

**TOWN OF ADDISON, TEXAS  
ORDINANCE NO. 007-028**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS AMENDING THE TOWN'S COMPREHENSIVE PLAN BY INCLUSION OF GOALS AND POLICIES FOR THE BROOKHAVEN VILLAGE NEIGHBORHOOD AND BY INCORPORATING A CONCEPT DIAGRAM AND CONNECTIONS DIAGRAM OF THE BROOKHAVEN CLUB AREA; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Brookhaven Club, which is defined by Spring Valley Road on the North, Marsh Lane on the West, Brookhaven Community College on the south, and the Town limit on the east, was constructed in the early 1970s and was the first multi-family neighborhood in Addison; and

**WHEREAS**, the area is located along Farmers Branch creek and is one of the most geographically desirable neighborhoods in Addison; and

**WHEREAS**, all multi-family units in the area have been purchased by a real estate investment trust, which believes there is a strong market for mixed residential and non-residential development within the area; and

**WHEREAS**, the Brookhaven area provides an opportunity to create an exciting new sustainable pedestrian-oriented community within the Town of Addison; and

**WHEREAS**, the area offers an opportunity to redevelop a neighborhood that can have a palpable "sense of community" because people do not have to move out when their housing needs change. Residents can get to know their neighbors and stay engaged because they are committed to the community.

**WHEREAS**, the new Brookhaven neighborhood will feature a diversity in unit type so that a range of household types are attracted and residents are provided with opportunities to move up or down to units of different sizes and with different amenities; and

**WHEREAS**, a key ingredient to creating desirable and sustainable communities is providing connections between home, work, recreation, retail, dining, and education; and

**WHEREAS**, Brookhaven Village residents would be able to walk or bicycle to Greenhaven Village Shopping Center at the southeast corner of Spring Valley and Marsh, Brookhaven Community College, Greenhill School, Brookhaven Country Club, and Addison's trail system and Athletic Center; and

**WHEREAS**, the corridor along the creek, which is named "Farmers Branch" provides an opportunity to preserve flood plain and create an open space amenity with trails that will connect

to Brookhaven Community College, to the Town's trail system and Athletic Center, and provide an important link in a Town-wide trail system; and

**WHEREAS**, the new development should sensitively respond to the unique conditions of this neighborhood and the environment of north central Texas, following principles established by a Brookhaven Sustainability Program, which will be developed by the Town, and

**WHEREAS**, the City Council, after due notice, convened a public hearing on September 11, 2007, to consider the recommendation of the Planning and Zoning Commission on the Plan Amendments and to take public testimony thereon; and

**WHEREAS**, after taking public testimony and due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that adoption of the Plan Amendments is in the public interest and that the Town's Comprehensive Plan should be amended to incorporate the Plan Amendments;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:**

Section 1. Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Plan Amendments. The Comprehensive Plan of the Town of Addison, Texas, is hereby amended by incorporating the Plan Amendments, attached hereto and incorporated by reference herein as Exhibit A.

Section 3. No Other Amendment; Savings. Except for the amendment and change made herein, the PD Ordinance is not otherwise amended hereby, and all other provisions thereof shall remain in full force and effect. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance.

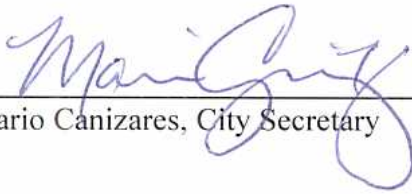
Section 4 Severability. The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5. Effective Date. This Ordinance shall become effective from and after its date of passage and publication as may be required by law.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas this 11th day of September, 2007.

  
\_\_\_\_\_  
Joe Chow, Mayor

ATTEST:

By:   
\_\_\_\_\_  
Mario Canizares, City Secretary

**Addison Comprehensive Plan  
Amendments to the Plan for the Brookhaven Club Neighborhood  
Goals and Policies**

**Goals**

- 1) **Re-branding.** The Brookhaven Club neighborhood has been a wonderful residential neighborhood for many years. However, this new redevelopment gives the area an opportunity to re-brand and re-invent itself as a completely new, urban style, neighborhood. The new redevelopment may possibly be re-named at a later date by the developer, with approval from the Town, but for the purposes of this plan amendment, the area is referred to as the "Addison Village" area. The Addison Village is defined by Spring Valley Road on the North, Marsh on the West, Brookhaven Community College on the South, and the Town limit on the East, provides an opportunity to create an exciting new sustainable pedestrian-oriented community within the Town of Addison.
  
