

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR BLOCK C OF THE ADDISON GROVE ADDITION, PART OF A PLANNED DEVELOPMENT ZONING DISTRICT (O16-003), AND SITUATED ON 1.8± ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF OAK STREET AND RUNYON ROAD, APPROXIMATELY 500 FEET SOUTH OF BELT LINE ROAD, TO ALLOW FOR THE DEVELOPMENT OF 34 TOWNHOME LOTS AND ONE OPEN SPACE LOT; 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 February 21, 2023 the Planning & Zoning Commission considered and made recommendations on Case No.1865-Z, being a request to approve a Development Plan (defined herein below) for Addison Grove, Block C, comprising 1.8± acres generally located at the southeast corner of Oak Street and Runyon Road, approximately 500 feet south of Belt Line Road (the "Subject Property"), to allow for the development of 34 townhome lots and one open space lot; and

WHEREAS, Planned Development District Ordinance No. O16-003 ("PD O16-003") was approved in January 2016 to facilitate construction of the Addison Grove development (the "Project"); and

WHEREAS, PD O16-003 requires Development Plan approval prior to the issuance of a building permit for the Project; 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 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, phasing plan and construction schedule, landscape plan, façade and floor plans (the "Development Plan"), which is attached hereto as **Exhibit A** and made a part hereof for all purposes.

SECTION 3. The Project shall be developed in conformance with the Development Plan, subject to the following conditions:

- A. A replat and associated air rights easements shall be approved by the Town and filed in the real property records for Dallas County, Texas prior to release of any Block C

building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.

- B. The public parks situated within Blocks B, C, and D shall be completed and accepted by the Town prior to the release of any Block C building permits.
- C. No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two (2) weeks of prior written notice to the Town.
- D. A temporary 8-foot-tall solid wooden construction fence, maintained in good condition by the developer, will be installed along Beltway Drive in front of the lots adjacent thereto. These lots include those currently under construction within Block B and the Beltway Drive adjacent lots within Blocks C and D where construction has yet to commence. The temporary construction fence shall be installed in segments, as applicable, immediately following the removal of any segment of the wall and shall be removed upon substantial completion of exterior improvements associated with those lots.

SECTION 4. The Project shall be constructed in conformance with the phasing and construction dates as set forth and depicted in the “Phasing Plan” attached in **Exhibit A**. Unless stated otherwise in the Phasing Plan, all dates shown thereon represent the anticipated date upon which completion of construction of the corresponding improvements shall occur (each such date referred to herein as a “Completion Date”). No deviation from the Phasing Plan, including extension of any Completion Date identified therein shall be allowed without prior written approval of the Town’s Director of Development Services (the “Director”). Notwithstanding, failure to complete construction of any individual Project improvement(s) in conformance with the Phasing Plan within six (6) months following the anticipated Completion Date therefore, as the same may be extended by the Director, shall be deemed a violation of the Development Plan and this ordinance.

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. This ordinance shall be interpreted to amend PD O16-003 as set forth herein and to the extent of any conflicts between the same. Further, 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 **14TH** day of **MARCH 2023**.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Whitt Wyatt, City Attorney

Exhibit A

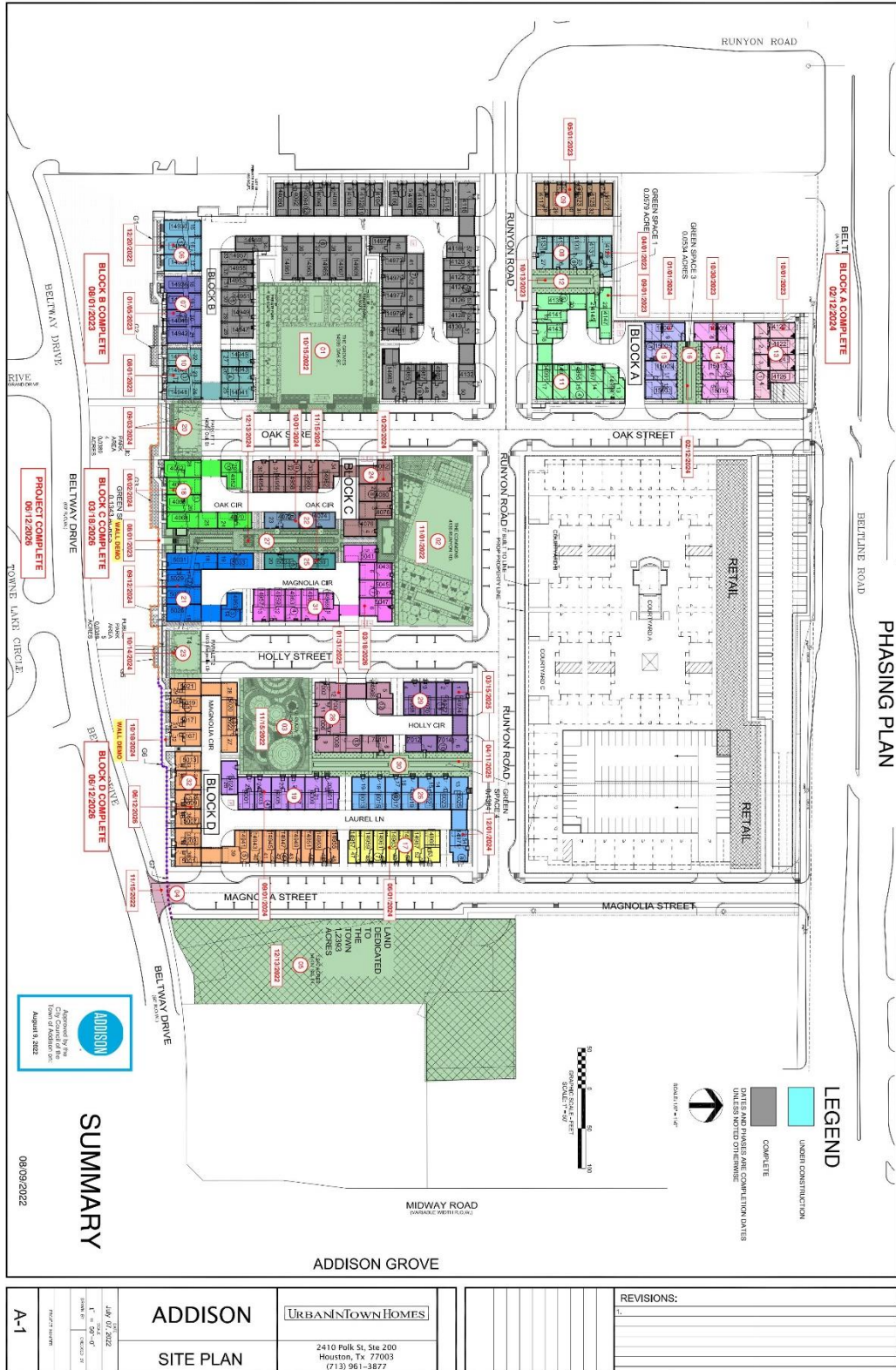


Exhibit A

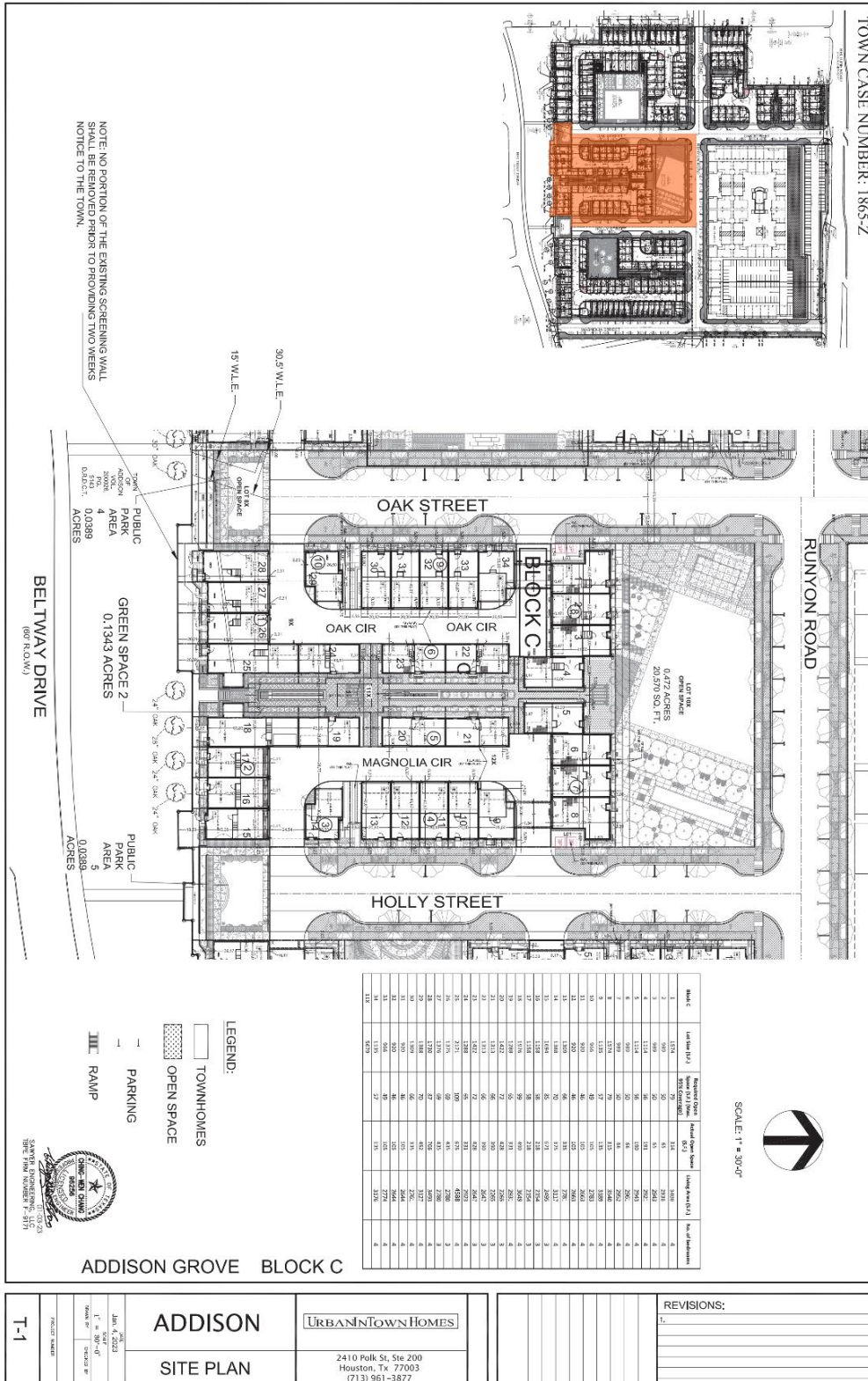


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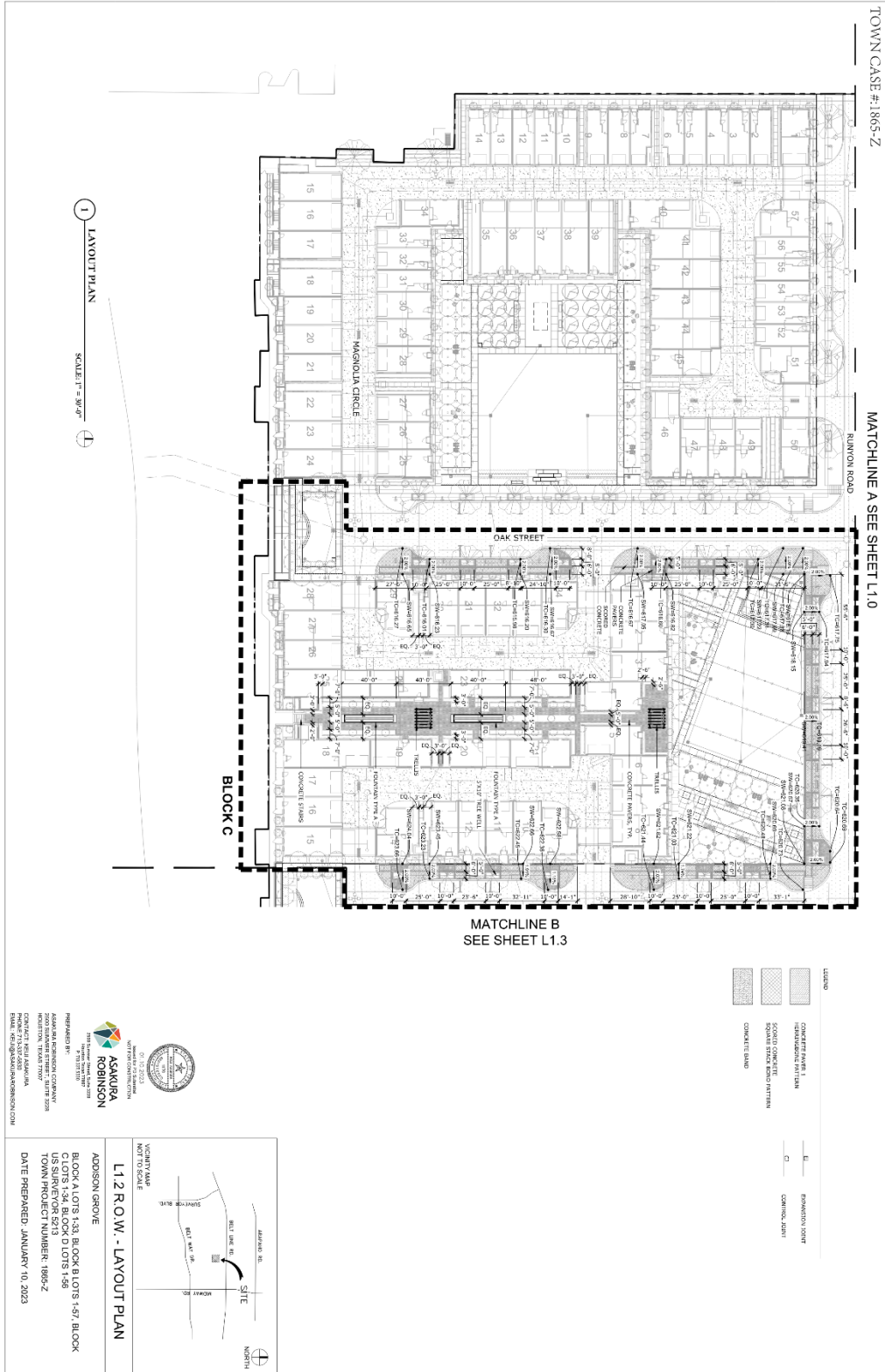


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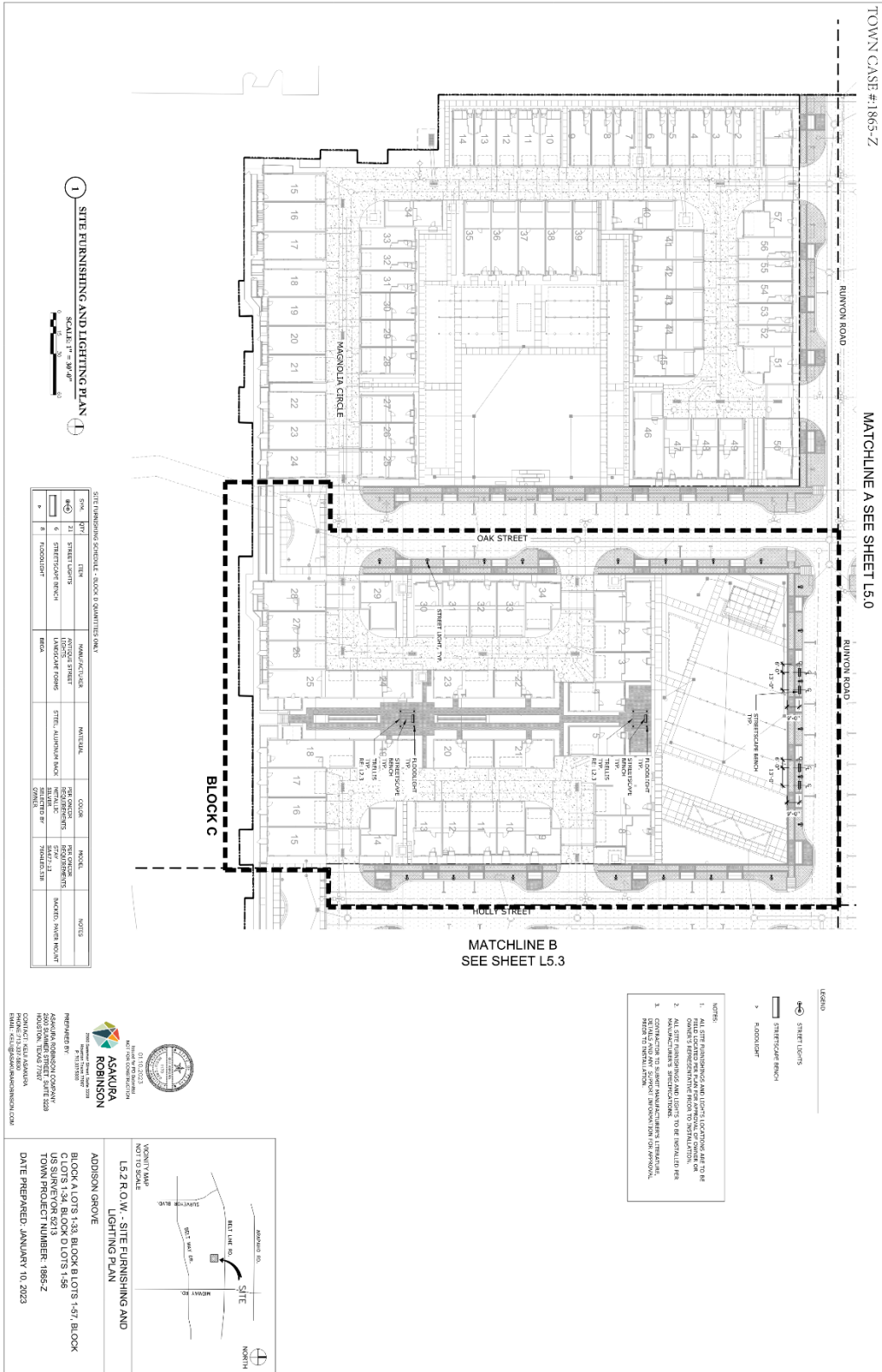


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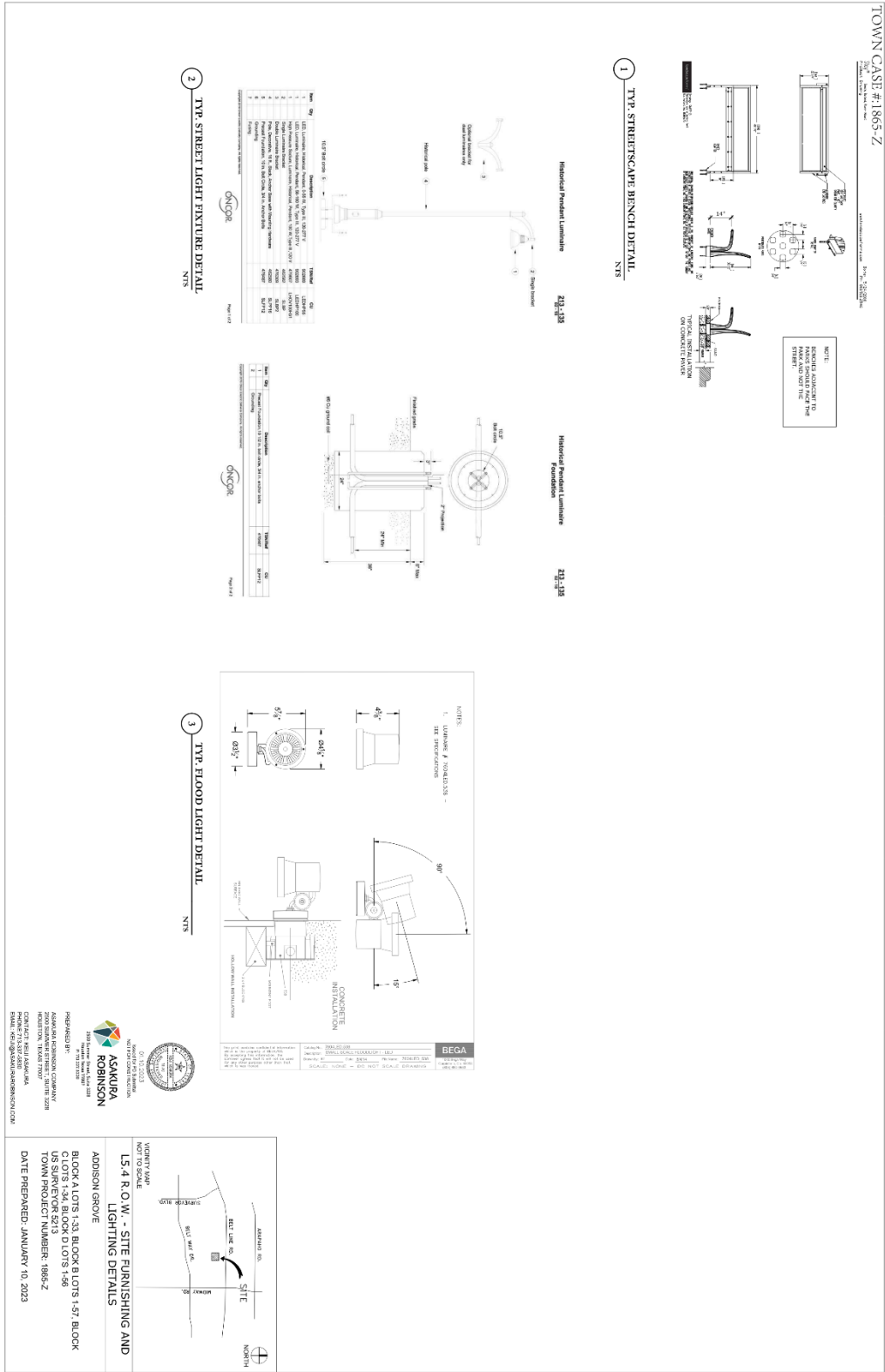
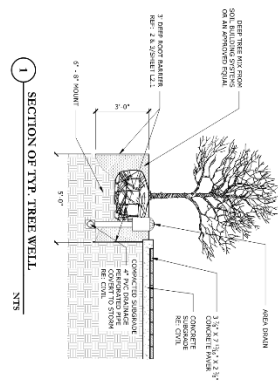
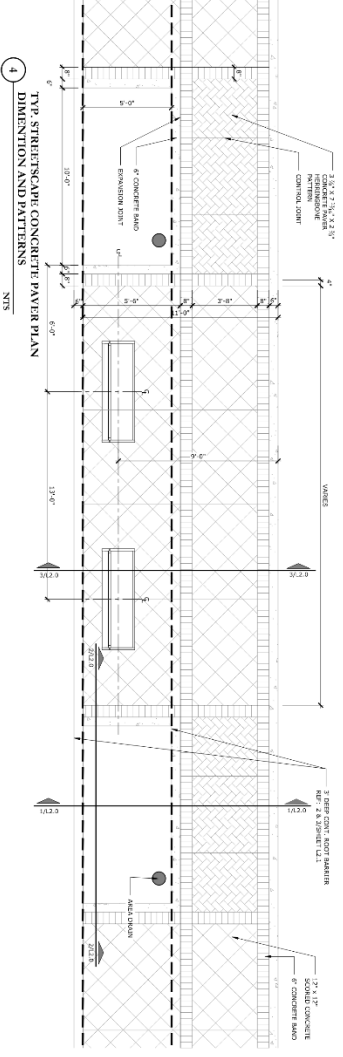
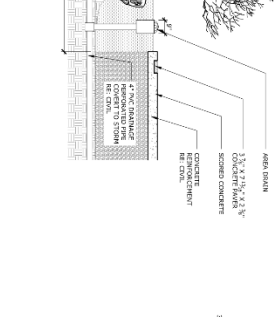
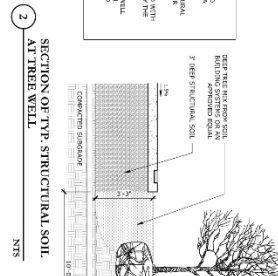


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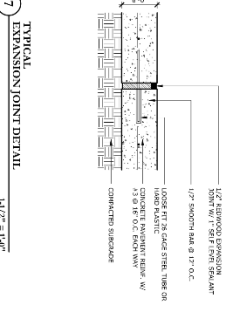
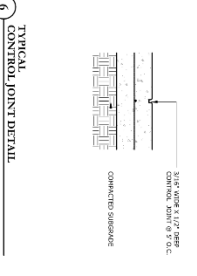
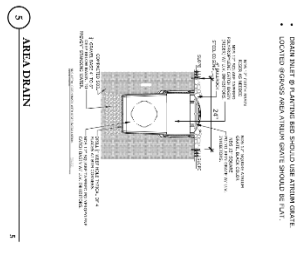
TOWN CASE #1865-Z



- NOTES:**
1. STRUCTURAL SOIL SHALL BE INSTALLED TO BE WITHIN 10% TOLERANCE TO EXACT A MINIMUM OF 12\"/>
 - 2. CONCRETE TO USE OF 3,000 PSI STRENGTH WITH A MINIMUM OF 4% AIR ENTRAINMENT.
 - 3. SOIL MIXTURE SHALL BE CONSIDERED WITH PROPORTIONS AND PROVIDED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
 - 4. PROPORTION TO BE USED AT 1\"/>



- PAVEMENT NOTE:**
1. ALL PAVEMENT SHALL BE 4\"/>
 - 2. CONCRETE PAVEMENT SHALL BE 4\"/>
 - 3. CONCRETE PAVEMENT SHALL BE 4\"/>
 - 4. ALL CONCRETE SHALL BE 3,000 PSI STRENGTH WITH A MINIMUM OF 4% AIR ENTRAINMENT.



