REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

TUESDAY, SEPTEMBER 16, 2025

ADDISON TOWN HALL
5300 BELT LINE ROAD, DALLAS, TX 75254

6:00 P.M. REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison Town Hall, 5300 Belt Line Road, Dallas, Texas 75254 on Tuesday, September 16, 2025 at 6 pm. For more information on the meeting location and ways to view and/or present comments, please contact Korrie Becht prior to 3:00 pm on the day of the meeting at 972-450-2848 or by emailing zoninginput@addisontx.gov. For more detailed instructions on how to participate in this meeting, visit our Agenda Page. The meeting will be live streamed on Addison's website at www.addisontx.gov.

Call Meeting to Order

Pledge of Allegiance

Planning & Zoning Commission Purpose Statement

Consent Agenda: *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

1. Consider Action on the minutes from the August 19, 2025 Planning and Zoning Commission Meeting.

Regular Agenda:

2. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5100 Belt Line Road, Suite 776, that is currently zoned Planned Development (PD), through Ordinance Nos. O23-03, to allow late-night hours of operation for a restaurant with indoor entertainment (darts) and the sale of alcoholic beverages for on-premises consumption. Case 1936-SUP/5100 Belt Line Road, Suite 776 (Flight Club).

3. Hold a public hearing, present, discuss, and consider action on a request to rezone a 1.57-acre property, located at 4850 Airport Parkway, from Mixed-Use Center (M-4) to Mixed-Use Suburban Corridor (M-2) zoning district, for a 29-unit, fee-simple townhouse development. Case 1941-Z/4850 Airport Parkway Rezoning

4. Hold a public hearing, present, discuss, and consider action on a request to amend the permitted use and development standards and development plans for Planned Development (PD), Ordinance No. 022-25, for a 13.78± acre property located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park, to allow for the construction of 30 fee-simple townhome dwelling units. Case 1940-Z/AMLI Treehouse, Phase 1 Amendment.

5. Hold a public hearing, present, discuss, and consider action on a request to amend the permitted use and development standards and development plans for Planned Development (PD), Ordinance No. 024-35, for an 8.02± acre property generally located at the southwest corner of Midway Road and Beltway Drive, to allow for the construction of 26 fee-simple townhome dwelling units. Case 1942-Z/AMLI Treehouse, Phase 2 Amendment.

Citizen Comments: *At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No P&Z action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

POSTED BY: _____
Korrie Becht, Development Services Assistant Director
DATE POSTED: _____
TIME POSTED: _____
DATE REMOVED FROM BULLETIN BOARD: _____
REMOVED BY: _____

Planning & Zoning Commission **1.**

Meeting Date: 09/16/2025

Agenda Caption:

Consider Action on the minutes from the August 19, 2025 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the August 19, 2025 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the August 19, 2025 Planning & Zoning Commission Meeting

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

August 19, 2025
6:00 P.M. - Council Chambers
Addison Town Hall, 5300 Belt Line Road

Present: Chair Denise Fansler; Vice Chair Tom Braun; Commissioner Jimmy Barker; Commissioner Ed Copeland; Commissioner Chelsey Smith; Commissioner Alan Then; Commissioner Tyler Wright

Call Meeting to Order

Chair Fansler called the meeting to order.

Pledge of Allegiance

Chair Fansler led the Pledge of Allegiance.

Planning & Zoning Commission Purpose Statement

Chair Fansler recited the Planning and Zoning Commission Purpose Statement.

Consent Agenda: *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

1. Consider Action on the minutes from the July 15, 2025 Planning and Zoning Commission Meeting.

2. Consider Action on Development Plans for an airport hangar with office on 1.57 acres, located at 15500 Wright Brothers Drive. Case AZR2025-0061/Rasa Hangar

Motion: Recommend approval of the Constent Agenda.

Moved by Vice Chair Tom Braun, Seconded by Commissioner Tyler Wright

AYE: Chair Denise Fansler, Vice Chair Tom Braun, Commissioner Jimmy Barker, Commissioner Ed Copeland, Commissioner Chelsey Smith, Commissioner Alan Then, Commissioner Tyler Wright

Passed

Regular Agenda:

1. Hold a public hearing, present, discuss, and consider action on a request to rezone a 4.7± acre property generally located north and east of Landmark Boulevard, boarding the Addison town boundary on the west and the Dallas North Tollway to the east, addressed as 14651 Dallas Parkway, from Planned Development (PD) to a new Planned Development (PD) district to allow for a development comprised of 400 multifamily dwelling units and associated private open space and common areas, through the approval of development plans and standards. Case 1925-Z/The Princeton.

   Lesley Nyp, Director of Development and Neighborhood Services, presented a request to rezone a 4.7± acre property generally located north and east of Landmark Boulevard, boarding the Addison town boundary on the west and the Dallas North Tollway to the east, addressed as 14651 Dallas Parkway, from Planned Development (PD) to a new Planned Development (PD) district to allow for a development comprised of 400 multifamily dwelling units and associated private open space and common areas, through the approval of development plans and standards.

   The proposed development includes one building, accommodating 400 rental units within Addison, two common courtyard areas, and ground floor leasing/amenity space. Exterior ground floor units will have exterior access. The site amenities provided will include an outdoor pool, landscaped courtyards, fitness center, clubroom, tenant lounge, dog wash, and game room. The buildings include an elevator, which is unusual for multifamily buildings of this scale, and will include universal design features and floor plans.

   Staff recommends denial of the request.

   Applicants Daniel Box and Scot Florsheim spoke on behalf of the request.

Public Hearing: No individuals provided input during the public hearing.

Motion: Recommend denial of 1925-Z/Princeton.

Moved by Vice Chair Tom Braun, Seconded by Commissioner Jimmy Barker

AYE: Chair Denise Fansler, Vice Chair Tom Braun, Commissioner Jimmy Barker, Commissioner Ed Copeland, Commissioner Chelsey Smith, Commissioner Alan Then, Commissioner Tyler Wright

Passed

Citizen Comments: *At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No P&Z action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

No individuals spoke during the citizen comment.

Adjourn Meeting

There being no further business before the Commission, the meeting was adjourned.

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Planning & Zoning Commission **2.**

Meeting Date: 09/16/2025

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5100 Belt Line Road, Suite 776, that is currently zoned Planned Development (PD), through Ordinance Nos. O23-03, to allow late-night hours of operation for a restaurant with indoor entertainment (darts) and the sale of alcoholic beverages for on-premises consumption. Case 1936-SUP/5100 Belt Line Road, Suite 776 (Flight Club).

Recommendation:

Staff recommends approval of the request.

Attachments

1936-SUP Staff Report

1936-SUP Letter of Intent

1936-SUP Plans

September 16, 2025

STAFF REPORT

RE:	1936-SUP/5100 Belt Line Road, Suite 776 (Flight Club)
LOCATION:	5100 Belt Line Road, Suite 776
REQUEST:	Approval of a Special Use Permit (SUP) to allow late-night hours of operation for a restaurant with indoor entertainment (darts) and the sale of alcoholic beverages for on-premises consumption. (Application Date: 04/25/2025)
APPLICANT:	Jen Chaplin, State of Play Hospitality & Joy Dayaw, MG2 Architecture

DISCUSSION:

Background: The subject property is located at 5100 Belt Line Road, Suite 776. The proposed restaurant with indoor entertainment would occupy a currently vacant space within Village on the Parkway, generally situated on the southeast corner of Belt Line Drive and the Dallas North Tollway. The space was formerly occupied by Sherlock's Baker St. Public House & Grill. The center is zoned Planned Development (PD), Ordinance No. O23-03.

Flight Club is a full-service restaurant and bar, offering a technology-infused darts experience. The concept first originated in England and currently has locations in England, Australia, and the U.S. The Addison location is proposed to be the 13th location in the U.S., and the second in Texas. Social Darts is a multiplayer take on the classic dart game, powered by tech-enabled, real-time scoring. Each Flight Club location features 10-12 Oche areas for guests. Oches (*rhymes with hockey*) is the space from the throw line to the dartboard and includes the seating areas for eating and drinks. Social Darts, which occur at each Oche, is a reinvention of the traditional game, featuring one-of-a-kind technology to create a fast-paced, multi-player game experience with six different games for up to 12 guests to play simultaneously. After game play, each Oche guest group will have a recorded Flight Club Story that captures highlights from the games, videos, photos, and final leaderboard scores that will be emailed to the guests the day after their visit.

The dart Oches and restaurant will occupy the existing 8,969 square foot tenant space (Suite 776) in Block 700 at Village on the Parkway. The restaurant will include interior and patio seating and serve elevated pub food. Flight Club proposes to offer alcohol sales for on-premises consumption via bar and table service. It is anticipated that Flight Club will have a total of 50 employees ranging from management and front-to-back of house.

The PD Ordinances allows entertainment uses, restaurants, and the sale of alcoholic beverages for on-premises consumption through the approval of an SUP. The proposed use complies with the site development standards associated with these ordinances.

Proposed Plan: With this request, Flight Club proposes an interior and exterior remodel and minor landscaping updates near the front and rear patios. The proposed restaurant will provide seating for approximately 308 individuals. The interior floor plan is comprised of 12 Oches areas, kitchen and service areas, two bars, and table and bar seating throughout.

As part of the proposed improvements, the applicant will address ADA accessibility at the main entrance. To accommodate the required modifications, the depth of the north patio will be reduced by approximately 3 feet 8 inches. Additionally, the stairs and ramp into the main entrance will be reworked, per the proposed site plan.

Late Night Hours of Operation: Flight Club proposes to have the following operating hours:

- Monday thru Thursday: 12:00pm to 11:00pm
- Friday: 12:00pm to 12:00am (midnight)
- Saturday: 11:00am to 12:00am (midnight)
- Sunday: 11:00am to 10:00pm

The proposed hours of operation are consistent with other restaurants in Village on the Parkway in regard to late night hours.

Parking: PD, Ordinance No. O23-03, established a parking ratio of 1 space for each 225 square feet for all uses (except theaters) within Village on the Parkway. The parking requirements for a theater is 1 space for each 3 seats. The total approved parking to be provided within the center is 2,256 spaces (1,634 surface spaces and 622 garage spaces). This includes the redevelopment and site improvements throughout the center that are under construction. There are no modifications proposed to the existing parking provided on site and remain in compliance with the requirements.

Exterior Facades: Flight Club proposes minor updates to the north and southeast facades, as reflected in the façade plans and renderings. The minor modifications include removing awnings over windows and entrances, replacing awnings over select windows, fresh paint on all exterior facades, and the front window at the main entrance will be replaced with a stain glass window.

Landscaping and Open Space: Flight Club proposes minor adjustments to the landscaping that comply with the landscape ordinance. To accommodate ADA accessibility around the front patio, the removal of one existing holly tree is necessary. Three additional Crepe Myrtle trees that line the back patio are proposed for removal due to poor health. All four of the trees proposed for removal are ornamental and will be mitigated on-site through the planting of four new Mountain Laurel trees, each planted at 2.5–3 caliper inches to meet ornamental tree planting standards. Because the removals are either necessary to improve accessibility or involve unhealthy trees, and the replacements provide a one-for-one mitigation, no additional tree mitigation is required. To further enhance landscaping along the front patio, planters with living plants will also be installed. With these changes, the total planting area on site will increase to 393 square feet, representing a net gain of two square feet compared to existing conditions.

Public Notice: The Town provided notice to property owners within two hundred feet of the subject property in accordance with Town and State requirements. As of the posting of the agenda, no feedback has been received on this request.

RECOMMENDATION: **APPROVAL**

Flight Club is a unique concept that will serve as a destination entertainment and restaurant venue for Addison and aligns with other businesses that currently existing within Village on the Parkway.

Staff recommends approval of the request

STATE OF PLAY
HOSPITALITY

To whom it may concern,

Thank you so much for considering State of Play's application for a Special Use Permit to open and operate Flight Club within the Village on the Parkway shopping center.

Flight Club is a full-service restaurant and bar with a 'Social Darts' experience. Flight Club was founded in 2012 in England by co-founders Steve Moore and Paul Barham. The idea came to them while they were catching up in a Devon pub where a young crowd were going crazy over a game on the dartboard in the corner. This wasn't like traditional darts; it was loud, fast, and exciting – and they saw an opportunity. The Flight Club concept gave them a chance to combine the warmth and community of the traditional British pubs with the high energy of Social Darts.

Each Flight Club location features 10-12 Oche areas for guests. Oches (rhymes with hockey) is the space from the throw line to the dartboard and includes the seating areas for eating and drinks. Social Darts, which occur at each Oche, is a reinvention of the traditional game, featuring one-of-a-kind technology to create a fast-paced, multi-player game experience with six different games for up to 12 guests to play simultaneously. After game play, each Oche guest group will have a recorded Flight Club Story that captures highlights from the games, videos, photos, and final leaderboard scores that will be emailed to the guests the day after their visit.

Flight Club Dallas, nestled in the vibrant Addison neighborhood, captures the playful essence of the Flight Club fairground brand with a stylish Texas twist. Embracing the city's iconic "Denim and Diamonds" culture, the space seamlessly blends western charm with upscale flair. The design pays homage to the city's most beloved landmarks—including the State Fair of Texas, the flying Pegasus, and Reunion Tower—creating a one-of-a-kind experience that fuses local pride with immersive fun.

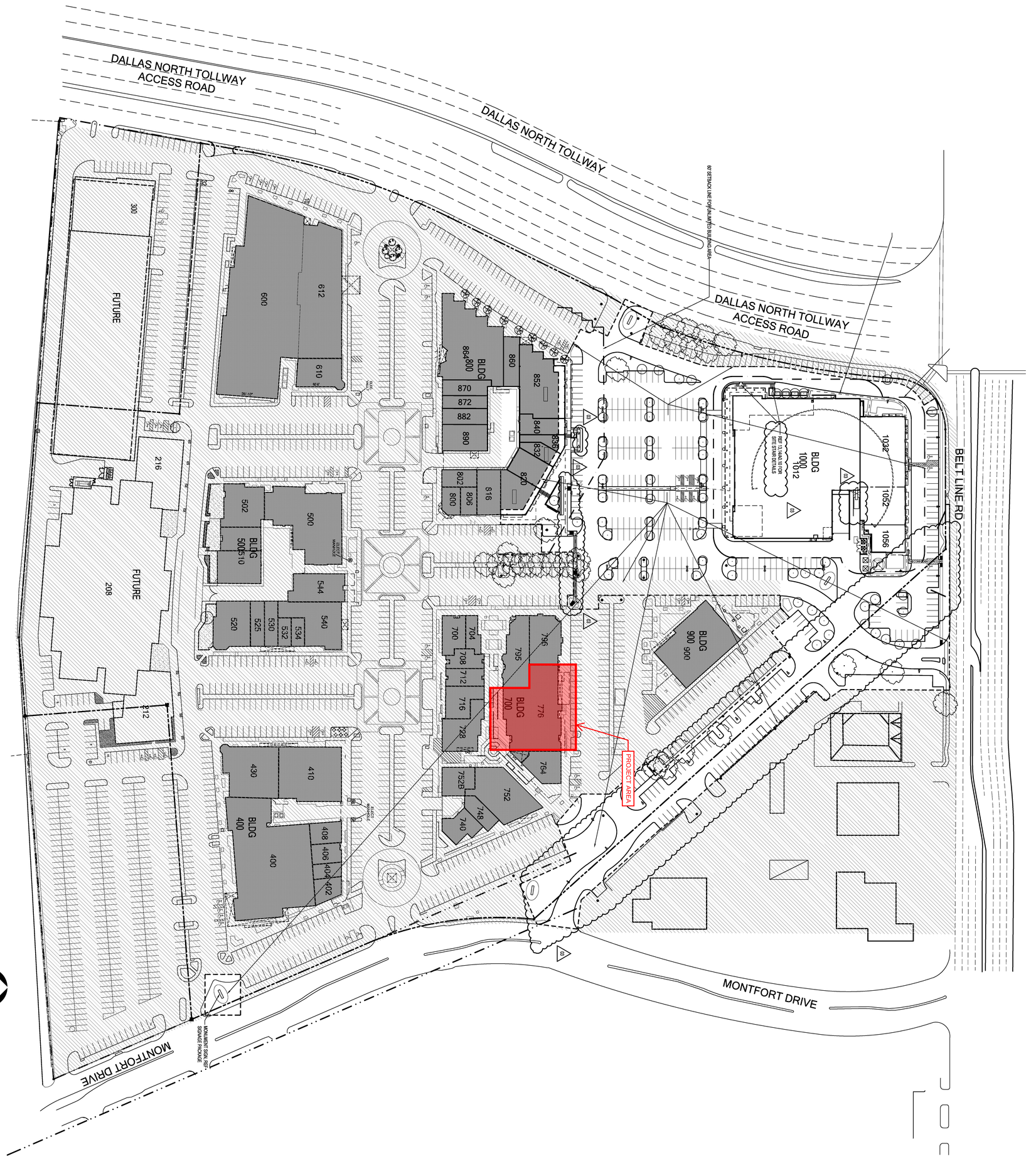
This Addison venue will be Flight Club's 13th location in the US and the 2nd location in the state of Texas. We anticipate employing around 50 team members.

Operating hours will be:

Monday to Thursday 12 - 11pm
Friday 12-12
Saturday 11am to 12
Sunday 11am to 10pm

We are honored to be part of the Addison community and look forward to building Addison's Flight Club Story.

FOR REFERENCE ONLY



TOWN OF ADDISON SITE PLAN NOTES:

A. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
B. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH TOWN REGULATIONS.
C. BUILDINGS WITH AN AGGREGATE SUM OF 0 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL.
D. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL VIA A SIGN PERMIT.
E. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
F. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

NOTE:

PARKING COUNTS TO REMAIN, NO NEW SPACES PROPOSED TO BE REMOVED OR ADDED.

EXISTING HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- SCOPE OF WORK
- PROPERTY LINE
- TENANT LEASE LINE
- BUILDING ABOVE
- TREE
- BUILDING ENTRY/EXIT POINT

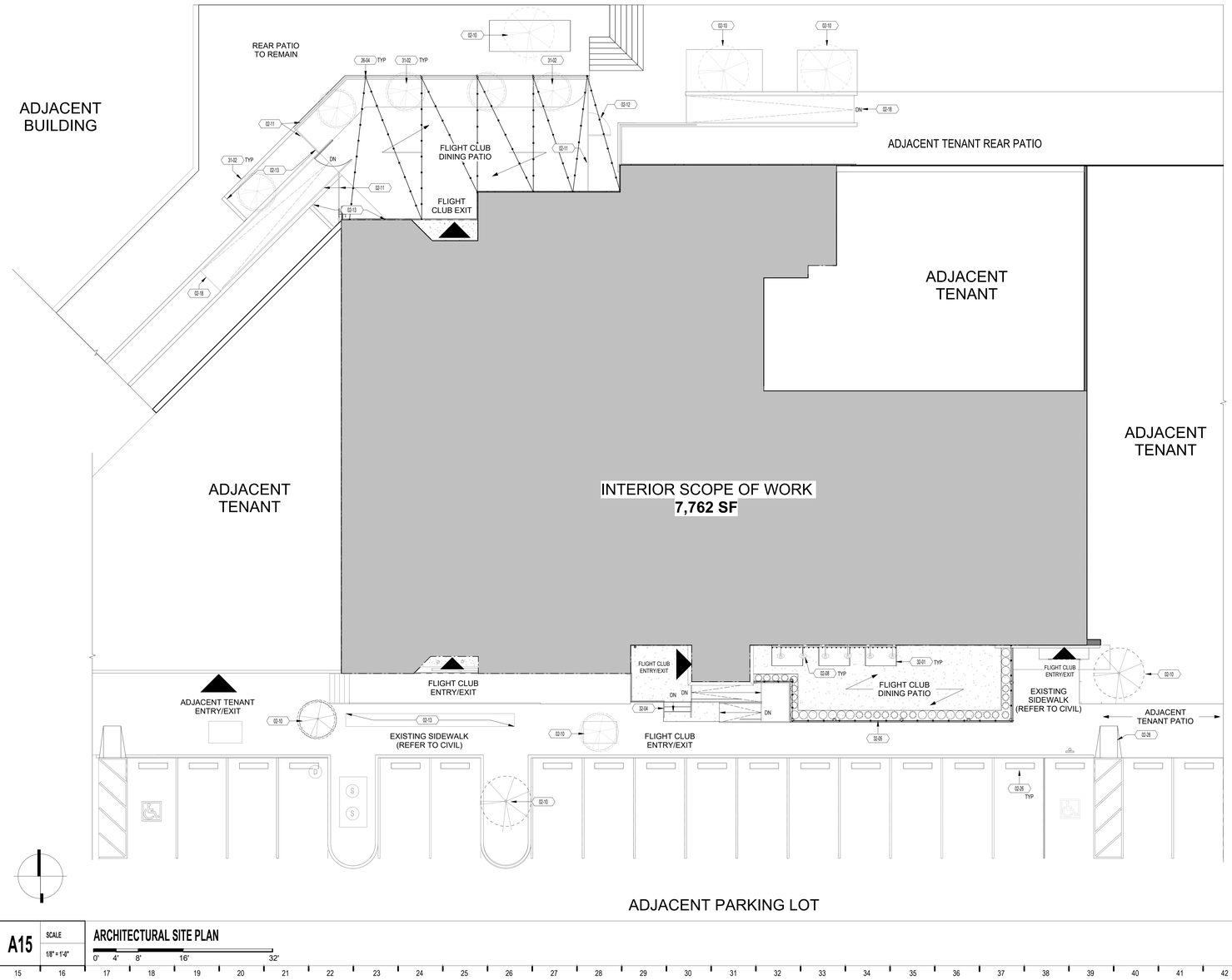
KEYNOTES

02-08	EXISTING EXTERIOR SCONCES TO REMAIN. GC TO PROTECT DURING CONSTRUCTION.
02-10	EXISTING SITE FOLIAGE TO REMAIN. REFERENCE LANDSCAPE PLANS FOR MORE INFORMATION.
02-11	EXISTING PATIO RAILING TO REMAIN. GC TO PROTECT DURING CONSTRUCTION.
02-12	EXISTING PATIO RAILING ENTRY/EXIT GATES TO REMAIN. GC TO PROTECT DURING CONSTRUCTION.
02-13	EXISTING PLANTER TO REMAIN. PROTECT DURING CONSTRUCTION.
02-18	EXISTING RAMP TO REMAIN.
02-26	EXISTING PARKING STALLS AND WHEEL STOPS. NO CHANGE TO PARKING.
02-28	EXISTING ADA CURB RAMP TO REMAIN
26-04	EXISTING EXTERIOR STRING LIGHTS AND POLES TO REMAIN. REPLACE BULBS AS NEEDED.
31-02	REPLACE EXISTING (DEAD) TREES. REFERENCE LANSCAPE PLANS FOR ADDITIONAL INFORMATION.
32-01	NEW AWNING.
32-04	NEW ENTRY STAIRS & RAMP.
32-05	NEW PROPOSED PLANTER BEDS, REFER TO CIVIL AND LANDSCAPE ARCHITECT DRAWINGS FOR ADDITIONAL INFORMATION.

GENERAL NOTES: SITE PLAN

1. COORDINATE ALL INFORMATION WITH CIVIL AND LANDSCAPE DRAWINGS.
   A. STORM DRAINAGE AND OVERFLOW DRAINAGE COORDINATED WITH CIVIL DRAWINGS TO AVOID ALL CONFLICTS WITH CUSTOMERS AND PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
   B. IRRIGATION AS REQUIRED.
2. SIDEWALKS
   A. ALL SIDEWALKS ARE TO HAVE CONTROL JOINTS INSTALLED AT A MINIMUM EVERY 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER.
   B. ALL JOINTS THAT MEET THE BUILDING ARE TO HAVE FILLER AND SEALANT.
   C. ALL SIDEWALKS ADJACENT TO BUILDING TO SLOPE DOWN AND AWAY FROM THE BUILDING.
   D. NO TRIP HAZARDS.
3. SLOPES
   A. SIDEWALK TO HAVE A MAXIMUM SLOPE OF 4.9% (1:20) MAX. (UNLESS NOTED AS RAMPS).
   B. SIDEWALK DESIGNATED AS RAMPS TO HAVE A MAXIMUM SLOPE OF 1:12.
   C. ALL SIDEWALKS TO HAVE MINIMUM CROSS SLOPES OF 1/8" PER FOOT, MAXIMUM OF 2%.
4. CURBS
   A. TOP OF CURB TO BE 6" ABOVE BOTTOM OF CURB UNLESS NOTED OTHERWISE.
   B. PROVIDE A DROP CURB FROM SIDEWALK/ APRON TO ALLOW ACCESS TO FRONT OF TRASH COMPACTOR ENCLOSURES. PROVIDE STRUCTURAL CONCRETE SLAB AT TRASH COMPACTOR.
5. SITE BOLLARDS - ALL BOLLARDS TO BE PAINTED TO MEET CODE VISIBILITY REQUIREMENTS AND LOCATED IN ACCORDANCE WITH CODE OR UTILITY COMPANY.
   A. G.C TO PROVIDE SITE BOLLARDS AROUND ALL UTILITY FIXTURES INCLUDING GAS METERS AND TRANSFORMERS.
   B. GC TO PROVIDE SITE BOLLARDS AROUND TRASH ENCLOSURE, DUMPSTERS, AND/ OR ANY OTHER FIXTURES OR PARTS OF THE BUILDING PRONE TO DAMAGE BY THE MOVEMENT OF VEHICLES.
6. REFER TO PLAN FOR EXTENT OF VERTICAL WATER PROOFING. THIS IS GRAPHICALLY DESIGNATED AS SUCH

NOTE:
NO FLOODPLAIN EXISTS ON THE SITE.



A15 SCALE 1/8" = 1'-0"

ARCHITECTURAL SITE PLAN

0' 4' 8' 16' 32'

FLIGHT CLUB
5100 BELT LINE RD
SUITE 776
DALLAS, TX 75254

SUP RESUBMITTAL
1936 - SUP

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

08/13/2025

MATTHEW L. GOELZER - WA LICENSE 10066

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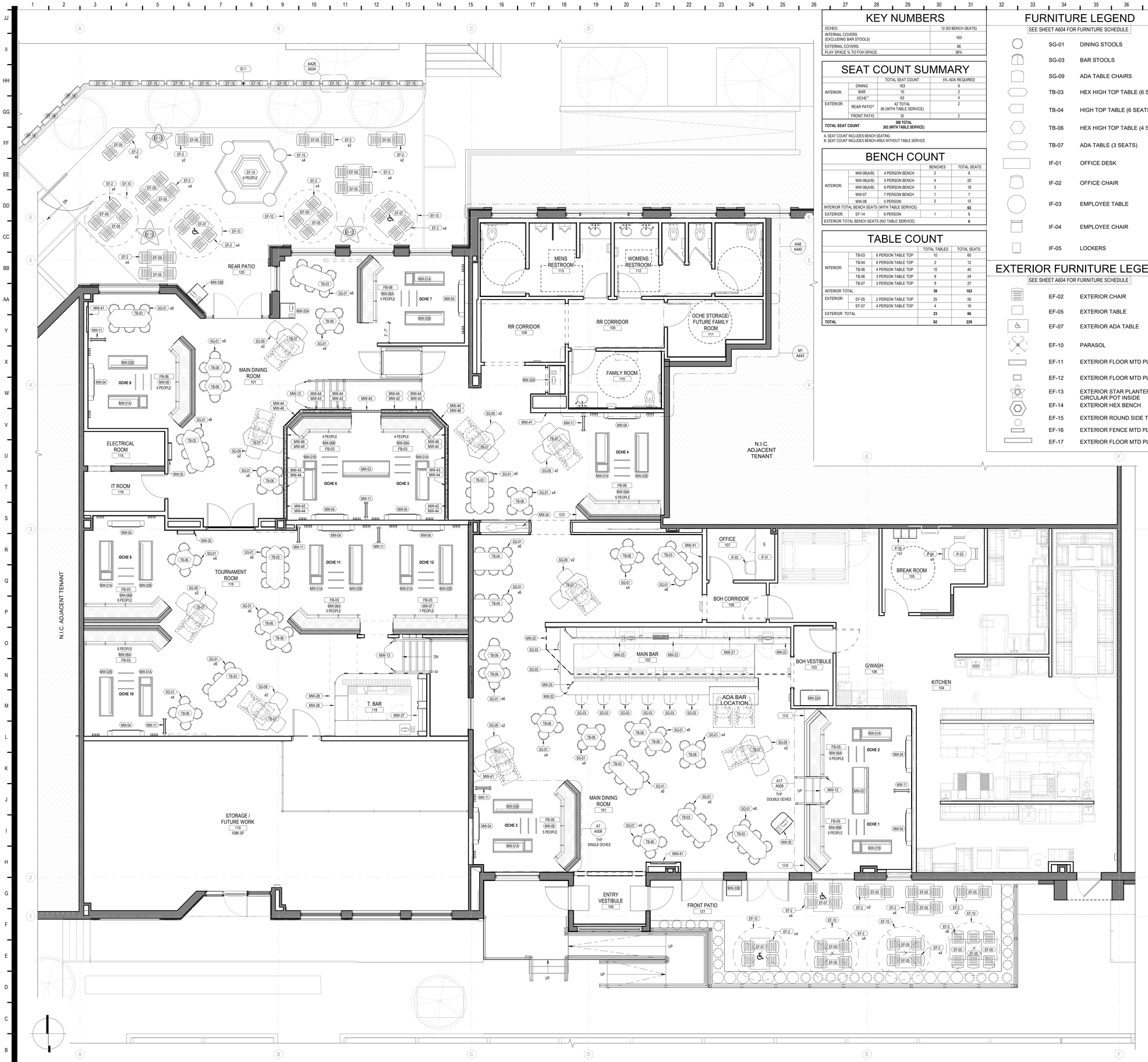
DATE	DESCRIPTION

24-5990-01A
PM: IF
DRAWN BY: ED, MB, CP, LB
08/08/2025

ARCHITECTURAL SITE PLAN

A010

8/15/2025 1:24:58 PM Autodesk Docs://FC-Dallas-24-5990-01AIA_Dallas_FC_24-5990-01_R24.rvt



KEY NUMBERS

OCHES:	12 (63 BENCH SEATS)
INTERNAL COVERS: (EXCLUDING BAR STOOLS)	163
EXTERNAL COVERS:	66
PLAY SPACE % TO FOH SPACE:	36%

SEAT COUNT SUMMARY

		TOTAL SEAT COUNT	5% ADA REQUIRED
INTERIOR:	DINING	163	9
	BAR	10	2
	OCHE [A]	63	4
EXTERIOR:	REAR PATIO [B]	42 TOTAL 36 (WITH TABLE SERVICE)	2
	FRONT PATIO	30	2
TOTAL SEAT COUNT		**308 TOTAL 302 (WITH TABLE SERVICE)**	

A: SEAT COUNT INCLUDES BENCH SEATING
B: SEAT COUNT INCLUDES BENCH AREA WITHOUT TABLE SERVICE

BENCH COUNT

			BENCHES	TOTAL SEATS
INTERIOR:	MW-06(A/B)	4 PERSON BENCH	2	8
	MW-06(A/B)	5 PERSON BENCH	4	20
	MW-06(A/B)	6 PERSON BENCH	3	18
	MW-07	7 PERSON BENCH	1	7
	MW-08	5 PERSON	2	10
INTERIOR TOTAL BENCH SEATS (WITH TABLE SERVICE)				**63**
EXTERIOR:	EF-14	6 PERSON	1	6
EXTERIOR TOTAL BENCH SEATS (NO TABLE SERVICE)				**6**

TABLE COUNT

			TOTAL TABLES	TOTAL SEATS
INTERIOR:	TB-03	6 PERSON TABLE TOP	10	60
	TB-04	6 PERSON TABLE TOP	2	12
	TB-06	4 PERSON TABLE TOP	10	40
	TB-06	3 PERSON TABLE TOP	8	24
	TB-07	3 PERSON TABLE TOP	9	27
INTERIOR TOTAL			**39**	**163**
EXTERIOR:	EF-05	2 PERSON TABLE TOP	25	50
	EF-07	4 PERSON TABLE TOP	4	16
EXTERIOR TOTAL			**23**	**66**
TOTAL			**62**	**229**

FURNITURE LEGEND

SEE SHEET A604 FOR FURNITURE SCHEDULE

SG-01	DINING STOOLS
SG-03	BAR STOOLS
SG-09	ADA TABLE CHAIRS
TB-03	HEX HIGH TOP TABLE (6 SEATS)
TB-04	HIGH TOP TABLE (6 SEATS)
TB-06	HEX HIGH TOP TABLE (4 SEATS)
TB-07	ADA TABLE (3 SEATS)
IF-01	OFFICE DESK
IF-02	OFFICE CHAIR
IF-03	EMPLOYEE TABLE
IF-04	EMPLOYEE CHAIR
IF-05	LOCKERS

EXTERIOR FURNITURE LEGEND

SEE SHEET A604 FOR FURNITURE SCHEDULE

EF-02	EXTERIOR CHAIR
EF-05	EXTERIOR TABLE
EF-07	EXTERIOR ADA TABLE
EF-10	PARASOL
EF-11	EXTERIOR FLOOR MTD PLANTER
EF-12	EXTERIOR FLOOR MTD PLANTER
EF-13	EXTERIOR STAR PLANTER WITH CIRCULAR POT INSIDE
EF-14	EXTERIOR HEX BENCH
EF-15	EXTERIOR ROUND SIDE TABLE
EF-16	EXTERIOR FENCE MTD PLANTER
EF-17	EXTERIOR FLOOR MTD PLANTER

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS.
2. REFER TO SHEET A605 FOR RESTROOM ACCESSORIES SCHEDULE.

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- AREA NOT IN CONTRACT (NIC)
- TENANT LEASE LINE
- 1 HOUR FIRE WALL (E)
- 2 HOUR FIRE WALL (E)
- ROOM NAME / 101 — ROOM NAME AND NUMBER
- 1\ — KEYNOTE / FIXTURE / MILLWORK TAG
- # — DOOR TAG
- # — WINDOW TAG
- 18' - 6" — CEILING HEIGHT TAG
- XX — MATERIAL TAG

MILLWORK LEGEND

SEE SHEET A604 FOR MILLWORK SCHEDULE

MW-01A	OCHE TABLE TYPE 1A (LEFT TABLET LOCATION)
MW-01B	OCHE TABLE TYPE 1B (RIGHT TABLET LOCATION)
MW-02A	OCHE TABLE TYPE 2A (LEFT LOCATION)
MW-02B	OCHE TABLE TYPE 2A (RIGHT LOCATION)
MW-03	OCHE TABLE TYPE 3
MW-04	OCHE SURROUND
MW-06A	BANQUETTE (LEFT ANGLED END)
MW-06B	BANQUETTE (RIGHT ANGLED END)
MW-07	BANQUETTE (STRAIGHT END)
MW-08	BANQUETTE (DOUBLE ANGLE END)
MW-09	BANQUETTE (STRAIGHT BACK TO BACK) **(NOT USED)**
MW-10	BANQUETTE SHELF **(NOT USED)**
MW-11	OCHE METAL SCREEN
MW-12	BALLUSTRADE 1
MW-13	BALLUSTRADE 2
MW-20	FRONT BAR, COUNTER & DRINK RAIL
MW-21	BACK BAR, COUNTER & LIQUOR DISPLAY CABINETRY
MW-22	BAR CANOPY
MW-23	TRASH MILLWORK 24" DEEP
MW-24	TRASH MILLWORK 15" DEEP **(NOT USED)**
MW-25	DISPENSE SCREEN
MW-26	FRONT BAR, COUNTER & DRINK RAIL, T. BAR
MW-27	BACK BAR, COUNTER & LIQUOR DISPLAY CABINETRY, T. BAR
MW-28	BAR CANOPY, T.BAR
MW-30	CHECK-IN DESK
MW-32A	WAITER STATION (DOUBLE)
MW-32B	EXTERIOR WAITER STATION (DOUBLE) **(NOT USED)**
MW-33A	WAITER STATION (SINGLE)
MW-33B	EXTERIOR WAITER STATION (SINGLE)
MW-34	HORSE
MW-35	LEADERBOARD CABINETRY
MW-36	FOOD DROP SHELF **(NOT USED)**
MW-37	PLANT SHELF **(NOT USED)**
MW-41	TV FRAME MOULDING
MW-42 MW-43 MW-44 MW-45 MW-46	TRELLIS 4 TRELLIS 5 TRELLIS BASE TRELLIS 6 TRELLIS 7

KEYNOTES

02-11	EXISTING PATIO RAILING TO REMAIN. GC TO PROTECT DURING CONSTRUCTION.
12-03	PROVIDE BLOCKING AND CUSTOM MILLWORK FILLER TO CLOSE GAP BETWEEN BUILT-IN BANQUETTE AND ADJACENT WALL. PROVIDE SMOOTH TRANSITION AND FINISH TO MATCH ADJACENT MILLWORK.

FLIGHT CLUB
5100 BELT LINE RD
SUITE 776
DALLAS, TX 75254

SUP RESUBMITTAL
1936 - SUP

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

100% CD'S

08/25/2025

MATTHEW L. GOELZER - WA LICENSE 10066

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DATE	DESCRIPTION

24-5990-01A
PM: IF
DRAWN BY: ED, MB, CP, LB
06.13.2025

FURNITURE AND MILLWORK PLAN

A120

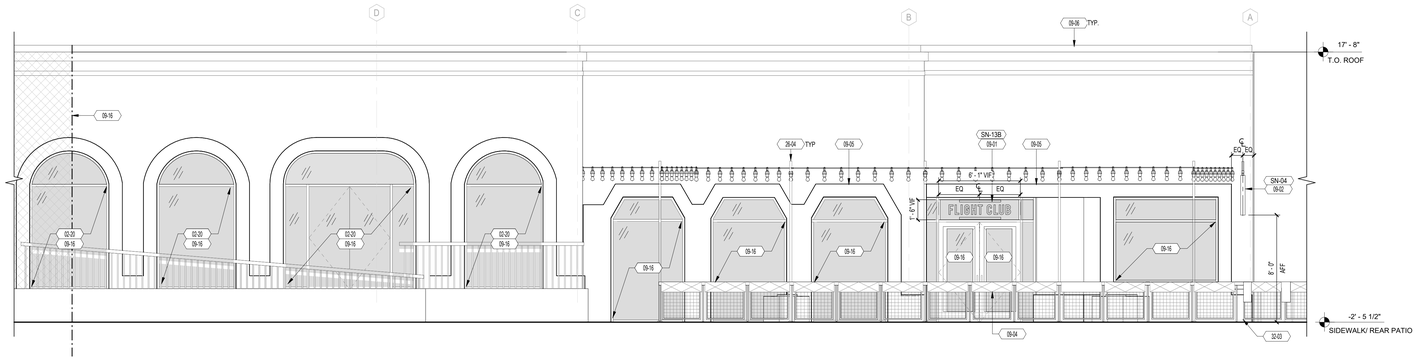
A1 — SCALE 1/4" = 1'-0"

FIXTURE AND MILLWORK PLAN

0' 2' 4' 8' 16'

Autodesk Docs://FC-Dallas-24-5990-01A/A_Dallas_FC_24-5990-01_R24.rvt
9/3/2025 1:30:13 PM

REAR RENDERED ELEVATION FOR REFERENCE ONLY


D
C
B
A
09-06 TYP.
17' - 8"
T.O. ROOF
09-16
02-20
09-16
30-04 TYP
09-05
SN-13B
09-01
09-05
EQ
EQ
6" - 1" VIF
EQ
EQ
SN-04
09-02
FLIGHT CLUB
7' - 8 3/8"
09-16
09-16
09-16

LEGAL DISCRIPTION

LOT 1R CALLED 31.608 ACRES VILLAGE ON THE PARKWAY SUBDIVISION ALEN BLEDSOE SURVEY ABSTRACT NO. 157 NO. 201300302815 P.R.D.C.T.

BENCHMARKS

CONTROL PT. NO. 1 (MAGNAL)
NORTHING: 7,033,604.91 (GRID)
EASTING: 2,483,902.26 (GRID)
ELEVATION:616.293

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

!!!CAUTION!!!

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

DISCLAIMER:

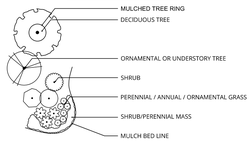
THE PROPERTY BOUNDARY, EXISTING IMPROVEMENTS AND EXISTING TOPOGRAPHY SHOWN ON THESE PLANS ARE BASED OF PLANS BY OTHERS PROVIDED TO KFW ENGINEERS & SURVEYING BY THE CLIENT. THE ACCURACY OF THE PROPERTY BOUNDARY, EXISTING IMPROVEMENTS AND EXISTING TOPOGRAPHY HAS NOT BEEN VERIFIED BY KFW ENGINEERS & SURVEYING. NO WARRANTIES TO ITS ACCURACY ARE EXPRESSED OR IMPLIED. THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE CLIENT AND ENGINEER OF ANY DISCREPANCIES IMMEDIATELY AND PRIOR TO CONSTRUCTION.

LANDSCAPE REQUIREMENTS	
EX. PLANTING AREA	391 SF
REMOVED PLANTING AREA	61 SF
PROPOSED PLANTING AREA	63 SF
TOTAL PLANTING AREA	**393 SF**
SEE CIVIL FOR DEMO PLANS	

TREE MITIGATION		
REMOVED TREE	**SIZE**	**QTY**
EX. HOLLY TREE	MULTI.	1
EX. CREPE MYRTLE	MULTI.	3
PROPOSED TREES		
TX. MOUNTAIN LAUREL	MULTI.	4

ALL PROPOSED PLANTERS WILL NEED TO BE PERMANENTLY IRRIGATED IRRIGATION PLANS WILL BE PROVIDED DURING CIVIL PLAN REVIEW, PLANS MUST BE SIGNED AND SEALED BY LICENSED IRRIGATOR

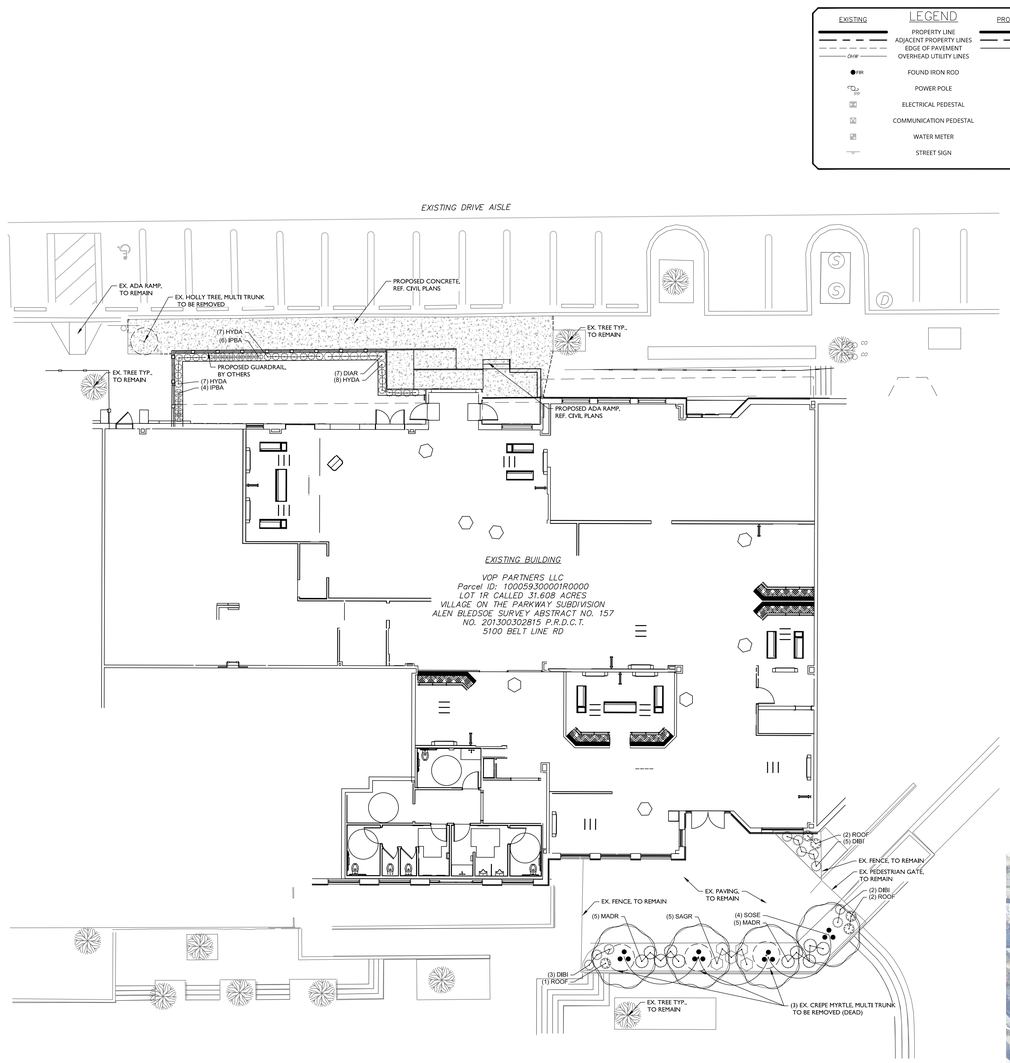
LANDSCAPE LEGEND

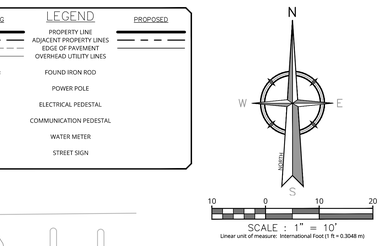


NOTES:
1. LANDSCAPE SYMBOLS ON THE PLAN VARY AND MAY DEVIATE FROM THE LANDSCAPE LEGEND SYMBOLS SHOWN ABOVE.

LANDSCAPE PLAN NOTES

1. REFER TO SHEET **L1.0** FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS.
2. REFER TO SHEET **L1.0** FOR PLANT SCHEDULES.
3. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE; ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS.
4. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
5. LAWN AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN. REFER TO THE LAWN SEED MIX NOTES ON THE LANDSCAPE DETAILS SHEET AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
6. SOD SHALL BE A BLEND OF TURFGRASS SPECIES SUITABLE TO THE PROJECT LOCATION AND LOCALLY AVAILABLE.
7. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES, OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-00" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-00" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.





10 0 10 20
SCALE : 1" = 10'
Linear unit of measure: International Foot (1 ft = 0.3048 m)

KEYMAP
N.T.S.

5100 Belt Line Rd Dallas, Tx

1101 Second Avenue, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

IMPROVEMENT PLANS
FOR
STATE OF PLAY FLIGHT CLUB - DALLAS

Digitally signed by Chris Gammons
Date: 2025.08.14 10:12:14 -04'00'

Christopher Robert Gammons
TEXAS REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 3958
COLLIERS ENGINEERING & DESIGN, INC.

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DATE	DESCRIPTION

25005543A
PM: Chris Gammons
DRAWN BY: Josh Berry
08-14-2025

Planting Plan

L1.1

PROJECT #: 1936-SUP

Planning & Zoning Commission **3.**

Meeting Date: 09/16/2025

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request to rezone a 1.57-acre property, located at 4850 Airport Parkway, from Mixed-Use Center (M-4) to Mixed-Use Suburban Corridor (M-2) zoning district, for a 29-unit, fee-simple townhouse development. Case 1941-Z/4850 Airport Parkway Rezoning

Recommendation:

Staff recommends approval of the request.

Attachments

1941-Z Staff Report

1941-Z Letter of Intent

1941-Z Property Survey

September 16, 2025

STAFF REPORT

RE:	Case 1941-Z/4850 Airport Parkway
LOCATION:	4850 Airport Parkway
REQUEST:	Approval to rezone a property from Mixed-Use Center (M-4) to the Mixed-Use Suburban Corridor (M-2) Zoning District (Application Date: 08/20/2025).
APPLICANT:	Josh Nichols, Cobalt Homes

DISCUSSION:

Background:
This request to rezone from Mixed-Use Center (M-4) to the Mixed-Use Suburban Corridor (M-2) zoning district has been submitted for the purpose of allowing a 29-unit, fee-simple townhouse development on 1.57 acres. The applicant, Josh Nichols, Cobalt Homes, currently has the property under contract for purchase with an intent to construct a fee-simple townhome development.

The subject property is currently vacant and zoned Mixed-Use Center (M-4). The current Mixed-Use Center (M-4) zoning is consistent with the Addison Circle development standards, which tailors to higher-density development. The M-4 zoning district supports the most intensive, transit supported development to create a unique, mixed-use, and integrated regional destination. This district allows for a mix of compatible residential, commercial, retail, office, service-oriented, and accessory uses, with a strong activity anchor focused around the DART transit station.

The Mixed-Use Suburban Center (M-2) zoning district is intended to accommodate small-to medium-scale mixed-use development that promotes sustainable infill and redevelopment of older commercial sites, while ensuring that the site design, uses, and scale is consistent with adjacent residential neighborhoods.

Because the M-4 zoning district is intended for higher-density development, single-family attached (townhome) and other lower-density residential uses are not permitted. In contrast, the M-2 zoning district allows both the proposed townhome use and other lower-density residential options. The Table of Allowed Uses further distinguishes the permitted uses within each zoning district. The applicant intends to construct fee-simple townhomes, in compliance with the M-2 zoning district. If approved, townhomes would be permitted by right and could be approved administratively by Town staff.

YEAR	ZONING DESIGNATION	ACTION TAKEN	NOTES
PRE-1998	Commercial 1 (C-1)	Original zoning designation	Allowed typical commercial uses
1998 (098-012)	Urban Center (UC)	Rezoned from C-1 to UC	Encouraged a mix of residential, retail, office, and civic uses within an urban framework
2025 (025-015)	Mixed-Use Center (M-4)	Rezoned from UC to M-4	Zoning district updated following adoption of Unified Development Code (effective September 1, 2025)
PROPOSED	Mixed-Use Suburban Corridor (M-2)	Rezone from M-4 to M-2	Allow construction of fee-simple townhome development

Compliance with the Town's 2013 Comprehensive Plan:
The 2013 Comprehensive Plan assessed future land use needs through a Town-wide "Attributes of Success" analysis, a qualitative assessment of the presence of key traits that are found to be shared by successful communities. This assessment was carried out across the Town's six geographical sectors, with the subject property being located in Sector 5 Addison Circle. The 2013 Comprehensive Plan did not address this property, as the "Attributes of Success Analysis" focused on mature, developed properties experiencing varied degrees of success and decline at that time.

With this proposed rezoning, the Mixed-Use Suburban Corridor (M-2) District would enhance the evaluation of this property through the "Attributes of Success" perspective. Specifically, the Mixed-Use Suburban Corridor (M-2) District would allow this property to be more "functional" and allow for a "walkable" development pattern, as a fee-simple townhome development that is also compatible with similar existing townhomes within the immediate area.

Compliance with the Town's Addison Circle Special Area Study
The Town adopted the Addison Circle Special Area Study in February 2019. This study was specific to the vacant land surrounding the DART Silver Line Addison Station, referred to as the Transit Oriented Development, and several parcels along Addison Road, beginning at the far northwest corner of the district. The subject property, which was vacant at the time of the study, was not contemplated for development.

Compatibility with Other Town Policies:

- **Master Transportation Plan:** The subject property is located at the corner of Airport Parkway and Quorum Drive.
    - Airport Parkway: The Master Transportation Plan designates Airport Parkway as a *Commercial Collector.* This roadway type is generally a major roadway, primarily lined with commercial uses—such as retail, office, service, and mixed-use developments—and serve as key economic and transportation arteries for the community. Airport Parkway has sufficient capacity to support traffic demand generated by a 29-unit townhouse development. The Airport Parkway Roadway Improvement Project, an approved and funded capital improvement project, will

reconstruct Airport Parkway and upgrade the streetscape, including the roadway section fronting the subject property.
    - Quorum Drive: The Master Transportation Plan designates this section of Quorum Drive as a *Minor Arterial.* This roadway type distributes traffic to the arterial network, and supports moderate traffic volumes. Quorum Drive is also identified as an Enhanced Pedestrian Path, which emphasizes pedestrian use through the incorporation of wider sidewalks, enhanced streetscaping, parkway buffers from moving traffic, and improved access to adjacent businesses.

