

**ORDINANCE NO. O22-11**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REZONING A 3.2 ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ADDISON ROAD AND AIRPORT PARKWAY, FROM COMMERCIAL-2 (C-2) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT WITH MODIFIED URBAN CENTER (UC) DISTRICT STANDARDS TO ALLOW A MULTIFAMILY DEVELOPMENT COMPRISED OF A MAXIMUM OF 287 DWELLING UNITS AND LIVE/WORK UNITS, AND APPROXIMATELY 5,000 SQUARE FEET OF FUTURE RETAIL SPACE, AND TO APPROVE RELATED DEVELOPMENT PLANS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, at its regular meeting held on March 15, 2022 the Planning & Zoning Commission considered and made recommendations on Case No.1843-Z, being a request to rezone a 3.2 acre property located at the southeast corner of Addison Road and Airport Parkway (the “Property”), from the C-2 District to a PD District with modified UC District Standards, to allow a multifamily development comprised of a maximum of 287 dwelling units and live/work units, and approximately 5,000 square feet of future retail space, and to approve related Development Plans (defined herein below); 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 a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes 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 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 Zoning Ordinance and official zoning map shall be amended so as to rezone the Property, said Property being described in the legal description on **Exhibit A** attached hereto and incorporated herein, from the C-2 District to the PD District with modified UC District Standards, subject to the following conditions:

- A. Prior to issuance of a building permit, the developer shall provide the Town written notification of easement acquisition for emergency and pedestrian access to the fire lane that is adjacent to the southeastern corner of the Property. This easement shall allow for pedestrian access to adjacent public streets that connect to that fire lane.

- B. The building shall be constructed to include the following interior construction and sustainability features:
  - 1. The project shall be National Green Building Standard (NGBS) certified.
  - 2. There shall be no linoleum or Formica surfaces in the units.
  - 3. All units shall be equipped with energy efficient appliances.
  - 4. All countertops shall be granite, stone, or a superior surface material.
  
- B. In collaboration with the Addison Arbor Foundation, a public art feature that is visible from the public right-of-way shall be installed within an accessible common area of the Property prior to the issuance of a Certificate of Occupancy. Funding for this feature is the obligation of the developer. The Addison Arbor Foundation may elect to but is not obligated to participate in funding this feature.
  
- C. Prior to the issuance of a Certificate of Occupancy, the Property shall be improved in accordance with the Development Plans, which is comprised of a site plan, landscape plan, façade and floor plans (the “Development Plans”), which are attached hereto as **Exhibit B** and made a part hereof for all purposes.

**SECTION 3.** The property shall be used in accordance with the Use Regulations of the Residential Subdistrict of the UC Zoning District, subject to the following modifications:

- A. The total amount of multifamily dwelling units shall not exceed 280 units and the total amount of live/work dwelling units shall not be less than 7 units. The total amount of dwelling units shall not exceed 287 units.
  
- B. Home office use may occur within designated live/work units on the fourth and fifth floor of the western façade, and as depicted on the Development Plans.
  
- C. The total amount of “retail ready” area shall not be less than 5,000 square feet and shall be allocated as depicted on the Development Plans.

**SECTION 4.** The Property shall be developed in accordance with the Dimensional and Design Standards of the Residential Subdistrict of the UC Zoning District, subject to the following waivers:

- A. Minimum landscape area shall be reduced from 20 percent to 16.4 percent of the gross area of the Property with designated shared use trails counted towards landscape area, as depicted on the Development Plans.
  
- B. Minimum landscape buffer width shall be reduced from a 20-foot minimum width, inclusive of shared use trails, to a variable width buffer that complies with the landscape buffer standards defined by the Town’s Trail Master Plan.
  
- C. Ornamental trees shall be provided in lieu of shade trees to meet the street tree planting requirement for the Addison Road Property frontage.