ASAKURA ROBINSON
LANDSCAPE ARCHITECTS

120 R.O.W. - HARDSCAPE DETAILS

ADDISON GROVE
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SUPERVISOR SECT 13
TOWN PROJECT NUMBER: 1865-Z
DATE PREPARED: JANUARY 10, 2023

Exhibit A

TOWN CASE #1865-Z

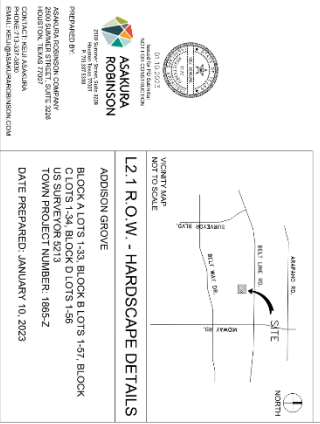
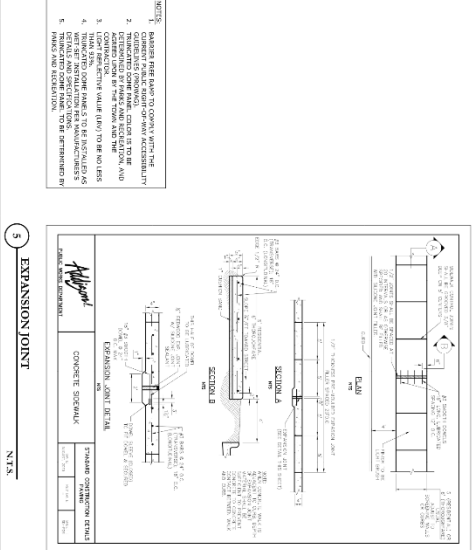
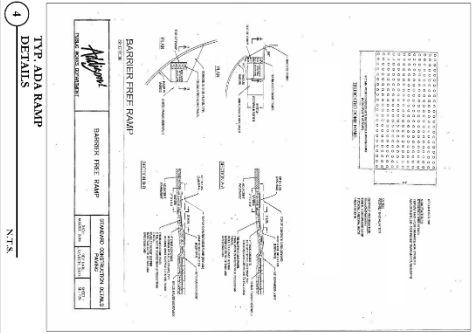
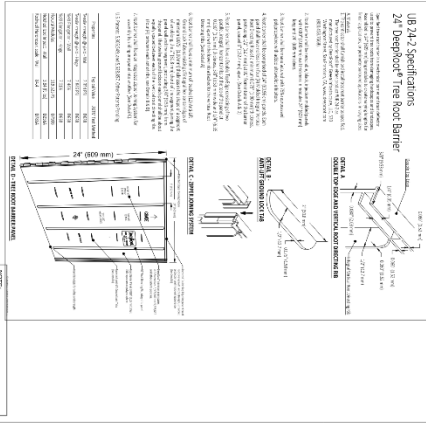
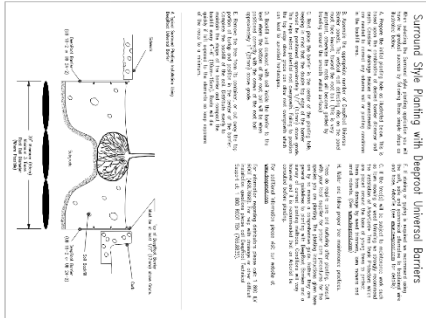
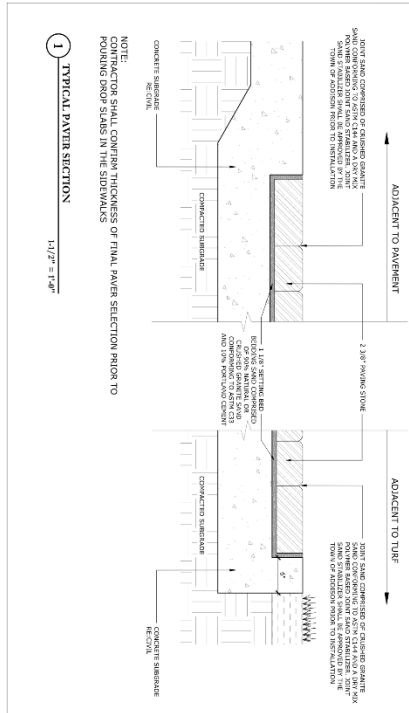


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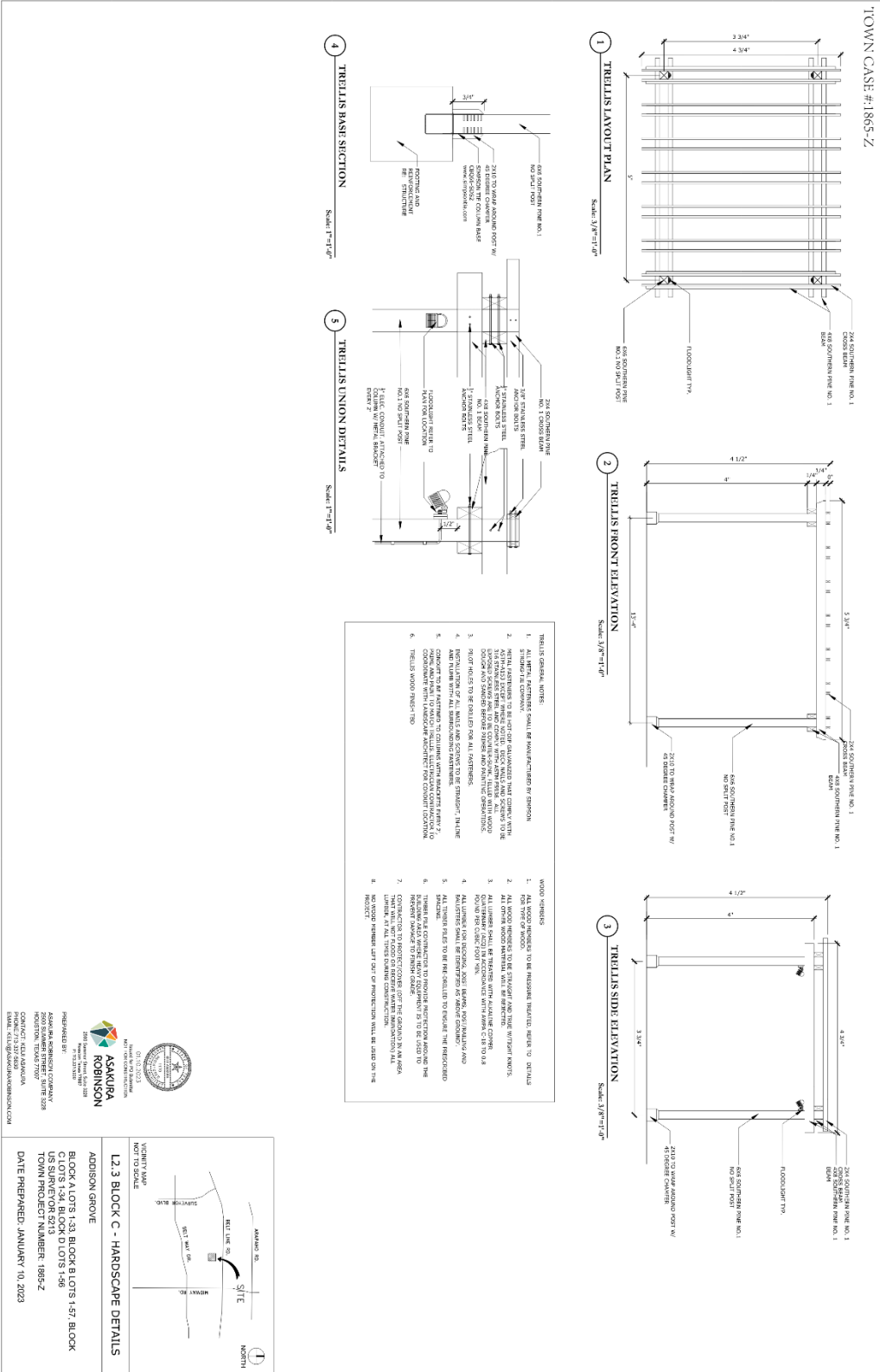
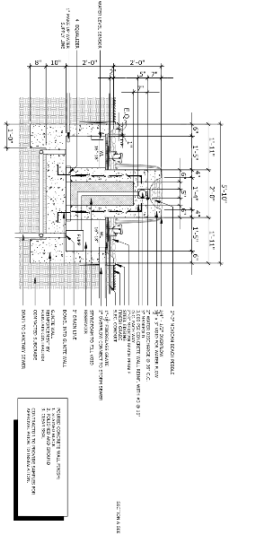
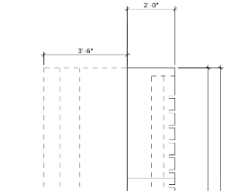
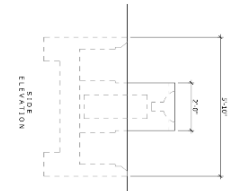


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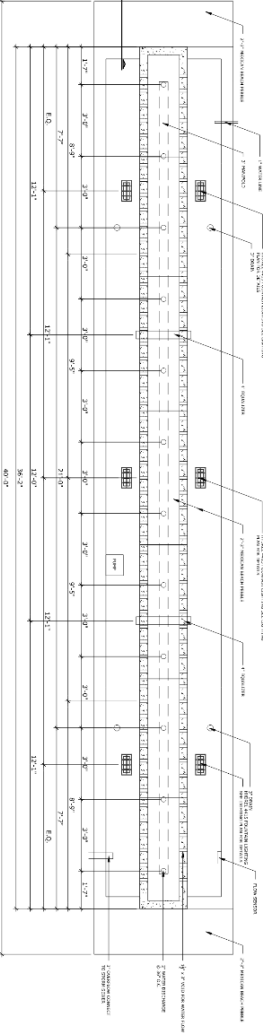
TOWN CASE #1865-Z

FOUNTAIN A CONSTRUCTION NOTES:

1. THE FOUNTAIN RESTRICTION IN THE DRAWINGS IS MADE IN COMPLIANCE WITH THE CITY OF ADDISON'S DESIGN STANDARDS FOR FOUNTAIN RESTRICTIONS. THE FOUNTAIN RESTRICTION SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE FOUNTAIN. THE FOUNTAIN RESTRICTION SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE FOUNTAIN. THE FOUNTAIN RESTRICTION SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE FOUNTAIN. THE FOUNTAIN RESTRICTION SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE FOUNTAIN.



1 FOUNTAIN A TYPICAL SECTION DETAIL
SCALE: 1/2" = 1'-0"



2 FOUNTAIN A PLAN AND ELEVATION
SCALE: 1/2" = 1'-0"

FOUNTAIN A RESTRICTION AND CONSTRUCTION NOTES:

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3 FOUNTAIN A SECTION A
SCALE: 1/2" = 1'-0"



4 FOUNTAIN A CONCEPTUAL PIPING DIAGRAM
SCALE: 1/2" = 1'-0"



PREPARED BY:
 ASAKURA ROBINSON ENGINEERS & ARCHITECTS, P.C.
 1400 WEST 19TH STREET, SUITE 100
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 FAX: 817.516.1112
 WWW.ASAKURAROBINSON.COM

VICINITY MAP

 L2.4 BLOCK C - HARDSCAPE DETAILS
 ADDISON GROVE
 BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK
 C LOTS 1-34, BLOCK D LOTS 1-59
 US SURVEYOR 3273
 TOWN PROJECT NUMBER: 1865-Z
 DATE PREPARED: JANUARY 10, 2023

Exhibit A

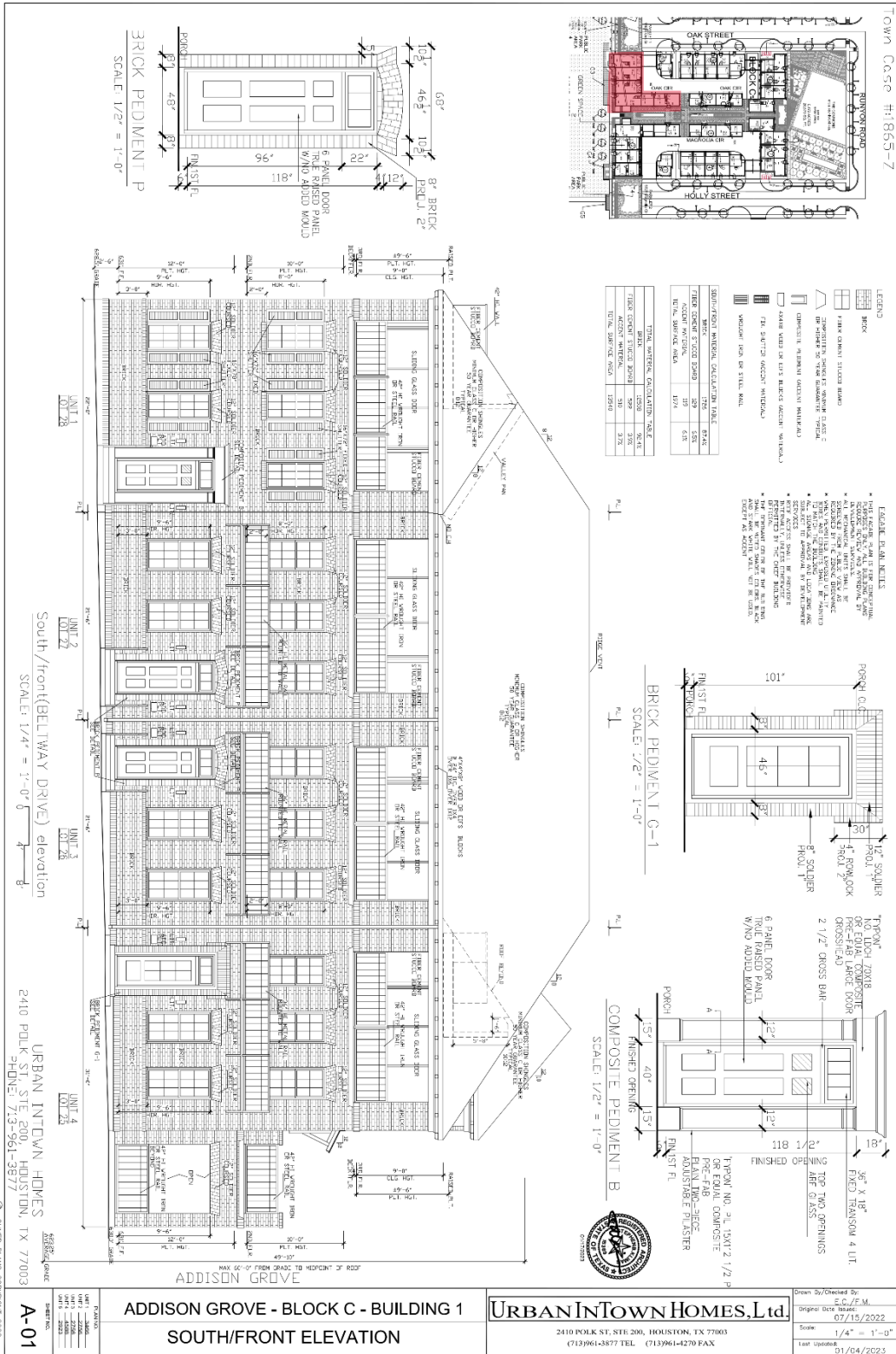


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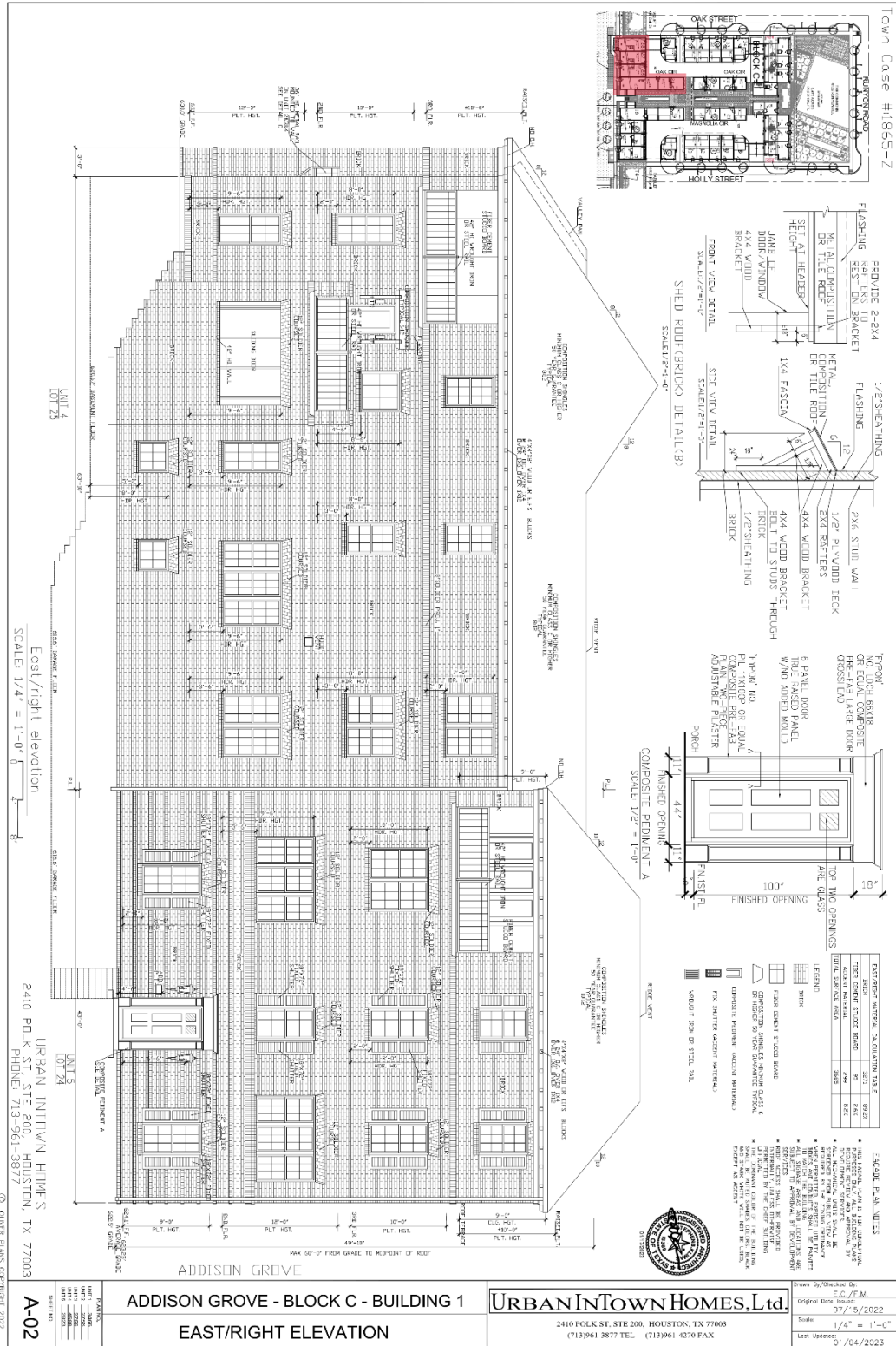


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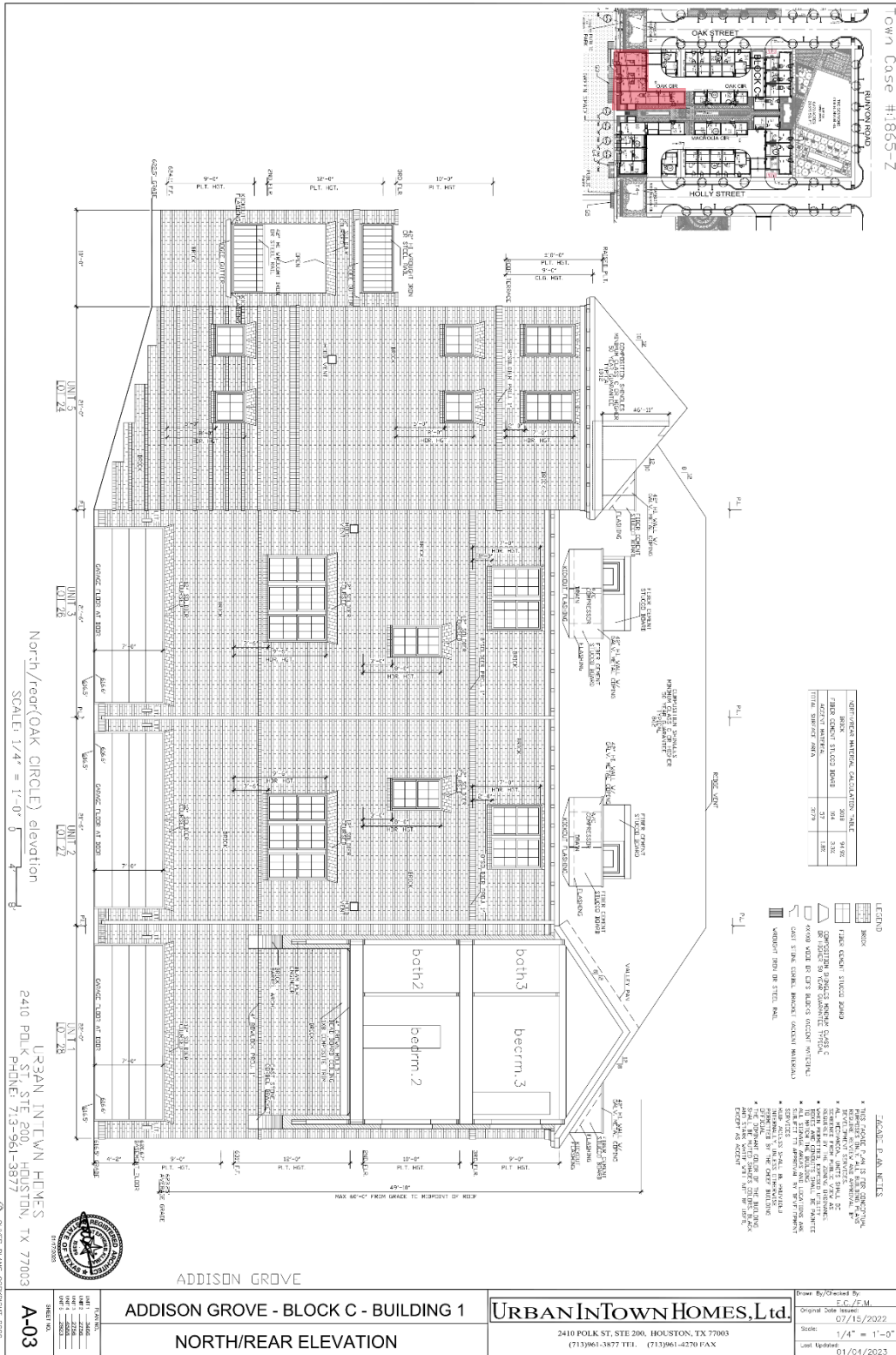


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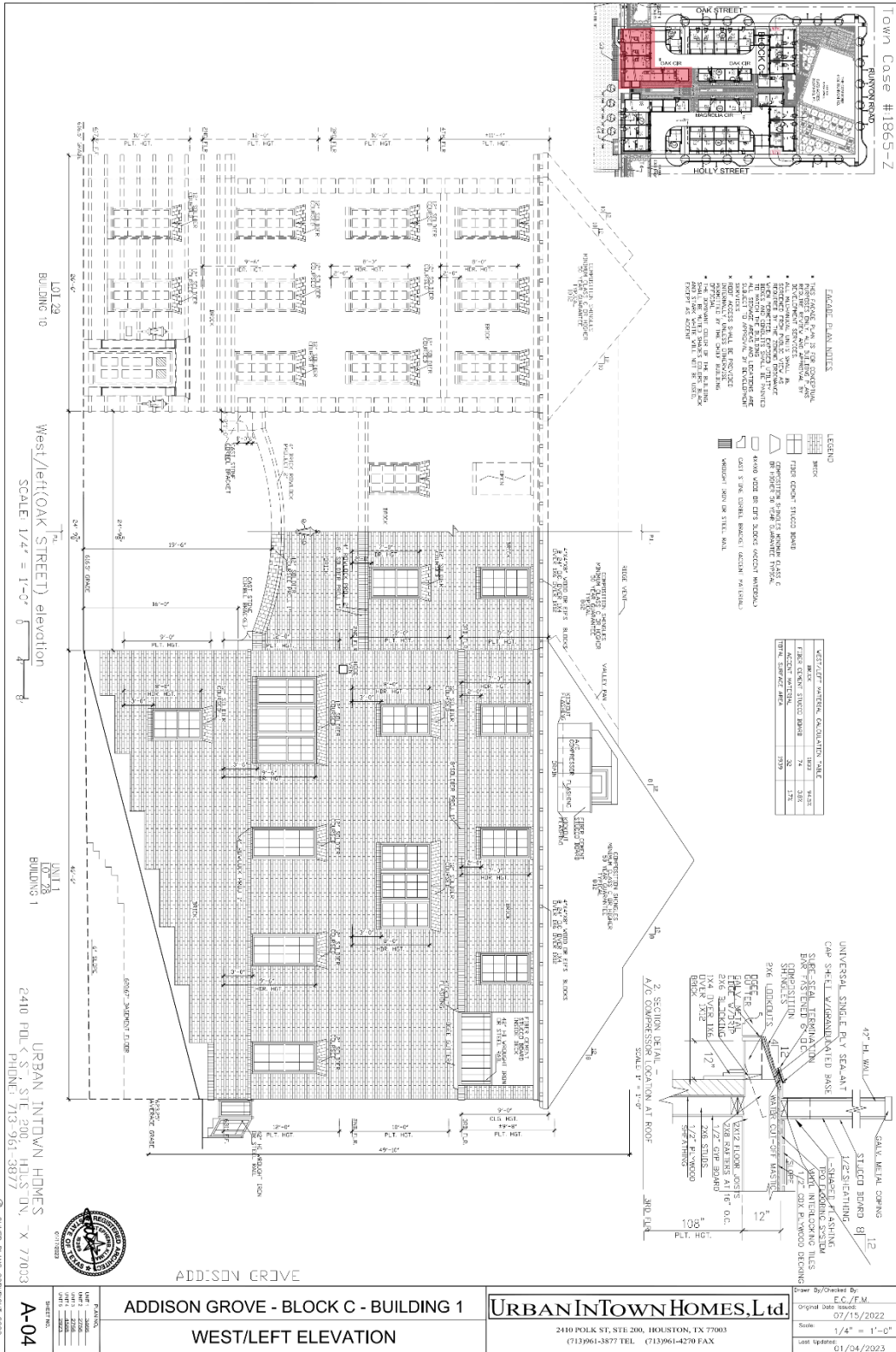


