## ORDINANCE NO. 011-044

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE ORDINANCE, AS HERETOFORE COMPREHENSIVE ZONING AMENDED, SO APPROVE AN AMENDMENT TO ORDINANCE 006-047, SECTION 3. IN ORDER TO PROVIDE FOR REVISED DEVELOPMENT PLANS FOR A PROJECT OF 353 MULTI-FAMILY UNITS, LOCATED ON 7.76 ACRES AT THE SOUTHEAST CORNER OF ADDISON ROAD AND KELLER SPRINGS ROAD, ON APPLICATION FROM EMBREY PARTNERS. AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE: PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A NO SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas, as required by State Statutes and the zoning ordinance of the Town of Addison, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, Texas, and helps promote 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 Section 3 of Ordinance 006-047 shall be revised to read as follows:

SECTION 3. As provided in Planned Development District Article of the Comprehensive Zoning Ordinance, said property shall be improved in accordance with the revised development plans which are attached hereto and made a part hereof for all purposes. SECTION 2. That 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, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 3. It is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

SECTION 4. That 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 9t<sup>h</sup> day of August, 2011.

ATTEST CITY SECRETAR

CASE NO: 1640-Z/Embrey Partners

APPROVED AS TO FORM:

DIRECTOR OF DE

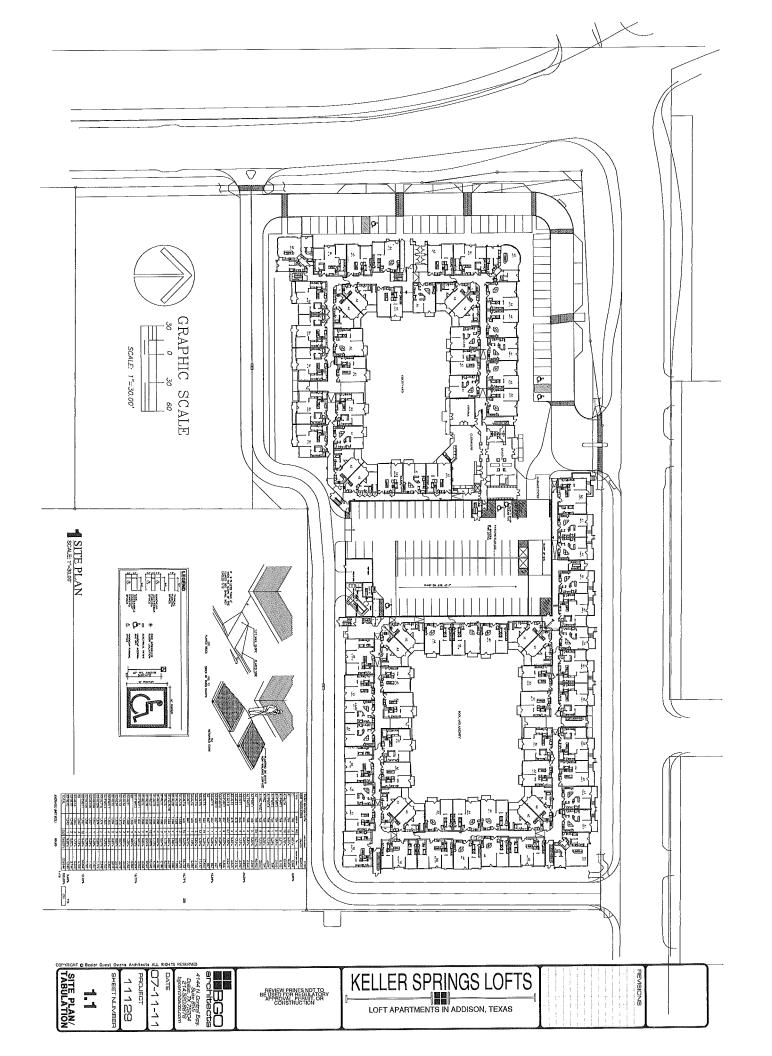
OFFICE OF THE CITY SECRETARY

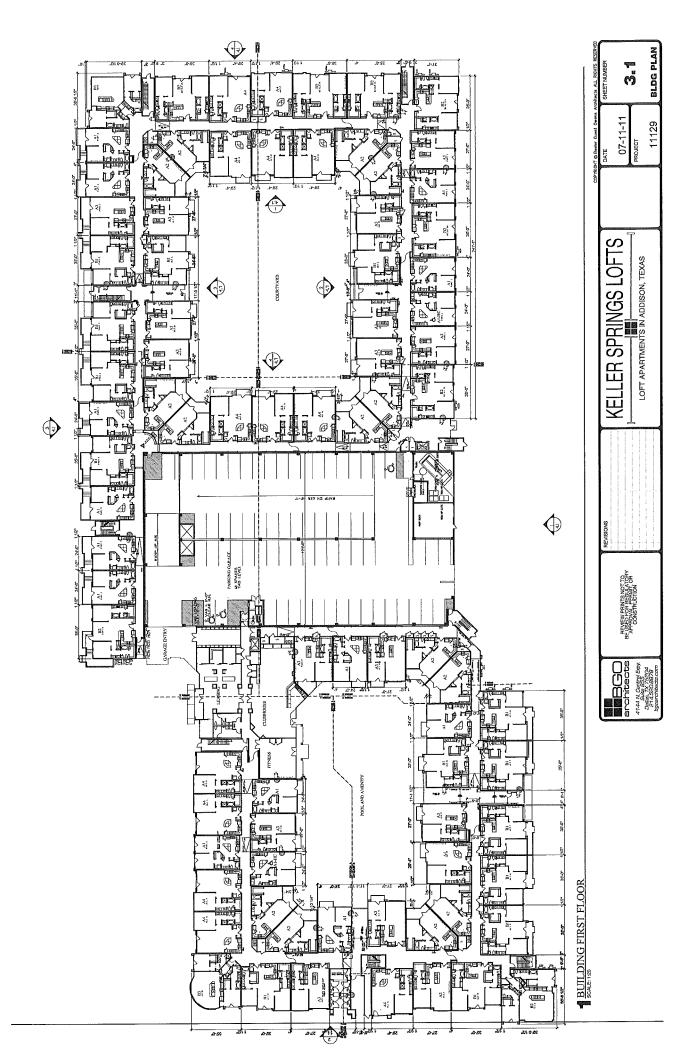
ORDINANCE NO. 011-044

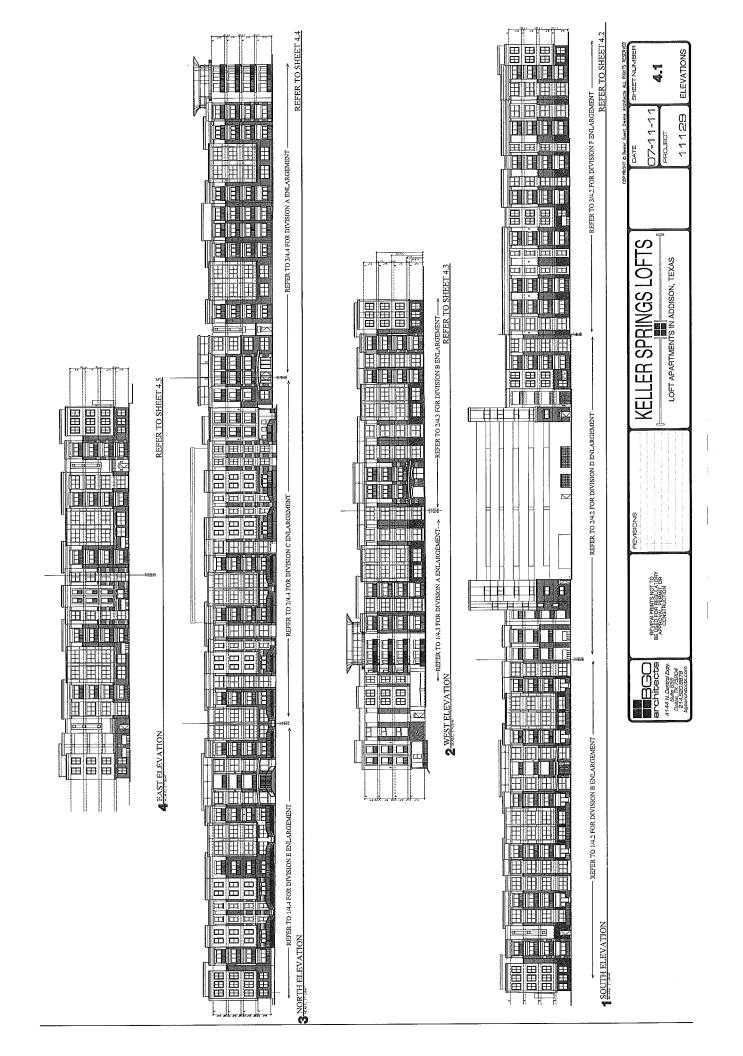
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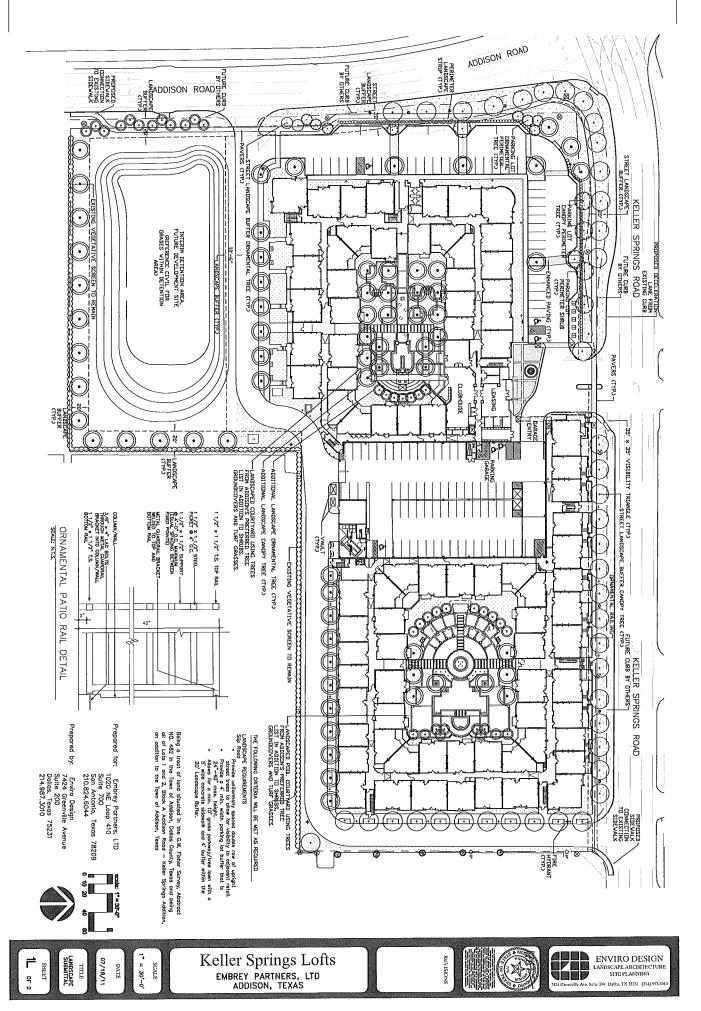
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ORDINANCE NO. 011-044