- D. Shade tree spacing at the Airport Parkway frontage shall be increased from 30 feet to 50 feet maximum spacing.
- E. Minimum building setback at the Addison Road and Airport Parkway Property frontages shall be modified from a 10-foot build-to-line to reflect the setbacks depicted on the Development Plans.
- F. In lieu of providing a one-foot building step-back for every two feet over 50 feet for all portions of the building over 50 feet, building step-back requirements shall be met by the building step-backs depicted in the Development Plans.
- G. Public Open Space Dedication requirements shall be met through the provision of the public shared use trails and sidewalks, and publicly accessible, private open space depicted on the Development Plans.
- H. Minimum driveway setback from side property boundaries shall be reduced from 5 feet to 2 feet at the southern property boundary, and as depicted on the Development Plans.
- I. Minimum area for one bedroom dwelling units shall be reduced from 700 to 650 feet for one-bedroom units where a private balcony is provided, and as depicted on the Development Plans.
- J. Exterior cladding of walls fronting or visible from public streets shall be reduced from a minimum of 90 percent brick construction to 75 percent masonry and glazing construction for the north and west facades, and 58% masonry and glazing construction for the south facade, as depicted on the Development Plans.
- K. Exterior cladding of walls not fronting or not visible from public streets shall be reduced from a minimum of 80 percent brick construction, exterior cement plaster, or a combination thereof, to 59 percent masonry and glazing construction for the east facade, as depicted on the Development Plans.

**SECTION 5.** 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, Section 1-7 of the Code of Ordinances for the Town of Addison.

**SECTION 6.** 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 7.** 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.

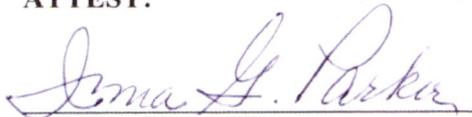
**SECTION 8.** This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance. **PASSED AND APPROVED** by the City Council of the Town of Addison, Texas, on this the 12<sup>TH</sup> day of APRIL 2022.



**TOWN OF ADDISON, TEXAS**

  
Joe Chow, Mayor

**ATTEST:**

  
Irma G. Parker, City Secretary

**APPROVED AS TO FORM:**

  
Whitt Wyatt, City Attorney

Printed in the Dallas Morning News on Tuesday, April 19, 2022

## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being all of a 3.203-acre tract of land described in Special Warranty Deed to Cross Timbers Holdings, Ltd., recorded in Instrument No. 200503530991, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a pk nail found at the intersection of the south right-of-way line of Airport Parkway (a 55-foot public right-of-way) with the east right-of-way line of Addison Road (a 60-foot public right-of-way);

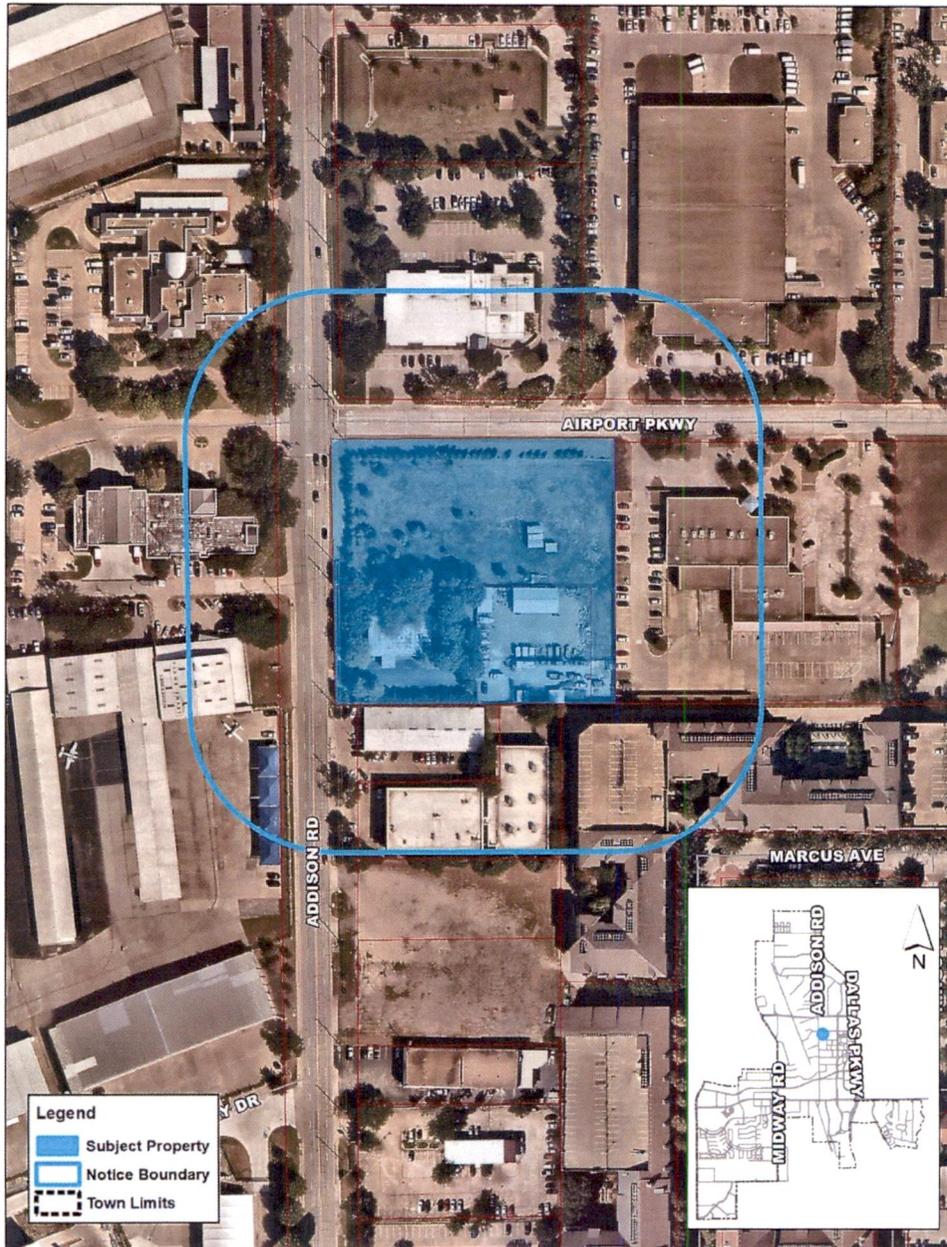
THENCE with said south right-of-way line of Airport Parkway, South 89°53'14" East, a distance of 390.57 feet to a 5/8-inch iron rod found at the northwest corner of Lot 1, Block A, of United States Postal Service Addison Addition, an Addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 97084, Page 3030, Deed Records, Dallas County, Texas;