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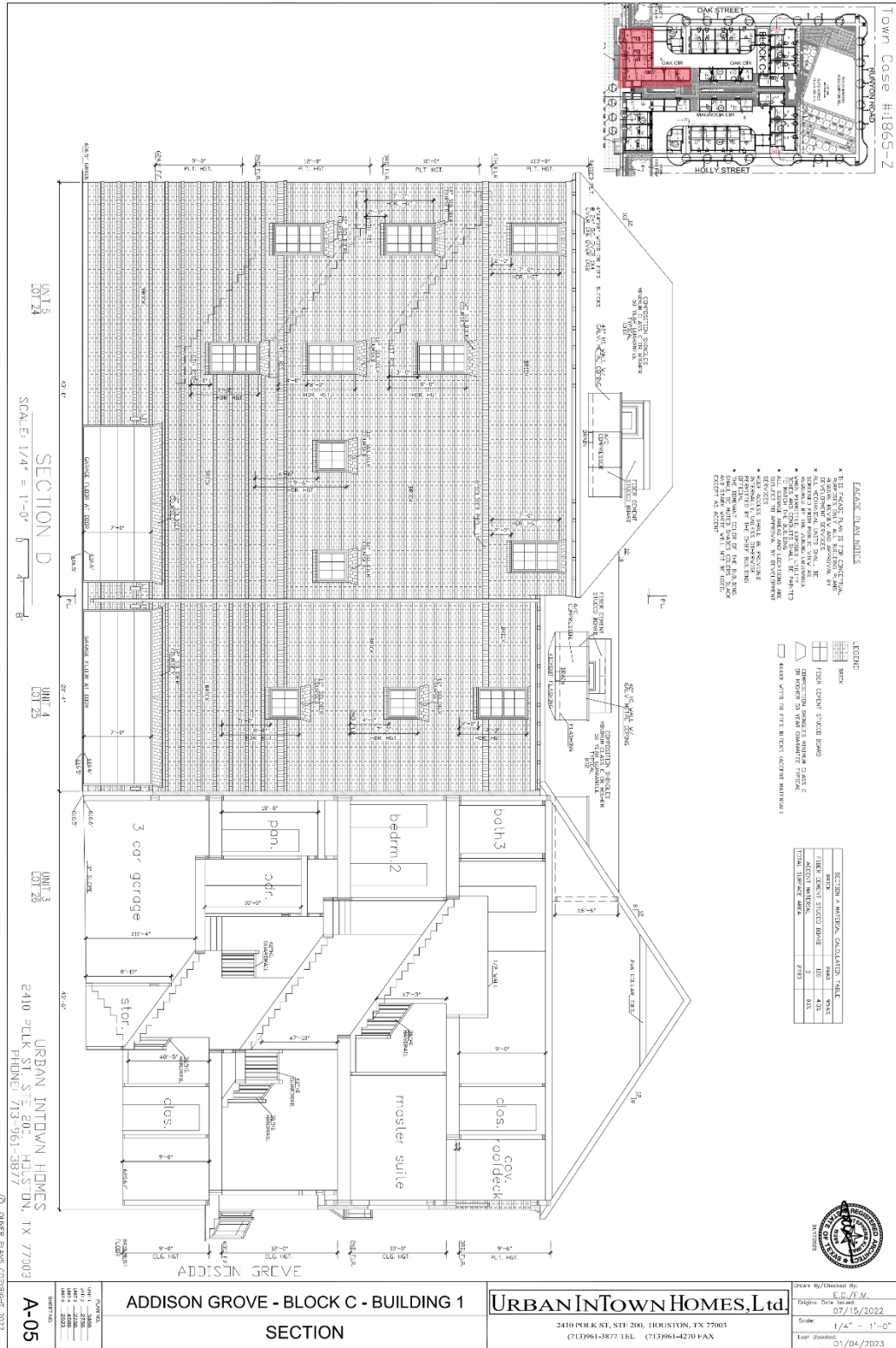


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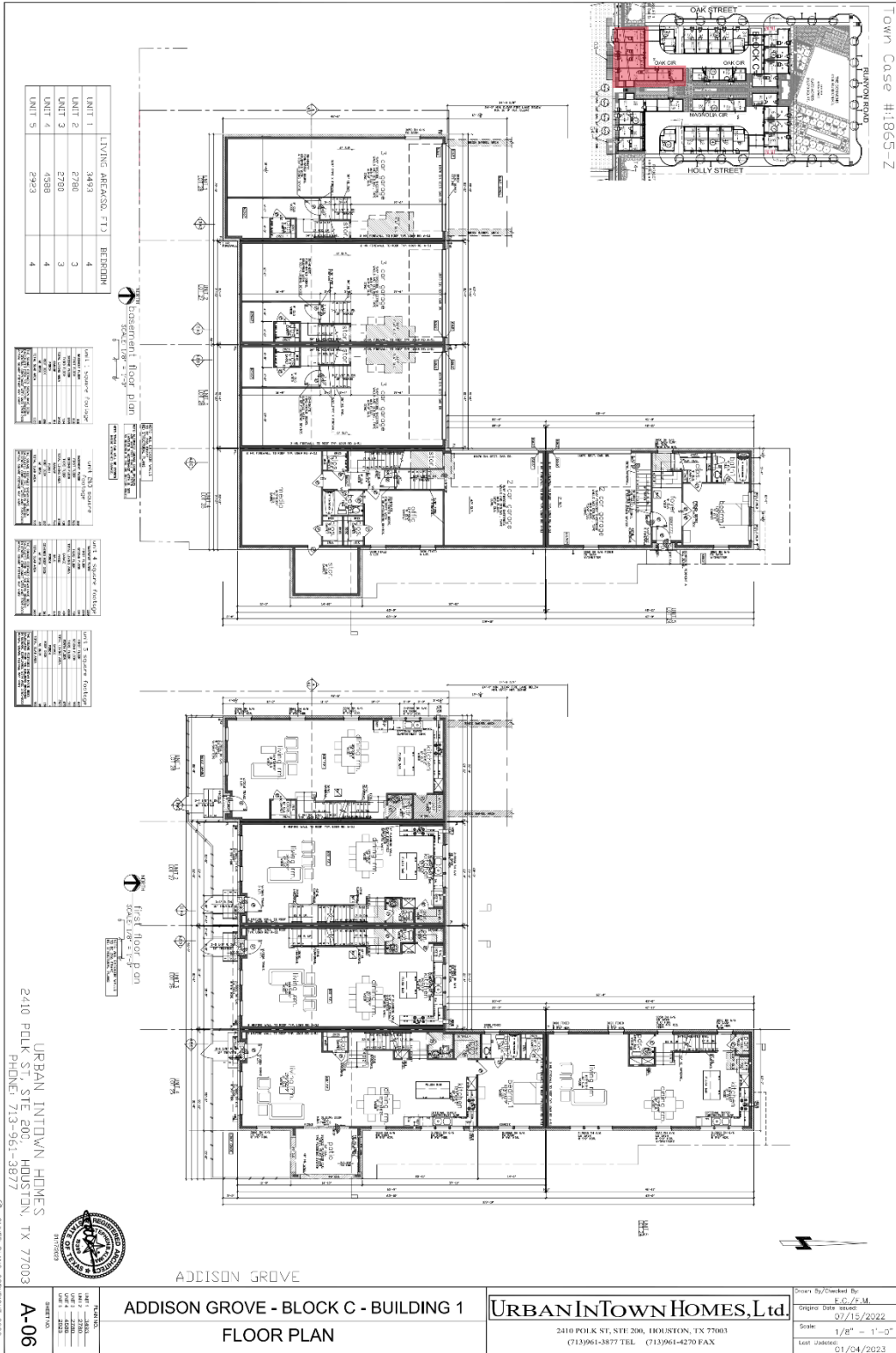


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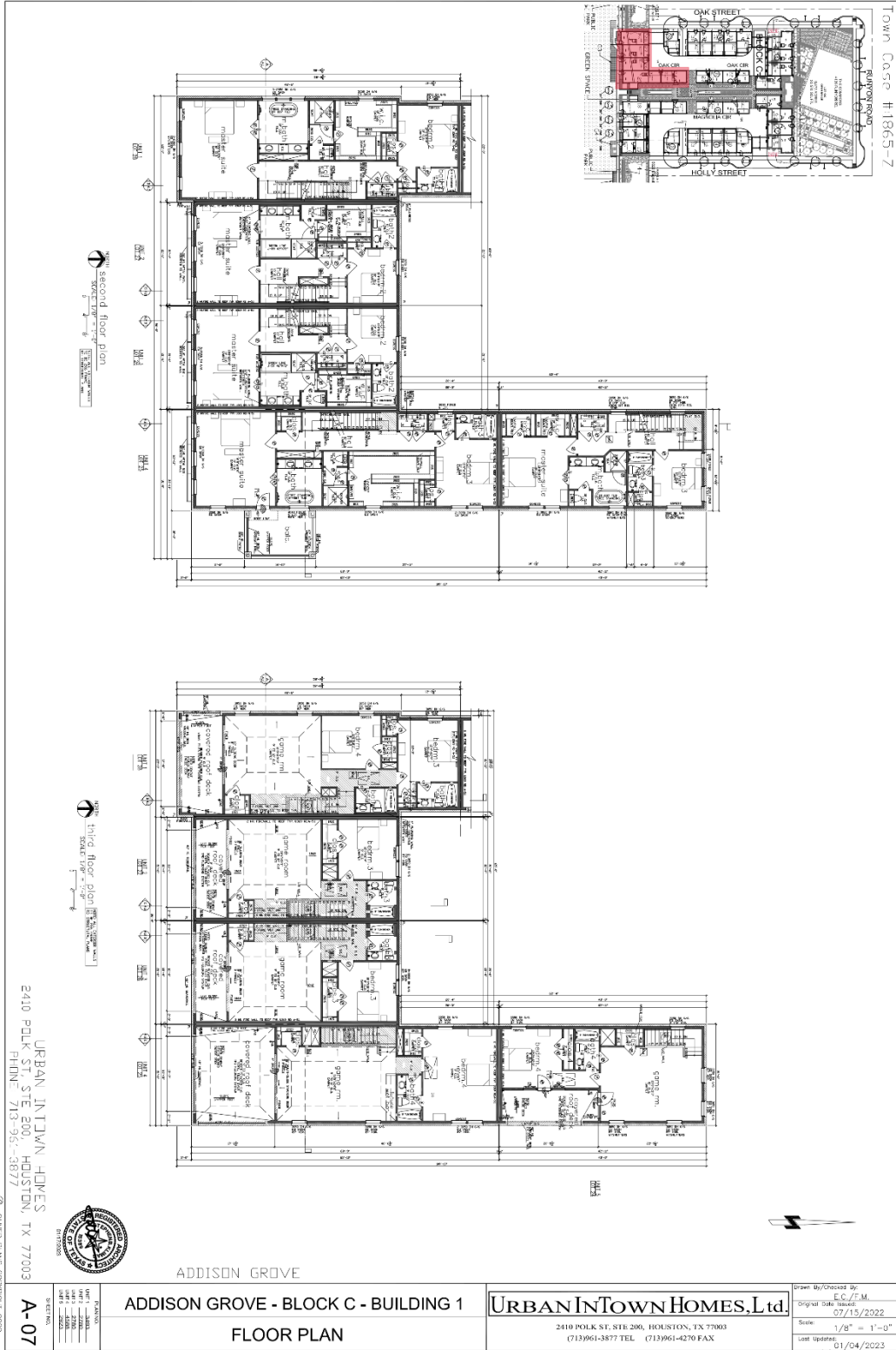


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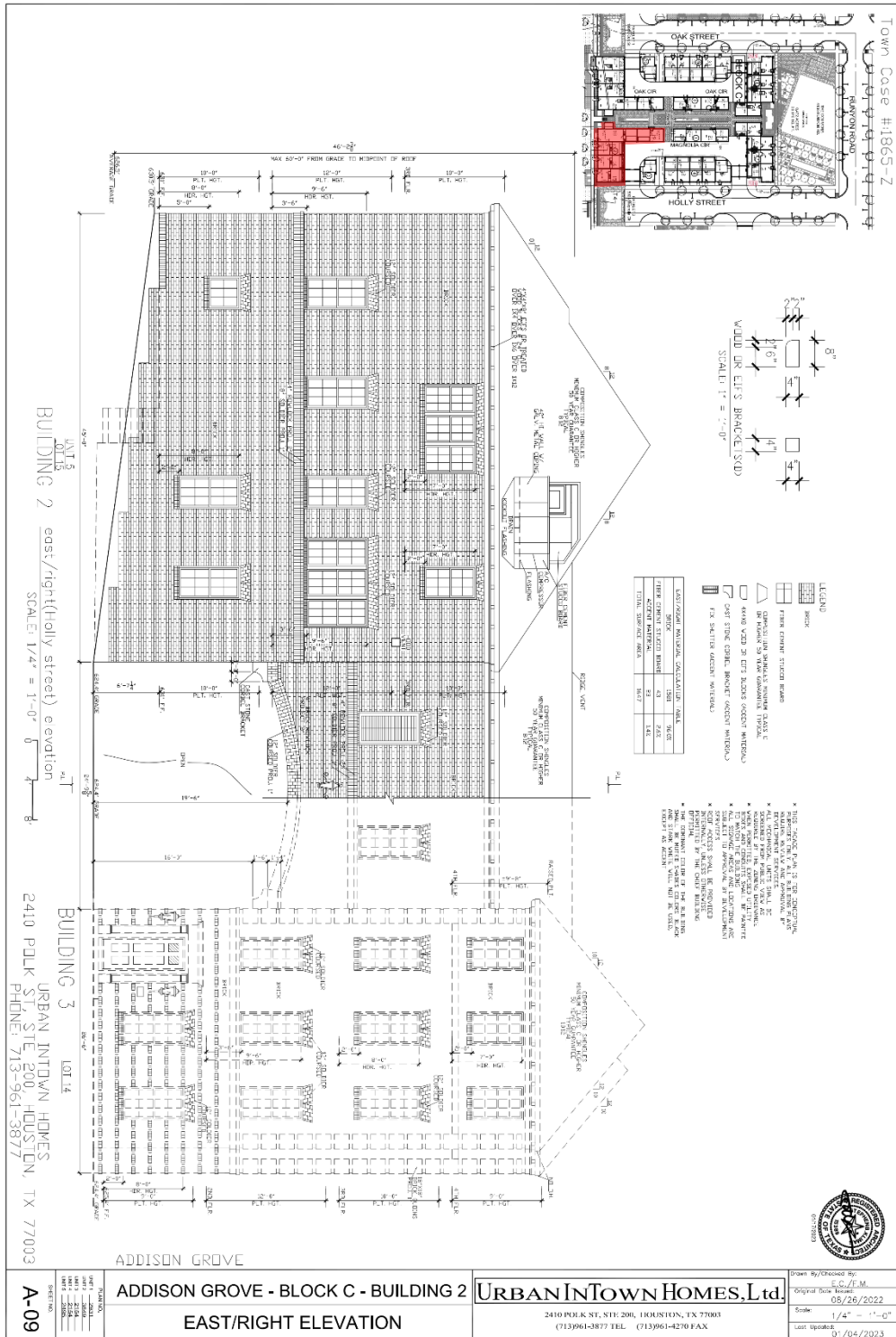


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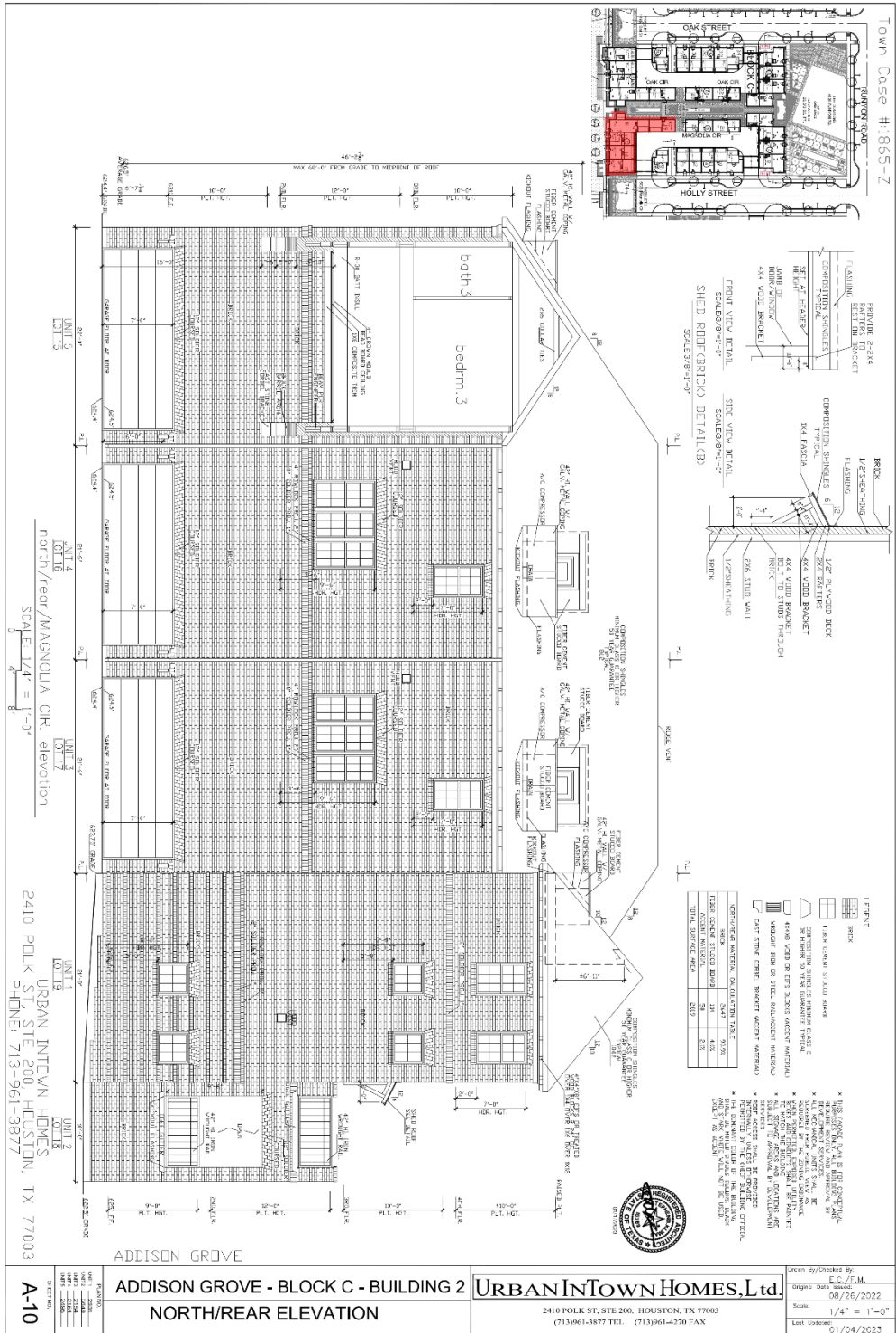


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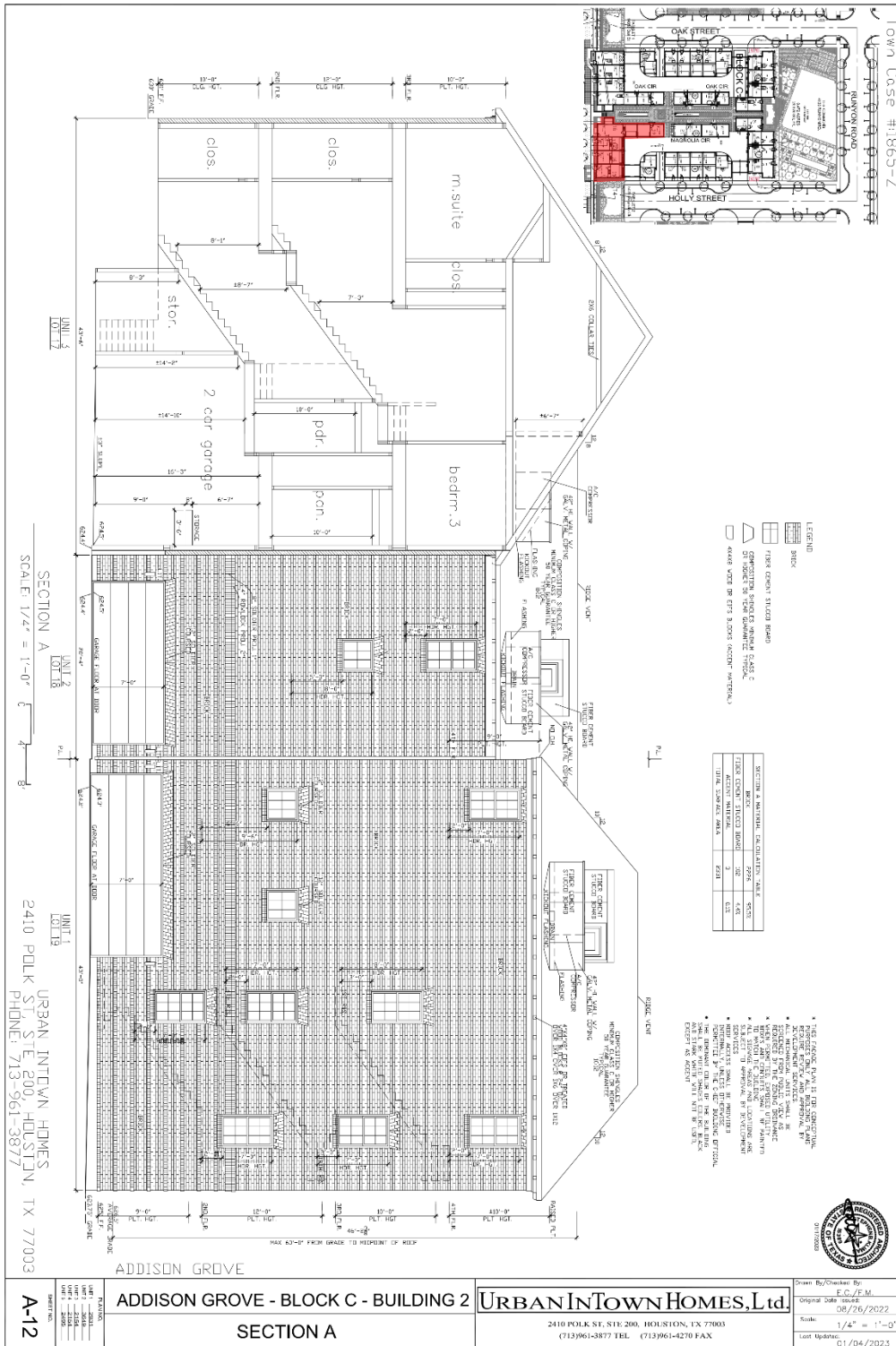


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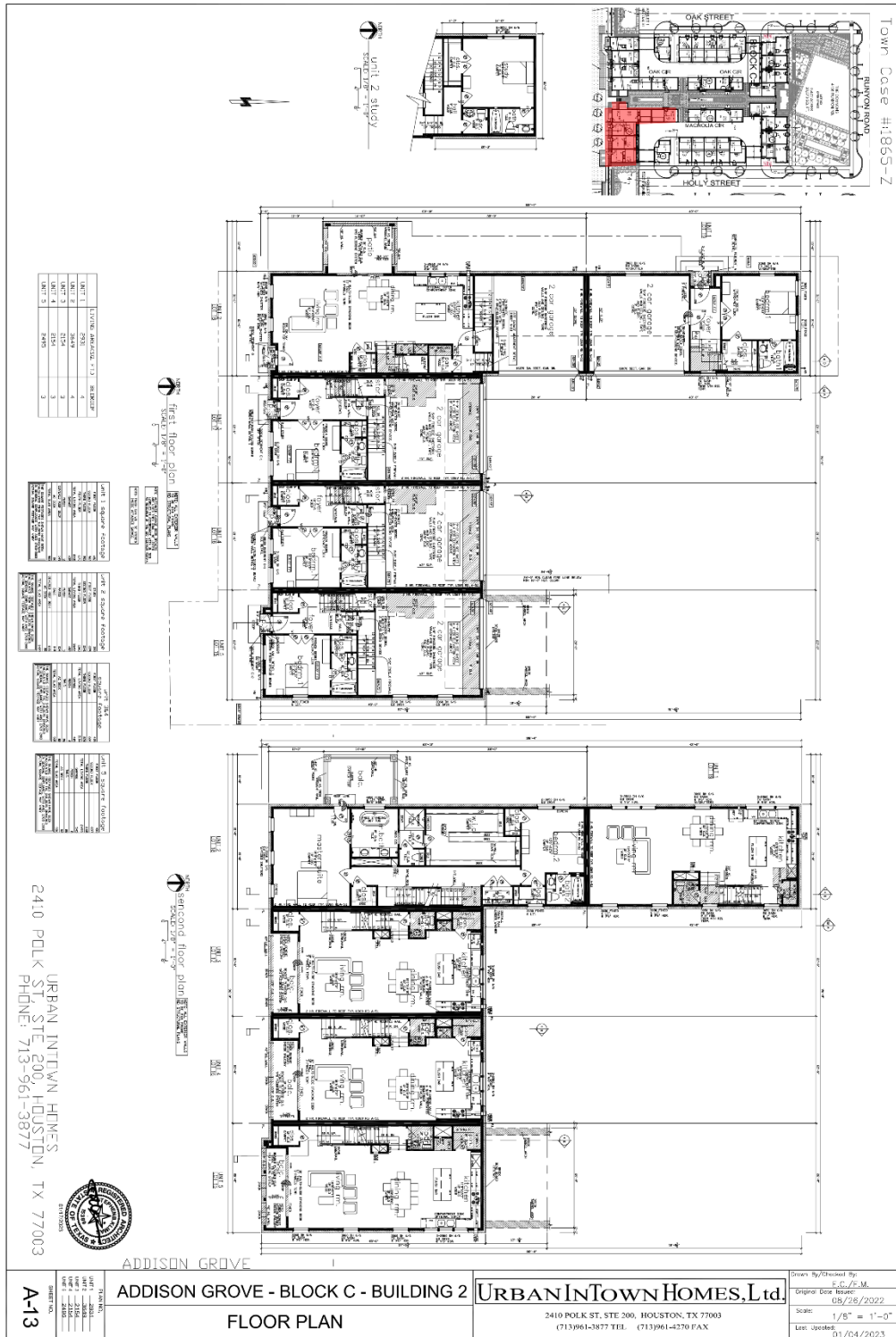