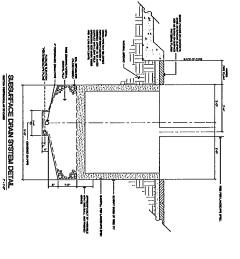








| Total Parking Area = 20,229 Sq.Ft. =<br>20,229 x 8% = 1,618 interior Planting<br>2,992 interior Planting Area provided. | PARKING LOT LANDSCAPE, INTERIOR | 189 LF.\J5 = 5.4 = 5 - 4 <sup>*</sup> coliper shade tress<br>189 LF.\J5 = 5.4 × 8 = 43.2 × 43 shrubs. | Kaller Springs Kood<br>163 LF.\JS = 4.66 = 5 - 4° collper shode kness<br>163 LF.\JS = 4.66 x 8 = 37.28 = 37 shrubs. | (5" wide Londscope Buffer, 1 - 4" caliper shade tree and<br>8 shrubs per 35" of linear (rontage) | PARKING LOT LANDSCAPE, PERIMETER | 100% Parking Lot Screening provided | Screen all surface parking jols or the site from all adjocent streets.<br>Screen molecial must be at least 3 1/2' higher than the failshed elevation of the<br>adjocent parking lot. | PARKING LOT SCREENING | Remidentiai: 303 LF/23 = 12.12 = 12 - 4 colliper stode trees.<br>303 LF/23 = 12.12 = 12 = 95.96 = 97 strubs. | Commercial: 315 LF./35 = 9 - 4" caliper shode trees.<br>315 LF./35 = 9 × 8 = 72 = 72 strubs. | $ \begin{array}{l} \mbox{Water} Springs Road \\ \mbox{Commercise} & 250 \ L^{2}_{1/2} & z \ 221 & z \ - 4^{*} \ cuiper stacts trans. \\ \mbox{Commercise} & 250 \ L^{2}_{1/2} & z \ 221 \ z \ 4^{*} \ 58 \ should also \\ \mbox{Roution-tide} & 451 \ L^{2}_{1/2} \ (ser \ comment) = \ 15.4 \ z \ 15 \ 4^{*} \ cuiper \ should also \\ \mbox{Action} \ Road \ L^{2}_{1/2} \ (ser \ comment) = \ 15.4 \ z \ 12.4 \ z \ 12.4 \ z \ 12.4 \ should also \\ \mbox{Action} \ Road \ L^{2}_{1/2} \ (ser \ comment) = \ 15.4 \ z \ 12.4 \ z \ 12.4 \ should also \\ \mbox{Action} \ Road \ L^{2}_{1/2} \ (ser \ comment) = \ 15.4 \ z \ 12.4 \ z \ z \ 12.4 \ z \ z \ z \ z \ z \ z \ z \ z \ z \ $ | Commercial: 1 - 4° cellear shods tree end 8 shobs per 33° of linear frontogs.<br>Residental: 1 - 4° cellear shode tree and 8 shrubs per 23° of linear frontogs. | Tatal Landscope Area | Londscope Area within<br>Town Right-of-way | aur property      | excluding the Interim<br>Detention Area/Future<br>Development Site | Total Stin Area | LANDSCAPE CALCULATIONS<br>STREET LANDSCAPE BUFFER |
|---|---------------------------------|---|---|--|----------------------------------|-------------------------------------|--|-----------------------|--|--|---|---|----------------------|--|-------------------|--|-----------------|---|
| q.Ft. =<br>Manting<br>Wided.  | TERIOR                          | - 4" calipor shade trees<br>• 43.2 × 43 shrubs  | - 4° coliper shode tree<br>- 37.28 - 37 shrubs.   | r, 1 – 4° caliper shade<br>ar frontage)  | RIMETER                          | ing provided                        | at least 3 1/2" higher   |                       | = 12,12 = 12 - 4" coli<br>= 12,12 x B = = 96.1   | 9 - 4 <sup>°</sup> calipar shade<br>9 x 8 = 72 = 72 st<br>f Pronerty)                        | = 7.29 = 7 - 4° colip<br>= 7.29 x 8 = 58.32 =<br>(per comment) = 15.43<br>(per comment)= 15.43 -  | per shode tree and 8 sh<br>er shade tree and 8 sh   | 55,225 sf. (20%)     |  |                   |  | Required Pr     |   |
| 8% Interior Planting Area Required<br>Area required.  |                                 |   | P   | tree and   |                                  |                                     | all adjacent streets.<br>than the finished elevation   |                       | per ahode traes.<br>96 = 97 shrubs.  |  | er shada traes.<br>156 shruba.<br>= 15 - 4° caliper shad<br>18 = 123.44 = 123 shri  | rubs per 35° of linear fr<br>ubs per 25° of linear fro  | 57.228 al. (21 72)   | 20.901                                     | 36.327 sl. (13.7) |  | Provided        |   |
|   |                                 | 1 canopy tree and 8 (2:1) amomental trees<br>43 etrube  |   |  |                                  |                                     | n of the   |                       |  | B conopy trees and 2(2:1) ornamental trees<br>72 ahnubs                                      | bs.   | ntoge.<br>1toge   |                      |  | ][                | ]  |                 |   |
|   |                                 | arnamental trees  | 5 traes<br>37 shrubs  |  |                                  |                                     |  |                       | 1 <u>2 trees</u><br>97 shrubs  | omamental trees<br>72 shrubs   | Provided<br>7 trees<br>15 trees<br>15 trees<br>123 shrubs   |   |                      |  |                   |  |                 |   |



