. Hehn Kendrick
CHECKED BY: [Signature]
DATE: 11/12/2024

PROJECT: ADDISON CIRCLE STATION PHASE I
LOCATION: ADDISON, TX

SCALE: 1" = 10'-0"

PROJECT NO.: 248

REGISTERED PROFESSIONAL ENGINEER: C. Hehn Kendrick, No. 12345, State of Texas

Exhibit A

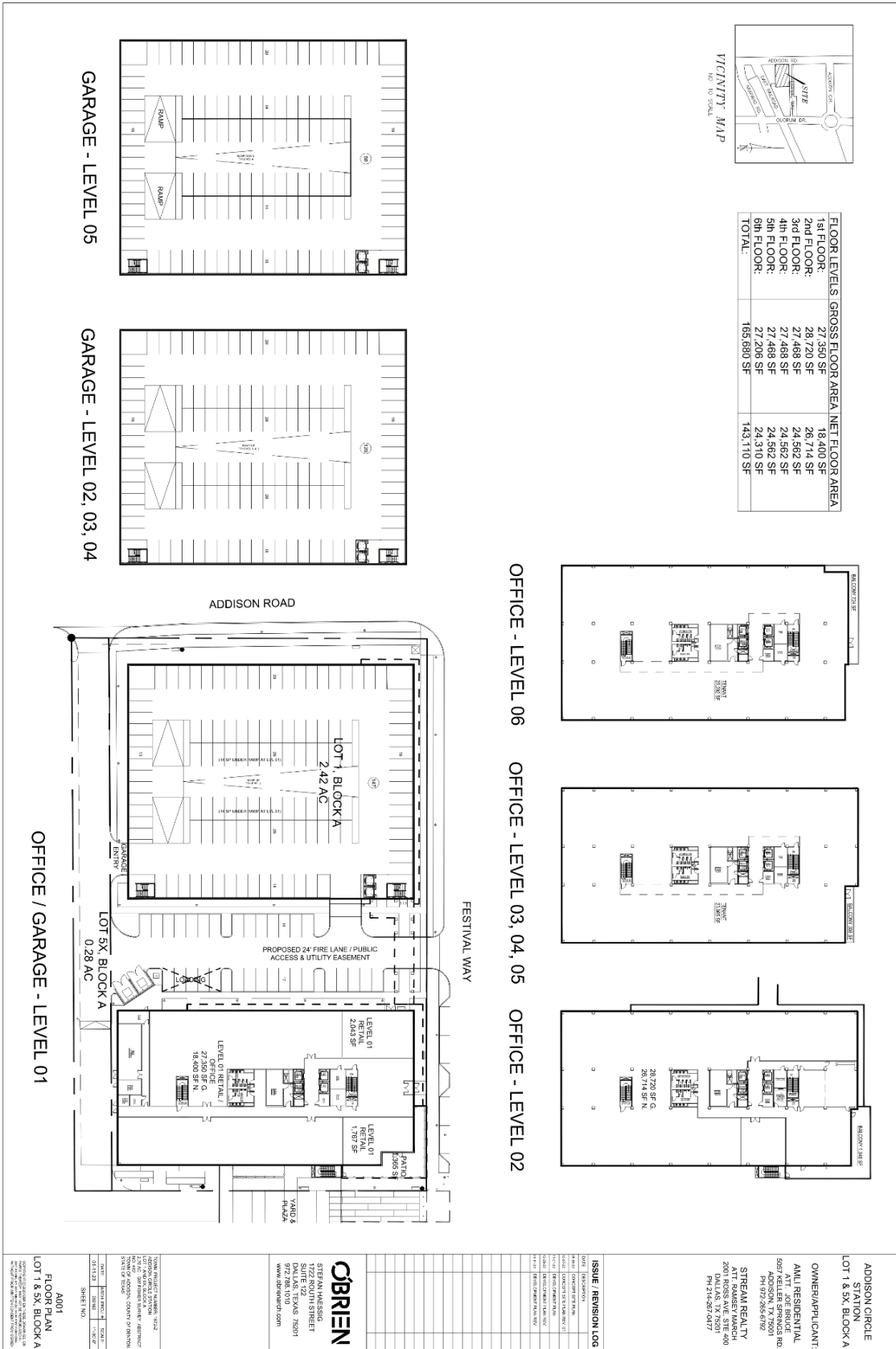
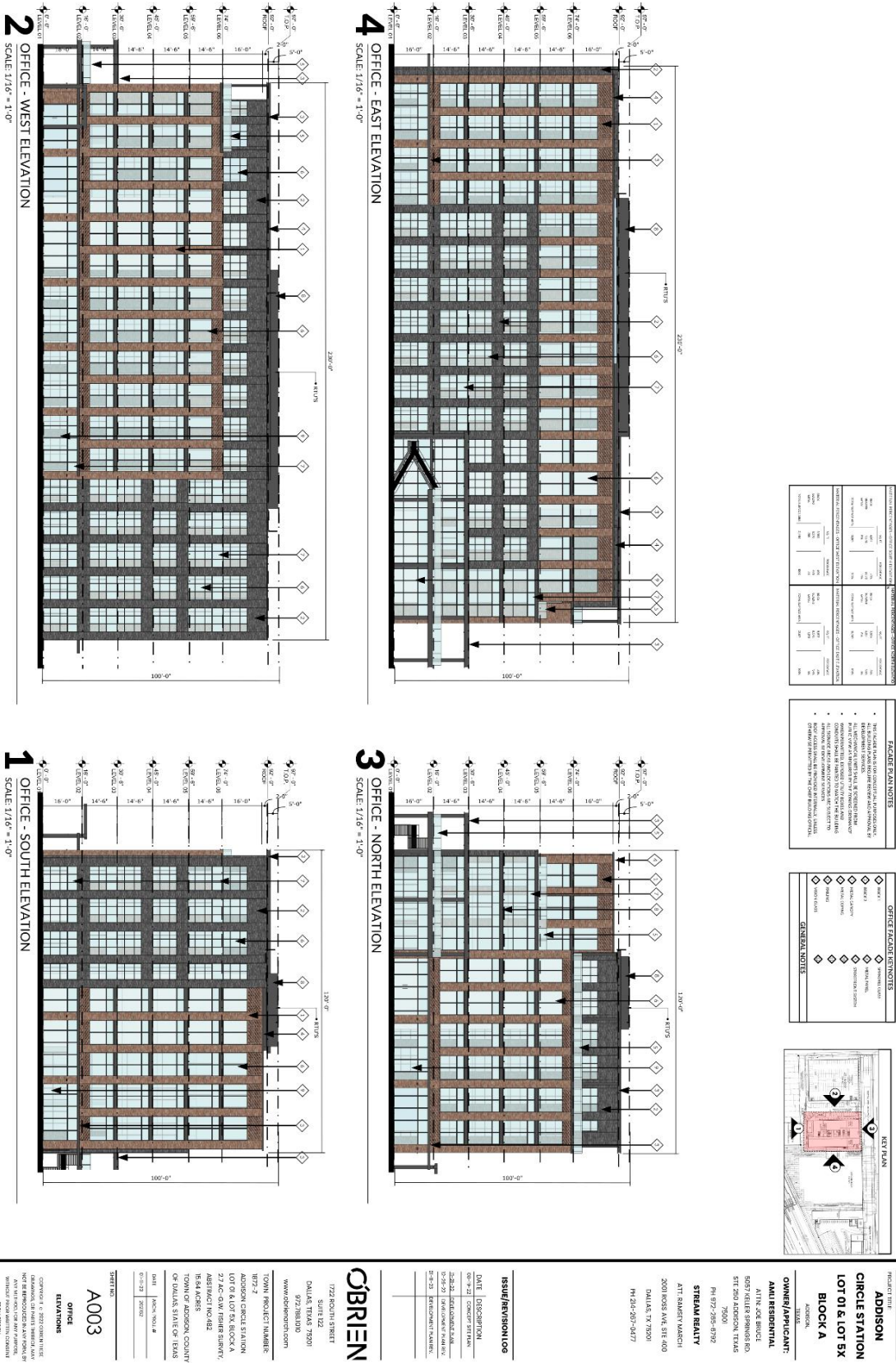


Exhibit A



GENERAL NOTES

- THE SHOWN ELEVATIONS ARE FOR INFORMATION ONLY AND DO NOT REPRESENT THE FINAL DESIGN. THE SHOWN ELEVATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES.

