

**ORDINANCE NO. O19-22**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, CREATING PLANNED DEVELOPMENT DISTRICT O19-22 BASED ON LOCAL RETAIL (LR) DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS, ON 10.88 ACRES OF PROPERTY LOCATED AT 5290 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**, at its regular meeting held on May 21, 2019 the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1794-Z); and

**WHEREAS**, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; 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.** 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 O19-22 is hereby established for the 10.88 acres of land located at 5290 Belt Line Road, the southeast corner of Belt Line Road and Montfort Drive, and incorporated herein (the “Property”), in accordance with all Local Retail (LR) zoning district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following special conditions:

- A. All parking in the center shall be set at a mixed-use development ratio of one space per 200 square feet of space (1/200); and
- B. The property may be developed with modifications to the Local Retail (LR) design standards for façade materials, building height, and parking requirements as shown on **Exhibit A** attached hereto and incorporated herein.

**SECTION 3.** The property shall be improved in accordance with the site plan, landscape plans, and building elevations set forth in Exhibit A.

**SECTION 4.** 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.** 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.

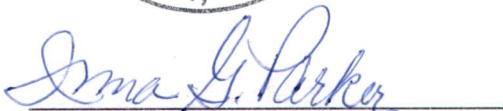
**SECTION 7.** This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

