

AMLI Treehouse, Phase II Retail PD Amendment (1945-Z)

January 13, 2026

Lesley Nyp, Director of
Development & Neighborhood Services

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font inside a white circle. The circle is set against a blue background with a dark grey triangle in the top right corner.

ADDISON

Case 1945-Z AMLI Treehouse, Phase II Retail



LOCATION:

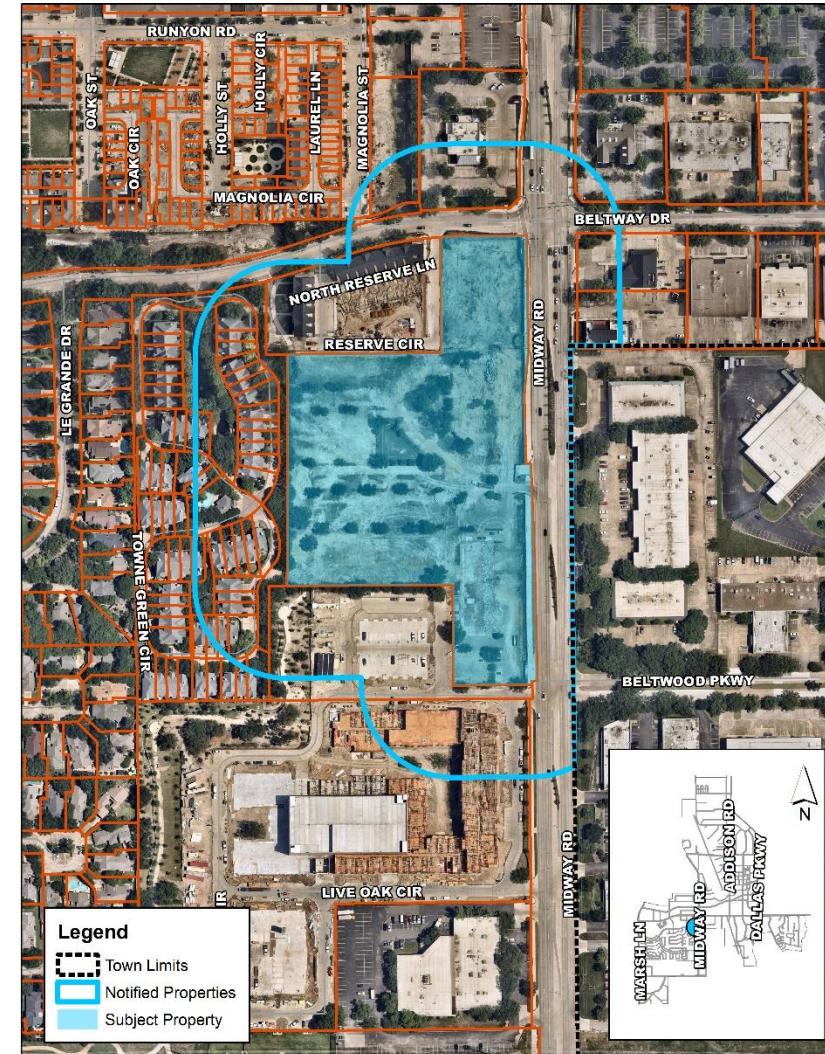
8.02± acres generally located at the southwest corner of Midway Road and Beltway Drive

REQUEST:

Approval of an amendment to Planned Development Districts (PD) Ordinance No. 025-026 to amend the permitted use and development standards and development plans to allow for the construction of two stand-alone retail buildings, identified as Buildings 15 and 16.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed PD Amendment and associated development plans.



Case 1945-Z AMLI Treehouse, Phase II Retail



SITE HISTORY – PHASE II:

1979 – Rezoned from Commercial & Local Retail to PD, Ord. No. 477.

1983 – PD amendment via Ord. No. 083-039

1980s/1990s – Existing center developed in phases – including one- and two-story retail buildings.