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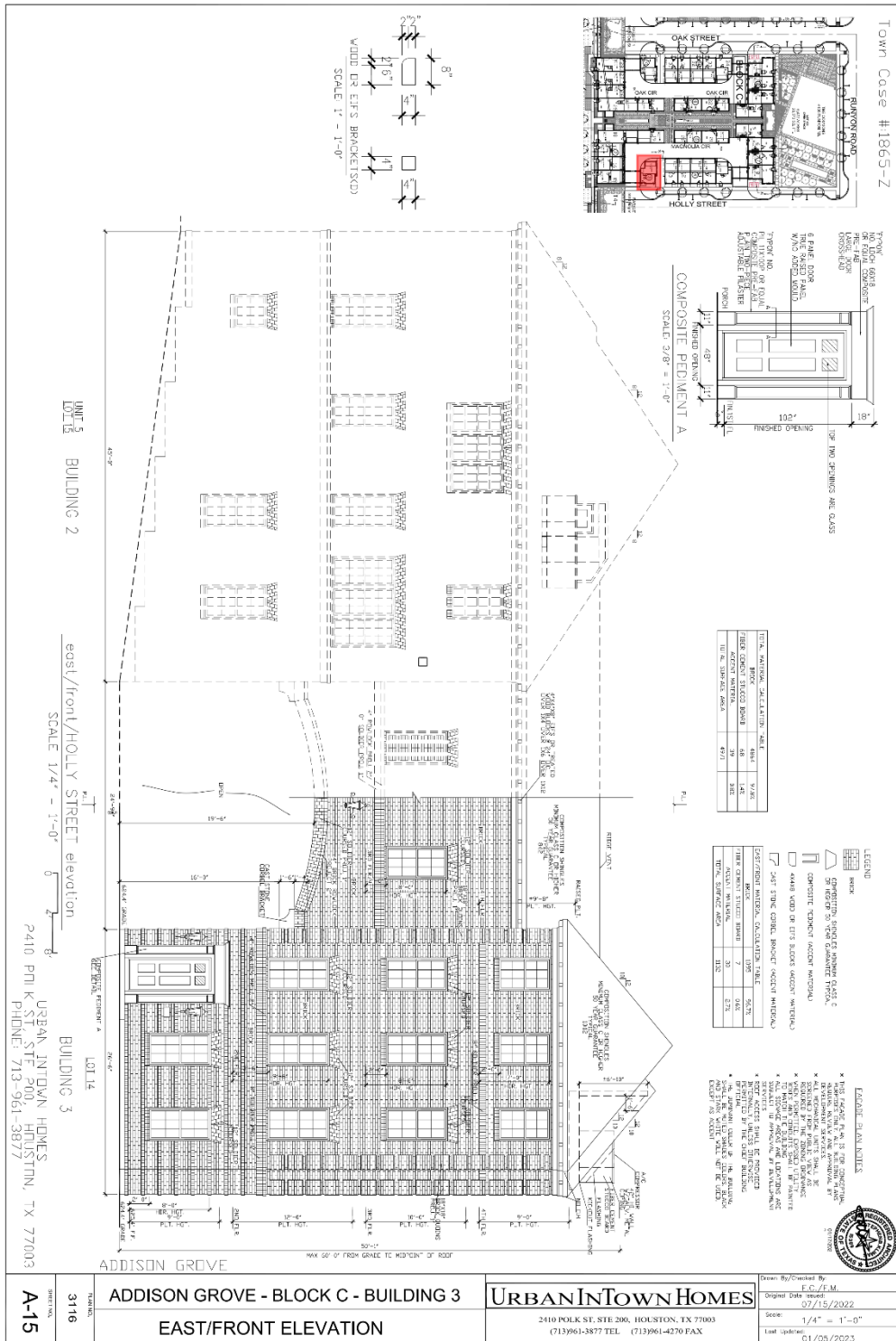


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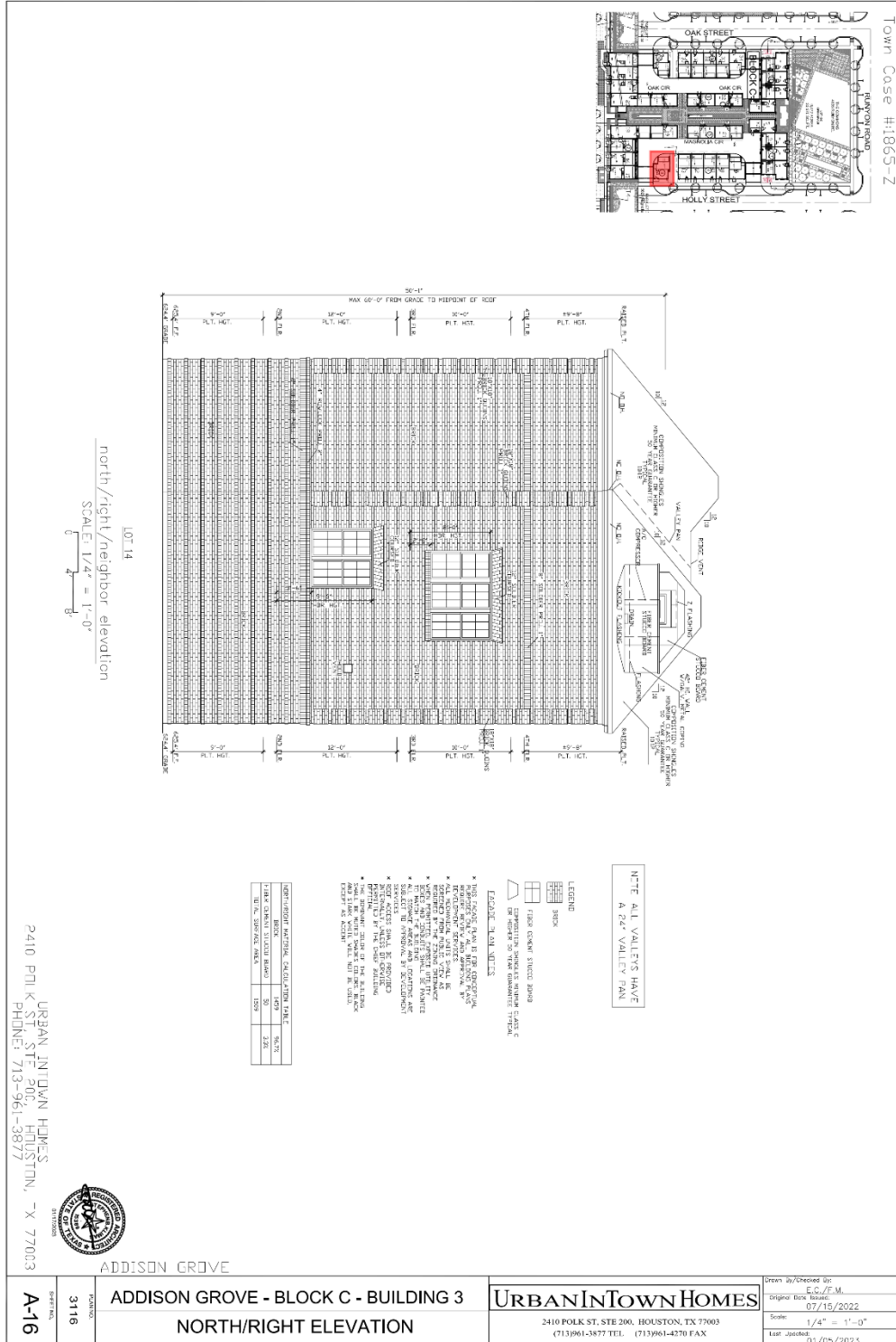


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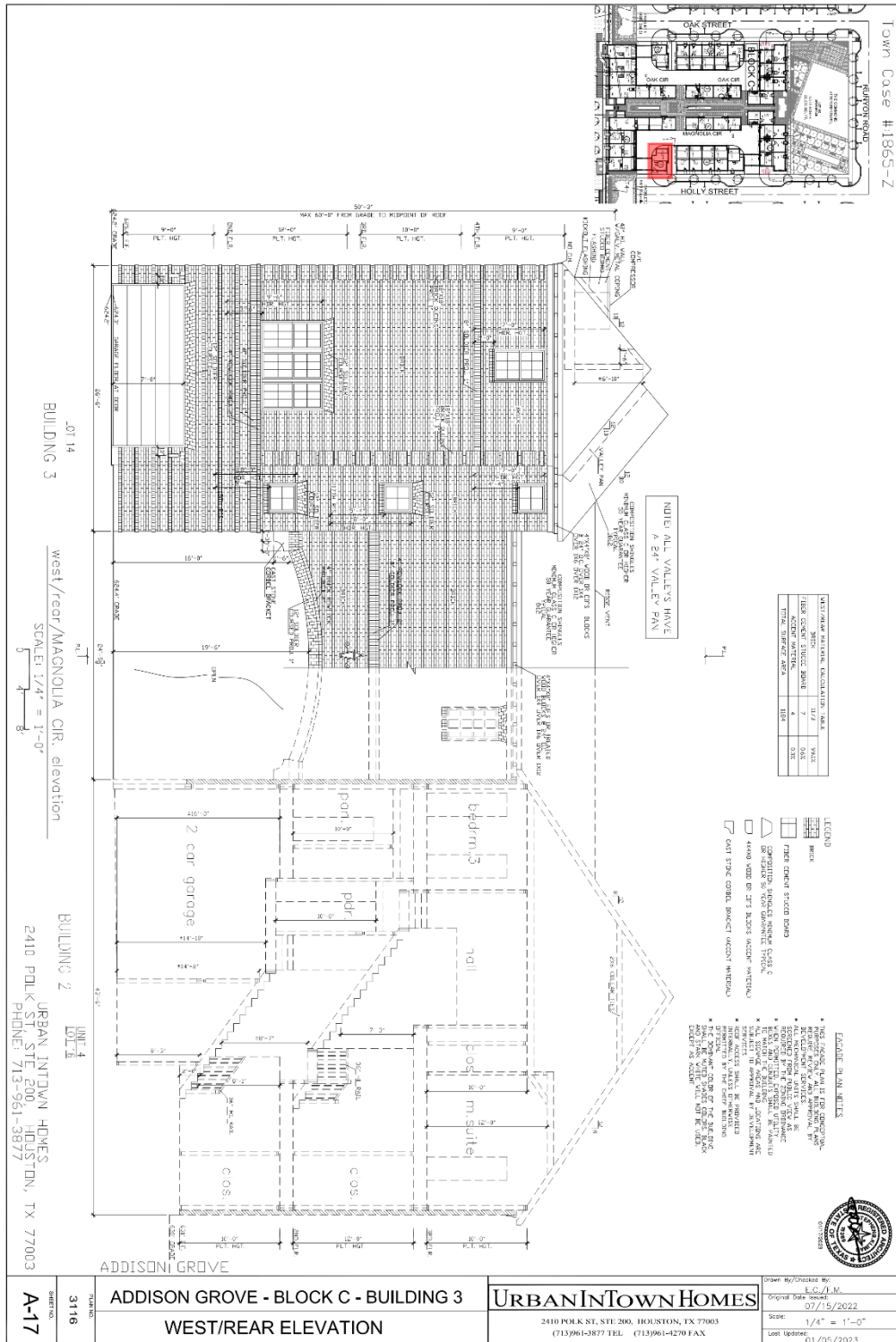


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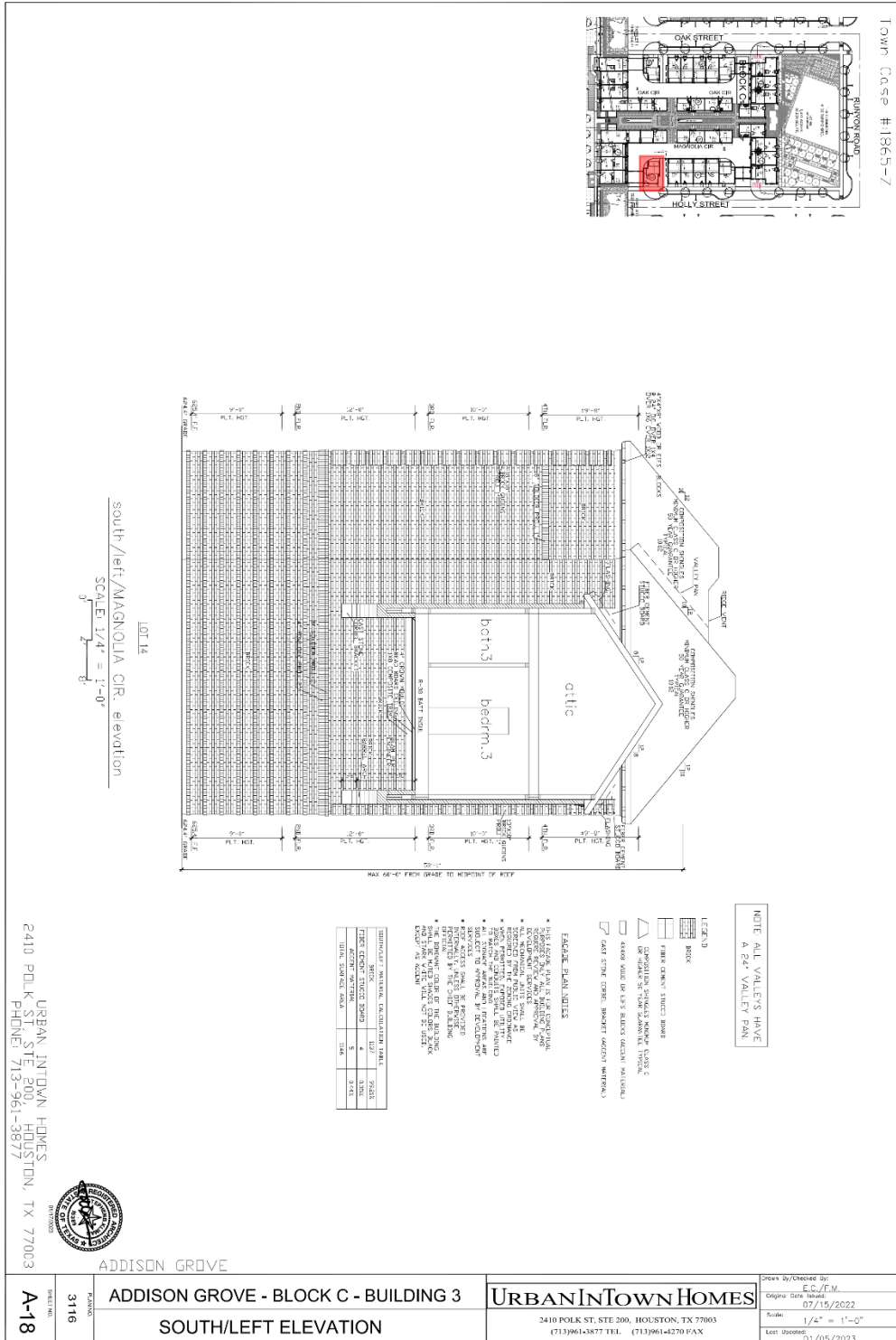


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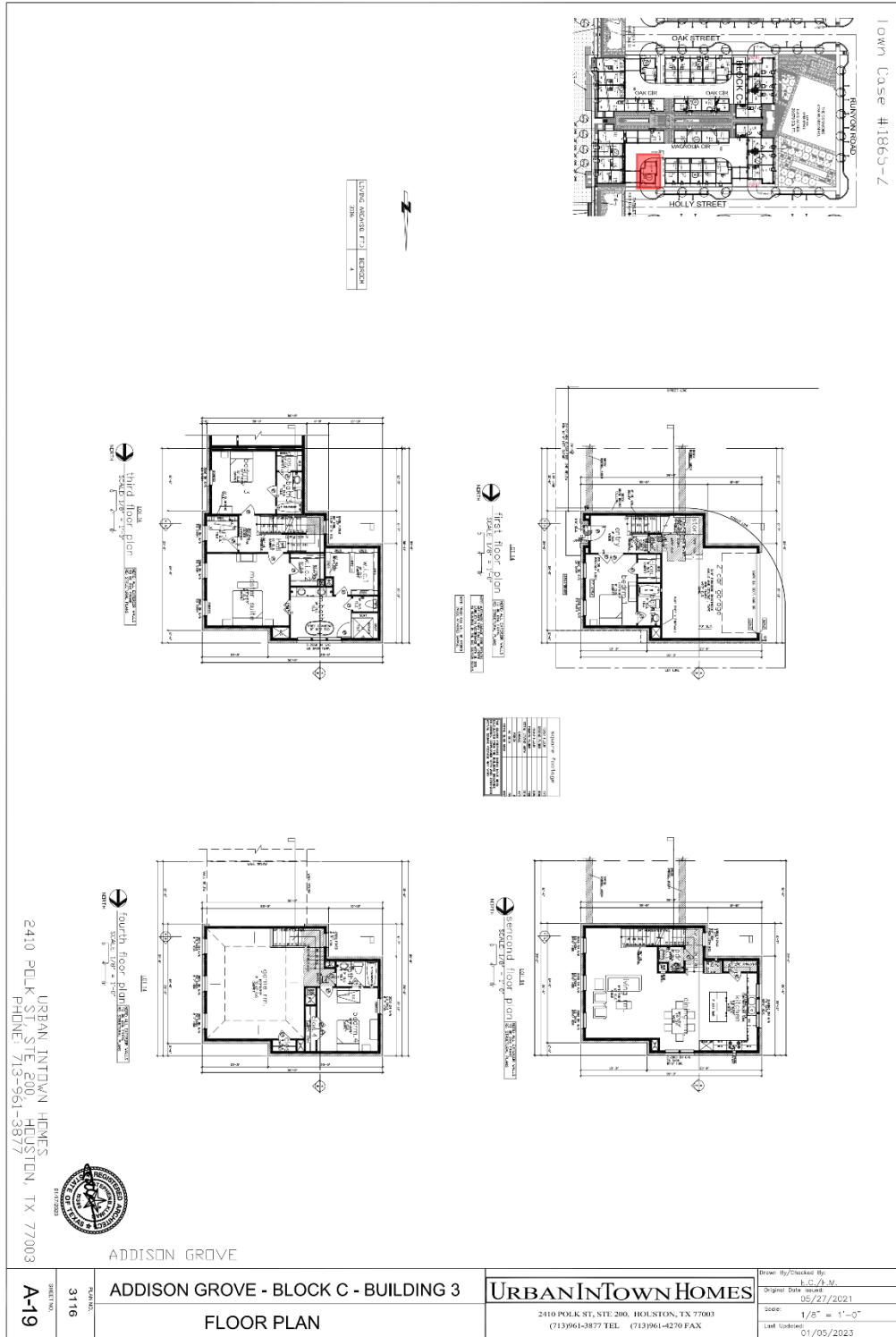


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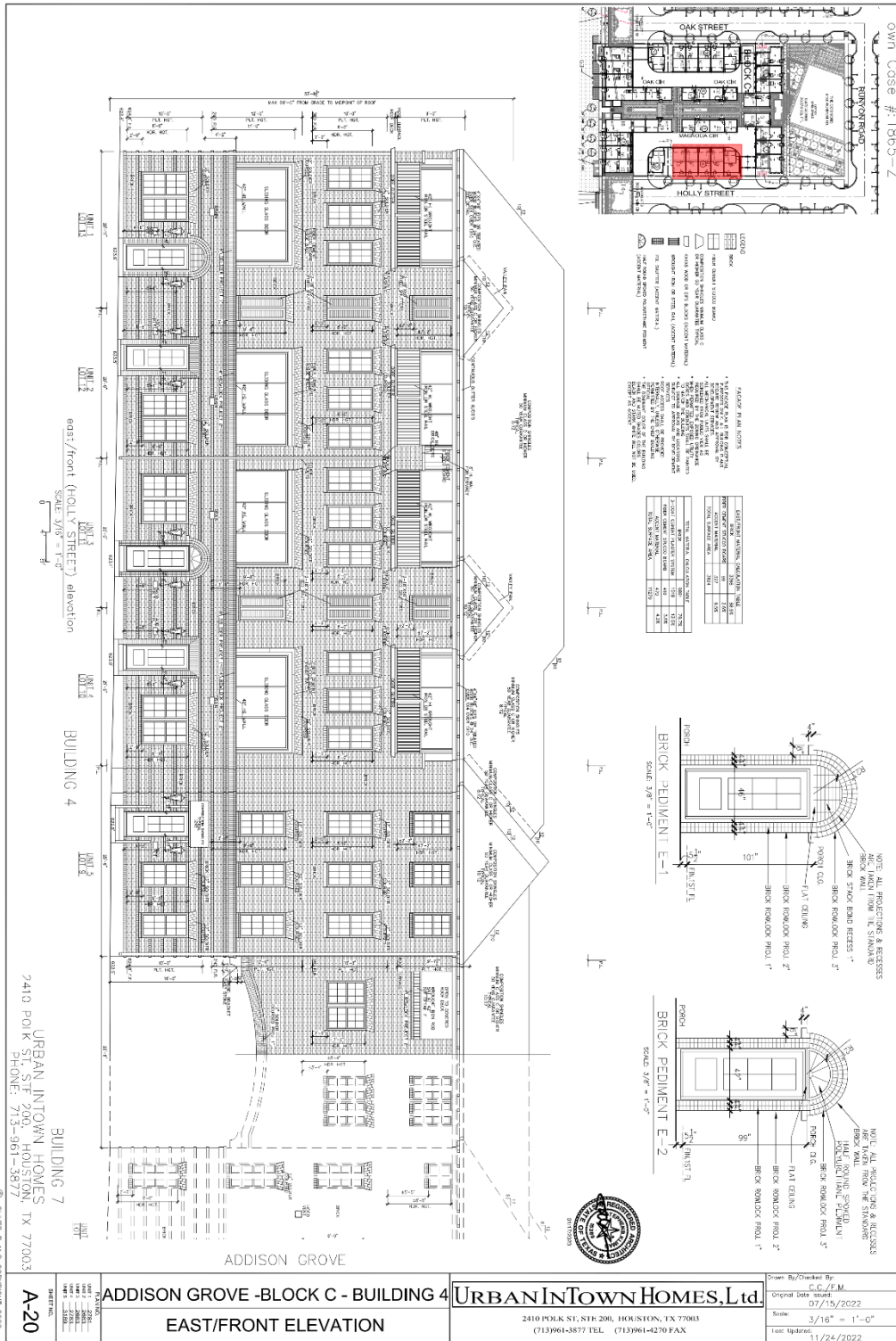


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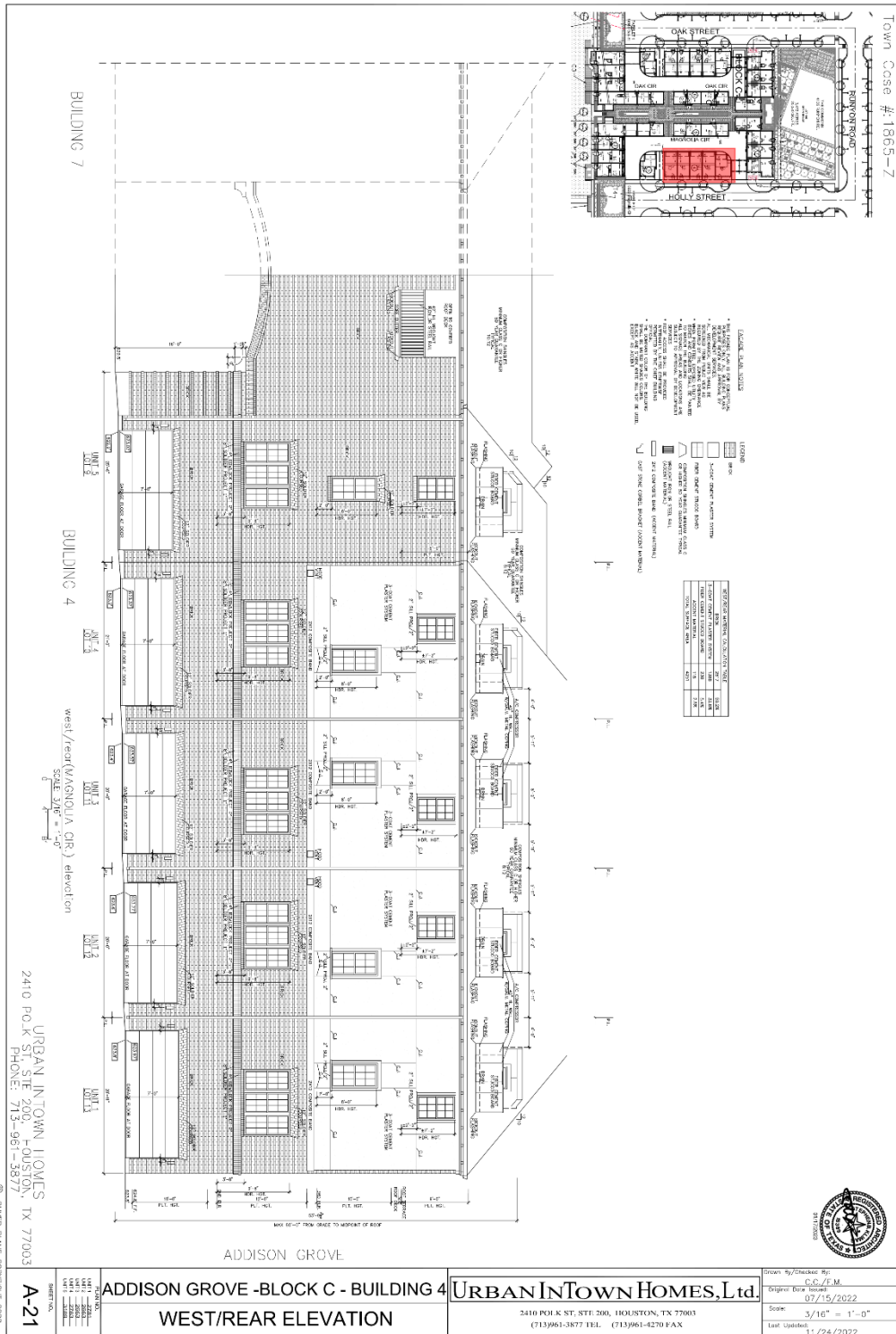


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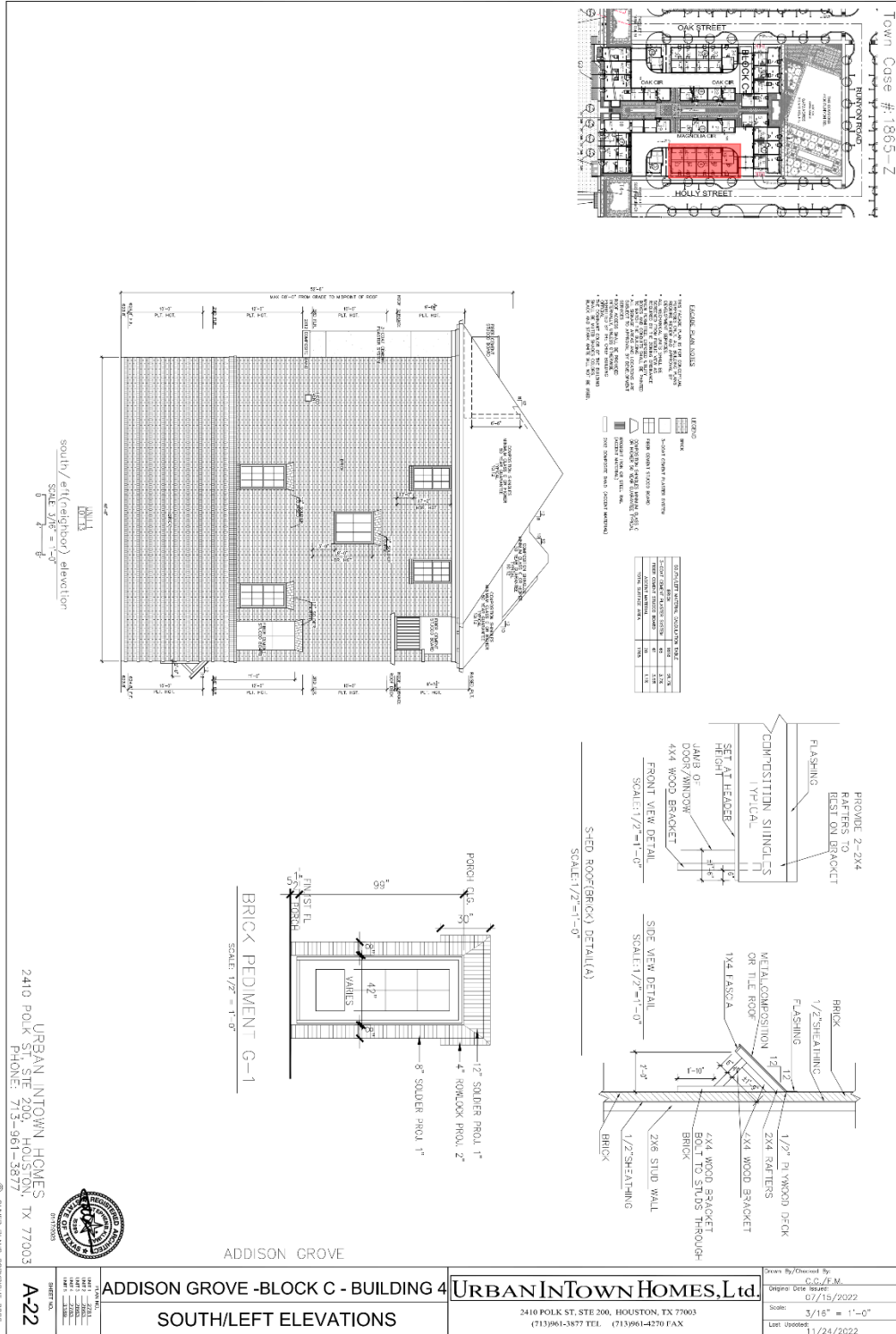


