

TOWN OF ADDISON, TEXAS

ORDINANCE NO. O17-06

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, CREATING PLANNED DEVELOPMENT DISTRICT \_\_\_\_\_ BASED ON URBAN CENTER DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS LOCATED AT 5015 SPECTRUM DRIVE; PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR A MAXIMUM OF 349 MULTIFAMILY RESIDENTIAL UNITS AND APPROXIMATELY 5,500 SQUARE FEET OF FUTURE RETAIL SPACE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (the "City") is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

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

**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.** Planned Development District \_\_\_\_\_ is hereby established for the 4.97348 acres of property located at 5015 Spectrum Drive and more specifically described in **Exhibit A** attached hereto and incorporated herein (the "Property"), in accordance with all UC, Urban Center, district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following special conditions:

- A. The multifamily units shall be constructed as follows:
1. The entire multifamily building and parking garage shall be LEED certified;
  2. There will be no linoleum or Formica surfaces in the units;
  3. All units shall be equipped with energy efficient appliances;
  4. All countertops must be granite, stone or better material.

**Section 3.** The property shall be improved in accordance with the development plans attached hereto as **Exhibit B** and made hereof for all purposes.

**Section 4.** 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 5.** 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 6.** 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.

**Section 7.** That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 14th day of February, 2017.**


  
\_\_\_\_\_  
Todd Meier, Mayor

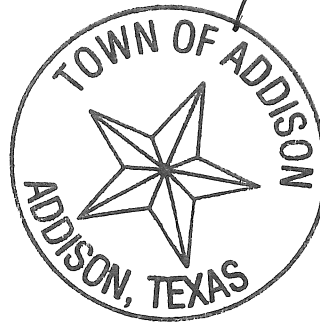
ATTEST:

  
\_\_\_\_\_  
Laura Bell, City Secretary

CASE NO: 1753-Z/AMLI Addison

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Brenda N. McDonald, City Attorney



PUBLISHED ON:

\_\_\_\_\_

**EXHIBIT B**

Being a tract or parcel of land out of the G. W. Fisher Survey, Abstract No. 482 and being known as park of Block 3 of Quorum North, an addition to the City of Addison, Texas according to the map thereof recorded in Volume 80005, Page 1768 of the Map Records of Dallas County, Texas and being more particularly described as follows:

Beginning at a point in the South line of Arapaho Road (variable R.O.W.), said point being North 89 degrees 56 minutes 04 seconds East, 10.0 feet from the intersection of said line of Arapaho Road with the East line of Quorum Drive (70' R.O.W.), an iron rod for corner;

Thence North 89 degrees 56 minutes 04 seconds East along said line of Arapaho Road, a distance of 360.00 feet to the intersection of said line with the West line of Spectrum Drive (80' R.O.W.), an iron rod for corner;

Thence South 00 degrees 25 minutes 00 seconds East along said line of Spectrum Drive, a distance of 335.65 feet to the beginning of a curve to the left having a central angle of 28 degrees 47 minutes 50 second, a radius of 415.19 feet and a tangent length of 106.59 feet, an iron rod for corner;

Thence along said line of Spectrum Drive and said Curve to the left, an arc length of 208.68 feet to an iron rod for corner;

Thence South 60 degrees 47 minutes 10 seconds West, a distance of 81.42 feet to an iron rod for corner;

Thence South 89 degrees 56 minutes 00 seconds West, a distance of 350.00 feet to a point in the East line of Quorum Drive; an iron rod for corner;

Thence North 00 degrees 25 minutes 00 seconds West along said line of Quorum Drive, a distance of 565.00 feet to an iron rod for corner;

Thence North 44 degrees 46 minutes 00 seconds East, a distance of 14.10 feet to the Point of Beginning and containing 216,645 square feet or 4.97348 acres of land.