THENCE leaving said south right-of-way line of Airport Parkway and with the west line of said Lot 1, Block A, South 0°06'17" East, a distance of 358.63 feet to a 5/8-inch iron rod with plastic cap stamped "4489" found in the north line of Lot 1, Block A of Addison Fairfield Addition, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Instrument No. 20080304095, Official Public Records, Dallas County, Texas and being the southeast corner of said 3.203 acre tract;

THENCE with the north line of said Lot 1, Block A of Addison Fairfield Addition, and north line of Lot 1, Block A of Shepard Addition, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 97214, Page 4261, Deed Records, Dallas County, Texas, and the north line of a 0.4976 acre tract described in Special Warranty Deed to HJP Holdings, LLC recorded in Instrument No. 20080120547, Official Public records, Dallas County, Texas, South 89°59'04" West, a distance of 386.11 feet to a 3/8-inch iron rod found for the southwest corner of said 3.203 acre tract and being in said east right-of-way line of Addison Road from which a 1/2-inch iron rod with plastic cap stamped "PIBURN" bears North 86°16" East a distance of 1.6 feet;

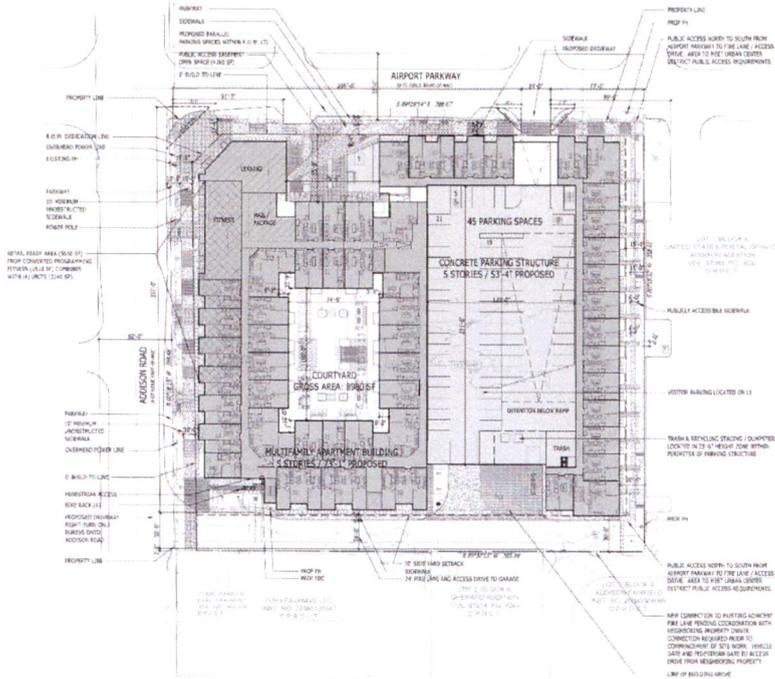
THENCE with said east right-of-way line of Addison Road, North 0°48'53" West, a distance of 359.54 feet to the POINT OF BEGINNING and containing 3.2011 acres or 139,438 square feet of land.

