

TOWN OF ADDISON, TEXAS

ORDINANCE NO. 17-033

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR A MULTIFAMILY DEVELOPMENT IN A PLANNED DEVELOPMENT ZONING DISTRICT (016-003) LOCATED ON 17.4 ACRES LOACTED 4150 BELT LINE ROAD; 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, the area generally known as Addison Grove was zoned PD, Planned Development, with development standards and a concept plan governing the entire property through Ordinance O16-003; and

WHEREAS, the PD requires development plan approval prior to the issuance of a building permit; 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. The property shall be improved in accordance with the development plans which are attached hereto as **Exhibit A** and made hereof for all purposes.

Section 3. 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 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

Case No. 1767-Z/ Elan Addison Grove

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.

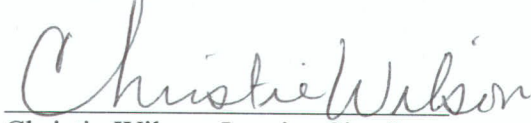
Section 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. 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 12th day of December, 2017.

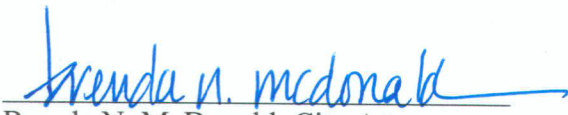

Joe Chow, Mayor

ATTEST:


Christie Wilson, Interim City Secretary

CASE NO: 1767-Z/Elan Addison Grove

APPROVED AS TO FORM:


Brenda N. McDonald, City Attorney



PUBLISHED ON: 12/14/2017

Ordinance No. 17-033

EXHIBIT A: DEVELOPMENT PLANS

1 UNIT A1
 11'7" x 11'0" Overall Unit Size
 8'0" x 8'0" Living Room
 8'0" x 7'0" Kitchen/Dining
 8'0" x 7'0" Bedroom
 5'0" x 6'0" Bath
 4'0" x 4'0" W.I.C.
 4'0" x 4'0" Balcony

2 UNIT A2
 11'7" x 11'0" Overall Unit Size
 8'0" x 8'0" Living Room
 8'0" x 7'0" Kitchen/Dining
 8'0" x 7'0" Bedroom
 5'0" x 6'0" Bath
 4'0" x 4'0" W.I.C.
 4'0" x 4'0" Balcony

3 UNIT A3
 11'7" x 11'0" Overall Unit Size
 8'0" x 8'0" Living Room
 8'0" x 7'0" Kitchen/Dining
 8'0" x 7'0" Bedroom
 5'0" x 6'0" Bath
 4'0" x 4'0" W.I.C.
 4'0" x 4'0" Balcony

4 UNIT A4
 11'7" x 11'0" Overall Unit Size
 12'8" x 10'4" Living Room
 14'0" x 8'0" Kitchen/Dining
 10'0" x 7'0" Bedroom
 5'0" x 6'0" Bath
 4'0" x 4'0" W.I.C.
 4'0" x 4'0" Balcony

5 UNIT A5
 11'7" x 11'0" Overall Unit Size
 12'8" x 10'4" Living Room
 14'0" x 8'0" Kitchen/Dining
 10'0" x 7'0" Bedroom
 5'0" x 6'0" Bath
 4'0" x 4'0" W.I.C.
 4'0" x 4'0" Balcony

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. THE UNIT SHALL BE CONSTRUCTED AS SHOWN.
 3. THE UNIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ADDISON ORDINANCES.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ADDISON ORDINANCES.

CITY OF ADDISON INFO
 RECEIVED: 08/17/2017 10:00 AM
 PROJECT NO.: 17-033
 PREPARED BY: J. L. BROWN
 DATE: 08/17/2017
 LOCATION: 17-033

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

Meeks & Partners
LAND PLANNING
 1701 W. BELT LINE ROAD, SUITE 100
 ADDISON, TEXAS 75001
 PHONE: (972) 440-1111
 FAX: (972) 440-1112
 WWW.MEEKSANDPARTNERS.COM

UNIT PLANS - ELAN ADDISON GROVES
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

M P A-02

EXHIBIT A: DEVELOPMENT PLANS

UNIT A10
 KITCHEN 12' x 10' 0" | LIVING/DINING 12' x 12' 0" | BEDROOM 12' x 12' 0" | BATH 5' x 7' 0" | W.I.C. | BALCONY

UNIT A9
 KITCHEN 12' x 10' 0" | LIVING/DINING 12' x 12' 0" | BEDROOM 12' x 12' 0" | BATH 5' x 7' 0" | W.I.C. | BALCONY

UNIT A8
 KITCHEN 12' x 10' 0" | LIVING/DINING 12' x 12' 0" | BEDROOM 12' x 12' 0" | BATH 5' x 7' 0" | W.I.C. | BALCONY

UNIT A7
 KITCHEN/DINING 12' x 12' 0" | LIVING ROOM 12' x 12' 0" | BEDROOM 12' x 12' 0" | BATH 5' x 7' 0" | W.I.C. | BALCONY

LEGEND:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. THE BALCONY SHALL BE CONSIDERED AS FOLLOWS:
 a. THE BALCONY SHALL BE CONSIDERED AS PART OF THE UNIT.
 b. THE BALCONY SHALL BE CONSIDERED AS PART OF THE UNIT.
 c. ALL DIMENSIONS SHALL BE SHOWN TO THE CENTER OF THE UNIT.
 d. ALL DIMENSIONS SHALL BE SHOWN TO THE CENTER OF THE UNIT.