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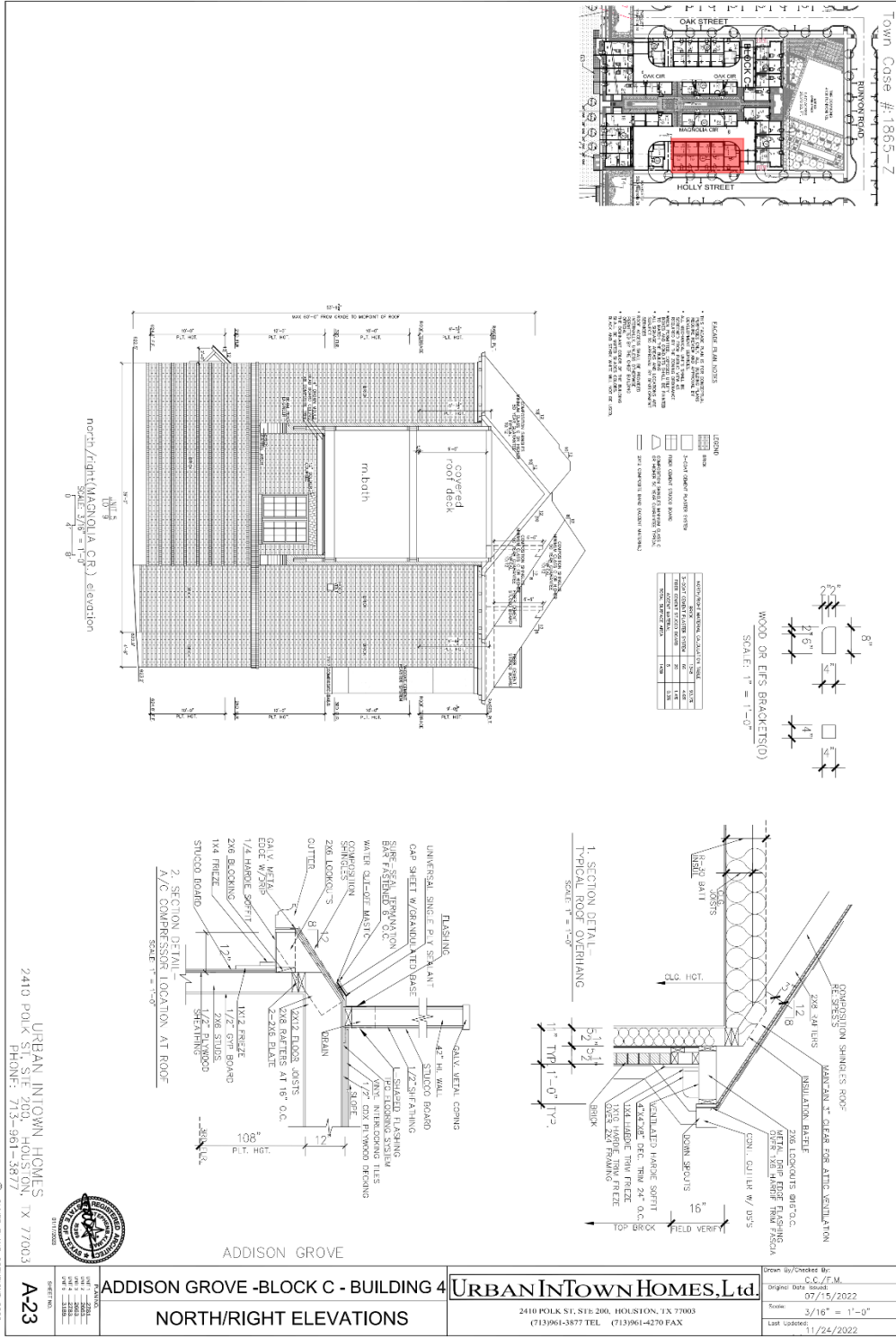


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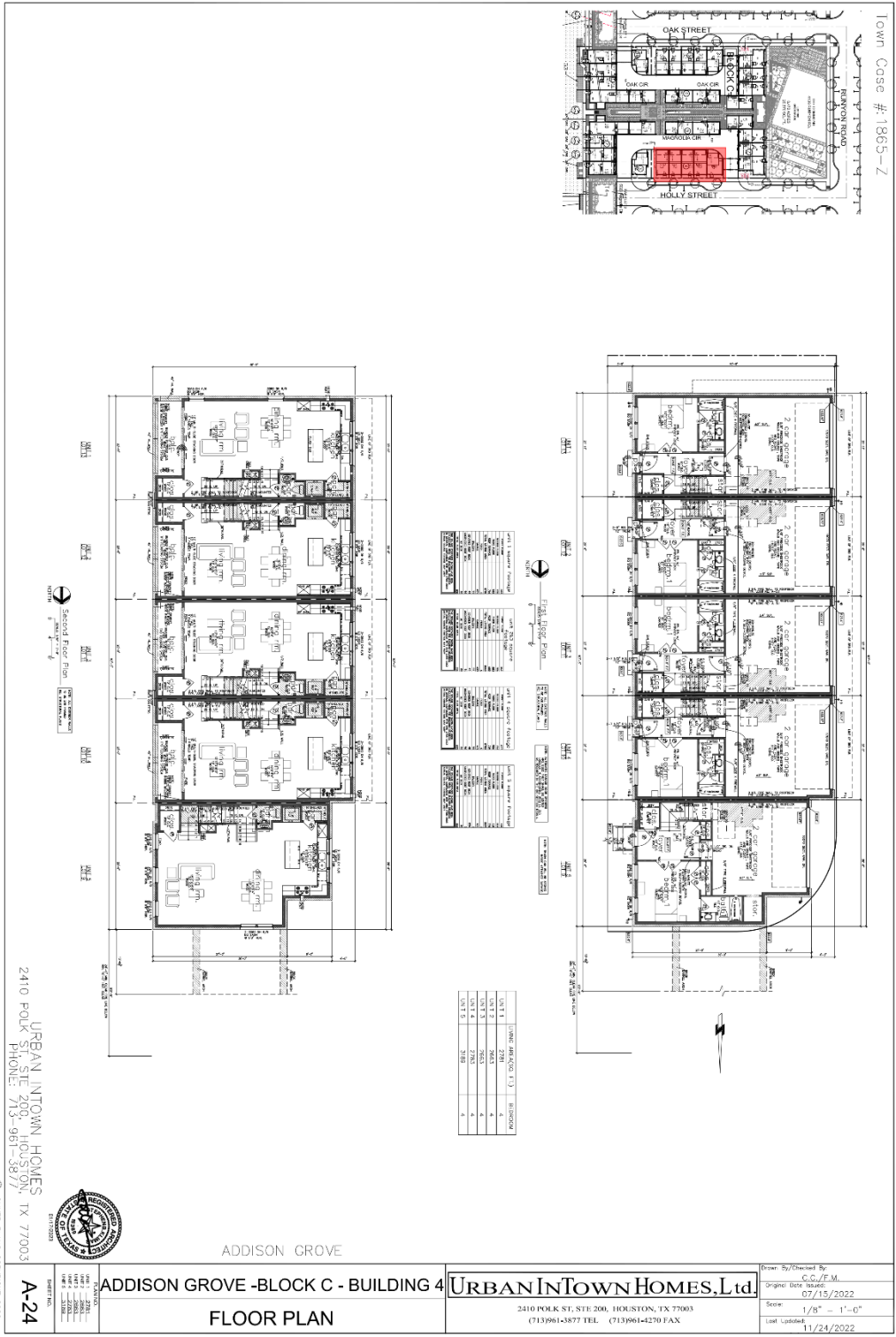


Exhibit A



URBAN INTOWN HOMES
 2410 POLK ST, STE 200, HOUSTON, TX 77003
 PHONE: 713-961-3877



A-25	ADDISON GROVE - BLOCK C - BUILDING 4 FLOOR PLAN	URBAN INTOWN HOMES, Ltd. 2410 POLK ST, STE 200, HOUSTON, TX 77003 (713)961-3877 TEL (713)961-4270 FAX	Drawn By/Checked By: C.C./T.M. Original Date Issued: 07/15/2022 Scale: 1/8" = 1'-0" Last Updated: 11/24/2022
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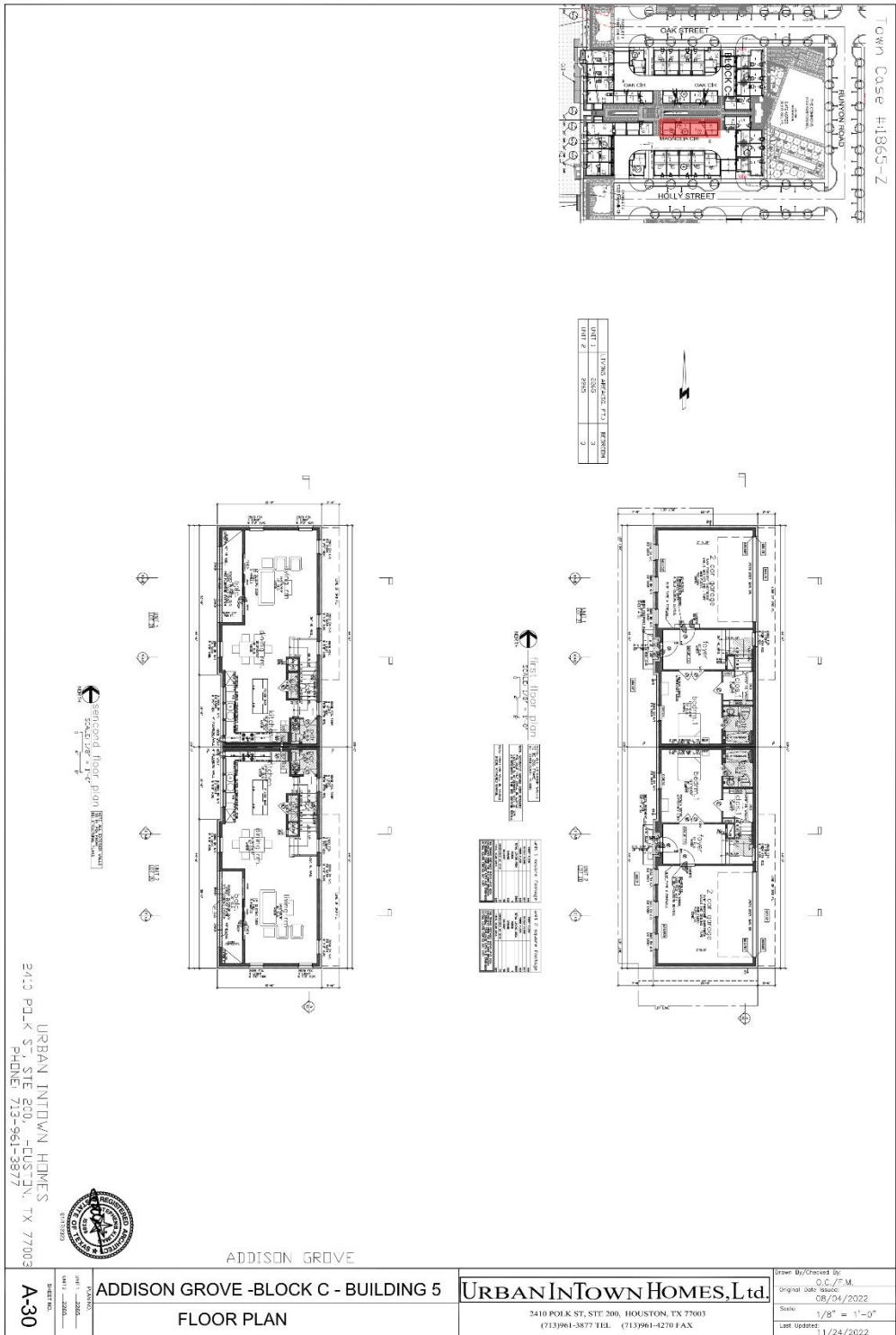


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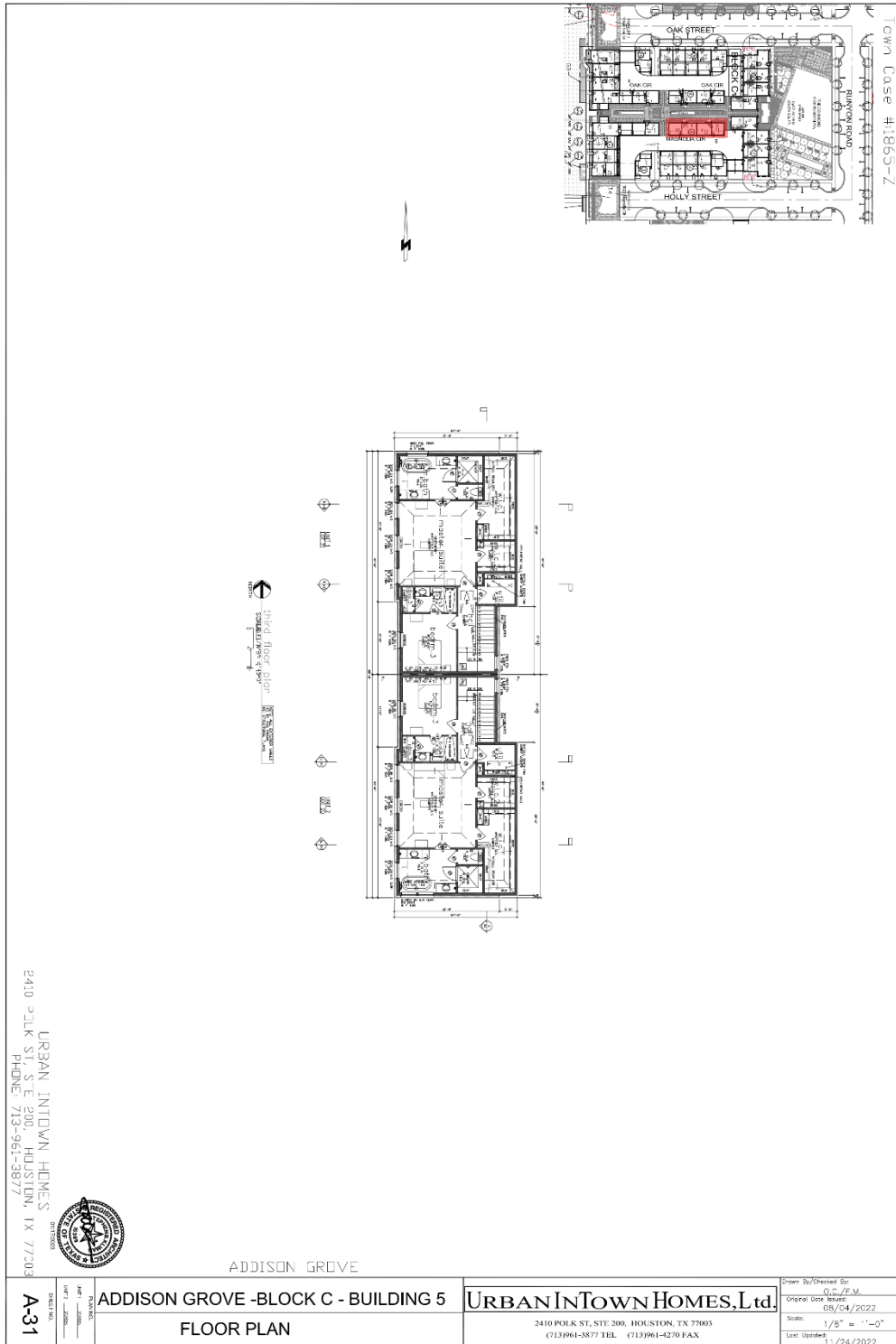


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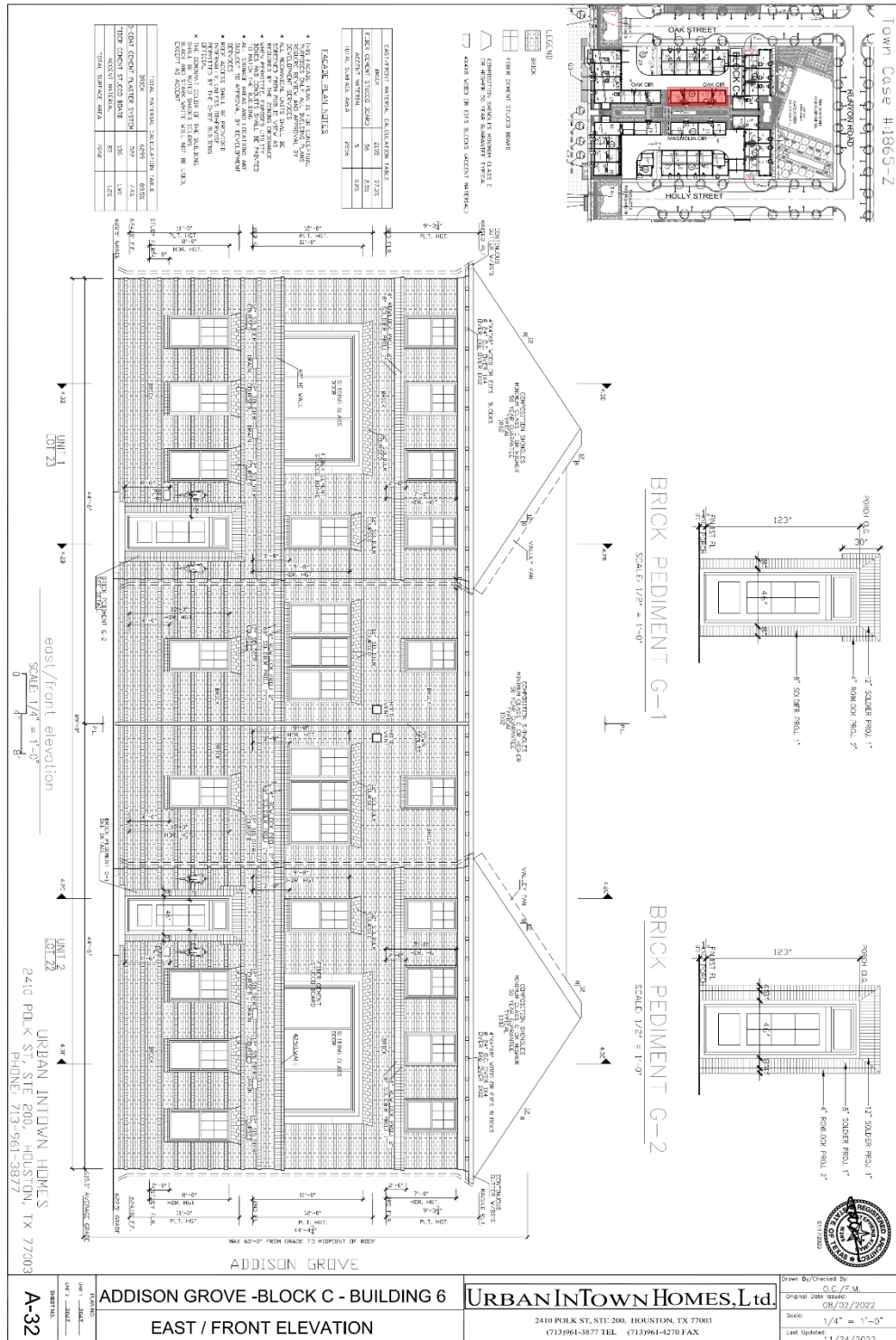


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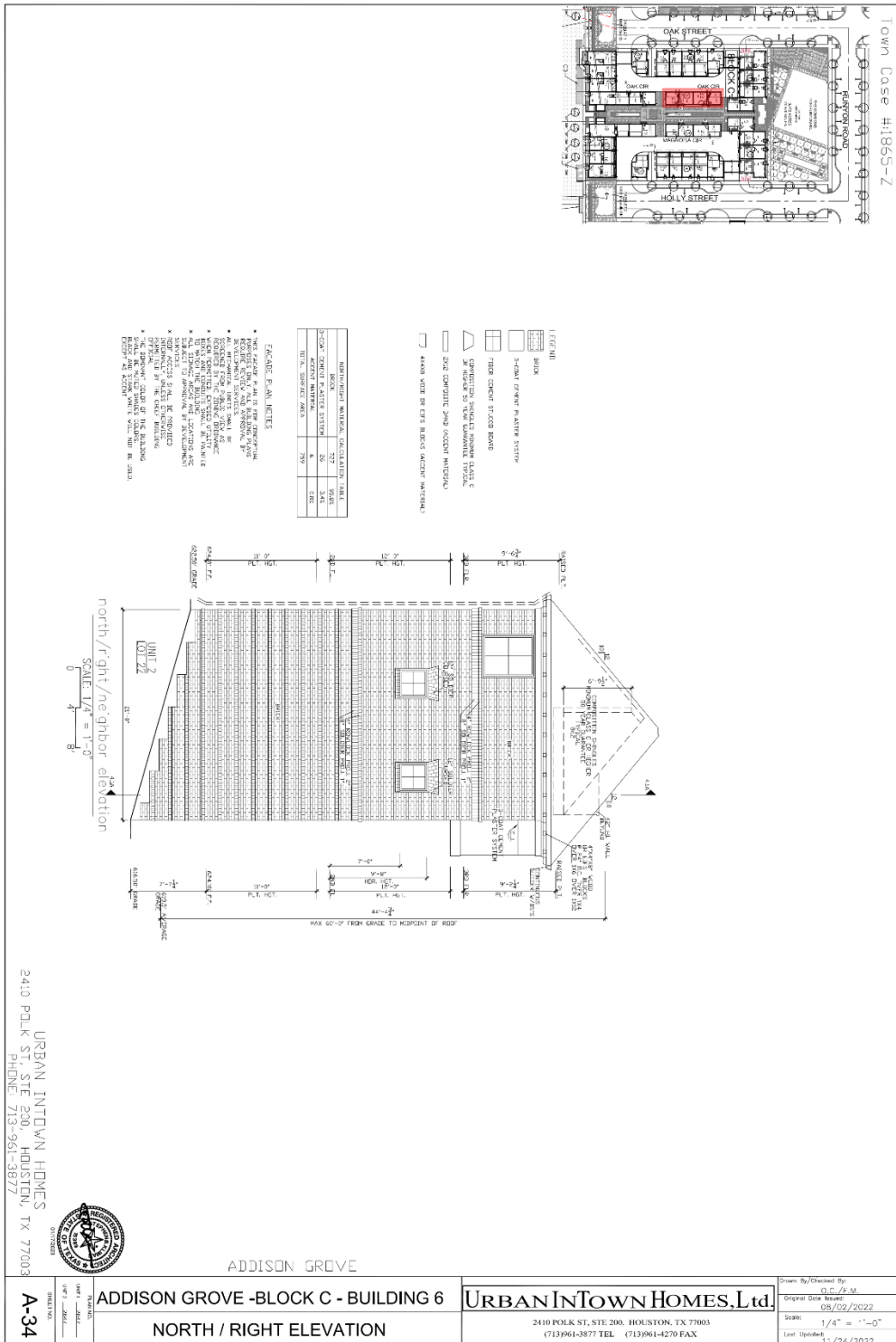


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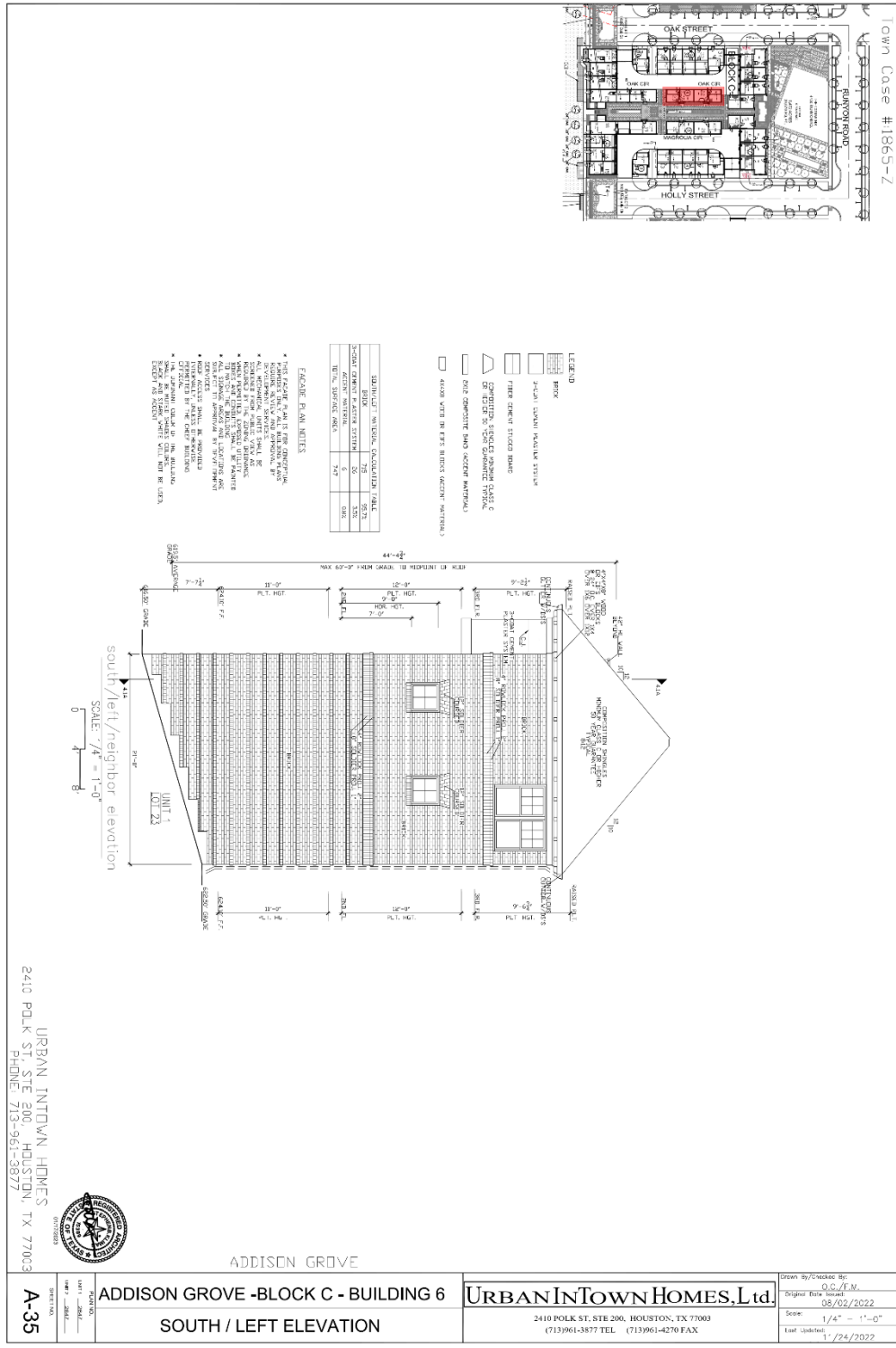