EXHIBIT B

**AMLI ADDISON PROGRAM**

UNIT	DESCRIPTION	SQ. FT.	NO.	TOTAL SQ. FT.
1	OFFICE	674	37	25,138
2	OFFICE	674	37	25,138
3	OFFICE	674	37	25,138
4	OFFICE	674	37	25,138
5	OFFICE	674	37	25,138
6	OFFICE	674	37	25,138
7	OFFICE	674	37	25,138
8	OFFICE	674	37	25,138
9	OFFICE	674	37	25,138
10	OFFICE	674	37	25,138
11	OFFICE	674	37	25,138
12	OFFICE	674	37	25,138
13	OFFICE	674	37	25,138
14	OFFICE	674	37	25,138
15	OFFICE	674	37	25,138
16	OFFICE	674	37	25,138
17	OFFICE	674	37	25,138
18	OFFICE	674	37	25,138
19	OFFICE	674	37	25,138
20	OFFICE	674	37	25,138
21	OFFICE	674	37	25,138
22	OFFICE	674	37	25,138
23	OFFICE	674	37	25,138
24	OFFICE	674	37	25,138
25	OFFICE	674	37	25,138
26	OFFICE	674	37	25,138
27	OFFICE	674	37	25,138
28	OFFICE	674	37	25,138
29	OFFICE	674	37	25,138
30	OFFICE	674	37	25,138
31	OFFICE	674	37	25,138
32	OFFICE	674	37	25,138
33	OFFICE	674	37	25,138
34	OFFICE	674	37	25,138
35	OFFICE	674	37	25,138
36	OFFICE	674	37	25,138
37	OFFICE	674	37	25,138
38	OFFICE	674	37	25,138
39	OFFICE	674	37	25,138
40	OFFICE	674	37	25,138
41	OFFICE	674	37	25,138
42	OFFICE	674	37	25,138
43	OFFICE	674	37	25,138
44	OFFICE	674	37	25,138
45	OFFICE	674	37	25,138
46	OFFICE	674	37	25,138
47	OFFICE	674	37	25,138
48	OFFICE	674	37	25,138
49	OFFICE	674	37	25,138
50	OFFICE	674	37	25,138
51	OFFICE	674	37	25,138
52	OFFICE	674	37	25,138
53	OFFICE	674	37	25,138
54	OFFICE	674	37	25,138
55	OFFICE	674	37	25,138
56	OFFICE	674	37	25,138
57	OFFICE	674	37	25,138
58	OFFICE	674	37	25,138
59	OFFICE	674	37	25,138
60	OFFICE	674	37	25,138
61	OFFICE	674	37	25,138
62	OFFICE	674	37	25,138
63	OFFICE	674	37	25,138
64	OFFICE	674	37	25,138
65	OFFICE	674	37	25,138
66	OFFICE	674	37	25,138
67	OFFICE	674	37	25,138
68	OFFICE	674	37	25,138
69	OFFICE	674	37	25,138
70	OFFICE	674	37	25,138
71	OFFICE	674	37	25,138
72	OFFICE	674	37	25,138
73	OFFICE	674	37	25,138
74	OFFICE	674	37	25,138
75	OFFICE	674	37	25,138
76	OFFICE	674	37	25,138
77	OFFICE	674	37	25,138
78	OFFICE	674	37	25,138
79	OFFICE	674	37	25,138
80	OFFICE	674	37	25,138
81	OFFICE	674	37	25,138
82	OFFICE	674	37	25,138
83	OFFICE	674	37	25,138
84	OFFICE	674	37	25,138
85	OFFICE	674	37	25,138
86	OFFICE	674	37	25,138
87	OFFICE	674	37	25,138
88	OFFICE	674	37	25,138
89	OFFICE	674	37	25,138
90	OFFICE	674	37	25,138
91	OFFICE	674	37	25,138
92	OFFICE	674	37	25,138
93	OFFICE	674	37	25,138
94	OFFICE	674	37	25,138
95	OFFICE	674	37	25,138
96	OFFICE	674	37	25,138
97	OFFICE	674	37	25,138
98	OFFICE	674	37	25,138
99	OFFICE	674	37	25,138
100	OFFICE	674	37	25,138
TOTAL	TOTAL UNIT SQUARE FEET	250	130	10,000