- 2) **Sustainable Community.** A residential development becomes a true "neighborhood" when it offers a mix of uses including retail and restaurants, pedestrian-orientation, and a range of housing types to accommodate a person's full life-cycle. This is the type of neighborhood that can develop a palpable "sense of community" because people do not have to move out when their housing needs change. Residents get to know their neighbors and stay engaged because they are committed to the community. These are also the types of neighborhoods that will attract reinvestment over time.
  
- 3) **Residential Unit Type.** It is important to diversify the unit type in the Addison Village so that a range of household types are attracted, and residents are provided with opportunities to move up or down to units of different sizes and with different amenities; leased and owned.
  
- 4) **Neighborhood Retail.** Greenhaven Village Shopping Center has the opportunity to both retain its auto-oriented business from Marsh and Spring Valley and to create a new destination in the area by adding "third place" neighborhood oriented retail. This pedestrian environment has proven successful throughout the region in conjunction with higher density residential projects like Addison Circle, Legacy Town Center, West Village, and others.
  
- 5) **Connections.** A key ingredient to creating desirable and sustainable communities is providing connections – connections



**Third Places**

Sociologist Ray Oldenburg coined the phrase "Third Places" to describe locations other than home (the first place) or work (the second place) that provide an informal gathering spot in which boundaries such as professional disciplines, social standing, or corporate rank are not recognized, and informal networking and chance conversations among patrons can lead to exchanges of ideas. They are also often used as ad hoc work and meeting places by clientele not tied to a traditional workplace, setting the stage for still more chance interactions. Coffee shops, pubs, alfresco cafes, and even bookstores can qualify as third places.

between home, work, recreation, retail, dining, and education.

Addison Village residents would be able to walk or bicycle to Greenhaven Village Shopping Center at the Southeast corner of Spring Valley and Marsh, Brookhaven Community College, Greenhill School, and Addison's trail system and Athletic Center.

- 6) **Creek Corridor.** The corridor along the creek provides an opportunity to preserve flood plain and create an open space amenity with trails that will connect to Brookhaven Community College and the Town's trail system and Athletic Center. This corridor will provide an important link in a Town-wide system connecting all areas of the Town. This will be a major amenity for residents.
- 7) **Access.** Addison Village should be enhanced to provide a signature tree lined street with parking, entry features, and distinctive intersections and architectural treatments, as illustrated in the Addison Village Concept Diagram, it could also include a trail that would connect the Town's trail system to Farmers Branch and Brookhaven Country Club.

A new diagonal roadway from Marsh to the Community College, called Brookhaven Commons Drive, on the diagram, would create a central focus for the community and provide a new entry to both the Village neighborhood and the Community College. This would also serve as an important pedestrian corridor to connect with the retail area.

- 8) **Environmental Responsiveness.** New development should sensitively respond to the unique conditions of this neighborhood and the environment of north central Texas.

Following principles established for LEED certification of buildings (Leadership in Energy and Environmental Design) and neighborhoods (LEED-ND) by the U.S. Green Building council (USBC) as well as Energy Star and other energy conservation practices and programs, the site and building layout and design should address such issues as:

- Neighborhood layout, diversity of uses and linkages to surrounding areas to facilitate pedestrian and bicycle movement and outdoor use.
- Design of pedestrian paths, streets, and public areas including providing shade green areas and places for social gathering and interaction.
- The orientation, design, and construction of new and renovated buildings to minimize net energy and water use and improve air quality.

## Policies

- 1. Create an enhanced tree-lined Brookhaven Club Drive (which may be re-named) with on-street parking to slow traffic, a round-about to discourage through traffic, and pedestrian and bicycle trail.**
- 2. Create a new street that crosses Brookhaven Club Drive at 90 degrees and provides a new entrance to the community from Marsh Lane through Greenhaven Village Shopping Center, and a ceremonial entrance to Brookhaven Community College from the north.**

An enhanced Brookhaven Club Drive and the new street will help establish a village identity and provide a high quality armature around which the new neighborhood can be built.

The new street also offers the opportunity to provide a prime location for performing art, cultural and civic facilities. It should not however, handle any service traffic for the College.