**EXHIBIT A**





**EXHIBIT B  
DEVELOPMENT PLANS**



**VICINITY MAP**  
NOT TO SCALE

- NOTES**
1. DEVELOPER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  2. DEVELOPER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  3. DEVELOPER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  4. DEVELOPER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

| GENERAL USE DATA    | PROPERTY | COMMENTS |
|---------------------|----------|----------|
| OWNER               | ADDISON  | ADDISON  |
| PROJECT NAME        | ADDISON  | ADDISON  |
| PROJECT ADDRESS     | ADDISON  | ADDISON  |
| PROJECT PHONE       | ADDISON  | ADDISON  |
| PROJECT FAX         | ADDISON  | ADDISON  |
| PROJECT EMAIL       | ADDISON  | ADDISON  |
| PROJECT WEBSITE     | ADDISON  | ADDISON  |
| PROJECT CONTACT     | ADDISON  | ADDISON  |
| PROJECT DATE        | ADDISON  | ADDISON  |
| PROJECT STATUS      | ADDISON  | ADDISON  |
| PROJECT PHASE       | ADDISON  | ADDISON  |
| PROJECT BUDGET      | ADDISON  | ADDISON  |
| PROJECT RISK        | ADDISON  | ADDISON  |
| PROJECT COMPLIANCE  | ADDISON  | ADDISON  |
| PROJECT LEGAL       | ADDISON  | ADDISON  |
| PROJECT FINANCIAL   | ADDISON  | ADDISON  |
| PROJECT OPERATIONAL | ADDISON  | ADDISON  |
| PROJECT MAINTENANCE | ADDISON  | ADDISON  |
| PROJECT REPAIRS     | ADDISON  | ADDISON  |
| PROJECT REPLACEMENT | ADDISON  | ADDISON  |
| PROJECT RENOVATION  | ADDISON  | ADDISON  |
| PROJECT RESTORATION | ADDISON  | ADDISON  |
| PROJECT REDEMPTION  | ADDISON  | ADDISON  |
| PROJECT REUSE       | ADDISON  | ADDISON  |
| PROJECT RECYCLING   | ADDISON  | ADDISON  |
| PROJECT REPAIRS     | ADDISON  | ADDISON  |
| PROJECT REPLACEMENT | ADDISON  | ADDISON  |
| PROJECT RENOVATION  | ADDISON  | ADDISON  |
| PROJECT RESTORATION | ADDISON  | ADDISON  |
| PROJECT REDEMPTION  | ADDISON  | ADDISON  |
| PROJECT REUSE       | ADDISON  | ADDISON  |
| PROJECT RECYCLING   | ADDISON  | ADDISON  |

| ZONING DISTRICT | PERMITTED USES |        | PERMITTED HEIGHTS |        | PERMITTED SETBACKS |        | PERMITTED LOT COVERAGE |        | PERMITTED PARKING |        |
|-----------------|----------------|--------|-------------------|--------|--------------------|--------|------------------------|--------|-------------------|--------|
|                 | TYPE           | HEIGHT | TYPE              | HEIGHT | TYPE               | HEIGHT | TYPE                   | HEIGHT | TYPE              | HEIGHT |
| ADDISON         | RESIDENTIAL    | 4      | RESIDENTIAL       | 4      | RESIDENTIAL        | 4      | RESIDENTIAL            | 4      | RESIDENTIAL       | 4      |
| ADDISON         | COMMERCIAL     | 4      | COMMERCIAL        | 4      | COMMERCIAL         | 4      | COMMERCIAL             | 4      | COMMERCIAL        | 4      |
| ADDISON         | INDUSTRIAL     | 4      | INDUSTRIAL        | 4      | INDUSTRIAL         | 4      | INDUSTRIAL             | 4      | INDUSTRIAL        | 4      |
| ADDISON         | MIXED USE      | 4      | MIXED USE         | 4      | MIXED USE          | 4      | MIXED USE              | 4      | MIXED USE         | 4      |