- **Parks, Recreation, and Open Space Master Plan:**
    - The subject property was not specifically identified or addressed in the Parks, Recreation, and Open Space Master Plan, however, is currently served by many parks within the Addison Circle District.

- **Trails Master Plan:**
    - Airport Parkway: The Trails Master Plan identifies this segment of Airport Parkway for a "shared-use path along the street". The proposed rezoning would not interfere with future enhancements along this corridor.
    - Quorum Drive: The Trails Master Plan identifies this segment of Quorum Drive for a "wide sidewalk with buffer" and a "bike boulevard". The proposed rezoning would not interfere with these planned facilities.
        - Development Responsibility: The proposed development, should it move forward, would be expected to improve its frontage along Quorum Drive to meet the design standards identified in the Trails Master Plan.
            - The Future Trail Network Map in the Trails Master Plan can be found here.

Compatibility with Adjacent Uses:
The subject property is surrounded by a variety of uses, including multifamily residential, condominiums, fee-simple townhomes, office/warehouse, and the United State Postal Service (USPS). These surrounding uses are compatible with uses permitted within the Mixed-Use Suburban Corridor (M-2) zoning district, ensuring consistency with the area's existing development patterns.

Public Service Demand:
The proposed fee-simple townhome development can be adequately served by planned public infrastructure improvements. The Airport Parkway Roadway Improvement Project, an approved and funded capital improvement project, will reconstruct the streetscape and utility infrastructure along Airport Parkway, including the section fronting the subject property. As the site is currently vacant, the proposed development will introduce new public service and utility demands; however, these demands are expected to be accommodated by the existing and planned improvements.

Public Notice:
In accordance with Town Ordinances and State Statutes, The Town notified adjacent property owners (within 200 feet) and DISD. At the time of the packet posting, staff has not received any input on the request.

RECOMMENDATION: **APPROVAL**

The Mixed-Use Suburban Corridor (M-2) zoning district is compatible and complimentary to the surrounding land use pattern and zoning framework at the intersection of Airport Parkway and

Quorum Drive. This proposed rezoning request complies with Town policies and the adopted master plans by promoting compatible land uses, encouraging sustainable growth, and aligning with the community's long-term land use vision.

Staff recommends approval of the request.

August 18, 2025

Addison Development Services & Planning and Zoning
16801 Westgrove Drive
Addison, TX 75001

Re: Zoning Request for 4850 Airport Pkwy – Letter of Intent

Cobalt Homes is under contract to purchase 4850 Airport Blvd. (SW corner of Airport Blvd. and Quorum Dr.) for the purpose of developing fee-simple, for-sale townhomes, in a development tentatively named the Towns on Mira Lane. Cobalt intends to move forward with the purchase provided a satisfactory re-zoning is approved and viable economic terms achieved. The property is currently vacant land and classified under the UC zoning code. The proposed plan is 29 fee-simple, for-sale townhomes ranging in size from approximately 1,900 a/c sf to 2,500 a/c sf with single points of access off of Quorum Dr. and Airport Blvd. The town homes will be 3-stories and include two- and three-bedroom floorplans.

Under the new Addison Unified Development Code, the property would need to be re-zoned to M-2 to allow for a fee simple town home development. Therefore, Cobalt Homes is hereby requesting the Town of Addison's approval of a change in zoning to M-2, which would become effective upon the closing of Cobalt's acquisition of the property.

The property is the northern end of Addison Circle. The US Postal Service is located to the west and a single user office building is located to the south. To the east, across Quorum Drive, is a condo and town home development and to the north, across Airport Blvd., is a commercial / office park. The M-2 zoning and our proposed town home product is the most appropriate zoning and use for this property. The proposed zoning and use aligns very closely with the Addison Housing Policy adopted by City Council in that:

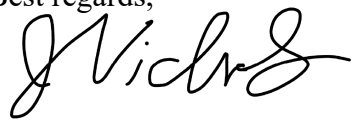
1) It increases the portion of fee-simple ownership in Addison's housing mix.
2) Town homes are a "best fit" product type in this location being across the street from 3 story condo and townhome product, located at the northern end of Addison Circle, and adjacent to other mixed-use offerings in Addison Circle.
3) The development will enhance the neighborhood, improving a lot that has been vacant since the incorporation of the Town of Addison with attractive for-sale product, and it will improve a walkable connection to the rest of Addison Circle from the Airport Parkway improvements that Addison will soon be making.

Cobalt Homes has been building "for-sale" townhomes in the Dallas-Fort Worth Metroplex for over seven years and has built, or is under construction on, a total of over 240 homes. Cobalt prides itself on building high quality construction that blends high-end design with functional living. In the Addison area, Cobalt is currently under construction on Addison Reserve, a 31-home

townhome development off Beltway, and Clifton Court, a 19-home development in Farmers Branch across the street from Greenhill School, northeast of Vitruvian Park. Cobalt Homes is the homebuilding operation of CoastOak Group, a Dallas-based real estate developer that creates and operates distinctive residential and mixed-use communities across the United States. CoastOak has operated and developed communities in ten distinct markets across the U.S. and sold over 3,500 finished lots in its communities.

The Towns on Mira Lane will be a wonderful addition to the Town of Addison and will further promote an increased level of owner-occupied housing. We appreciate your support and look forward to continued work with the Town.

Best regards,



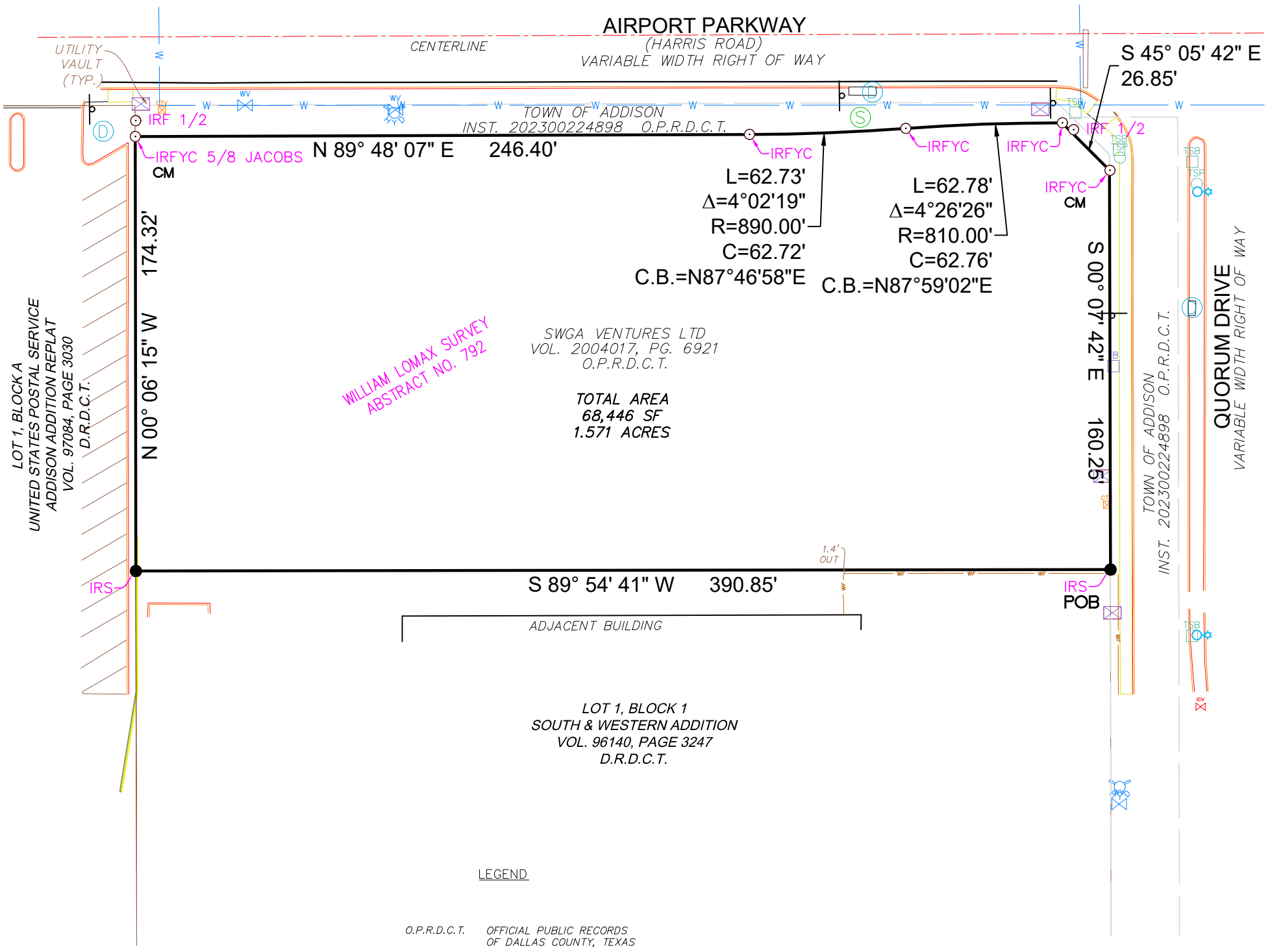
Joshua Nichols
Principal

TITLE SURVEY

I HEREBY DECLARE THAT I HAVE MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 4850 AIRPORT PARKWAY, IN THE TOWN OF ADDISION, COUNTY OF DALLAS, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A:

0 50 100

1 inch = 50 ft.



LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL./PG.	VOLUME/PAGE
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
⊙ IRFYC	5/8" IRON ROD WITH YELLOW CAP FOUND (STAMPED JACOBS)
⊙ IRF	IRON ROD FOUND (SIZE AS NOTED)
● IRS	IRON ROD SET "ARA 6671"
—W—	WATER LINE
—SS—	SANITARY SEWER LINE
—OHP—	OVERHEAD POWER LINE
→	GUY ANCHOR
	UTILITY POLE
	SIGN
WV	WATER VALVE
	FIRE HYDRANT
Ⓢ	SANITARY SEWER MANHOLE
Ⓓ	DRAINAGE/STORM MANHOLE
CTV ☒	CABLE TV BOX
	LIGHT POLE
TSB □	TRAFFIC SIGNAL BOX
TSP ○	TRAFFIC SIGNAL POLE

NOTES:

1. *BASIS OF BEARINGS: BEARINGS ARE BASED ON GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).*
2. *ALL DISTANCES ARE SURFACE PROJECTION, USING A SCALE FACTOR OF 1.000136506 (TXDOT SCALE FACTOR).*
3. *THIS PROPERTY LIES WITHIN ZONE X. IT'S DEFINED AS AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FEMA FIRM MAP #48113C0180K, DATED: 07/07/2014.*
4. *THIS SURVEY WAS PERFORMED IN CONNECTION WITH, AND LIMITED TO TITLE COMMITMENT GF. NO. 10112447T OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.*
5. *FRANCHISE UTILITIES ARE BASED ON VISUAL INSPECTION AND TEXAS 811 MARKINGS ONLY, PUBLIC UTILITIES ARE BASED ON PLANS AND VISUAL INSPECTION.*

STATE OF TEXAS
REGISTERED
ANEL RODRIGUEZ-ALVARADO
6671
PROFESSIONAL
LAND SURVEYOR

07/02/25

ANEL RODRIGUEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6671

PREPARED FOR:

COG ACQUISITIONS LLC

ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL:(972) 946-4172

TITLE SURVEY
OF
4850 AIRPORT PARKWAY
ADDISON, TEXAS

SURVEY DATE	JOB NO.
06-24-25	25062

CALCULATIONS	DRAWN	TEXAS SURVEYING FIRM NO.
RODRIGUEZ	GONZALEZ	10194713

Drawing: G:\My Drive\Survey\25062-4850 Airport Parkway Addison-Title\05_CAD\25062-4850 Airport Parkway-Addison Plat-Title-Lam\05_CAD\25062-4850 Airport Parkway Addison Plat-Title-Lam.dwg Saved By: elosi Save Time: 7/2/2025 4:35 PM

EXHIBIT A: DESCRIPTION

BEING *a 68,446 square foot or 1.571 acre tract of land, situated in the William Lomax Survey, Abstract Number 792, in the Town of Addison, County of Dallas, Texas, being all of the property described in a Special Warranty Deed with Vendor's Lien to SWGA Ventures Ltd, recorded in Volume 2004017, Page 6921, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:*

BEGINNING *at a 1/2 inch iron rod with orange cap stamped "ARA 6671" set at Southeast corner of said SWGA tract, same being the Northeast corner of Lot 1, Block 1, South & Western Addition, an Addition to the Town of Addison, recorded in Volume 2004017, Page 6921, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), same being in the West right of way line of Quorum Drive, a variable width right-of-way;*

THENCE *South 89 degrees 54 minutes 41 seconds West, with the common line between said SWGA tract and said Lot 1, Block 1, a distance of 390.85 feet to a 1/2 inch iron rod with orange cap stamped "ARA 6671" set at Southwest corner of said SWGA tract, same being in the East line of Lot 1, Block A, United States Postal Service Addison Addition Replat, an Addition to the Town of Addison, recorded in Volume 97084, Page 3030, (D.R.D.C.T.);*

THENCE *North 00 degrees 06 minutes 15 seconds West, with the common line between said SWGA tract and said Lot 1, Block A, a distance of 174.32 feet to a 1/2 inch iron rod with yellow cap stamped "Jacobs" found (Controlling Monument) at the Northwest corner of said SWGA tract, same being the Southwest corner of a Deed to the City of Addision, recorded in Instrument 202300224898, (O.P.R.D.C.T.), said point being in the present South right of way line of Airport Parkway, a variable width right of way;*

THENCE *with the common line between said SWGA tract and the present South right of way line of said Airport Parkway the following courses and distances:*

North 89 degrees 48 minutes 07 seconds East, a distance of 246.40 feet to a 5/8 inch iron rod with yellow cap stamped "Jacobs" found for the beginning of a curve to the left, having a radius of 890.00 feet, a chord bearing and distance of North 87 degrees 46 minutes 58 seconds East, 62.72 feet;

Continuing with said curve to the left, through a central angle of 04 degrees 02 minutes 19 seconds, an arc distance of 62.73 feet to a 5/8 inch iron rod with yellow cap stamped "Jacobs" found at the beginning of a reverse curve to the right, having a radius of 810.00 feet, a chord bearing and distance of North 87 degrees 59 minutes 02 seconds East, 62.76 feet;

Continuing with said curve to the right, through a central angle of 04 degrees 26 minutes 26 seconds, an arc distance of 62.78 feet to a 5/8 inch iron rod with yellow cap stamped "Jacobs" found;

South 45 degrees 05 minutes 42 seconds East, a distance of 26.85 feet to a 5/8 inch iron rod with yellow cap stamped "Jacobs" found (Controlling Monument) at the Northeast corner of said SWGA tract, same being in the West right of way line of said Quorum Drive;

THENCE *South 00 degrees 07 minutes 42 seconds East, with the common line between said SWGA tract and said West right of way line of Quorum Drive, a distance of 160.25 feet to the* ***POINT OF BEGINNING,*** *containing 68,446 square feet or 1.571 acres of land more or less.*

BASIS OF BEARINGS: BEARINGS ARE BASED ON GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011). ALL DISTANCES ARE SURFACE PROJECTION, USING A SCALE FACTOR OF 1.000136506 (TXDOT SCALE FACTOR).

I HEREBY CERTIFY TO COG ACQUISITIONS LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE THAT THE SURVEY DESCRIBED HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY, AS DETERMINED BY AN ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS SHOWN; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. PROPERTY HAS ACCESS TO A PUBLIC DEDICATED ROAD AS SHOWN.

STATE OF TEXAS
REGISTERED
ANEL RODRIGUEZ-ALVARADO
6671
PROFESSIONAL
LAND SURVEYOR

07/02/25

ANEL RODRIGUEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6671

ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL:(972) 946-4172

TITLE SURVEY
OF

4850 AIRPORT PARKWAY
ADDISON, TEXAS

SURVEY DATE	JOB NO.
06-24-25	25062

CALCULATIONS	DRAWN	TEXAS SURVEYING FIRM NO.
RODRIGUEZ	GONZALEZ	10194713

Planning & Zoning Commission **4.**

Meeting Date: 09/16/2025

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request to amend the permitted use and development standards and development plans for Planned Development (PD), Ordinance No. 022-25, for a 13.78± acre property located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park, to allow for the construction of 30 fee-simple townhome dwelling units. Case 1940-Z/AMLI Treehouse, Phase 1 Amendment.

Recommendation:

Staff recommends approval of the request.

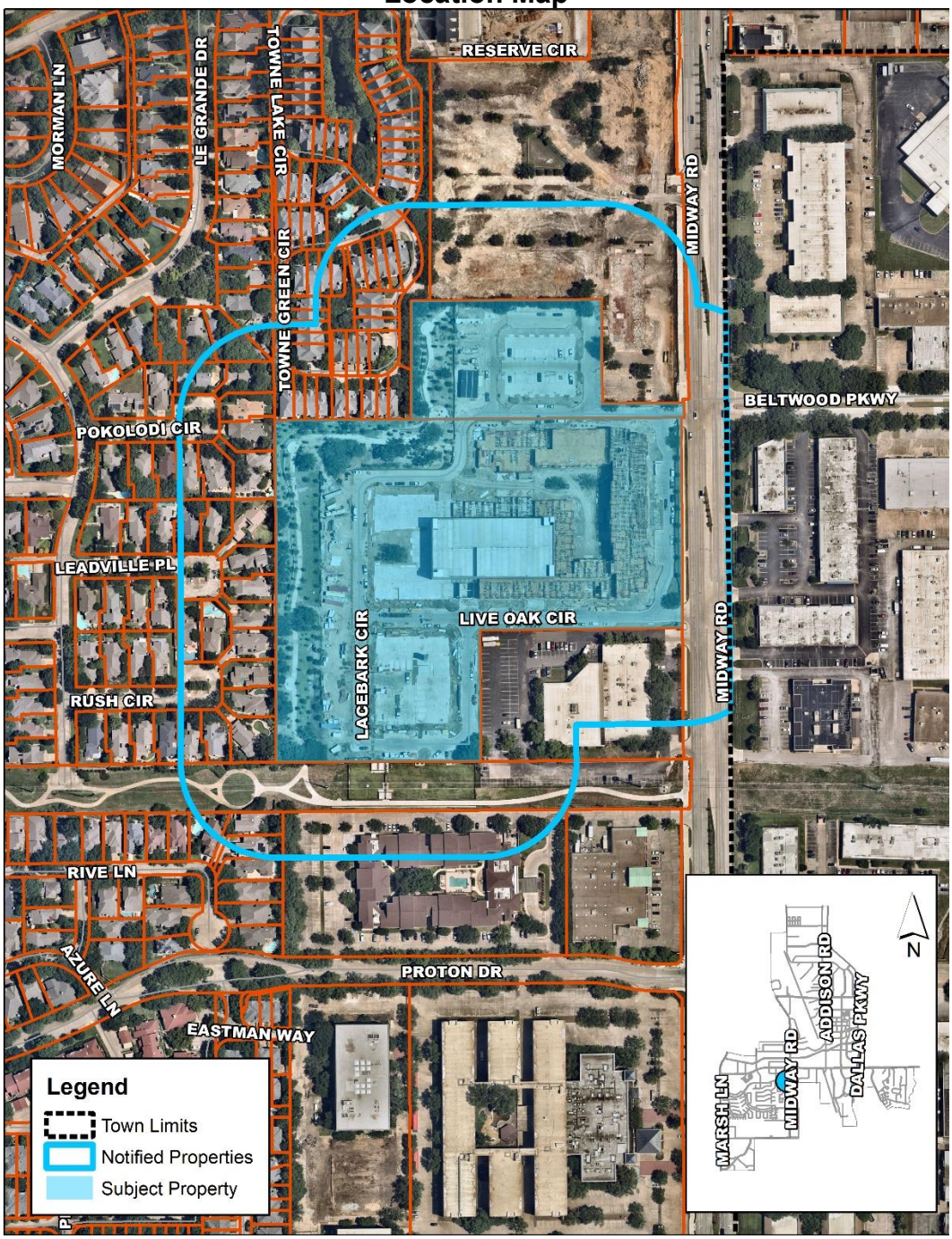
Attachments

1940-Z Staff Report
1940-Z Letter of Intent
1940-Z Plans
1940-Z Development Standards (Clean)
1940-Z Development Standards (Redline)
Ordinance 022-25 - AMLI Treehouse, Phase 1 (Original)

1940-Z

PUBLIC HEARING Case 1940-Z/AMLI Treehouse, Phase 1 Amendment. Hold a public hearing, present, discuss, and consider action on a request to amend the permitted use and development standards and development plans for Planned Development (PD), Ordinance No. 022-25, for a 13.78± acre property located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park, to allow for the construction of 30 fee-simple townhome dwelling units.

Location Map



September 16, 2024

STAFF REPORT

RE:	1940-Z & 1942-Z/AMLI Treehouse, Phase I & II Amendment
LOCATION:	**Phase I**: 13.78± acres on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park. **Phase II**: 8.02± acres generally located at the southwest corner of Midway Road and Beltway Drive.
REQUEST:	Approval of an amendment to Planned Development Districts (PD) Ordinance Nos. 022-25 and 024-035 to amend the permitted use and development standards and development plans to allow for the construction of 56 fee-simple townhome dwelling units (Application Date: 07/22/2025).
APPLICANT:	Bruno Pasquinelli, Cadence Homes

DISCUSSION:

Background: This rezoning request is for an amendment to the existing Planned Development (PD) Districts for AMLI Treehouse, Phases I and II. The AMLI Treehouse project is located on the west side of Midway Road from Beltway Drive to Redding Trail. The project is a 21-acre mixed-use neighborhood including 571 multifamily rental units, 30 rental townhome units, 56 fee-simple townhome units, office, retail/restaurant, and public/private open space. This project received zoning entitlements over several years, with Phase I getting approved in 2022 via PD, Ordinance No. 022-25 and Phase II in 2024 via PD, Ordinance No. 024-035. Both phases are currently under construction.

The primary developer, AMLI Residential, specializes in rental housing products and obtained zoning approval the intent to partner with a fee-simple townhome developer. Following a review process, AMLI Residential selected Cadence Homes to deliver the fee-simple townhome units. With this request, Cadence Homes, in collaboration with the developer, AMLI Residential, proposed to amend the existing Planned Development Districts (PD, Ordinance Nos. 022-25 and 024-035) to provide modified permitted use and development standards and development plans for the project. All proposed modifications are specific to the 56 fee-simple townhomes contemplated on site except the minor amendment to the permitted use standards.

Cadence Homes, is a local residential builder specializing in townhome development within the Dallas–Fort Worth Metroplex. The company emphasizes high-quality construction and innovative

design in its projects. Cadence Homes currently has townhome communities under construction in Allen, Northlake, Crowley, Irving, Prosper, Mesquite, and McKinney, demonstrating its established presence in the region.

Proposed Development Plans: The AMLI Treehouse development is comprised of many components, however, this request is specific to the fee-simple townhome units. There are no modifications proposed to the overall building or lot configuration, land use, unit counts, vehicular access or roadways, landscaping or open space, or parking for the project.

The amendment allows minor adjustments to the development standards and plans to accommodate a townhome product designed by Cadence Homes. The original development plans for this portion of the site were conceptual; the proposed design provides greater detail and reflects current market conditions and buyer expectations.

Permitted Uses: With this request, AMLI Residential is proposing a minor amendment to the permitted use standards in order to comply with the adopted Unified Development Code (UDC) as it relates to restaurants. The Town's previous zoning ordinance required a Special Use Permit (SUP) for all restaurant uses. The newly adopted UDC modified that requirement to only require an SUP for restaurants if they operate during late-night hours (past 11:00PM). To ease the burden on potential restaurants and to align with the UDC, the applicant is requesting this modification. No other modifications are proposed to the permitted uses within the project.

Floor Plan Mix: The proposed fee-simple townhomes will include two different floor plans with minor variations. The minor variations of the floor plan are related to the corresponding architectural features of the building facades. The floor plans will provide 2,200 square feet (30 units) and 2,100 square feet (26 units) of floor area.

That applicant is requesting to allow a decrease to the minimum floor area per unit from 2,000 square feet to 1,800 square feet and to allow administrative approval for minor adjustments of the approved floor plans, so long as the minimum floor area is achieved and the façade plan generally complies with the approved development plans. The applicant has proposed these modifications to the development standards to allow them flexibility, if needed, to meet market demand throughout the development process.

Building Facades: The nine fee-simple townhome buildings will include a total of 56 units. The buildings are comprised of four 5-plex structures, two 6-plex structures, and three 8-plex structures. All townhomes are 3 stories in height (43 feet at peak). Building articulation is achieved through vertical step back and projection of the building façade, material color changes, and the placement of projecting second floor balconies. More prominently sized windows are provided at the front façade and metal canopies are provided over the front doorway. Each townhome unit will have a small fenced in patio at the ground floor frontage. At the rear of the buildings, garage doors are provided at the ground floor.

Deviations that are included in this request is a reduction of the 90% minimum masonry materials per façade and expanding the allowed fencing material for private yards. The applicant proposes to use cedar-style fiber cement siding as accent elements on the front facades of the townhome units. Other materials proposed include brick and board and batten. Masonry still remains the primary building material for each façade, ranging from approximately 50-88%. Additionally, the applicant would like to allow alternative metal fencing materials that are appropriate and complementary to the development. Final material and design would be reviewed by Town staff during the Building Permit process.

Parking: This request does not include any modifications to the previously approved parking requirements or the parking depicted within the approved development plans. Each fee-simple townhome will include two enclosed garage spaces, plus 0.5 on-street visitor parking spaces per townhome unit.

Landscaping/Open Space and Trails: This request does not include any modifications to the previously approved landscape or open space requirements or the landscaping improvements depicted within the approved development plans. The new development plans provided additional detail regarding the proposed landscaping improvements for each townhome lot, which remains consistent with the original development plans. All landscaping, open space, and future public park improvement will be the responsibility of the multifamily developer, AMLI Residential.

Community Input: To allow appropriate community input, the developer team, AMLI Residential and Cadence Homes, hosted a neighborhood meeting on May 15, 2025. The neighborhood meeting included the adjacent neighborhoods, Towne Lake and Addison Timbers. Approximately 30 residents attended the event. Those residents in attendance responded positively to the proposed modifications, including the masonry percentage decrease and the second story balcony on the front façade. No concerns regarding the changes were *provided*.

In accordance with Town Ordinances and State Statutes, The Town also notified adjacent property owners (within 200 feet) and DISD. At the time of the Planning & Zoning Commission packet posting, staff has not received any input on the request.

RECOMMENDATION: **APPROVAL**

This proposed amendment meets the intent of the original Planned Developments for Phase I and Phase II and will allow the construction of additional fee-simple ownership housing in Addison. It was anticipated that minor adjustments to the fee-simple townhome units would be necessary following the selection of a builder as the original zoning request provided speculative units.

The proposed townhome units are aesthetically compatible with the remainder of the AMLI Treehouse development and the adjacent Addison Reserve Townhome project. The townhome developer, Cadence Homes, has a strong record of executing high-quality fee-simple housing within the Metroplex in an efficient manner.

Staff recommends approval of the request.

AMLI RESIDENTIAL

5057 Keller Springs Rd, Suite 250
Addison, Texas 75001
Phone: 972.265.6759

August 15, 2025

Development Services – Town of Addison
Attn: Lesley Nyp, AICP, CNU-A
Director of Development & Neighborhood Services
16801 Westgrove Drive
Addison, TX 75254
Via email: lnyp@addisontx.gov

RE: AMLI TreeHouse – Development Plan Amendment – For-Sale Townhome Lots & Definitive Agreements

Dear Lesley:

I am submitting this letter to formally request the Development Plan Amendment associated with the 56 for-sale townhome lots within the AMLI Treehouse Phase 1 and Phase 2 mixed use community. This request pertains to modifications and or replacement of those plan sheets currently incorporated as Exhibit C to Ordinance No. O22-25, as amended and Exhibit C to Ordinance No. O25-035.

The amended plans for Buildings 3 – 7 and Buildings 17 – 20 are included as part of this submission and consist of the following:

- **Vicinity Site Plan**
  - Identifies the for-sale townhome building footprints in relation to the overall site, providing clear context for the to-be amended area.
- **Conceptual Landscape Plan**
  - Illustrates proposed landscaping within the boundaries of the for-sale townhome lots only. Note, there are no proposed changes to the approved landscaping on the HOA common lots as shown on AMLI's Phase 2 landscape plans.
  - Proposed revisions to the form standards include:
    - Private yard fencing to be constructed of durable architecturally appropriate materials, including but not limited to tubular steel. The private yard fencing color shall be complementary to the overall development (e.g. black for the for-sale townhomes is complementary to the urbane bronze on AMLI's patios and balcony railing);
    - Note, all applicable tree mitigation obligations for these lots have already been fulfilled by AMLI and do not apply to the townhome developer.
- **Façade Plan**
  - Includes front, rear, and side elevations.
  - Clearly identify exterior materials with percentages provided. The minimum proposed masonry construction is 65%, a reduction from 90% however the materials are appropriate and complementary to the overall development. Note, we plan to address the reduced masonry percentage exclusively for the for-sale townhomes within the Master Development Agreement.
  - Proposed revisions to the form standards include:
    - Second floor balconies on the front façade.
- **Building Plans & Floor Plans**
  - Proposed revisions to the form standards include:

- Reduction of the Minimum Floor Area per Dwelling Unit to 1,800 square feet. Note, all currently submitted unit floor plans exceed 2,000 square feet, comfortably above the proposed minimum. We request additional language that the Director of Development may approve alternative floor plans so long as the floor plan meets the minimum square footage requirement and the façade generally complies with the approved Development Plans.

Beyond the proposed changes to the Townhome (Fee Simple) Form Standards, we request to change the Permitted Uses for the Restaurant to reflect the updated Unified Development Code that was adopted in March 2025 that will take effect on September 1st. As discussed, any Restaurant use that does not operate beyond 11:00 pm will not require an SUP. Further, we continue to meet the obligations as outlined in the Master Development Agreement, and it is our collective goal to finalize all Definitive Agreements by September 29th to be posted in the Council Agenda packet by October 8th.

Sincerely,

Robert Lapp

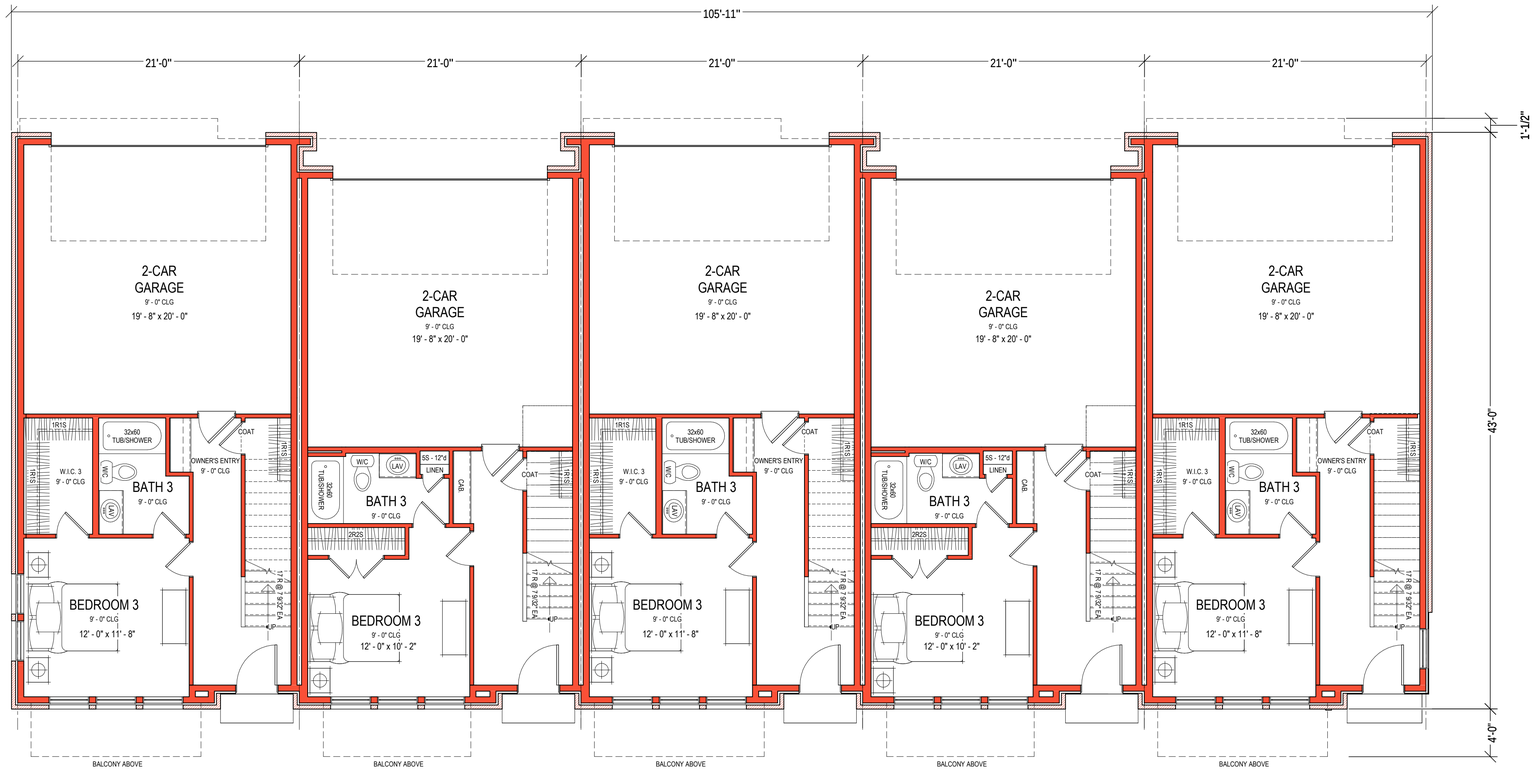
Robert Lapp
Vice President
AMLI Development Company

AMLI_TREEHOUSE

PN_8522139

5/17/2024 4:36 PM XCHEN P:\DAL_2023\8523139\IMAGES\GRAPHICS\2024-05-17_OVERALL RENDERING\8523139-SITE BASE.DWG

LandDesign.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21'-0"
21'-0"
21'-0"
21'-0"
1'-1/2"
43'-0"
4'-0"
2-CAR GARAGE
9' - 0" CLG
19' - 8" x 20' - 0"
W.I.C. 3
9' - 0" CLG
BATH 3
9' - 0" CLG
32x60 TUB/SHOWER
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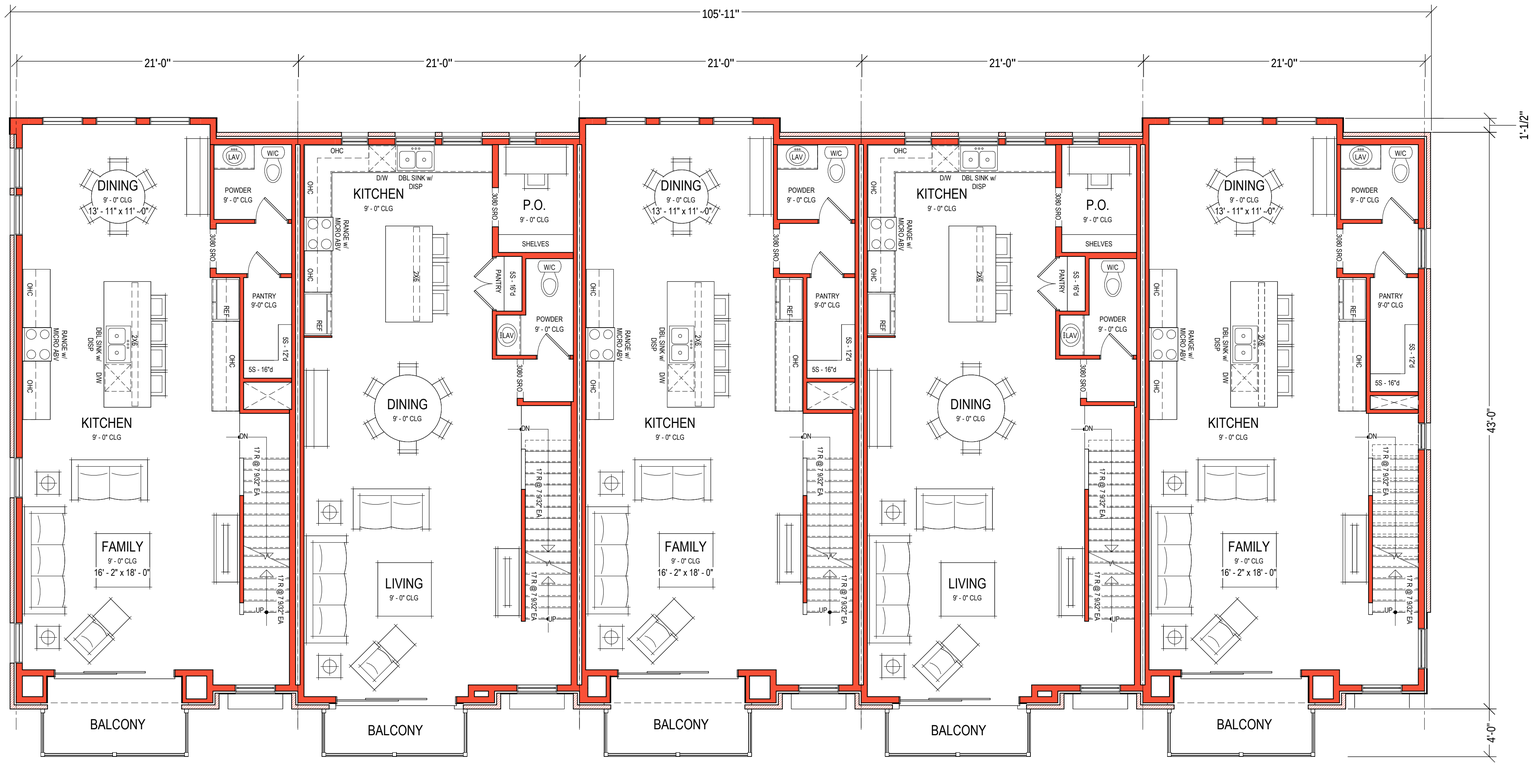

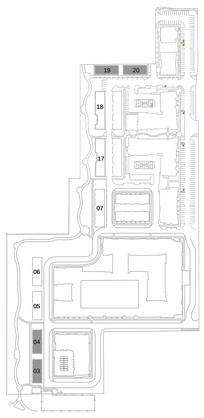

02

SECOND FLOOR PLAN - 5-PLEX BUILDINGS 3, 4, 19 & 20
SCALE: 3/16 = 1'-0"

01

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DATE
08.14.25

ISSUE:
FACADE PLAN

Thomas L. Chenowith Survey
Abstract No. 273

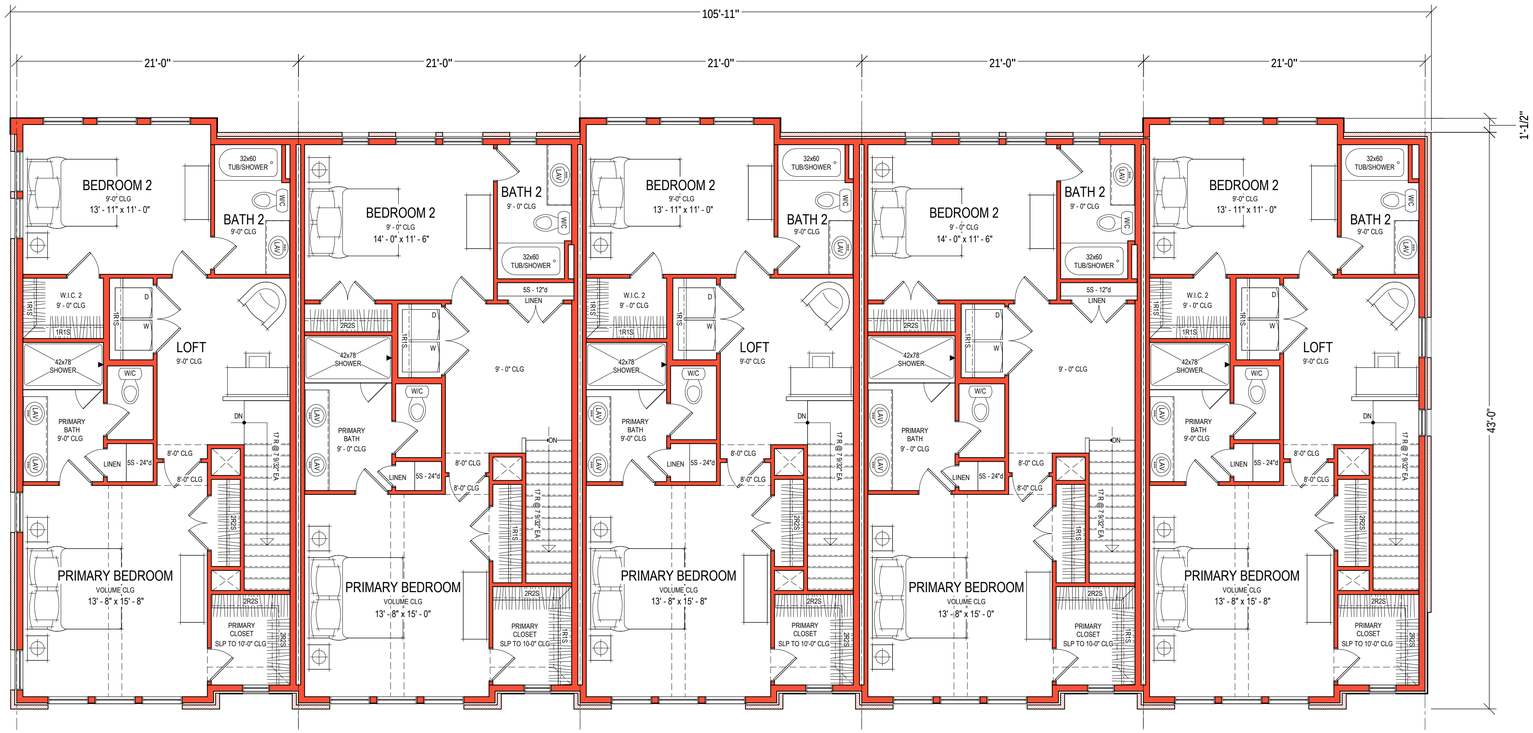
Identified as Lots 5-9, 10X, 11-15, 16X, 17-22, 23X, 24-37 of Block 1of the Addison Treehouse Addition No. 1 and Lots 4-19, 20X, 21-15, 26X, and 27-21 of Block 1 of the Addison Treehouse Addition No. 2

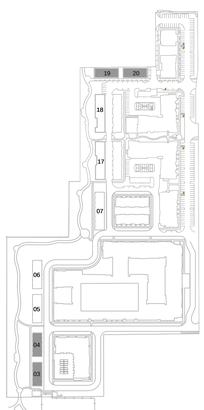
CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A402





02

THIRD FLOOR PLAN - 5-PLEX BUILDINGS 3, 4, 19 & 20
SCALE: 3/16 = 1'-0"

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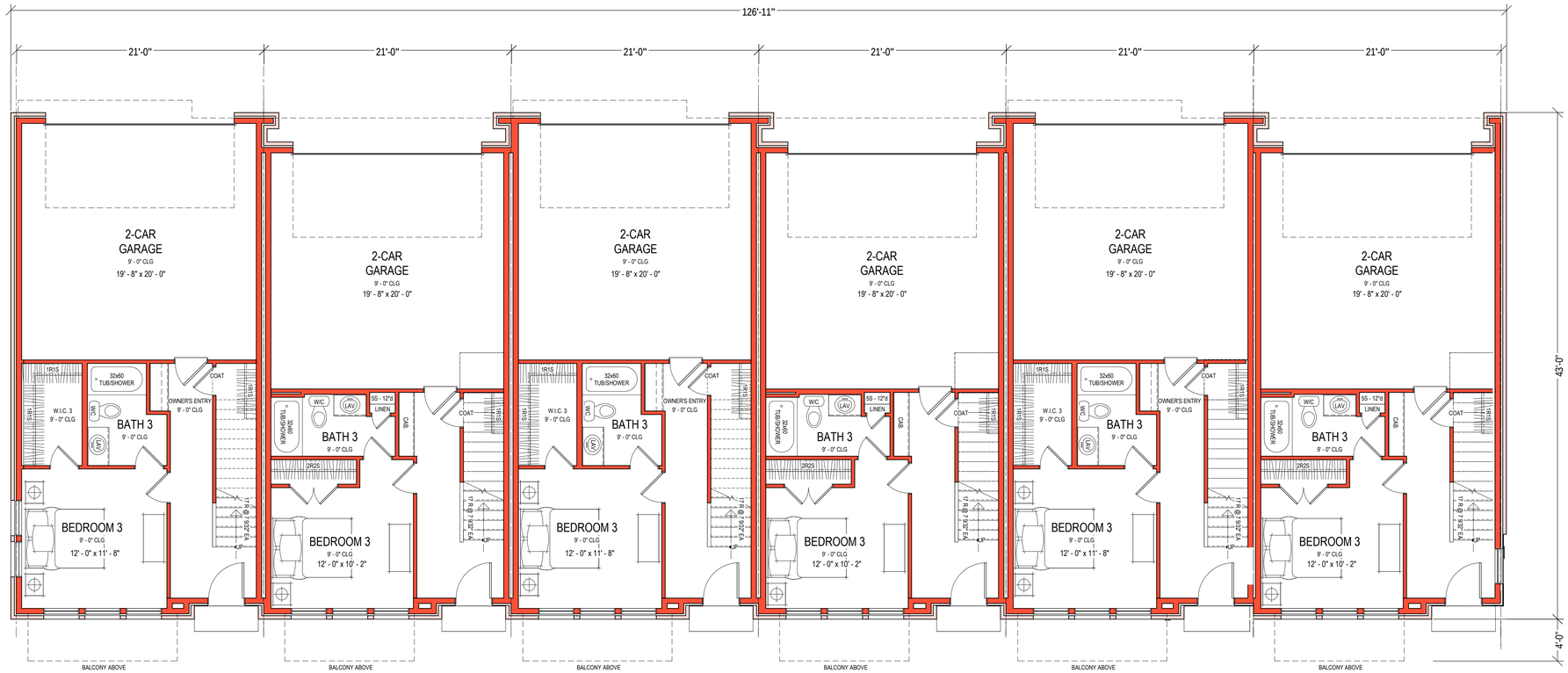

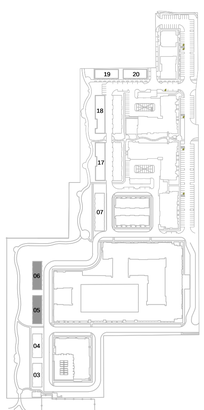

02

FIRST FLOOR PLAN - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

01

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DAVID COPENHAVER 19619 REGISTERED ARCHITECT STATE OF TEXAS

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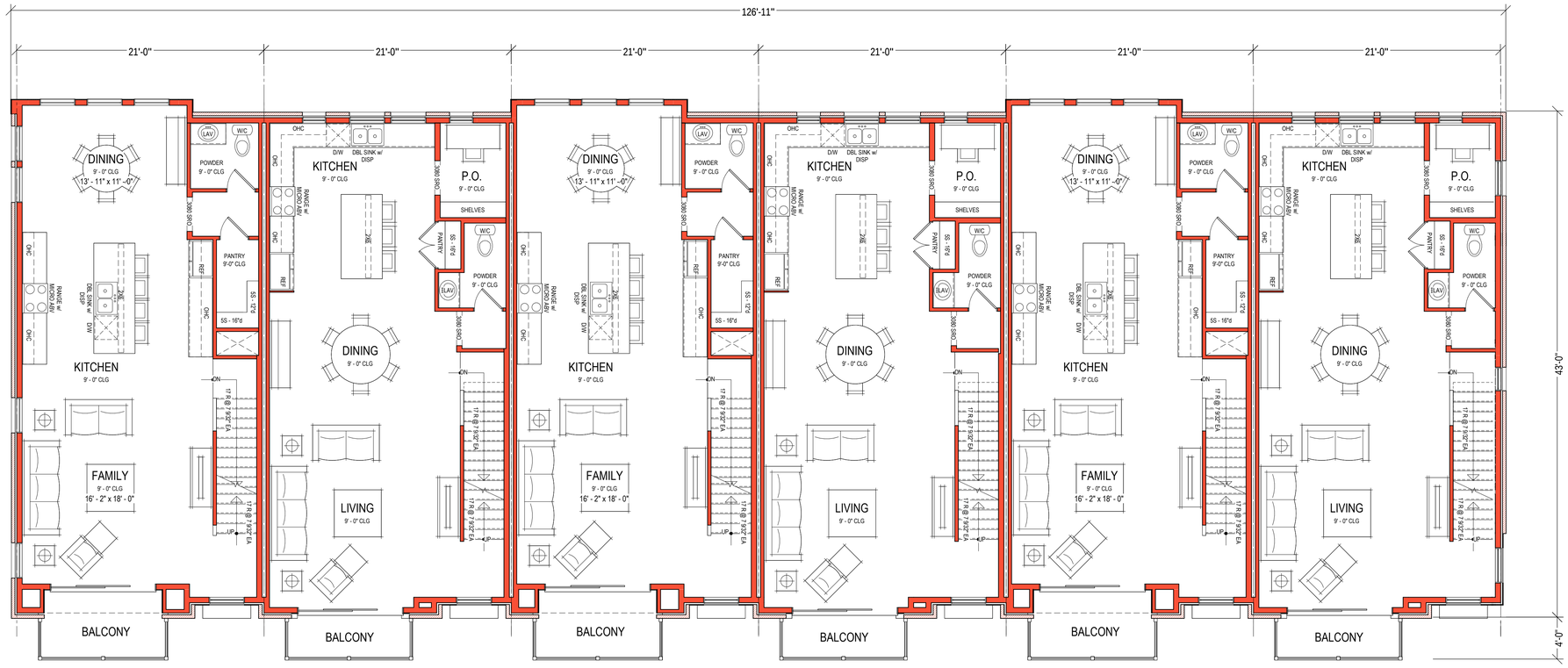

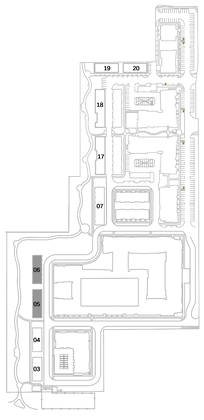

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SECOND FLOOR PLAN - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

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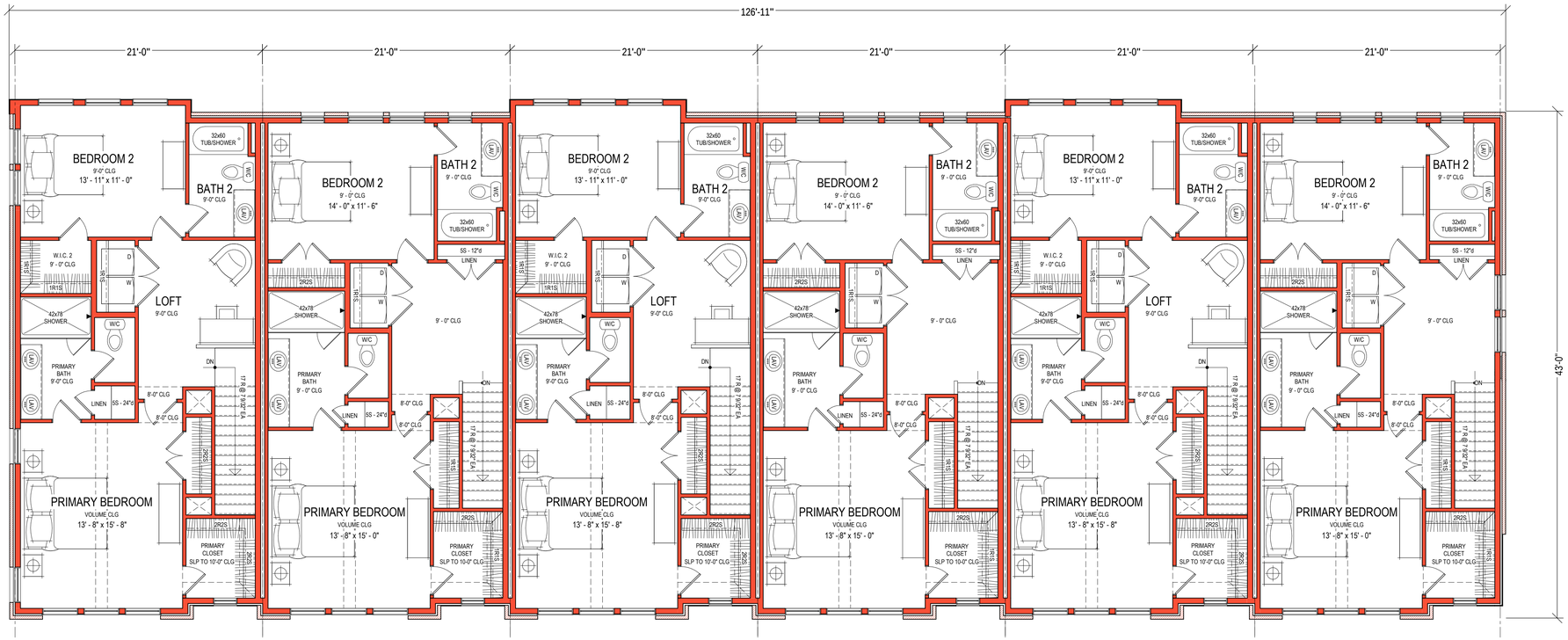