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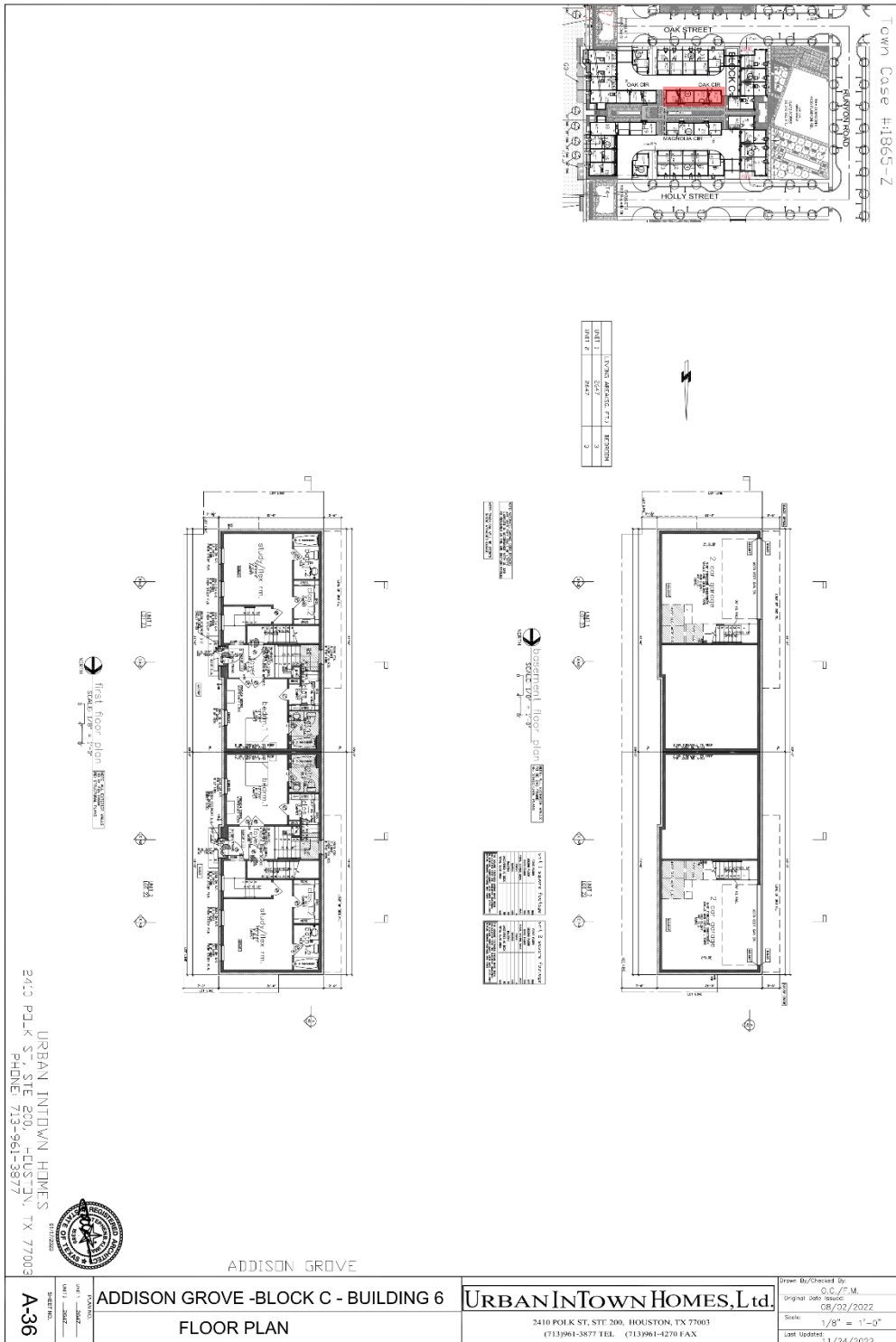


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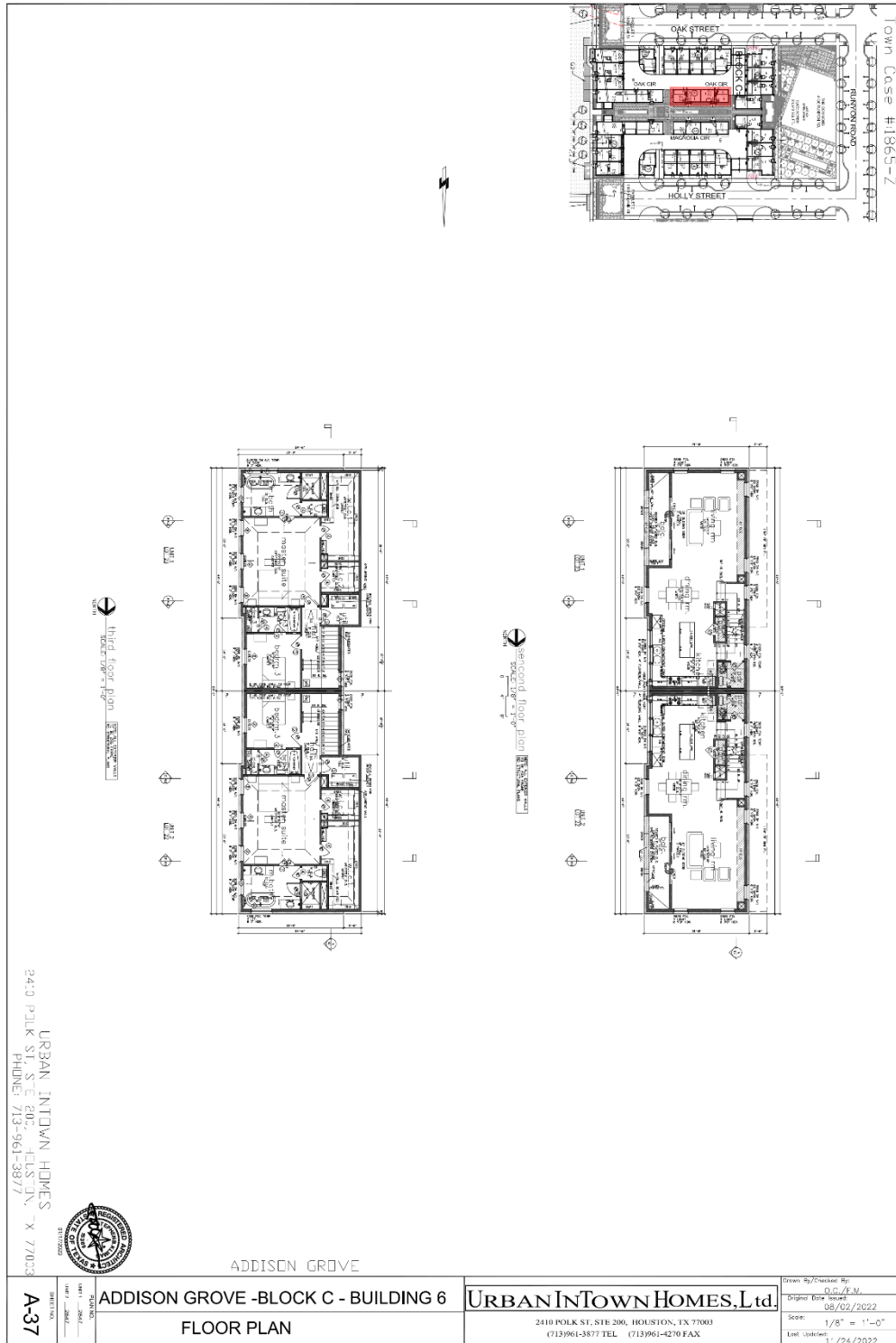


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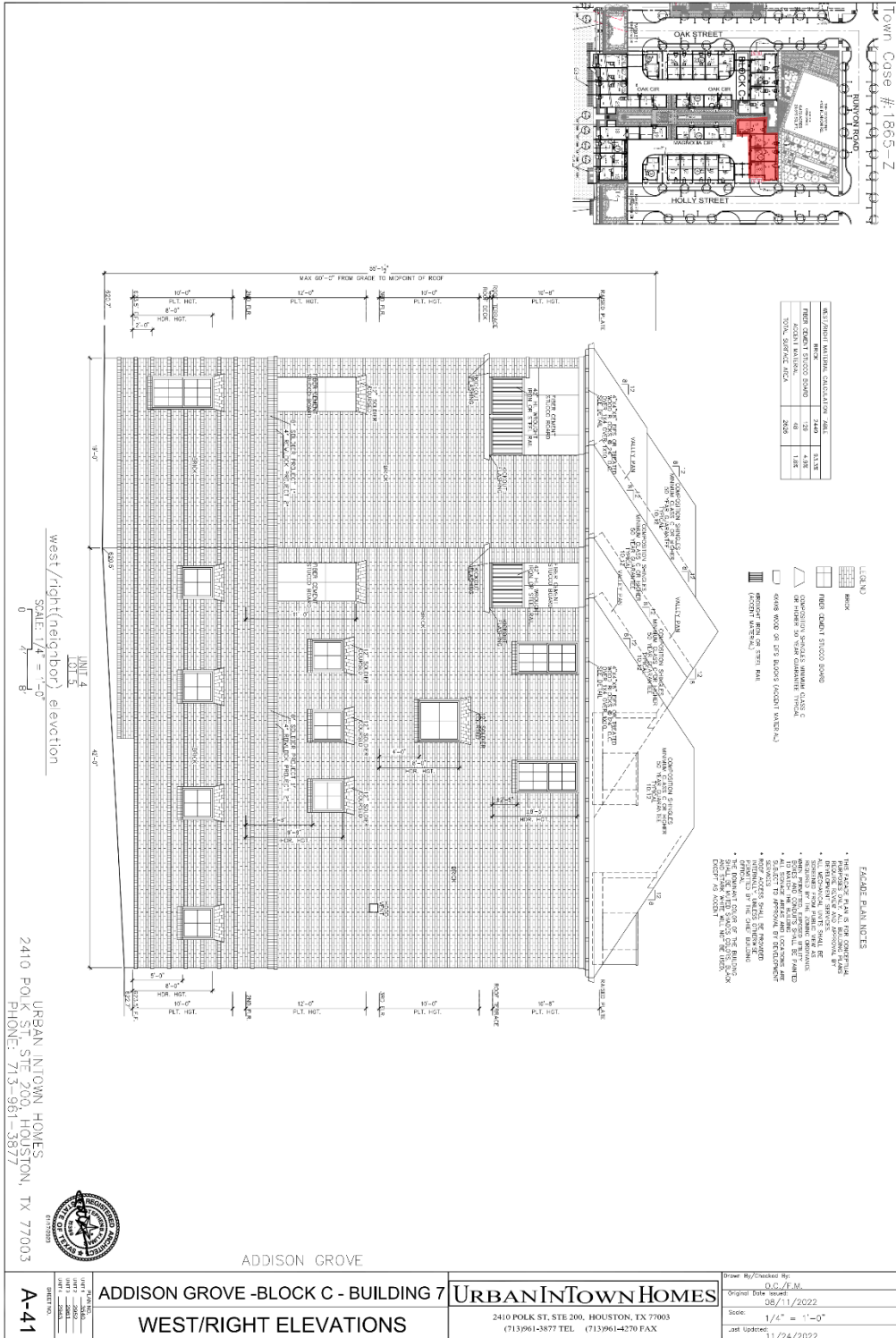


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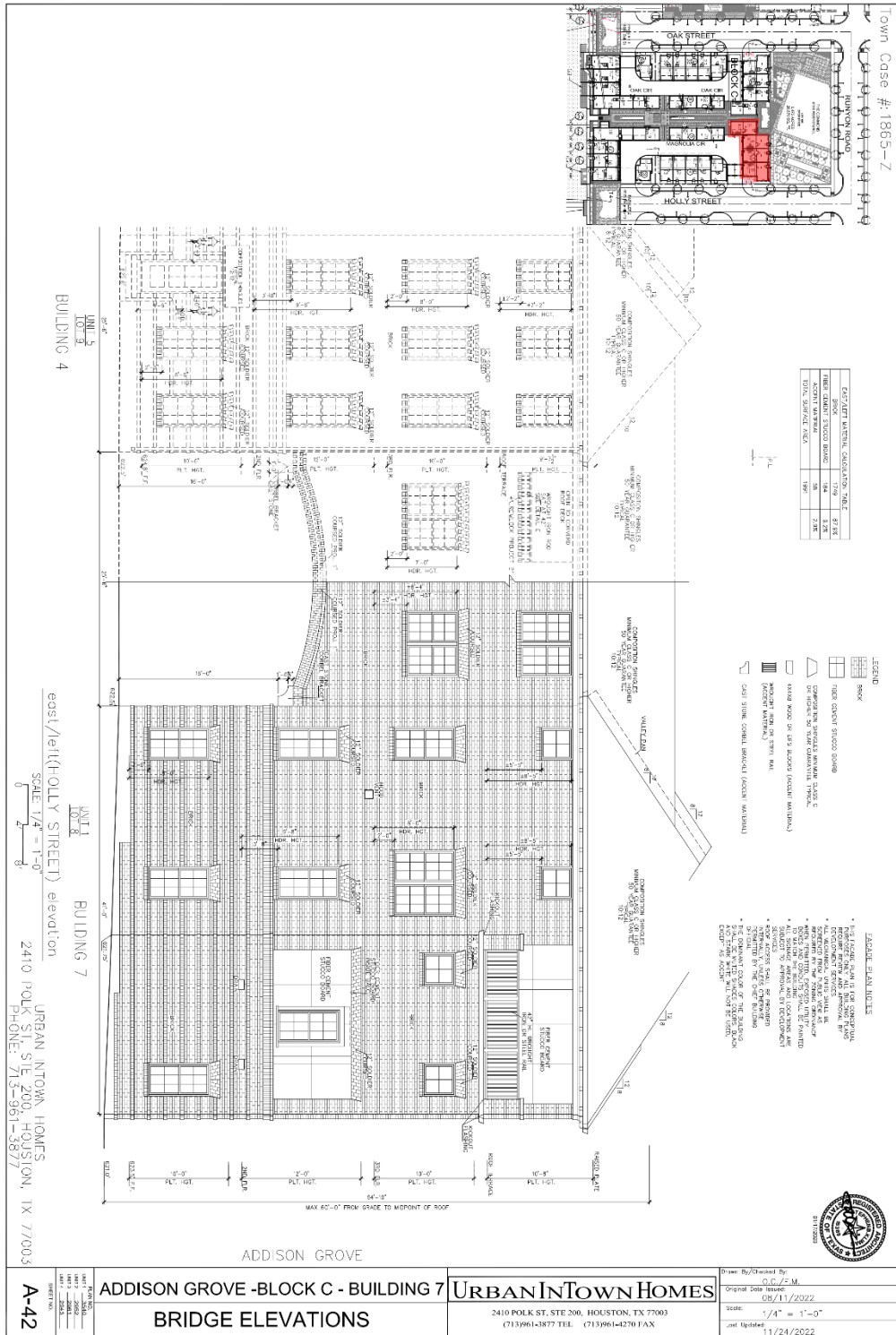


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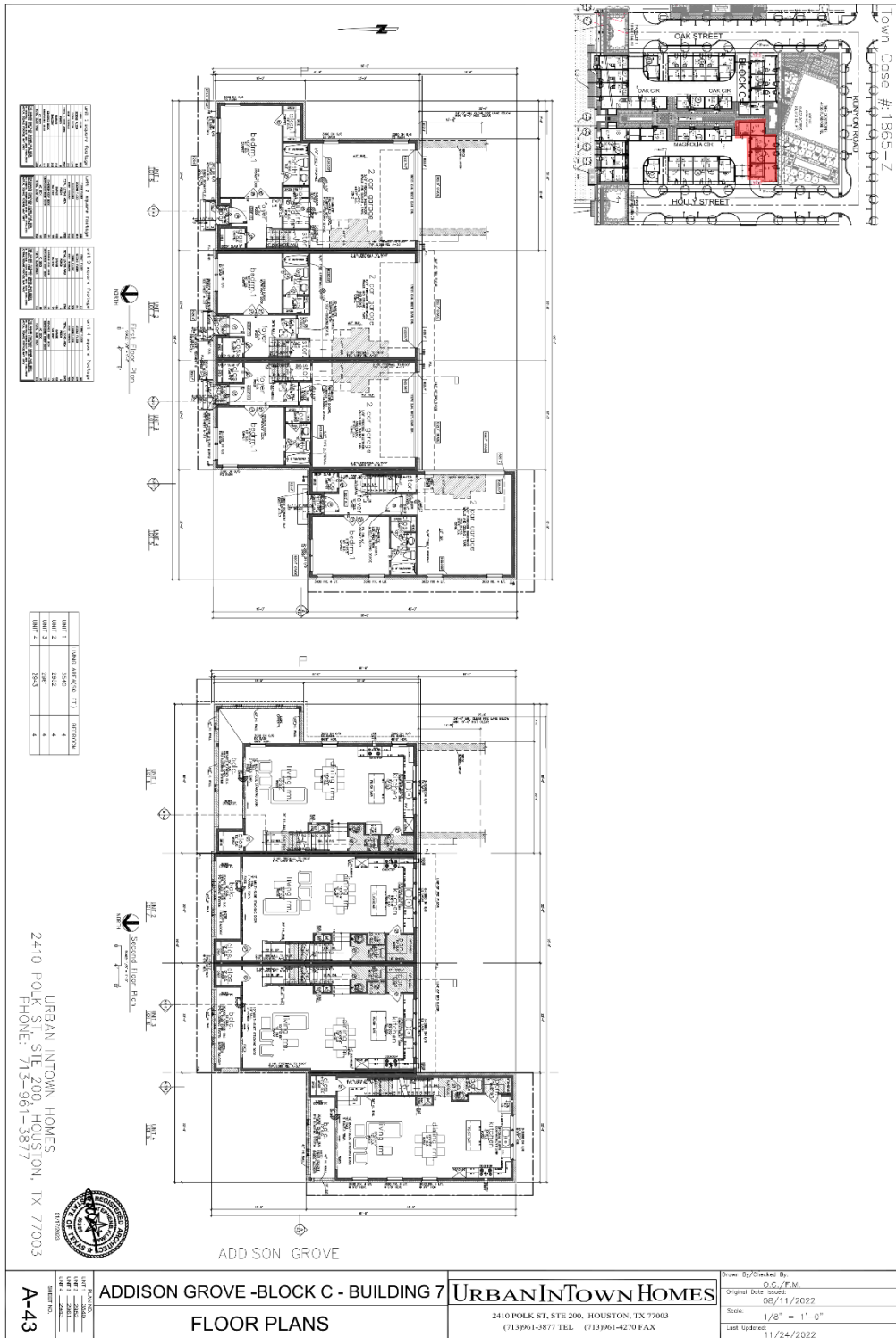


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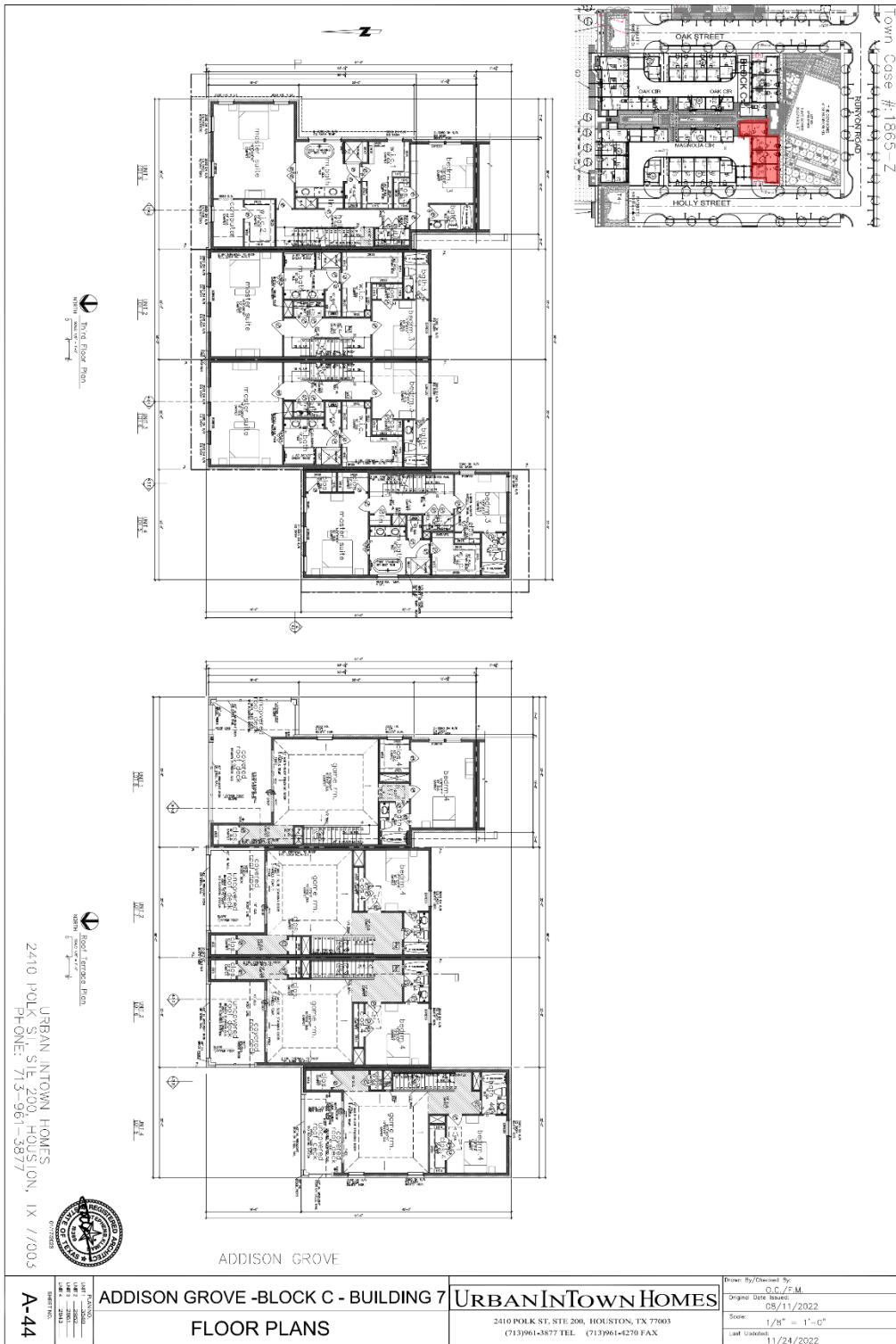


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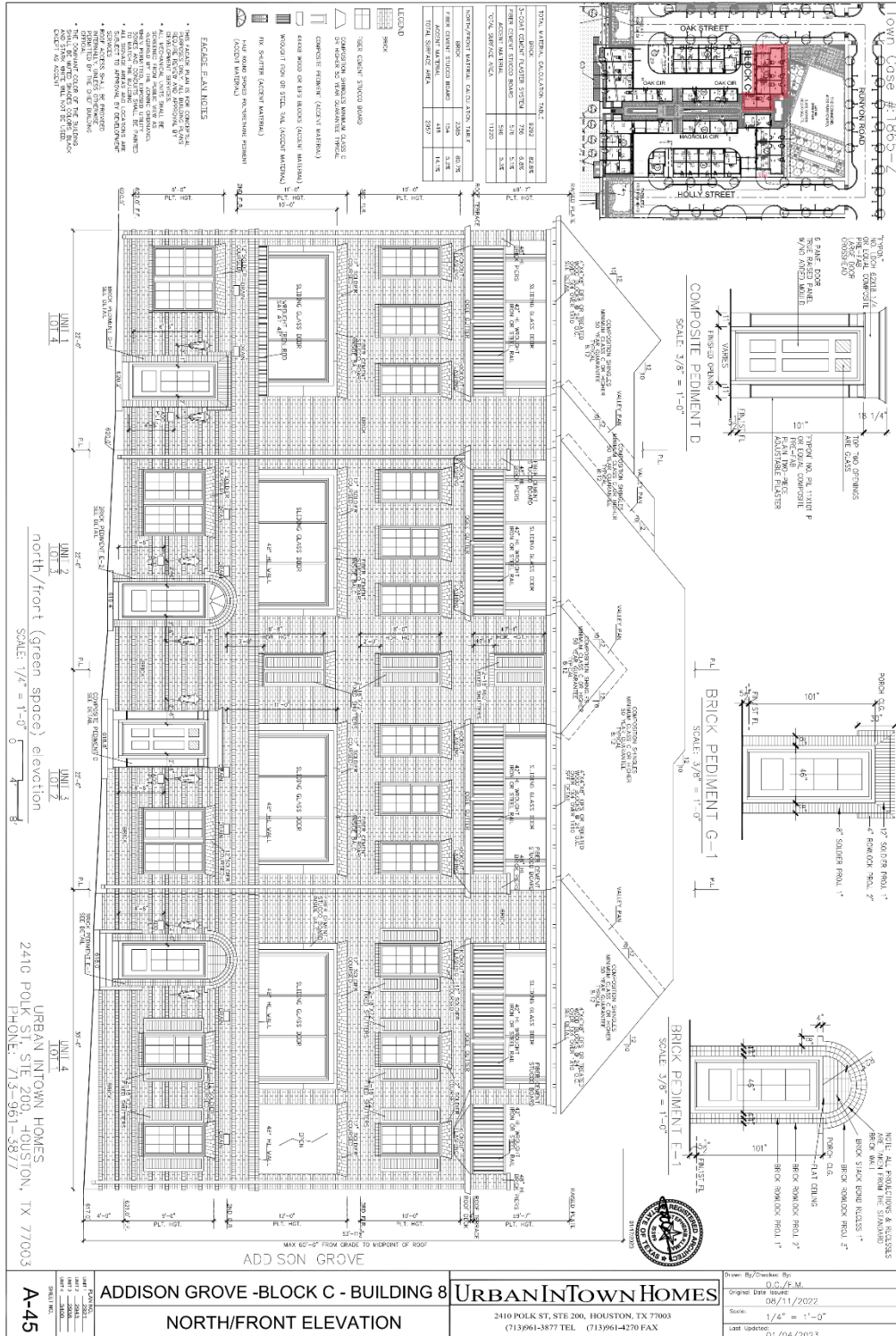