**PASSED AND APPROVED** BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 11<sup>th</sup> day of JUNE 2019.


**TOWN OF ADDISON, TEXAS**



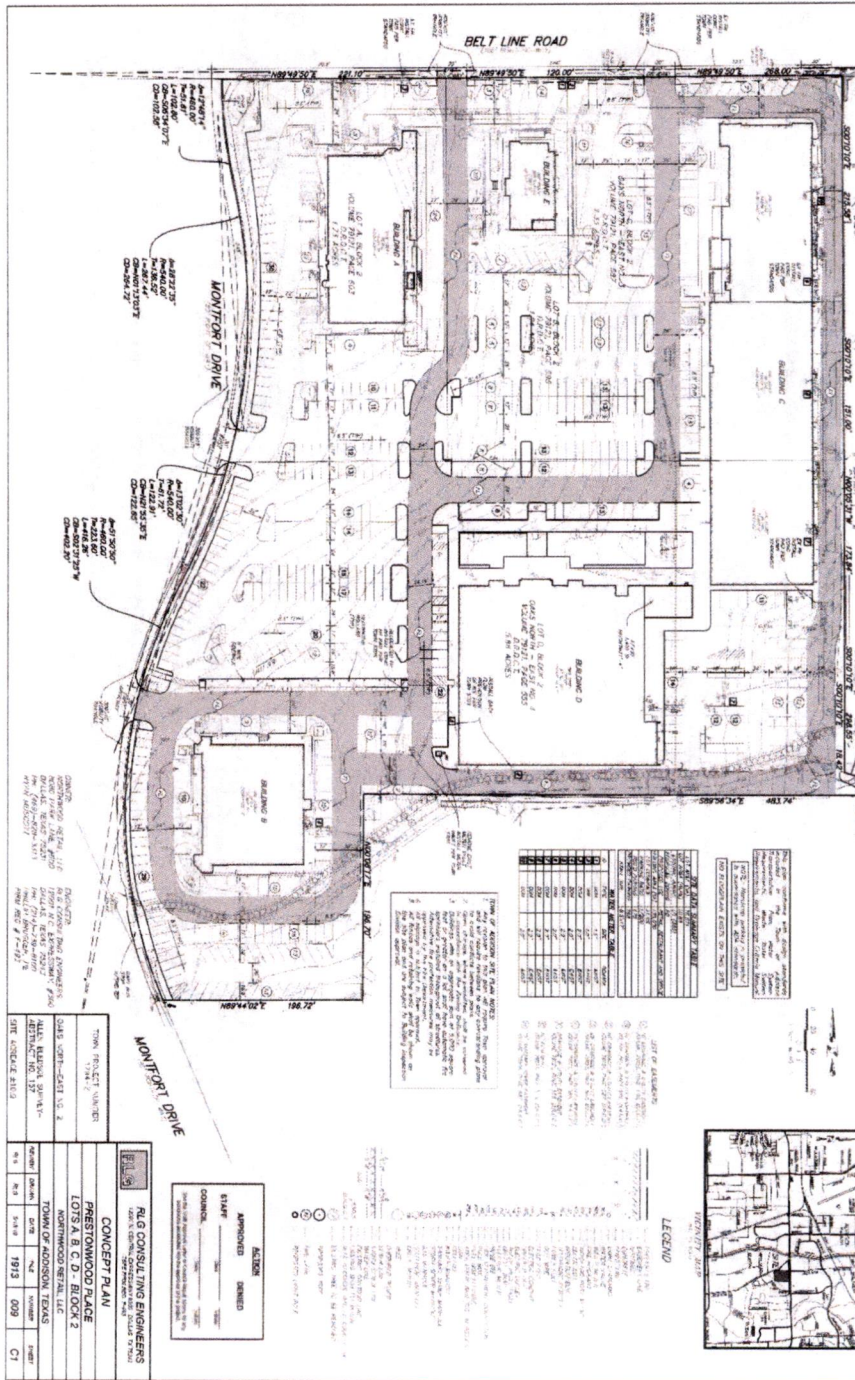
  
Joe Chow, Mayor

  
Irma Parker, City Secretary

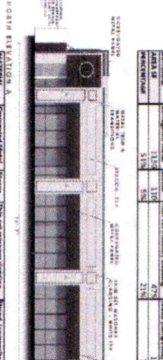
**APPROVED AS TO FORM:**

  
Brenda N. McDonald, City Attorney

# EXHIBIT A

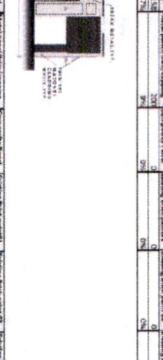


### ROOF ELEVATION A




Material	Quantity	Unit	Notes
Asph/Flt Shingles	1728	Sq Ft	
Flashed	12	Lf	
Roofing Nails	28800	Lb	

### ROOF ELEVATION B




Material	Quantity	Unit	Notes
Asph/Flt Shingles	1728	Sq Ft	
Flashed	12	Lf	
Roofing Nails	28800	Lb	

### ROOF ELEVATION C



Material	Quantity	Unit	Notes
Asph/Flt Shingles	1728	Sq Ft	
Flashed	12	Lf	
Roofing Nails	28800	Lb	

### ROOF ELEVATION D



Material	Quantity	Unit	Notes
Asph/Flt Shingles	1728	Sq Ft	
Flashed	12	Lf	
Roofing Nails	28800	Lb	

### MATERIAL LEGEND

Symbol	Material Description
[Pattern]	Asph/Flt Shingles
[Pattern]	Flashed
[Pattern]	Roofing Nails

**PROJECT INFORMATION**

OWNER: **PRESTONWOOD PLACE**  
 1914 J  
 1914 J  
 1914 J

DESIGNER: **ARCHITECT**  
 1914 J  
 1914 J

DATE: **1914 J**

**LOT 2**

**LOT 3**

**LOT 4**

**LOT 5**

**LOT 6**

**LOT 7**

**LOT 8**

**LOT 9**

**LOT 10**

**LOT 11**

**LOT 12**

**LOT 13**

**LOT 14**

**LOT 15**

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**LOT 88**

**LOT 89**

**LOT 90**

**LOT 91**

**LOT 92**

**LOT 93**

**LOT 94**

**LOT 95**

**LOT 96**

**LOT 97**

**LOT 98**

**LOT 99**

**LOT 100**

**ELEVATION A**  
 Material Legend:  
 1. Concrete  
 2. Brick  
 3. Glass  
 4. Metal  
 5. Stone  
 6. Wood  
 7. Paint  
 8. Tile  
 9. Other