CITY OF ADDISON INFO
 PROPOSED IS A SUBSTANTIAL DEVELOPMENT
 1.11.10.1
 1.11.10.2
 1.11.10.3
 1.11.10.4
 1.11.10.5
 1.11.10.6
 1.11.10.7
 1.11.10.8
 1.11.10.9
 1.11.10.10
 1.11.10.11
 1.11.10.12
 1.11.10.13
 1.11.10.14
 1.11.10.15
 1.11.10.16
 1.11.10.17
 1.11.10.18
 1.11.10.19
 1.11.10.20
 1.11.10.21
 1.11.10.22
 1.11.10.23
 1.11.10.24
 1.11.10.25
 1.11.10.26
 1.11.10.27
 1.11.10.28
 1.11.10.29
 1.11.10.30
 1.11.10.31
 1.11.10.32
 1.11.10.33
 1.11.10.34
 1.11.10.35
 1.11.10.36
 1.11.10.37
 1.11.10.38
 1.11.10.39
 1.11.10.40
 1.11.10.41
 1.11.10.42
 1.11.10.43
 1.11.10.44
 1.11.10.45
 1.11.10.46
 1.11.10.47
 1.11.10.48
 1.11.10.49
 1.11.10.50
 1.11.10.51
 1.11.10.52
 1.11.10.53
 1.11.10.54
 1.11.10.55
 1.11.10.56
 1.11.10.57
 1.11.10.58
 1.11.10.59
 1.11.10.60
 1.11.10.61
 1.11.10.62
 1.11.10.63
 1.11.10.64
 1.11.10.65
 1.11.10.66
 1.11.10.67
 1.11.10.68
 1.11.10.69
 1.11.10.70
 1.11.10.71
 1.11.10.72
 1.11.10.73
 1.11.10.74
 1.11.10.75
 1.11.10.76
 1.11.10.77
 1.11.10.78
 1.11.10.79
 1.11.10.80
 1.11.10.81
 1.11.10.82
 1.11.10.83
 1.11.10.84
 1.11.10.85
 1.11.10.86
 1.11.10.87
 1.11.10.88
 1.11.10.89
 1.11.10.90
 1.11.10.91
 1.11.10.92
 1.11.10.93
 1.11.10.94
 1.11.10.95
 1.11.10.96
 1.11.10.97
 1.11.10.98
 1.11.10.99
 1.11.10.100

CONTRACTOR:
 MEYERS & PARTNERS
 11111 BELT LINE ROAD, SUITE 100
 ADDISON, TX 75001
 PHONE: 972.336.1111
 FAX: 972.336.1112
 WWW.MEYERSANDPARTNERS.COM

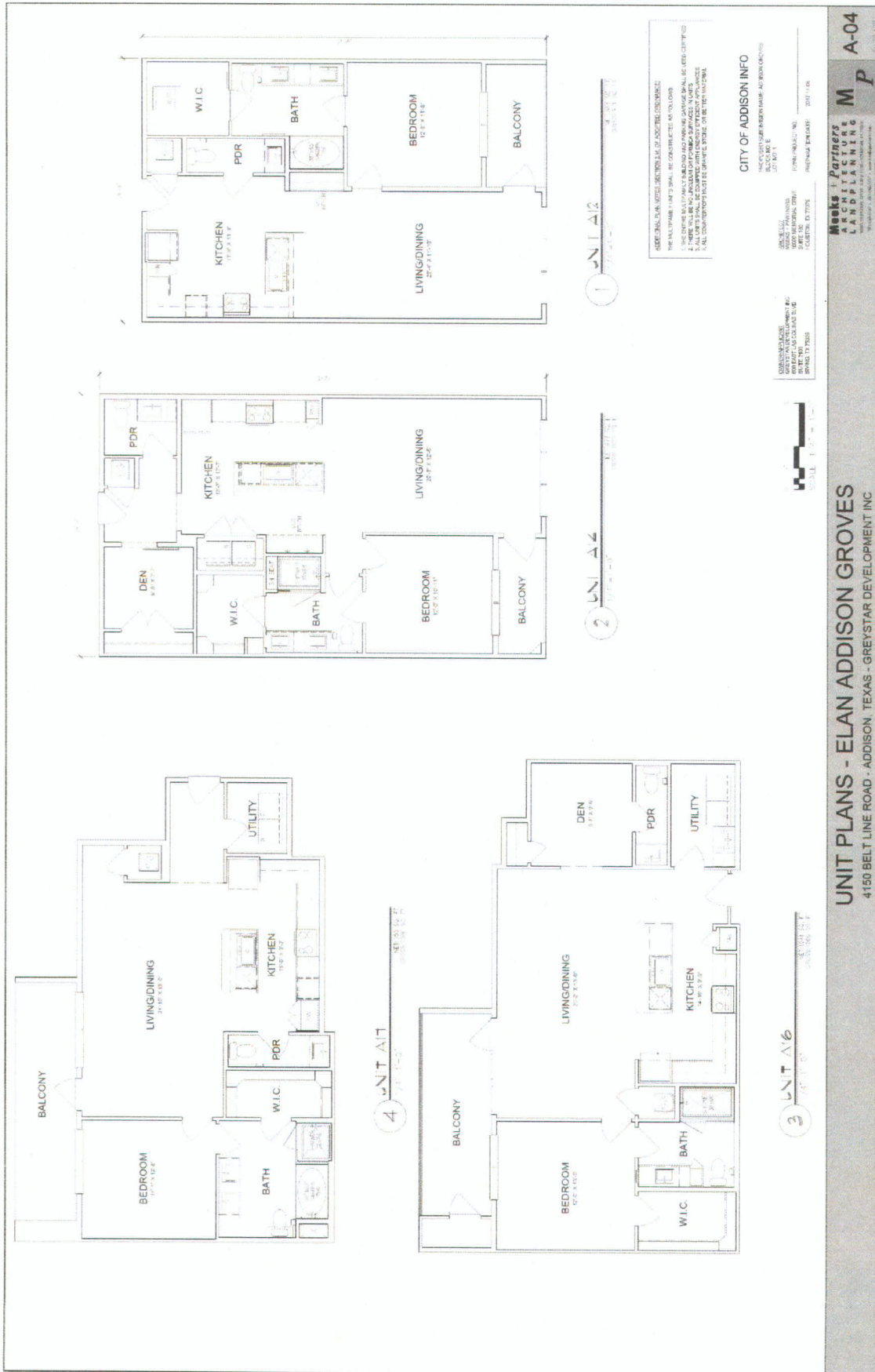
DATE: 11/11/10

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

UNIT PLANS - ELAN ADDISON GROVES
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Meeks + Partners
 LAND PLANNING
 M P
 A-03
 11/11/10

EXHIBIT A: DEVELOPMENT PLANS



ADDITIONAL NOTES:
 1. THE ENTIRE UNIT SHALL BE CONSTRUCTED AS FOLLOWS:
 2. THE UNIT SHALL BE CONSTRUCTED AS PER THE CITY OF ADDISON SPECIFICATIONS.
 3. ALL DIMENSIONS SHALL BE SHOWN ON THE UNIT PLAN.
 4. THE UNIT SHALL BE CONSTRUCTED AS PER THE CITY OF ADDISON SPECIFICATIONS.