| Onlinese Partocian Partocian Onlinese S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.org/10.101 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.org/10.101 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.org/10.101 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.org/10.101 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.org/10.101 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.org/10.101 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.org/10.101 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.org/10.101 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 <sup>2</sup> - 15 <sup>2</sup> http://doi.001 S <sup>2</sup> - 0 <sup>2</sup> coljeve 14 | Platocla chinensia<br>Ulmus perviloita<br>EAD ELECTRIC TO<br>ORNAMENT/ | Alberto Pratocio Solumia S'-0" en<br>Alberto Em Uma provinte S'-1" en<br>UES WEER OKERELO ELECTRIC TO EL HOMBEE U<br>ADDITIONAL ORNAMENTAL TREES | TREE THAT L | NOTE: ANY |
|--|--|--|-------------|-----------|
| a 5° - 6° collper 14' - 16' NL   | Ulmus cressiliole  | Cader 8m   | (           |           |
| 10 5" - 6" collper 14" - 16" ht  | Ouercus virginiana<br>Highrige   | Highrise Live Dak  | ·)          | đ         |
| E SIZE & CONDITION   | SCIENTIFIC NAME  | COMMON NAME  | STMBOL      | MUANITY   |
| FER TREES  | SCAPE BUF  | STREET LANDSCAPE BUFFER TREES  | STI         |           |

| 1                           | Chaste Tree  |
|-----------------------------|--|
| Myrod Geriero               | When against a   |
| 3" codiper B" - 10" hL min. | 3" coliper 0" – 10" ht. min.<br>3" coliper 8" – 10" ht. min. |
|                             | Vitae ognus-costus   |

|          | PA     | RKING LOT         | PARKING LOT PERIMETER TREES     | TREES                         |
|----------|--------|-------------------|---------------------------------|-------------------------------|
| QUANTITY | SUMBOL | COMMON NAME       | SCIENTIFIC NAME                 | SIZE & CONDITION              |
| 8        |        | Highrize Live Ook | Quarqua virginiono<br>Vilgoniae | 3" - 5" caliper 14" - 16" hL  |
|          | ¢      | Cador Dim         | Ulmus crassilolia               | 5" – 5" caliper 14" – 16" ht. |
|          |        | Chinese Platoche  | Platocia chivensia              | 5" - 6" coliper 14" - 16" ht. |
|          |        | Atheno Elm        | Umun parvilalia                 | 5" - 6" cosper 14" - 15" hL   |

| NY  |                |
|---|----------------|
| TREE  |                |
| THAT  |                |
| 5   |                |
| UNDER   | Athena         |
| OVERHEAD  | G              |
| THAT LIES UNDER OVERHEAD ELECTRIC TO BE HIGHRISE LIVE OAK | Umus perviteli |
| 9   | la la          |
| 圌   |                |
| HICHRISE  | 5″ - 67        |
| ž   | calor          |
| Ň   | 1              |