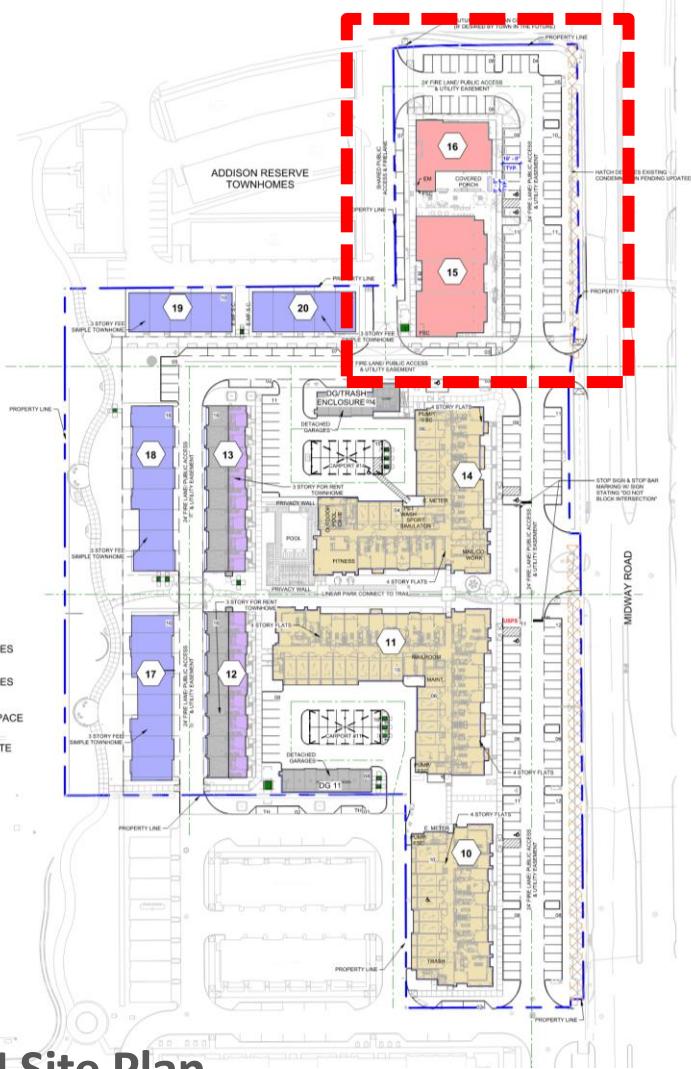
2024 – AMLI Residential rezones property to a new PD zoning district to facilitate the development of a mixed residential development (AMLI Treehouse, Phase II, Ord. No. 024-035).

2025 – PD Amendment for Cadence Homes to construct 56 fee simple townhome units (Ord No. 025-026).

2025 – PD Amendment request to approve development plans and modified standards for retail component.



Case 1945-Z AMLI Treehouse, Phase II Retail



DEVELOPMENT PLAN:

- Multi-phase development on 8.02 Acres
 - 4-story stacked flats multifamily structures with 166 multifamily dwelling units across 3 buildings
 - **12,625 SF retail/restaurant space**
 - 26, 3-story fee simple townhomes
 - 16, 3-story rental townhomes
- 0.7 acres of public parkland dedicated to the Town following installation of trail, landscape, pedestrian amenities, and public art
- Additional 0.92 acres of private landscape area, to include linear park (east-west connection)
- 377 parking spaces provided (surface (covered & uncovered) and garages)

Case 1945-Z AMLI Treehouse, Phase II Retail



PERMITTED USE AMENDMENT:

- Staff reevaluated the retail allowances based upon the M-2 Zoning District of the UDC.
- New/Proposed Uses:
 - Retail Sales (less than 15,000 SF)
 - Beer and Wine Sales, off-premises Consumption (SUP required)
 - Microbrewery (SUP required)
 - Recreation Facility, indoor
 - Personal Services
 - Bank or Financial Institution
 - Medical Clinic
 - Animal Grooming (***NEW USE + DEFINITION***)
 - *Facility intended for grooming services for domestic animals.*
 - Applies to Phase II use standards for buildings identified as retail on the site plan (Buildings 15 and 16).

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 Sales (less than 15,000 sq. ft. of GFA).
- H. Restaurant (as defined within the Unified Development Code).
- I. Beer and Wine Sales, off-premises consumption (Special Use Permit (SUP) required).
- J. Microbrewery (Special Use Permit (SUP) required).
- K. Recreation facility, indoor (health club, fitness facility, or similar use).
- L. Personal Services.
- M. Bank or Financial Institution.
- N. Medical Clinic.
- O. Animal Grooming Services.
 - i. Facility provides grooming services for domestic animals, including bathing, brushing, trimming and related cosmetic care. This use does not include overnight boarding, breeding, sale of animals or medical treatment beyond incidental care (e.g. nail trimming or ear cleaning). Animal Grooming Service may include accessory retail sales of pet-related products.