CITY OF ADDISON INFO
 1500 BELT LINE ROAD, SUITE 1000
 ADDISON, TEXAS 75001
 (972) 383-1100
 WWW.CITYOFADDISON.TX

MECKES + PARTNERS ARCHITECTURE LAND PLANNING
 1500 BELT LINE ROAD, SUITE 1000
 ADDISON, TEXAS 75001
 (972) 383-1100
 WWW.MECKESPARTNERS.COM

UNIT PLANS - ELAN ADDISON GROVES
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Ordinance No. 17-033

EXHIBIT A: DEVELOPMENT PLANS

ADDITIONAL PLAN NOTES (SEE TITLE SHEET FOR A COMPLETE LIST OF NOTES):

1. THE MILLER TRACT IS A 200' x 150' LOT.
2. THE MILLER TRACT IS A 200' x 150' LOT.
3. ALL DIMENSIONS ARE IN FEET AND INCHES.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

CITY OF ADDISON INFO

PROPOSED SUBMITTER NAME: ADDISON RESIDES
 PROJECT NO.: 1767-Z
 CITY: ADDISON, TEXAS
 PROJECT TYPE: RESIDENTIAL DEVELOPMENT
 PROJECT ADDRESS: 4150 BELT LINE ROAD, ADDISON, TEXAS 75001
 PROJECT DATE: 2017.08

APPROVED BY:
 PROJECT MANAGER: JAMES M. HARRIS
 PROJECT ENGINEER: JAMES M. HARRIS
 PROJECT ARCHITECT: JAMES M. HARRIS
 PROJECT DATE: 2017.08

SCALE:
 1/4" = 1'-0"

UNIT PLANS - ELAN ADDISON GROVES
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Meeks + Partners
LAND PLANNING
 2017.08.01

M P A-05

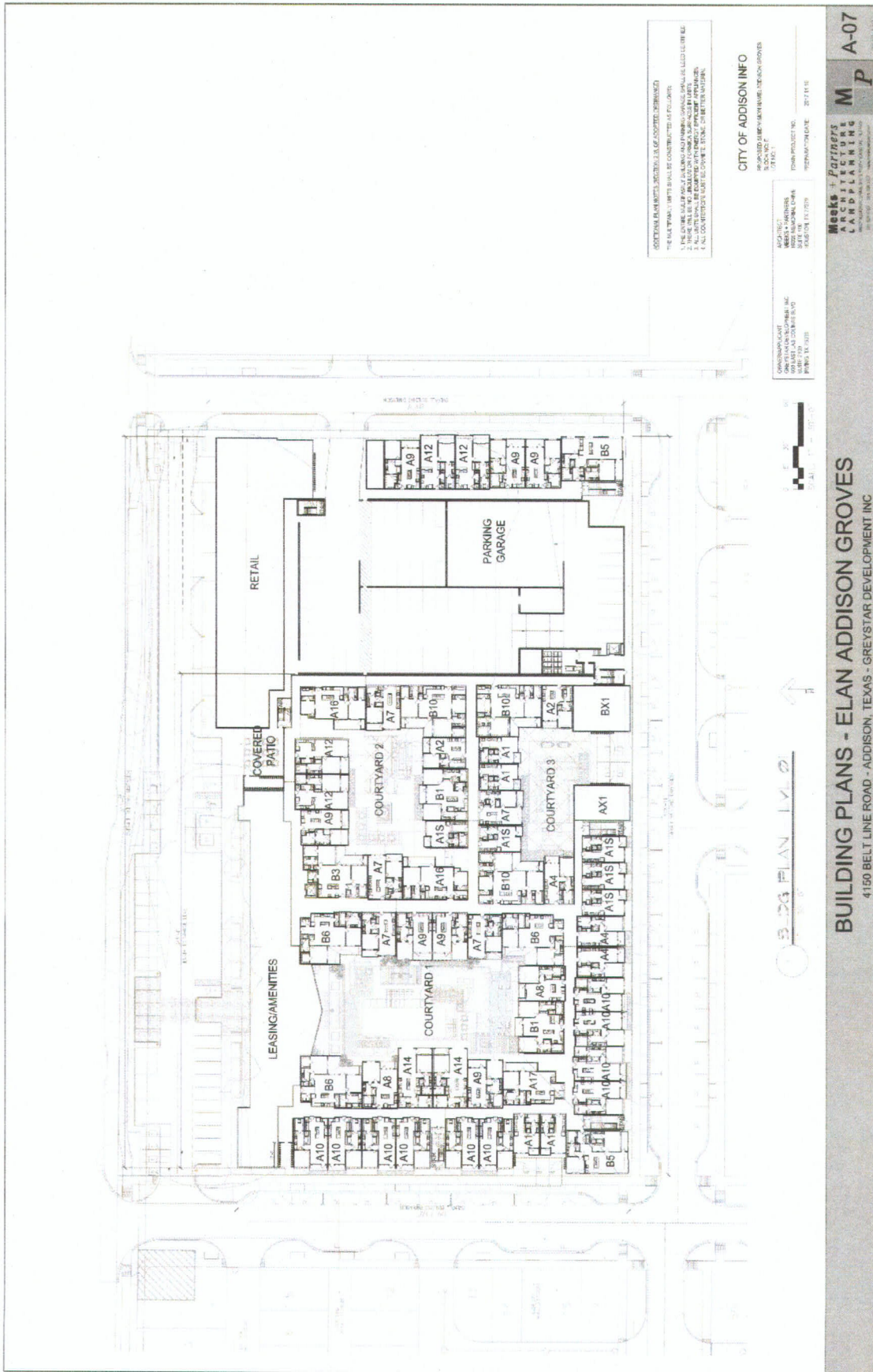
Ordinance No. 17-033

EXHIBIT A: DEVELOPMENT PLANS



Ordinance No. 17-033

EXHIBIT A: DEVELOPMENT PLANS



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. ALL UTILITIES AND STRUCTURES SHALL BE PROTECTED AND NOT TO BE MOVED OR REMOVED WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVALS.