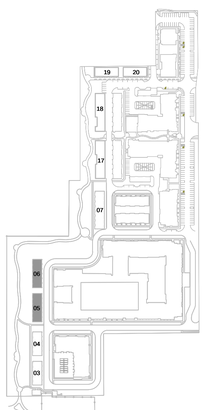

02

THIRD FLOOR PLAN - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

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CADENCE TREEHOUSE TOWNHOMES
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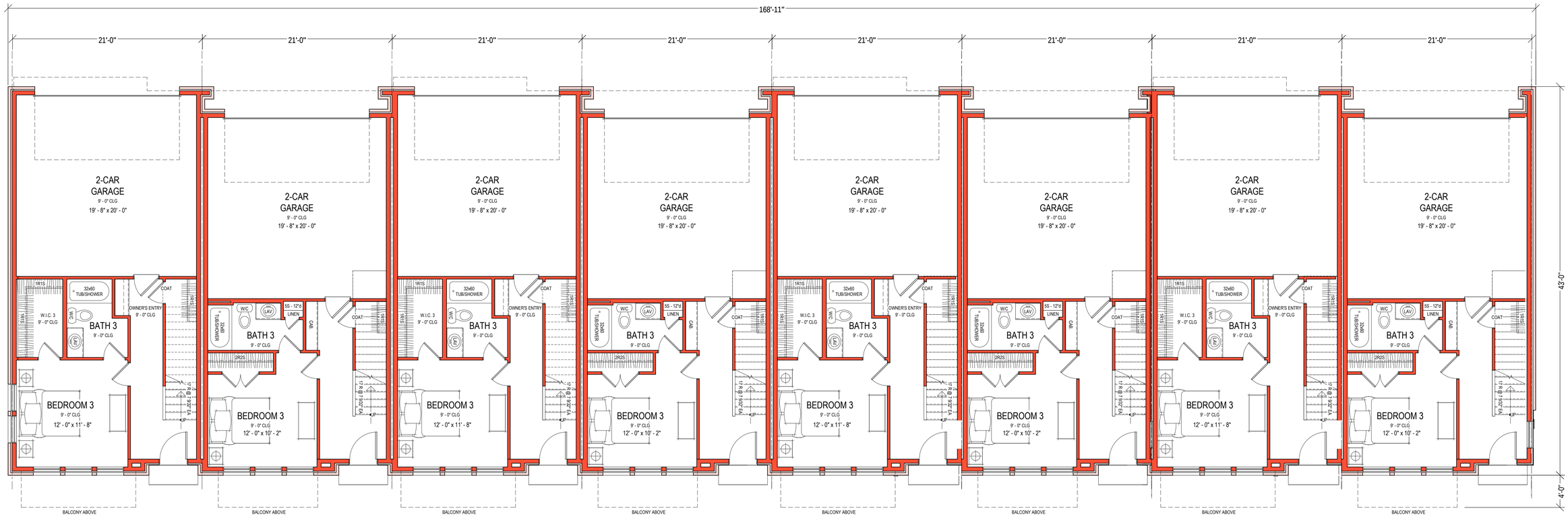

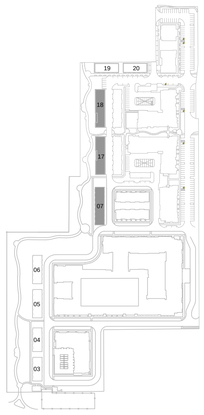

02

FIRST FLOOR PLAN - 8-PLEX BUILDINGS 7, 17 & 18
SCALE: 3/16 = 1'-0"

01

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A 56-unit TOWNHOMES DEVELOPMENT

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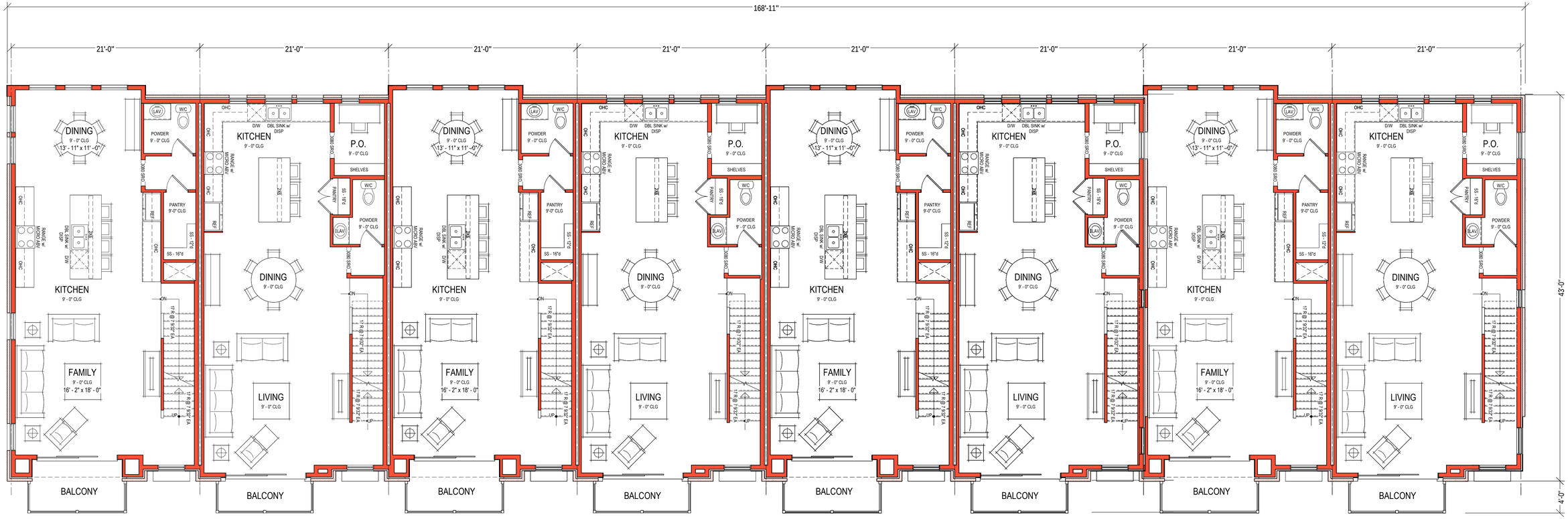
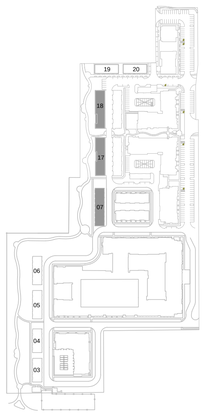
A421





02

SECOND FLOOR PLAN - 8-PLEX BUILDINGS 7, 17 & 18 | 01
SCALE: 3/16 = 1'-0"

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DATE 08.14.25

ISSUE: FACADE PLAN

Thomas L. Chenowith Survey
Abstract No. 273

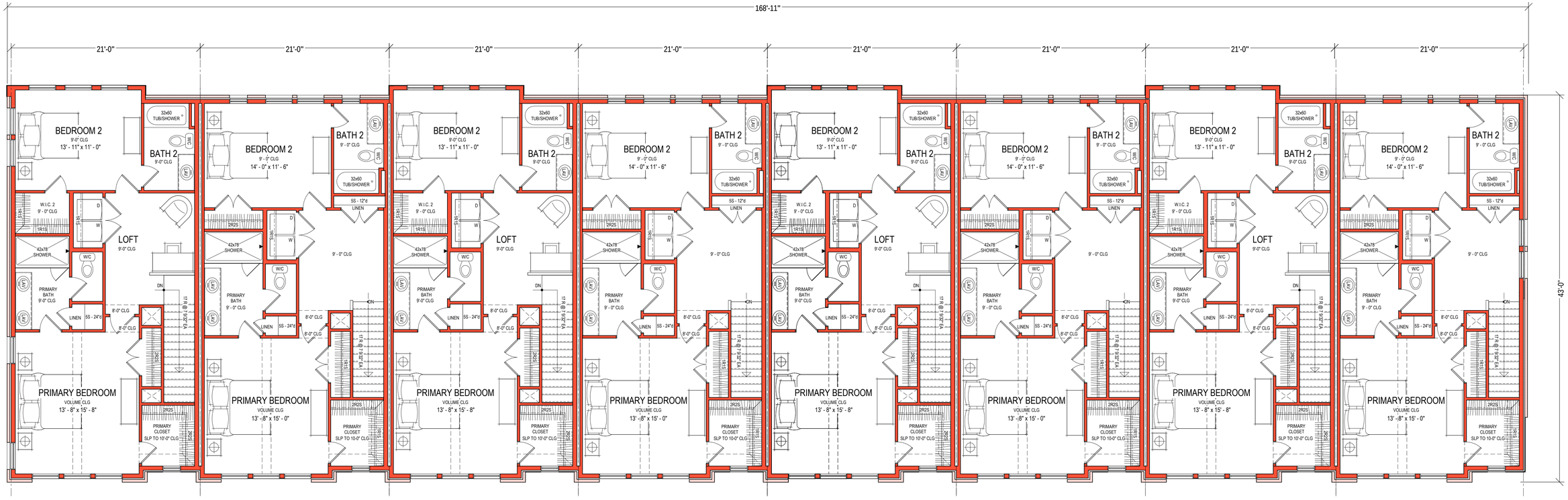
Identified as Lots 5-9, 10X, 11-15, 16X, 17-22, 23X, 24-37 of Block 1of the Addison Treehouse Addition No. 1 and Lots 4-19, 20X, 21-15, 26X, and 27-21 of Block 1 of the Addison Treehouse Addition No. 2

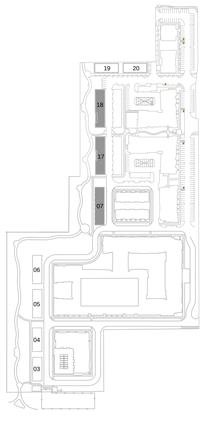
CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A422





02

THIRD FLOOR PLAN - 8-PLEX BUILDINGS 7, 17 & 18
SCALE: 3/16 = 1'-0"

01

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ISSUE:
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14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A423

REAR ELEVATION - 5 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
GARAGE DOOR:	560 SF	17.1%
MASONRY:	1,449 SF	44.0%
BOARD AND BATTEN HARDIE:	486 SF	14.8%
LAP SIDING HARDIE:	226 SF	6.9%
GLAZING:	573 SF	17.4%
TOTAL FAÇADE:	3,294 SF	100.0%
% OF FAÇADE GARAGE DOOR GLAZING AND MASONRY:	2,582 SF	78.4%

REAR ELEVATION - 5-PLEX BUILDINGS 3, 4, 19 & 20
SCALE: 3/16 = 1'-0"

03

FACADE PLAN NOTES

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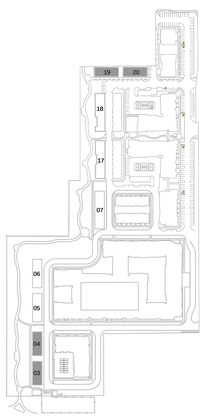
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official

FRONT ELEVATION - 5 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
FRONT DOOR	48 SF	1.5%
MASONRY:	1,023 SF	31.9%
BOARD AND BATTEN HARDIE:	505 SF	15.8%
VERTICAL SIDING HARDIE:	497 SF	15.5%
GLAZING:	1,132 SF	35.3%
TOTAL FAÇADE:	3,205 SF	100.0%
% OF FAÇADE FRONT DOOR GLAZING AND MASONRY:	2,203 SF	68.7%



02

FRONT ELEVATION - 5-PLEX BUILDINGS 3, 4, 19 & 20
SCALE: 3/16 = 1'-0"

01

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CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A404

RIGHT ELEVATION - 5 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
MASONRY:	963 SF	81.2%
BOARD AND BATTEN HARDIE:	132 SF	11.1%
GLAZING:	91 SF	7.7%
TOTAL FAÇADE:	1,186 SF	100.0%
% OF FAÇADE GLAZING AND MASONRY:	1,054 SF	88.9%

RIGHT ELEVATION - 5-PLEX BUILDINGS 3, 4, 19 & 20 | 03
SCALE: 3/16 = 1'-0"

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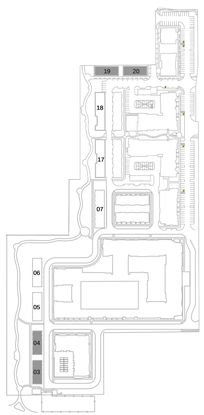

LEFT ELEVATION - 5 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
MASONRY:	1,103 SF	91.1%
GLAZING:	108 SF	8.9%
TOTAL FAÇADE:	1,211 SF	100.0%
% OF FAÇADE GLAZING AND MASONRY:	1,211	100.0%

02

LEFT ELEVATION - 5-PLEX BUILDINGS 3, 4, 19 & 20 | 01
SCALE: 3/16 = 1'-0"

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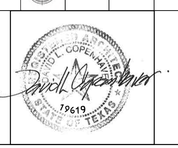

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Town Project Number: 1940-Z

A405

REAR ELEVATION - 6 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
GARAGE DOOR:	672 SF	17.1%
MASONRY:	1,739 SF	44.0%
BOARD AND BATTEN HARDIE:	584 SF	14.8%
LAP SIDING HARDIE:	272 SF	6.9%
GLAZING:	688 SF	17.4%
TOTAL FAÇADE:	3,955 SF	100.0%
% OF FAÇADE GARAGE DOOR GLAZING AND MASONRY:	3,099 SF	78.4%

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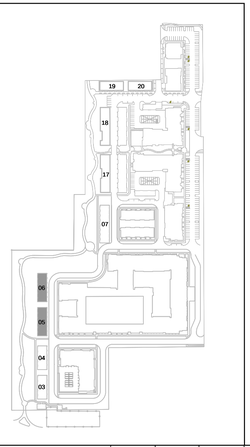
REAR ELEVATION - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

03

FRONT ELEVATION - 6 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
FRONT DOOR	58 SF	1.5%
MASONRY:	1,228 SF	31.9%
BOARD AND BATTEN HARDIE:	606 SF	15.8%
VERTICAL SIDING HARDIE:	597 SF	15.5%
GLAZING:	1359 SF	35.3%
TOTAL FAÇADE:	3,848 SF	100.0%
% OF FAÇADE FRONT DOOR GLAZING AND MASONRY:	2,648 SF	68.7%



02

FRONT ELEVATION - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

01

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A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A414

RIGHT ELEVATION - 6 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
MASONRY:	963 SF	81.2%
BOARD AND BATTEN HARDIE:	132 SF	11.1%
GLAZING:	91 SF	7.7%
TOTAL FAÇADE:	1,186 SF	100.0%
% OF FAÇADE GLAZING AND MASONRY:	1,054 SF	88.9%

RIGHT ELEVATION - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

03

FACADE PLAN NOTES

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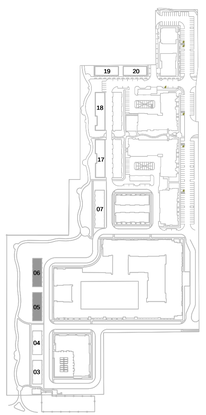
LEFT ELEVATION - 6 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
MASONRY:	1,103 SF	91.1%
GLAZING:	108 SF	8.9%
TOTAL FAÇADE:	1,211 SF	100.0%
% OF FAÇADE GLAZING AND MASONRY:	1,211	100.0%



02

LEFT ELEVATION - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

01

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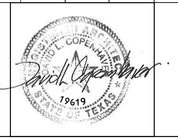

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Town Project Number: 1940-Z

A415

REAR ELEVATION - 8-PLEX BUILDINGS 7, 17 & 18
SCALE: 3/16" = 1'-0"

02

NOTE: Refer to page A425 for material takeoffs and calculations

FACADE PLAN NOTES

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FRONT ELEVATION - 8-PLEX BUILDINGS 7, 17 & 18
SCALE: 3/16" = 1'-0"

01

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A424

RIGHT ELEVATION - 8 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
MASONRY:	963 SF	81.2%
BOARD AND BATTEN HARDIE:	132 SF	11.1%
GLAZING:	91 SF	7.7%
TOTAL FAÇADE:	1,186 SF	100.0%
% OF FAÇADE GLAZING AND MASONRY:	1,054 SF	88.9%

RIGHT ELEVATION - 8-PLEX BUILDINGS 7, 17 & 18
SCALE: 3/16 = 1'-0"

03

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LEFT ELEVATION - 8 PLEX

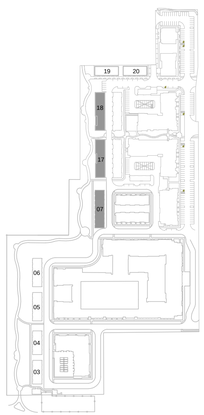
APPROXIMATE MATERIAL PERCENTAGES:		
MASONRY:	1,103 SF	91.1%
GLAZING:	108 SF	8.9%
TOTAL FAÇADE:	1,211 SF	100.0%
% OF FAÇADE GLAZING AND MASONRY:	1,211	100.0%

REAR ELEVATION - 8 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
GARAGE DOOR:	896 SF	17.1%
MASONRY:	2,319 SF	44.0%
BOARD AND BATTEN HARDIE:	778 SF	14.8%
LAP SIDING HARDIE:	362 SF	6.9%
GLAZING:	917 SF	17.4%
TOTAL FAÇADE:	5,272 SF	100.0%
% OF FAÇADE GARAGE DOOR GLAZING AND MASONRY:	4,132 SF	78.4%

FRONT ELEVATION - 8 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
FRONT DOOR	77 SF	1.5%
MASONRY:	1,637 SF	31.9%
BOARD AND BATTEN HARDIE:	808 SF	15.8%
VERTICAL SIDING HARDIE:	796 SF	15.5%
GLAZING:	1812 SF	35.3%
TOTAL FAÇADE:	5,130 SF	100.0%
% OF FAÇADE FRONT DOOR GLAZING AND MASONRY:	3,526 SF	68.7%



02

LEFT ELEVATION - 8-PLEX BUILDINGS 7, 17 & 18
SCALE: 3/16 = 1'-0"

01

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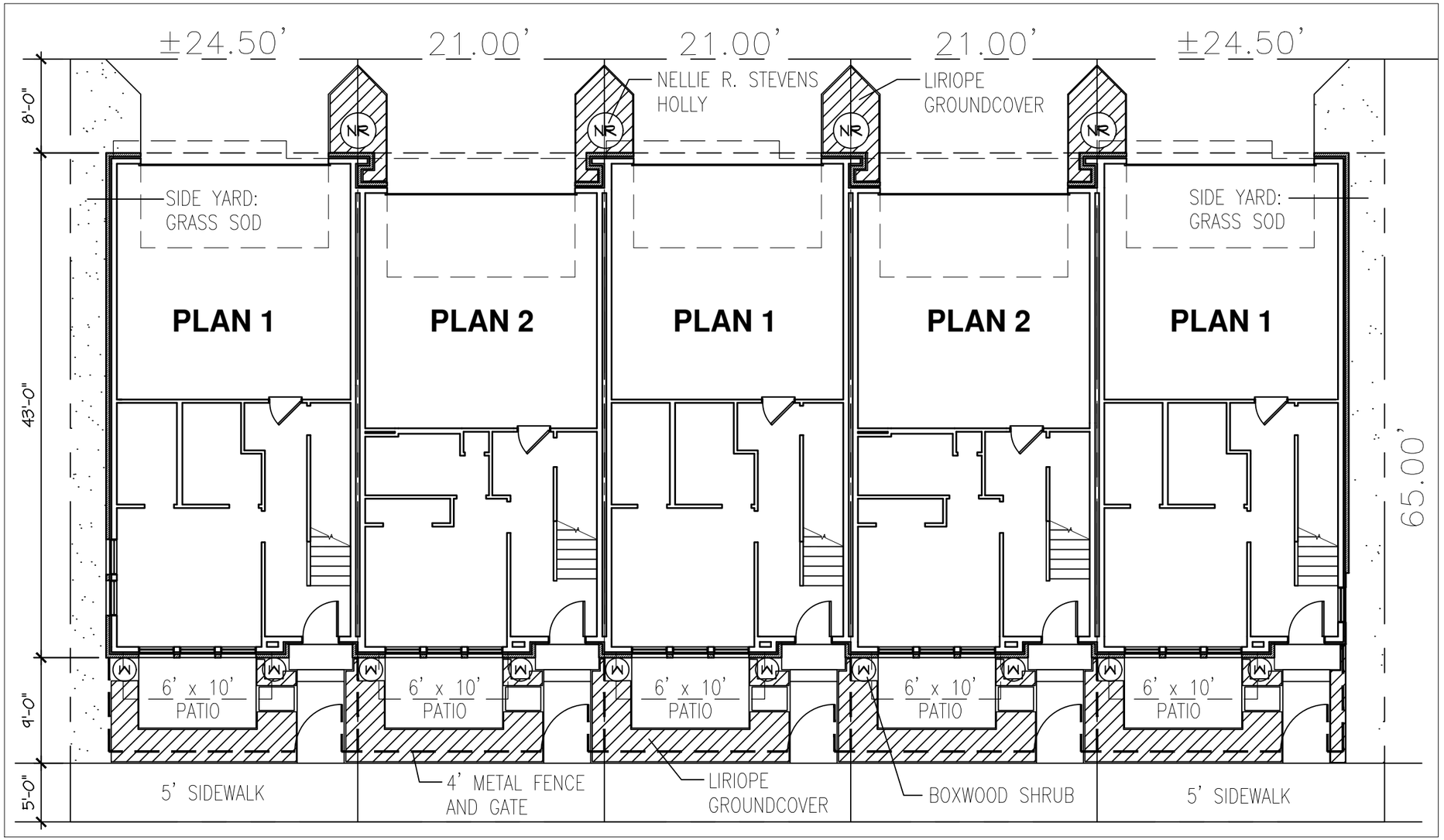
A425



Floor Plan Summary			
Building	Floor Plan 1 Count[1]	Floor Plan 2 Count[2]	Total Count
Building 3	3	2	5
Building 4	3	2	5
Building 5	3	3	6
Building 6	3	3	6
Building 7	4	4	8
Building 17	4	4	8
Building 18	4	4	8
Building 19	3	2	5
Building 20	3	2	5
Total Count	30	26	56

[1] Floor Plan 1 - 2,200 SF (approximately)
[2] Floor Plan 2 - 2,100 SF (approximately)

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
10	(W)	WINTERGREEN BOXWOOD	Buxus microphylla 'Wintergreen'	3 gallon, 12"-14" Ht./12"-14" spread, bushy, full to ground
4	(NR)	NELLIE R. STEVENS HOLLY	Ilex vomitoria 'Nellie R. Stevens'	7 gallon, 44"-48" Ht./28"-30" spread, bushy, full to ground
GROUNDCOVER / MISCELLANEOUS				
462		LIRIOPE	Liriope spicata	1 Gallon @ 12" O.C., 8"-10" Ht/ 8"-10" spread, bushy, full to ground
TURF GRASS				
330 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
9-9-25

APPLICANT:
BRUNO PASQUINELLI
CADENCE HOMES
8400 BELLEVIEW DRIVE
SUITE 135
PLANO, TEXAS 75024
469-294-0196

SUBDIVISION:
PRELIMINARY PLAT
AMLI TREE HOUSE PHASE 1

LANDSCAPE ARCHITECT:
GRUBBS DESIGN GROUP
403 S. TENNESSEE STREET
MCKINNEY, TEXAS 75069
972-548-5020

LANDSCAPE PLAN

AMLI TREEHOUSE
BUILDING 3, LOTS 5-9
BUILDING 4, LOTS 11-15

SCALE: 1" = 10'-0" @ TABLOID 11X17 SHEET

NORTH

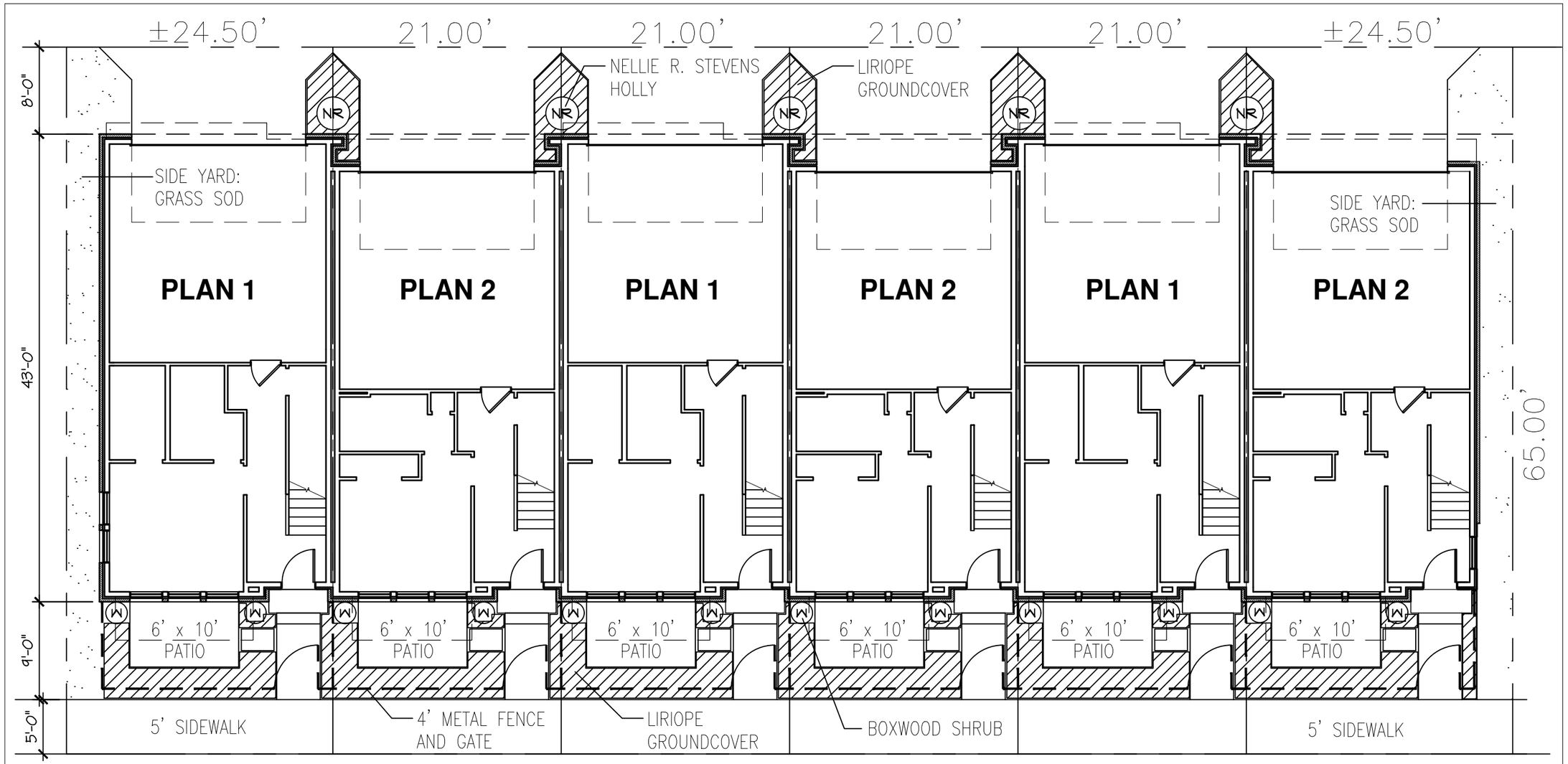
0 5 10 20

SCALE: 1" = 10'-0"

PLOT DATE 9/9/25
SHEET #

8400 Bellview Drive
Suite 135
Plano Texas 75024

CADENCE HOMES



Floor Plan Summary			
Building	Floor Plan 1 Count[1]	Floor Plan 2 Count[2]	Total Count
Building 3	3	2	5
Building 4	3	2	5
Building 5	3	3	6
Building 6	3	3	6
Building 7	4	4	8
Building 17	4	4	8
Building 18	4	4	8
Building 19	3	2	5
Building 20	3	2	5
Total Count	30	26	56

[1] Floor Plan 1 - 2,200 SF (approximately)
[2] Floor Plan 2 - 2,100 SF (approximately)

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
12	(H)	WINTERGREEN BOXWOOD	Buxus microphylla 'Wintergreen'	3 gallon, 12'-14' Ht./12'-14' spread, bushy, full to ground
5	(NR)	NELLIE R. STEVENS HOLLY	Ilex vomitoria 'Nellie R. Stevens'	7 gallon, 44'-48' Ht./28'-30' spread, bushy, full to ground
GROUNDCOVER / MISCELLANEOUS				
560		LIRIOPE	Liriope spicata	1 Gallon @ 12' O.C., 8'-10' Ht./ 8'-10' spread, bushy, full to ground
TURF GRASS				
330 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
9-9-25

APPLICANT:
BRUNO PASQUINELLI
CADENCE HOMES
8400 BELLEVIEW DRIVE
SUITE 135
PLANO, TEXAS 75024
469-294-0196

SUBDIVISION:
PRELIMINARY PLAT
AMLI TREE HOUSE PHASE 1

LANDSCAPE ARCHITECT:
GRUBBS DESIGN GROUP
403 S. TENNESSEE STREET
MCKINNEY, TEXAS 75069
972-548-5020

LANDSCAPE PLAN

AMLI TREEHOUSE
BUILDING 5, LOTS 17-22
BUILDING 6, LOTS 24-29

SCALE: 1" = 10'-0" @ TABLOID 11X17 SHEET

NORTH

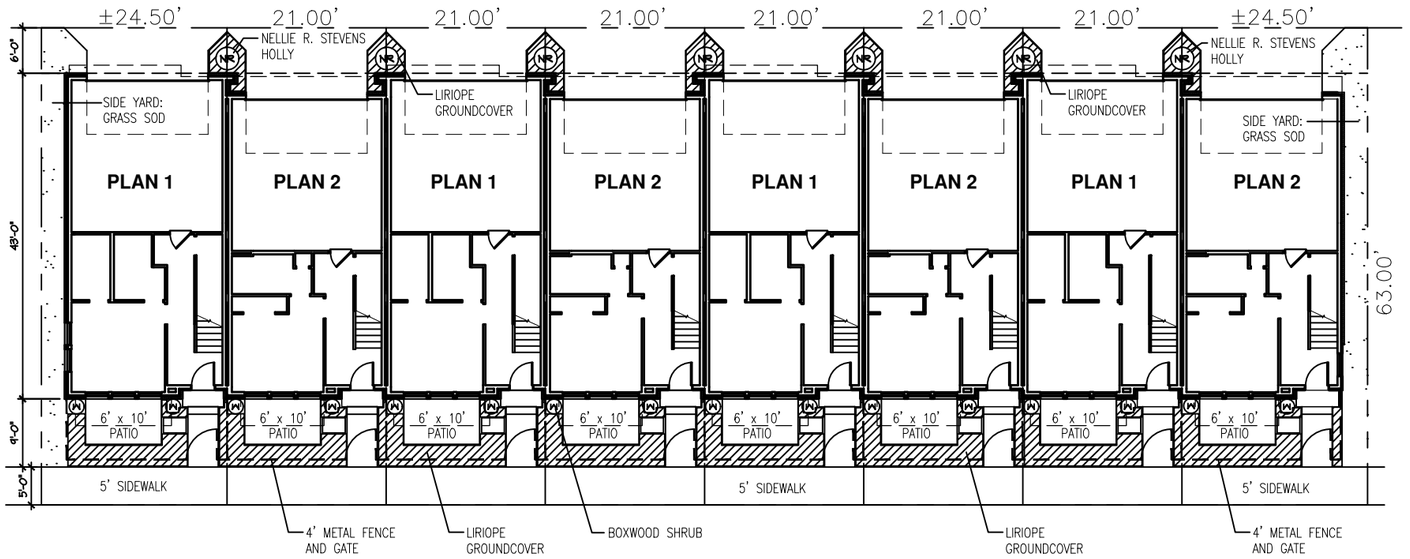
0 5 10 20

SCALE: 1" = 10'-0"

PLOT DATE 9/9/25
SHEET #

8400 Bellview Drive
Suite 135
Plano Texas 75024

CADENCE HOMES



BUILDING 7

Floor Plan Summary			
Building	Floor Plan 1 Count[1]	Floor Plan 2 Count[2]	Total Count
Building 3	3	2	5
Building 4	3	2	5
Building 5	3	3	6
Building 6	3	3	6
Building 7	4	4	8
Building 17	4	4	8
Building 18	4	4	8
Building 19	3	2	5
Building 20	3	2	5
Total Count	30	26	56

[1] Floor Plan 1 - 2,200 SF (approximately)
[2] Floor Plan 2 - 2,100 SF (approximately)

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
16	(M)	WINTERGREEN BOXWOOD	Buxus microphylla 'Wintergreen'	3 gallon, 12"-14" Ht./12"-14" spread, bushy, full to ground
7	(NR)	NELLIE R. STEVENS HOLLY	Ilex vomitoria 'Nellie R. Stevens'	7 gallon, 44"-48" Ht./28"-30" spread, bushy, full to ground
GROUNDCOVER / MISCELLANEOUS				
595		LIRIOPE	Liriope spicata	4" POTS @ 12" O.C., 8"-10" Ht/ 8"-10" spread, bushy, full to ground
TURF GRASS				
330 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
9-9-25

APPLICANT:
BRUNO PASQUINELLI
CADENCE HOMES
8400 BELLEVIEW DRIVE
SUITE 135
PLANO, TEXAS 75024
469-294-0196

SUBDIVISION:
PRELIMINARY PLAT
AMLI TREE HOUSE PHASE 1

LANDSCAPE ARCHITECT:
GRUBBS DESIGN GROUP
403 S. TENNESSEE STREET
MCKINNEY, TEXAS 75069
972-548-5020

LANDSCAPE PLAN
AMLI TREEHOUSE
BUILDING 7, LOTS 30-37

SCALE: 1" = 20'-0" @ TABLOID 11X17 SHEET

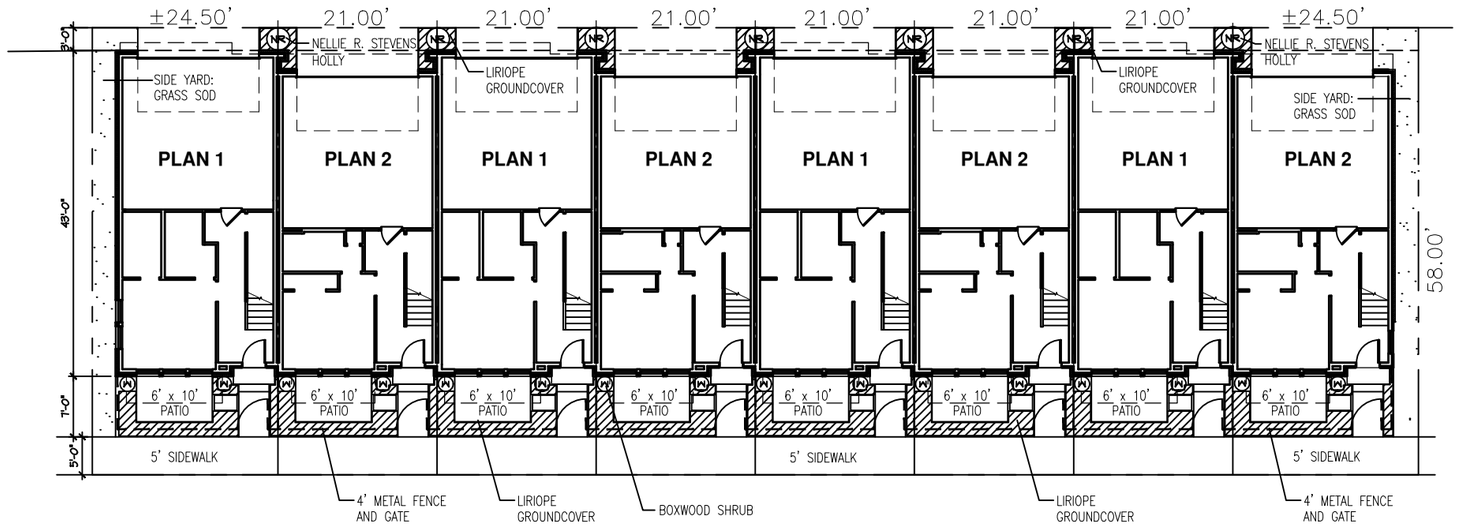
NORTH 0 10 20 40

SCALE: 1" = 20'-0"

PLOT DATE 9/9/25
SHEET #

8400 Bellview Drive
Suite 135
Plano Texas 75024

CADENCE HOMES



BUILDINGS 17 & 18

Floor Plan Summary			
Building	Floor Plan 1 Count[1]	Floor Plan 2 Count[2]	Total Count
Building 3	3	2	5
Building 4	3	2	5
Building 5	3	3	6
Building 6	3	3	6
Building 7	4	4	8
Building 17	4	4	8
Building 18	4	4	8
Building 19	3	2	5
Building 20	3	2	5
Total Count	30	26	56

[1] Floor Plan 1 - 2,200 SF (approximately)
[2] Floor Plan 2 - 2,100 SF (approximately)

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
16	(M)	WINTERSGREEN BOXWOOD	Buxus microphylla 'Wintergreen'	3 gallon, 12'-14' Ht./12'-14' spread, bushy, full to ground
7	(NR)	NELLIE R. STEVENS HOLLY	Ilex vomitoria 'Nellie R. Stevens'	7 gallon, 44'-48' Ht./28'-30' spread, bushy, full to ground
GROUNDCOVER / MISCELLANEOUS				
525		LIRIOPE	Liriope spicata	1 Gallon @ 12' O.C., 8'-12' Ht/ 8'-10' spread, bushy, full to ground
TURF GRASS				
330 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
9-9-25

APPLICANT:
BRUNO PASQUINELLI
CADENCE HOMES
8400 BELLEVIEW DRIVE
SUITE 135
PLANO, TEXAS 75024
469-294-0196

SUBDIVISION:
PRELIMINARY PLAT
AMLI TREE HOUSE PHASE 2

LANDSCAPE ARCHITECT:
GRUBBS DESIGN GROUP
403 S. TENNESSEE STREET
MCKINNEY, TEXAS 75069
972-548-5020

LANDSCAPE PLAN
AMLI TREEHOUSE
BUILDING 17, LOTS 4-11
BUILDING 18, LOTS 12-19

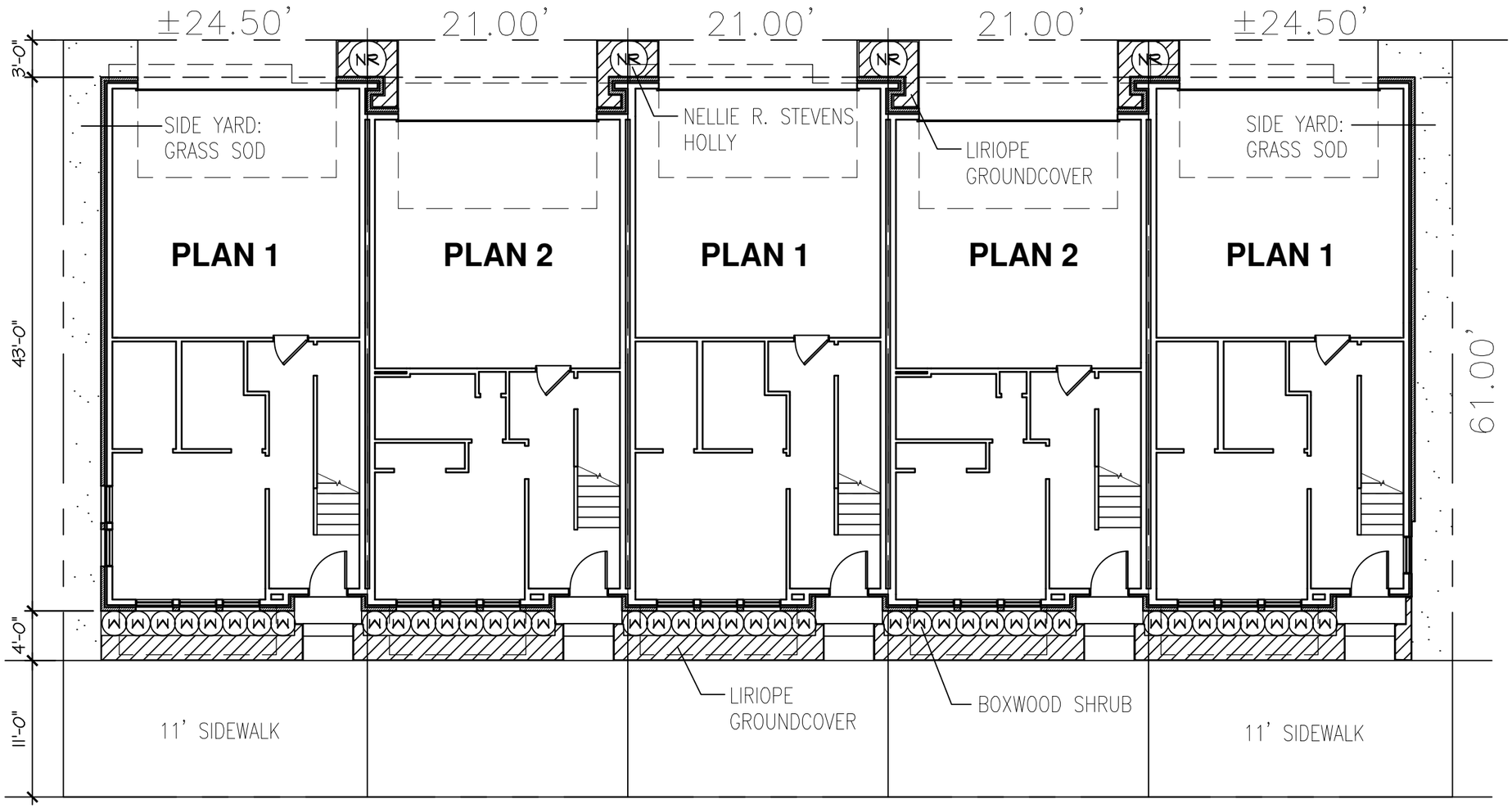
SCALE: 1" = 20'-0" @ TABLOID 11X17 SHEET

NORTH
0 10 20 40
SCALE: 1" = 20'-0"

PLOT DATE 9/9/25
SHEET #

8400 Bellview Drive
Suite 135
Plano Texas 75024

CADENCE HOMES



BUILDING 19

Floor Plan Summary			
Building	Floor Plan 1 Count[1]	Floor Plan 2 Count[2]	Total Count
Building 3	3	2	5
Building 4	3	2	5
Building 5	3	3	6
Building 6	3	3	6
Building 7	4	4	8
Building 17	4	4	8
Building 18	4	4	8
Building 19	3	2	5
Building 20	3	2	5
Total Count	30	26	56

[1] Floor Plan 1 - 2,200 SF (approximately)
[2] Floor Plan 2 - 2,100 SF (approximately)

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
40	(N)	WINTERGREEN BOXWOOD	Buxus microphylla 'Wintergreen'	3 gallon, 12"-14" Ht./12"-14" spread, bushy, full to ground
4	(NR)	NELLIE R. STEVENS HOLLY	Ilex vomitoria 'Nellie R. Stevens'	7 gallon, 44"-48" Ht./28"-30" spread, bushy, full to ground
GROUNDCOVER / MISCELLANEOUS				
225		LIRIOPE	Liriope spicata	1 Gallon @ 12" O.C., 8"-10" Ht./ 8"-10" spread, bushy, full to ground
TURF GRASS				
330 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
9-9-25

APPLICANT:
BRUNO PASQUINELLI
CADENCE HOMES
8400 BELLEVIEW DRIVE
SUITE 135
PLANO, TEXAS 75024
469-294-0196

SUBDIVISION:
PRELIMINARY PLAT
AMLI TREE HOUSE PHASE 2

LANDSCAPE ARCHITECT:
GRUBBS DESIGN GROUP
403 S. TENNESSEE STREET
MCKINNEY, TEXAS 75069
972-548-5020

LANDSCAPE PLAN
AMLI TREEHOUSE
BUILDING 19, LOTS 21-25

SCALE: 1" = 10'-0" @ TABLOID 11X17 SHEET

NORTH

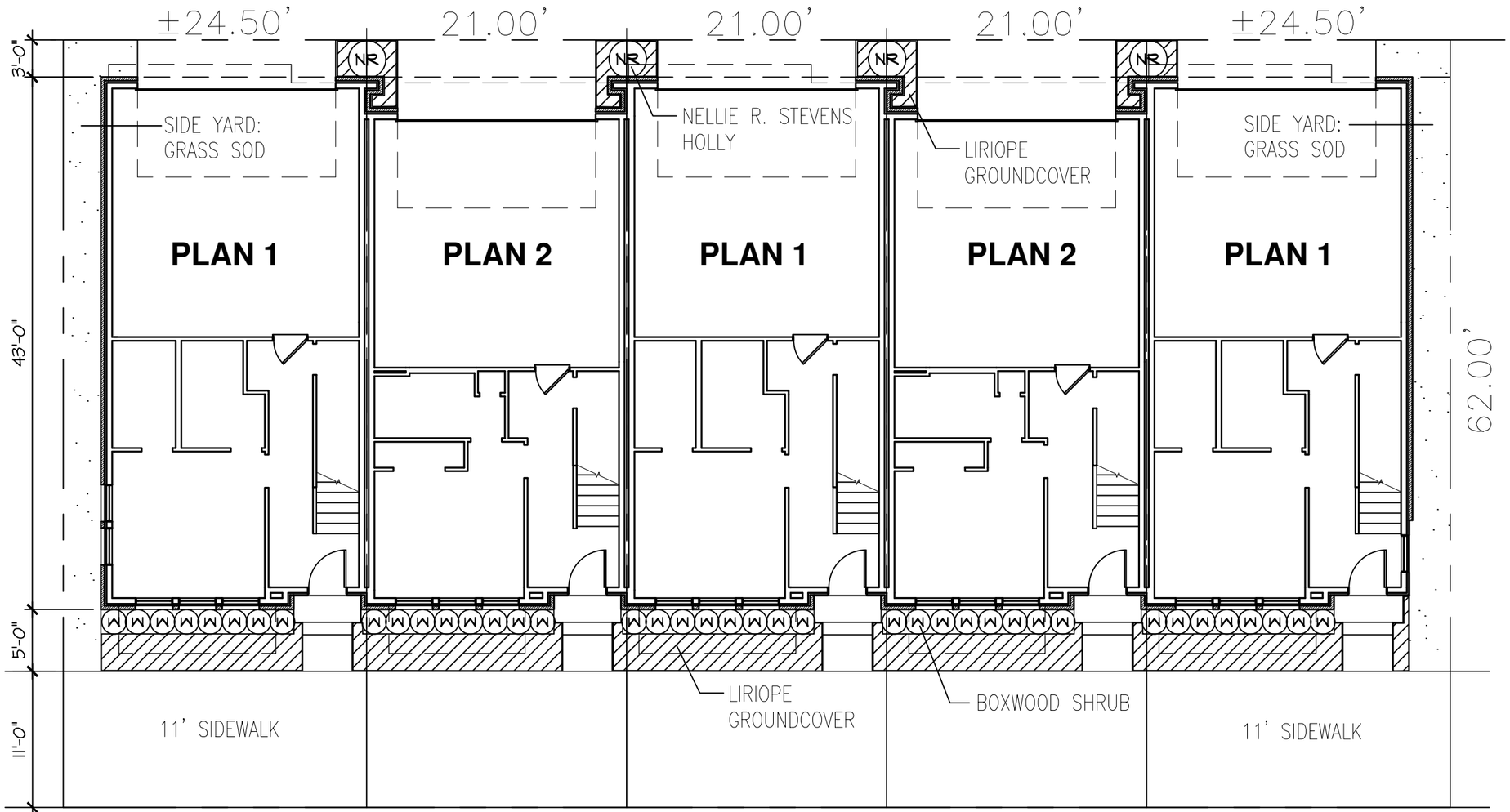
0 5 10 20

SCALE: 1" = 10'-0"

PLOT DATE 9/9/25
SHEET #

8400 Bellview Drive
Suite 135
Plano Texas 75024

CADENCE HOMES



BUILDING 20

Floor Plan Summary			
Building	Floor Plan 1 Count[1]	Floor Plan 2 Count[2]	Total Count
Building 3	3	2	5
Building 4	3	2	5
Building 5	3	3	6
Building 6	3	3	6
Building 7	4	4	8
Building 17	4	4	8
Building 18	4	4	8
Building 19	3	2	5
Building 20	3	2	5
Total Count	30	26	56

[1] *Floor Plan 1 - 2,200 SF (approximately)*

[2] *Floor Plan 2 - 2,100 SF (approximately)*

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
40	(W)	WINTERGREEN BOXWOOD	Buxus microphylla 'Wintergreen'	3 gallon, 12"-14" Ht./12"-14" spread, bushy, full to ground
4	(NR)	NELLIE R. STEVENS HOLLY	Ilex vomitoria 'Nellie R. Stevens'	7 gallon, 44"-48" Ht./28"-30" spread, bushy, full to ground
GROUNDCOVER / MISCELLANEOUS				
275		LIRIOPE	Liriope spicata	1 Gallon @ 12" O.C., 8"-10" Ht./ 8"-10" spread, bushy, full to ground
TURF GRASS				
330 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
9-9-25

APPLICANT:
BRUNO PASQUINELLI
CADENCE HOMES
8400 BELLEVIEW DRIVE
SUITE 135
PLANO, TEXAS 75024
469-294-0196

SUBDIVISION:
PRELIMINARY PLAT
AMLI TREE HOUSE PHASE 2

LANDSCAPE ARCHITECT:
GRUBBS DESIGN GROUP
403 S. TENNESSEE STREET
MCKINNEY, TEXAS 75069
972-548-5020

LANDSCAPE PLAN
AMLI TREEHOUSE
BUILDING 20, LOTS 27-31

SCALE: 1" = 10'-0" @ TABLOID 11X17 SHEET

NORTH

0 5 10 20

SCALE: 1" = 10'-0"

PLOT DATE 9/9/25

SHEET #

8400 Bellview Drive
Suite 135
Plano Texas 75024

CADENCE HOMES

EXHIBIT B
PHASE I PERMITTED USES AND DEVELOPMENT STANDARDS

1. **Permitted Uses:**
   A. Single-Family Residence Detached.

   B. Townhome.

   C. Condominium.

   D. Multifamily (Stacked Flat).

   E. Multifamily (Townhome).

   F. Live/Work.

      i. The commercial use is limited to professional services such as accountants, architects, artisans, attorneys, computer and multimedia related professionals, consultants, engineers, hair stylists, insurance, real estate, athletic trainers, travel agents, one-on-one instructors, and similar occupations as may be approved by the Zoning Administrator provided that the use does not detract from, or pose a nuisance to, the adjacent uses.

      ii. Both the residential and commercial components of the Live/Work unit must be occupied by the same tenant.