Case 1945-Z AMLI Treehouse, Phase II Retail



DEVELOPMENT STANDARD AMENDMENTS:

- 10: Retail Form Standards [M-2 Mixed-Use Suburban Corridor]
 - New development standards for retail (Buildings 15 and 16)
 - Must follow all standards of M-2 district, with modification to minimum building height (5-foot reduction).

B. Dimensional Standards

Lot Dimensions (minimum)

A	Lot Width (ft)	None
B	Lot Depth (ft)	None

Building Setbacks

C	Arterial Street	10-90
	Collector Street	10-90
	Local Street	10-90
	Alley/Mews Street	0-5
	Public Park/Open Space	0-5
G	Building façade at build-to-range (minimum, percent)	80
D	Side (minimum, ft) [2]	None
E	Rear (minimum, ft) [2]	None

Other Standards

Building Height (minimum, ft)	20 25	
Building Height (maximum, ft) [2]	70	
Impervious Coverage (maximum, percent of lot area)	Total Coverage	80

M-2 Dimensional Standards - UDC

Case 1945-Z AMLI Treehouse, Phase II Retail



DEVELOPMENT STANDARD AMENDMENTS:

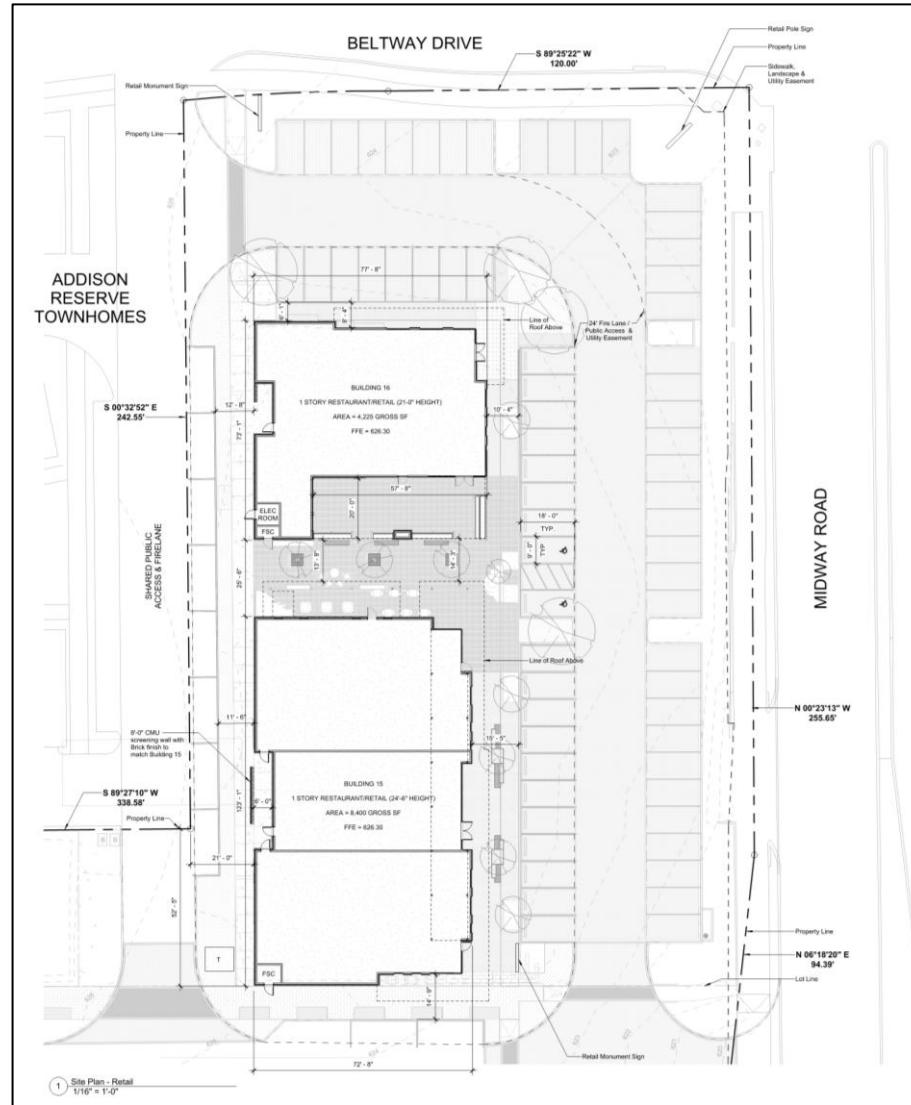
- 14: Parking
 - Proposes new parking ratios for newly proposed land uses consistent with the UDC.