CITY OF ADDISON INFO
 PROJECT NO. 1767-Z
 PROJECT NAME: ELAN ADDISON GROVES
 DATE: 07/11/2017

OWNER/CLIENT
 GREYSTAR DEVELOPMENT, INC.
 1150 BELT LINE ROAD, SUITE 100
 ADDISON, TEXAS 75001

ARCHITECT
 MEARS ARCHITECTS
 1150 BELT LINE ROAD, SUITE 100
 ADDISON, TEXAS 75001

DATE
 07/11/2017

SCALE
 1/4" = 1'-0"

PROJECT NO.
 1767-Z

PROJECT NAME
 ELAN ADDISON GROVES

DATE
 07/11/2017

SCALE
 1/4" = 1'-0"

PROJECT NO.
 1767-Z

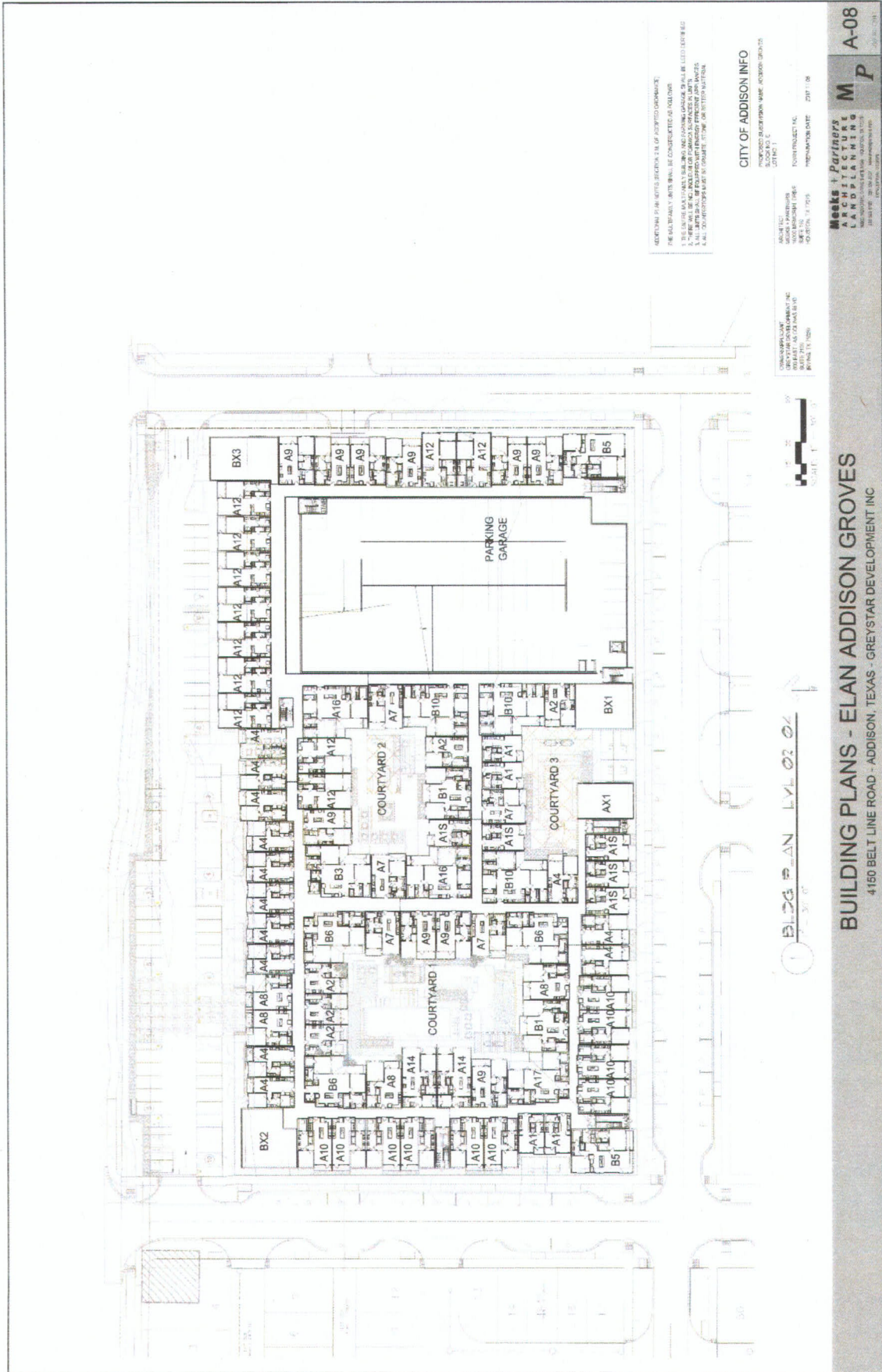
PROJECT NAME
 ELAN ADDISON GROVES

Meeks + Partners
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING

M A-07
P

BUILDING PLANS - ELAN ADDISON GROVES
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

EXHIBIT A: DEVELOPMENT PLANS



ADDITIONAL INFORMATION SUBJECT TO CITY APPROVAL AND COMMENTS:
 1. THE EXHIBIT IS A PRELIMINARY DEVELOPMENT PLAN AND IS SUBJECT TO CITY REVIEW AND APPROVAL.
 2. THE EXHIBIT IS A PRELIMINARY DEVELOPMENT PLAN AND IS SUBJECT TO CITY REVIEW AND APPROVAL.
 3. THE EXHIBIT IS A PRELIMINARY DEVELOPMENT PLAN AND IS SUBJECT TO CITY REVIEW AND APPROVAL.
 4. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CITY OF ADDISON MUNICIPAL ORDINANCES.

CITY OF ADDISON INFO
 PROJECT NUMBER: 1767-Z
 PROJECT NAME: ELAN ADDISON GROVES
 CITY: ADDISON, TEXAS
 PROJECT DATE: 07/17/17

ARCHITECT
 WEEKS + PARTNERS ARCHITECTURE
 1100 W. WILSON ROAD, SUITE 100
 ADDISON, TEXAS 75001
 PHONE: (972) 382-1000
 WWW.WEEKSPARTNERS.COM

Weeks + Partners
 ARCHITECTURE
 LAND PLANNING
M P
A-08



BLDG PLAN LVL 02

BUILDING PLANS - ELAN ADDISON GROVES
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

EXHIBIT A: DEVELOPMENT PLANS

1 NORTH ELEVATION (IRON ELEVATION)

2 SOUTH ELEVATION

3 EAST ELEVATION

4 WEST ELEVATION

GENERAL NOTES:

- THIS DRAWING IS A DEVELOPMENT PLAN FOR THE PROJECT AS APPROVED BY THE CITY OF ADDISON.
- ALL MEASUREMENTS ARE TO FACE UNLESS OTHERWISE NOTED.
- CONCRETE SHALL BE FINISHED TO MATCH THE BUILDING EXTERIOR FINISH.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWING.