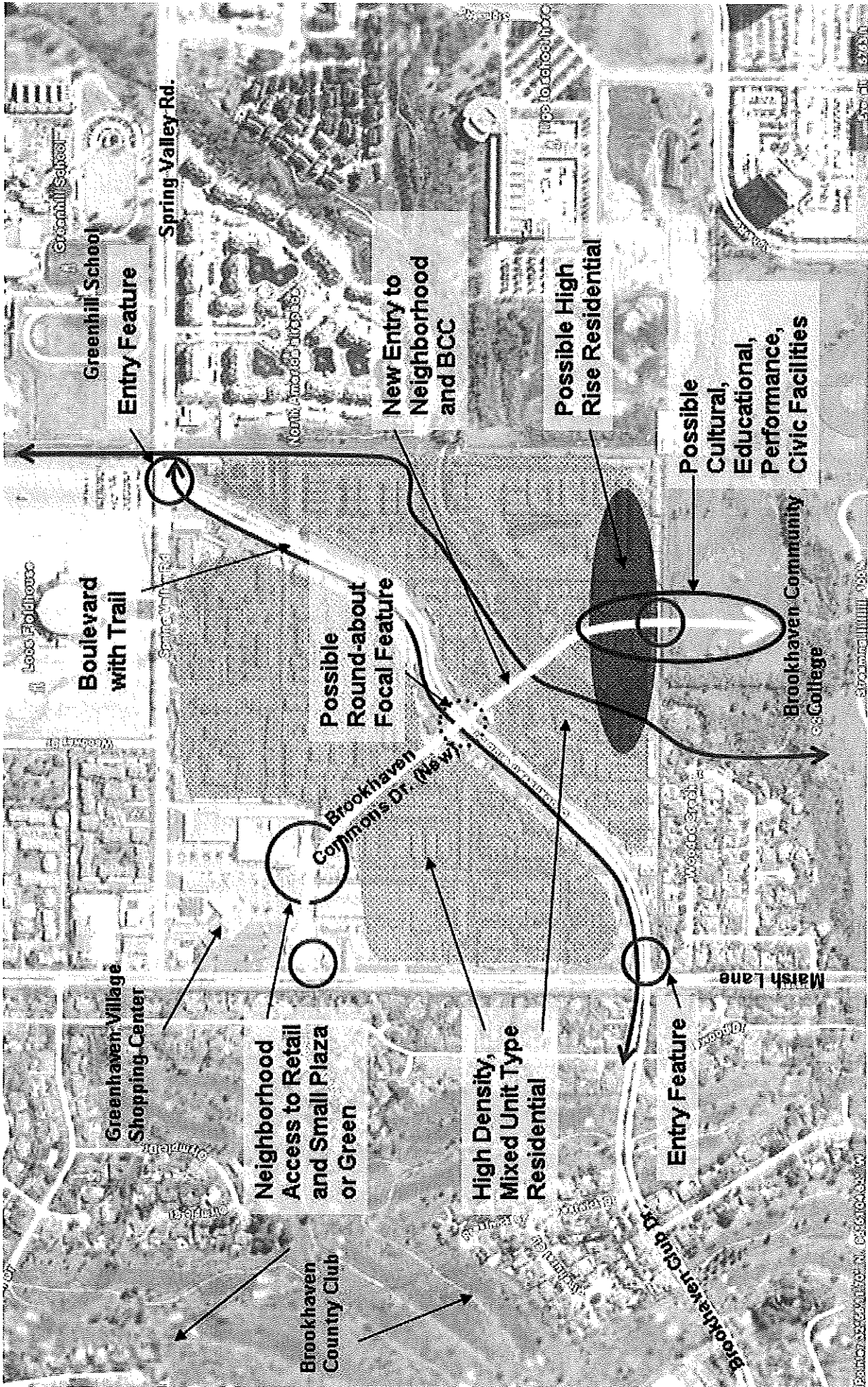
- 3. Encourage a blend of residential unit types including town home and condominium/apartment; as well as high rise and low rise.**

As often as possible, provide that all residential units at grade have windows and front door entries which face the sidewalk.