~~13.14.~~ Parking:

A. Minimum Parking Requirements:

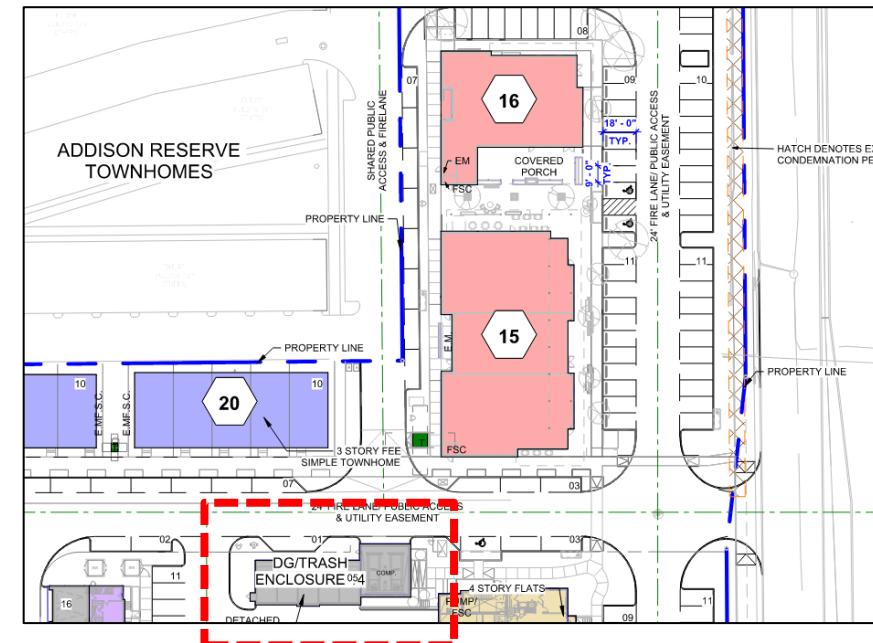
- i. Multifamily (Stacked Flat): 1 space per bedroom.
- ii. Multifamily (Townhome): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit.
- iii. Townhome (Fee Simple): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit.
- iv. Office/Co-Working: 1 space per 300 square feet of floor area.
- v. Personal Services: 1 space per 400 sq. ft. GFA
- vi. Retail Sales, < 15,000 sq. ft GFA: 1 space per 400 sq. ft. GFA
- vii. Recreation Facility, Indoor (Health Club, Fitness Facility or Similar Use): 1 space per 500 sq. ft GFA
- viii. Animal Grooming Services: 1 space per 500 sq. ft. GFA
- ix. Medical Clinic: 1 space per 300 sq. ft GFA
- x. Beer and Wine Sales, off-premises consumption: 1 space per 350 sq. ft GFA
- xi. Microbrewery: 1 space per 400 sq. ft. GFA (outdoor tasting/seating area included)
- xii. Restaurant: 1 space per 175 sq. ft GFA
- xiii. Bank or Financial Institution: 1 space per 400 sq. ft. GFA.
- iv. ~~Retail: 1 space per 200 square feet of floor area.~~
- vi. ~~Restaurant: 1 space per 175 square feet of floor area.~~