- OFFICE ELEVATION NOTES**
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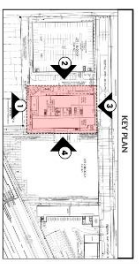


Exhibit A

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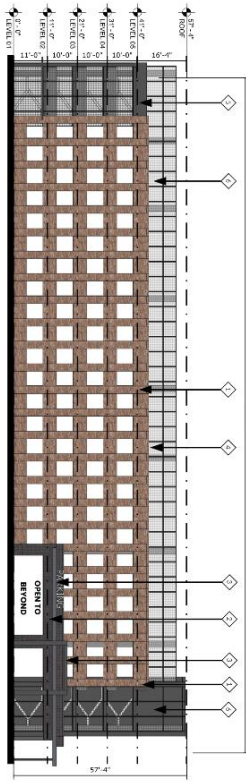
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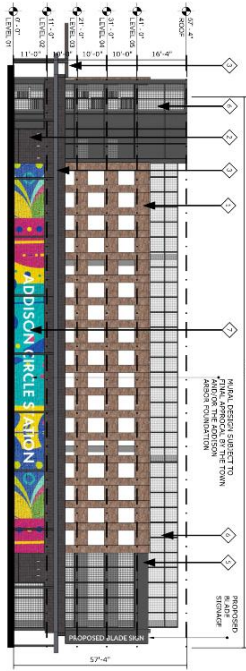
PROJECT TITLE:
ADDISON CIRCLE STATION LOT 01 & LOT 5X BLOCK A

OWNER/APPLICANT:
AMI RESIDENTIAL
 4178 L. JOE SERVICE ROAD
 5817 WELLS SPRINGS RD.
 58125 ADDISON, TEXAS 75001
 PH 972-296-8792

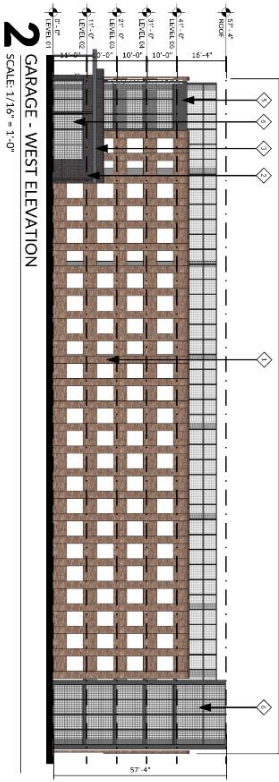
STREAM REALTY
 LAY RABERT MARION
 2200 MOSS AVE. STE. 400
 DALLAS, TX 75201
 PH 214-287-0477



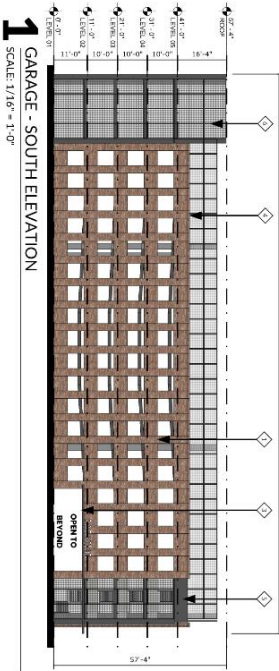
4 GARAGE - EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 GARAGE - NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



2 GARAGE - WEST ELEVATION
 SCALE: 1/16" = 1'-0"



1 GARAGE - SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

DATE	DESCRIPTION
08-28-20	CONCEPT PLAN
09-22-20	INDUSTRIAL/COMMERCIAL
09-28-20	CONCEPT PLAN REV.
10-13-20	CONCEPT PLAN REV.