KEY PLAN:

KEY PLAN INFO:

CITY OF ADDISON INFO

PROJECT NO.: 1767-Z

DATE: 08/17/18

MANUFACTURER:

KEYPLAN

TABLE:

NO.	DESCRIPTION
1	IRON ELEVATION
2	SOUTH ELEVATION
3	EAST ELEVATION
4	WEST ELEVATION

EXTERIOR ELEVATIONS - ELAN ADDISON GROVES

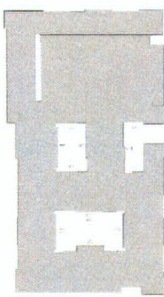
4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Scale: 1" = 20'-0"

M.P. A-09

EXHIBIT A: DEVELOPMENT PLANS

<p>PROJECT ADVANTAGES</p> <p>THIS PACKAGE IS FOR CONCEPTUAL PURPOSES ONLY. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS AND CONCEPTUAL DESIGN. ALL INFORMATION SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL INFORMATION SHOWN HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. CONSULT WITH THE ARCHITECT FOR MORE INFORMATION.</p> <p>ALL INFORMATION SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL INFORMATION SHOWN HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. CONSULT WITH THE ARCHITECT FOR MORE INFORMATION.</p>	<p>CITY OF ADDISON INFO</p> <p>PROJECT NO. 1767-Z</p> <p>PROJECT NAME: ELAN ADDISON GROVES</p> <p>PROJECT ADDRESS: 4150 BELT LINE ROAD, ADDISON, TEXAS</p> <p>PROJECT DATE: 08/2017</p> <p>PROJECT STATUS: PRELIMINARY</p>
---	---



KEYMAP

PROJECTIONS

1. NORTH

2. EAST

3. SOUTH

4. WEST

SCALE: 1" = 20'-0"

0 10' 20' 40'

MEANS

ARCHITECT: MEANS ARCHITECTS, P.C.

DATE: 08/2017

PROJECT NO. 1767-Z

REVISIONS

NO.	DATE	DESCRIPTION
1	08/2017	ISSUED FOR PERMIT

MEANS ARCHITECTS, P.C.

10000 W. LAKELAND BLVD., SUITE 1000

PLANO, TEXAS 75075

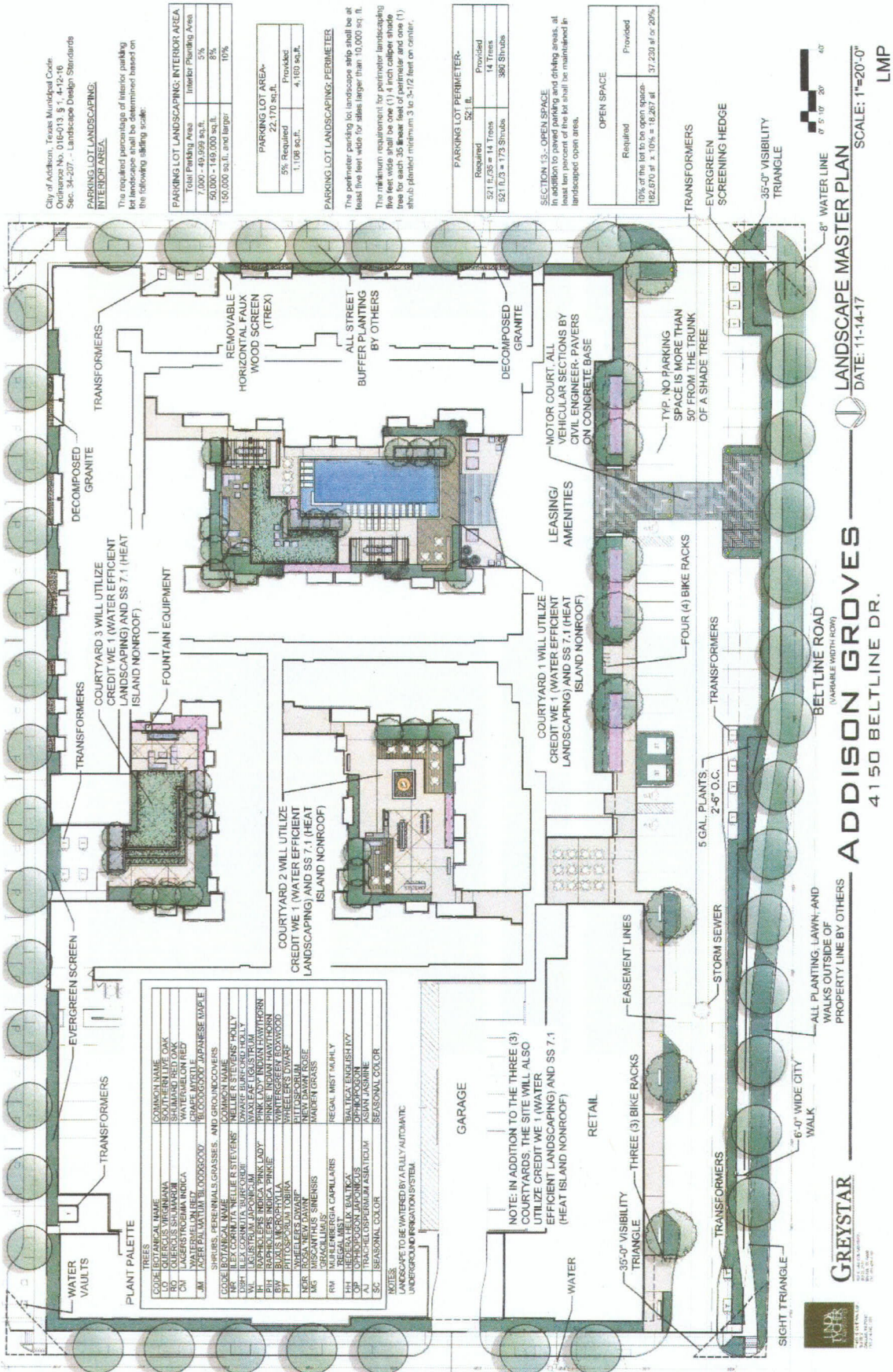
TEL: 972.420.1000

WWW.MEANSARCHITECTS.COM

EXTERIOR ELEVATIONS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

EXHIBIT A: DEVELOPMENT PLANS



City of Addison, Texas Municipal Code
Ordinance No. 016-013 § 1, 4-12-16
Sec. 34-207 - Landscape Design Standards

PARKING LOT LANDSCAPING: INTERIOR AREA

The required percentage of interior parking lot landscape shall be determined based on the following planting scale:

Total Parking Area	Interior Planting Area
7,000 - 40,000 sq. ft.	5%
50,000 - 149,000 sq. ft.	8%
150,000 sq. ft. and larger	10%

PARKING LOT AREA:
22,170 sq. ft.