Case 1945-Z AMLI Treehouse, Phase II Retail

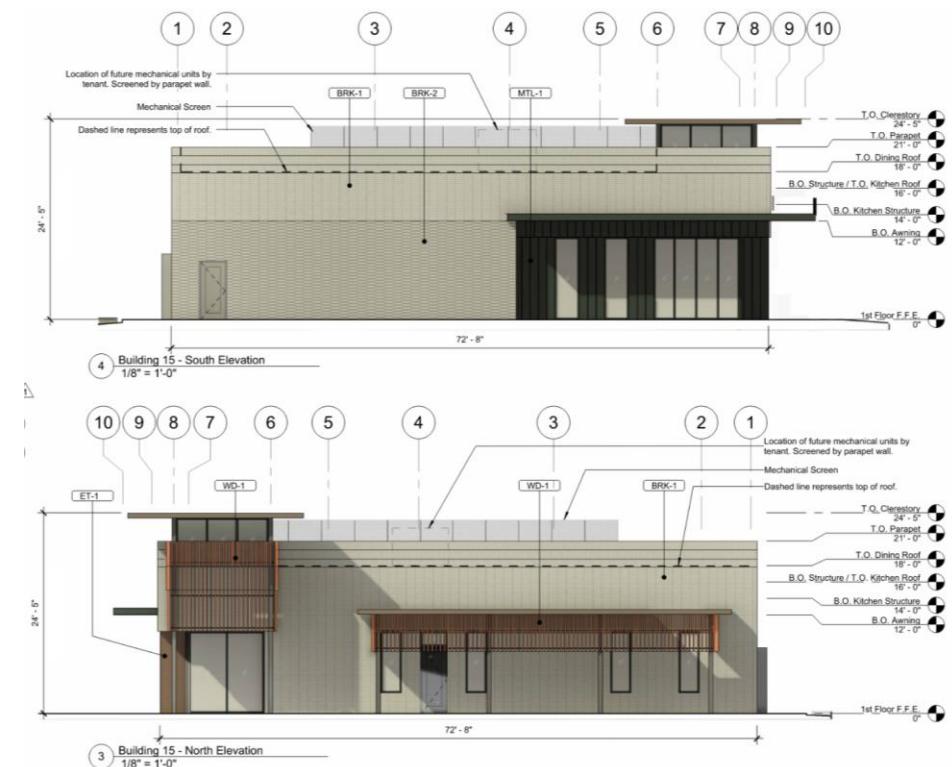


SITE PLAN:

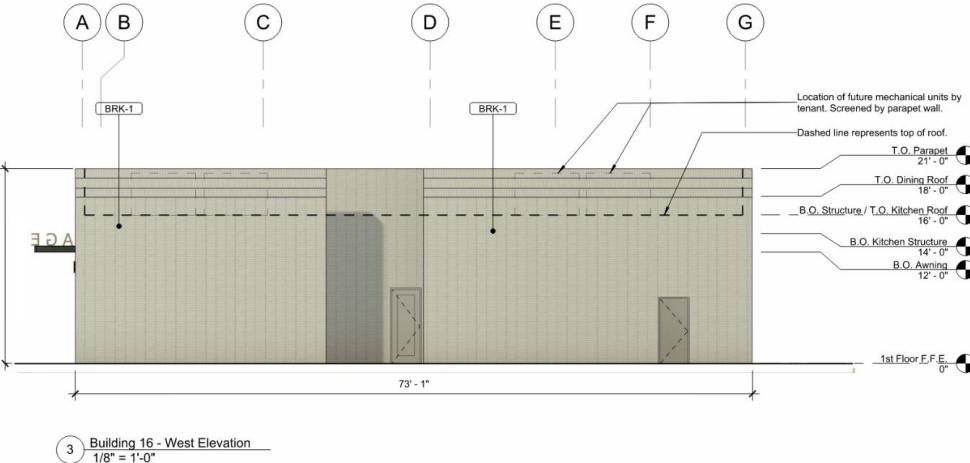
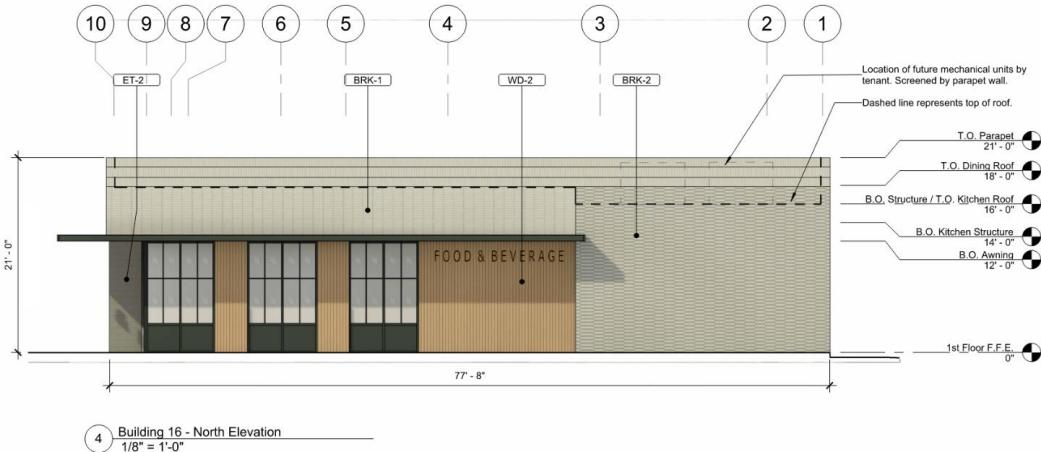
- 12,625 SF retail/restaurant space
- 3,000 SF patio/courtyard space
 - Tenants not yet identified. Intended to be retail, restaurant, or personal service uses to serve neighborhood.
- Shared solid waste compactor immediately south of Building 15.