**AMLI ADDISON**

ARCHITECTURE AND PLANNING

14000 DALLAS TEXAS 75244

PH 972.726.4100

FAX 972.726.4101

**Hensley Lamkin Rachel, Inc.**

14000 DALLAS TEXAS 75244

PH 972.726.4100

FAX 972.726.4101

**AMLI ADDISON PROGRAM**

NO. OF UNITS: 130

TOTAL PARKING: 130

PARKING RATIO: 1.0

TOTAL REQUIRED PARKING: 130

EXCESS PARKING: 0

NO. OF UNITS: 130

TOTAL PARKING: 130

PARKING RATIO: 1.0

TOTAL REQUIRED PARKING: 130

EXCESS PARKING: 0

EXHIBIT B

ADDITION, TEXAS

**AMLI ADDISON**

Hensley Lamkin Rachel, Inc.  
ARCHITECTURE AND PLANNING, INC.  
SUITE 500  
4002 W. CAMPBELL DRIVE  
DALLAS, TEXAS 75248  
PH 972.728.4500  
FAX 972.728.4511

**A001 ALT**  
SHEETS 14 OF 15

DATE: 01/11/17  
DRAWN BY: JAVIER ALVAREZ  
CHECKED BY: JAVIER ALVAREZ  
SCALE: AS SHOWN

PROJECT NO.: 1753-Z  
SHEET NO.: 001

NOT FOR CONSTRUCTION  
NOT FOR PERMITS  
NOT FOR RECORDS

**AMLI ADDISON PROGRAM**

UNIT	DESCRIPTION	INT. SQ. FT.	NO.	TOTAL SQ. FT.
1	1 - SUITE	274	1	274
2	2 - SUITE	1,507	2	3,014
3	3 - SUITE	1,035	3	3,105
4	4 - SUITE	1,035	4	4,140
5	5 - SUITE	1,035	5	5,175
6	6 - SUITE	1,035	6	6,210
7	7 - SUITE	1,035	7	7,245
8	8 - SUITE	1,035	8	8,280
9	9 - SUITE	1,035	9	9,315
10	10 - SUITE	1,035	10	10,350
11	11 - SUITE	1,035	11	11,385
12	12 - SUITE	1,035	12	12,420
13	13 - SUITE	1,035	13	13,455
14	14 - SUITE	1,035	14	14,490
15	15 - SUITE	1,035	15	15,525
16	16 - SUITE	1,035	16	16,560
17	17 - SUITE	1,035	17	17,595
18	18 - SUITE	1,035	18	18,630
19	19 - SUITE	1,035	19	19,665
20	20 - SUITE	1,035	20	20,700
21	21 - SUITE	1,035	21	21,735
22	22 - SUITE	1,035	22	22,770
23	23 - SUITE	1,035	23	23,805
24	24 - SUITE	1,035	24	24,840
25	25 - SUITE	1,035	25	25,875
26	26 - SUITE	1,035	26	26,910
27	27 - SUITE	1,035	27	27,945
28	28 - SUITE	1,035	28	28,980
29	29 - SUITE	1,035	29	30,015
30	30 - SUITE	1,035	30	31,050
31	31 - SUITE	1,035	31	32,085
32	32 - SUITE	1,035	32	33,120
33	33 - SUITE	1,035	33	34,155
34	34 - SUITE	1,035	34	35,190
35	35 - SUITE	1,035	35	36,225
36	36 - SUITE	1,035	36	37,260
37	37 - SUITE	1,035	37	38,295
38	38 - SUITE	1,035	38	39,330
39	39 - SUITE	1,035	39	40,365
40	40 - SUITE	1,035	40	41,400
41	41 - SUITE	1,035	41	42,435
42	42 - SUITE	1,035	42	43,470
43	43 - SUITE	1,035	43	44,505
44	44 - SUITE	1,035	44	45,540
45	45 - SUITE	1,035	45	46,575
46	46 - SUITE	1,035	46	47,610
47	47 - SUITE	1,035	47	48,645
48	48 - SUITE	1,035	48	49,680
49	49 - SUITE	1,035	49	50,715
50	50 - SUITE	1,035	50	51,750
51	51 - SUITE	1,035	51	52,785
52	52 - SUITE	1,035	52	53,820
53	53 - SUITE	1,035	53	54,855
54	54 - SUITE	1,035	54	55,890
55	55 - SUITE	1,035	55	56,925
56	56 - SUITE	1,035	56	57,960
57	57 - SUITE	1,035	57	58,995
58	58 - SUITE	1,035	58	60,030
59	59 - SUITE	1,035	59	61,065
60	60 - SUITE	1,035	60	62,100
61	61 - SUITE	1,035	61	63,135