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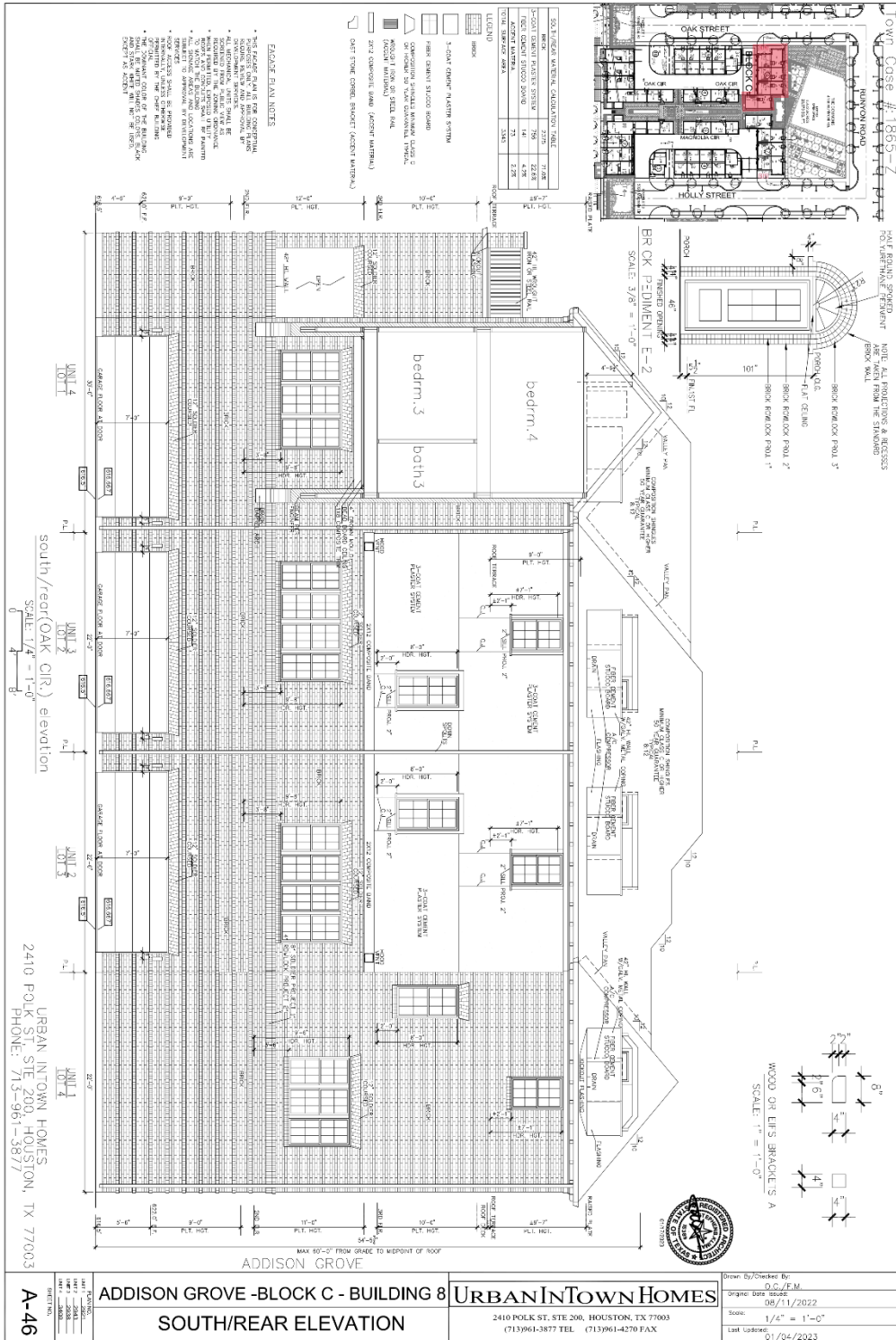


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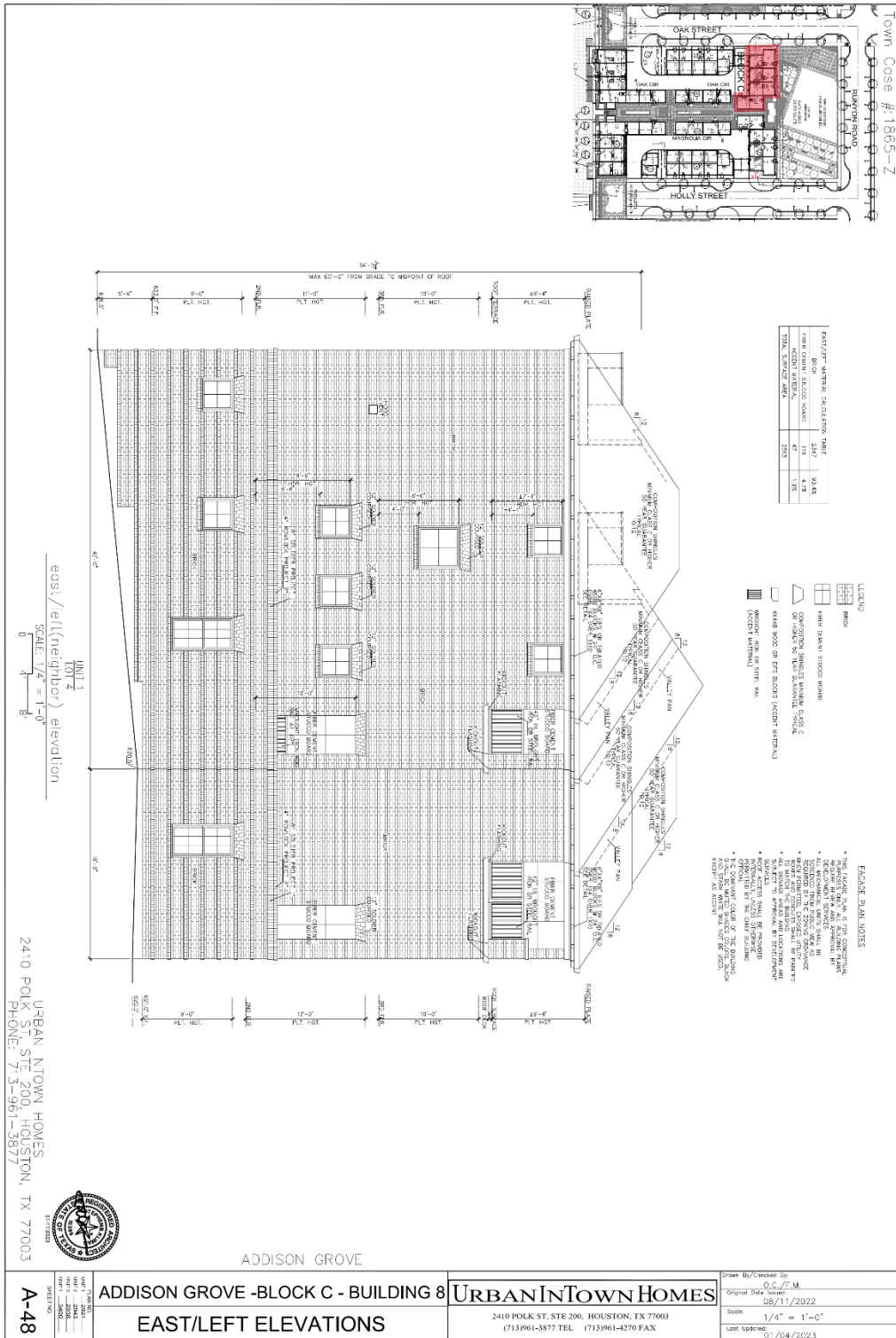


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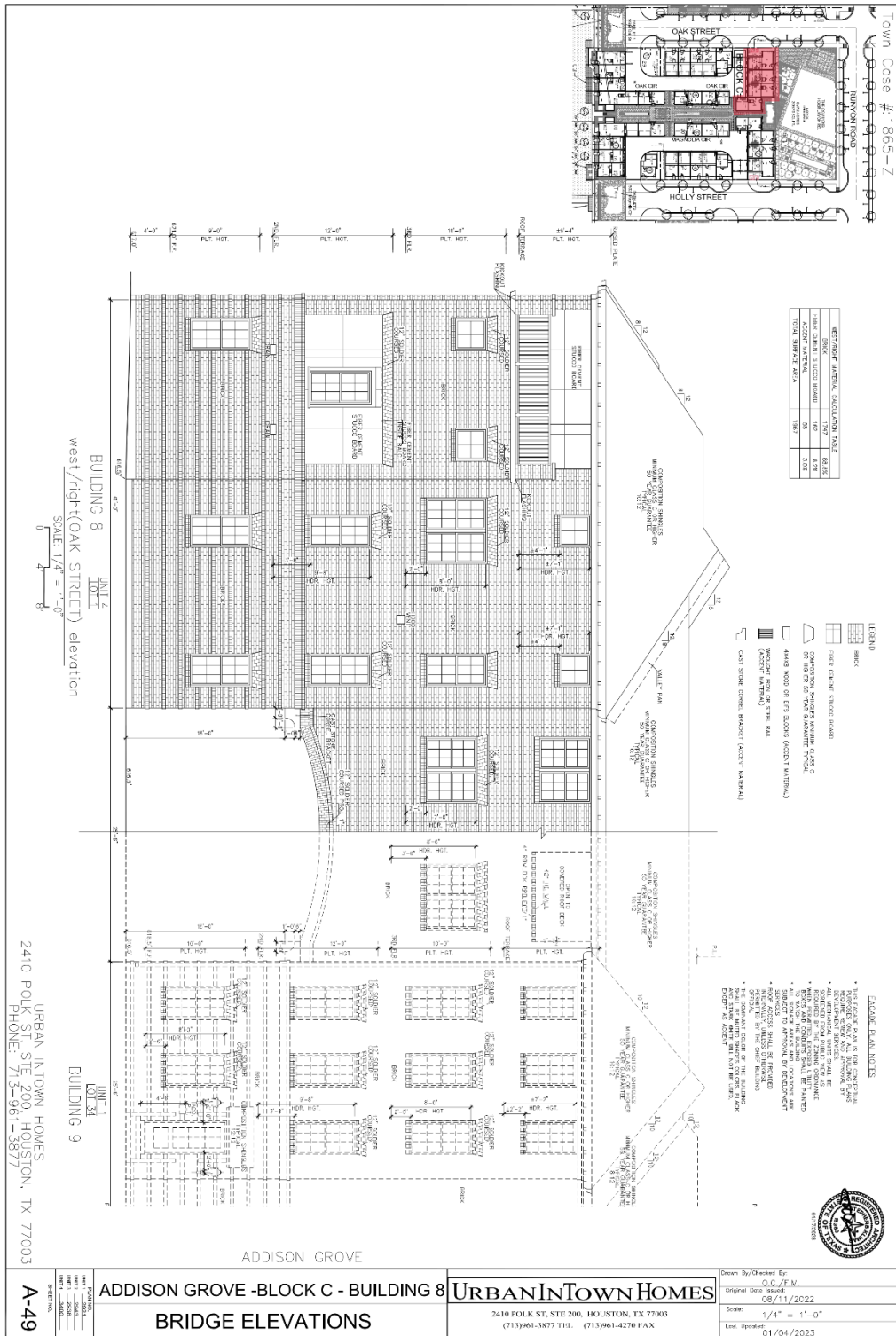


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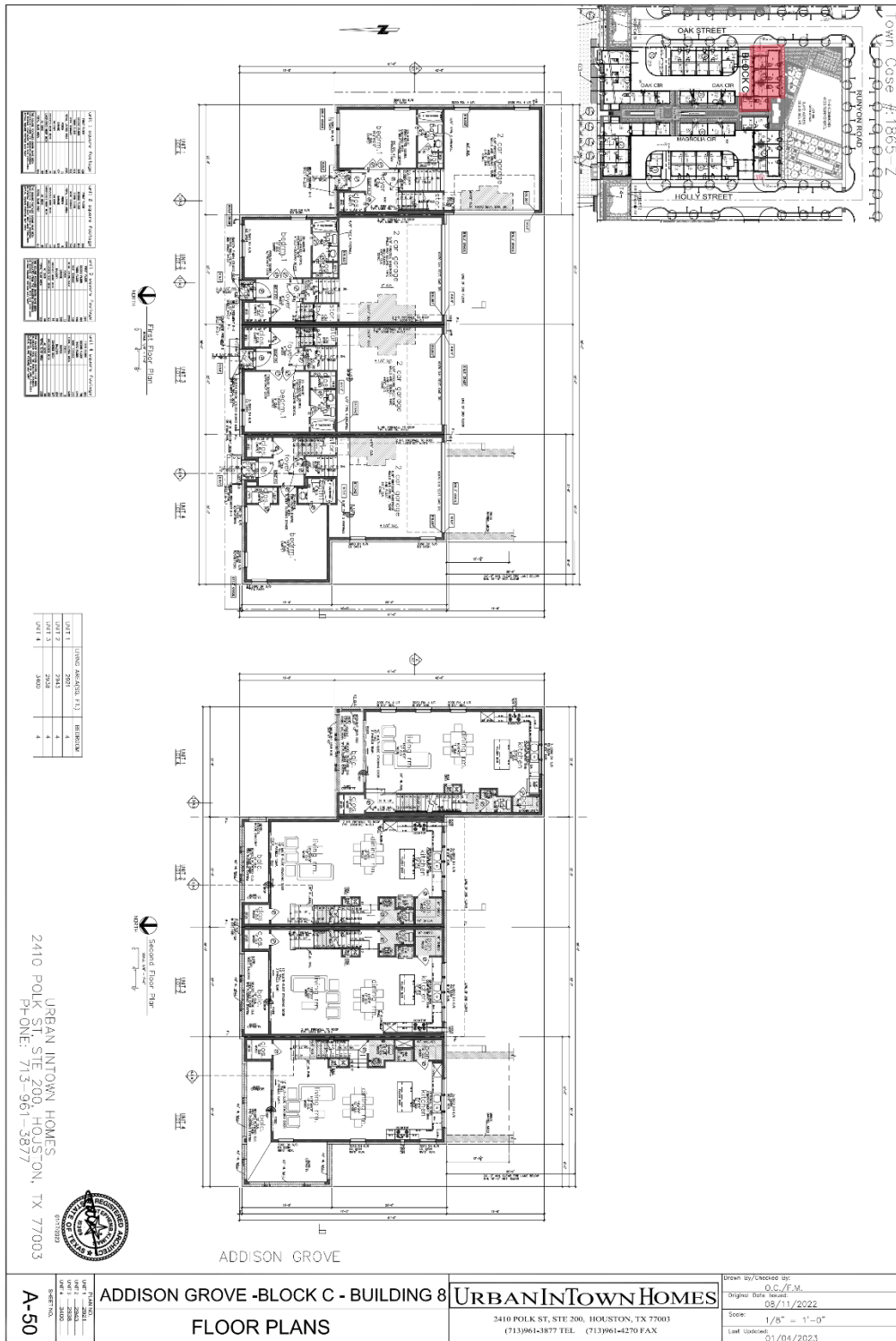


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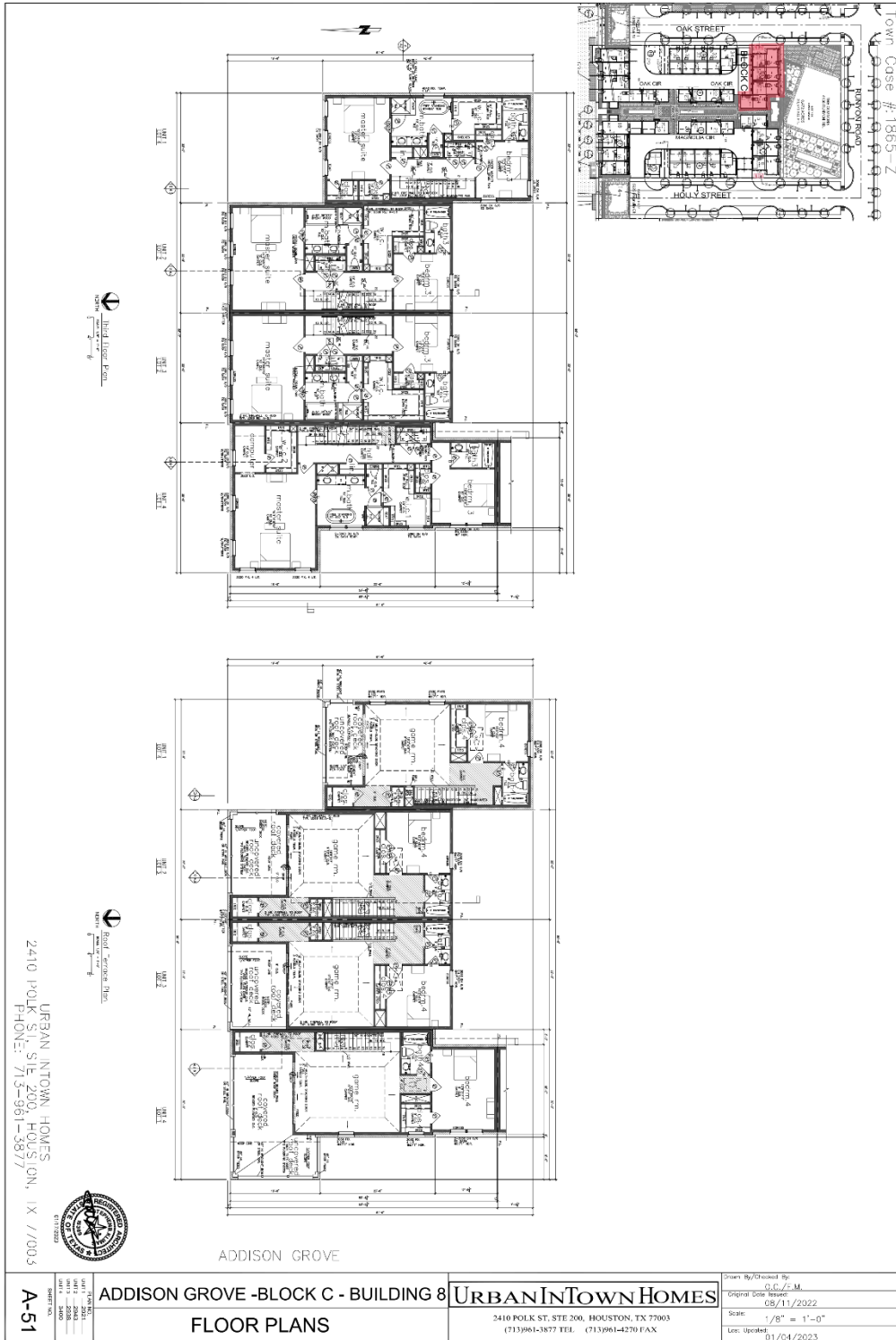


Exhibit A

LEGEND

- BRICK
- CONCRETE
- GLASS
- WOOD
- METAL
- FINISH
- PAINT
- ROOFING
- LANDSCAPE
- UTILITIES
- MECHANICAL
- ELECTRICAL
- PLUMBING
- HEATING
- Cooling
- Sound
- Vibration
- Fire
- Security
- Accessibility
- Other

BRICK PEDIMENT E-1
SCALE: 3/8" = 1'-0"

NOTE: ALL PROJECTIONS & STESSES ARE TAKEN FROM THE STANDARD BRICK CLEARANCE ACCESS 1" BRICK ROWLOCK HEAD 2" BRICK ROWLOCK FOOT 2"

BRICK PEDIMENT E-2
SCALE: 3/8" = 1'-0"

NOTE: ALL PROJECTIONS & STESSES ARE TAKEN FROM THE STANDARD BRICK CLEARANCE ACCESS 1" BRICK ROWLOCK HEAD 2" BRICK ROWLOCK FOOT 2"

Drawn by/Checked by: C.C./E.M.
Original Date: 02/15/2022
Scale: 3/16" = 1'-0"
Last updated: 01/04/2023

ADDITIONS GROVE - BLOCK C - BUILDING 9

WEST/FRONT ELEVATION

URBAN IN TOWN HOMES, L.L.C.