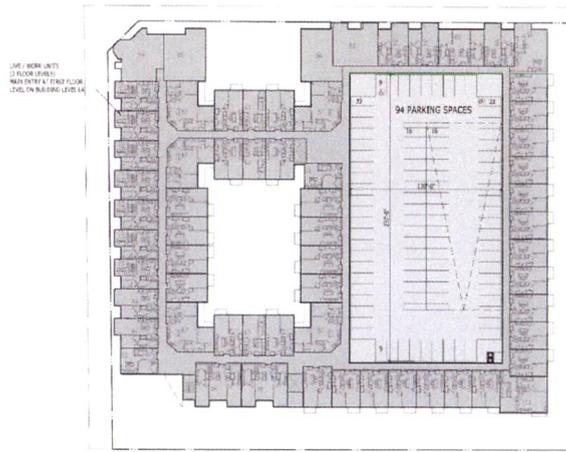
**gff PLANNING**  
2888 Fairmont Street, Suite 307  
Dallas, Texas 75245 | 214.261.1500

**Kimley»Horn**  
13475 West Bend, Fort Worth Office Tower, Suite 300  
Dallas, Texas 75245 | 817.750.1500

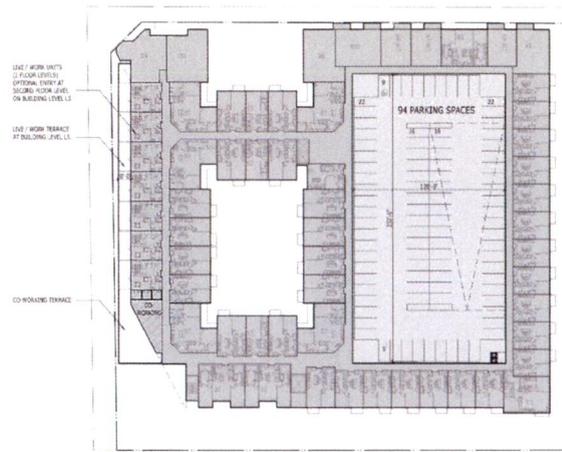
**JPI**  
600 East Lee, Dallas Blvd., Suite 1807  
Irving, Texas 75038 | 972.566.3700