NOTE:

|          | J       | ARKING LOT             | PARKING LOT PERIMETER TREES     | TREES                        |
|----------|---------|------------------------|---------------------------------|------------------------------|
| QUANTITY | SIMBOL  | COMMON NAME            | SCIENTIFIC NAME                 | SIZE AND CONDITION           |
| (Ja      | $\odot$ | Red Bud                | Carcia condensie<br>"Oklahornu" | 3° coûlper 8° - 10° ht. mir. |
|          | ł       | Youpon Holly           | lier vomitoria                  | 3° collper 8' – 10' ht. mix. |
|          |         | Southern Wox<br>Myrtle | Myrics carillero                | 3° collper 8' – 10' hL m/n   |
|          |         | Chosts Tree            | Vites opus-costss               | 3" coliper 8" — 10" ML min.  |
|          |         | Desert Willow          | Chilopala lineoria              | 3° aaliper 8° – 10° ML min.  |

|          | PARKING | LOT AND           | ADDITIONAL                     | PARKING LOT AND ADDITIONAL SHADE TREES |
|----------|---------|-------------------|--------------------------------|--|
| QUANTITY | SIMBOL  | COMMON NAME       | SCIENTIFIC NAME                | SIZE & CONDITION                       |
| 75       | )       | Highrise Live Oak | Quercus virginiana<br>Highries | S" caliper 10" ht.                     |
|          | (       | Live Onk          | Outroux virginiana             | S collper 10' ht.                      |
|          |         | Strumord Red Ook  | Quarcus shumordil              | 3° collber 10° hL                      |
|          |         | Athena Elm        | Uimus porvitailo               | J collper 10' ht.                      |
|          |         | Texas Ash         | Frazinus texensie              | 3° colliper 10° hL                     |

| 27 ( |        | ADDITIONAL<br>COMMON NAME<br>Red Bud<br>Youpon Holy<br>Southern Wox | ADDITIONAL ORNAMENTAL TREES   COMION NAME SEDITIDI: NAME SZZ   India Consolution 8" - 13" AL   Tragen Nely Inter resultation 8" - 13" AL   Tragen Nely Inter resultation 8" - 13" AL   Splithern Nely Inter resultation 8" - 13" AL | 8' - 7<br>8' - 7   |
|------|--------|---|---|--------------------|
|      | SUNBOL | COMMON NAME   | SCIENTIFIC NAME   | SIZE AND CONDITION |
|      | 0      | Red Eud   | Carcis conodantes<br>Oxiohomo   | 8" - 10" nL        |
|      | (      | Yaupon Haiy   | llex vomitorio  | 8' - 10' ht.       |
|      |        | Saulhern Wox<br>Myrtia  | Kyrico carilero   | 8' - 10' hL        |
|      |        | Chaste Tree   | Vites oppus-costus  | 5' - 10' nt.       |
|      |        | Desart Willow   | Chilopale Insorts   | 8' - 10' ht.       |

ENVIRO DESIGN

LANDSCAPE ARCHITECTURE SITE PLANNING wile Ave, Sche 200 Datha, TX 75231 (214) 937-301

| 8   | OUANDTY            |                             |                    |                  |                        |
|---|--------------------|-----------------------------|--------------------|------------------|------------------------|
| 0   | 5714901            | -                           |                    |                  |                        |
| Minimum site for shrub containers shall be<br>material meeting the height requirement of<br>be fail bodied, well-shoped and symmetry<br>be planted at a height of all sent 3 1/2  |                    | ARKING LOT                  | Desart Wilcow      | Chaste Tree      | Southern Wox<br>Myrtla |
| to al sent 3 1/2 abo  | SIZE AND CONDITION | PARKING LOT SCREENING SHRUB | Chilopale linearie | Mise open-contra | Kyrico carillaro       |
| Multimum sites for shrub contributers should be five option. Substitution of three option<br>material meeting the hespit negativenest of five option strubus to comprises. Survive should<br>be used on the hespit of us sent. 1 / 2 source the finalized execution of the obtionant<br>be planted of a hespit of us sent. 1 / 2 source the finalized execution of the obtionant<br>be planted of a hespit of us sent. 1 / 2 source the finalized execution of the obtionant<br>be planted of a hespit of us sent. 1 / 2 source the finalized execution of the obtionant<br>be planted of the stability of users. | 2                  | SHRUB                       | 0° - 10° ht.       | 8° - 10° ML      | 0" - 10" hE            |