5% Required	Provided
1,108 sq. ft.	4,160 sq. ft.

PARKING LOT LANDSCAPING: PERIMETER

The perimeter parking lot landscape strip shall be at least five feet wide for sites larger than 10,000 sq. ft. The minimum requirement for perimeter landscaping five feet wide shall be one (1) 4 inch caliper shade tree for each 35 lineal feet of perimeter and one (1) shrub planted minimum 3 to 3-1/2 feet on center.

PARKING LOT PERIMETER:
561 ft.

Required	Provided
521 ft. (25 = 14 Trees)	14 Trees
521 ft. (3 = 173 Shrubs)	380 Shrubs

SECTION 43 - OPEN SPACE

In addition to paved parking and driving areas, at least ten percent of the lot shall be maintained in landscaped open areas.

OPEN SPACE

Required	Provided
10% of the lot to be open space - 182,670 sq. ft. x 10% = 18,267 sq. ft.	37,230 sq. ft. or 20%

PLANT PALETTE

TREES	SHRUBS, PERENNIALS, GRASSES, AND GROUNDCOVERS
COB (CORNUS)	COB (CORNUS)
LO (LOUISIANA IRIS)	LO (LOUISIANA IRIS)
RO (ROSE)	RO (ROSE)
CI (CITRUS)	CI (CITRUS)
...	

LANDSCAPE TO BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM

NOTE: IN ADDITION TO THE THREE (3) COURTYARDS, THE SITE WILL ALSO UTILIZE CREDIT WE 1 (WATER EFFICIENT LANDSCAPING) AND SS 7.1 (HEAT ISLAND NONROOF)

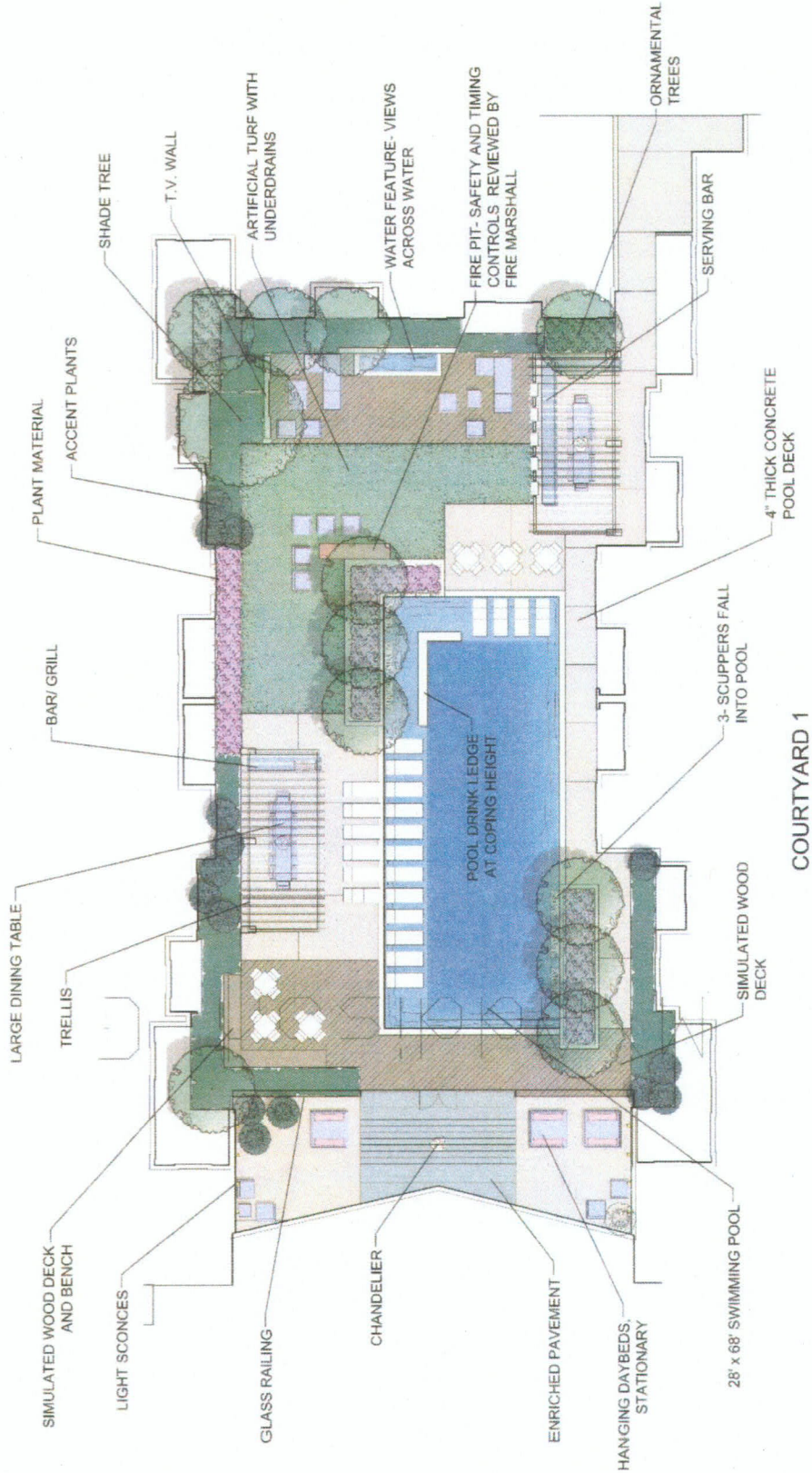


ADDISON GROVES
4150 BELTLINE DR.