**CASE # 1843-Z**  
ADDISON, TEXAS  
JPI ARCHITECTURE & PLANNING  
**SITE PLAN**  
DATE: 12.2022





LEVEL 4



LEVEL 5



2808 Fairmount Street, Suite 300  
Dallas, Texas 75201 | 214.363.1900



13450 Noel Road, Two Galena Office Tower, Suite 700  
Dallas, Texas 75245 | 972.770.1300



800 East Las Colinas Blvd., Suite 1800  
Irving, Texas 75039 | 472.956.1300

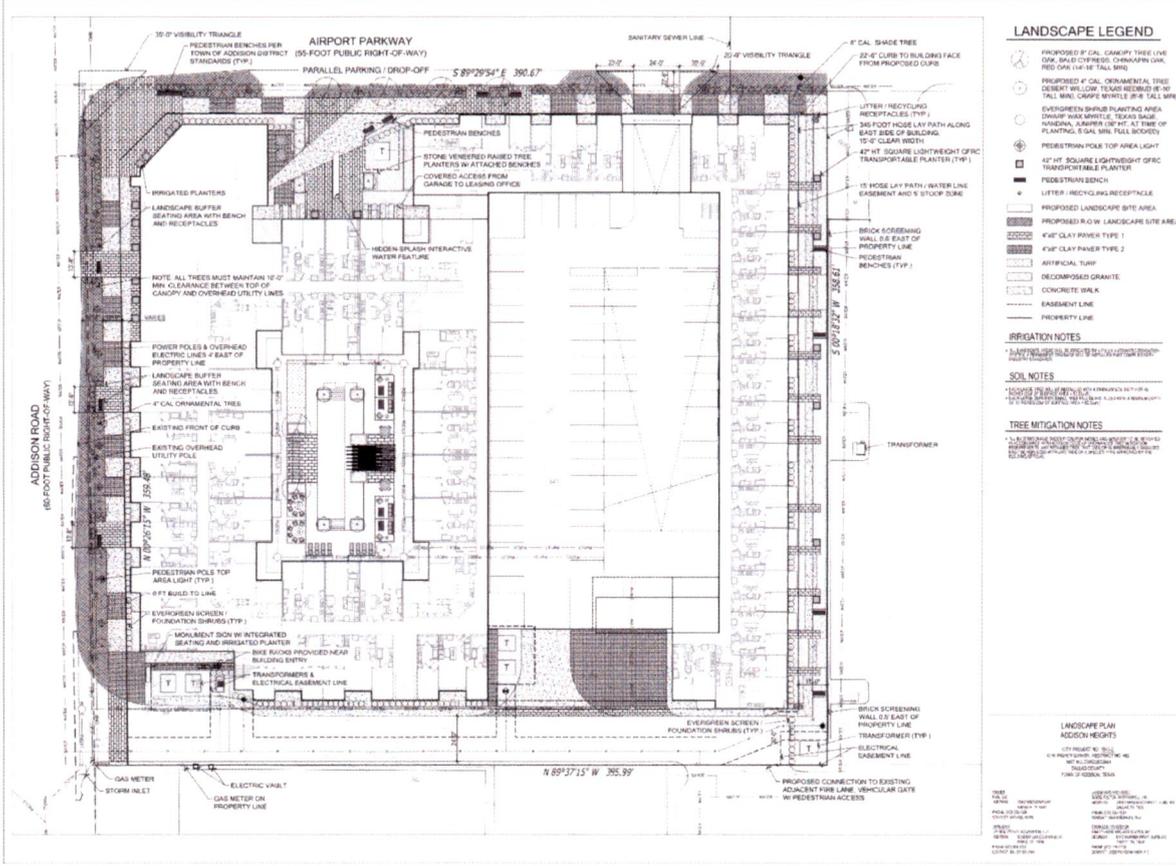
CASE # 1843-Z

Job # 1816100

Addison, Texas

JPI Address Heights Multi-Tenancy // March 10, 2022





**LANDSCAPE LEGEND**

- PROPOSED 5' CAL. SHADE TREE LINE (5' CAL. SHADE TREES, CHINQUAPIN (OK), RED OAK (14' BT TALL MIN))
- PROPOSED 5' CAL. ORNAMENTAL TREE (DESERT WILLOW, TEXAS BEECH (8' BT TALL MIN), CROWE WHITE (8' BT TALL MIN))
- EVERGREEN BUSH PLANTING AREA (DWARF WAX MYRTLE, TEXAS SAGE, NANOBA, SWEET GUM, AT TIME OF PLANTING, 5' CAL. MIN. FULL SOCIETY)
- PEDESTRIAN POLE TOP AREA LIGHT
- 42' HT SQUARE LIGHTWEIGHT GFRC TRANSPORTABLE PLANTER
- PEDESTRIAN BENCH
- LITTER / RECYCLING RECEPTACLE
- PROPOSED LANDSCAPE SITE AREA
- PROPOSED 10' W LANDSCAPE SITE AREA
- 4" FT CLAY PAVEMENT TYPE 1
- PROPERTY LINE
- 4" FT CLAY PAVEMENT TYPE 2
- ARTIFICIAL TURF
- DECOMPOSED GRANITE
- CONCRETE WALK
- EASEMENT LINE
- PROPERTY LINE