Case 1945-Z AMLI Treehouse, Phase II Retail

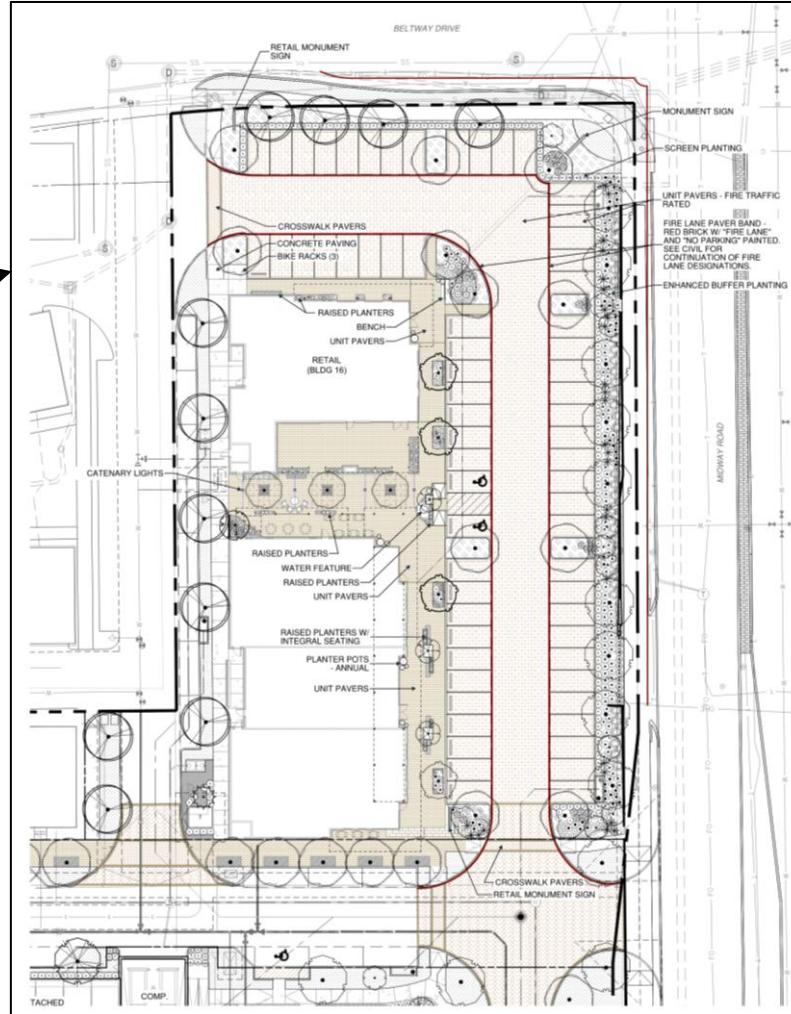
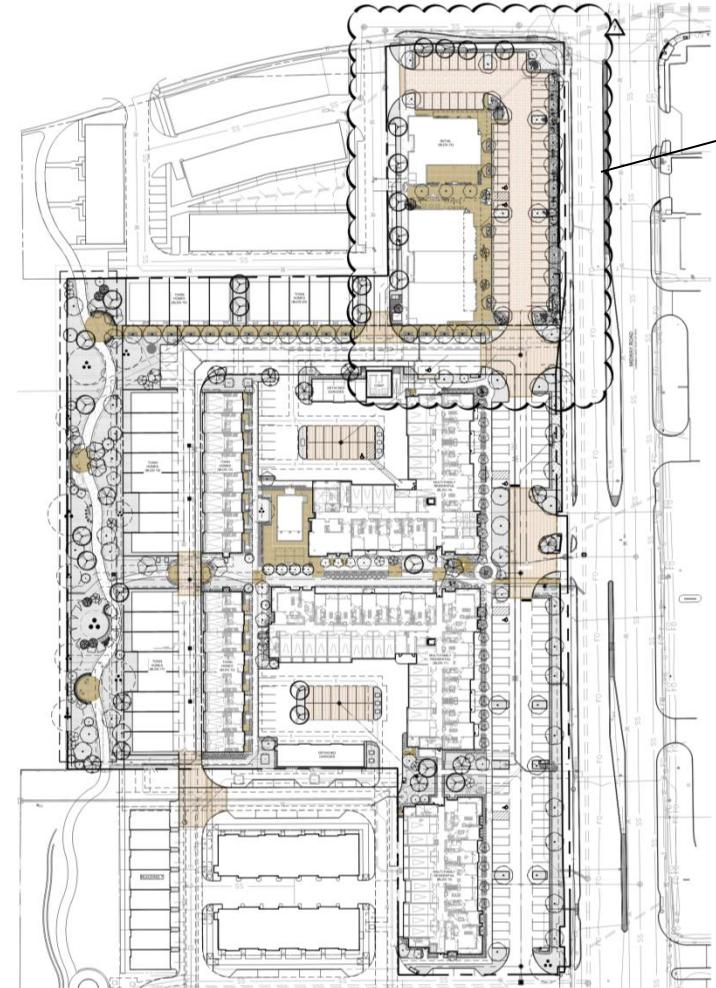