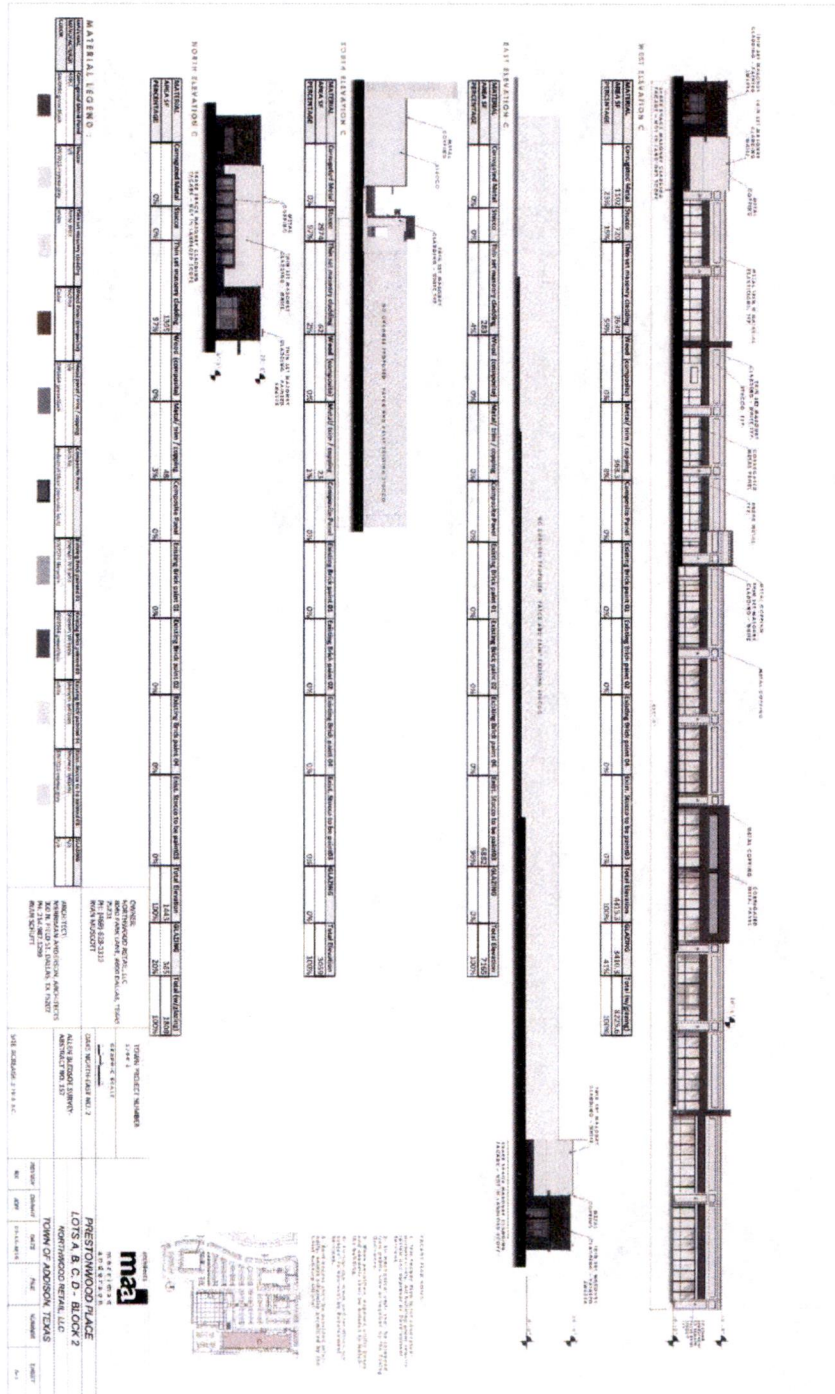
**ELEVATION B**  
 Material Legend:  
 1. Concrete  
 2. Brick  
 3. Glass  
 4. Metal  
 5. Stone  
 6. Wood  
 7. Paint  
 8. Tile  
 9. Other

**ELEVATION C**  
 Material Legend:  
 1. Concrete  
 2. Brick  
 3. Glass  
 4. Metal  
 5. Stone  
 6. Wood  
 7. Paint  
 8. Tile  
 9. Other

**MAIN LITING**

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	1000'x1000'x10' CONCRETE	1	1000.00	1000.00
2	1000'x1000'x10' BRICK	1	1000.00	1000.00
3	1000'x1000'x10' GLASS	1	1000.00	1000.00
4	1000'x1000'x10' METAL	1	1000.00	1000.00
5	1000'x1000'x10' STONE	1	1000.00	1000.00
6	1000'x1000'x10' WOOD	1	1000.00	1000.00
7	1000'x1000'x10' PAINT	1	1000.00	1000.00
8	1000'x1000'x10' TILE	1	1000.00	1000.00
9	1000'x1000'x10' OTHER	1	1000.00	1000.00