62	62 - SUITE	1,035	62	64,170
63	63 - SUITE	1,035	63	65,205
64	64 - SUITE	1,035	64	66,240
65	65 - SUITE	1,035	65	67,275
66	66 - SUITE	1,035	66	68,310
67	67 - SUITE	1,035	67	69,345
68	68 - SUITE	1,035	68	70,380
69	69 - SUITE	1,035	69	71,415
70	70 - SUITE	1,035	70	72,450
71	71 - SUITE	1,035	71	73,485
72	72 - SUITE	1,035	72	74,520
73	73 - SUITE	1,035	73	75,555
74	74 - SUITE	1,035	74	76,590
75	75 - SUITE	1,035	75	77,625
76	76 - SUITE	1,035	76	78,660
77	77 - SUITE	1,035	77	79,695
78	78 - SUITE	1,035	78	80,730
79	79 - SUITE	1,035	79	81,765
80	80 - SUITE	1,035	80	82,800
81	81 - SUITE	1,035	81	83,835
82	82 - SUITE	1,035	82	84,870
83	83 - SUITE	1,035	83	85,905
84	84 - SUITE	1,035	84	86,940
85	85 - SUITE	1,035	85	87,975
86	86 - SUITE	1,035	86	89,010
87	87 - SUITE	1,035	87	90,045
88	88 - SUITE	1,035	88	91,080
89	89 - SUITE	1,035	89	92,115
90	90 - SUITE	1,035	90	93,150
91	91 - SUITE	1,035	91	94,185
92	92 - SUITE	1,035	92	95,220
93	93 - SUITE	1,035	93	96,255
94	94 - SUITE	1,035	94	97,290
95	95 - SUITE	1,035	95	98,325
96	96 - SUITE	1,035	96	99,360
97	97 - SUITE	1,035	97	100,395
98	98 - SUITE	1,035	98	101,430
99	99 - SUITE	1,035	99	102,465
100	100 - SUITE	1,035	100	103,500
101	101 - SUITE	1,035	101	104,535
102	102 - SUITE	1,035	102	105,570
103	103 - SUITE	1,035	103	106,605
104	104 - SUITE	1,035	104	107,640
105	105 - SUITE	1,035	105	108,675
106	106 - SUITE	1,035	106	109,710
107	107 - SUITE	1,035	107	110,745
108	108 - SUITE	1,035	108	111,780
109	109 - SUITE	1,035	109	112,815
110	110 - SUITE	1,035	110	113,850
111	111 - SUITE	1,035	111	114,885
112	112 - SUITE	1,035	112	115,920
113	113 - SUITE	1,035	113	116,955
114	114 - SUITE	1,035	114	117,990
115	115 - SUITE	1,035	115	119,025
116	116 - SUITE	1,035	116	120,060
117	117 - SUITE	1,035	117	121,095
118	118 - SUITE	1,035	118	122,130
119	119 - SUITE	1,035	119	123,165
120	120 - SUITE	1,035	120	124,200
121	121 - SUITE	1,035	121	125,235
122	122 - SUITE	1,035	122	126,270
123	123 - SUITE	1,035	123	127,305
124	124 - SUITE	1,035	124	128,340
125	125 - SUITE	1,035	125	129,375
126	126 - SUITE	1,035	126	130,410
127	127 - SUITE	1,035	127	131,445
128	128 - SUITE	1,035	128	132,480
129	129 - SUITE	1,035	129	133,515
130	130 - SUITE	1,035	130	134,550
131	131 - SUITE	1,035	131	135,585
132	132 - SUITE	1,035	132	136,620
133	133 - SUITE	1,035	133	137,655
134	134 - SUITE	1,035	134	138,690
135	135 - SUITE	1,035	135	139,725
136	136 - SUITE	1,035	136	140,760
137	137 - SUITE	1,035	137	141,795
138	138 - SUITE	1,035	138	142,830
139	139 - SUITE	1,035	139	143,865
140	140 - SUITE	1,035	140	144,900
141	141 - SUITE	1,035	141	145,935
142	142 - SUITE	1,035	142	146,970
143	143 - SUITE	1,035	143	148,005
144	144 - SUITE	1,035	144	149,040
145	145 - SUITE	1,035	145	150,075
146	146 - SUITE	1,035	146	151,110