CIBRIEN
 1729 SOLINA STREET
 SUITE 102
 DALLAS, TEXAS 75201
 972-788-1010
 www.dbrproject.com

TOWN PROJECT NUMBER:
 1872-Z

ADDISON CIRCLE STATION
 LOT 01 & LOT 5X, BLOCK A
 27 AC-QW-18788-SURVEY,
 ASB1 WAC1 NO.482
 19.64 ACRES
 TOWN OF ADDISON COUNTY
 00 DALLAS STAFF ON TEXAS

DATE: 08-28-20
 DRAWN BY: JACOB HENRIKSEN

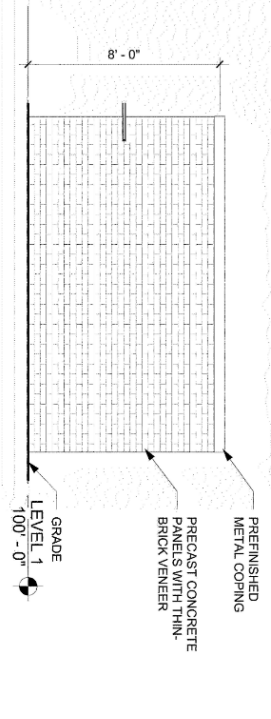
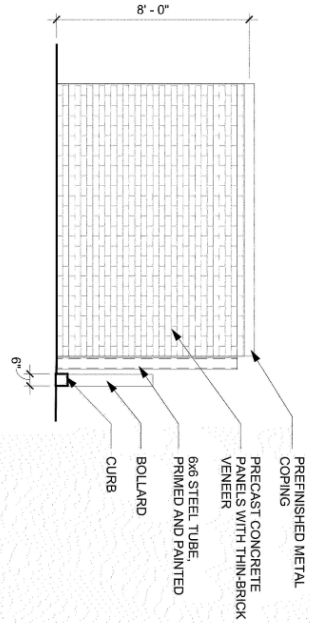
PROJECT NO:
A005

OFFICE GARAGE ELEVATIONS

COMPILED BY: JACOB HENRIKSEN
 DATE: 08-28-20
 DRAWN BY: JACOB HENRIKSEN
 CHECKED BY: JACOB HENRIKSEN
 APPROVED BY: JACOB HENRIKSEN
 REVISIONS:

Exhibit A

- EXCISE BURN NOTES**
- THE EXCISE BURN SHALL BE CONDUCTED IN ACCORDANCE WITH THE EXCISE BURN ACT AND THE TEXAS DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS.
 - ALL EXCISE BURN ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE EXCISE BURN ACT AND THE TEXAS DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS.
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PROJECT TITLE
ADDISON
CIRCLE STATION
LOT 01 & LOT 5X
BLOCK A

OWNER/APPLICANT:
AMU RESIDENTIAL
 ATTN: JOE BRIDCE
 5055 FETTER SPRINGS SQ.
 STE 200 ADDISON, TEXAS
 75001
 PH: 972-201-9792

STREAM REALTY
 ATT: MAMERY MANICH
 2001 ROOSE AVE, STE 400
 DALLAS, TX 75201
 PH: 214-297-0477

ISSUE/REVISION LOG

DATE	DESCRIPTION
06-09-21	CONCEPT SITE PLAN
07-26-23	EXERCISE BURN LOG
08-18-23	REVISIONS PER PLAN REV.

CBRIEN

1772 HOUTH STREET
 SUITE 122
 DALLAS, TEXAS 75201
 972.788.1100
 WWW.CBRIENARCH.COM

TOWN PROJECT NUMBER:
 1872-Z
ADDITION CIRCLE STATION
 LOT 01 & LOT 5X, BLOCK A
 2.7 AC-SW, RSHB-SUBDIV,
 ABSTRACT NO. 482
 15.84 ACRES
 TOWN OF ADDISON, COUNTY
 OF DALLAS STATE OF TEXAS

SHEET NO.
A006
OFFICE GARAGE
ELEVATION

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 DRAWING SHALL BE REPRODUCED OR
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