**PROJECT INFORMATION**  
 PROJECT NO.: 1794-Z  
 DRAWING NO.: 1794-Z-1  
 DATE: 1/1/2019  
 TOWN OF ADDISON, TEXAS  
 PRESTONWOOD PLACE  
 LOTS A, B, C, D - BLOCK 2  
 NORTHWOOD RETAIL, LLC  
 3815 W. HIGHTWAY 137  
 ADDISON, TEXAS 75001  
 917.462.1111



**SECTION 1: EXTERIOR ELEVATION**

**SECTION 2: MATERIAL LEGEND**

NO.	DESCRIPTION	FINISH	REMARKS
1	CONCRETE	PAINTED	AS SHOWN
2	BRICK	GLAZED	AS SHOWN
3	GLASS	GLAZED	AS SHOWN
4	WOOD	PAINTED	AS SHOWN
5	ROOFING	AS SHOWN	AS SHOWN

**SECTION 3: GENERAL NOTES**

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- FINISHES ARE AS SHOWN UNLESS OTHERWISE NOTED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
- PROVIDE PROTECTION TO EXISTING UTILITIES AND STRUCTURES.
- INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- PROVIDE PROTECTION TO EXISTING UTILITIES AND STRUCTURES.
- INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

**SECTION 4: CONTRACT INFORMATION**

OWNER: **PRESTONWOOD PLACE**  
 1174 E. **FRANKLIN BLVD**  
 ADDISON, TEXAS 75001

DESIGNER: **DAVID BOWEN ARCHITECTS**  
 1174 E. **FRANKLIN BLVD**  
 ADDISON, TEXAS 75001

CONTRACT NO.: **1794-Z**

DATE: **11/15/2022**

**PRESTONWOOD PLACE**  
 1174 E. FRANKLIN BLVD  
 ADDISON, TEXAS 75001

**DAVID BOWEN ARCHITECTS**  
 1174 E. FRANKLIN BLVD  
 ADDISON, TEXAS 75001

**CONTRACT INFORMATION**

NO.	DESCRIPTION	DATE
1	CONTRACT	11/15/2022
2	REVISION	11/15/2022
3	REVISION	11/15/2022
4	REVISION	11/15/2022

**SECTION 5: PROJECT INFORMATION**

PROJECT: **PRESTONWOOD PLACE**  
 1174 E. FRANKLIN BLVD  
 ADDISON, TEXAS 75001

OWNER: **PRESTONWOOD PLACE**  
 1174 E. FRANKLIN BLVD  
 ADDISON, TEXAS 75001

DESIGNER: **DAVID BOWEN ARCHITECTS**  
 1174 E. FRANKLIN BLVD  
 ADDISON, TEXAS 75001

CONTRACT NO.: **1794-Z**

DATE: **11/15/2022**

**CONTRACT INFORMATION**

NO.	DESCRIPTION	DATE
1	CONTRACT	11/15/2022
2	REVISION	11/15/2022
3	REVISION	11/15/2022
4	REVISION	11/15/2022

**SECTION 6: PROJECT INFORMATION**

PROJECT: **PRESTONWOOD PLACE**  
 1174 E. FRANKLIN BLVD  
 ADDISON, TEXAS 75001

OWNER: **PRESTONWOOD PLACE**  
 1174 E. FRANKLIN BLVD  
 ADDISON, TEXAS 75001

DESIGNER: **DAVID BOWEN ARCHITECTS**  
 1174 E. FRANKLIN BLVD  
 ADDISON, TEXAS 75001

CONTRACT NO.: **1794-Z**

DATE: **11/15/2022**

**CONTRACT INFORMATION**

NO.	DESCRIPTION	DATE
1	CONTRACT	11/15/2022
2	REVISION	11/15/2022
3	REVISION	11/15/2022
4	REVISION	11/15/2022

MATERIAL LEGEND	
Color	Description
[Color swatch]	Asph/Flt
[Color swatch]	Gravel
[Color swatch]	Grass
[Color swatch]	Concrete
[Color swatch]	Brick
[Color swatch]	Stucco
[Color swatch]	Paint
[Color swatch]	Signage
[Color swatch]	Lighting
[Color swatch]	Landscaping
[Color swatch]	Furniture
[Color swatch]	Other