LANDSCAPE MASTER PLAN
DATE: 11-14-17

SCALE: 1"=20'-0"
LMP

EXHIBIT A: DEVELOPMENT PLANS



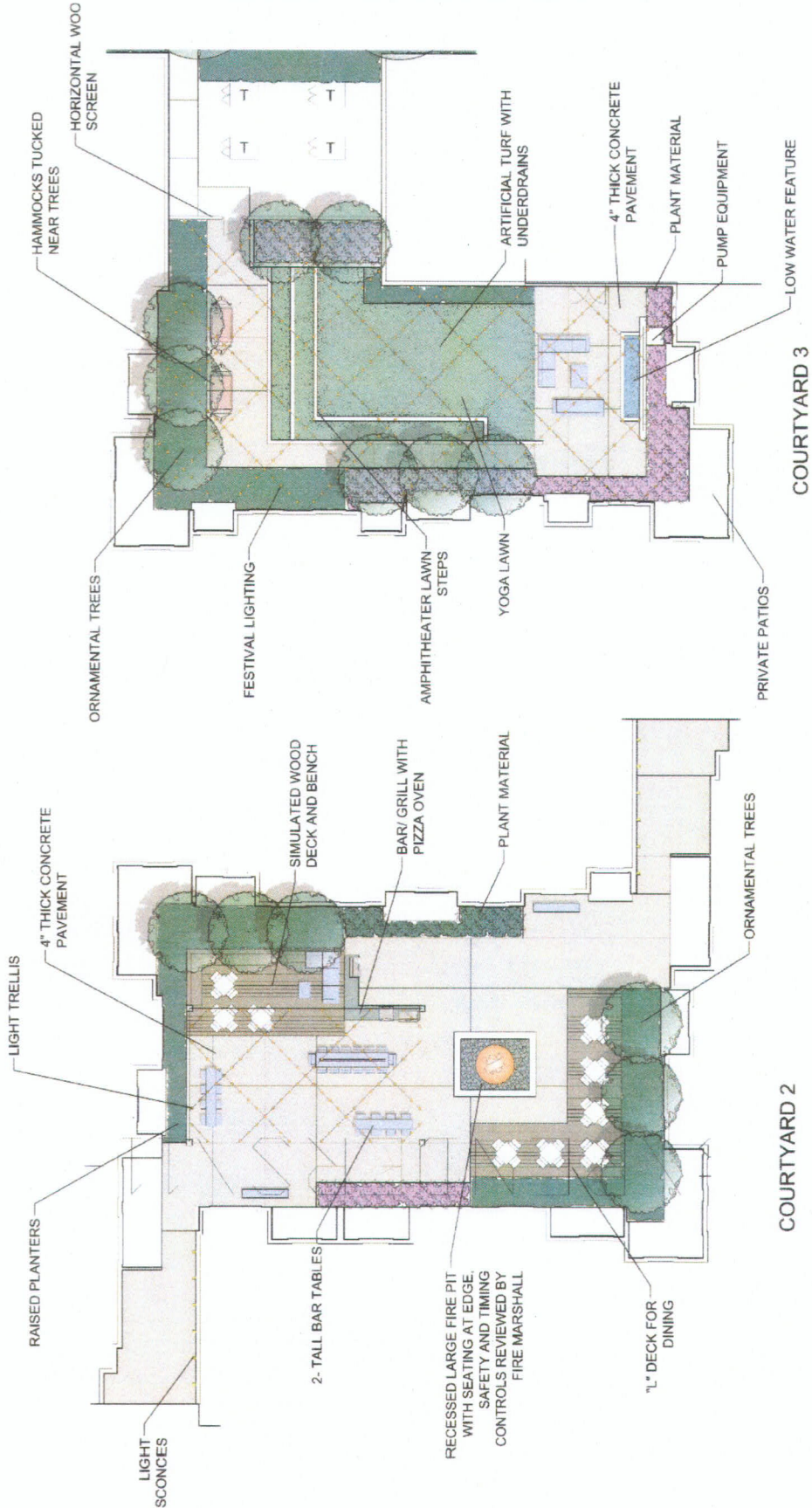
POOL COURT DEVELOPMENT PLAN
 SCALE: 1/8"=1'-0"
 DATE: 11-10-17
 LS-1