Case 1945-Z AMLI Treehouse, Phase II Retail



AMLI TREEHOUSE 2
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: 1945-Z

Case 1945-Z AMLI Treehouse, Phase II Retail



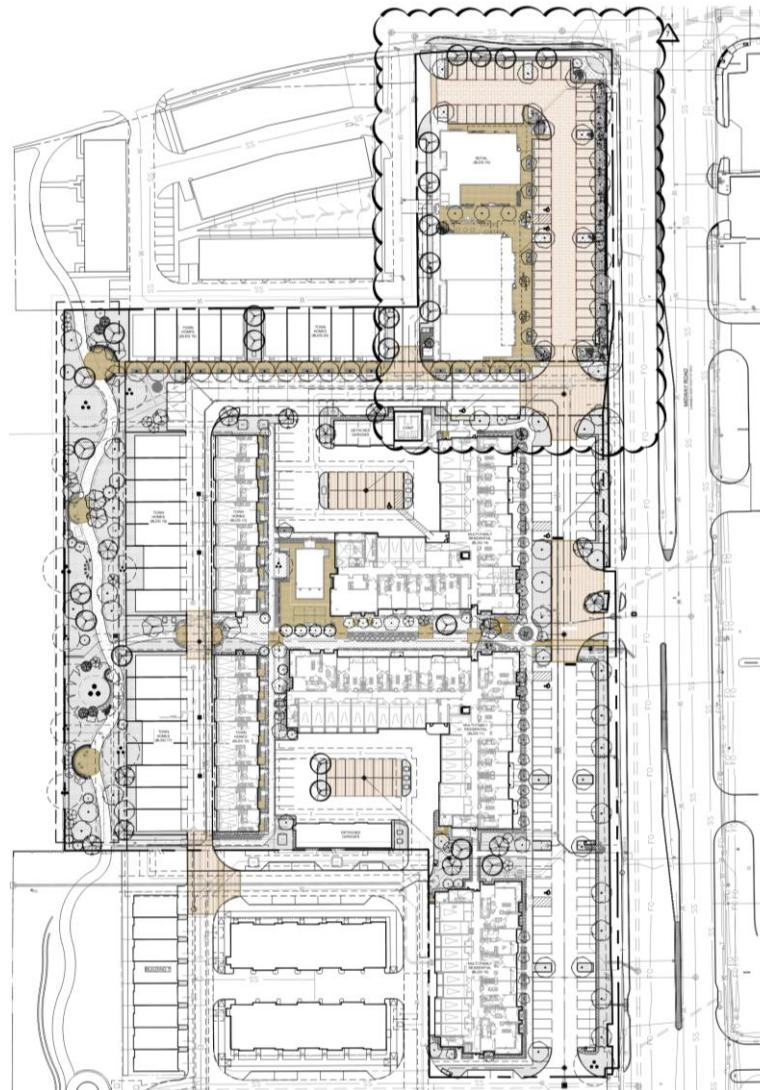
PARKING:

- Parking standards were updated to reflect new uses in alignment with UDC.
- The overall development plan exceeds the required parking. No modifications are proposed to the parking.
- Any future changes of use will be evaluated for compliance at the time of permit or Certificate of Occupancy.