**PROJECT INFORMATION**

OWNER: NORTHWOOD APARTMENTS, LLC  
 PROJECT: NORTHWOOD APARTMENTS, LLC  
 ADDRESS: 3115 ALABAMA ST, ADDISON, TX 75001  
 PHASE: PHASE 2

**DESIGNER**

ARCHITECT: HOK  
 ENGINEER: HOK  
 LANDSCAPE ARCHITECT: HOK

**DATE**

DATE: 11/15/2022

**TOWN PROJECT NUMBER**

1794-Z

**PROJECT NAME**

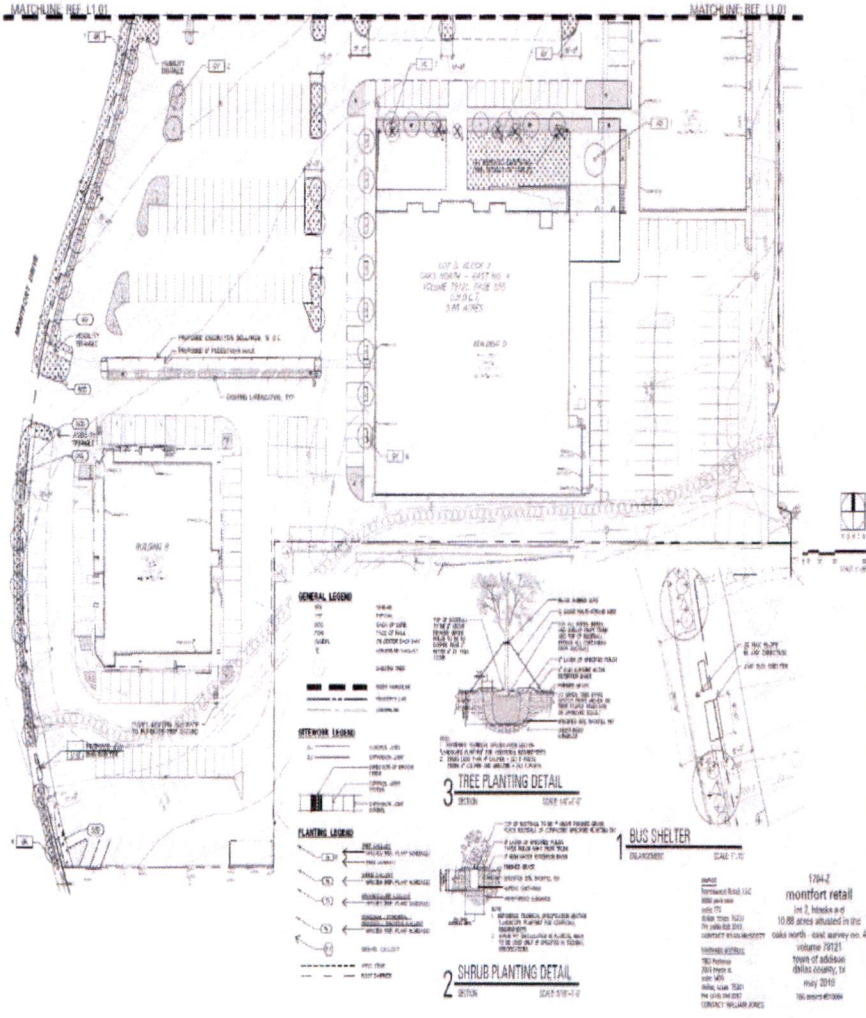
PRESTONWOOD PLACE  
 LOTS A, B, C, D - BLOCK 2  
 NORTHWOOD APARTMENTS, LLC  
 TOWN OF ADDISON, TEXAS

**DATE**

DATE: 11/15/2022







THE  
 1794-Z  
 montfort  
 retail  
 D19084  
 1794-Z  
 montfort retail  
 10.88 acres situated in the  
 north end survey on 4  
 north of Addison  
 Dallas County, TX  
 may 2010