147	147 - SUITE	1,035	147	152,145
148	148 - SUITE	1,035	148	153,180
149	149 - SUITE	1,035	149	154,215
150	150 - SUITE	1,035	150	155,250
151	151 - SUITE	1,035	151	156,285
152	152 - SUITE	1,035	152	157,320
153	153 - SUITE	1,035	153	158,355
154	154 - SUITE	1,035	154	159,390
155	155 - SUITE	1,035	155	160,425
156	156 - SUITE	1,035	156	161,460
157	157 - SUITE	1,035	157	162,495
158	158 - SUITE	1,035	158	163,530
159	159 - SUITE	1,035	159	164,565
160	160 - SUITE	1,035	160	165,600
161	161 - SUITE	1,035	161	166,635
162	162 - SUITE	1,035	162	167,670
163	163 - SUITE	1,035	163	168,705
164	164 - SUITE	1,035	164	169,740
165	165 - SUITE	1,035	165	170,775
166	166 - SUITE	1,035	166	171,810
167	167 - SUITE	1,035	167	172,845
168	168 - SUITE	1,035	168	173,880
169	169 - SUITE	1,035	169	174,915
170	170 - SUITE	1,035	170	175,950
171	171 - SUITE	1,035	171	176,985
172	172 - SUITE	1,035	172	178,020
173	173 - SUITE	1,035	173	179,055
174	174 - SUITE	1,035	174	180,090
175	175 - SUITE	1,035	175	181,125
176	176 - SUITE	1,035	176	182,160
177	177 - SUITE	1,035	177	183,195
178	178 - SUITE	1,035	178	184,230
179	179 - SUITE	1,035	179	185,265
180	180 - SUITE	1,035	180	186,300
181	181 - SUITE	1,035	181	187,335
182	182 - SUITE	1,035	182	188,370
183	183 - SUITE	1,035	183	189,405
184	184 - SUITE	1,035	184	190,440
185	185 - SUITE	1,035	185	191,475
186	186 - SUITE	1,035	186	192,510
187	187 - SUITE	1,035	187	193,545
188	188 - SUITE	1,035	188	194,580
189	189 - SUITE	1,035	189	195,615
190	190 - SUITE	1,035	190	196,650
191	191 - SUITE	1,035	191	197,685
192	192 - SUITE	1,035	192	198,720
193	193 - SUITE	1,035	193	199,755
194	194 - SUITE	1,035	194	200,790
195	195 - SUITE	1,035	195	201,825
196	196 - SUITE	1,035	196	202,860
197	197 - SUITE	1,035	197	203,895
198	198 - SUITE	1,035	198	204,930
199	199 - SUITE	1,035	199	205,965
200	200 - SUITE	1,035	200	207,000
201	201 - SUITE	1,035	201	208,035
202	202 - SUITE	1,035	202	209,070
203	203 - SUITE	1,035	203	210,105
204	204 - SUITE	1,035	204	211,140
205	205 - SUITE	1,035	205	212,175
206	206 - SUITE	1,035	206	213,210
207	207 - SUITE	1,035	207	214,245
208	208 - SUITE	1,035	208	215,280
209	209 - SUITE	1,035	209	216,315
210	210 - SUITE	1,035	210	217,350
211	211 - SUITE	1,035	211	218,385
212	212 - SUITE	1,035	212	219,420
213	213 - SUITE	1,035	213	220,455
214	214 - SUITE	1,035	214	221,490
215	215 - SUITE	1,035	215	222,525
216	216 - SUITE	1,035	216	223,560
217	217 - SUITE	1,035	217	224,595
218	218 - SUITE	1,035	218	225,630
219	219 - SUITE	1,035	219	226,665
220	220 - SUITE	1,035	220	227,700
221	221 - SUITE	1,035	221	228,735
222	222 - SUITE	1,035	222	229,770
223	223 - SUITE	1,035	223	230,805
224	224 - SUITE	1,035	224	231,840
225	225 - SUITE	1,035	225	232,875
226	226 - SUITE	1,035	226	233,910
227	227 - SUITE	1,035	227	