LANDSCAPE/OPEN SPACE:

- Landscape plan is consistent with previously approved concept plan.
- Minor adjustments were made to plant material placement, such as trees and planters.

Case 1945-Z AMLI Treehouse, Phase II Retail



EV CHARGERS:

- 22 Surface Parking EV Charging Spaces + 34 EV Ready Spaces (garage/tuck under spaces).
 - UDC Standard: For parking lots exceeding 40 spaces, EV charges are required at 1 per 25 spaces (required 15.08 EV chargers, 377 spaces).

~~17.18.~~ **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.

BIKE SPACES REQUIRED: 1 PER EVERY 10 VEHICLE SPACES (MIN. 50% SHALL BE ENCLOSED)

38

Case 1945-Z AMLI Treehouse, Phase II Retail



PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property and DISD in accordance with Town and State law.

NOTICE RECIPIENTS: 47

FOR: 0.

AGAINST: 0.

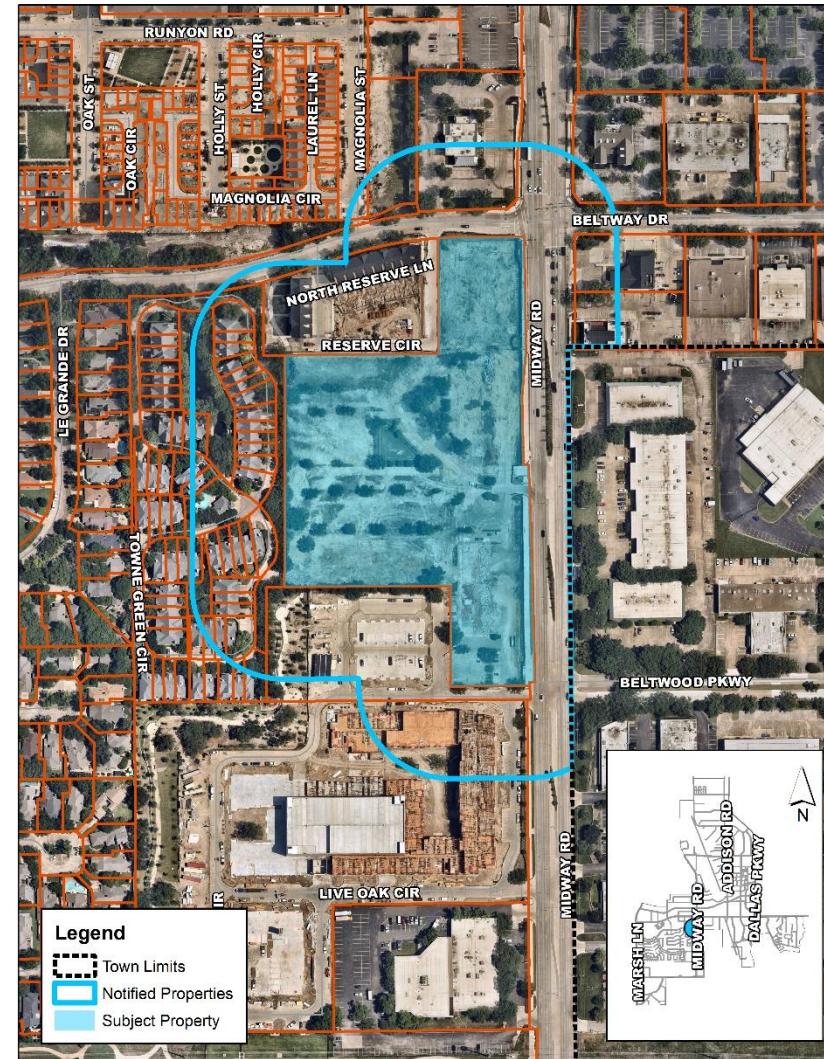
NEUTRAL: 0.

ADDITIONAL FEEDBACK RECEIVED:

- None

PLANNING & ZONING COMMISSION ACTION:

- Approval 7-0



Case 1945-Z AMLI Treehouse, Phase II Retail



RECOMMENDATION:

Town staff has reviewed the proposal and determined that it complies with the Town's development regulations, as applicable, and is consistent with the previously approved Planned Development, Ordinance No. 025-026, as amended.