**IRRIGATION NOTES**

**SOIL NOTES**

**TREE MITIGATION NOTES**

**LANDSCAPE PLAN ADDISON HEIGHTS**

**ADDISON HEIGHTS**

**LANDSCAPE COMPLIANCE PLAN**

Project No. 18158  
Date 03/11/2022

**L-102**

**gf LANDSCAPE**

3300 Ross 79 Street, Suite 102  
Dallas, Texas 75201 | 214.303.1500  
Per Austin, Texas 390.07 | 817.333.3300

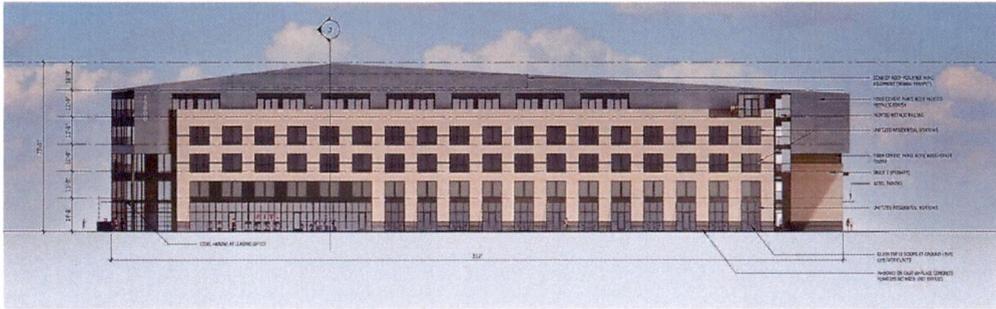
**ADDISON HEIGHTS**

4800 Airport Parkway  
Addison, Texas 75001

**ZONING SUBMISSION**

THIS DOCUMENT IS  
THE PROPERTY OF  
GFF LANDSCAPE  
AND SHALL NOT BE  
REPRODUCED OR  
TRANSMITTED IN  
ANY FORM OR BY  
ANY MEANS,  
ELECTRONIC OR  
MECHANICAL,  
INCLUDING  
PHOTOCOPYING,  
RECORDING,  
OR BY ANY  
INFORMATION  
SYSTEM.





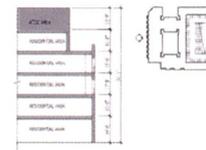
WEST ELEVATION



EAST ELEVATION

**HEIGHT BY FLOOR FINISHES**

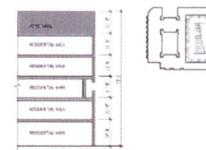
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|---------------------|---------------------------|------------------------|------------------|
| BASE FINISH         | 0.00' @ 0.00' ELEVATION   | HEIGHT TO FINISH FLOOR | 0.00' ELEVATION  |
| FIRST FLOOR FINISH  | 4.00' @ 4.00' ELEVATION   | HEIGHT TO FINISH FLOOR | 4.00' ELEVATION  |
| SECOND FLOOR FINISH | 8.00' @ 8.00' ELEVATION   | HEIGHT TO FINISH FLOOR | 8.00' ELEVATION  |
| THIRD FLOOR FINISH  | 12.00' @ 12.00' ELEVATION | HEIGHT TO FINISH FLOOR | 12.00' ELEVATION |
| ROOF FINISH         | 12.00' @ 12.00' ELEVATION | HEIGHT TO FINISH FLOOR | 12.00' ELEVATION |



HEIGHT BY FLOOR FINISHES

**HEIGHT BY FLOOR FINISHES**

|                     |                           |                        |                  |
|---------------------|---------------------------|------------------------|------------------|
| BASE FINISH         | 0.00' @ 0.00' ELEVATION   | HEIGHT TO FINISH FLOOR | 0.00' ELEVATION  |
| FIRST FLOOR FINISH  | 4.00' @ 4.00' ELEVATION   | HEIGHT TO FINISH FLOOR | 4.00' ELEVATION  |
| SECOND FLOOR FINISH | 8.00' @ 8.00' ELEVATION   | HEIGHT TO FINISH FLOOR | 8.00' ELEVATION  |
| THIRD FLOOR FINISH  | 12.00' @ 12.00' ELEVATION | HEIGHT TO FINISH FLOOR | 12.00' ELEVATION |
| ROOF FINISH         | 12.00' @ 12.00' ELEVATION | HEIGHT TO FINISH FLOOR | 12.00' ELEVATION |



HEIGHT BY FLOOR FINISHES

- NOTES:**
1. HEIGHTS TO FINISH FLOOR FINISHES.
  2. HEIGHTS TO FINISH FLOOR FINISHES.
  3. HEIGHTS TO FINISH FLOOR FINISHES.
  4. HEIGHTS TO FINISH FLOOR FINISHES.