   G. Office.

   H. Co-Working.

   I. Retail – as defined in the Residential Subdistrict Use Regulations for the Urban Center (UC) Zoning District.

   J. Restaurant (as defined within the Unified Development Code).

   K. Accessory uses encompassing community, social, and recreation facilities customary to single-family and multifamily residential development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure or generate additional parking demand.

2. **Maximum Number of Multifamily Dwelling Units:** 419 dwelling units (405 stacked flat dwelling units and 14 townhome dwelling units).

3. **Development Phasing and Operational Restrictions:** The Development Plans shall be implemented in accordance with the phasing plan depicted in **Exhibit C**, and as further defined by the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future development agreement between the Town and Developer.

4. **Required Homeowner's Association**: A homeowner's association and associated restrictive covenants shall be established for the Townhomes at the time of Final Plat. Said covenants shall account for HOA maintenance of Townhome common areas.

5. **Maximum Building Coverage (Overall Site):** 35 percent of the gross site area, as depicted in **Exhibit C**.

6. **Landscape Area (Overall Site)**:

   A. Minimum Landscape Area: 35 percent of the gross site area, as depicted in **Exhibit C**.

      Minimum Tree Plantings: New canopy tree plantings shall be a minimum of 4 caliper inches in diameter. Tree planting may be achieved in public open space, private open space, or common areas, and/or private yards.

      Trees shall be planted to achieve all required tree mitigation on site. Where mitigated trees are at least 8 caliper inches in diameter, a replacement tree, of at least 6 caliper inches in diameter, must be utilized to fulfill mitigation requirements on an inch for inch basis.

      Alternative replacement and transplanted trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site. The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

   B. Required Site Landscape: Excluding streets, parking, sidewalks, and other required hardscape, common areas are to be landscaped and irrigated. Residential ground floor frontages shall be required to landscape the entire area between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches, and patios. This area must be irrigated, and may be landscaped with ground cover, low shrubs, and ornamental trees.

   C. Required Perimeter Screening: Existing, healthy trees situated between new buildings and the existing residential neighborhoods to the west and north, shall be preserved whenever possible, and new evergreen and deciduous plantings shall be allocated to screen and buffer this site from these existing neighborhoods.

7. **Public Open Space**:

   A. Minimum Public Open Space: 3 acres, as depicted in **Exhibit C**.

   B. Redding Trail Extension: A 10 foot wide trail shall be installed to extend the Redding Trail to the northern limit of the site, as depicted in **Exhibit C**.

   C. Redding Trail Dog Park Extension: The Redding Trail Dog Park shall be extended and amenitized, as depicted in **Exhibit C**. Additional expansion of the dog park may be executed at the Town's option in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

   D. Public Open Space Furnishings: Public open space shall be amenitized with site furnishings such as benches, trash receptables, pedestrian lighting, and public art.

E. Public Open Space Landscape: Landscape shall be irrigated and shall include a mix of evergreen and deciduous canopy and ornamental tree species, ornamental groundcover, and zoysia grass turf, or acceptable alternative.

F. Public Open Space Installation and Maintenance: All public open space improvements shall be installed by the developer. Upon satisfactory completion of the public open space improvements, the developer shall convey the public open space to the Town. Upon acceptance of the Public Open Space, the Town shall be responsible for maintaining the Public Open Space.

8. Street Connectivity and Streetscape Standards:

A. Private Streets: All streets shall be private and shall be constructed to meet Town specifications for public streets, as modified by the street standards established herein. Public access easements shall be provided at the time of platting to accommodate needed site access. Where this district conflicts with any Town regulation for private streets, the standards of this district and any subsequently established MOU and/or development agreement, shall prevail.

B. Future Street Connectivity: Street connectivity to adjacent properties to the north and south is not accommodated with the initial buildout of this development. As new development occurs, connections to perimeter streets within this development may occur, where approved or required by the Town. In order to promote compatible connections that limit cut through traffic, consideration of any new connection shall comply with the adopted long-range planning policy for this area.

C. Typical Street Section: Dimensional standards and typical components of the streets within this district are provided below. This list is all inclusive, however; some elements may be excluded or modified for individual sections based on site context. Any deviations are as depicted in **Exhibit C.**

i. Travel Lanes: Two, 12-foot travel lanes.

ii. Curb Parking Lanes: 8 feet, on each side of the street.

iii. Planting Strip: 5 feet, on each side of the street.

iv. Street Trees: One tree every 40 linear feet. Variation may be permitted by the Town where alternative designs can positively contribute to the overall aesthetics of the site.

v. Street Lighting: Uniformly spaced street lamps, achieving a minimum lighting of 2 footcandles along the streetscape. Plans shall be provided for Town review prior to commencement of construction.

vi. Sidewalk: 6 feet, on each side of the street.

9. Pavement Treatments: Enhanced pavement treatments will be provided at the retail frontage and at key pedestrian features throughout the development. This will be achieved through the use of pavers, as well as unique concrete treatments such as painting, staining, and patterned sawcuts.

10. Multifamily (Stacked Flat – Wrap Building) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: None.

C. Maximum Lot Width: 500 feet.

D. Minimum Lot Depth: None.

E. Maximum Lot Depth: 700 feet.

F. Minimum Building Setbacks:

i. Front Yard: 60 feet from the eastern property boundary and 15 feet from the front of curb.

ii. Side Yard: 16 feet from the front of curb.

iii. Rear Yard: 16 feet from the front of curb.

iv. Existing Neighborhoods: 150 feet from the nearest common residential property boundary outside of this district.

G. Maximum Building Height: This building transitions from 5 stories to 4 stories as depicted in **Exhibit C**. Maximum permitted heights at the building limits are:

i. Eastern Facade: 5 stories, 65 feet from top of foundation.

ii. Western Facade: 4 stories, 50 feet from top of foundation.

iii. Parapet Height and Architectural Projections: In order to provide appropriate articulation of the façade and to account for elevator shaft and staircase projections, up to 50 percent of the east façade, and 35 percent of all other facades may accommodate parapet height offsets and other unique architectural features that project above the maximum building height by no more than 10 feet.

H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

I. Outdoor Living Areas: 80 percent of the exterior facing dwelling units shall have a projected or recessed balcony, or a ground floor patio area accessible from the sidewalk, that is a minimum depth of 5 feet, while providing a minimum usable area of 50 square feet. Where site grading allows, street accessible ground floor patios are required.

J. Minimum Ground Floor Commercial Floor Area: 7,000 square feet comprising two, 3,500 square foot tenant spaces.

K. Minimum Ground Floor Commercial Floor Height: 13 feet floor to floor.

L. Required Ground Floor Commercial Activation:

i. Minimum Sidewalk Clear Area: 15 feet.

ii. Storefront Treatment: Storefronts will provide increased glazing to achieve a minimum of 50 percent glazing, as depicted in **Exhibit C.**

iii. Furnishings: One tenant space must be improved to accommodate a restaurant or café, providing a grease trap and appropriate building ventilation features. Permanent outdoor seating must be providing at the exterior of each commercial tenant space.

11. Multifamily (Stacked Flat – 3-Story Building) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: None.

C. Maximum Lot Width: 350 feet.

D. Minimum Lot Depth: None.

E. Maximum Lot Depth: 275 feet.

F. Minimum Building Setbacks:

i. Front Yard: 50 feet from the eastern property boundary and 15 feet from the front of curb.

ii. Side Yard: 70 feet from the southern property boundary and 11 feet from the front of curb.

iii. Rear Yard: 15 feet from the front of curb.

iv. Existing Neighborhoods: 200 feet from the nearest common residential property boundary outside of this district.

G. Maximum Building Height:

i. All Facades: 3 stories, 40 feet from top of foundation.

ii. Parapet Height and Architectural Projections: In order to provide appropriate articulation of the façade and to account for elevator shaft and staircase projections, up to 50 percent of all facades may accommodate parapet height offsets and other unique architectural features that project above the maximum building height by no more than 5 feet.

H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

I. Outdoor Living Areas: 90 percent of the exterior facing dwelling units shall have a projected or recessed balcony, or a ground floor patio area accessible from the sidewalk, that is a minimum depth of 5 feet, while providing a minimum usable area

of 50 square feet. Where site grading allows, street accessible ground floor patios are required.

12. Multifamily (Townhome) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Dwelling Unit Width: 20 feet.

C. Minimum Dwelling Unit Depth: 40 feet.

D. Minimum Building Setbacks:

i. Front Yard: 16 feet from the front of curb.

ii. Side Yard:
1. End Cap Dwelling Units: 16 feet from the front of curb.
2. All other units: None.

iii. Rear Yard: None.

E. Permitted Setback Encroachments:

i. Overhangs and balconies: 5 feet.

ii. Patios and courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories / 40 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,900 square feet.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 5 feet.

13. Townhome (Fee Simple) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: 20 feet.

C. Minimum Lot Depth: 50 feet.

D. Minimum Building Setbacks:

i. Front Yard: 6 feet from the back of sidewalk.

ii. Side Yard:

1. 3 feet and 20 feet separation between adjacent buildings.

2. All other lots: None.

iii. Rear Yard: None.

E. Permitted Setback Encroachments:

iii. Overhangs and Balconies: 5 feet.

iv. Patios and Courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories / 40 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,800 square feet. The Director of Development Services may approve alternative floor plans so long as the floor plan meets the Minimum Floor Area Per Dwelling Unit requirement and the façade generally complies with the Development Plans, as depicted in Exhibit C.

H. Required Ground Floor Residential Activation: Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, from the front or rear of the unit, and a ground floor patio area accessible from the sidewalk or trail, that are a minimum depth of 5 feet.

14. Parking:

A. Minimum Off-Street Parking Requirements:

i. Multifamily (Stacked Flat and Live/Work): 1 space per bedroom.

ii. Multifamily (Townhome): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit. Tandem parking is not permitted.

iii. Townhome: 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit. Tandem parking is not permitted.

iv. Office/Co-Working: 1 space per 300 square feet of floor area.

v. Retail: 1 space per 200 square feet of floor area.

vi. Restaurant: 1 space per 100 square feet of floor area.

B. Visitor Parking: All on-street parking spaces, exclusive of 31 reserved townhome visitor parking spaces and 10 reserved dog park parking spaces, shall be reserved for retail, visitor, and periodic convenience parking for multifamily residents. Use as long-term and overnight parking for tenants shall be prohibited and regulated by the property owner.

25 ground level parking spaces within the parking structure shall have unrestricted access for dog park, retail, and visitor parking use.

C. Bicycle Parking: 1 space for every 10 required off-street parking spaces, with at least

50 percent of provided spaces being accommodated within the interior of a structure.

D. Parking Structure Design: With the exception of the structure access points, the parking structure shall be fully wrapped and screened by the building.

E. Parking Structure Access: A minimum of two vehicle access points shall be provided and should be situated at opposite sides of the parking structure.

15. **Façade:** Building facades shall generally comply with the Development Plans depicted in Exhibit C and with the terms and conditions of the MOU and any subsequently executed development agreement.

16. **Mechanical Equipment Placement and Screening:** Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design. The Multifamily (Townhomes) may have ground mounted HVAC units, provided that said units are screened from view with hardscape or landscape features.

17. **Solid Waste and Recycling:** Solid Waste and recycling services shall be provided for this development. Dumpsters and compactors should be considered in the design of buildings and shall not be permitted as freestanding features within the site.

18. **Fencing:**

A. Perimeter Fence Adjacent to Existing Neighborhoods: Where existing neighborhood perimeter fence improvements are made as part of this project, maximum fence height shall be 8 feet, excluding any required retaining wall and up to a 6 inch gap at the base of the fence to allow for proper drainage conditions is permitted. Private gated access to the public open space from these properties is permitted.

B. Private Yard Fencing: Private yard fencing shall substantially comply with the conceptual site plan. Fencing shall not exceed 4 feet in height and shall be no more than 50 percent opaque and shall be constructed of durable architecturally appropriate materials, including but not limited to tubular steel. Colors shall be complementary to the overall development, consistent with the palette used for other site elements such as balcony and patio railings.

19. **Sustainability:**

A. LEED Certification: The Multifamily component of the project shall, at a minimum, achieve LEED Silver certification.

B. Electric Vehicle Charging: A minimum of 30 electric vehicle charging stations will be provided for the project.

C. Public Art: Public art shall be provided in coordination with the Addison Arbor Foundation and in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

20. **Unit Features:**

A. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.

B. Appliances: All units shall be equipped with energy efficient appliances.

EXHIBIT B
PHASE I PERMITTED USES AND DEVELOPMENT STANDARDS

1. **Permitted Uses:**
   A. Single-Family Residence Detached.

   B. Townhome.

   C. Condominium.

   D. Multifamily (Stacked Flat).

   E. Multifamily (Townhome).

   F. Live/Work.

      i. The commercial use is limited to professional services such as accountants, architects, artisans, attorneys, computer and multimedia related professionals, consultants, engineers, hair stylists, insurance, real estate, athletic trainers, travel agents, one-on-one instructors, and similar occupations as may be approved by the Zoning Administrator provided that the use does not detract from, or pose a nuisance to, the adjacent uses.

      ii. Both the residential and commercial components of the Live/Work unit must be occupied by the same tenant.

   G. Office.

   H. Co-Working.

   I. Retail – as defined in the Residential Subdistrict Use Regulations for the Urban Center (UC) Zoning District.

   J. Restaurant (as defined within the Unified Development Code).~~(Special Use Permit (SUP) required).~~

   K. Accessory uses encompassing community, social, and recreation facilities customary to single-family and multifamily residential development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure or generate additional parking demand.

2. **Maximum Number of Multifamily Dwelling Units:** 419 dwelling units (405 stacked flat dwelling units and 14 townhome dwelling units).

3. **Development Phasing and Operational Restrictions:** The Development Plans shall be implemented in accordance with the phasing plan depicted in **Exhibit C**, and as further defined by the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future development agreement between the Town and Developer.

4. **Required Homeowner's Association**: A homeowner's association and associated restrictive covenants shall be established for the Townhomes at the time of Final Plat. Said covenants shall account for HOA maintenance of Townhome common areas.

5. **Maximum Building Coverage (Overall Site):** 35 percent of the gross site area, as depicted in **Exhibit C**.

6. **Landscape Area (Overall Site)**:

   A. Minimum Landscape Area: 35 percent of the gross site area, as depicted in **Exhibit C**.

      Minimum Tree Plantings: New canopy tree plantings shall be a minimum of 4 caliper inches in diameter. Tree planting may be achieved in public open space, private open space, or common areas, and/or private yards.

      Trees shall be planted to achieve all required tree mitigation on site. Where mitigated trees are at least 8 caliper inches in diameter, a replacement tree, of at least 6 caliper inches in diameter, must be utilized to fulfill mitigation requirements on an inch for inch basis.

      Alternative replacement and transplanted trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site. The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

   B. Required Site Landscape: Excluding streets, parking, sidewalks, and other required hardscape, common areas are to be landscaped and irrigated. Residential ground floor frontages shall be required to landscape the entire area between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches, and patios. This area must be irrigated, and may be landscaped with ground cover, low shrubs, and ornamental trees.

   C. Required Perimeter Screening: Existing, healthy trees situated between new buildings and the existing residential neighborhoods to the west and north, shall be preserved whenever possible, and new evergreen and deciduous plantings shall be allocated to screen and buffer this site from these existing neighborhoods.

7. **Public Open Space**:

   A. Minimum Public Open Space: 3 acres, as depicted in **Exhibit C**.

   B. Redding Trail Extension: A 10 foot wide trail shall be installed to extend the Redding Trail to the northern limit of the site, as depicted in **Exhibit C**.

   C. Redding Trail Dog Park Extension: The Redding Trail Dog Park shall be extended and amenitized, as depicted in **Exhibit C**. Additional expansion of the dog park may be executed at the Town's option in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

   D. Public Open Space Furnishings: Public open space shall be amenitized with site furnishings such as benches, trash receptables, pedestrian lighting, and public art.

E. Public Open Space Landscape: Landscape shall be irrigated and shall include a mix of evergreen and deciduous canopy and ornamental tree species, ornamental groundcover, and zoysia grass turf, or acceptable alternative.

F. Public Open Space Installation and Maintenance: All public open space improvements shall be installed by the developer. Upon satisfactory completion of the public open space improvements, the developer shall convey the public open space to the Town. Upon acceptance of the Public Open Space, the Town shall be responsible for maintaining the Public Open Space.

8. Street Connectivity and Streetscape Standards:

A. Private Streets: All streets shall be private and shall be constructed to meet Town specifications for public streets, as modified by the street standards established herein. Public access easements shall be provided at the time of platting to accommodate needed site access. Where this district conflicts with any Town regulation for private streets, the standards of this district and any subsequently established MOU and/or development agreement, shall prevail.

B. Future Street Connectivity: Street connectivity to adjacent properties to the north and south is not accommodated with the initial buildout of this development. As new development occurs, connections to perimeter streets within this development may occur, where approved or required by the Town. In order to promote compatible connections that limit cut through traffic, consideration of any new connection shall comply with the adopted long-range planning policy for this area.

C. Typical Street Section: Dimensional standards and typical components of the streets within this district are provided below. This list is all inclusive, however; some elements may be excluded or modified for individual sections based on site context. Any deviations are as depicted in **Exhibit C.**

i. Travel Lanes: Two, 12-foot travel lanes.

ii. Curb Parking Lanes: 8 feet, on each side of the street.

iii. Planting Strip: 5 feet, on each side of the street.

iv. Street Trees: One tree every 40 linear feet. Variation may be permitted by the Town where alternative designs can positively contribute to the overall aesthetics of the site.

v. Street Lighting: Uniformly spaced street lamps, achieving a minimum lighting of 2 footcandles along the streetscape. Plans shall be provided for Town review prior to commencement of construction.

vi. Sidewalk: 6 feet, on each side of the street.

9. Pavement Treatments: Enhanced pavement treatments will be provided at the retail frontage and at key pedestrian features throughout the development. This will be achieved

through the use of pavers, as well as unique concrete treatments such as painting, staining, and patterned sawcuts.

10. Multifamily (Stacked Flat – Wrap Building) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: None.

C. Maximum Lot Width: 500 feet.

D. Minimum Lot Depth: None.

E. Maximum Lot Depth: 700 feet.

F. Minimum Building Setbacks:

i. Front Yard: 60 feet from the eastern property boundary and 15 feet from the front of curb.

ii. Side Yard: 16 feet from the front of curb.

iii. Rear Yard: 16 feet from the front of curb.

iv. Existing Neighborhoods: 150 feet from the nearest common residential property boundary outside of this district.

G. Maximum Building Height: This building transitions from 5 stories to 4 stories as depicted in **Exhibit C**. Maximum permitted heights at the building limits are:

i. Eastern Facade: 5 stories, 65 feet from top of foundation.

ii. Western Facade: 4 stories, 50 feet from top of foundation.

iii. Parapet Height and Architectural Projections: In order to provide appropriate articulation of the façade and to account for elevator shaft and staircase projections, up to 50 percent of the east façade, and 35 percent of all other facades may accommodate parapet height offsets and other unique architectural features that project above the maximum building height by no more than 10 feet.

H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

I. Outdoor Living Areas: 80 percent of the exterior facing dwelling units shall have a projected or recessed balcony, or a ground floor patio area accessible from the sidewalk, that is a minimum depth of 5 feet, while providing a minimum usable area of 50 square feet. Where site grading allows, street accessible ground floor patios are required.

J. Minimum Ground Floor Commercial Floor Area: 7,000 square feet comprising two, 3,500 square foot tenant spaces.

K. Minimum Ground Floor Commercial Floor Height: 13 feet floor to floor.

L. Required Ground Floor Commercial Activation:

i. Minimum Sidewalk Clear Area: 15 feet.

ii. Storefront Treatment: Storefronts will provide increased glazing to achieve a minimum of 50 percent glazing, as depicted in **Exhibit C.**

iii. Furnishings: One tenant space must be improved to accommodate a restaurant or café, providing a grease trap and appropriate building ventilation features. Permanent outdoor seating must be providing at the exterior of each commercial tenant space.

11. Multifamily (Stacked Flat – 3-Story Building) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: None.

C. Maximum Lot Width: 350 feet.

D. Minimum Lot Depth: None.

E. Maximum Lot Depth: 275 feet.

F. Minimum Building Setbacks:

i. Front Yard: 50 feet from the eastern property boundary and 15 feet from the front of curb.

ii. Side Yard: 70 feet from the southern property boundary and 11 feet from the front of curb.

iii. Rear Yard: 15 feet from the front of curb.

iv. Existing Neighborhoods: 200 feet from the nearest common residential property boundary outside of this district.

G. Maximum Building Height:

i. All Facades: 3 stories, 40 feet from top of foundation.

ii. Parapet Height and Architectural Projections: In order to provide appropriate articulation of the façade and to account for elevator shaft and staircase projections, up to 50 percent of all facades may accommodate parapet height offsets and other unique architectural features that project above the maximum building height by no more than 5 feet.

H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

I. Outdoor Living Areas: 90 percent of the exterior facing dwelling units shall have a

projected or recessed balcony, or a ground floor patio area accessible from the sidewalk, that is a minimum depth of 5 feet, while providing a minimum usable area of 50 square feet. Where site grading allows, street accessible ground floor patios are required.

12. Multifamily (Townhome) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Dwelling Unit Width: 20 feet.

C. Minimum Dwelling Unit Depth: 40 feet.

D. Minimum Building Setbacks:

i. Front Yard: 16 feet from the front of curb.

ii. Side Yard:
1. End Cap Dwelling Units: 16 feet from the front of curb.
2. All other units: None.

iii. Rear Yard: None.

E. Permitted Setback Encroachments:

i. Overhangs and balconies: 5 feet.

ii. Patios and courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories / 40 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,900 square feet.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 5 feet.

13. Townhome (Fee Simple) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: 20 feet.

C. Minimum Lot Depth: 50 feet.

D. Minimum Building Setbacks:

i. Front Yard: 6 feet from the back of sidewalk.

ii. Side Yard:

1. 3 feet and 20 feet separation between adjacent buildings.

2. All other lots: None.

iii. Rear Yard: None.

E. Permitted Setback Encroachments:

iii. Overhangs and Balconies: 5 feet.

iv. Patios and Courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories / 40 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: ~~2,200~~1,800 square feet. The Director of Development Services may approve alternative floor plans so long as the floor plan meets the Minimum Floor Area Per Dwelling Unit requirement and the façade generally complies with the Development Plans, as depicted in Exhibit C.

H. Required Ground Floor Residential Activation: Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, from the front or rear of the unit, and a ground floor patio area accessible from the sidewalk or trail, that are a minimum depth of 5 feet.

14. Parking:

A. Minimum Off-Street Parking Requirements:

i. Multifamily (Stacked Flat and Live/Work): 1 space per bedroom.

ii. Multifamily (Townhome): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit. Tandem parking is not permitted.

iii. Townhome: 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit. Tandem parking is not permitted.

iv. Office/Co-Working: 1 space per 300 square feet of floor area.

v. Retail: 1 space per 200 square feet of floor area.

vi. Restaurant: 1 space per 100 square feet of floor area.

B. Visitor Parking: All on-street parking spaces, exclusive of 31 reserved townhome visitor parking spaces and 10 reserved dog park parking spaces, shall be reserved for retail, visitor, and periodic convenience parking for multifamily residents. Use as long-term and overnight parking for tenants shall be prohibited and regulated by the property owner.

25 ground level parking spaces within the parking structure shall have unrestricted access for dog park, retail, and visitor parking use.

C. Bicycle Parking: 1 space for every 10 required off-street parking spaces, with at least 50 percent of provided spaces being accommodated within the interior of a structure.

D. Parking Structure Design: With the exception of the structure access points, the parking structure shall be fully wrapped and screened by the building.

E. Parking Structure Access: A minimum of two vehicle access points shall be provided and should be situated at opposite sides of the parking structure.

15. **Façade:** Building facades shall generally comply with the Development Plans depicted in Exhibit C and with the terms and conditions of the MOU and any subsequently executed development agreement.

16. **Mechanical Equipment Placement and Screening:** Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design. The Multifamily (Townhomes) may have ground mounted HVAC units, provided that said units are screened from view with hardscape or landscape features.

17. **Solid Waste and Recycling:** Solid Waste and recycling services shall be provided for this development. Dumpsters and compactors should be considered in the design of buildings and shall not be permitted as freestanding features within the site.

18. **Fencing:**

A. Perimeter Fence Adjacent to Existing Neighborhoods: Where existing neighborhood perimeter fence improvements are made as part of this project, maximum fence height shall be 8 feet, excluding any required retaining wall and up to a 6 inch gap at the base of the fence to allow for proper drainage conditions is permitted. Private gated access to the public open space from these properties is permitted.

B. Private Yard Fencing: Private yard fencing shall substantially comply with the conceptual site plan. Fencing shall not exceed 4 feet in height and shall be no more than 50 percent opaque and shall be constructed of ~~ornamental iron~~durable architecturally appropriate materials, including but not limited to tubular steel. Colors shall be complementary to the overall development, consistent with the palette used for other site elements such as balcony and patio railings.

19. **Sustainability:**

A. LEED Certification: The Multifamily component of the project shall, at a minimum, achieve LEED Silver certification.

B. Electric Vehicle Charging: A minimum of 30 electric vehicle charging stations will be provided for the project.

C. Public Art: Public art shall be provided in coordination with the Addison Arbor Foundation and in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

20. Unit Features:

A. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.

B. Appliances: All units shall be equipped with energy efficient appliances.

ORDINANCE NO. O22-25

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REZONING A 13.78+/- ACRE PROPERTY LOCATED ON THE WEST SIDE OF MIDWAY ROAD, APPROXIMATELY 1,000 FEET SOUTH OF BELTWAY DRIVE AND IMMEDIATELY NORTH OF THE REDDING TRAIL DOG PARK, FROM PLANNED DEVELOPMENT DISTRICT (PD) TO A NEW PLANNED DEVELOPMENT DISTRICT (PD) TO ALLOW FOR THE DEVELOPMENT OF 405 MULTIFAMILY DWELLING UNITS WITH PERMITTED GROUND FLOOR RETAIL, RESTAURANT, OFFICE, CO-WORKING, AND LIVE/WORK USES, 30 TOWNHOME FEE SIMPLE LOTS, 14 TOWNHOME RENTAL DWELLING UNITS, AND ASSOCIATED PUBLIC AND PRIVATE OPEN SPACE AND COMMON AREAS, THROUGH THE APPROVAL OF DEVELOPMENT PLANS AND STANDARDS.; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS ($2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY ANDAN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on July 19, 2022 the Planning & Zoning Commission considered and made recommendations on Case No.1851-Z, being a request to rezone a 13.78+/- acre property located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park (the "Property"), from Planned Development District (PD) to a new Planned Development District (PD) to allow for the development of 405 multifamily dwelling units with permitted ground floor retail, restaurant, office, co-working, and live/work uses, 30 townhome fee simple lots, 14 townhome rental dwelling units, and associated public and private open space and common areas, through the approval of development plans and standards (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 andcorrect 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 comprising all of Tracts A and B of the Office in the Park Addition, and all of Lot 1R, Block 1 of the Texas Tumbleweed Addition, and being further described in the legal descriptions on **Exhibit A** attached hereto, from Planned Development (PD) District to a new Planned Development (PD) District, subject to the following conditions:

A. Prior to the issuance of a Certificate of Occupancy for any phase of this development,that specific phase must demonstrate compliance with the Permitted Uses and Development Standards (the "Development Standards"), which are attached hereto as **Exhibit B** and made a part hereof for all purposes. and all public and private infrastructure and site amenities shall be installed in accordance with the DevelopmentPlans, which is comprised of a site plan, landscape plan, façade. and floor plans (the "Development Plans"), which are attached hereto as **Exhibit C** and made a part hereoffor all purposes.

B. The development shall comply with the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future definitive development agreement(s) between the Town and Developer concerning thedevelopment. Final execution of the foregoing agreement(s) in conformance with the MOU shall be a condition precedent for issuance of a building permit for the development.

SECTION 3. Any person, firm, or corporation violating any of the provisions or terms ofthis 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, onthis the ***9TH*** day of ***AUGUST 2022.***

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

Irma G. Parker, City Secretary

APPROVED AS TO FORM:

Whitt L. Wyatt, City Attorney

Printed in the Dallas Morning News: Tuesday, August 16, 2022

TOWN OF ADDISON
ADDISON, TEXAS

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEING a tract of land out of the Thomas L. Chenoweth Survey, Abstract No. 273 and being part of the Office in the Park Addition, recorded in Volume 78118, Page 1 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and part of Lot 1R, Block 1 of the Texas Tumbleweed Addition (a Replat), recorded in Volume 96123, Page 2809 (D.R.D.C.T.), and also being part of a tract of land as described in a Special Warranty Deed with Vendor's Lien to 14671 – 14683 Midway Road, LP recorded in Instrument No. 201200038996 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and part of a tract of land as described in a General Warranty Deed to Habibollah Elahinejad, recorded in Instrument No. 20070094093 (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod with yellow cap stamped "TNP" (cap damaged) (controlling monument) at the northwest corner of a tract of land as described in a Right-of-Way Deed to the Town of Addison, recorded in Instrument No. 202000052358 (O.P.R.D.C.T.) and the southwest corner of a tract of land as described in a Right-of-Way Deed to the Town of Addison, recorded in Instrument No. 202000091189 (O.P.R.D.C.T.), same point being on the west right-of-way line of Midway Road (a variable width right-of-way) and the eastmost south line of said Office in the Park Addition and the north line of Tract Two of Littlebrook No. 1 Addition, recorded in Volume 77093, Page 2372 (D.R.D.C.T.), from which a found 5/8-inch iron rod with yellow cap stamped "TNP" (controlling monument), bears South 00 degrees 37 minutes 57 seconds East, a distance of 274.43 feet for the southwest corner of said Town of Addison tract (Instrument No. 202000052358);

THENCE South 89 degrees 09 minutes 27 seconds West (Plat = South 89 degrees 26 minutes 54 seconds West), along the eastmost south line of said Office in the Park Addition and the north line of said Tract Two, a distance of 417.97 feet to a set 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" at the northwest corner of said Tract Two and at a re-entrant corner of said Office in the Park Addition;

THENCE South 00 degrees 33 minutes 27 seconds East (Plat = South 00 degrees 16 minutes 00 second East), along the west line of said Tract Two and the southmost east line of said Office in the Park Addition, passing at a distance of 269.63 feet a found 1/2-inch iron rod with yellow cap stamped "RLG INC", in all, a total distance of 275.00 feet (Plat = 275.00 feet) to a found 1/2-inch iron rod (controlling monument) for the southwest corner of said Tract Two and the southmost southeast corner of said Office in the Park Addition, same point being on the north line of a tract of land as described in a Deed to the Dallas Power and Light Company (100-foot right-of-way), recorded in Volume 4598, Page 130 (D.R.D.C.T.);

THENCE South 89 degrees 11 minutes 56 seconds West (Plat = South 89 degrees 26 minutes 54 seconds West), along the westmost south line of said Office in the Park Addition and the north line of said Dallas Power and Light Company tract, a distance of 433.74 feet (Plat = 429.72 feet) to a found 1/2-inch iron rod (controlling monument) for the southwest corner of said Office in the Park Addition and the southeast corner of Lot 54, Block F of Midway Meadows Addition, recorded in Volume 80068, Page 2077 (D.R.D.C.T.)

THENCE Departing the north line of said Dallas Power and Light Company tract, North 00 degrees 11 minutes 21 seconds West (Plat = North 00 degrees 08 minutes 39 seconds West), along the west line of said Office in the Park Addition, the east line of said Midway Meadows Addition and the east line of Revised Midway Meadows Addition (Replat of Part of Lot 19 and Lots 20 through 31, Block F), recorded in Volume 80127, Page 1612 (D.R.D.C.T.), passing at a distance of 5.21 feet a 1/2-inch iron rod with yellow cap stamped "RLG INC", in all, a total distance of 714.89 feet (Plat = 715.17 feet) to a set 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" at the northwest corner of said Office in the Park Addition and at an angle point on the east line of said Revised Midway Meadows Addition, same point being the southwest corner of Lot 55 of Towne Lake Addition, recorded in Volume 97003, Page 1033 (D.R.D.C.T.);

THENCE Departing the east line of said Revised Midway Meadows Addition, North 89 degrees 47 minutes 02 seconds East (Plat = South 89 degrees 55 minutes 31 seconds East), along the north line of said Office in the Park Addition and the south line of said Towne Lake Addition, passing at a distance of 39.67 feet the common south corner of said Lot 55 and Lot 56 of said Towne Lake Addition, from which a found 1/2-inch iron rod with yellow cap (cap illegible) bears North 00 degrees 12 minutes 58 seconds East, a distance of 0.54 feet, thenceforth continuing along the north line of said Office in the Park Addition and the south line of said Towne Lake Addition, passing at a distance of 118.67 feet a 1/2-inch iron rod with yellow cap stamped "PACHECO KOCH" for the common south corner of Lots 58 and 59 of said Towne Lake Addition, in all, a total distance of 276.38 feet to the southeast corner of Lot 63 of said Towne Lake Addition and the southwest corner of aforementioned Lot 1R, Block 1 of The Texas Tumbleweed Addition, from which a 5/8-inch iron rod with yellow cap stamped "D C & A RPLS 3935" bears South 89 degrees 47 minutes 02 seconds West, a distance of 0.44 feet;

THENCE Departing the north line of said Office in the Park Addition, North 00 degrees 14 minutes 14 seconds East (Plat = North 00 degrees 57 minutes 31 seconds East), along the west line of said Lot 1R, Block 1 and the east line of said Towne Lake Addition, a distance of 248.57 feet (Plat = 247.37 feet) to a set 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" at the northwest corner of said Lot 1R, Block 1 and at a re-entrant corner on the east line of said Towne Lake Addition;

THENCE North 89 degrees 47 minutes 02 seconds East (Plat = South 89 degrees 28 minutes 25 seconds East), along the north line of said Lot 1R, Block 1 and the east line of said Town Lake Addition, passing at a distance of 50.14 feet a found mag nail in concrete for an angle point on the east line of said Towne Lake Addition, continuing along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of Midway Square Addition, recorded in Volume 93252, Page 3095 (D.R.D.C.T.), a distance of 397.62 feet (Plat = 397.62 feet) to an ell corner on said north line of Lot 1R, Block 1 and at a re-entrant corner on the said south line of Lot 1, Block 1 of said Midway Square Addition, from which a found mag nail bears South 25 degrees 45 minutes 10 seconds East, a distance of 0.59 feet;

THENCE South 00 degrees 12 minutes 58 seconds East (Plat = South 00 degrees 31 minutes 35 seconds West), along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, a distance of 218.56 feet (Plat = 217.36 feet) to a re-entrant corner on said north line of Lot 1R, Block 1 and at an ell corner on said south line of Lot 1, Block 1 of

said Midway Square Addition, from which a found "X" cut in concrete bears North 32 degrees 29 minutes 26 seconds East, a distance of 1.05 feet;

THENCE North 89 degrees 47 minutes 02 seconds East (Plat = South 89 degrees 28 minutes 25 seconds East), along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, a distance of 168.39 feet (Plat = 169.02 feet) to a re-entrant corner on said north line of Lot 1R, Block 1 and an ell corner on said south line of Lot 1, Block 1 of said Midway Square Addition, from which a found 1/2-inch iron rod with red cap stamped "KERN INC 4887" bears South 29 degrees 42 minutes 47 seconds East, a distance of 0.98 feet and a found 1/2-inch iron rod bears North 09 degrees 23 minutes 40 seconds East, a distance of 0.62 feet;

THENCE North 00 degrees 12 minutes 58 seconds West (Plat = North 00 degrees 31 minutes 35 seconds East), along the along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, a distance of 8.17 feet (Plat = 8.17 feet) to an ell corner on said north line of Lot 1R, Block 1 and a re-entrant corner on said south line of Lot 1, Block 1 of said Midway Square Addition, from which a found 1/2-inch iron rod with yellow cap stamped "RPLS 4857" bears North 06 degrees 39 minutes 36 seconds East, a distance of 0.59 feet;

THENCE North 89 degrees 47 minutes 02 seconds East (Plat = South 89 degrees 28 minutes 25 seconds East), along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, passing at a distance of 1.06 feet a found 1/2-inch iron rod with red cap (cap illegible & damaged), in all, a total distance of 1.92 feet to a found 1/2-inch iron rod with blue cap stamped "TNP INC ESMT" for the northwest corner of a tract of land as described in a Right-of-Way Deed to the Town of Addison, recorded in Instrument No. 202000040012 (O.P.R.D.C.T.) and being on the west right-of-way line of aforementioned Midway Road, from which a found 1/2-inch iron rod bears North 62 degrees 38 minutes 05 seconds East, a distance of 0.10 feet and a found 1/2-inch iron rod with blue cap stamped "TNP INC ESMT" bears North 89 degrees 47 minutes 02 seconds East, a distance of 11.19 feet for the northeast corner of said Town of Addison tract;

THENCE Departing the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, South 00 degrees 37 minutes 57 seconds East, along the west line of said Town of Addison tract and the west right-of-way line of said Midway Road, passing at a distance of 38.17 feet a found "X" on a gas meter being situated on the south line of said Lot 1R, Block 1 and the north line of aforementioned Office in the Park Addition, with said point also being at the southwest corner of said Town of Addison tract and the northwest corner of aforementioned Town of Addison tract (Instrument No. 202000091189), thenceforth continuing along the west line of said Town of Addison tract (Instrument No. 202000091189) and the west right-of-way line of said Midway Road, in all, a total distance of 469.08 feet to the **POINT OF BEGINNING**, and **CONTAINING** 13.61 Acres or 592,620 Square Feet of land more or less.

EXHIBIT A

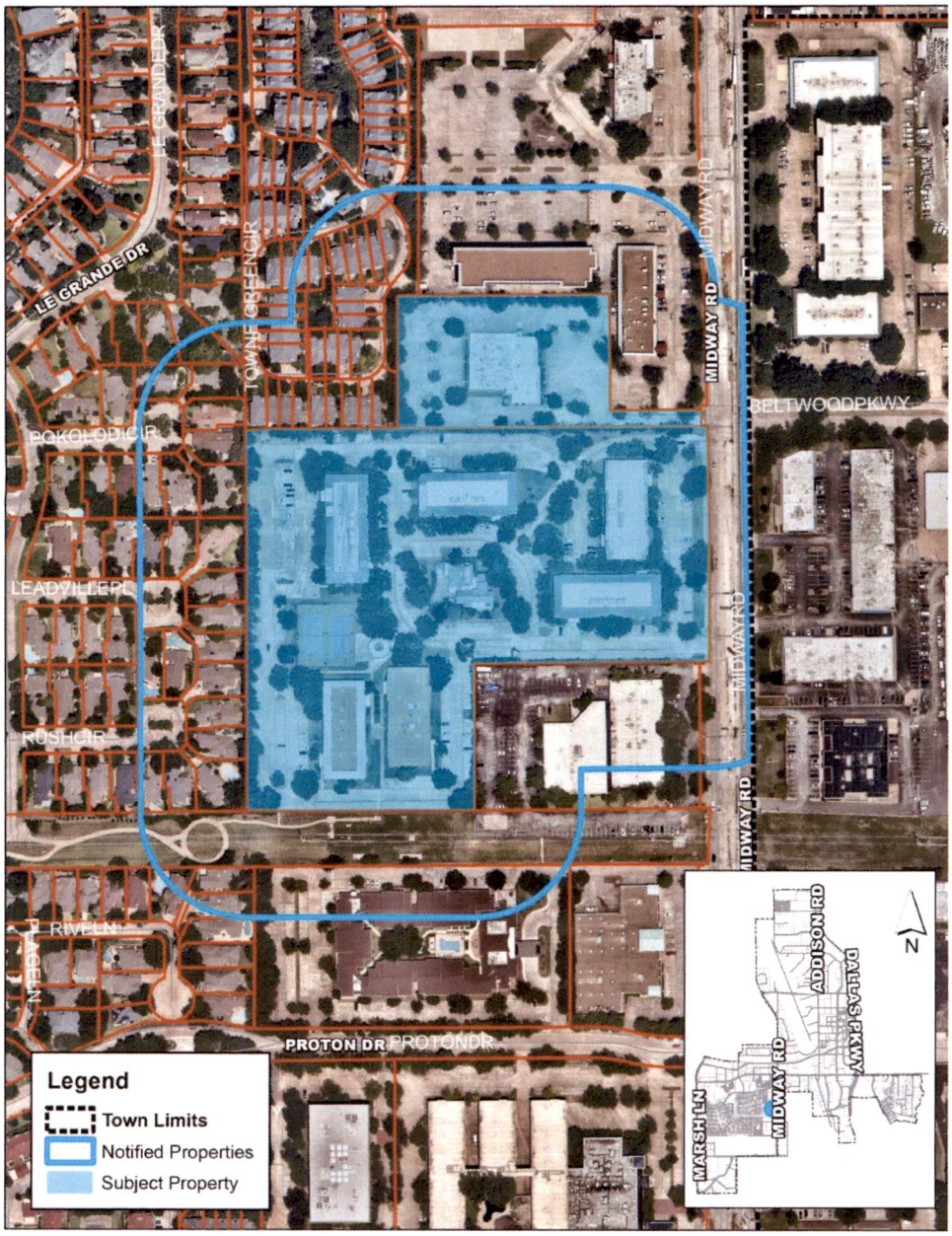

LE GRANDE DR
TOWNE GREEN CIR
MIDWAY RD
BELTWOODPKWY
POKOLODI CIR
LEADVILLE DR
RUSH CIR
RIVELN
PROTON DR
Legend
Town Limits
Notified Properties
Subject Property
ADDISON RD
DALLAS PKWY
MARSH LN
N

EXHIBIT A

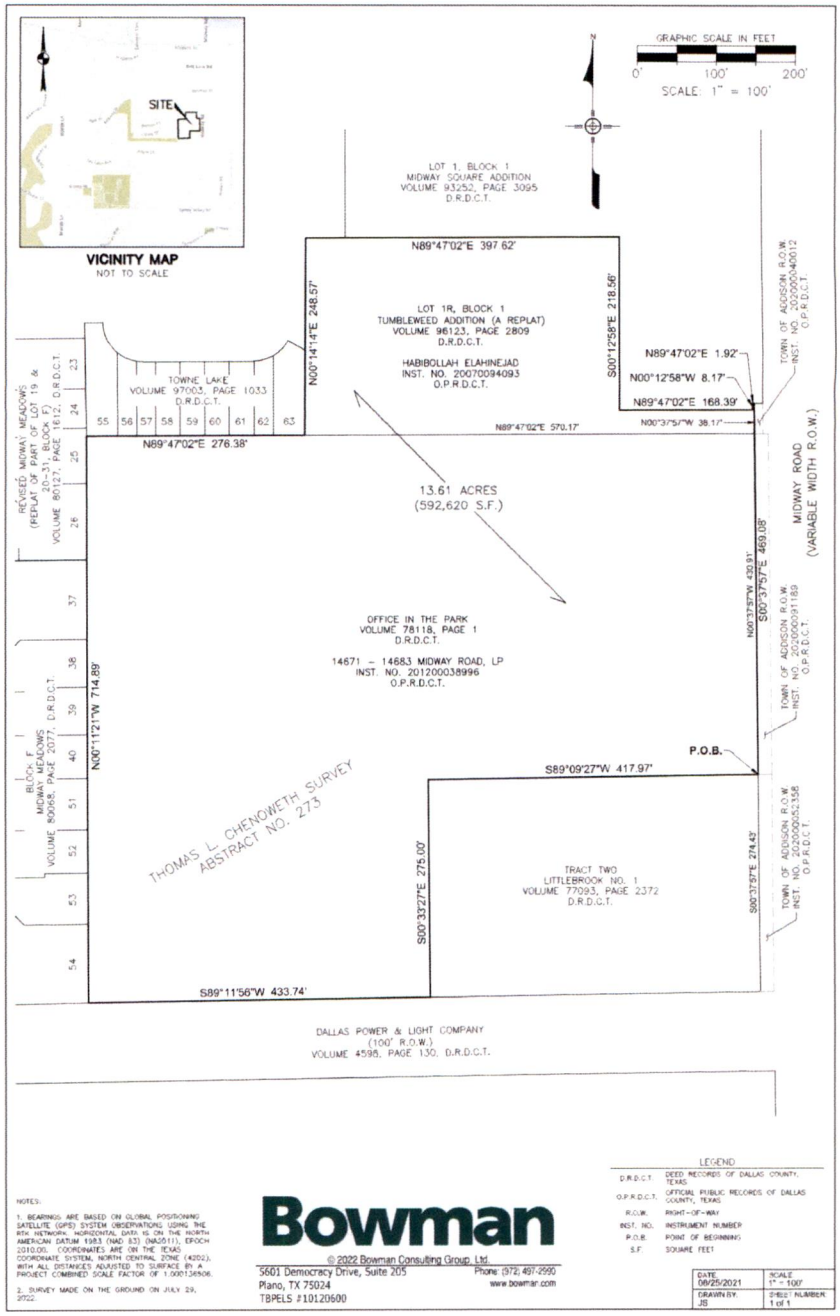

SITE
VICINITY MAP
NOT TO SCALE
N
GRAPHIC SCALE IN FEET
0'
100'
200'
SCALE: 1" = 100'
LOT 1, BLOCK 1
MIDWAY SQUARE ADDITION
VOLUME 93252, PAGE 3095
D.R.D.C.T.
N89°47'02"E 397.62'
N00°14'14"E 248.57'
LOT 1R, BLOCK 1
TUMBLEWEED ADDITION (A REPLAT)
VOLUME 96123, PAGE 2809
D.R.D.C.T.
HABIBOLLAH ELAHINEJAD
INST. NO. 20070094093
O.P.R.D.C.T.
S00°12'58"E 218.56'
N89°47'02"E 1.92'
N00°12'58"W 8.17'
N89°47'02"E 168.39'
N89°47'02"E 570.17'
N00°37'57"W 38.17'
TOWN OF ADDISON R.O.W.
INST. NO. 20200046012
O.P.R.D.C.T.
TOWNE LAKE
VOLUME 97005, PAGE 1033
D.R.D.C.T.
55 56 57 58 59 60 61 62 63
N89°47'02"E 276.38'
REVISED MIDWAY MEADOWS
(REPLAT OF PART OF LOT 19 &
20-31, BLOCK F)
VOLUME 80127, PAGE 1612, D.R.D.C.T.
23 24 25 26
13.61 ACRES
(592,620 S.F.)
MIDWAY ROAD
(VARIABLE WIDTH R.O.W.)
OFFICE IN THE PARK
VOLUME 78118, PAGE 1
D.R.D.C.T.
14671 - 14683 MIDWAY ROAD, LP
INST. NO. 201200038996
O.P.R.D.C.T.
N00°37'57"W 430.91'
S00°37'57"E 469.08'
TOWN OF ADDISON R.O.W.
INST. NO. 20200091169
O.P.R.D.C.T.
N00°11'21"W 714.89'
BLOCK F
MIDWAY MEADOWS
VOLUME 80068, PAGE 2377, D.R.D.C.T.
37 38 39 40 51 52 53 54
P.O.B.
S89°09'27"W 417.97'
THOMAS L. CHENOWETH SURVEY
ABSTRACT NO. 273
TRACT TWO
LITTLEBROOK NO. 1
VOLUME 77093, PAGE 2372
D.R.D.C.T.
S00°33'27"E 275.00'
S00°37'57"E 274.43'
TOWN OF ADDISON R.O.W.
INST. NO. 20200052358
O.P.R.D.C.T.
S89°11'56"W 433.74'
DALLAS POWER & LIGHT COMPANY
(100' R.O.W.)
VOLUME 4598, PAGE 130, D.R.D.C.T.
LEGEND
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
INST. NO. INSTRUMENT NUMBER
P.O.B. POINT OF BEGINNING
S.F. SQUARE FEET
NOTES:
1. BEARINGS ARE BASED ON GLOBAL POSITIONING SATELLITE (GPS) SYSTEM OBSERVATIONS USING THE RTK NETWORK. HORIZONTAL DATA IS ON THE NORTH AMERICAN DATUM 1983 (NAD 83) (NA2011), EPOCH 2010.00. COORDINATES ARE ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), WITH ALL DISTANCES ADJUSTED TO SURFACE BY A PROJECT COMBINED SCALE FACTOR OF 1.000136506.
2. SURVEY MADE ON THE GROUND ON JULY 29, 2022.
Bowman
© 2022 Bowman Consulting Group, Ltd.
5601 Democracy Drive, Suite 205
Plano, TX 75024
TBPELS #10120600
Phone: (972) 497-2990
www.bowman.com
DATE 08/25/2021
SCALE 1" = 100'
DRAWN BY JS
SHEET NUMBER 1 of 1

EXHIBIT B

PERMITTED USES AND DEVELOPMENT STANDARDS

1. **Permitted Uses:**
   A. Single-Family Residence Detached.

   B. Townhome.

   C. Condominium.

   D. Multifamily (Stacked Flat).

   E. Multifamily (Townhome).

   F. Live/Work.

      i. The commercial use is limited to professional services such as accountants, architects, artisans, attorneys, computer and multimedia related professionals, consultants, engineers, hair stylists, insurance, real estate, athletic trainers, travel agents, one-on-one instructors, and similar occupations as may be approved by the Zoning Administrator provided that the use does not detract from, or pose a nuisance to, the adjacent uses.

      ii. Both the residential and commercial components of the Live/Work unit must be occupied by the same tenant.

   G. Office.

   H. Co-Working.

   I. Retail – as defined in the Residential Subdistrict Use Regulations for the Urban Center (UC) Zoning District.

   J. Restaurant (Special Use Permit (SUP) required).

   K. Accessory uses encompassing community, social, and recreation facilities customary to single-family and multifamily residential development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure or generate additional parking demand.

2. **Maximum Number of Multifamily Dwelling Units:** 419 dwelling units (405 stacked flat dwelling units and 14 townhome dwelling units).

3. **Development Phasing and Operational Restrictions:** The Development Plans shall be implemented in accordance with the phasing plan depicted in **Exhibit C**, and as further defined by the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future development agreement between the Town and Developer.

4. **Required Homeowner's Association**: A homeowner's association and associated restrictive covenants shall be established for the Townhomes at the time of Final Plat. Said covenants shall account for HOA maintenance of Townhome common areas.

5. **Maximum Building Coverage (Overall Site):** 35 percent of the gross site area, as depicted in **Exhibit C**.

6. **Landscape Area (Overall Site)**:

   A. Minimum Landscape Area: 35 percent of the gross site area, as depicted in **Exhibit C**.

   Minimum Tree Plantings: New canopy tree plantings shall be a minimum of 4 caliper inches in diameter. Tree planting may be achieved in public open space, private open space, or common areas, and/or private yards.

   Trees shall be planted to achieve all required tree mitigation on site. Where mitigated trees are at least 8 caliper inches in diameter, a replacement tree, of at least 6 caliper inches in diameter, must be utilized to fulfill mitigation requirements on an inch for inch basis.

   Alternative replacement and transplanted trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site. The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

   B. Required Site Landscape: Excluding streets, parking, sidewalks, and other required hardscape, common areas are to be landscaped and irrigated. Residential ground floor frontages shall be required to landscape the entire area between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches, and patios. This area must be irrigated, and may be landscaped with ground cover, low shrubs, and ornamental trees.

   C. Required Perimeter Screening: Existing, healthy trees situated between new buildings and the existing residential neighborhoods to the west and north, shall be preserved whenever possible, and new evergreen and deciduous plantings shall be allocated to screen and buffer this site from these existing neighborhoods.

7. **Public Open Space**:

   A. Minimum Public Open Space: 3 acres, as depicted in **Exhibit C**.

   B. Redding Trail Extension: A 10 foot wide trail shall be installed to extend the Redding Trail to the northern limit of the site, as depicted in **Exhibit C**.

   C. Redding Trail Dog Park Extension: The Redding Trail Dog Park shall be extended and amenitized, as depicted in **Exhibit C**. Additional expansion of the dog park may be executed at the Town's option in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

   D. Public Open Space Furnishings: Public open space shall be amenitized with site furnishings such as benches, trash receptables, pedestrian lighting, and public art.

E. Public Open Space Landscape: Landscape shall be irrigated and shall include a mix of evergreen and deciduous canopy and ornamental tree species, ornamental groundcover, and zoysia grass turf, or acceptable alternative.