2410 POLK ST., STE 200, HOUSTON, TX 77003
(713)961-3877 TEL. (713)961-4270 FAX

A-52

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Exhibit A

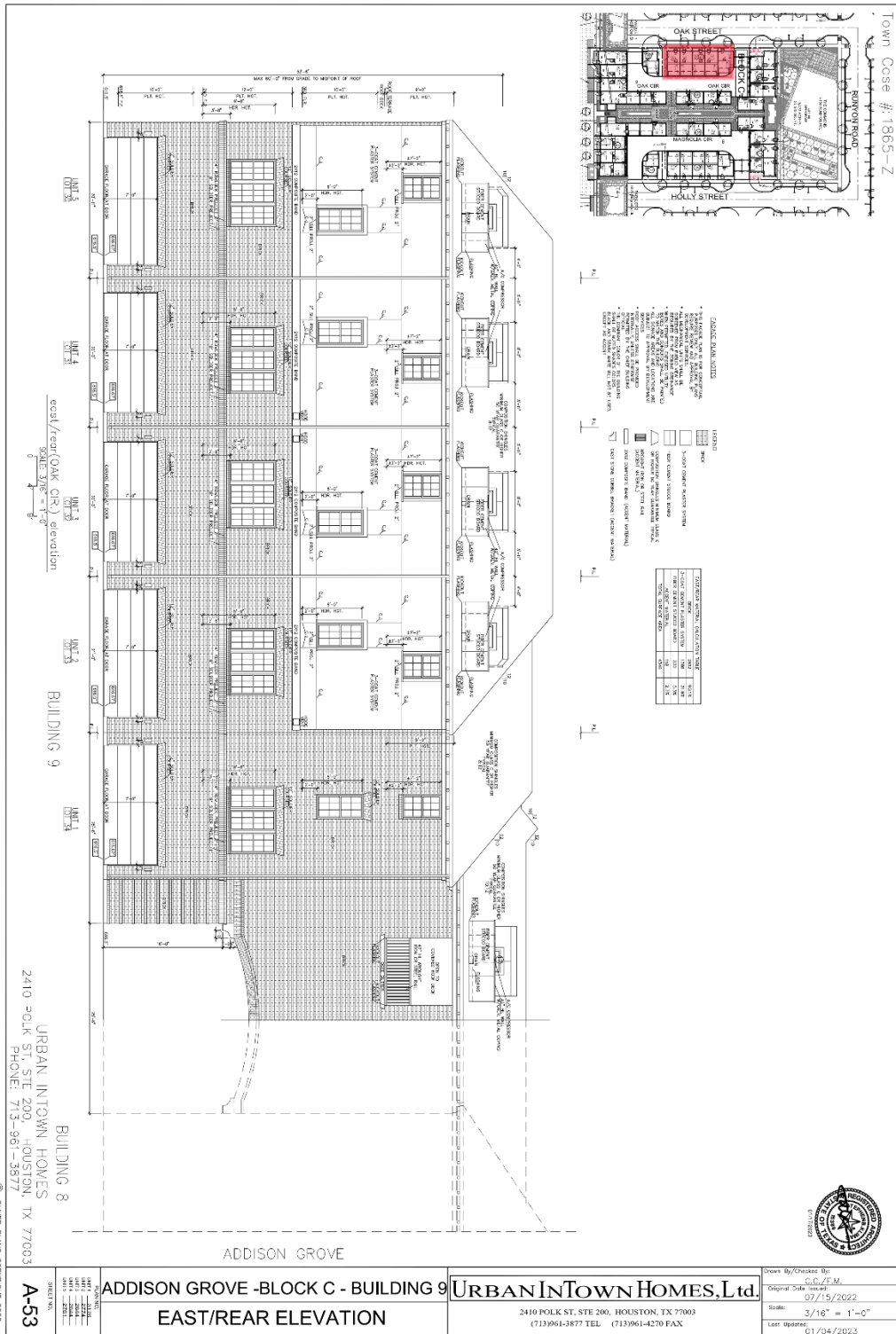


Exhibit A

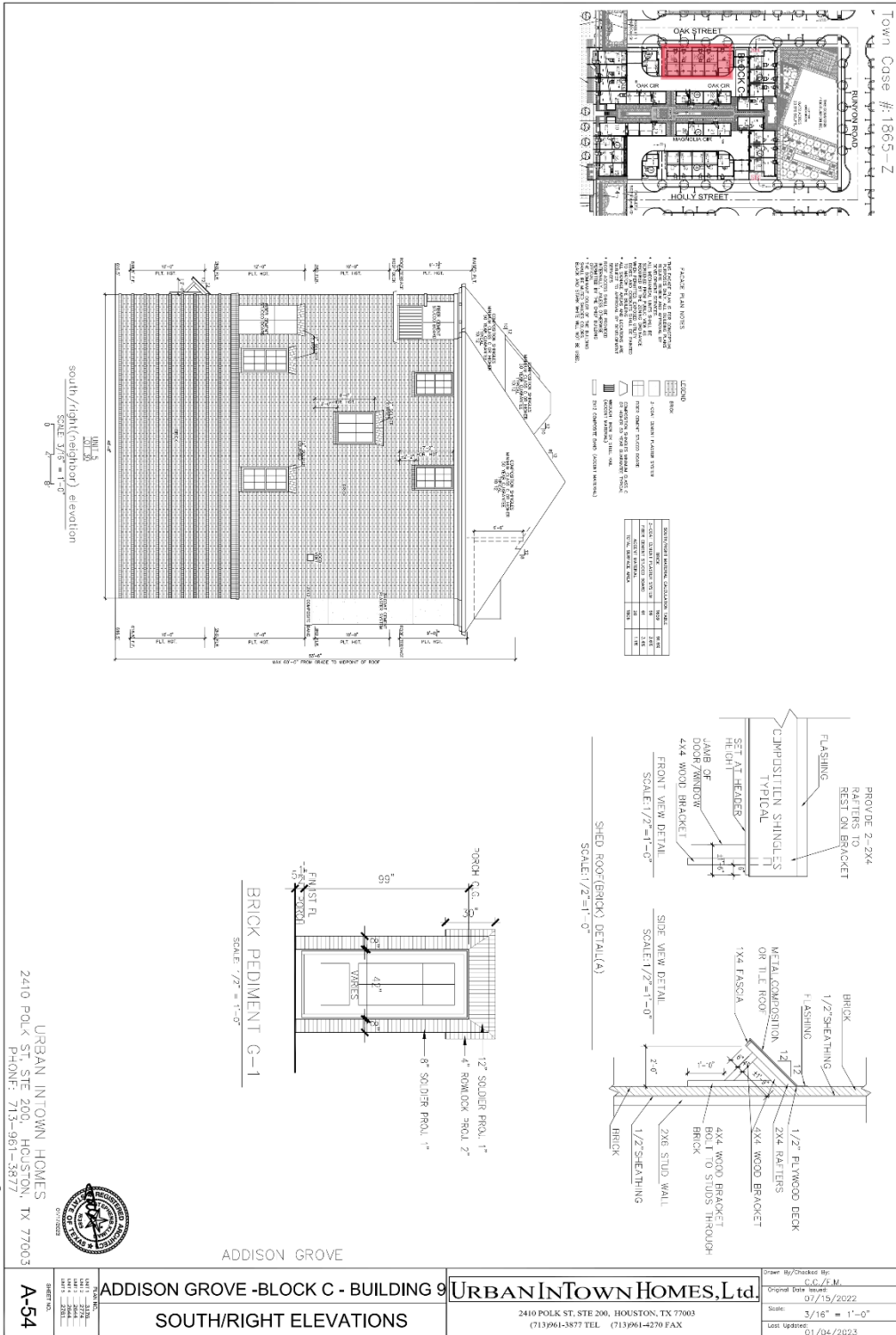


Exhibit A

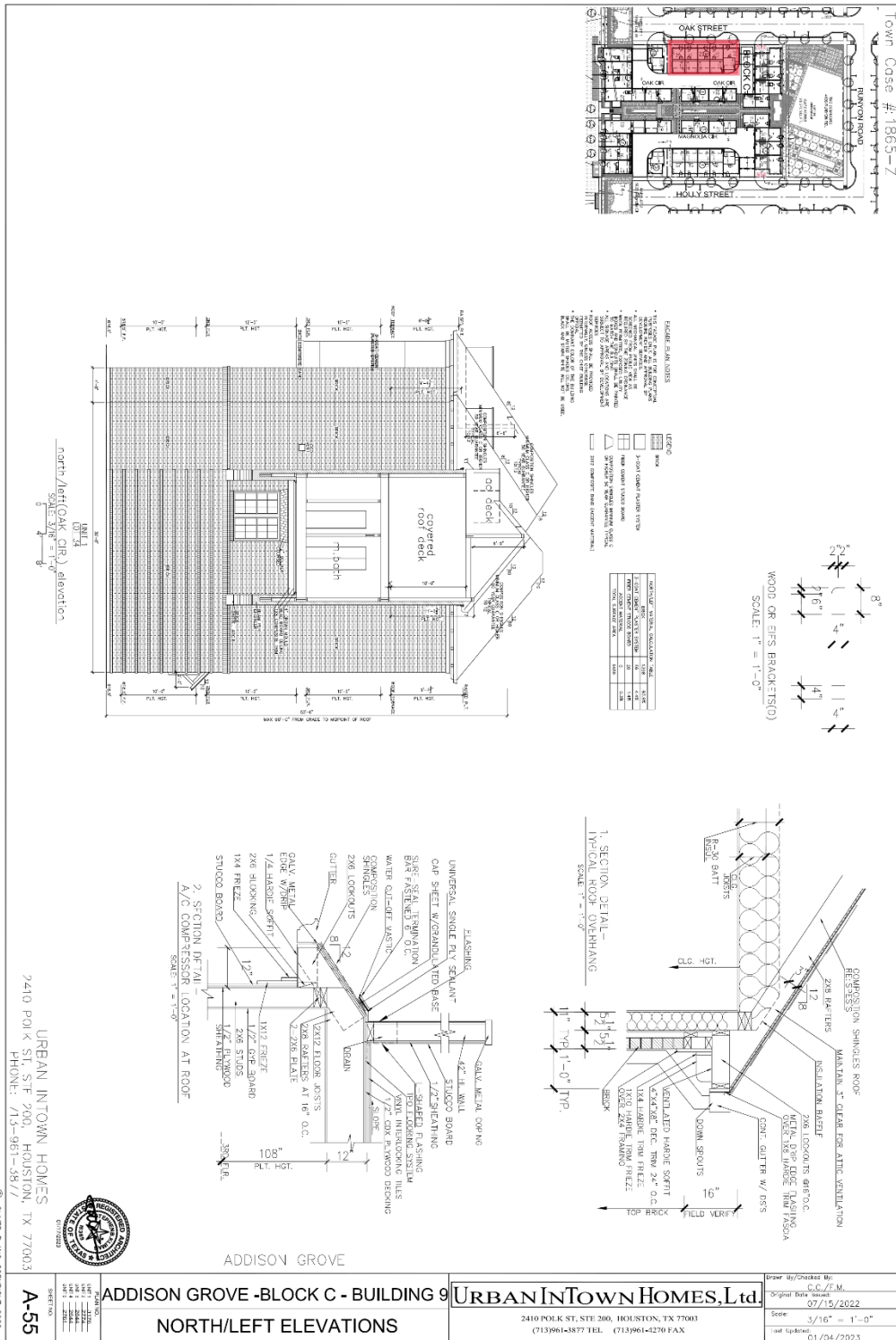


Exhibit A

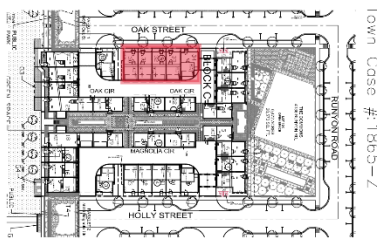
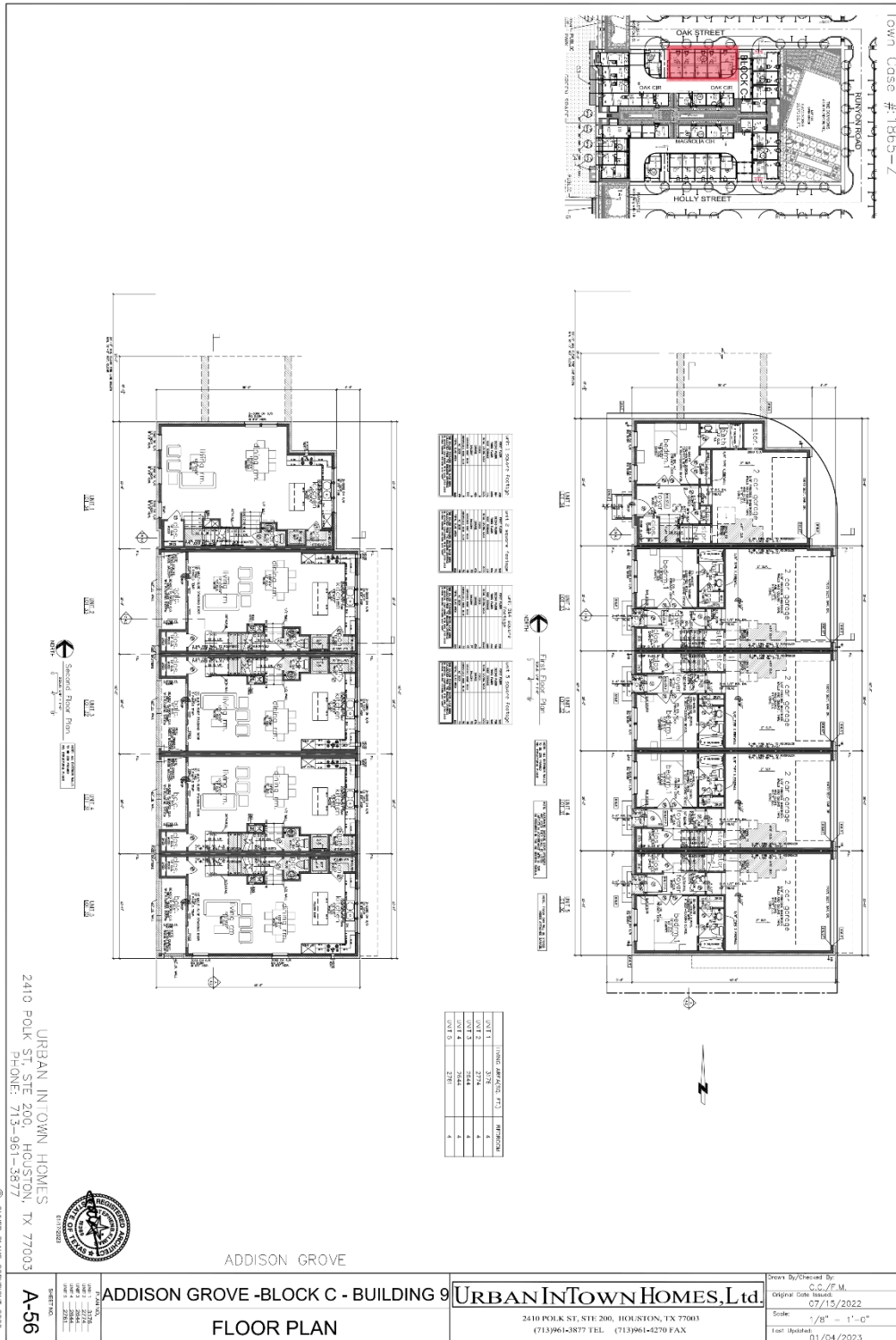


Exhibit A



Exhibit A

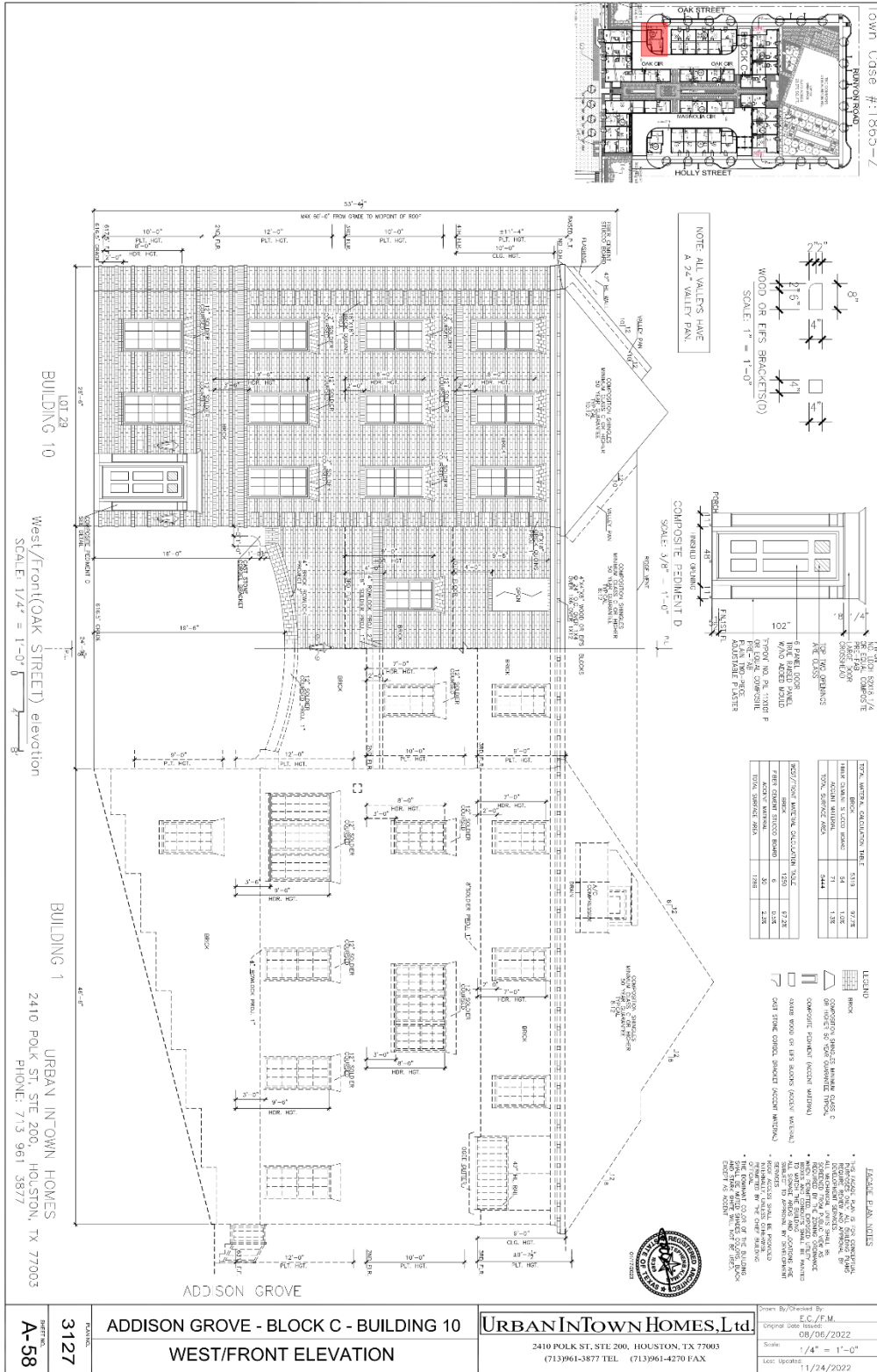


Exhibit A

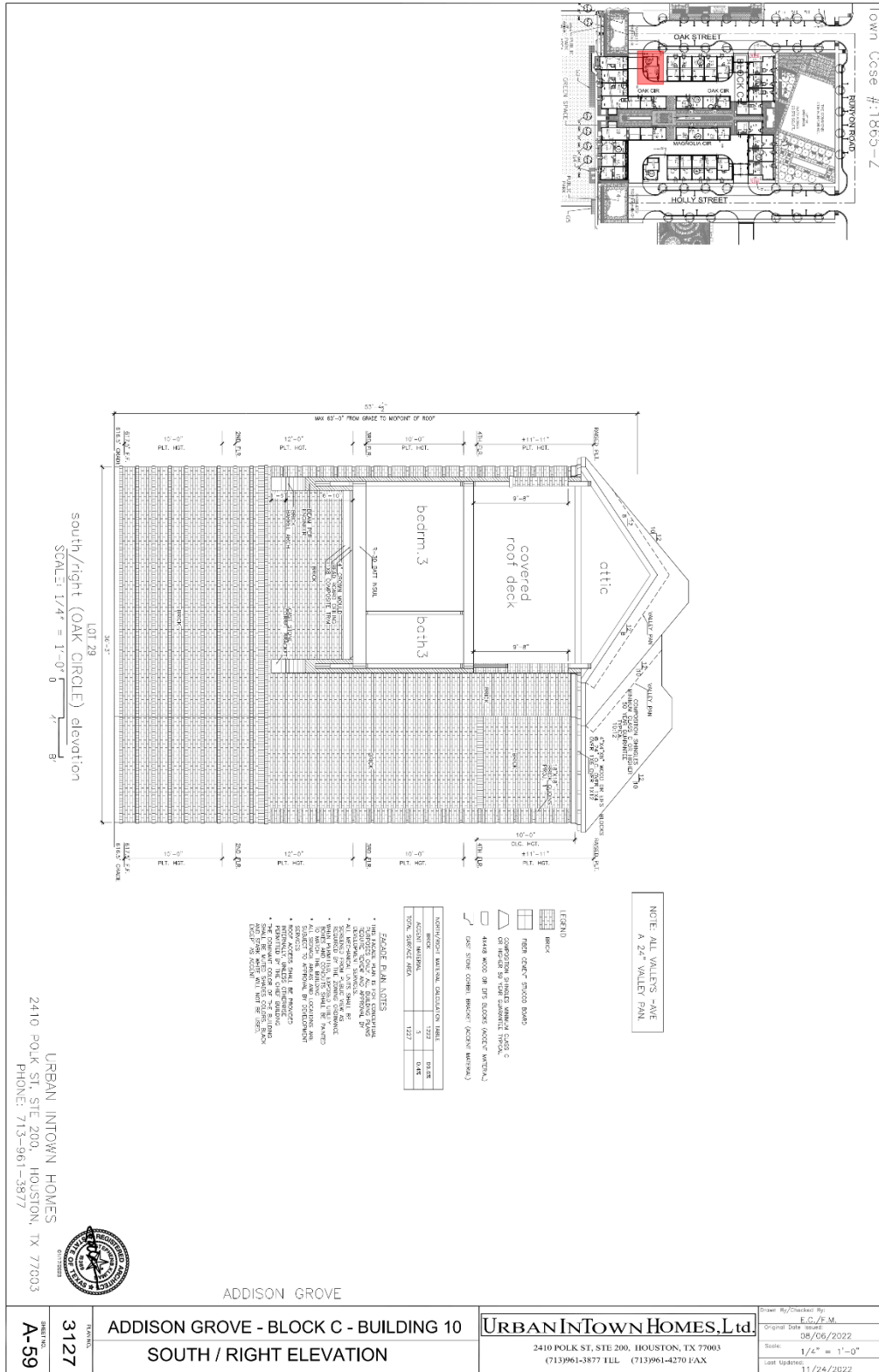
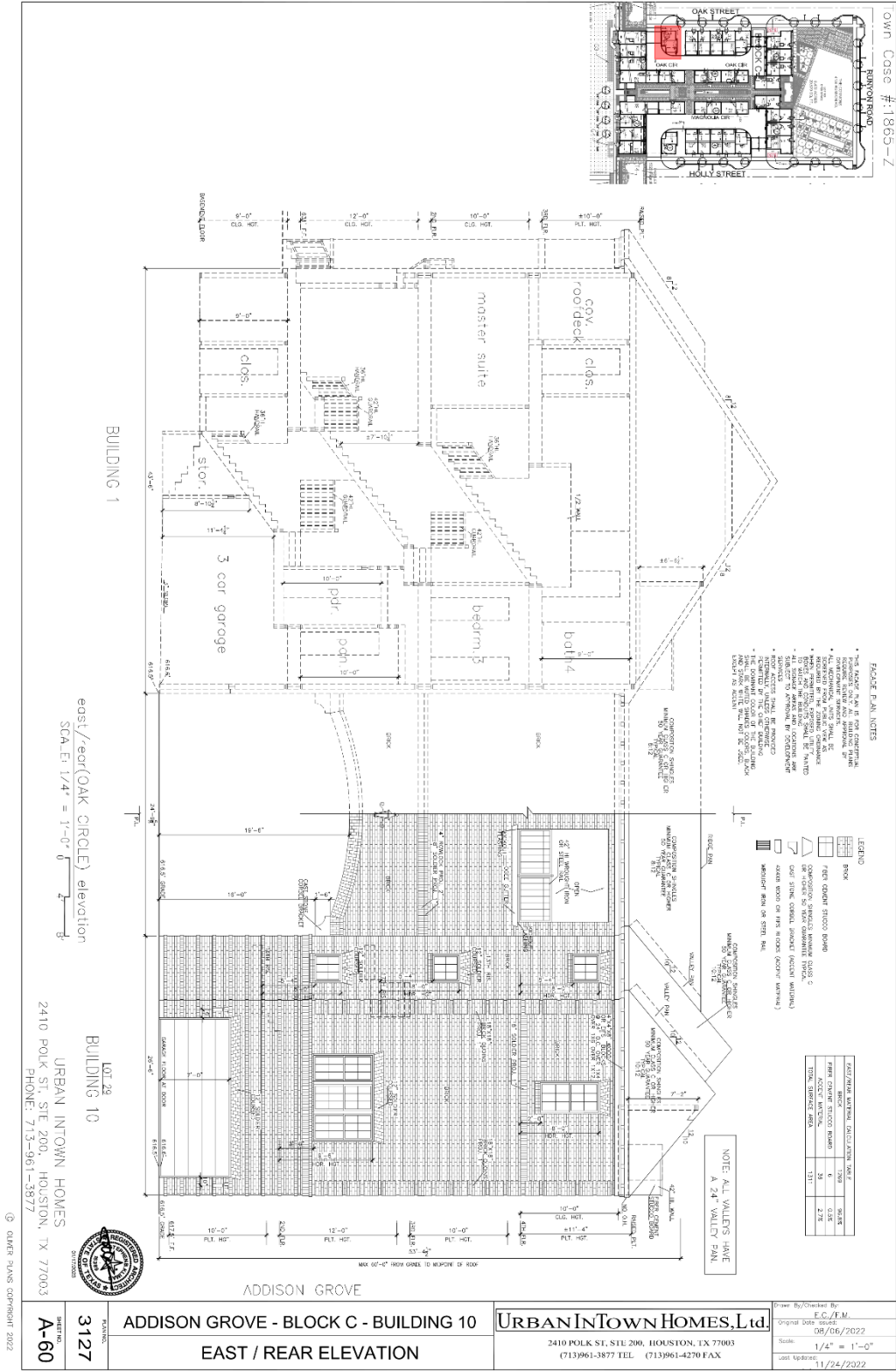


Exhibit A



<p>OWNER</p> <p>URBAN INTOWN HOMES, Ltd.</p> <p>2410 POLK ST, STE 200, HOUSTON, TX 77003</p> <p>(713)961-3877 TEL (713)961-4270 FAX</p>	<p>Drawn By/Checked By: F.C./E.M. Original Date: 08/06/2022</p> <p>Scale: 1/4" = 1'-0"</p> <p>Date: 11/24/2022</p>	<p style="text-align: center;">ADDISON GROVE - BLOCK C - BUILDING 10</p> <p style="text-align: center;">EAST / REAR ELEVATION</p> <table style="width: 100%; margin-top: 10px;"> <tr> <td style="text-align: center;">PROJECT NO.</td> <td style="text-align: center;">3127</td> </tr> <tr> <td style="text-align: center;">SHEET NO.</td> <td style="text-align: center;">A-60</td> </tr> </table>	PROJECT NO.	3127	SHEET NO.	A-60
PROJECT NO.	3127					
SHEET NO.	A-60					

Exhibit A

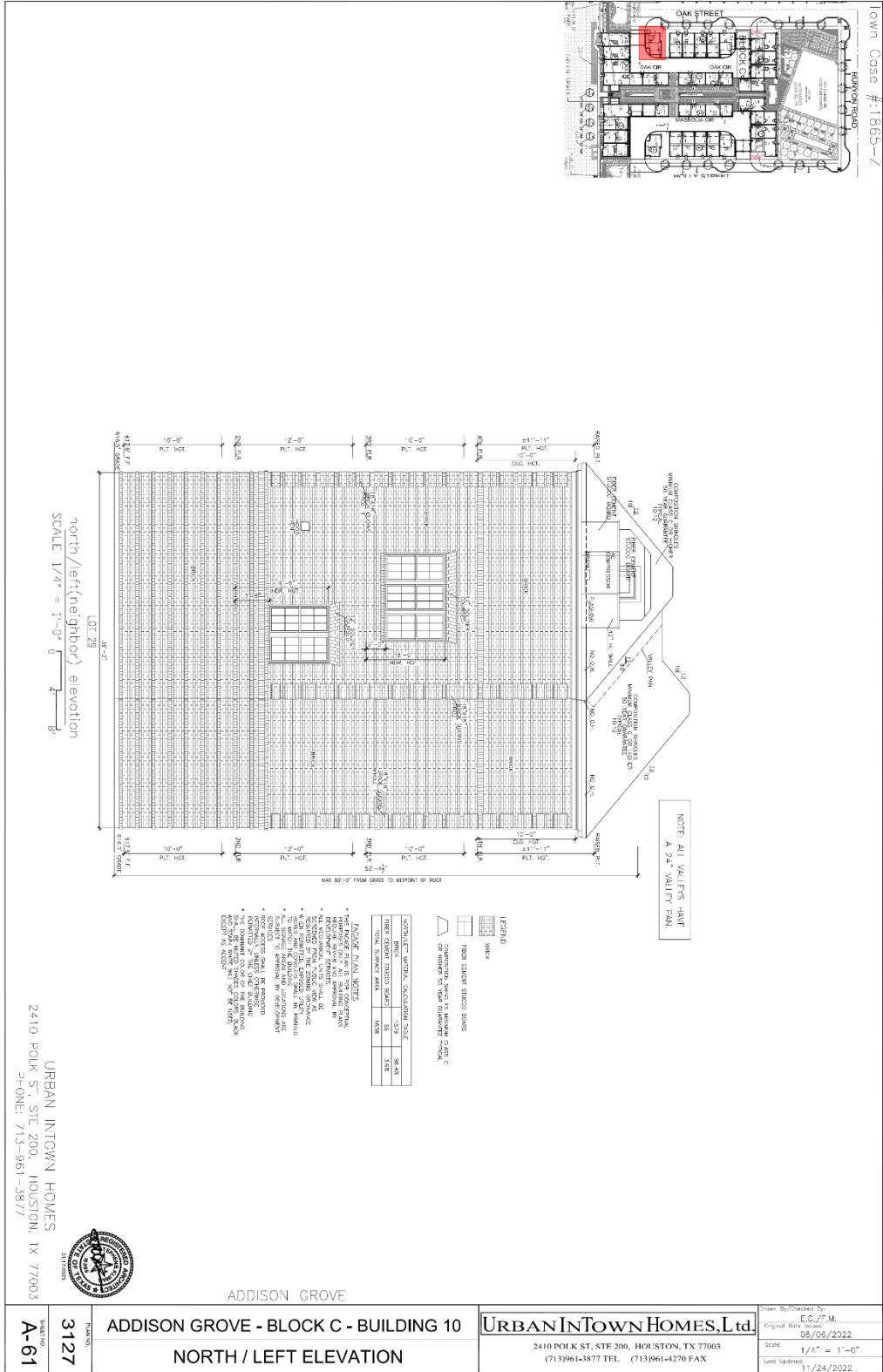


Exhibit A

Town Case #: 1865-Z

Level 10

Level 9

Level 8

Level 7

Level 6

ADDISON GROVE

ADDISON GROVE - BLOCK C - BUILDING 10

FLOOR PLANS

2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

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DATE: 11/24/2022

TIME: 11:11

SCALE: 1/8" = 1'-0"

PROJECT NO. 3127

SHEET NO. A-62

Drawn By/Checked By: F.C./E.M.

Original Date Issued: 08/06/2022

Scale: 1/8" = 1'-0"

Last Update: 11/24/2022

URBAN INTOWN HOMES

2410 POLK ST, STE 200, HOUSTON, TX 77003

PHONE: 713-961-3877

3127

A-62