|     |        | ŀ | meeting the requirements above.  | L |
|-----|--------|---|--|---|
|     |        |   |  |   |
|     |        | P | PARKING LOT PERIMETER SHRUB  |   |
| त्र | SUBBUL | _ | SIZE AND CONCENSION  |   |
|     | ⊕      |   | Mohuma aita far terub containen sind is fine police. Sustitution of these police<br>motical meeting the high containents of the option since is acceptable. Schware<br>to kill bodied, weit-whood out primerical. Parking Lai Schware and be Centrate<br>and Schware of a motion of the since the contained sectors of the option<br>persons of a motion of the since the contained sectors of the option<br>persons to a commonline of the circle kills and the of the kills we will be used<br>meeting the requirements schware. |   |
| B   | IOVAL: | È | REMOVAL: ALL TREES ON SITE TO BE REMOVED, IF ANY, ARE EITHER   |   |

REVISIONS

CUANTIT 50

TREE REMOVAL: ALL TREES ON SITE TO BE REMOVED, IF ANY, ARE EITHER COTTONWOOD OR SUCARBERRY TREES.

## GENERAL LANDSCAPE NOTES

1. An orderproved externet's approve type integration system and as included to netter of landard cross, including high-cen-years, unlaw neutral attrivation integration system (including high-cen-years), unlaw neutral attrivation integration, meghatoring properties, and contrast attrivation integration and the system contrast attribution processing and an integration of the system contrast attribution processing and an integration of the system contrast attribution integration and the system contrast integration and the system contrast attribution attribution integration and the system contrast attribution a

. Additional plant material will be installed on site by Owner in accordance with the Town distance insufacope standards. Material specified on this plan is to meet minimum landscope rationore requirements.

3. All plant material shall be maintained by Swner in a healthy and grawing condition, and be replaced with plant material of similar variety and size if domaged, destroyed or removed.

Landscope creas shall be kept free of trash, filter, weeds, and other materials or plants not a part of the original landscoping.

5. Al londscope ornes sholl be protected from vehicular traffic through the use of concrete curba wheel stops or other permonent beriers.

Keller Springs Lofts EMBREY PARTNERS, LTD ADDISON, TEXAS

6. All indicatops once shall be constructed, included and monitoined so can at to behavior was ormatoriats between its effect of constructions of was. Washing transmission to be a 35° x 30° and the transmission of the structure of constructions of the structure of the struct

All parmeobia surfaces not occupied by trees, shrube, planting bads, signs and other permitted items or fixtures shall be turt.

B. All Lees, whenever possible, are to be located outside fire hydront, sankary sewer and utility easements.

Find location of plant material may vary due to actual field conditions and proposed grades. Central intent is to be mot.

Plant materials shall conform to the requirements described in the latest edition of American Standards For Nursery Stock, published by the American Association of Nurserymen.

Coliper measurements shall be taken six inches above grade for trees under four inches in diameter and twelve inches above graund for trees four inches in diameter and larger.

12. Vinimum branching height for all shade traes shall be six feet.

13. Mainum size for shock container shall be five polar. Substitution of three galar material meeting the hight neurinement of five galars shrubs is occeptable. Strubs shall be full budied, well-shaped and symmetrical.

14. Ground cover spacing shall be eight inches on center maximum for four inch pots and 15 inches on center maximum for one galion containers.

13. All should be edged using street, concrete, mosenry, or pro cast concrete edging and oil jobrt materical muchaed with a two inch layer of bark or streaded Cypress mulch. Plastic edging shall not be acceptable.

19. Every property owner and any tennats shall keep their tondesoping in a well maintained, safe, clean and attractive condition of all times. Any part that data must be replaced with another living plant, including trees, within 3D doys ofter notification by the town.

NOIE

ANY TREES OF THIS SMACE, LOCATED ALRAY RELETS SPANS ROAD OF ADDISON ROAD ARE TO BE SALECTED DRUDNE NETTERIE LAGE ADOVE. ANY TREE TAAL USE WOER OFENEDD ELECTRIC TO BE HIGHREE LAGE ADOVE.

17. Detention orea is to be planted with a turf gross, irrigated and maintained an an angoing basic

2L of 2

SHEET

LANDSCAPE

TITLE

07/18/11

DATE N.T.S. SCALE