F. Public Open Space Installation and Maintenance: All public open space improvements shall be installed by the developer. Upon satisfactory completion of the public open space improvements, the developer shall convey the public open space to the Town. Upon acceptance of the Public Open Space, the Town shall be responsible for maintaining the Public Open Space.

8. Street Connectivity and Streetscape Standards:

A. Private Streets: All streets shall be private and shall be constructed to meet Town specifications for public streets, as modified by the street standards established herein. Public access easements shall be provided at the time of platting to accommodate needed site access. Where this district conflicts with any Town regulation for private streets, the standards of this district and any subsequently established MOU and/or development agreement, shall prevail.

B. Future Street Connectivity: Street connectivity to adjacent properties to the north and south is not accommodated with the initial buildout of this development. As new development occurs, connections to perimeter streets within this development may occur, where approved or required by the Town. In order to promote compatible connections that limit cut through traffic, consideration of any new connection shall comply with the adopted long-range planning policy for this area.

C. Typical Street Section: Dimensional standards and typical components of the streets within this district are provided below. This list is all inclusive, however; some elements may be excluded or modified for individual sections based on site context. Any deviations are as depicted in **Exhibit C.**

i. Travel Lanes: Two, 12-foot travel lanes.

ii. Curb Parking Lanes: 8 feet, on each side of the street.

iii. Planting Strip: 5 feet, on each side of the street.

iv. Street Trees: One tree every 40 linear feet. Variation may be permitted by the Town where alternative designs can positively contribute to the overall aesthetics of the site.

v. Street Lighting: Uniformly spaced street lamps, achieving a minimum lighting of 2 footcandles along the streetscape. Plans shall be provided for Town review prior to commencement of construction.

vi. Sidewalk: 6 feet, on each side of the street.

EXHIBIT B

9. **Pavement Treatments:** Enhanced pavement treatments will be provided at the retail frontage and at key pedestrian features throughout the development. This will be achieved through the use of pavers, as well as unique concrete treatments such as painting, staining, and patterned sawcuts.

10. **Multifamily (Stacked Flat – Wrap Building) Form Standards:**

    A. Minimum Lot Area: None.

    B. Minimum Lot Width: None.

    C. Maximum Lot Width: 500 feet.

    D. Minimum Lot Depth: None.

    E. Maximum Lot Depth: 700 feet.

    F. Minimum Building Setbacks:

        i. Front Yard: 60 feet from the eastern property boundary and 15 feet from the front of curb.

        ii. Side Yard: 16 feet from the front of curb.

        iii. Rear Yard: 16 feet from the front of curb.

        iv. Existing Neighborhoods: 150 feet from the nearest common residential property boundary outside of this district.

    G. Maximum Building Height: This building transitions from 5 stories to 4 stories as depicted in **Exhibit C**. Maximum permitted heights at the building limits are:

        i. Eastern Facade: 5 stories, 65 feet from top of foundation.

        ii. Western Facade: 4 stories, 50 feet from top of foundation.

        iii. Parapet Height and Architectural Projections: In order to provide appropriate articulation of the façade and to account for elevator shaft and staircase projections, up to 50 percent of the east façade, and 35 percent of all other facades may accommodate parapet height offsets and other unique architectural features that project above the maximum building height by no more than 10 feet.

    H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

    I. Outdoor Living Areas: 80 percent of the exterior facing dwelling units shall have a projected or recessed balcony, or a ground floor patio area accessible from the sidewalk, that is a minimum depth of 5 feet, while providing a minimum usable area of 50 square feet. Where site grading allows, street accessible ground floor patios are required.

J. Minimum Ground Floor Commercial Floor Area: 7,000 square feet comprising two, 3,500 square foot tenant spaces.

K. Minimum Ground Floor Commercial Floor Height: 13 feet floor to floor.

L. Required Ground Floor Commercial Activation:

i. Minimum Sidewalk Clear Area: 15 feet.

ii. Storefront Treatment: Storefronts will provide increased glazing to achieve a minimum of 50 percent glazing, as depicted in **Exhibit C.**

iii. Furnishings: One tenant space must be improved to accommodate a restaurant or café, providing a grease trap and appropriate building ventilation features. Permanent outdoor seating must be providing at the exterior of each commercial tenant space.

11. Multifamily (Stacked Flat – 3-Story Building) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: None.

C. Maximum Lot Width: 350 feet.

D. Minimum Lot Depth: None.

E. Maximum Lot Depth: 275 feet.

F. Minimum Building Setbacks:

i. Front Yard: 50 feet from the eastern property boundary and 15 feet from the front of curb.

ii. Side Yard: 70 feet from the southern property boundary and 11 feet from the front of curb.

iii. Rear Yard: 15 feet from the front of curb.

iv. Existing Neighborhoods: 200 feet from the nearest common residential property boundary outside of this district.

G. Maximum Building Height:

i. All Facades: 3 stories, 40 feet from top of foundation.

ii. Parapet Height and Architectural Projections: In order to provide appropriate articulation of the façade and to account for elevator shaft and staircase projections, up to 50 percent of all facades may accommodate parapet height offsets and other unique architectural features that project above the maximum

building height by no more than 5 feet.

H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

I. Outdoor Living Areas: 90 percent of the exterior facing dwelling units shall have a projected or recessed balcony, or a ground floor patio area accessible from the sidewalk, that is a minimum depth of 5 feet, while providing a minimum usable area of 50 square feet. Where site grading allows, street accessible ground floor patios are required.

12. Multifamily (Townhome) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Dwelling Unit Width: 20 feet.

C. Minimum Dwelling Unit Depth: 40 feet.

D. Minimum Building Setbacks:

i. Front Yard: 16 feet from the front of curb.

ii. Side Yard:
1. End Cap Dwelling Units: 16 feet from the front of curb.
2. All other units: None.

iii. Rear Yard: None.

E. Permitted Setback Encroachments:

i. Overhangs and balconies: 5 feet.

ii. Patios and courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories / 40 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,900 square feet.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 5 feet.

13. Townhome (Fee Simple) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: 20 feet.

C. Minimum Lot Depth: 50 feet.

D. Minimum Building Setbacks:

i. Front Yard: 6 feet from the back of sidewalk.

ii. Side Yard:

1. 3 feet and 20 feet separation between adjacent buildings.

2. All other lots: None.

iii. Rear Yard: None.

E. Permitted Setback Encroachments:

iii. Overhangs and Balconies: 5 feet.

iv. Patios and Courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories / 40 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 2,200 square feet.

H. Required Ground Floor Residential Activation: Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from the sidewalk or trail, that are a minimum depth of 5 feet.

14. Parking:

A. Minimum Off-Street Parking Requirements:

i. Multifamily (Stacked Flat and Live/Work): 1 space per bedroom.

ii. Multifamily (Townhome): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit. Tandem parking is not permitted.

iii. Townhome: 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit. Tandem parking is not permitted.

iv. Office/Co-Working: 1 space per 300 square feet of floor area.

v. Retail: 1 space per 200 square feet of floor area.

vi. Restaurant: 1 space per 100 square feet of floor area.

B. Visitor Parking: All on-street parking spaces, exclusive of 31 reserved townhome visitor parking spaces and 10 reserved dog park parking spaces, shall be reserved for retail, visitor, and periodic convenience parking for multifamily residents. Use as long-term and overnight parking for tenants shall be prohibited and regulated by the property owner.

25 ground level parking spaces within the parking structure shall have unrestricted access for dog park, retail, and visitor parking use.

C. Bicycle Parking: 1 space for every 10 required off-street parking spaces, with at least 50 percent of provided spaces being accommodated within the interior of a structure.

D. Parking Structure Design: With the exception of the structure access points, the parking structure shall be fully wrapped and screened by the building.

E. Parking Structure Access: A minimum of two vehicle access points shall be provided and should be situated at opposite sides of the parking structure.

15. **Façade:** Building facades shall comply with the Development Plans depicted in Exhibit C and with the terms and conditions of the MOU and any subsequently executed development agreement.

16. **Mechanical Equipment Placement and Screening:** Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design. The Multifamily (Townhomes) may have ground mounted HVAC units, provided that said units are screened from view with hardscape or landscape features.

17. **Solid Waste and Recycling:** Solid Waste and recycling services shall be provided for this development. Dumpsters and compactors should be considered in the design of buildings and shall not be permitted as freestanding features within the site.

18. **Fencing:**

A. Perimeter Fence Adjacent to Existing Neighborhoods: Where existing neighborhood perimeter fence improvements are made as part of this project, maximum fence height shall be 8 feet, excluding any required retaining wall and up to a 6 inch gap at the base of the fence to allow for proper drainage conditions is permitted. Private gated access to the public open space from these properties is permitted.

B. Private Yard Fencing: Private yard fencing shall substantially comply with the conceptual site plan. Fencing shall not exceed 4 feet in height and shall be no more than 50 percent opaque and shall be constructed of ornamental iron materials.

19. **Sustainability:**

A. LEED Certification: The Multifamily component of the project shall, at a minimum, achieve LEED Silver certification.

B. Electric Vehicle Charging: A minimum of 30 electric vehicle charging stations will be provided for the project.

C. Public Art: Public art shall be provided in coordination with the Addison Arbor Foundation and in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

20. Unit Features:

A. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.

B. Appliances: All units shall be equipped with energy efficient appliances.

EXHIBIT C
DEVELOPMENT PLANS

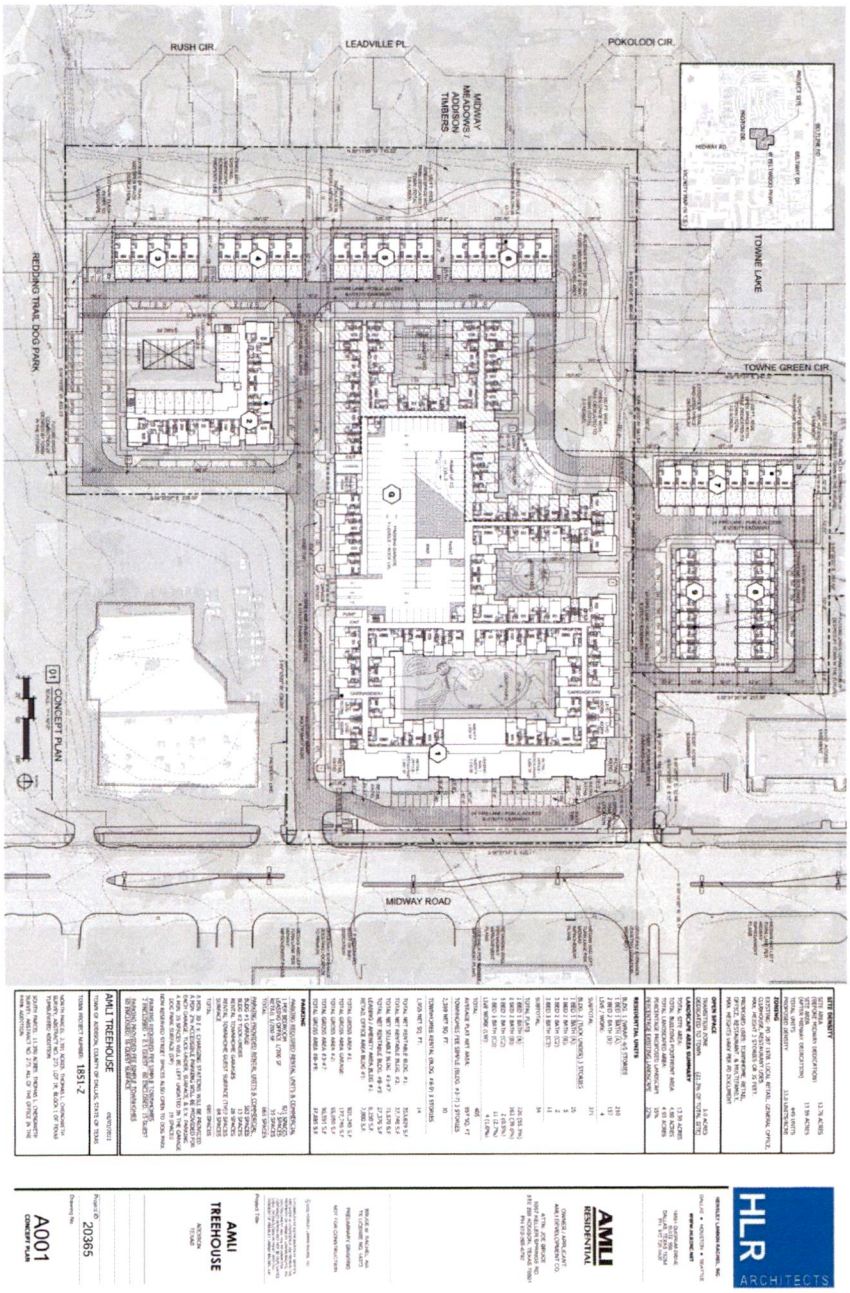
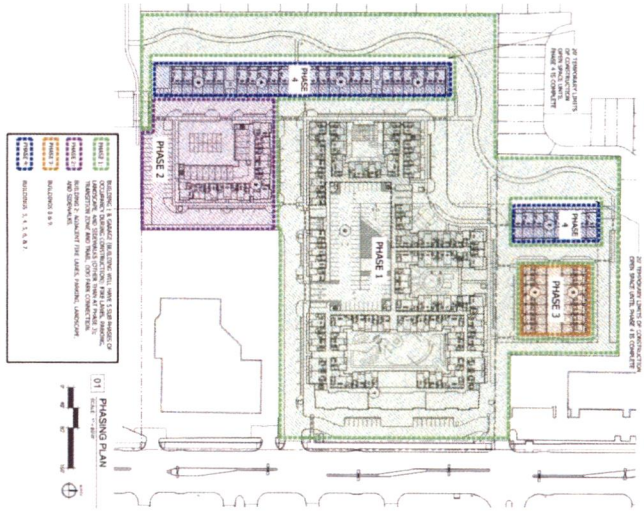


EXHIBIT C



AMLI TREEHOUSE

AMLI RESIDENTIAL

HLR ARCHITECTS

AMLI TREEHOUSE

A001-1

EXHIBIT C

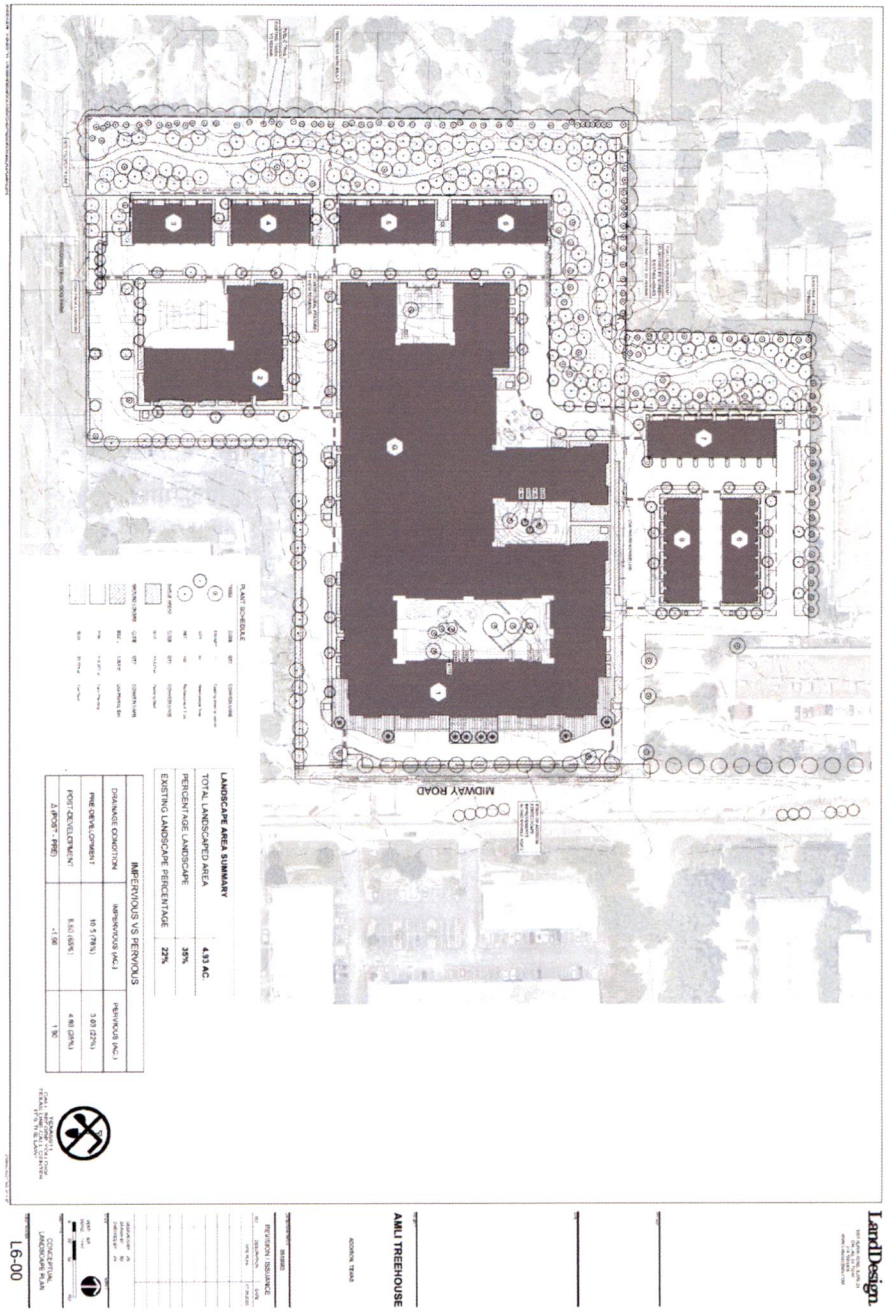

MIDWAY ROAD
LANDSCAPE AREA SUMMARY
TOTAL LANDSCAPED AREA 4.33 AC.
PERCENTAGE LANDSCAPE 35%
EXISTING LANDSCAPE PERCENTAGE 22%
IMPERVIOUS VS PERVIOUS
DRAINAGE CONDITION IMPERVIOUS (AC.) PERVIOUS (AC.)
PRE-DEVELOPMENT 10.1 (78%) 2.81 (22%)
POST-DEVELOPMENT 8.61 (66%) 4.40 (34%)
(+/-)POST - PRE) (-) 1.96 (+) 1.96
LandDesign
AMLI TREEHOUSE
ADDISON, TEXAS
L6-00

EXHIBIT C

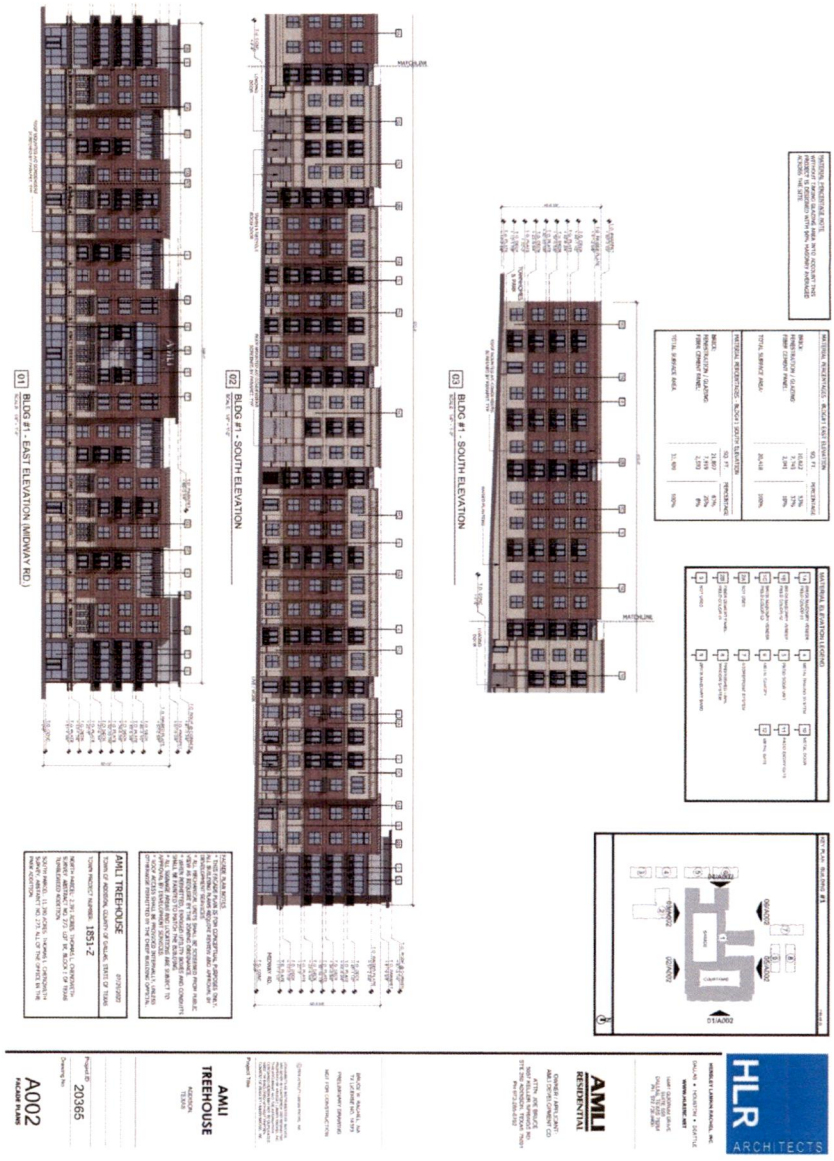

01 BLDG #1 - EAST ELEVATION (MIDWAY RD.)
02 BLDG #1 - SOUTH ELEVATION
03 BLDG #1 - SOUTH ELEVATION
AMLI TREEHOUSE
AMLI RESIDENTIAL
HLR ARCHITECTS
A002

EXHIBIT C

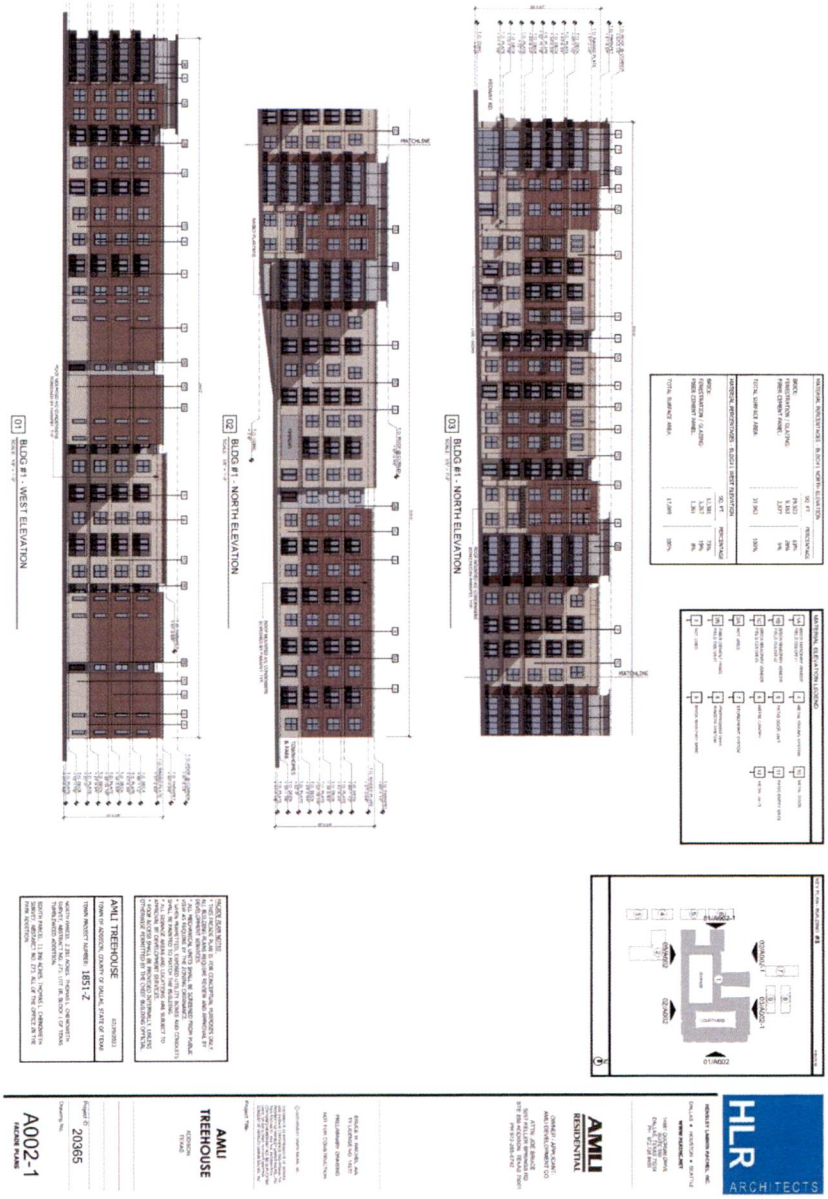

01 BLDG #1 - WEST ELEVATION
02 BLDG #1 - NORTH ELEVATION
03 BLDG #1 - NORTH ELEVATION
AMLI TREEHOUSE
HLR ARCHITECTS
AMLI RESIDENTIAL
A002-1

EXHIBIT C

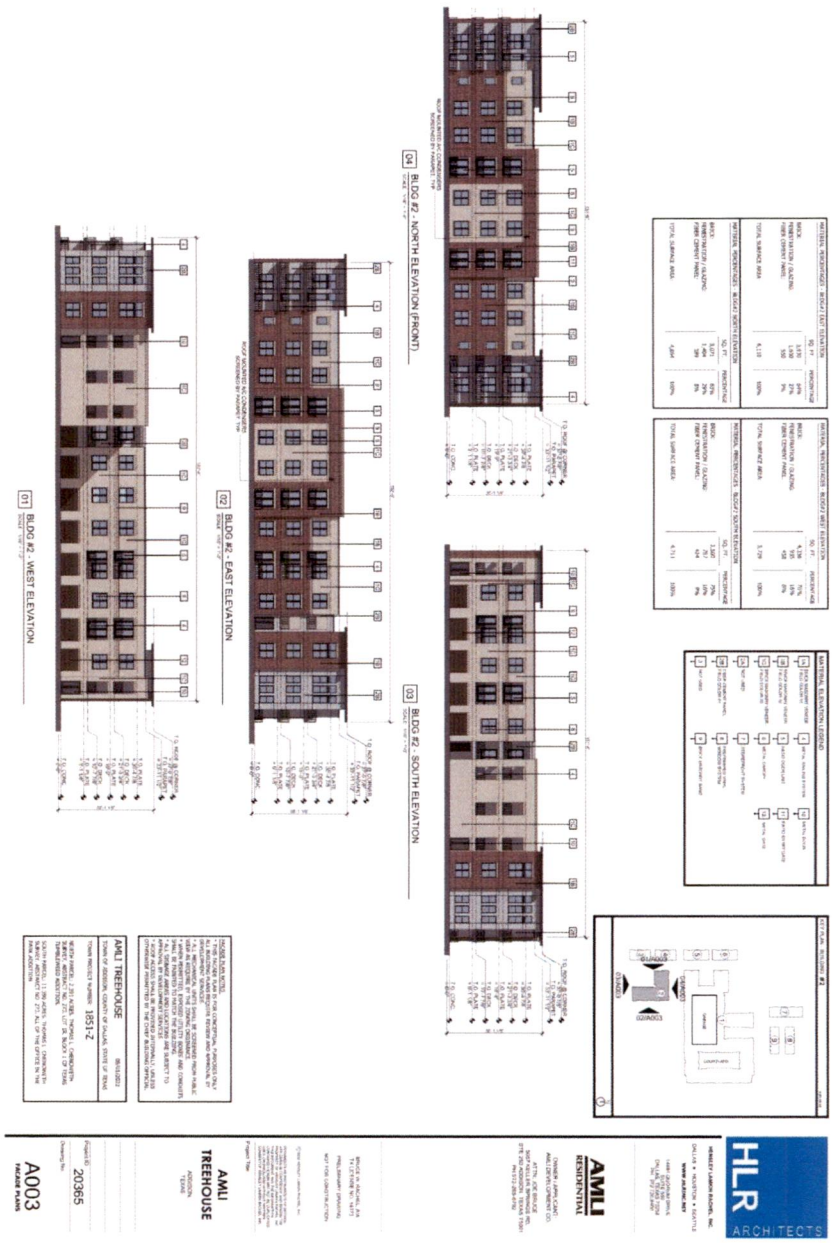

04 BLDG #2 - NORTH ELEVATION (FRONT)
03 BLDG #2 - SOUTH ELEVATION
02 BLDG #2 - EAST ELEVATION
01 BLDG #2 - WEST ELEVATION
AMLI RESIDENTIAL
HLR ARCHITECTS
AMLI TREEHOUSE
A003

EXHIBIT C

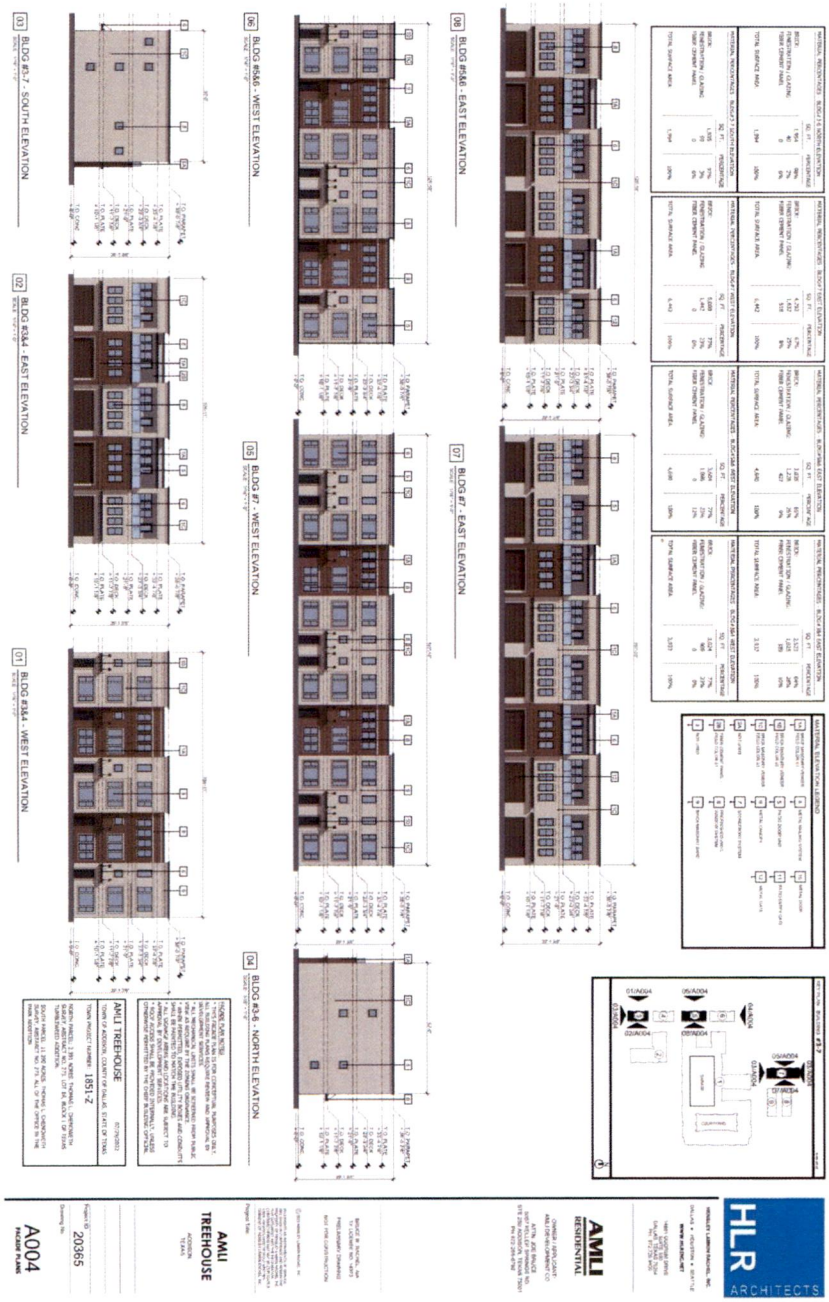
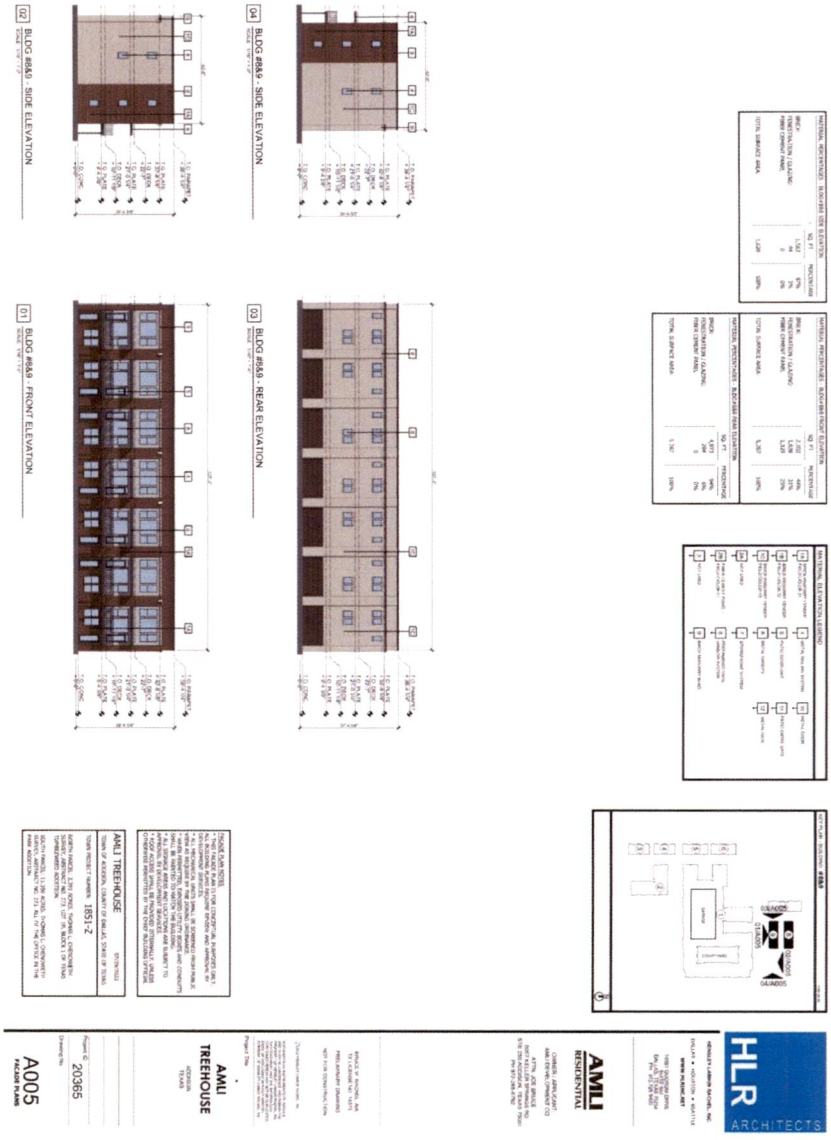

BLDG #5,7 - SOUTH ELEVATION
BLDG #3&4 - EAST ELEVATION
BLDG #3&4 - WEST ELEVATION
BLDG #5&6 - WEST ELEVATION
BLDG #7 - WEST ELEVATION
BLDG #5&6 - NORTH ELEVATION
BLDG #5&6 - EAST ELEVATION
BLDG #7 - EAST ELEVATION
AMLI TREEHOUSE
1851-Z
20365
A004
HLR ARCHITECTS
AMLI RESIDENTIAL

EXHIBIT C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03 BLDG #849 - REAR ELEVATION
HLR ARCHITECTS
AMLI RESIDENTIAL
AMLI TREEHOUSE
A005

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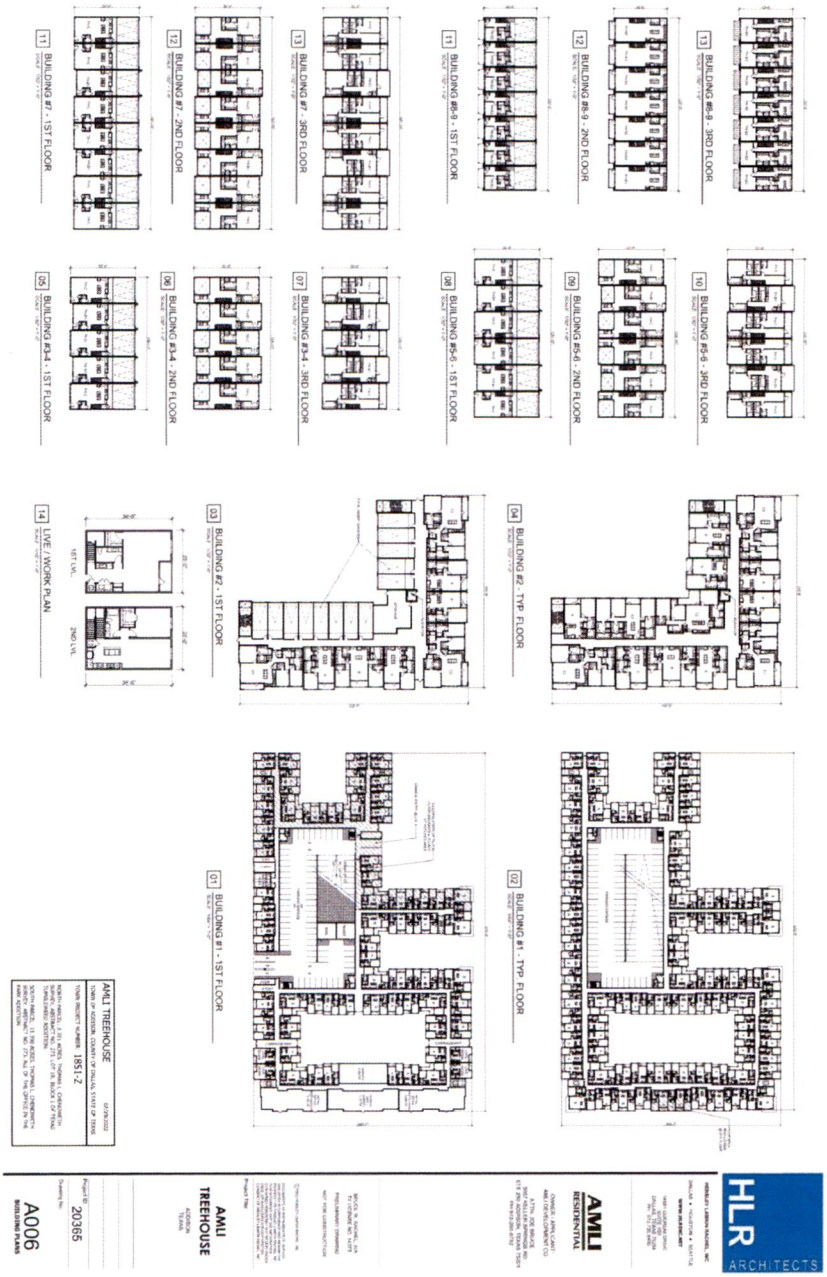
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11 BUILDING #5-9 - 1ST FLOOR
10 BUILDING #5-6 - 3RD FLOOR
09 BUILDING #5-6 - 2ND FLOOR
08 BUILDING #5-6 - 1ST FLOOR
13 BUILDING #7 - 3RD FLOOR
12 BUILDING #7 - 2ND FLOOR
11 BUILDING #7 - 1ST FLOOR
07 BUILDING #3-4 - 3RD FLOOR
06 BUILDING #3-4 - 2ND FLOOR
05 BUILDING #3-4 - 1ST FLOOR
04 BUILDING #2 - TYP. FLOOR
03 BUILDING #2 - 1ST FLOOR
14 LIVE / WORK PLAN
1ST LVL
2ND LVL
02 BUILDING #1 - TYP. FLOOR
01 BUILDING #1 - 1ST FLOOR
AMLI TREEHOUSE
TOWN PROJECT NUMBER: 1851-Z
HLR ARCHITECTS
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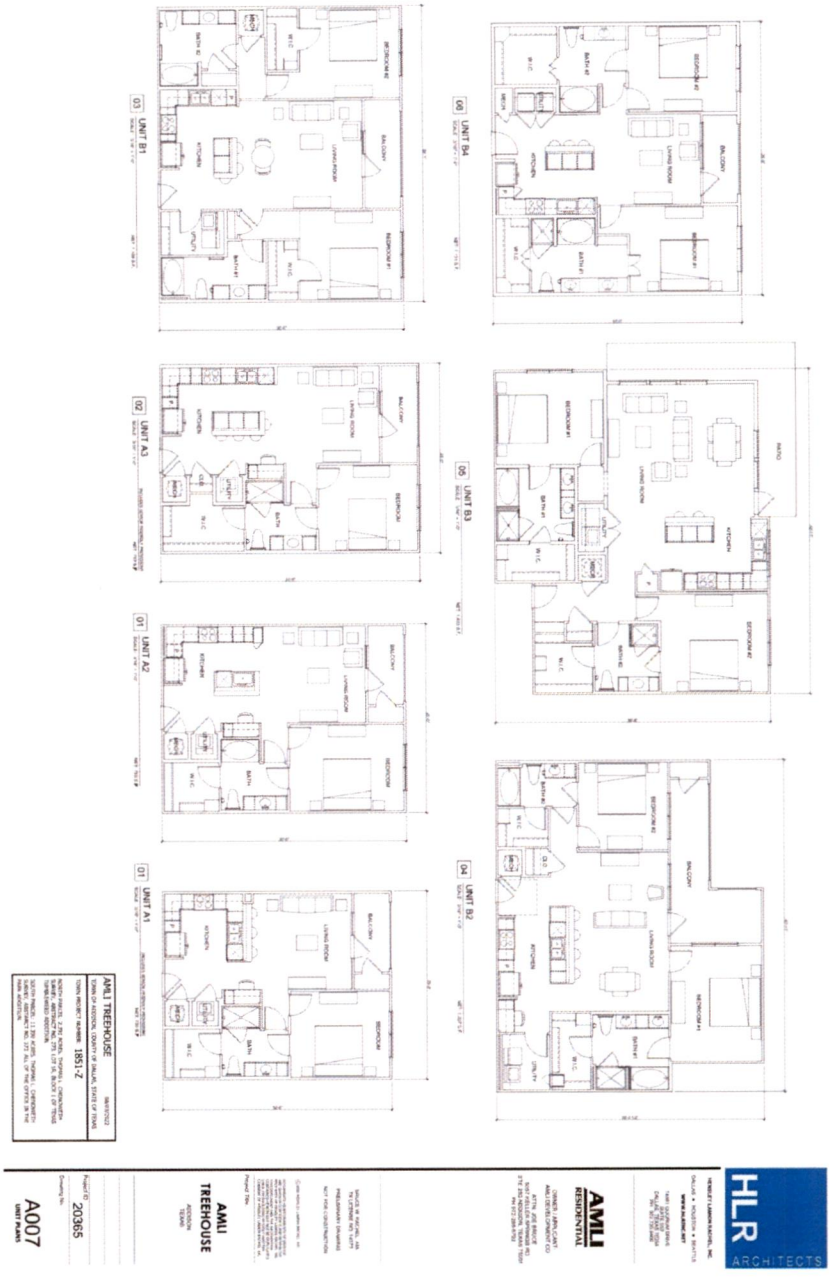
AMLI TREEHOUSE
ADDISON TEXAS
Project ID: 20365
A006

EXHIBIT C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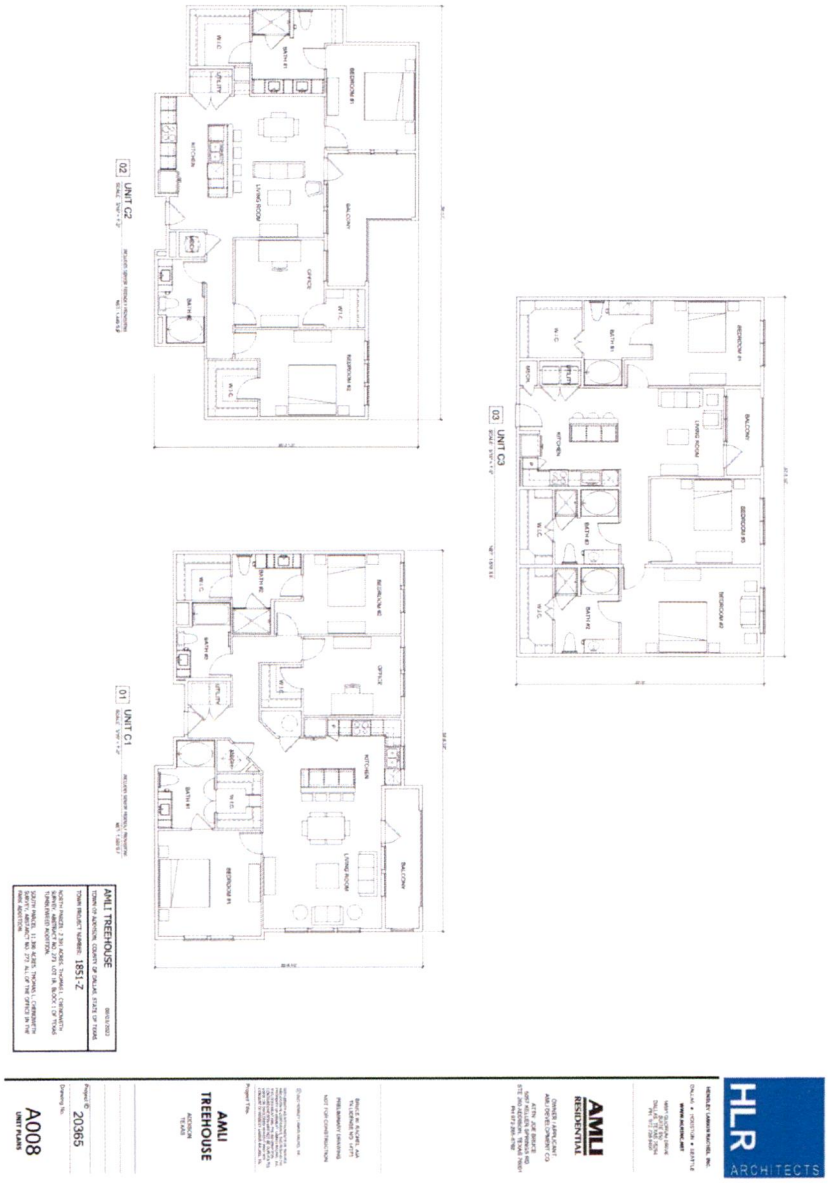
1851-Z
AMLI RESIDENTIAL
HLR ARCHITECTS
AMLI TREEHOUSE
20365
A007
UNIT PLANS

EXHIBIT C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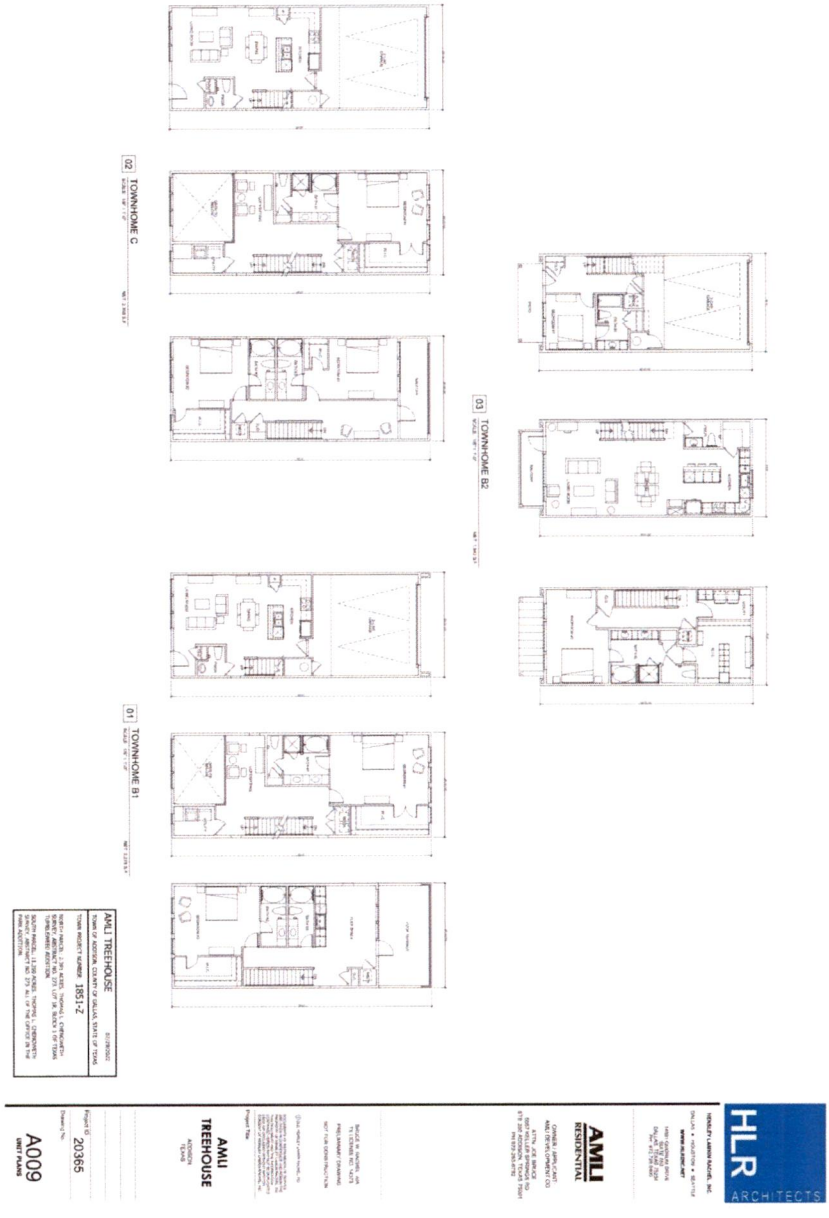
01 UNIT C1
AMLI TREEHOUSE
TOWN PROJECT NUMBER: 1851-Z
AMLI RESIDENTIAL
HLR ARCHITECTS
AMLI TREEHOUSE
Project ID 20365
A008

EXHIBIT C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AMLI TREEHOUSE
TOWN REGISTRY NUMBER: 1851-Z
AMLI RESIDENTIAL
HLR ARCHITECTS
AMLI TREEHOUSE
ADDISON TEXAS
Project ID: 20365
A009

Planning & Zoning Commission **5.**

Meeting Date: 09/16/2025

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request to amend the permitted use and development standards and development plans for Planned Development (PD), Ordinance No. 024-35, for an 8.02± acre property generally located at the southwest corner of Midway Road and Beltway Drive, to allow for the construction of 26 fee-simple townhome dwelling units. Case 1942-Z/AMLI Treehouse, Phase 2 Amendment.

Recommendation:

Staff recommends approval of the request.