**BUILDING ELEVATIONS**

**gff PLANNING**  
2808 Pharr Street, Suite 300  
Dallas, Texas 75201 | 214.309.1900

**Kimley»Horn**  
13455 Noel Road, Two Gateway Office Tower, Suite 700  
Dallas, Texas 75240 | 972.770.1300

**JPI**  
1600 East Lan Calhoun Blvd., Suite 1300  
Irving, Texas 75039 | 972.558.1700

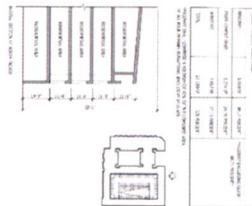
Job # 18158.02

Address: Texas

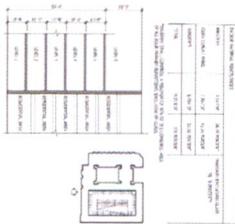
JPI | Address Heights Municipality | March 10, 2022



NORTH ELEVATION



SOUTH ELEVATION



**sff** **PLANNING**  
 12081 East Lantana Street, Suite 100  
 Dallas, Texas 75241 | 214.357.7000

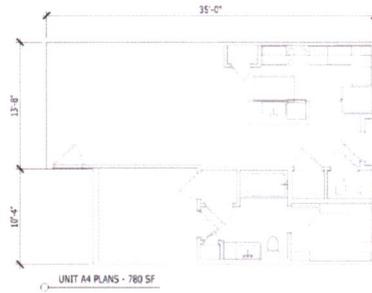
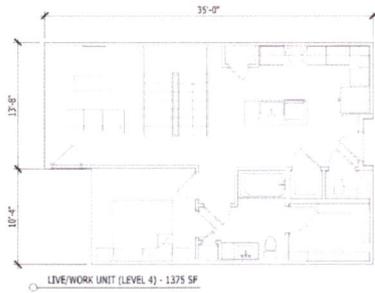
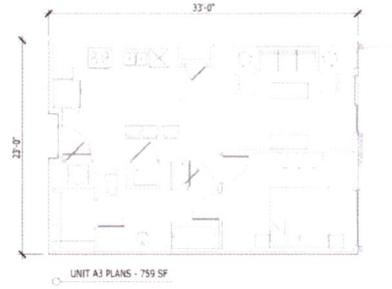
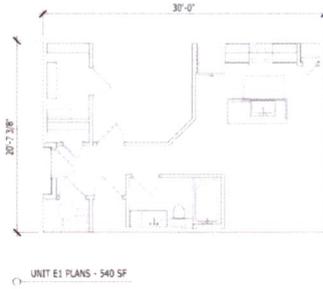
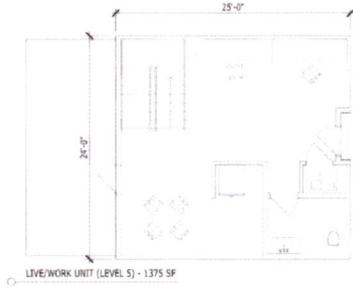
**Kimley»Horn**  
 12081 East Lantana Street, Suite 100  
 Dallas, Texas 75241 | 214.357.7000

**JPI**  
 12081 East Lantana Street, Suite 100  
 Dallas, Texas 75241 | 214.357.7000

DATE: 8/1/2023

ADDRESS: 12081

**BUILDING ELEVATIONS**  
 JPI Architectural Services, Inc. | Project No. 2023



**gff** PLANNING  
2808 Harwood Street, Suite 300  
Dallas, Texas 75201 | 214.303.1500

**Kimley»Horn**  
13405 Mead Road, Ten Galleria Office Tower, Suite 700  
Dallas, Texas 75240 | 972.770.1300

**JPI**  
400 East Las Colinas Blvd., Suite 1800  
W Irving, Texas 75039 | 972.556.1700

CASE # 1843-Z  
A.C. # 18168-00

Addison, Texas

**REPRESENTATIVE UNIT PLANS**  
JPI Addison Heights Multifamily // March 10, 2022

2008 Professional Office Building, Suite 300  
Dallas, Texas 75201 | 214.303.1900



1120 West Road, Two Gateway Center Tower, Suite 700  
Dallas, Texas 75202 | 972.720.1300



2002 East Las Colinas Blvd., Suite 1000  
Ft. Worth, Texas 76103 | 817.288.1100



CASE # 1843-Z  
2024-01-01

ADDISON, TEXAS

REPRESENTATIVE UNIT PLANS  
DATE: 01/01/2024