ADDISON GROVES



Ordinance No. 17-033

EXHIBIT A: DEVELOPMENT PLANS



ADDISON GROVES



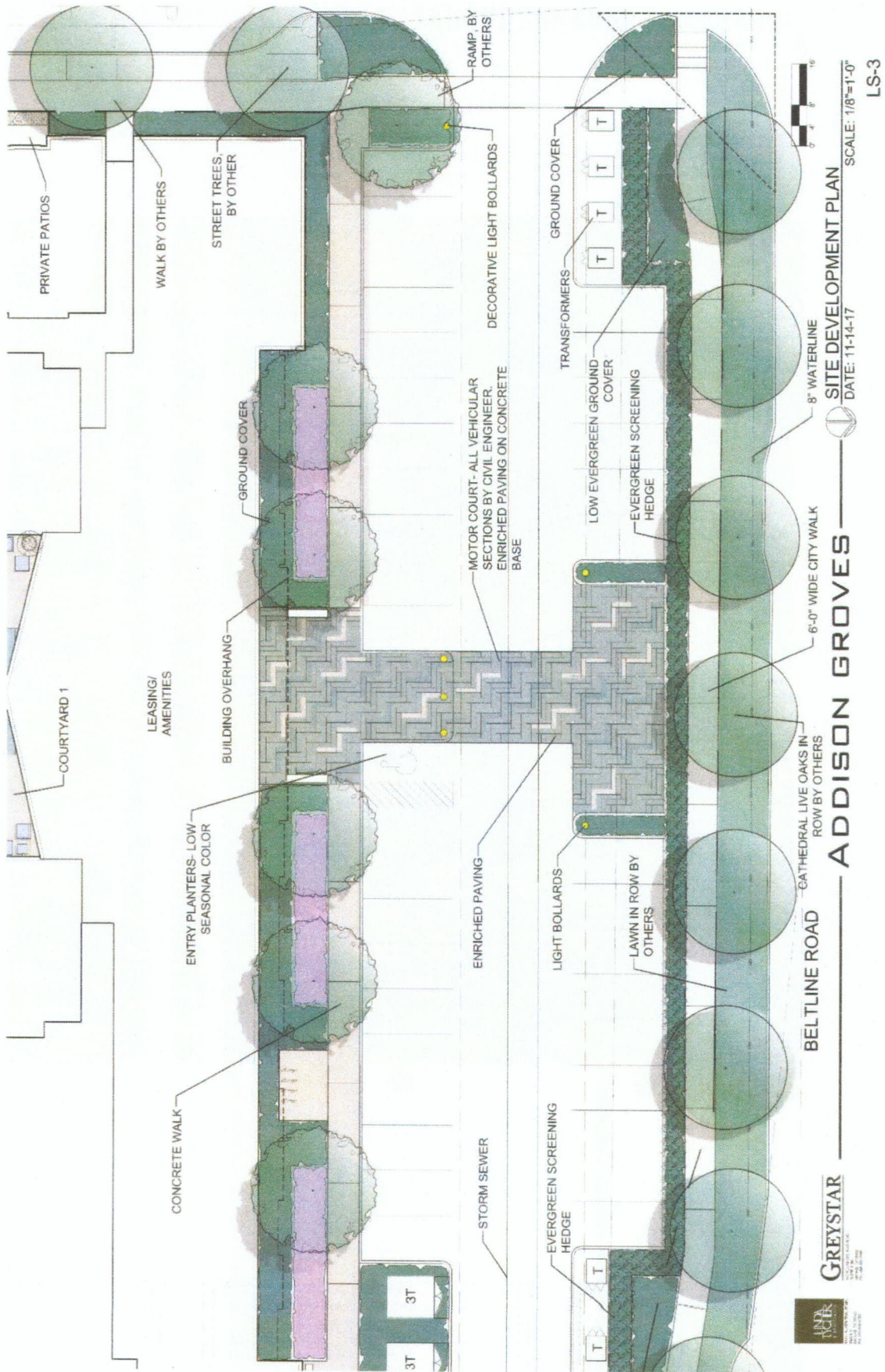
GREYSTAR
 2015 10000
 2015 10000
 2015 10000

INDIA
 2015 10000
 2015 10000
 2015 10000

Ordinance No. 17-033

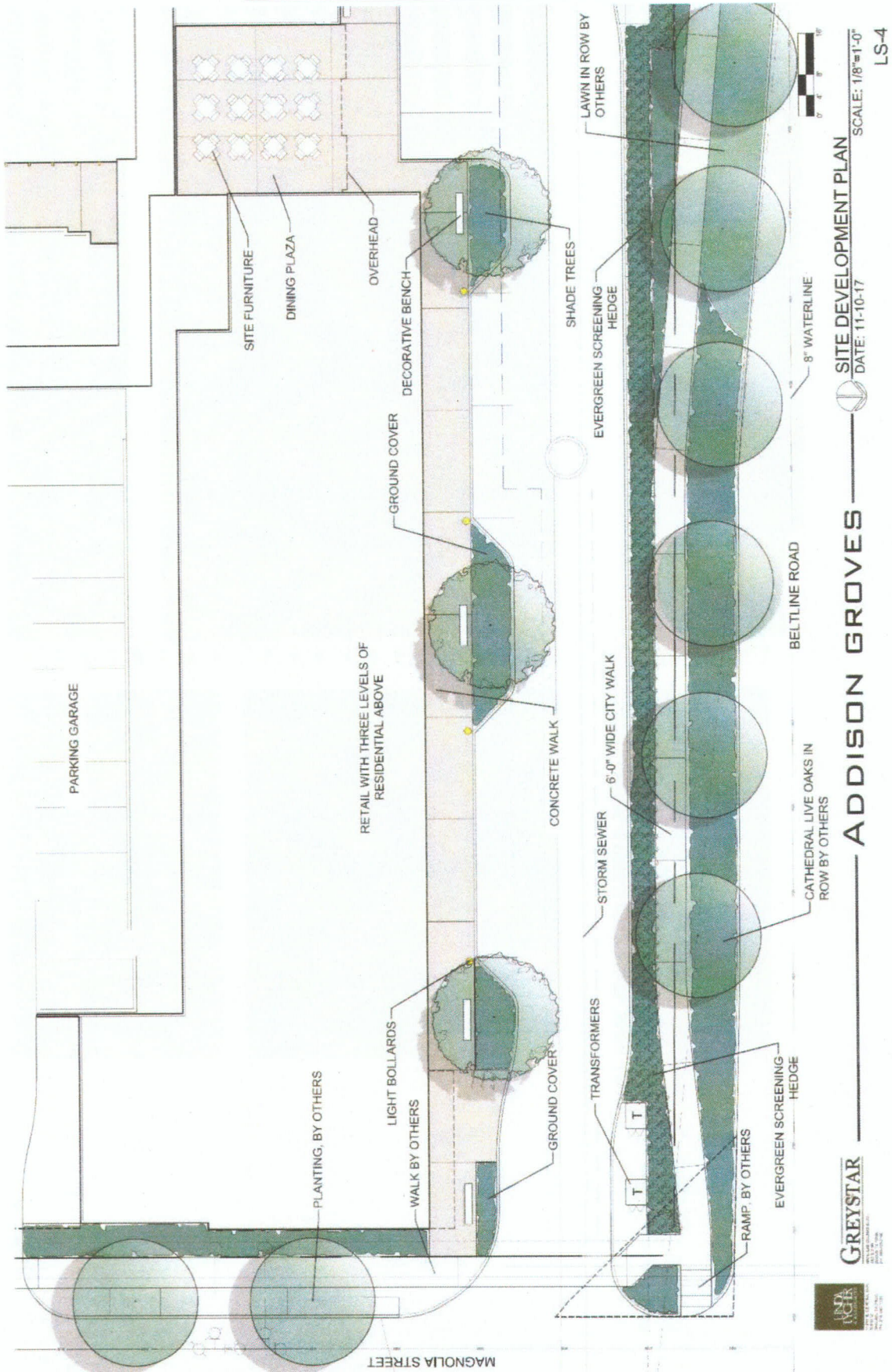
LS-2

EXHIBIT A: DEVELOPMENT PLANS



Ordinance No. 17-033

EXHIBIT A: DEVELOPMENT PLANS



Ordinance No. 17-033