Attachments

1942-Z Staff Report

1942-Z Letter of Intent

1942-Z Plans

1942-Z Development Standards (Clean)

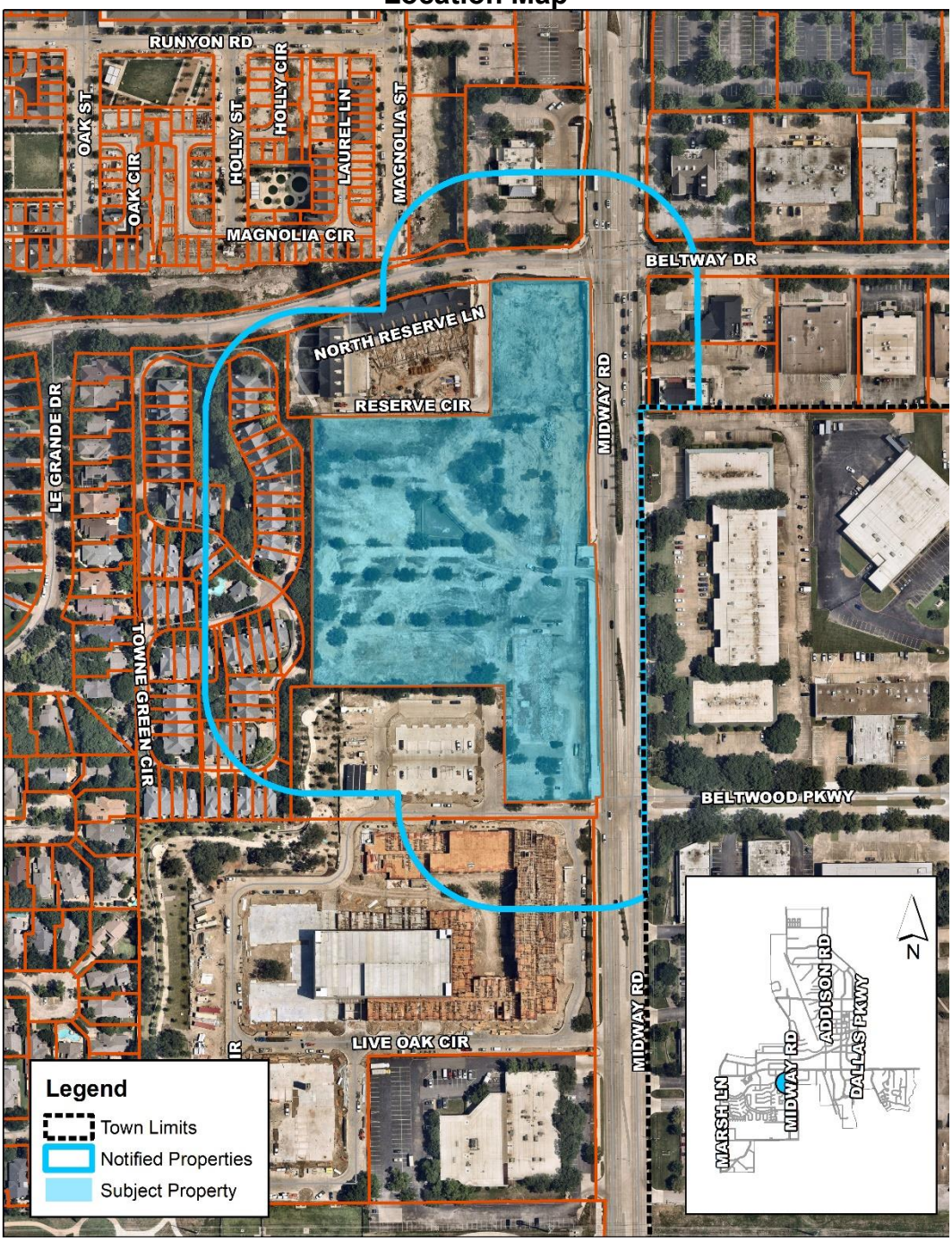
1942-Z Development Standards (Redline)

Ordinance No 024-035 - AMLI Treehouse Phase 2 (Original)

1942-Z

PUBLIC HEARING Case 1942-Z/AMLI Treehouse, Phase 2 Amendment. Hold a public hearing, present, discuss, and consider action on a request to amend the permitted use and development standards and development plans for Planned Development (PD), Ordinance No. 024-35, for an 8.02± acre property generally located at the southwest corner of Midway Road and Beltway Drive, to allow for the construction of 26 fee-simple townhome dwelling units.

Location Map



September 16, 2024

STAFF REPORT

RE:	1940-Z & 1942-Z/AMLI Treehouse, Phase I & II Amendment
LOCATION:	**Phase I**: 13.78± acres on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park. **Phase II**: 8.02± acres generally located at the southwest corner of Midway Road and Beltway Drive.
REQUEST:	Approval of an amendment to Planned Development Districts (PD) Ordinance Nos. 022-25 and 024-035 to amend the permitted use and development standards and development plans to allow for the construction of 56 fee-simple townhome dwelling units (Application Date: 07/22/2025).
APPLICANT:	Bruno Pasquinelli, Cadence Homes

DISCUSSION:

Background: This rezoning request is for an amendment to the existing Planned Development (PD) Districts for AMLI Treehouse, Phases I and II. The AMLI Treehouse project is located on the west side of Midway Road from Beltway Drive to Redding Trail. The project is a 21-acre mixed-use neighborhood including 571 multifamily rental units, 30 rental townhome units, 56 fee-simple townhome units, office, retail/restaurant, and public/private open space. This project received zoning entitlements over several years, with Phase I getting approved in 2022 via PD, Ordinance No. 022-25 and Phase II in 2024 via PD, Ordinance No. 024-035. Both phases are currently under construction.

The primary developer, AMLI Residential, specializes in rental housing products and obtained zoning approval the intent to partner with a fee-simple townhome developer. Following a review process, AMLI Residential selected Cadence Homes to deliver the fee-simple townhome units. With this request, Cadence Homes, in collaboration with the developer, AMLI Residential, proposed to amend the existing Planned Development Districts (PD, Ordinance Nos. 022-25 and 024-035) to provide modified permitted use and development standards and development plans for the project. All proposed modifications are specific to the 56 fee-simple townhomes contemplated on site except the minor amendment to the permitted use standards.

Cadence Homes, is a local residential builder specializing in townhome development within the Dallas–Fort Worth Metroplex. The company emphasizes high-quality construction and innovative

design in its projects. Cadence Homes currently has townhome communities under construction in Allen, Northlake, Crowley, Irving, Prosper, Mesquite, and McKinney, demonstrating its established presence in the region.

Proposed Development Plans: The AMLI Treehouse development is comprised of many components, however, this request is specific to the fee-simple townhome units. There are no modifications proposed to the overall building or lot configuration, land use, unit counts, vehicular access or roadways, landscaping or open space, or parking for the project.

The amendment allows minor adjustments to the development standards and plans to accommodate a townhome product designed by Cadence Homes. The original development plans for this portion of the site were conceptual; the proposed design provides greater detail and reflects current market conditions and buyer expectations.

Permitted Uses: With this request, AMLI Residential is proposing a minor amendment to the permitted use standards in order to comply with the adopted Unified Development Code (UDC) as it relates to restaurants. The Town's previous zoning ordinance required a Special Use Permit (SUP) for all restaurant uses. The newly adopted UDC modified that requirement to only require an SUP for restaurants if they operate during late-night hours (past 11:00PM). To ease the burden on potential restaurants and to align with the UDC, the applicant is requesting this modification. No other modifications are proposed to the permitted uses within the project.

Floor Plan Mix: The proposed fee-simple townhomes will include two different floor plans with minor variations. The minor variations of the floor plan are related to the corresponding architectural features of the building facades. The floor plans will provide 2,200 square feet (30 units) and 2,100 square feet (26 units) of floor area.

That applicant is requesting to allow a decrease to the minimum floor area per unit from 2,000 square feet to 1,800 square feet and to allow administrative approval for minor adjustments of the approved floor plans, so long as the minimum floor area is achieved and the façade plan generally complies with the approved development plans. The applicant has proposed these modifications to the development standards to allow them flexibility, if needed, to meet market demand throughout the development process.

Building Facades: The nine fee-simple townhome buildings will include a total of 56 units. The buildings are comprised of four 5-plex structures, two 6-plex structures, and three 8-plex structures. All townhomes are 3 stories in height (43 feet at peak). Building articulation is achieved through vertical step back and projection of the building façade, material color changes, and the placement of projecting second floor balconies. More prominently sized windows are provided at the front façade and metal canopies are provided over the front doorway. Each townhome unit will have a small fenced in patio at the ground floor frontage. At the rear of the buildings, garage doors are provided at the ground floor.

Deviations that are included in this request is a reduction of the 90% minimum masonry materials per façade and expanding the allowed fencing material for private yards. The applicant proposes to use cedar-style fiber cement siding as accent elements on the front facades of the townhome units. Other materials proposed include brick and board and batten. Masonry still remains the primary building material for each façade, ranging from approximately 50-88%. Additionally, the applicant would like to allow alternative metal fencing materials that are appropriate and complementary to the development. Final material and design would be reviewed by Town staff during the Building Permit process.

Parking: This request does not include any modifications to the previously approved parking requirements or the parking depicted within the approved development plans. Each fee-simple townhome will include two enclosed garage spaces, plus 0.5 on-street visitor parking spaces per townhome unit.

Landscaping/Open Space and Trails: This request does not include any modifications to the previously approved landscape or open space requirements or the landscaping improvements depicted within the approved development plans. The new development plans provided additional detail regarding the proposed landscaping improvements for each townhome lot, which remains consistent with the original development plans. All landscaping, open space, and future public park improvement will be the responsibility of the multifamily developer, AMLI Residential.

Community Input: To allow appropriate community input, the developer team, AMLI Residential and Cadence Homes, hosted a neighborhood meeting on May 15, 2025. The neighborhood meeting included the adjacent neighborhoods, Towne Lake and Addison Timbers. Approximately 30 residents attended the event. Those residents in attendance responded positively to the proposed modifications, including the masonry percentage decrease and the second story balcony on the front façade. No concerns regarding the changes were *provided*.

In accordance with Town Ordinances and State Statutes, The Town also notified adjacent property owners (within 200 feet) and DISD. At the time of the Planning & Zoning Commission packet posting, staff has not received any input on the request.

RECOMMENDATION: **APPROVAL**

This proposed amendment meets the intent of the original Planned Developments for Phase I and Phase II and will allow the construction of additional fee-simple ownership housing in Addison. It was anticipated that minor adjustments to the fee-simple townhome units would be necessary following the selection of a builder as the original zoning request provided speculative units.

The proposed townhome units are aesthetically compatible with the remainder of the AMLI Treehouse development and the adjacent Addison Reserve Townhome project. The townhome developer, Cadence Homes, has a strong record of executing high-quality fee-simple housing within the Metroplex in an efficient manner.

Staff recommends approval of the request.

AMLI RESIDENTIAL

5057 Keller Springs Rd, Suite 250
Addison, Texas 75001
Phone: 972.265.6759

August 15, 2025

Development Services – Town of Addison
Attn: Lesley Nyp, AICP, CNU-A
Director of Development & Neighborhood Services
16801 Westgrove Drive
Addison, TX 75254
Via email: lnyp@addisontx.gov

RE: AMLI TreeHouse – Development Plan Amendment – For-Sale Townhome Lots & Definitive Agreements

Dear Lesley:

I am submitting this letter to formally request the Development Plan Amendment associated with the 56 for-sale townhome lots within the AMLI Treehouse Phase 1 and Phase 2 mixed use community. This request pertains to modifications and or replacement of those plan sheets currently incorporated as Exhibit C to Ordinance No. O22-25, as amended and Exhibit C to Ordinance No. O25-035.

The amended plans for Buildings 3 – 7 and Buildings 17 – 20 are included as part of this submission and consist of the following:

- **Vicinity Site Plan**
  - Identifies the for-sale townhome building footprints in relation to the overall site, providing clear context for the to-be amended area.
- **Conceptual Landscape Plan**
  - Illustrates proposed landscaping within the boundaries of the for-sale townhome lots only. Note, there are no proposed changes to the approved landscaping on the HOA common lots as shown on AMLI's Phase 2 landscape plans.
  - Proposed revisions to the form standards include:
    - Private yard fencing to be constructed of durable architecturally appropriate materials, including but not limited to tubular steel. The private yard fencing color shall be complementary to the overall development (e.g. black for the for-sale townhomes is complementary to the urbane bronze on AMLI's patios and balcony railing);
    - Note, all applicable tree mitigation obligations for these lots have already been fulfilled by AMLI and do not apply to the townhome developer.
- **Façade Plan**
  - Includes front, rear, and side elevations.
  - Clearly identify exterior materials with percentages provided. The minimum proposed masonry construction is 65%, a reduction from 90% however the materials are appropriate and complementary to the overall development. Note, we plan to address the reduced masonry percentage exclusively for the for-sale townhomes within the Master Development Agreement.
  - Proposed revisions to the form standards include:
    - Second floor balconies on the front façade.
- **Building Plans & Floor Plans**
  - Proposed revisions to the form standards include:

- Reduction of the Minimum Floor Area per Dwelling Unit to 1,800 square feet. Note, all currently submitted unit floor plans exceed 2,000 square feet, comfortably above the proposed minimum. We request additional language that the Director of Development may approve alternative floor plans so long as the floor plan meets the minimum square footage requirement and the façade generally complies with the approved Development Plans.

Beyond the proposed changes to the Townhome (Fee Simple) Form Standards, we request to change the Permitted Uses for the Restaurant to reflect the updated Unified Development Code that was adopted in March 2025 that will take effect on September 1st. As discussed, any Restaurant use that does not operate beyond 11:00 pm will not require an SUP. Further, we continue to meet the obligations as outlined in the Master Development Agreement, and it is our collective goal to finalize all Definitive Agreements by September 29th to be posted in the Council Agenda packet by October 8th.

Sincerely,

Robert Lapp

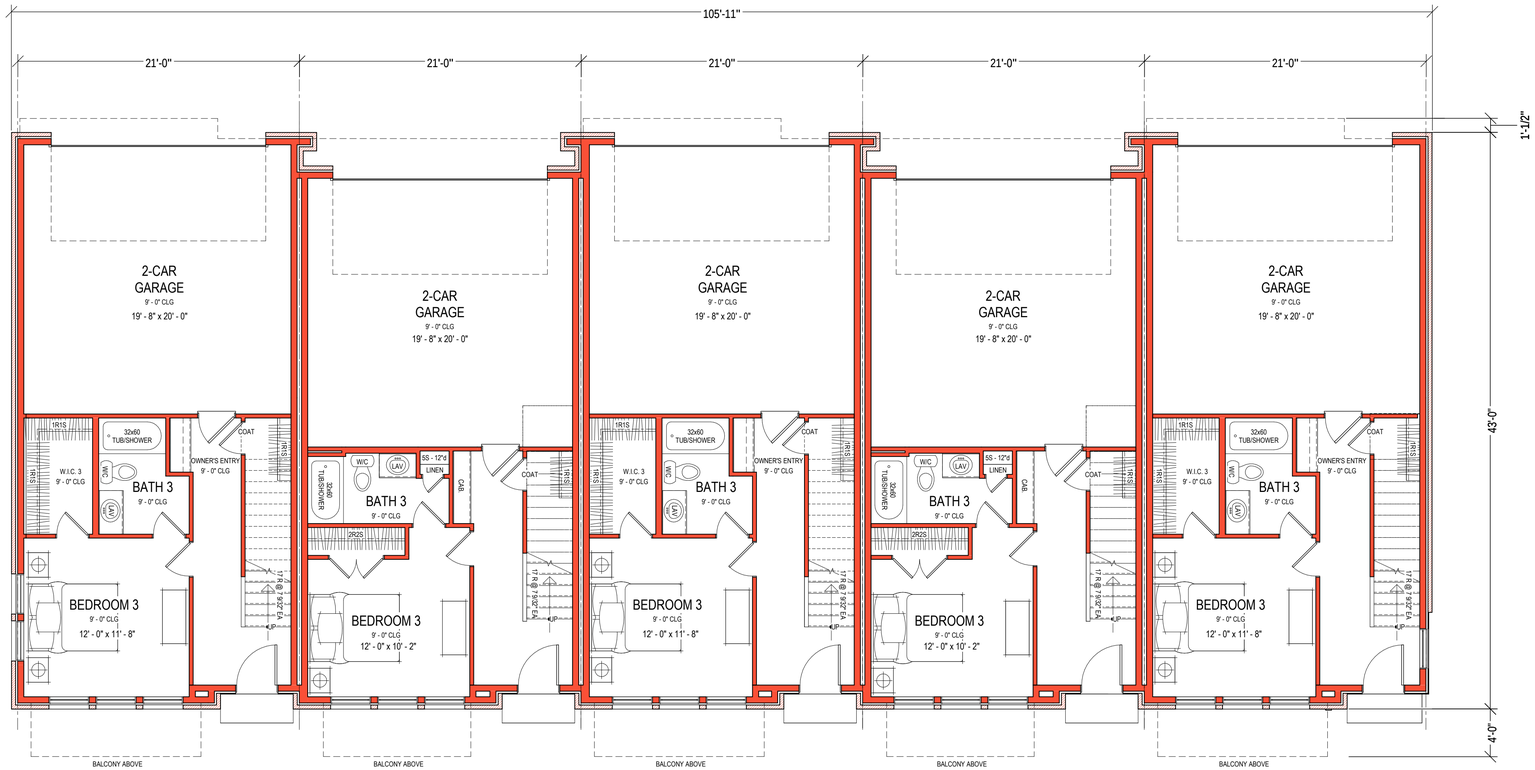
Robert Lapp
Vice President
AMLI Development Company

AMLI_TREEHOUSE

PN_8522139

5/17/2024 4:36 PM XCHEN P:\DAL_2023\8523139\IMAGES\GRAPHICS\2024-05-17_OVERALL RENDERING\8523139-SITE BASE.DWG

LandDesign.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9' - 0" CLG
19' - 8" x 20' - 0"
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BATH 3
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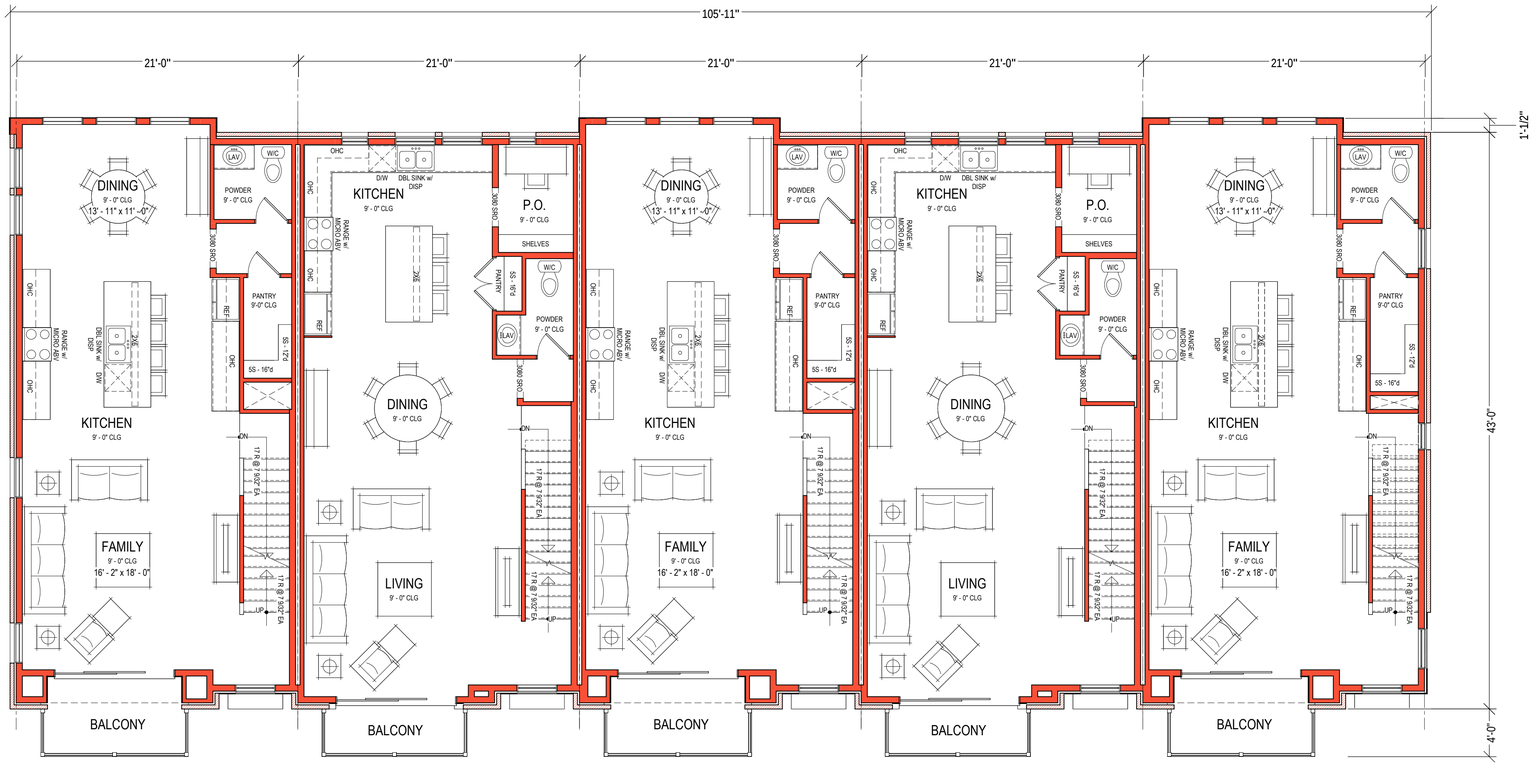

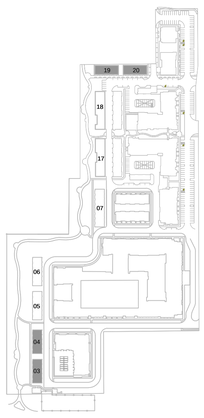

02

SECOND FLOOR PLAN - 5-PLEX BUILDINGS 3, 4, 19 & 20
SCALE: 3/16 = 1'-0"

01

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ARCHITECT: DAVE COPENHAVER
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469-294-0196
Bruno@cadencehomestx.com

DATE
08.14.25

ISSUE:
FACADE PLAN

Thomas L. Chenowith Survey
Abstract No. 273

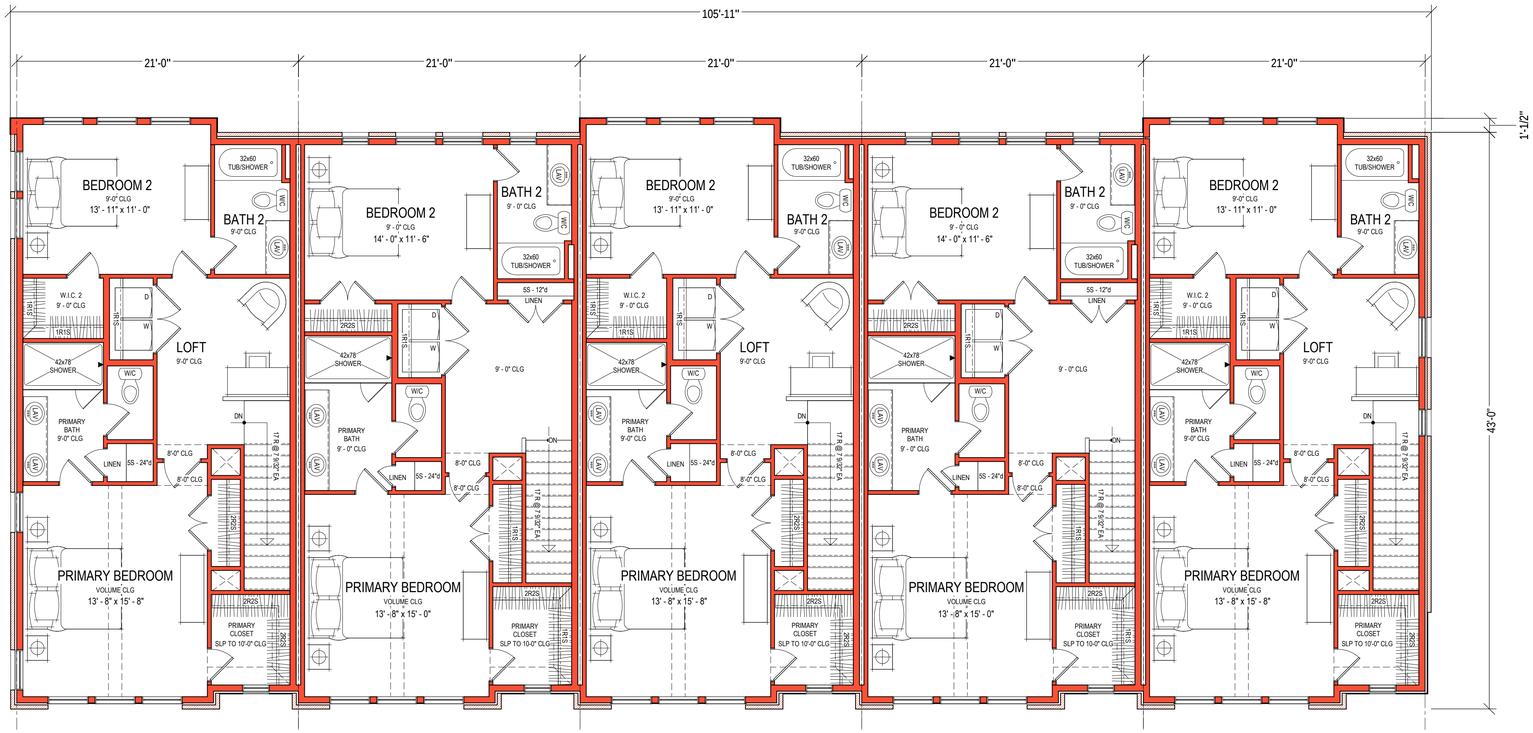
Identified as Lots 5-9, 10X, 11-15, 16X, 17-22, 23X, 24-37 of Block 1of the Addison Treehouse Addition No. 1 and Lots 4-19, 20X, 21-15, 26X, and 27-21 of Block 1 of the Addison Treehouse Addition No. 2

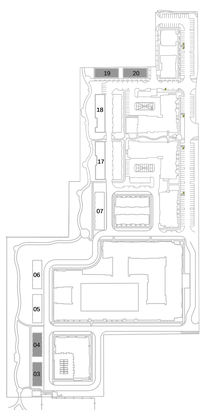
CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A402





02

THIRD FLOOR PLAN - 5-PLEX BUILDINGS 3, 4, 19 & 20
SCALE: 3/16 = 1'-0"

01

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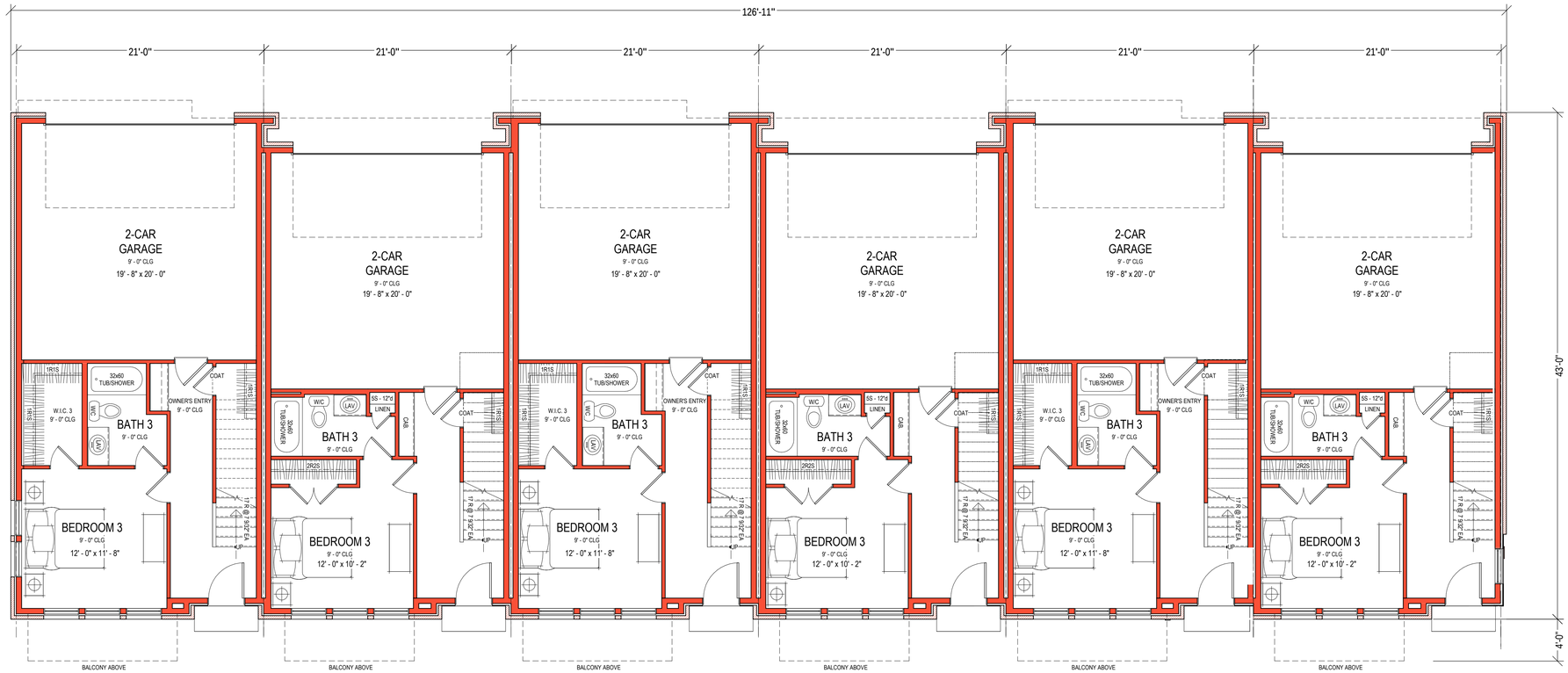
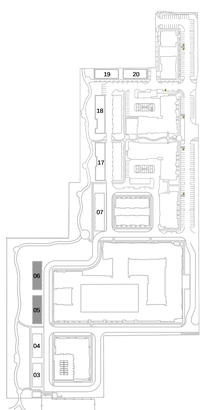
CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A403





02

FIRST FLOOR PLAN - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

01

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DAVID COPENHAVER 19619 REGISTERED ARCHITECT STATE OF TEXAS

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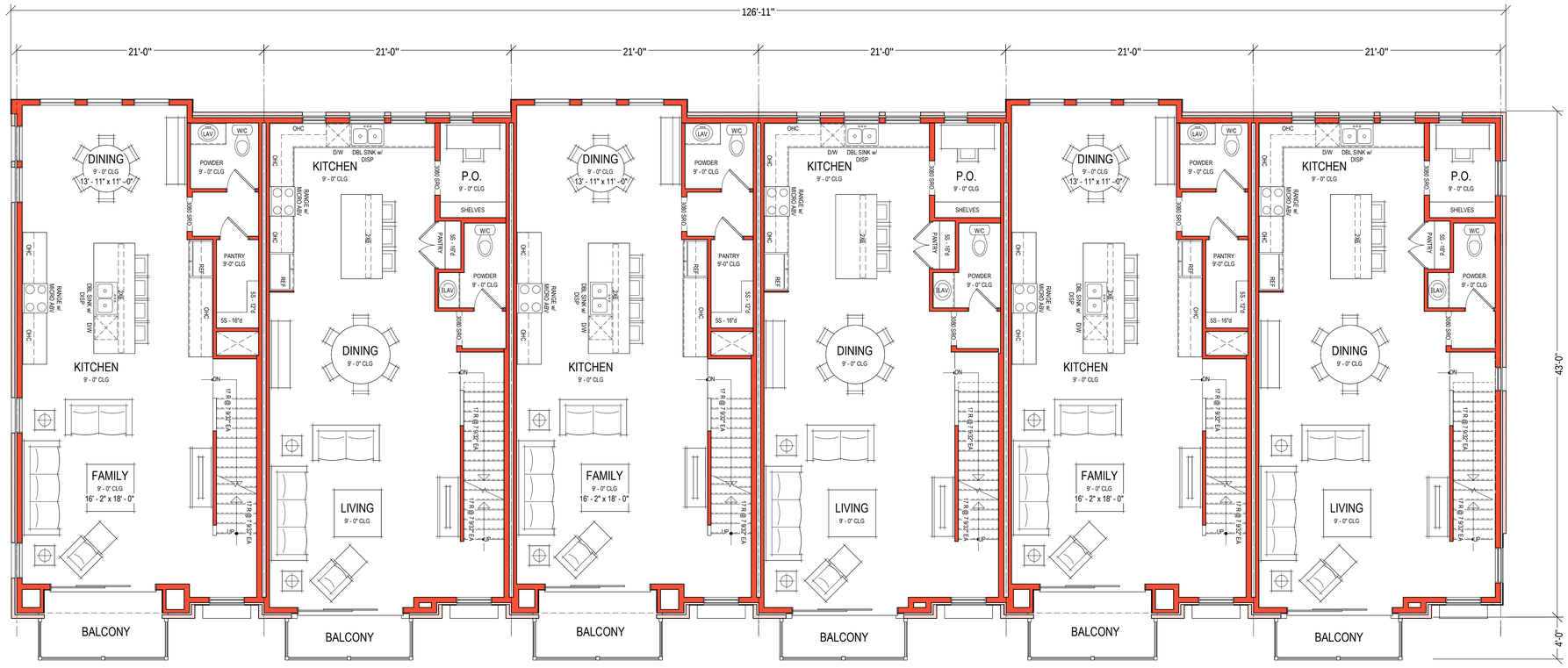
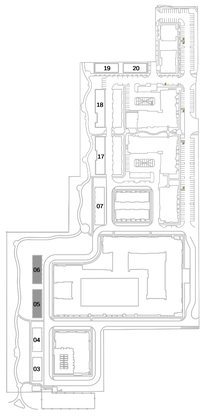
CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A411





02

SECOND FLOOR PLAN - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

01

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DATE
08.14.25

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Abstract No. 273

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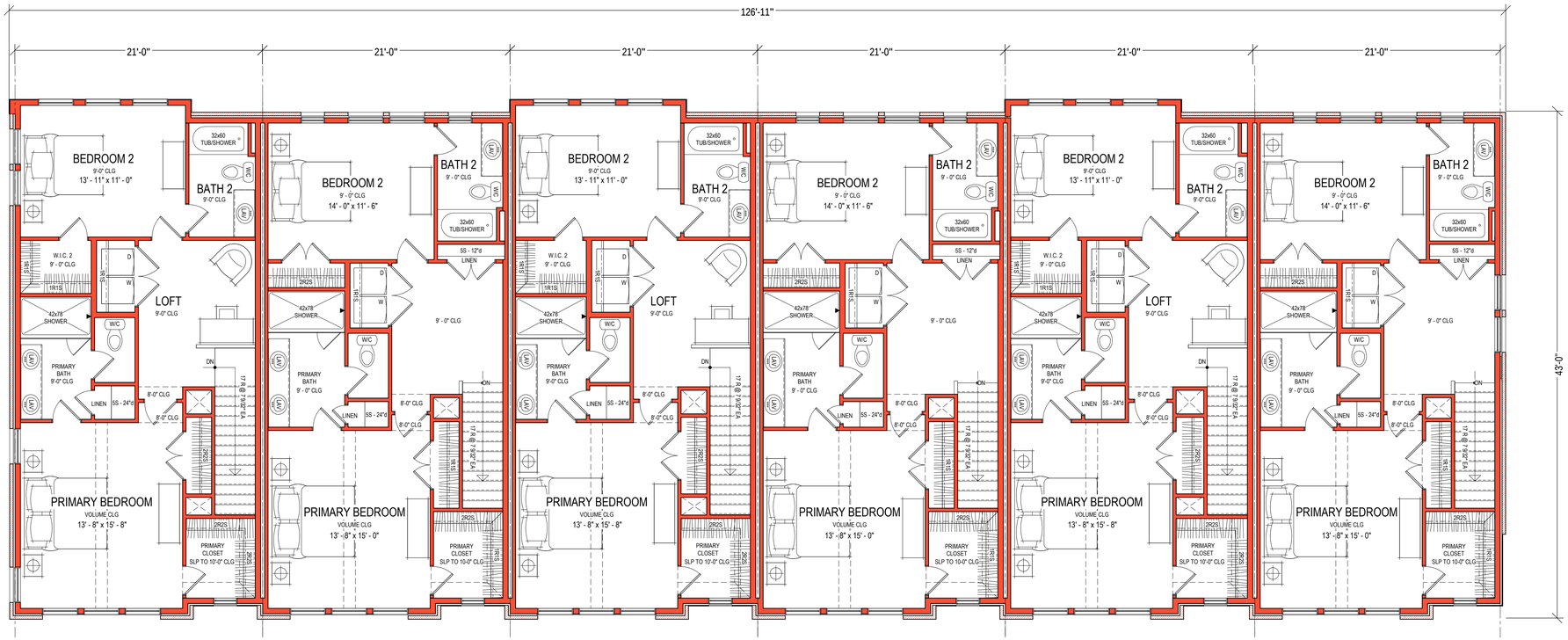
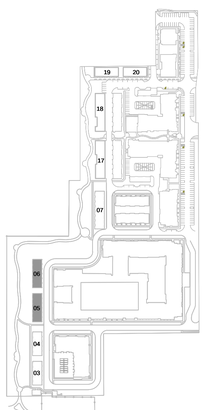
CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A412





02

THIRD FLOOR PLAN - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

01

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DATE
08.14.25

ISSUE:
FACADE PLAN

Thomas L. Chenowith Survey
Abstract No. 273

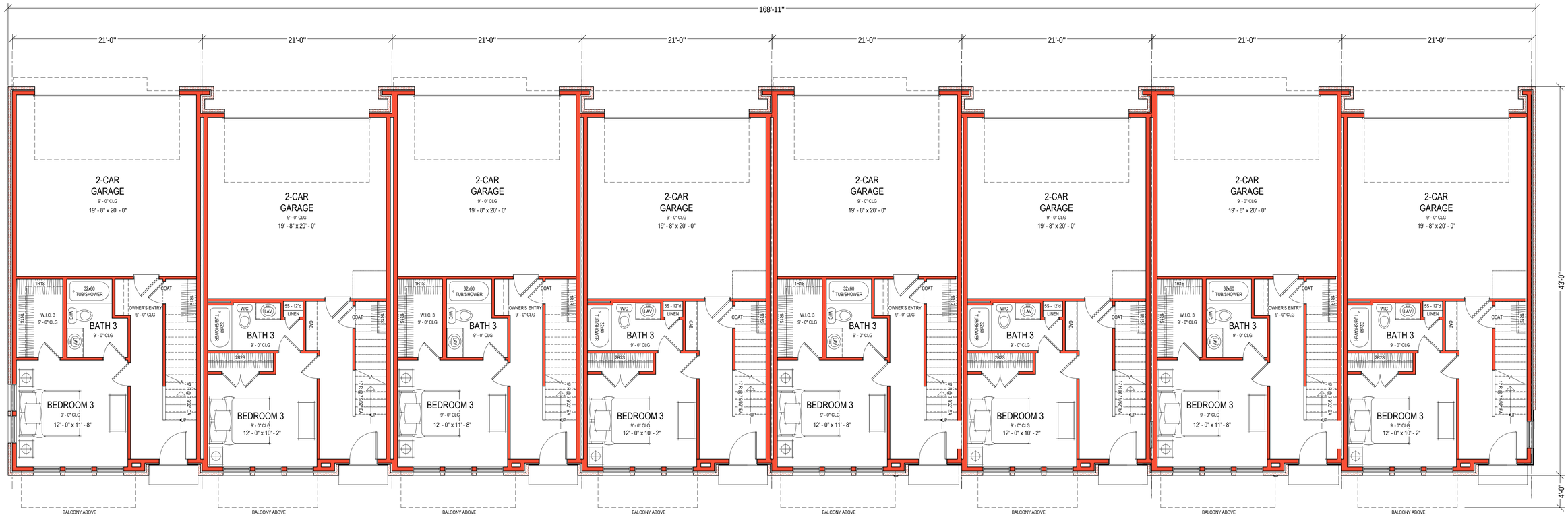
Identified as Lots 5-9, 10X, 11-15, 16X, 17-22, 23X, 24-37 of Block 1of the Addison Treehouse Addition No. 1 and Lots 4-19, 20X, 21-15, 26X, and 27-21 of Block 1 of the Addison Treehouse Addition No. 2

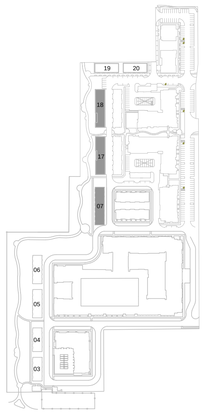
CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A413





02

FIRST FLOOR PLAN - 8-PLEX BUILDINGS 7, 17 & 18
SCALE: 3/16 = 1'-0"

01

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DAVID COPENHAVER 19619 STATE OF TEXAS

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CADENCE TREEHOUSE TOWNHOMES
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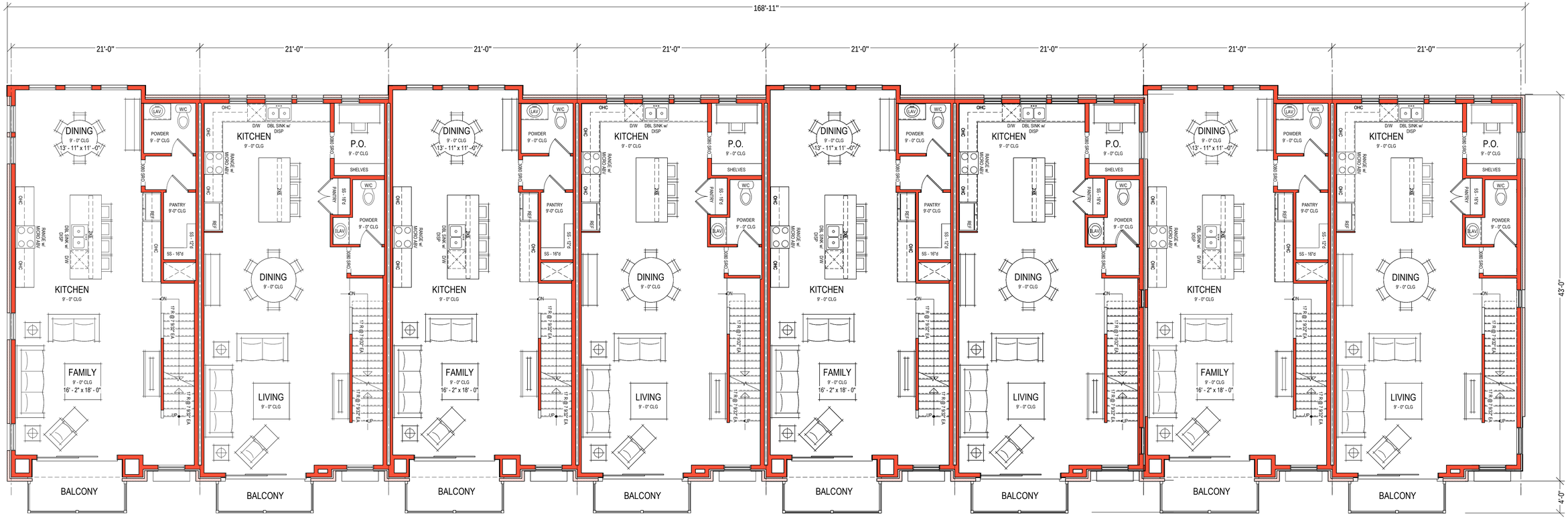
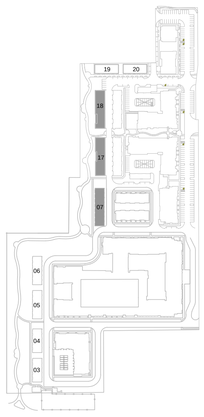
Town Project Number: 1940-Z

A421





02

SECOND FLOOR PLAN - 8-PLEX BUILDINGS 7, 17 & 18 | 01
SCALE: 3/16 = 1'-0"

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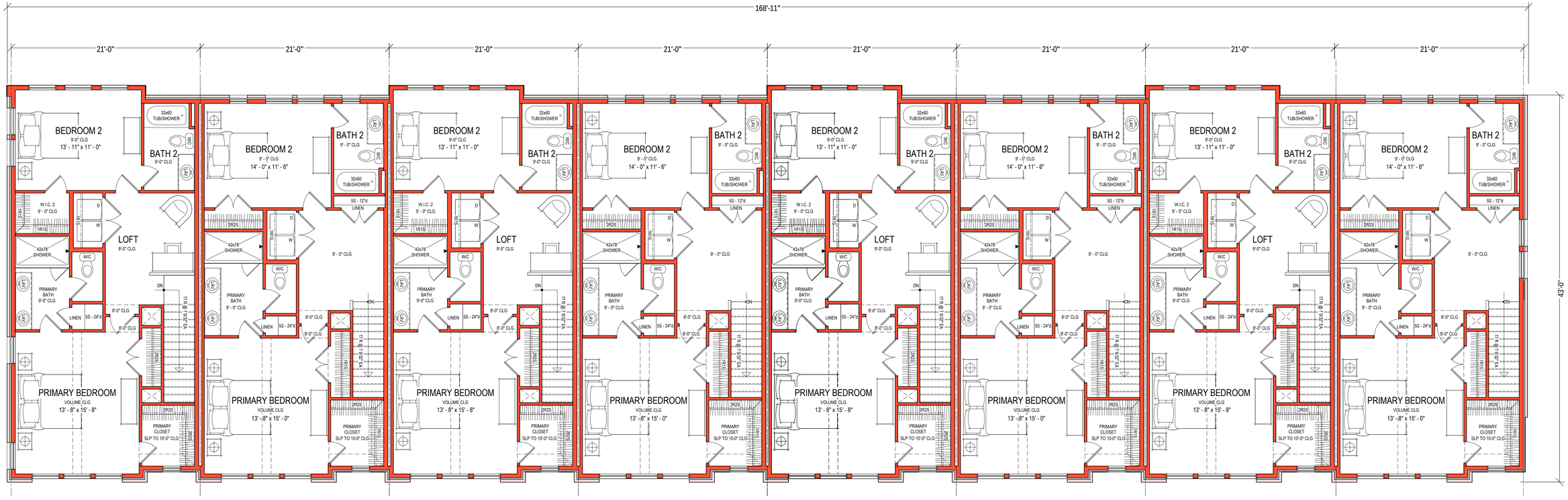
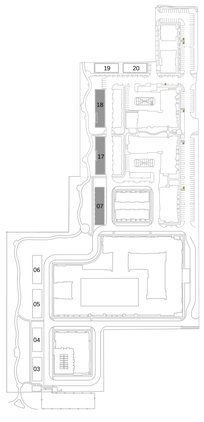
CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A422





02

THIRD FLOOR PLAN - 8-PLEX BUILDINGS 7, 17 & 18
SCALE: 3/16 = 1'-0"

01

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ISSUE:
FACADE PLAN

Thomas L. Chenowith Survey
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CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A423

REAR ELEVATION - 5 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
GARAGE DOOR:	560 SF	17.1%
MASONRY:	1,449 SF	44.0%
BOARD AND BATTEN HARDIE:	486 SF	14.8%
LAP SIDING HARDIE:	226 SF	6.9%
GLAZING:	573 SF	17.4%
TOTAL FAÇADE:	3,294 SF	100.0%
% OF FAÇADE GARAGE DOOR GLAZING AND MASONRY:	2,582 SF	78.4%

REAR ELEVATION - 5-PLEX BUILDINGS 3, 4, 19 & 20
SCALE: 3/16 = 1'-0"

03

FACADE PLAN NOTES

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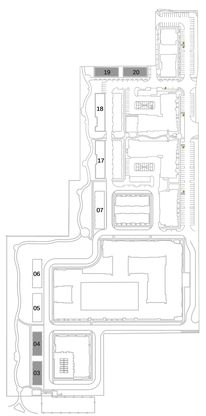
- When permitted, exposed utility boxes and conduits shall be painted to match the building
- All signage areas and locations are subject to approval by Development Services
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official

FRONT ELEVATION - 5 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
FRONT DOOR	48 SF	1.5%
MASONRY:	1,023 SF	31.9%
BOARD AND BATTEN HARDIE:	505 SF	15.8%
VERTICAL SIDING HARDIE:	497 SF	15.5%
GLAZING:	1,132 SF	35.3%
TOTAL FAÇADE:	3,205 SF	100.0%
% OF FAÇADE FRONT DOOR GLAZING AND MASONRY:	2,203 SF	68.7%



02

FRONT ELEVATION - 5-PLEX BUILDINGS 3, 4, 19 & 20
SCALE: 3/16 = 1'-0"

01

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ISSUE: FACADE PLAN

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CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A404

RIGHT ELEVATION - 5 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
MASONRY:	963 SF	81.2%
BOARD AND BATTEN HARDIE:	132 SF	11.1%
GLAZING:	91 SF	7.7%
TOTAL FAÇADE:	1,186 SF	100.0%
% OF FAÇADE GLAZING AND MASONRY:	1,054 SF	88.9%

RIGHT ELEVATION - 5-PLEX BUILDINGS 3, 4, 19 & 20 | 03
SCALE: 3/16 = 1'-0"

FACADE PLAN NOTES

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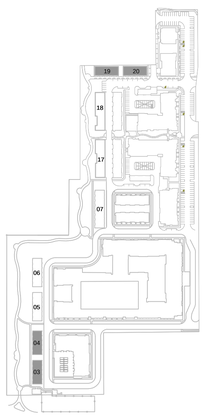

LEFT ELEVATION - 5 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
MASONRY:	1,103 SF	91.1%
GLAZING:	108 SF	8.9%
TOTAL FAÇADE:	1,211 SF	100.0%
% OF FAÇADE GLAZING AND MASONRY:	1,211	100.0%

02

LEFT ELEVATION - 5-PLEX BUILDINGS 3, 4, 19 & 20 | 01
SCALE: 3/16 = 1'-0"

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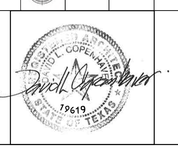

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FACADE PLAN

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CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A405

REAR ELEVATION - 6 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
GARAGE DOOR:	672 SF	17.1%
MASONRY:	1,739 SF	44.0%
BOARD AND BATTEN HARDIE:	584 SF	14.8%
LAP SIDING HARDIE:	272 SF	6.9%
GLAZING:	688 SF	17.4%
TOTAL FAÇADE:	3,955 SF	100.0%
% OF FAÇADE GARAGE DOOR GLAZING AND MASONRY:	3,099 SF	78.4%

FACADE PLAN NOTES

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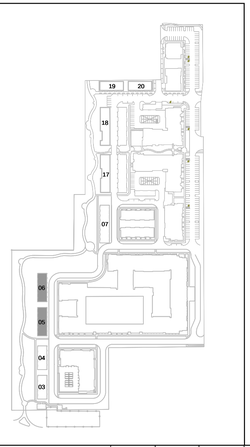
REAR ELEVATION - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

03

FRONT ELEVATION - 6 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
FRONT DOOR	58 SF	1.5%
MASONRY:	1,228 SF	31.9%
BOARD AND BATTEN HARDIE:	606 SF	15.8%
VERTICAL SIDING HARDIE:	597 SF	15.5%
GLAZING:	1359 SF	35.3%
TOTAL FAÇADE:	3,848 SF	100.0%
% OF FAÇADE FRONT DOOR GLAZING AND MASONRY:	2,648 SF	68.7%



02

FRONT ELEVATION - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

01

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A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A414

RIGHT ELEVATION - 6 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
MASONRY:	963 SF	81.2%
BOARD AND BATTEN HARDIE:	132 SF	11.1%
GLAZING:	91 SF	7.7%
TOTAL FAÇADE:	1,186 SF	100.0%
% OF FAÇADE GLAZING AND MASONRY:	1,054 SF	88.9%

RIGHT ELEVATION - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

03

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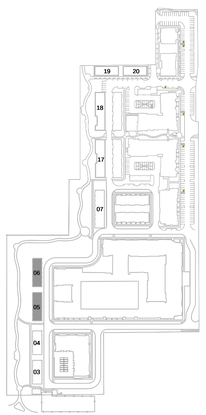
LEFT ELEVATION - 6 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
MASONRY:	1,103 SF	91.1%
GLAZING:	108 SF	8.9%
TOTAL FAÇADE:	1,211 SF	100.0%
% OF FAÇADE GLAZING AND MASONRY:	1,211	100.0%



02

LEFT ELEVATION - 6-PLEX BUILDINGS 5&6
SCALE: 3/16 = 1'-0"

01

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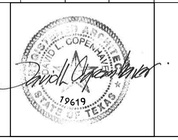

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Town Project Number: 1940-Z

A415

REAR ELEVATION - 8-PLEX BUILDINGS 7, 17 & 18
SCALE: 3/16" = 1'-0"

02

NOTE: Refer to page A425 for material takeoffs and calculations

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FRONT ELEVATION - 8-PLEX BUILDINGS 7, 17 & 18
SCALE: 3/16" = 1'-0"

01

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A424

RIGHT ELEVATION - 8 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
MASONRY:	963 SF	81.2%
BOARD AND BATTEN HARDIE:	132 SF	11.1%
GLAZING:	91 SF	7.7%
TOTAL FAÇADE:	1,186 SF	100.0%
% OF FAÇADE GLAZING AND MASONRY:	1,054 SF	88.9%

RIGHT ELEVATION - 8-PLEX BUILDINGS 7, 17 & 18
SCALE: 3/16 = 1'-0"