# EXHIBIT B

**AMLI ADDISON**

ADDISON, TEXAS

**Hensley Lamkin Rachel, Inc.**  
ARCHITECTURE AND PLANNING

DATE: 5/28/2014  
PROJECT NO: 1753-Z  
PHONE: 972.728.4010  
FAX: 972.728.4611

**EDWIN LEWIS DR. (NORTH) ELEVATION**  
1753-Z-01-01-01

**QUONOMA (WEST) ELEVATION**  
1753-Z-01-01-02

FACE CHANGES ON THE GROUND FLOOR CAN BE APPROVED ADMINISTRATIVELY BY ZONING ADMINISTRATOR

**NOT FOR CONSTRUCTION**

THIS DRAWING IS A PRELIMINARY DRAWING AND IS NOT FOR CONSTRUCTION.

DATE: 5/28/2014  
PROJECT NO: 1753-Z  
PHONE: 972.728.4010  
FAX: 972.728.4611

**A002-A**

DATE: 5/28/2014







EXHIBIT B

AMLI ADDISON  
ADDISON, TEXAS

**Hensley Lamkin Rachel, Inc.**  
ARCHITECTURE AND PLANNING  
14821 COLLEGE BLVD.  
DALLAS, TEXAS 75244  
PH 972.258.4800  
FAX 972.258.4811

DATE: 05/01/2014  
PROJECT: UNIT 1004  
DRAWING NO.: 1004-01

**UNIT 1001**  
137'-0" x 32'-0"

**UNIT 1002**  
137'-0" x 32'-0"

**UNIT 1003**  
137'-0" x 32'-0"

**UNIT 1004**  
137'-0" x 32'-0"

**UNIT 1005**  
137'-0" x 32'-0"

**UNIT 1006**  
137'-0" x 32'-0"

**UNIT 1007**  
137'-0" x 32'-0"

**UNIT 1008**  
137'-0" x 32'-0"

**UNIT 1009**  
137'-0" x 32'-0"

**UNIT 1010**  
137'-0" x 32'-0"

**UNIT 1011**  
137'-0" x 32'-0"

**UNIT 1012**  
137'-0" x 32'-0"