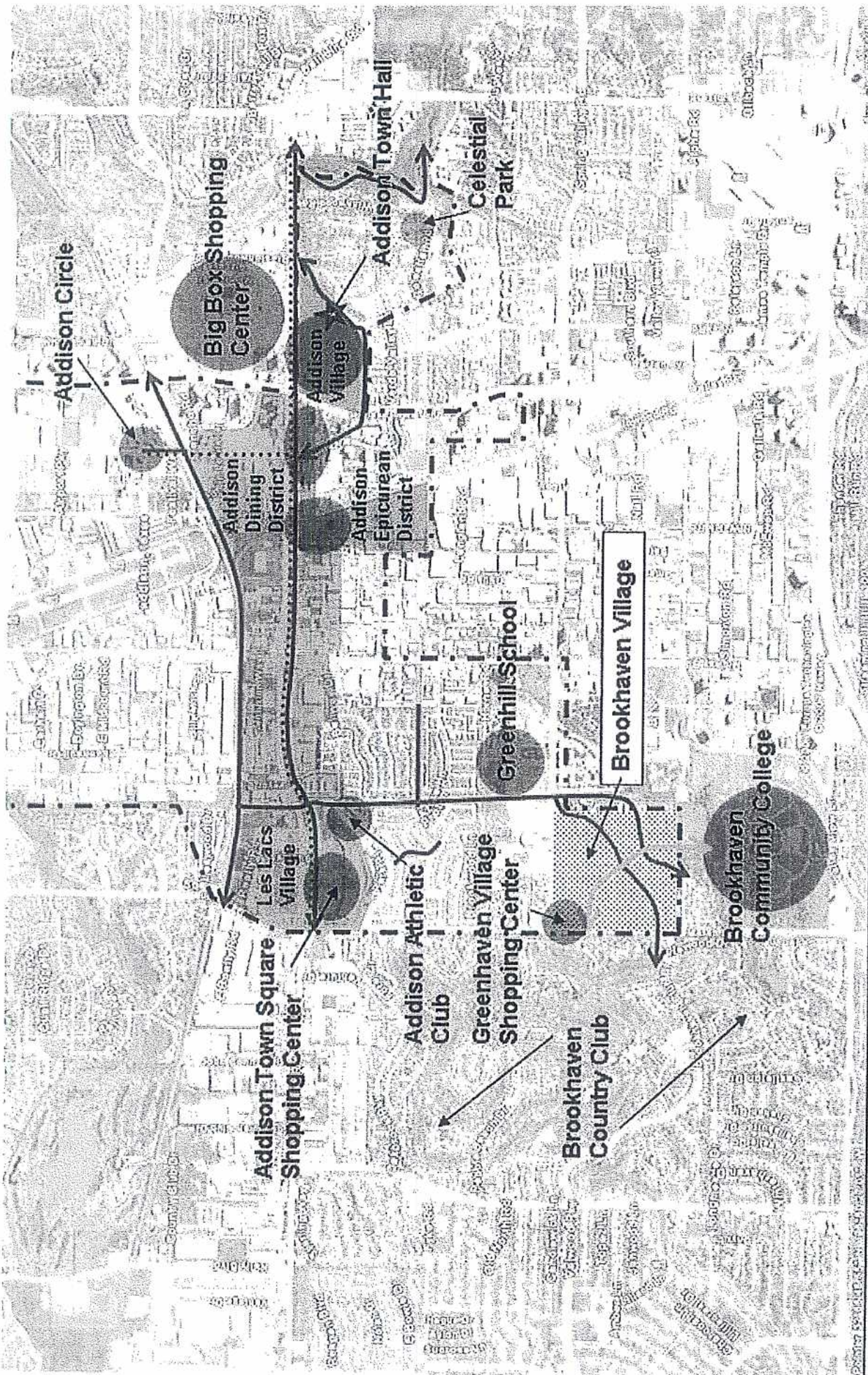
- 4. Work with retail property owners to create a neighborhood-oriented "third place" environment that is well connected to the Village.**
- 5. Work with developers to include connections within and through their developments that will provide residents with greater non-vehicle-oriented connections.**

This could include a trail along the enhanced Brookhaven Club Drive and along the creek area which runs through the neighborhood.

- 6. Investigate and pursue options for an environmentally sustainable community, including following LEED standards for building and neighborhood design.** This may include compliance with The Brookhaven Sustainability Program, which could be created as a component of the Planned Development zoning ordinance for this area.



*Advison* Brookhaven Village  
**CONCEPT**



**Legend**

Trails	Schools
Possible Transit	Retail
	New Road

*Addison!* Brookhaven Village  
**CONNECTIONS DIAGRAM**