03

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LEFT ELEVATION - 8 PLEX

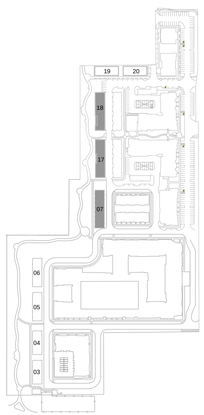
APPROXIMATE MATERIAL PERCENTAGES:		
MASONRY:	1,103 SF	91.1%
GLAZING:	108 SF	8.9%
TOTAL FAÇADE:	1,211 SF	100.0%
% OF FAÇADE GLAZING AND MASONRY:	1,211	100.0%

REAR ELEVATION - 8 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
GARAGE DOOR:	896 SF	17.1%
MASONRY:	2,319 SF	44.0%
BOARD AND BATTEN HARDIE:	778 SF	14.8%
LAP SIDING HARDIE:	362 SF	6.9%
GLAZING:	917 SF	17.4%
TOTAL FAÇADE:	5,272 SF	100.0%
% OF FAÇADE GARAGE DOOR GLAZING AND MASONRY:	4,132 SF	78.4%

FRONT ELEVATION - 8 PLEX

APPROXIMATE MATERIAL PERCENTAGES:		
FRONT DOOR	77 SF	1.5%
MASONRY:	1,637 SF	31.9%
BOARD AND BATTEN HARDIE:	808 SF	15.8%
VERTICAL SIDING HARDIE:	796 SF	15.5%
GLAZING:	1812 SF	35.3%
TOTAL FAÇADE:	5,130 SF	100.0%
% OF FAÇADE FRONT DOOR GLAZING AND MASONRY:	3,526 SF	68.7%



02

LEFT ELEVATION - 8-PLEX BUILDINGS 7, 17 & 18
SCALE: 3/16 = 1'-0"

01

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PLANO, TX 75093
469-804-0233
JCooper@bowman.com

ARCHITECT: DAVE COPENHAVER
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FRISCO, TX 75034
469-294-0196
Bruno@cadencehomestx.com

APPLICANT: BRUNO PASQUINELLI, PRESIDENT
CADENCE HOMES
8400 BELLEVIEW DR | Suite 135
PLANO, TX 75024
469-294-0196
Bruno@cadencehomestx.com

DATE
08.14.25

ISSUE:
FACADE PLAN

Thomas L. Chenowith Survey
Abstract No. 273

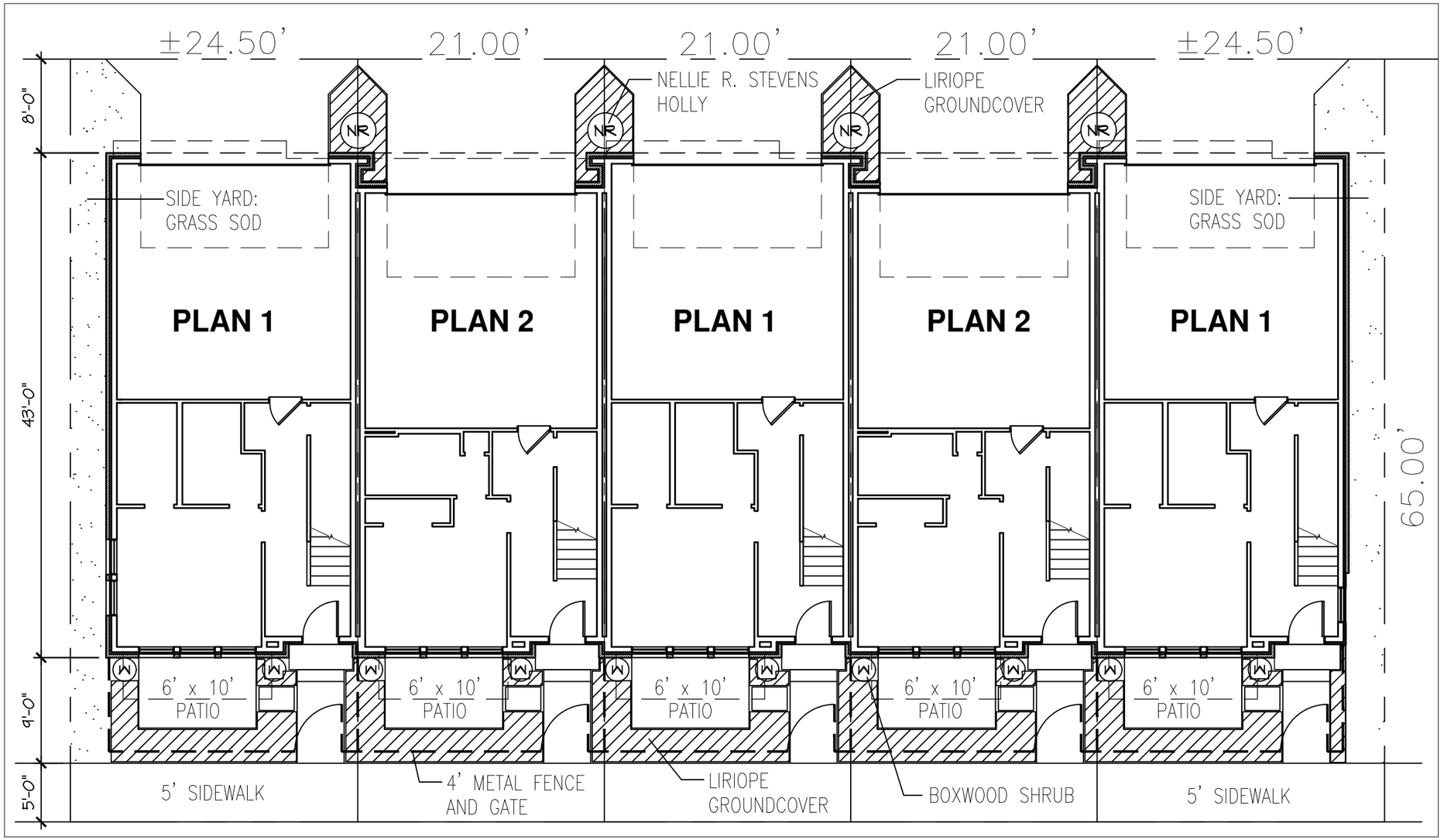
Identified as Lots 5-9, 10X, 11-15, 16X, 17-22, 23X, 24-37 of Block 1of the Addison Treehouse Addition No. 1 and Lots 4-19, 20X, 21-15, 26X, and 27-21 of Block 1 of the Addison Treehouse Addition No. 2

CADENCE TREEHOUSE TOWNHOMES
A 56-unit TOWNHOMES DEVELOPMENT

14845 Midway Road, Addison, Texas 75001

Town Project Number: 1940-Z

A425



Floor Plan Summary			
Building	Floor Plan 1 Count[1]	Floor Plan 2 Count[2]	Total Count
Building 3	3	2	5
Building 4	3	2	5
Building 5	3	3	6
Building 6	3	3	6
Building 7	4	4	8
Building 17	4	4	8
Building 18	4	4	8
Building 19	3	2	5
Building 20	3	2	5
Total Count	30	26	56

[1] Floor Plan 1 - 2,200 SF (approximately)
[2] Floor Plan 2 - 2,100 SF (approximately)

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
10	(W)	WINTERGREEN BOXWOOD	Buxus microphylla 'Wintergreen'	3 gallon, 12"-14" Ht./12"-14" spread, bushy, full to ground
4	(NR)	NELLIE R. STEVENS HOLLY	Ilex vomitoria 'Nellie R. Stevens'	7 gallon, 44"-48" Ht./28"-30" spread, bushy, full to ground
GROUNDCOVER / MISCELLANEOUS				
462		LIRIOPE	Liriope spicata	1 Gallon @ 12" O.C., 8"-10" Ht/ 8"-10" spread, bushy, full to ground
TURF GRASS				
330 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
9-9-25

APPLICANT:
BRUNO PASQUINELLI
CADENCE HOMES
8400 BELLEVIEW DRIVE
SUITE 135
PLANO, TEXAS 75024
469-294-0196

SUBDIVISION:
PRELIMINARY PLAT
AMLI TREE HOUSE PHASE 1

LANDSCAPE ARCHITECT:
GRUBBS DESIGN GROUP
403 S. TENNESSEE STREET
MCKINNEY, TEXAS 75069
972-548-5020

LANDSCAPE PLAN

AMLI TREEHOUSE
BUILDING 3, LOTS 5-9
BUILDING 4, LOTS 11-15

SCALE: 1" = 10'-0" @ TABLOID 11X17 SHEET

NORTH

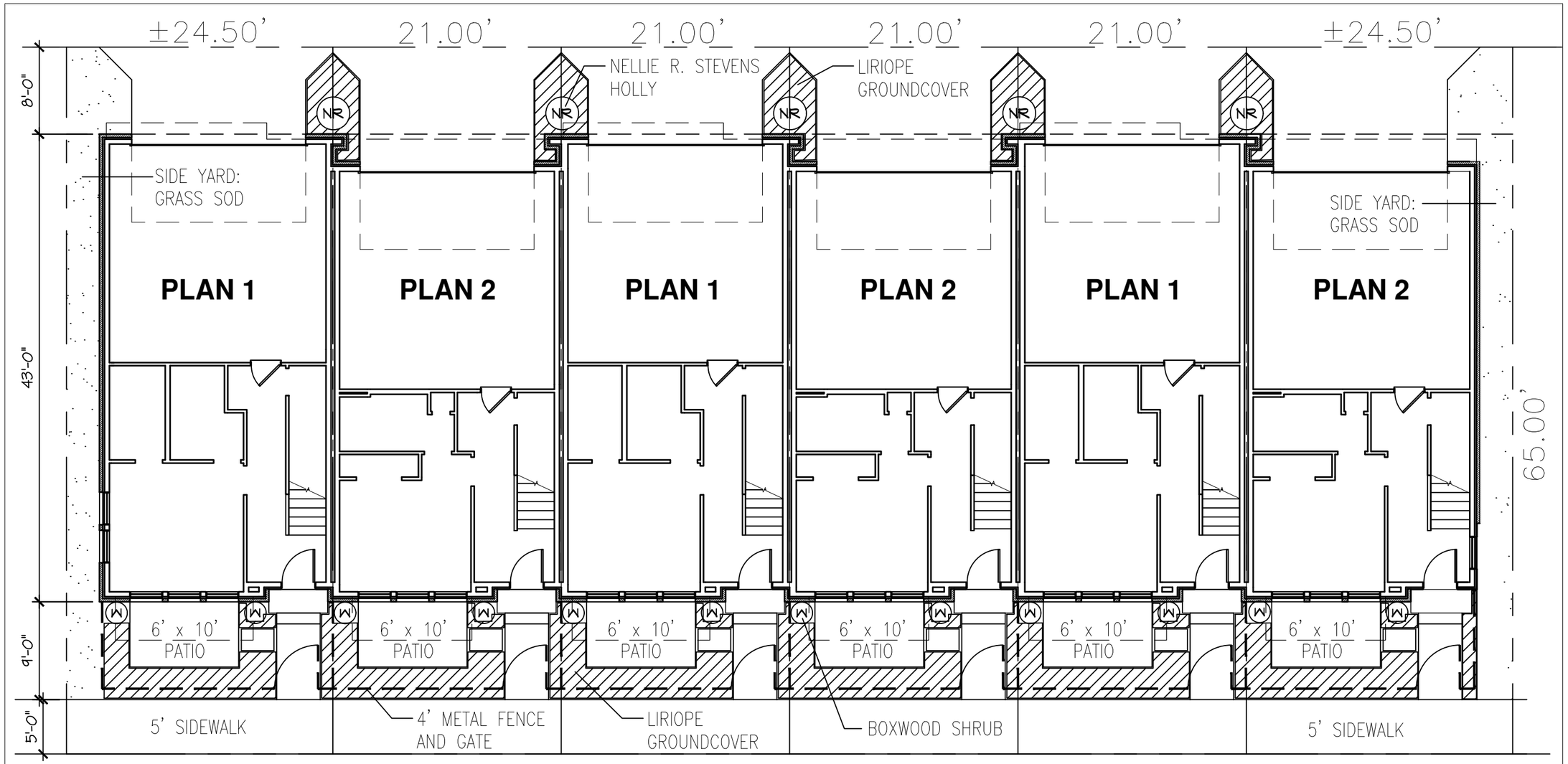
0 5 10 20

SCALE: 1" = 10'-0"

PLOT DATE 9/9/25
SHEET #

8400 Bellview Drive
Suite 135
Plano Texas 75024

CADENCE HOMES



Floor Plan Summary			
Building	Floor Plan 1 Count[1]	Floor Plan 2 Count[2]	Total Count
Building 3	3	2	5
Building 4	3	2	5
Building 5	3	3	6
Building 6	3	3	6
Building 7	4	4	8
Building 17	4	4	8
Building 18	4	4	8
Building 19	3	2	5
Building 20	3	2	5
Total Count	30	26	56

[1] Floor Plan 1 - 2,200 SF (approximately)
[2] Floor Plan 2 - 2,100 SF (approximately)

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
12	(H)	WINTERGREEN BOXWOOD	Buxus microphylla 'Wintergreen'	3 gallon, 12'-14' Ht./12'-14' spread, bushy, full to ground
5	(NR)	NELLIE R. STEVENS HOLLY	Ilex vomitoria 'Nellie R. Stevens'	7 gallon, 44'-48' Ht./28'-30' spread, bushy, full to ground
GROUNDCOVER / MISCELLANEOUS				
560		LIRIOPE	Liriope spicata	1 Gallon @ 12' O.C., 8'-10' Ht./ 8'-10' spread, bushy, full to ground
TURF GRASS				
330 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
9-9-25

APPLICANT:
BRUNO PASQUINELLI
CADENCE HOMES
8400 BELLEVIEW DRIVE
SUITE 135
PLANO, TEXAS 75024
469-294-0196

SUBDIVISION:
PRELIMINARY PLAT
AMLI TREE HOUSE PHASE 1

LANDSCAPE ARCHITECT:
GRUBBS DESIGN GROUP
403 S. TENNESSEE STREET
MCKINNEY, TEXAS 75069
972-548-5020

LANDSCAPE PLAN

AMLI TREEHOUSE
BUILDING 5, LOTS 17-22
BUILDING 6, LOTS 24-29

SCALE: 1" = 10'-0" @ TABLOID 11X17 SHEET

NORTH

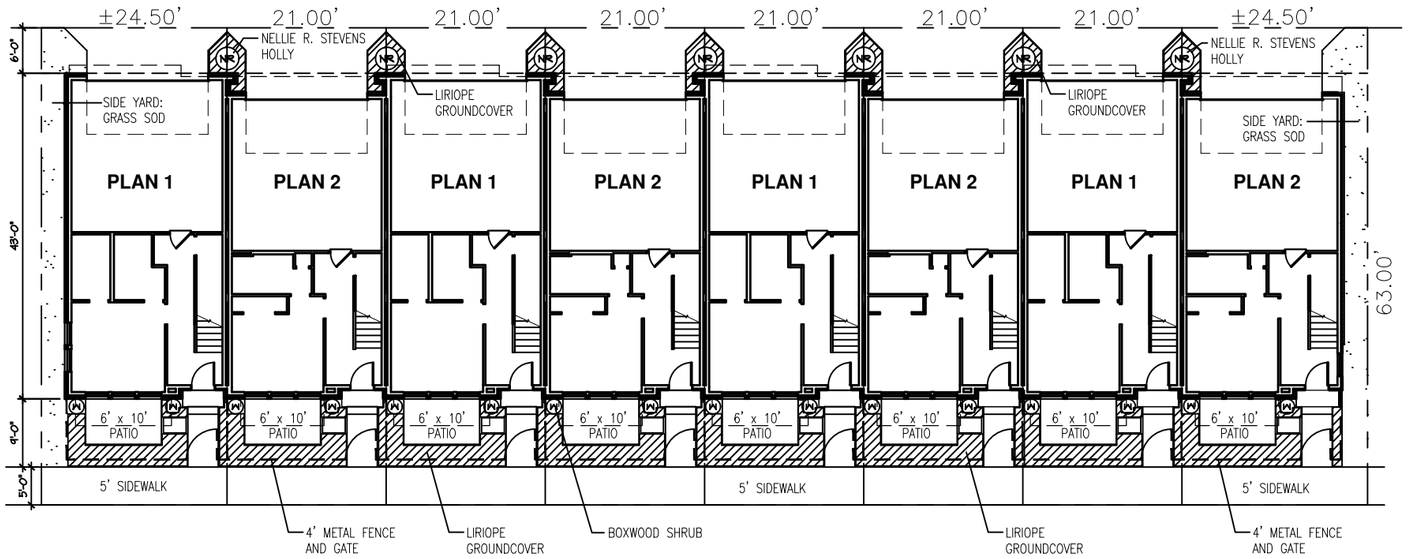
0 5 10 20

SCALE: 1" = 10'-0"

PLOT DATE 9/9/25
SHEET #

8400 Bellview Drive
Suite 135
Plano Texas 75024

CADENCE HOMES



BUILDING 7

Floor Plan Summary			
Building	Floor Plan 1 Count[1]	Floor Plan 2 Count[2]	Total Count
Building 3	3	2	5
Building 4	3	2	5
Building 5	3	3	6
Building 6	3	3	6
Building 7	4	4	8
Building 17	4	4	8
Building 18	4	4	8
Building 19	3	2	5
Building 20	3	2	5
Total Count	30	26	56

[1] Floor Plan 1 - 2,200 SF (approximately)
[2] Floor Plan 2 - 2,100 SF (approximately)

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
16	(M)	WINTERGREEN BOXWOOD	Buxus microphylla 'Wintergreen'	3 gallon, 12"-14" Ht./12"-14" spread, bushy, full to ground
7	(NR)	NELLIE R. STEVENS HOLLY	Ilex vomitoria 'Nellie R. Stevens'	7 gallon, 44"-48" Ht./28"-30" spread, bushy, full to ground
GROUNDCOVER / MISCELLANEOUS				
595		LIRIOPE	Liriope spicata	4" POTS @ 12" O.C., 8"-10" Ht/ 8"-10" spread, bushy, full to ground
TURF GRASS				
330 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
9-9-25

APPLICANT:
BRUNO PASQUINELLI
CADENCE HOMES
8400 BELLEVIEW DRIVE
SUITE 135
PLANO, TEXAS 75024
469-294-0196

SUBDIVISION:
PRELIMINARY PLAT
AMLI TREE HOUSE PHASE 1

LANDSCAPE ARCHITECT:
GRUBBS DESIGN GROUP
403 S. TENNESSEE STREET
MCKINNEY, TEXAS 75069
972-548-5020

LANDSCAPE PLAN
AMLI TREEHOUSE
BUILDING 7, LOTS 30-37

SCALE: 1" = 20'-0" @ TABLOID 11X17 SHEET

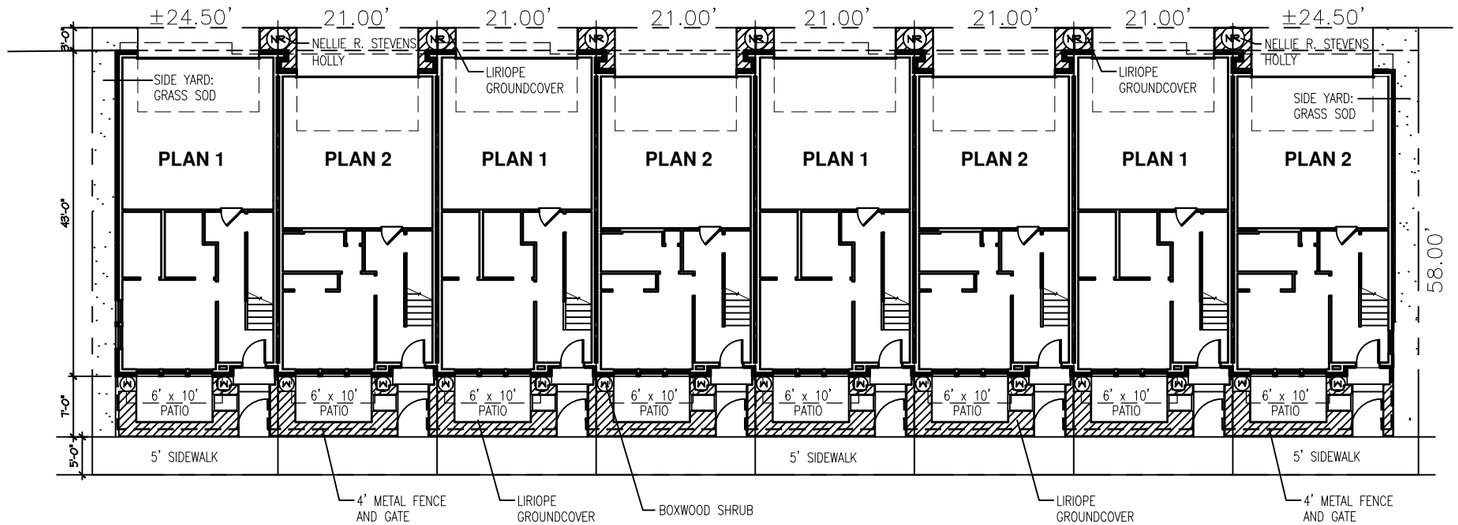
NORTH 0 10 20 40

SCALE: 1" = 20'-0"

PLOT DATE 9/9/25
SHEET #

8400 Bellview Drive
Suite 135
Plano Texas 75024

CADENCE HOMES



BUILDINGS 17 & 18

Floor Plan Summary			
Building	Floor Plan 1 Count[1]	Floor Plan 2 Count[2]	Total Count
Building 3	3	2	5
Building 4	3	2	5
Building 5	3	3	6
Building 6	3	3	6
Building 7	4	4	8
Building 17	4	4	8
Building 18	4	4	8
Building 19	3	2	5
Building 20	3	2	5
Total Count	30	26	56

[1] Floor Plan 1 - 2,200 SF (approximately)
[2] Floor Plan 2 - 2,100 SF (approximately)

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
16	(M)	WINTERSGREEN BOXWOOD	Buxus microphylla 'Wintergreen'	3 gallon, 12'-14' Ht./12'-14' spread, bushy, full to ground
7	(NR)	NELLIE R. STEVENS HOLLY	Ilex vomitoria 'Nellie R. Stevens'	7 gallon, 44'-48' Ht./28'-30' spread, bushy, full to ground
GROUNDCOVER / MISCELLANEOUS				
525		LIRIOPE	Liriope spicata	1 Gallon @ 12' O.C., 8'-12' Ht/ 8'-10' spread, bushy, full to ground
TURF GRASS				
330 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
9-9-25

APPLICANT:
BRUNO PASQUINELLI
CADENCE HOMES
8400 BELLEVIEW DRIVE
SUITE 135
PLANO, TEXAS 75024
469-294-0196

SUBDIVISION:
PRELIMINARY PLAT
AMLI TREE HOUSE PHASE 2

LANDSCAPE ARCHITECT:
GRUBBS DESIGN GROUP
403 S. TENNESSEE STREET
MCKINNEY, TEXAS 75069
972-548-5020

LANDSCAPE PLAN
AMLI TREEHOUSE
BUILDING 17, LOTS 4-11
BUILDING 18, LOTS 12-19

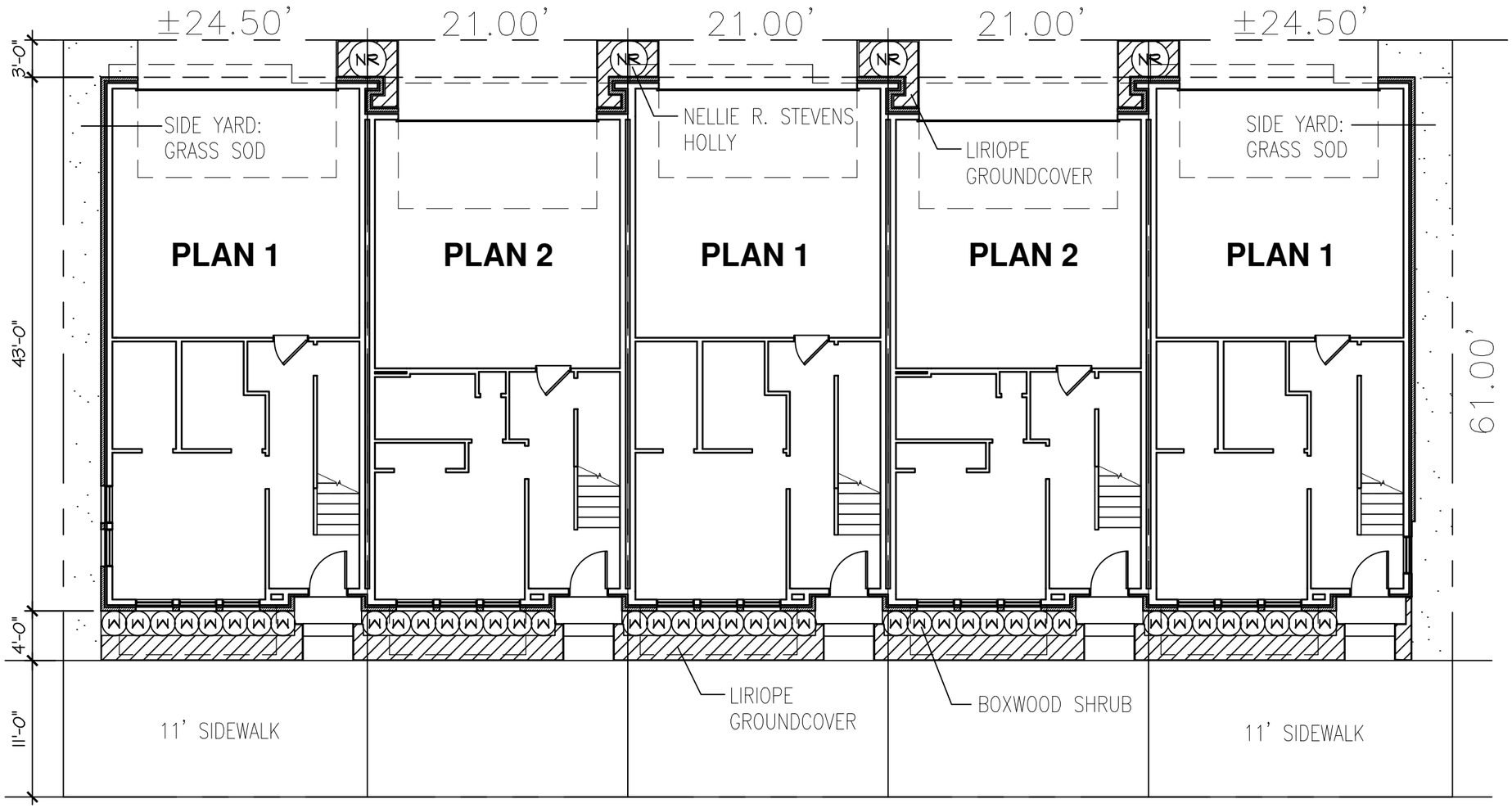
SCALE: 1" = 20'-0" @ TABLOID 11X17 SHEET

NORTH
0 10 20 40
SCALE: 1" = 20'-0"

PLOT DATE 9/9/25
SHEET #

8400 Bellview Drive
Suite 135
Plano Texas 75024

CADENCE HOMES



BUILDING 19

Floor Plan Summary			
Building	Floor Plan 1 Count[1]	Floor Plan 2 Count[2]	Total Count
Building 3	3	2	5
Building 4	3	2	5
Building 5	3	3	6
Building 6	3	3	6
Building 7	4	4	8
Building 17	4	4	8
Building 18	4	4	8
Building 19	3	2	5
Building 20	3	2	5
Total Count	30	26	56

[1] Floor Plan 1 - 2,200 SF (approximately)
[2] Floor Plan 2 - 2,100 SF (approximately)

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
40	(N)	WINTERGREEN BOXWOOD	Buxus microphylla 'Wintergreen'	3 gallon, 12"-14" Ht./12"-14" spread, bushy, full to ground
4	(NR)	NELLIE R. STEVENS HOLLY	Ilex vomitoria 'Nellie R. Stevens'	7 gallon, 44"-48" Ht./28"-30" spread, bushy, full to ground
GROUNDCOVER / MISCELLANEOUS				
225		LIRIOPE	Liriope spicata	1 Gallon @ 12" O.C., 8"-10" Ht./ 8"-10" spread, bushy, full to ground
TURF GRASS				
330 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
9-9-25

APPLICANT:
BRUNO PASQUINELLI
CADENCE HOMES
8400 BELLEVIEW DRIVE
SUITE 135
PLANO, TEXAS 75024
469-294-0196

SUBDIVISION:
PRELIMINARY PLAT
AMLI TREE HOUSE PHASE 2

LANDSCAPE ARCHITECT:
GRUBBS DESIGN GROUP
403 S. TENNESSEE STREET
MCKINNEY, TEXAS 75069
972-548-5020

LANDSCAPE PLAN
AMLI TREEHOUSE
BUILDING 19, LOTS 21-25

SCALE: 1" = 10'-0" @ TABLOID 11X17 SHEET

NORTH

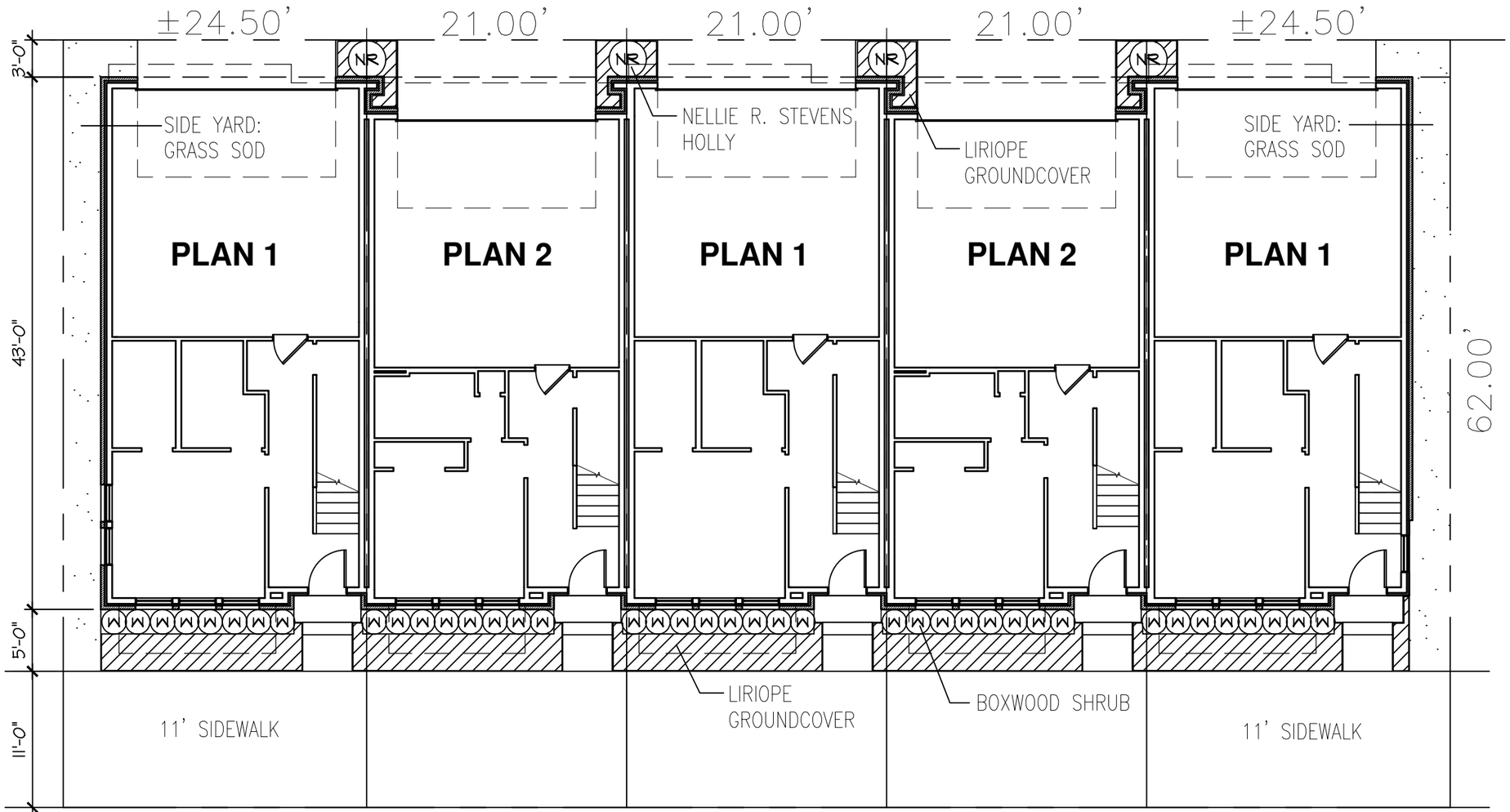
0 5 10 20

SCALE: 1" = 10'-0"

PLOT DATE 9/9/25
SHEET #

8400 Bellview Drive
Suite 135
Plano Texas 75024

CADENCE HOMES



BUILDING 20

Floor Plan Summary			
Building	Floor Plan 1 Count[1]	Floor Plan 2 Count[2]	Total Count
Building 3	3	2	5
Building 4	3	2	5
Building 5	3	3	6
Building 6	3	3	6
Building 7	4	4	8
Building 17	4	4	8
Building 18	4	4	8
Building 19	3	2	5
Building 20	3	2	5
Total Count	30	26	56

[1] *Floor Plan 1 - 2,200 SF (approximately)*

[2] *Floor Plan 2 - 2,100 SF (approximately)*

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
40	(W)	WINTERGREEN BOXWOOD	Buxus microphylla 'Wintergreen'	3 gallon, 12"-14" Ht./12"-14" spread, bushy, full to ground
4	(NR)	NELLIE R. STEVENS HOLLY	Ilex vomitoria 'Nellie R. Stevens'	7 gallon, 44"-48" Ht./28"-30" spread, bushy, full to ground
GROUNDCOVER / MISCELLANEOUS				
275		LIRIOPE	Liriope spicata	1 Gallon @ 12" O.C., 8"-10" Ht./ 8"-10" spread, bushy, full to ground
TURF GRASS				
330 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
9-9-25

APPLICANT:
BRUNO PASQUINELLI
CADENCE HOMES
8400 BELLEVIEW DRIVE
SUITE 135
PLANO, TEXAS 75024
469-294-0196

SUBDIVISION:
PRELIMINARY PLAT
AMLI TREE HOUSE PHASE 2

LANDSCAPE ARCHITECT:
GRUBBS DESIGN GROUP
403 S. TENNESSEE STREET
MCKINNEY, TEXAS 75069
972-548-5020

LANDSCAPE PLAN
AMLI TREEHOUSE
BUILDING 20, LOTS 27-31

SCALE: 1" = 10'-0" @ TABLOID 11X17 SHEET

NORTH

0 5 10 20

SCALE: 1" = 10'-0"

PLOT DATE 9/9/25

SHEET #

8400 Bellview Drive
Suite 135
Plano Texas 75024

CADENCE HOMES

EXHIBIT B
PHASE II PERMITTED USES AND DEVELOPMENT STANDARDS

1. **Permitted Uses:**
   A. Single-Family Residence (Attached or Detached).

   B. Townhome.

   C. Condominium.

   D. Multifamily (Stacked Flat).

   E. Multifamily (Townhome).

   F. Office/Co-Working.

   G. Retail.

   H. Restaurant (as defined within the Unified Development Code).

   I. Accessory uses encompassing community, social, and recreation facilities customary to single-family and multifamily residential development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure or generate additional parking demand.

2. **Maximum Number of Multifamily Dwelling Units:** 182 dwelling units (166 stacked flat dwelling units and 16 townhome dwelling units).

3. **Development Phasing and Operational Restrictions:** The Development Plans shall be implemented in accordance with the phasing plan depicted in **Exhibit C**, and as further defined by the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future development agreement between the Town and Developer.

4. **Required Homeowner's Association:** A homeowner's association and associated restrictive covenants shall be established for the Townhomes at the time of Final Plat. Said covenants shall account for HOA maintenance of Townhome common areas.

5. **Maximum Building Coverage (Overall Site):** 75 percent of the gross site area, as depicted in **Exhibit C.**

6. **Landscape Area (Overall Site):**
   A. Minimum Landscape Area: 20 percent of the gross site area (inclusive of the open space dedicated to the Town), or as depicted in **Exhibit C**.

   Minimum Tree Plantings: New canopy tree plantings shall be a minimum of four (4) caliper inches in diameter. Tree planting may be achieved in public open space, private open space, common areas, and/or private yards.

   Trees shall be planted to achieve all required tree mitigation on site. Where mitigated trees are at least eight (8) caliper inches in diameter, a replacement tree, of at least

six (6) caliper inches in diameter, must be utilized to fulfill mitigation requirements on an inch-for-inch basis.

Alternative replacement and transplant trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site. The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

B. Required Site Landscape: Excluding streets, parking, sidewalks, and other required hardscape, common areas are to be landscaped and irrigated. Residential ground floor frontages shall be required to landscape the entire area between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches, and patios. This area must be irrigated, and may be landscaped with ground cover, low shrubs, and ornamental trees.

C. Required Perimeter Screening: Existing, healthy trees situated between new buildings and the existing residential neighborhood to the west shall be preserved whenever possible, and new evergreen and deciduous plantings shall be allocated to screen and buffer this site from these existing neighborhoods.

7. Public Open Space:

A. Minimum Public Open Space: 0.70 acres, as depicted on **Exhibit C**.

B. Redding Trail Extension: A 10-foot wide trail shall be installed to extend the Redding Trail to the northern limit of the site, as depicted in **Exhibit C.**

C. Public Open Space Furnishings: Public open space shall be amenitized with site furnishings such as benches, trash receptacles, pedestrian lighting, and public art.

D. Public Open Space Landscape: Landscape shall be irrigated and shall include a mix of evergreen and deciduous canopy and ornamental tree species, ornamental ground cover, and zoysia, bermuda, or acceptable alternative grass turf.

E. Public Open Space Installation and Maintenance: All public open space improvements shall be installed by the developer. Upon satisfactory completion of the public open space improvements, the developer shall convey the public open space to the Town. Upon acceptance of the Public Open Space, the Town shall be responsible for maintaining the Public Open Space.

8. Street Connectivity and Streetscape Standards:

A. Private Streets: All streets shall be private and shall be constructed to meet Town specifications for public streets, as modified by the street standards established herein. Public access easements shall be provided at the time of platting to accommodate needed site access. Where this district conflicts with any Town regulation for private streets, the standards of this district and any subsequently established MOU and/or development agreement, shall prevail.

B. Typical Street Section: Dimensional standards and typical components of the streets within the district are provided below. The list is all inclusive, however, some elements may be excluded or modified for individual sections based on site context. Any deviations are as depicted in **Exhibit C**.
    i. Travel lanes: Two, 12-foot travel lanes.
    ii. Curb Parking lanes: 8 feet, on each side of the street, where feasible and appropriate.
    iii. Planting Strip: 5 feet, on each side of the street.
    iv. Street Trees: One tree every 40 linear feet. Variations may be permitted by the Director of Parks and Recreation where alternative designs can positively contribute to the overall aesthetics of the site.
    v. Street Lighting: Uniformly spaced street lamps, achieving a minimum average lighting of 2.0 footcandles, with a minimum of 1.0 footcandle, consistent with the Illuminating Engineer Society's recommendation for a mixed vehicle and pedestrian area. The exact location shall be provided in accordance with a lighting plan approved at the time of site development permit approval.
    vi. Sidewalk: 6 feet, on each side of the street.

9. **Pavement Treatments:** Enhanced pavement treatments will be provided at key pedestrian features through the development. This will be achieved through the use of pavers, as well as unique concrete treatments such painting, staining, and patterned sawcut.

10. **Multifamily (Stacked Flat) Form Standards:**
    A. Minimum Lot Area: None.

    B. Minimum Lot Width: None.

    C. Maximum Lot Width: 600 feet.

    D. Minimum Lot Depth: None.

    E. Maximum Lot Depth: 300 feet.

    F. Minimum Building Setbacks:
        i. Front Yard: 60 feet from the eastern property boundary and 10 feet from the front of curb.
        ii. Side Yard: 15 feet from front of curb.
        iii. Rear Yard: 15 feet from front of curb.
        iv. Existing Neighborhood: 150 feet from the westernmost subdivision boundary.

    G. Maximum Building Height: 60 feet from top of foundation.
        i. Parapet Height and Architectural Projections: In order to provide appropriate projections, up to 50 percent of the facades may accommodate parapet height offsets and other unique architectural features that project above the maximum building height by no more than 10 feet.

H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

11. Multifamily (Townhome) Form Standards:

A. Minimum Lot Area: None

B. Minimum Dwelling Unit Width: 20 feet.

C. Minimum Dwelling Unit Depth: 40 feet.

D. Minimum Building Setbacks:
   i. Front Yard: 4 feet from the back of sidewalk.
   ii. Side Yard:
      1. End Cap Dwelling Units: 16 feet from the front of curb.
      2. All other units: None.
   iii. Rear Yard: None.
   iv. Existing Neighborhood: 120 feet from the westernmost subdivision boundary.

E. Permitted Setback Encroachments:
   i. Overhangs and balconies: 5 feet.
   ii. Patios and courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories, 45 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,500 square feet.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 4 feet.

12. Townhome (Fee Simple) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: 20 feet.

C. Minimum Lot Depth: 50 feet.

D. Minimum Building Setbacks:
   i. Front Yard: Street-facing: 10 feet from front of curb. Park-facing: 5 feet, when fronting public open space.
   ii. Side Yard:
      1. 3 feet and 20 feet separation between adjacent buildings.
      2. All other lots: None
   iii. Rear Yard: None.
   iv. Existing Neighborhood: 60 feet from the westernmost subdivision boundary.

E. Permitted Setback Encroachments:
   i. Overhangs and Balconies: 5 feet
   ii. Patios and Courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories, 45 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,800 square feet. The Director of Development Services may approve alternative floor plans so long as the floor plan meets the Minimum Floor Area Per Dwelling Unit requirement and the façade generally complies with the Development Plans, as depicted in Exhibit C.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, from the front or rear of the unit, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 4 feet.

13. Parking:

A. Minimum Parking Requirements:
   i. Multifamily (Stacked Flat): 1 space per bedroom.
   ii. Multifamily (Townhome): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit.
   iii. Townhome (Fee Simple): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit.
   iv. Office/Co-Working: 1 space per 300 square feet of floor area.
   v. Retail: 1 space per 200 square feet of floor area.
   vi. Restaurant: 1 space per 175 square feet of floor area.

14. Façade: Building facades shall generally comply with the Development Plans depicted in **Exhibit C** and with the terms and conditions of the MOU and any subsequently executed development agreement.

15. **Mechanical Equipment Placement and Screening:** Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design. The Multifamily (Townhomes) may have ground-mounted HVAC units, provided that said units are screened from view with landscape or hardscape features.

16. Fencing:

A. Private Yard Fencing: Private yard fencing shall substantially comply with the Development Plan. Fencing shall not exceed four (4) feet in height and shall be no more than 50 percent opaque and shall be constructed of durable architecturally appropriate materials, including but not limited to tubular steel. Colors shall be complementary to the overall development, consistent with the palette used for other site elements such as balcony and patio railings.

17. Sustainability:

A. LEED Certification: The Multifamily component of the project shall, at a minimum,

achieve LEED Silver certification.

B. Electric Vehicle Charging Infrastructure: To accommodate a minimum of 15 electric vehicle charging stations shall be provided for the project.

C. Public Art: Funding shall be provided for public art in coordination with the Town and in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

D. Bus Transit Facilities: The developer shall improve the bus transit shelter on Midway Road. The bus transit shelter materials shall be consistent with Town standards.

18. Unit Features:

A. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.

B. Appliances: All units shall be equipped with energy efficient appliances.

EXHIBIT B
PHASE II PERMITTED USES AND DEVELOPMENT STANDARDS

1. **Permitted Uses:**
   A. Single-Family Residence (Attached or Detached).

   B. Townhome.

   C. Condominium.

   D. Multifamily (Stacked Flat).

   E. Multifamily (Townhome).

   F. Office/Co-Working.

   G. Retail.

   H. Restaurant (as defined within the Unified Development Code).~~(Special Use Permit (SUP) required).~~

   I. Accessory uses encompassing community, social, and recreation facilities customary to single-family and multifamily residential development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure or generate additional parking demand.

2. **Maximum Number of Multifamily Dwelling Units:** 182 dwelling units (166 stacked flat dwelling units and 16 townhome dwelling units).

3. **Development Phasing and Operational Restrictions:** The Development Plans shall be implemented in accordance with the phasing plan depicted in **Exhibit C**, and as further defined by the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future development agreement between the Town and Developer.

4. **Required Homeowner's Association:** A homeowner's association and associated restrictive covenants shall be established for the Townhomes at the time of Final Plat. Said covenants shall account for HOA maintenance of Townhome common areas.

5. **Maximum Building Coverage (Overall Site):** 75 percent of the gross site area, as depicted in **Exhibit C.**

6. **Landscape Area (Overall Site):**
   A. Minimum Landscape Area: 20 percent of the gross site area (inclusive of the open space dedicated to the Town), or as depicted in **Exhibit C**.

   Minimum Tree Plantings: New canopy tree plantings shall be a minimum of four (4) caliper inches in diameter. Tree planting may be achieved in public open space, private open space, common areas, and/or private yards.

   Trees shall be planted to achieve all required tree mitigation on site. Where mitigated

trees are at least eight (8) caliper inches in diameter, a replacement tree, of at least six (6) caliper inches in diameter, must be utilized to fulfill mitigation requirements on an inch-for-inch basis.

Alternative replacement and transplant trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site. The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

B. Required Site Landscape: Excluding streets, parking, sidewalks, and other required hardscape, common areas are to be landscaped and irrigated. Residential ground floor frontages shall be required to landscape the entire area between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches, and patios. This area must be irrigated, and may be landscaped with ground cover, low shrubs, and ornamental trees.

C. Required Perimeter Screening: Existing, healthy trees situated between new buildings and the existing residential neighborhood to the west shall be preserved whenever possible, and new evergreen and deciduous plantings shall be allocated to screen and buffer this site from these existing neighborhoods.

7. Public Open Space:

A. Minimum Public Open Space: 0.70 acres, as depicted on **Exhibit C**.

B. Redding Trail Extension: A 10-foot wide trail shall be installed to extend the Redding Trail to the northern limit of the site, as depicted in **Exhibit C.**

C. Public Open Space Furnishings: Public open space shall be amenitized with site furnishings such as benches, trash receptacles, pedestrian lighting, and public art.

D. Public Open Space Landscape: Landscape shall be irrigated and shall include a mix of evergreen and deciduous canopy and ornamental tree species, ornamental ground cover, and zoysia, bermuda, or acceptable alternative grass turf.

E. Public Open Space Installation and Maintenance: All public open space improvements shall be installed by the developer. Upon satisfactory completion of the public open space improvements, the developer shall convey the public open space to the Town. Upon acceptance of the Public Open Space, the Town shall be responsible for maintaining the Public Open Space.

8. Street Connectivity and Streetscape Standards:

A. Private Streets: All streets shall be private and shall be constructed to meet Town specifications for public streets, as modified by the street standards established herein. Public access easements shall be provided at the time of platting to accommodate needed site access. Where this district conflicts with any Town regulation for private streets, the standards of this district and any subsequently established MOU and/or development agreement, shall prevail.

B. Typical Street Section: Dimensional standards and typical components of the streets within the district are provided below. The list is all inclusive, however, some elements may be excluded or modified for individual sections based on site context. Any deviations are as depicted in **Exhibit C**.
    i. Travel lanes: Two, 12-foot travel lanes.
    ii. Curb Parking lanes: 8 feet, on each side of the street, where feasible and appropriate.
    iii. Planting Strip: 5 feet, on each side of the street.
    iv. Street Trees: One tree every 40 linear feet. Variations may be permitted by the Director of Parks and Recreation where alternative designs can positively contribute to the overall aesthetics of the site.
    v. Street Lighting: Uniformly spaced street lamps, achieving a minimum average lighting of 2.0 footcandles, with a minimum of 1.0 footcandle, consistent with the Illuminating Engineer Society's recommendation for a mixed vehicle and pedestrian area. The exact location shall be provided in accordance with a lighting plan approved at the time of site development permit approval.
    vi. Sidewalk: 6 feet, on each side of the street.

9. **Pavement Treatments:** Enhanced pavement treatments will be provided at key pedestrian features through the development. This will be achieved through the use of pavers, as well as unique concrete treatments such painting, staining, and patterned sawcut.

10. **Multifamily (Stacked Flat) Form Standards:**
    A. Minimum Lot Area: None.

    B. Minimum Lot Width: None.

    C. Maximum Lot Width: 600 feet.

    D. Minimum Lot Depth: None.

    E. Maximum Lot Depth: 300 feet.

    F. Minimum Building Setbacks:
        i. Front Yard: 60 feet from the eastern property boundary and 10 feet from the front of curb.
        ii. Side Yard: 15 feet from front of curb.
        iii. Rear Yard: 15 feet from front of curb.
        iv. Existing Neighborhood: 150 feet from the westernmost subdivision boundary.

    G. Maximum Building Height: 60 feet from top of foundation.
        i. Parapet Height and Architectural Projections: In order to provide appropriate projections, up to 50 percent of the facades may accommodate parapet height offsets and other unique architectural features that project

above the maximum building height by no more than 10 feet.

H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

11. Multifamily (Townhome) Form Standards:

A. Minimum Lot Area: None

B. Minimum Dwelling Unit Width: 20 feet.

C. Minimum Dwelling Unit Depth: 40 feet.

D. Minimum Building Setbacks:
   i. Front Yard: 4 feet from the back of sidewalk.
   ii. Side Yard:
      1. End Cap Dwelling Units: 16 feet from the front of curb.
      2. All other units: None.
   iii. Rear Yard: None.
   iv. Existing Neighborhood: 120 feet from the westernmost subdivision boundary.

E. Permitted Setback Encroachments:
   i. Overhangs and balconies: 5 feet.
   ii. Patios and courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories, 45 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,500 square feet.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 4 feet.

12. Townhome (Fee Simple) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: 20 feet.

C. Minimum Lot Depth: 50 feet.

D. Minimum Building Setbacks:
   i. Front Yard: Street-facing: 10 feet from front of curb. Park-facing: 5 feet, when fronting public open space.
   ii. Side Yard:
      1. 3 feet and 20 feet separation between adjacent buildings.
      2. All other lots: None
   iii. Rear Yard: None.
   iv. Existing Neighborhood: 60 feet from the westernmost subdivision

boundary.

E. Permitted Setback Encroachments:
   i. Overhangs and Balconies: 5 feet
   ii. Patios and Courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories, 45 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,800 square feet. The Director of Development Services may approve alternative floor plans so long as the floor plan meets the Minimum Floor Area Per Dwelling Unit requirement and the façade generally complies with the Development Plans, as depicted in Exhibit C.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, from the front or rear of the unit, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 4 feet.

13. Parking:

A. Minimum Parking Requirements:
   i. Multifamily (Stacked Flat): 1 space per bedroom.
   ii. Multifamily (Townhome): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit.
   iii. Townhome (Fee Simple): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit.
   iv. Office/Co-Working: 1 space per 300 square feet of floor area.
   v. Retail: 1 space per 200 square feet of floor area.
   vi. Restaurant: 1 space per 175 square feet of floor area.

14. Façade: Building facades shall generally comply with the Development Plans depicted in **Exhibit C** and with the terms and conditions of the MOU and any subsequently executed development agreement.

15. **Mechanical Equipment Placement and Screening:** Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design. The Multifamily (Townhomes) may have ground-mounted HVAC units, provided that said units are screened from view with landscape or hardscape features.

16. Fencing:

A. Private Yard Fencing: Private yard fencing shall substantially comply with the Development Plan. Fencing shall not exceed four (4) feet in height and shall be no more than 50 percent opaque and shall be constructed of ~~ornamental~~ durable architecturally appropriate materials, including but not limited to tubular steel. Colors shall be complementary to the overall development, consistent with the palette used for other site elements such as balcony and patio railings.

17. Sustainability:

A. LEED Certification: The Multifamily component of the project shall, at a minimum, achieve LEED Silver certification.

B. Electric Vehicle Charging Infrastructure: To accommodate a minimum of 15 electric vehicle charging stations shall be provided for the project.

C. Public Art: Funding shall be provided for public art in coordination with the Town and in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

D. Bus Transit Facilities: The developer shall improve the bus transit shelter on Midway Road. The bus transit shelter materials shall be consistent with Town standards.

18. Unit Features:

A. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.

B. Appliances: All units shall be equipped with energy efficient appliances.

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ORDINANCE NO. O24-035

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REZONING A 8.02+/- ACRE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MIDWAY ROAD AND BELTWAY DRIVE, FROM PLANNED DEVELOPMENT DISTRICT (PD) TO A NEW PLANNED DEVELOPMENT DISTRICT (PD) TO ALLOW FOR THE DEVELOPMENT OF 166 MULTIFAMILY DWELLING UNITS, 26 TOWNHOME FEE SIMPLE LOTS, 16 TOWNHOME RENTAL DWELLING UNITS, RETAIL AND RESTARUANT USES, AND ASSOCIATED PUBLIC AND PRIVATE OPEN SPACE AND COMMON AREAS, THROUGH THE APPROVAL OF DEVELOPMENT PLANS AND STANDARDS; 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 June 18, 2024 the Planning & Zoning Commission considered and made recommendations on Case No.1911-Z, being a request to rezone a 8.02+/- acre property generally located at the southwest corner of Midway Road and Beltway Drive (the "Property"), from Planned Development District (PD) to a new Planned Development District (PD) to allow for the development of 166 multifamily dwelling units, 26 townhome fee simple lots, 16 townhome rental dwelling units, retail and restaurant uses, and associated public and private open space and common areas, through the approval of development plans and standards (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 comprising all of Lot 1, Block 1 of Midway Square Addition, and being further described in the legal descriptions on **Exhibit A** attached hereto, from Planned Development (PD) District to a new Planned Development (PD) District, subject to the following conditions:

A. Prior to the issuance of a Certificate of Occupancy for any phase of this development, that specific phase must demonstrate compliance with the Permitted Uses and Development Standards (the "Development Standards"), which are attached hereto as **Exhibit B** and made a part hereof for all purposes. and all public and private infrastructure and site amenities shall be installed in accordance with the Development

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Plans, which is comprised of a site plan, landscape plan, façade. and floor plans (the "Development Plans"), which are attached hereto as **Exhibit C** and made a part hereof for all purposes.

B. The development shall comply with the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future definitive development agreement(s) between the Town and Developer concerning the development. Final execution of the foregoing agreement(s) in conformance with the MOU shall be a condition precedent for issuance of a building permit for the development.

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 ***23rd*** day of ***JULY 2024.***

DS

TOWN OF ADDISON, TEXAS

DocuSigned by:
Bruce Arfsten
2CF81DF986514EA...
Bruce Arfsten, Mayor

ATTEST:

DocuSigned by:
Valencia Garcia
BCF0B0F86484442...
Valencia Garcia, City Secretary

APPROVED AS TO FORM:

DocuSigned by:
Whitt Wyatt
BCBCE4D8115D41A...
Whitt Wyatt, City Attorney

Docusign Envelope ID: B1A05728-4803-4CB2-AFB4-791E976C0DC3

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Being 8.2110 acres (357,672square feet) tract of land situated in the Thos L. Chenoweth Survey, Abstract No. 273 in the Town of Addison, Dallas County, Texas and being Remainder of Lot 1, Block 1 of Midway Square Addition, an addition to the Town of Addison, Dallas County, Texas recorded in Volume 93252, Page 3095 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being a portion of a tract of land described in Special Warranty Deed to VVI, Inc. recorded in Volume 96047, Page 4955 of said D.R.D.C.T., said 8.2110 acres tract being more particularly described as follows:

BEGINNING at a "X" cut set at the intersection of the west right-of-way line of Midway Road (a variable width right-of-way) and the south right-of-way line of Beltway Drive (a 60-foot wide right-of-way), also being the north line of said Lot 1;

THENCE, South 89°25'22" West, along south right-of-way line of said Beltway drive and the north line of said Lot 1, a distance of 120.00 feet to the beginning of a non-tangent curve to the left;

THENCE, Southwesterly, continuing along south right-of-way line of said Beltway drive and the north line of said Lot 1, also along the arc of said curve to the left having a central angle of 05°55'04", a radius of 660.13 feet, and a chord bearing and distance of South 87°22'46" West, 68.15 feet, and an arc length of 68.18 feet to a 1/2-inch iron with cap stamped "Bowman Prop Cor" set for corner at the end of said curve and being the northeast corner of A Motel Addition, an additional to the Town of Addisson, Dallas County, Texas recorded in Volume 79219, Page 181 of said D.R.D.C.T.;

THENCE, South 00°32'52" East, along the east line of said A Motel Addition and the west line of said Lot 1, a distance of 242.55 feet to a "PK" nail set for corner, same being the southeast corner of said A Motel Addition;

THENCE, South 89°27'10" West, along the south line of said A Motel Addition, a distance of 338.58 feet to a 1/2-inch iron rod found for the most north westerly corner of said Lot 1, and being the most north easterly corner of Lot 67 (Common Area) of Town Lake, an additional to the Town of Addison, Dallas County, Texas recorded in Volume 97003, Page 1033 of said D.R.D.C.T.;

THENCE, South 00°03'17" East, along the east line of said Lot 67 and the west line of said Remainder Lot 1, a distance of 518.66 feet to a "PK" set for corner on the north line of Lot1R, Block 1 of Switzer & Jones Addition, an addition to the Town of Addison, Dallas County, Texas, and from which a "PK" nail found bears North 82°02'28" East, 0.75 feet;

THENCE, North 89°47'02" East, along the north line of said Lot 1R, and the south line of said Lot 1, a distance of 348.13 feet to a "PK" nail set for corner and being the northeast corner of said Lot 1R, from which a "PK" nail found bears South 27°19'27" East, 0.61 feet;

THENCE, South 00°12'58" East, along the east line of said Lot 1R, a distance of 218.56 feet to a "PK" nail set for the most southerly west corner of said Lot 1, from which a "X" cut found bears North 35°01'11" West, 1.08 feet;

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EXHIBIT A

THENCE, along the common line of said Lot 1 and Lot 1R the following three (calls):

1) North 89°47'02" East, a distance of 168.39 feet to a 1/2-inch iron rod with cap stamped "BOWMAN PROP COR" ser for corner;
2) North 00°12'58" West, a distance of 8.17 feet to a 1/2-inch iron rod with cap stamped "BOWMAN PROP COR" ser for corner;
3) North 89°47'02" East, at a distance of 1.92 feet passing a 5/8-inch iron rod found for the most south easterly corner of said Lot 1R, continuing for a total distance of 13.11 feet to a 1/2-inch iron rod with cap stamped "BOWMAN PROP COR" ser for corner on the west right-of-way line of said Midway Road, and being the most southerly east corner of said Lot 1;

THENCE, along the west right-of-way line of said Midway Road and the east line of said Lot 1 the following five (5) calls:

1) North 00°23'13" West, a distance of 977.17 feet to a "X" cut set for corner;
2) South 89°47'02" West, a distance of 11.00 feet to a "X" cut set for corner;
3) North 00°23'13" West, a distance of 151.21feet to a "X" cut set for corner;
4) North 06°18'20" East, a distance of 94.39 feet to "X" cut set for corner;
5) North 00°23'13" West, a distance of 255.65 feet to the **POINT OF BEGINNING**, and containing 8.2110 acres (357,672 square feet) of land.

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EXHIBIT A

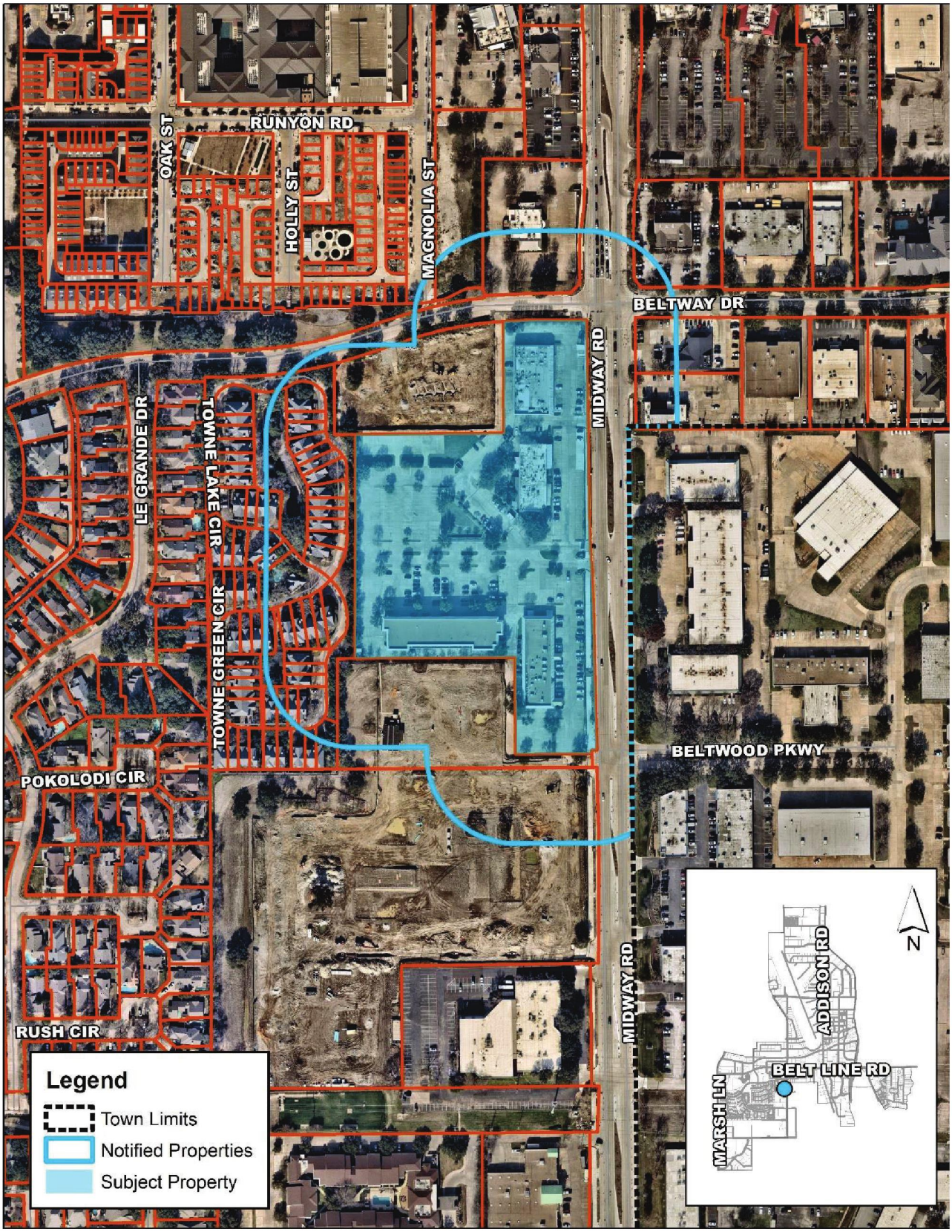

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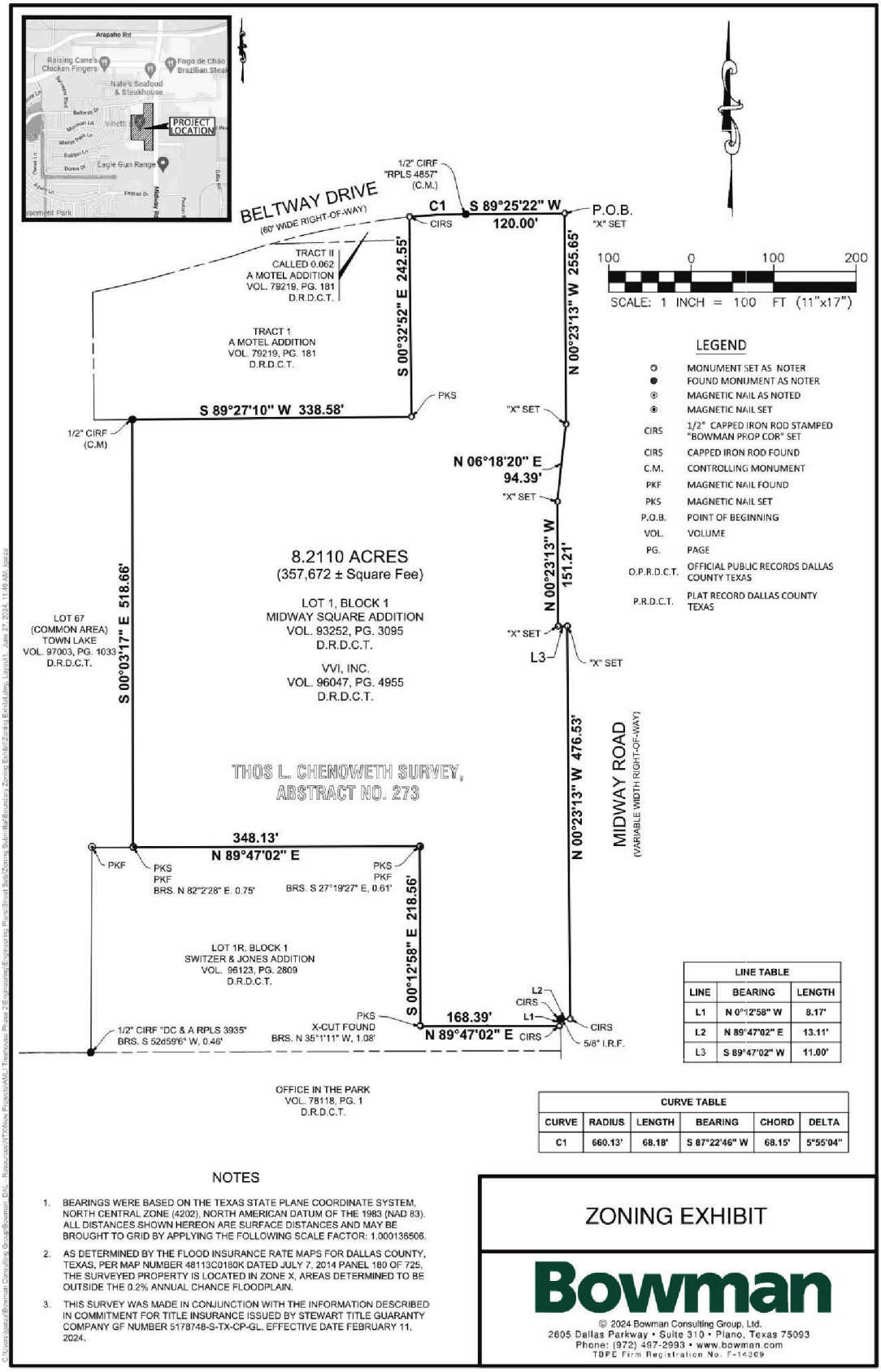
EXHIBIT A



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 0°12'58" W	8.17'
L2	N 89°47'02" E	13.11'
L3	S 89°47'02" W	11.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C1	660.13'	68.18'	S 87°22'46" W	68.15'	5°55'04"

NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF THE 1983 (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 1.000136506.
2. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, PER MAP NUMBER 48113C0180K DATED JULY 7, 2014 PANEL 180 OF 725, THE SURVEYED PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. THIS SURVEY WAS MADE IN CONJUNCTION WITH THE INFORMATION DESCRIBED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY GF NUMBER 5178748-S-TX-CP-GL, EFFECTIVE DATE FEBRUARY 11, 2024.

ZONING EXHIBIT

Bowman

© 2024 Bowman Consulting Group, Ltd.
2805 Dallas Parkway • Suite 310 • Plano, Texas 75093
Phone: (972) 497-2993 • www.bowman.com
TBPE Firm Registration No. F-14309

C:\Users\jsanz\Bowman Consulting Group\Bowman - DAL - Resources\NTX\Work Projects\AMLI Treehouse Phase 2\Engineering\Engineering Plans\Shovel Sets\Zoning Submittal\Boundary Zoning Exhibit\Zoning Exhibit.dwg, Layout1, June 27, 2024, 11:49 AM, jsanz

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EXHIBIT B

PERMITTED USES AND DEVELOPMENT STANDARDS

1. **Permitted Uses:**
   A. Single-Family Residence (Attached or Detached).

   B. Townhome.

   C. Condominium.

   D. Multifamily (Stacked Flat).

   E. Multifamily (Townhome).

   F. Office/Co-Working.

   G. Retail.

   H. Restaurant (Special Use Permit (SUP) required).

   I. Accessory uses encompassing community, social, and recreation facilities customary to single-family and multifamily residential development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure or generate additional parking demand.

2. **Maximum Number of Multifamily Dwelling Units:** 182 dwelling units (166 stacked flat dwelling units and 16 townhome dwelling units).

3. **Development Phasing and Operational Restrictions:** The Development Plans shall be implemented in accordance with the phasing plan depicted in **Exhibit C**, and as further defined by the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future development agreement between the Town and Developer.

4. **Required Homeowner's Association:** A homeowner's association and associated restrictive covenants shall be established for the Townhomes at the time of Final Plat. Said covenants shall account for HOA maintenance of Townhome common areas.

5. **Maximum Building Coverage (Overall Site):** 75 percent of the gross site area, as depicted in **Exhibit C.**

6. **Landscape Area (Overall Site):**
   A. Minimum Landscape Area: 20 percent of the gross site area (inclusive of the open space dedicated to the Town), or as depicted in **Exhibit C**.

   Minimum Tree Plantings: New canopy tree plantings shall be a minimum of four (4) caliper inches in diameter. Tree planting may be achieved in public open space, private open space, common areas, and/or private yards.

   Trees shall be planted to achieve all required tree mitigation on site. Where mitigated trees are at least eight (8) caliper inches in diameter, a replacement tree, of at least six (6) caliper inches in diameter, must be utilized to fulfill mitigation requirements on an inch-for-inch basis.

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Alternative replacement and transplant trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site. The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

B. Required Site Landscape: Excluding streets, parking, sidewalks, and other required hardscape, common areas are to be landscaped and irrigated. Residential ground floor frontages shall be required to landscape the entire area between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches, and patios. This area must be irrigated, and may be landscaped with ground cover, low shrubs, and ornamental trees.

C. Required Perimeter Screening: Existing, healthy trees situated between new buildings and the existing residential neighborhood to the west shall be preserved whenever possible, and new evergreen and deciduous plantings shall be allocated to screen and buffer this site from these existing neighborhoods.

7. Public Open Space:

A. Minimum Public Open Space: 0.70 acres, as depicted on **Exhibit C**.

B. Redding Trail Extension: A 10-foot wide trail shall be installed to extend the Redding Trail to the northern limit of the site, as depicted in **Exhibit C.**

C. Public Open Space Furnishings: Public open space shall be amenitized with site furnishings such as benches, trash receptacles, pedestrian lighting, and public art.

D. Public Open Space Landscape: Landscape shall be irrigated and shall include a mix of evergreen and deciduous canopy and ornamental tree species, ornamental ground cover, and zoysia, bermuda, or acceptable alternative grass turf.

E. Public Open Space Installation and Maintenance: All public open space improvements shall be installed by the developer. Upon satisfactory completion of the public open space improvements, the developer shall convey the public open space to the Town. Upon acceptance of the Public Open Space, the Town shall be responsible for maintaining the Public Open Space.

8. Street Connectivity and Streetscape Standards:

A. Private Streets: All streets shall be private and shall be constructed to meet Town specifications for public streets, as modified by the street standards established herein. Public access easements shall be provided at the time of platting to accommodate needed site access. Where this district conflicts with any Town regulation for private streets, the standards of this district and any subsequently established MOU and/or development agreement, shall prevail.

B. Typical Street Section: Dimensional standards and typical components of the streets within the district are provided below. The list is all inclusive, however, some elements may be excluded or modified for individual sections based on site context. Any deviations are as depicted in **Exhibit C**.

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A. Travel lanes: Two, 12-foot travel lanes.
B. Curb Parking lanes: 8 feet, on each side of the street, where feasible and appropriate.
C. Planting Strip: 5 feet, on each side of the street.
D. Street Trees: One tree every 40 linear feet. Variations may be permitted by the Director of Parks and Recreation where alternative designs can positively contribute to the overall aesthetics of the site.
E. Street Lighting: Uniformly spaced street lamps, achieving a minimum average lighting of 2.0 footcandles, with a minimum of 1.0 footcandle, consistent with the Illuminating Engineer Society's recommendation for a mixed vehicle and pedestrian area. The exact location shall be provided in accordance with a lighting plan approved at the time of site development permit approval.
F. Sidewalk: 6 feet, on each side of the street.

9. **Pavement Treatments:** Enhanced pavement treatments will be provided at key pedestrian features through the development. This will be achieved through the use of pavers, as well as unique concrete treatments such painting, staining, and patterned sawcut.

10. **Multifamily (Stacked Flat) Form Standards:**
    A. Minimum Lot Area: None.
    B. Minimum Lot Width: None.
    C. Maximum Lot Width: 600 feet.
    D. Minimum Lot Depth: None.
    E. Maximum Lot Depth: 300 feet.
    F. Minimum Building Setbacks:
        A. Front Yard: 60 feet from the eastern property boundary and 10 feet from the front of curb.
        B. Side Yard: 15 feet from front of curb.
        C. Rear Yard: 15 feet from front of curb.
        D. Existing Neighborhood: 150 feet from the westernmost subdivision boundary.
    G. Maximum Building Height: 60 feet from top of foundation.
        A. Parapet Height and Architectural Projections: In order to provide appropriate projections, up to 50 percent of the facades may accommodate parapet height offsets and other unique architectural features that project above the maximum building height by no more than 10 feet.
    H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

11. **Multifamily (Townhome) Form Standards:**
    A. Minimum Lot Area: None

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B. Minimum Dwelling Unit Width: 20 feet.

C. Minimum Dwelling Unit Depth: 40 feet.

D. Minimum Building Setbacks:
   A. Front Yard: 4 feet from the back of sidewalk.
   B. Side Yard:
      1. End Cap Dwelling Units: 16 feet from the front of curb.
      2. All other units: None.
   C. Rear Yard: None.
   D. Existing Neighborhood: 120 feet from the westernmost subdivision boundary.

E. Permitted Setback Encroachments:
   A. Overhangs and balconies: 5 feet.
   B. Patios and courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories, 45 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,500 square feet.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 4 feet.

12. Townhome (Fee Simple) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: 20 feet.

C. Minimum Lot Depth: 50 feet.

D. Minimum Building Setbacks:
   A. Front Yard: Street-facing: 10 feet from front of curb. Park-facing: 5 feet, when fronting public open space.
   B. Side Yard:
      1. 3 feet and 20 feet separation between adjacent buildings.
      2. All other lots: None
   C. Rear Yard: None.
   D. Existing Neighborhood: 60 feet from the westernmost subdivision boundary.

E. Permitted Setback Encroachments:
   A. Overhangs and Balconies: 5 feet
   B. Patios and Courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories, 45 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

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G. Minimum Floor Area Per Dwelling Unit: 1,800 square feet.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 4 feet.

13. Parking:

A. Minimum Parking Requirements:

A. Multifamily (Stacked Flat): 1 space per bedroom.
B. Multifamily (Townhome): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit.
C. Townhome (Fee Simple): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit.
D. Office/Co-Working: 1 space per 300 square feet of floor area.
E. Retail: 1 space per 200 square feet of floor area.
F. Restaurant: 1 space per 175 square feet of floor area.

14. Façade: Building facades shall comply with the Development Plans depicted in **Exhibit C** and with the terms and conditions of the MOU and any subsequently executed development agreement.

15. Mechanical Equipment Placement and Screening: Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design. The Multifamily (Townhomes) may have ground-mounted HVAC units, provided that said units are screened from view with landscape or hardscape features.

16. Fencing:

A. Private Yard Fencing: Private yard fencing shall substantially comply with the Development Plan. Fencing shall not exceed four (4) feet in height and shall be no more than 50 percent opaque and shall be constructed of ornamental materials.

17. Sustainability:

A. LEED Certification: The Multifamily component of the project shall, at a minimum, achieve LEED Silver certification.

B. Electric Vehicle Charging Infrastructure: To accommodate a minimum of 15 electric vehicle charging stations shall be provided for the project.

C. Public Art: Funding shall be provided for public art in coordination with the Town and in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

D. Bus Transit Facilities: The developer shall improve the bus transit shelter on Midway Road. The bus transit shelter materials shall be consistent with Town standards.

18. Unit Features:

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EXHIBIT B

A. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.

B. Appliances: All units shall be equipped with energy efficient appliances.

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EXHIBIT C

DEVELOPMENT PLANS

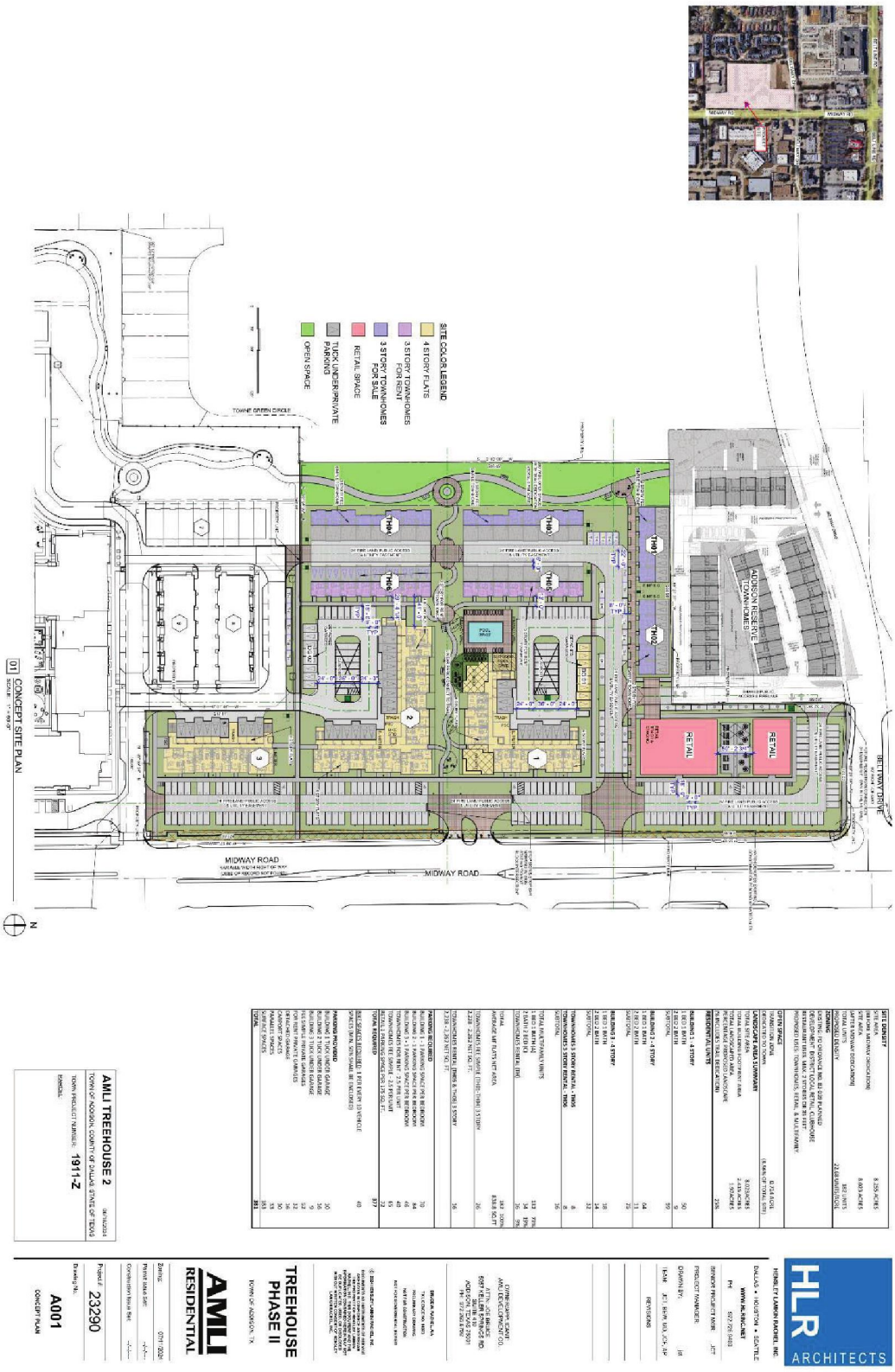

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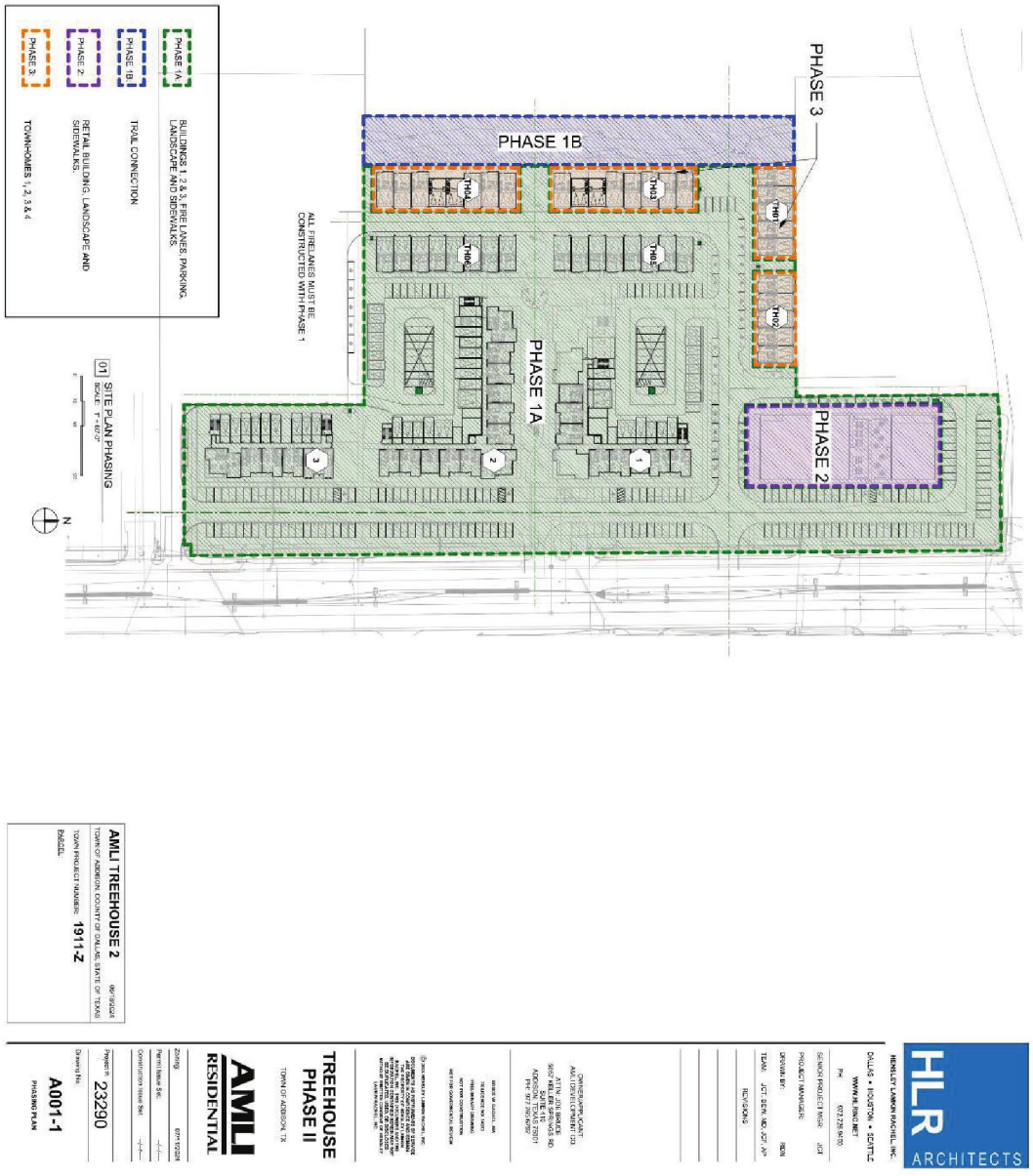
EXHIBIT C



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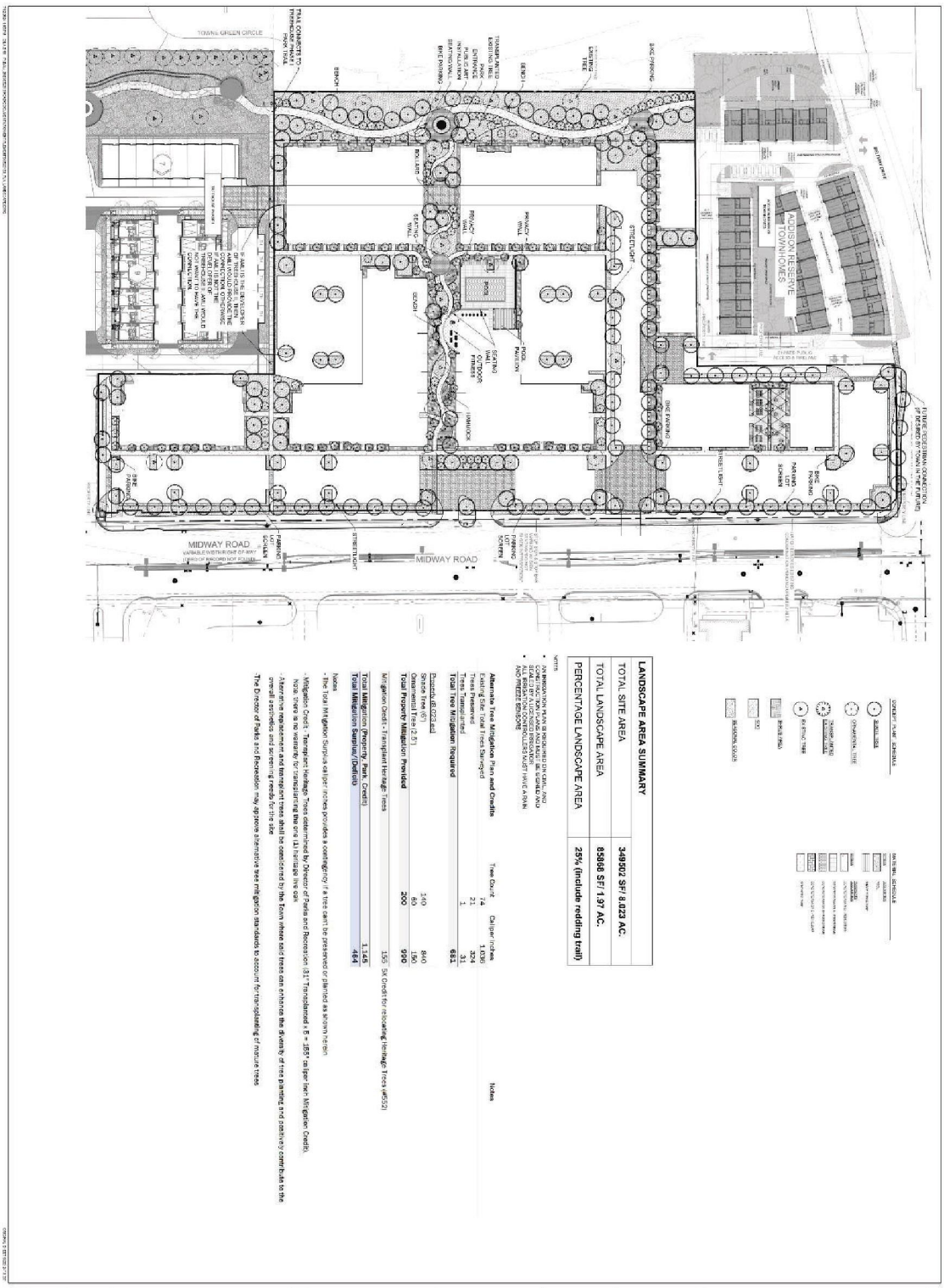

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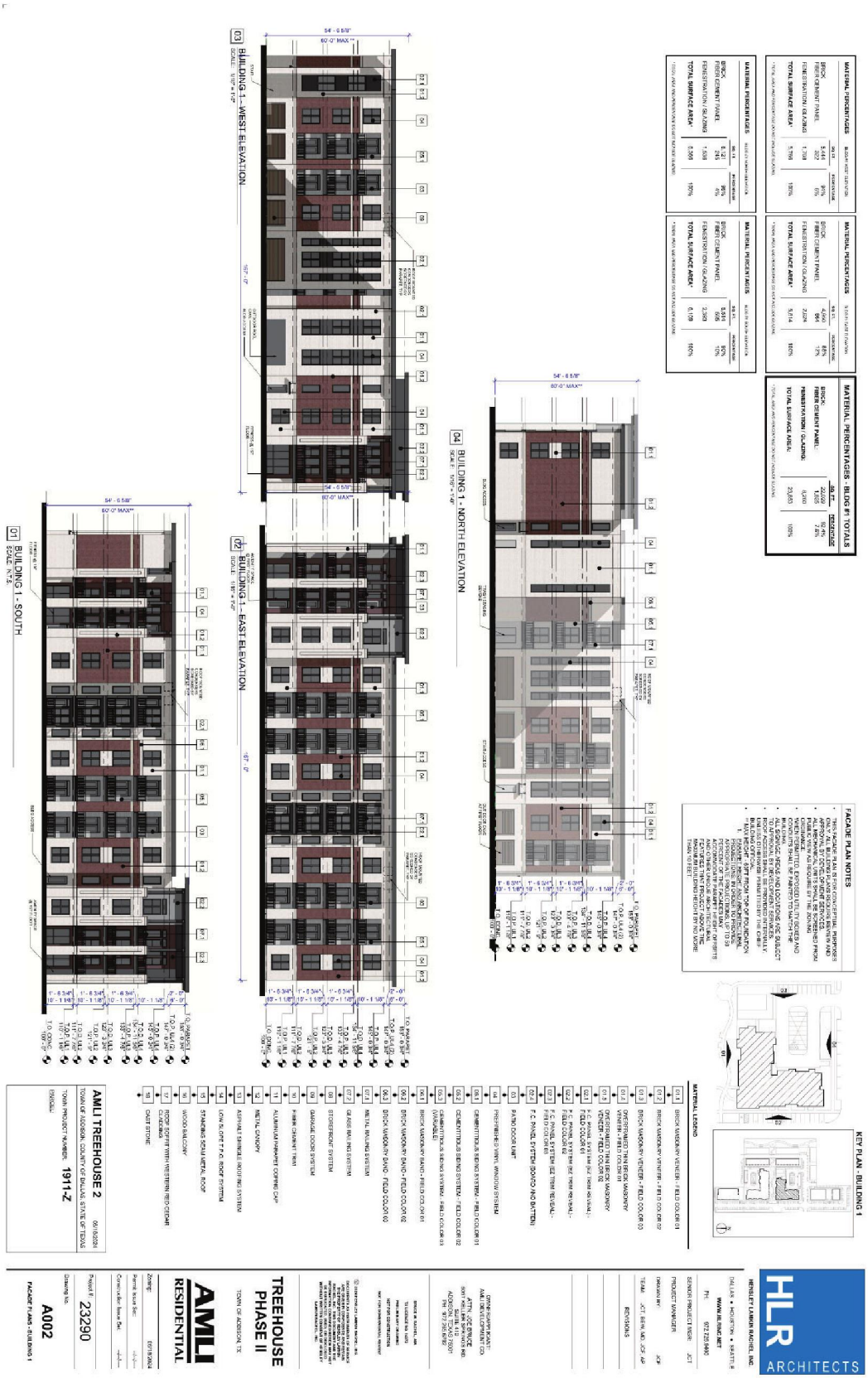

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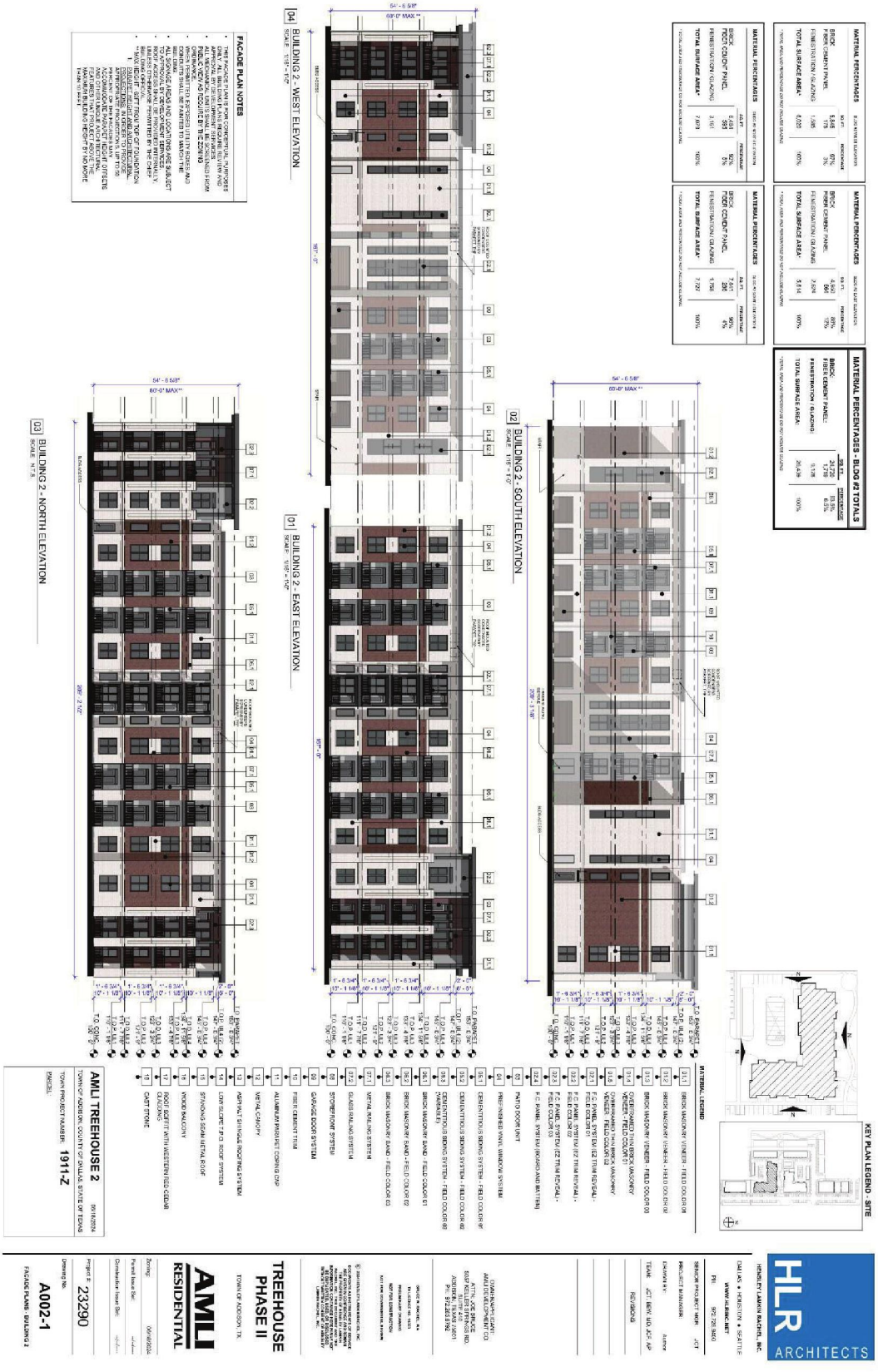

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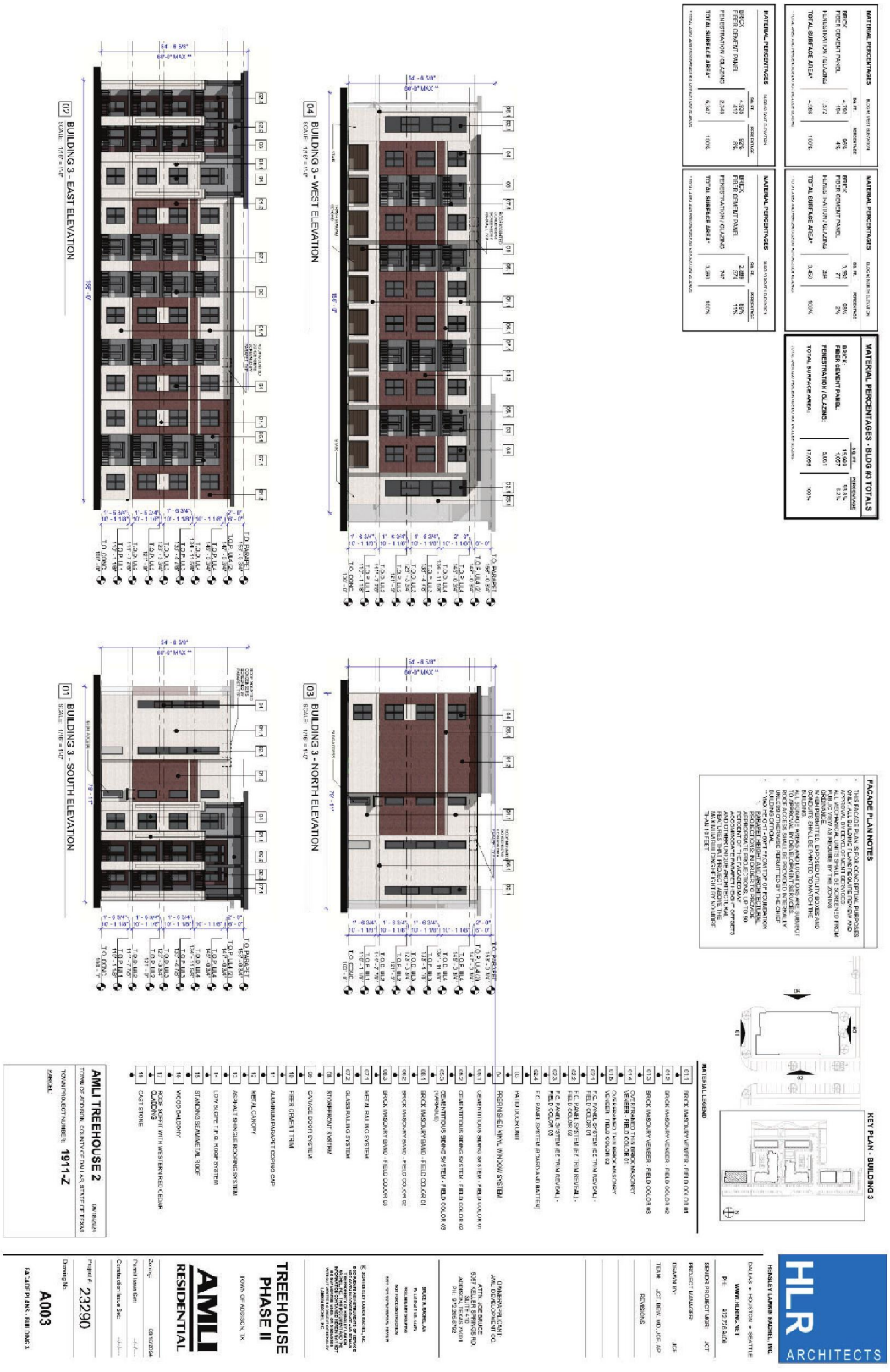

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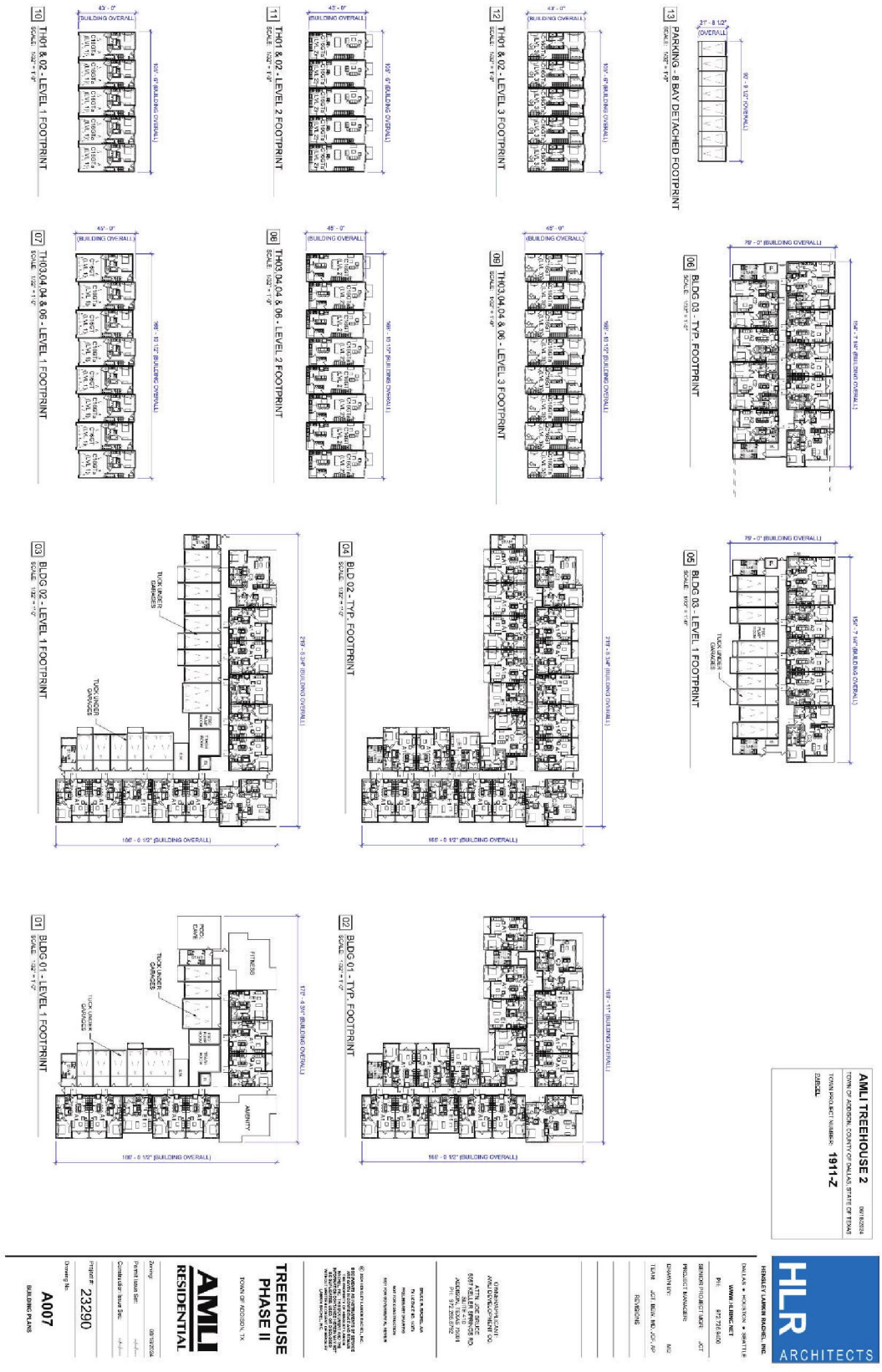

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EXHIBIT C

AMLI TREEHOUSE 2 06/19/2024

TOWN PROJECT NUMBER: 1911-Z

PARCEL:

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

OWNER/APPLICANT:
AMLI DEVELOPMENT CO
ATTN: JOE BRUCE
15301 DALLAS PARKWAY
SUITE 410
ADDISON, TEXAS 75001
PH: 972.755.8700

TREEHOUSE PHASE II

TOWN OF ADDISON, TX

AMLI RESIDENTIAL

Zoning: 06/19/2024

Permit Issue Set

Construction Issue Set

Project #: 23290

Drawing No.: **A008**

UNIT PLANS

HENSLEY LAWSON RACHAL, INC.
DALLAS • HOUSTON • SEATTLE
PH: 972.239.1800
SENIOR PROJECT MGR: JCT
PROJECT MANAGER: MB
DRAWN BY:
CHKD: JCT/ BRW/ LKR/ JCB/ AM
REVISIONS

HLR ARCHITECTS

Docusign Envelope ID: B1A05728-4803-4CB2-AFB4-791E976C0DC3

EXHIBIT C