

ORDINANCE NO. O22-21

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR BLOCK D OF THE ADDISON GROVE ADDITION, PART OF A PLANNED DEVELOPMENT ZONING DISTRICT (O16-003), AND SITUATED ON 2.08± ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MAGNOLIA STREET AND RUNYON ROAD, TO ALLOW FOR THE DEVELOPMENT OF 54 TOWNHOME LOTS AND ONE OPEN SPACE LOT; 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 June 21, 2022 the Planning & Zoning Commission considered and made recommendations on Case No.1833-Z, being a request to approve a Development Plan (defined herein below) for Addison Grove, Block D, comprising 2.08± acres generally located at the southwest corner of Magnolia Street and Runyon Road, to allow for the development of 54 townhome lots and one open space lot; and

WHEREAS, Planned Development District O16-003 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 a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that approval of this Development Plan 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. Addison Grove, Block D shall be improved in accordance with the Development Plan, which is comprised of a site plan, landscape plan, façade and floor plans (the “Development Plan”), which is attached hereto as Exhibit A and made a part hereof for all purposes.

SECTION 3. Execution of the Development Plan is permitted subject to the following conditions:

- A. A replat and associated air rights easements are approved and filed prior to release of any Block D building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.

- B. An 8-inch waterline connection is made between existing waterlines within the

Magnolia Street and Beltway Drive rights-of-way prior to release of any Block D building permits. The required public safety connection and associated bollards that are co-located at this location may be installed concurrently or at the time of construction of the closest adjacent lots.

- C. The public park situated within Block A is completed and accepted by the Town prior to the release of any Block D building permits.
- D. No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two weeks of prior notice to the Town.
- E. A temporary 8-foot-tall solid wooden construction fence, maintained in good condition by the developer, will be installed in front of Beltway Drive adjacent lots. These lots include those currently under construction within Block B and the Beltway Drive adjacent lots within Blocks C and D where construction has yet to commence. This temporary construction fence will be installed immediately following the removal of any segment of the wall and shall be removed upon substantial completion of exterior improvements associated with those lots.
- F. Completion of the Addison Grove development will adhere to the completion plan included in **Exhibit A**. Any deviation from the development phasing illustrated in this plan must be approved by the Director of Development Services prior to execution.

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, Section 1-7 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 9TH day of AUGUST 2022.

TOWN OF ADDISON, TEXAS



Joe Chow, Mayor

ATTEST:



Irma G. Parker, City Secretary

APPROVED AS TO FORM:



Whitt L. Wyatt, City Attorney

Printed in the Dallas Morning News 8/16/2022



Exhibit A

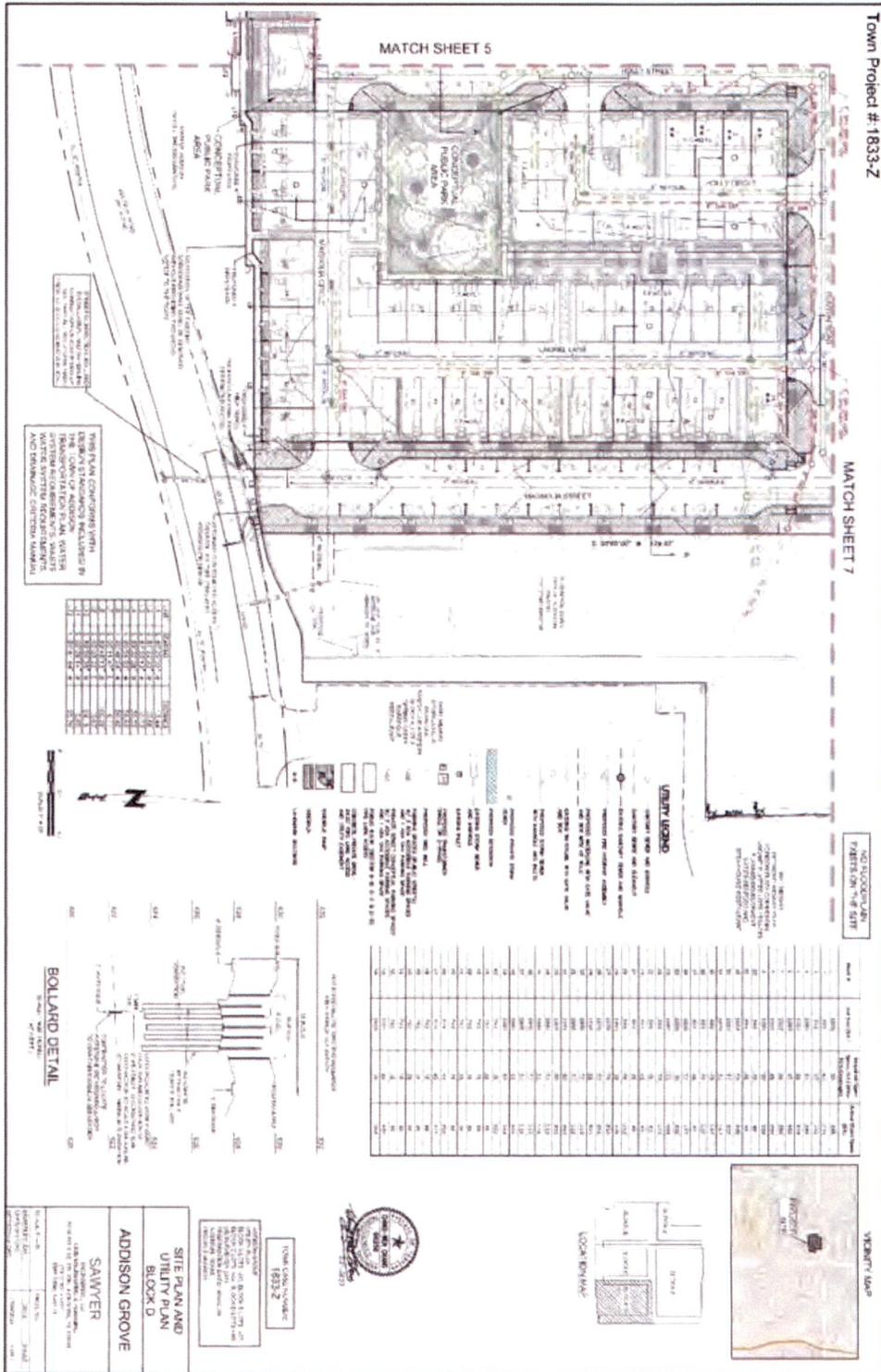


Exhibit A

1 TYP. ROOT BARRIER
DETAIL & SIDEWALK
N.T.S.

2 TYP. ROOT BARRIER
DETAIL & SIDEWALK
N.T.S.

3 TYPICAL SECTION DETAIL AT
STRUCTURAL SOIL
N.T.S.

4 TYP. VINE PLANTING DETAIL
N.T.S.

5 TYPICAL
PAVING DETAIL
N.T.S.

ASAJURA ROBINSON
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WWW.ASAJURAROBINSON.COM

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LANDSCAPE DETAILS
AGRICULTURE GROVE
BLOCK A LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Exhibit A

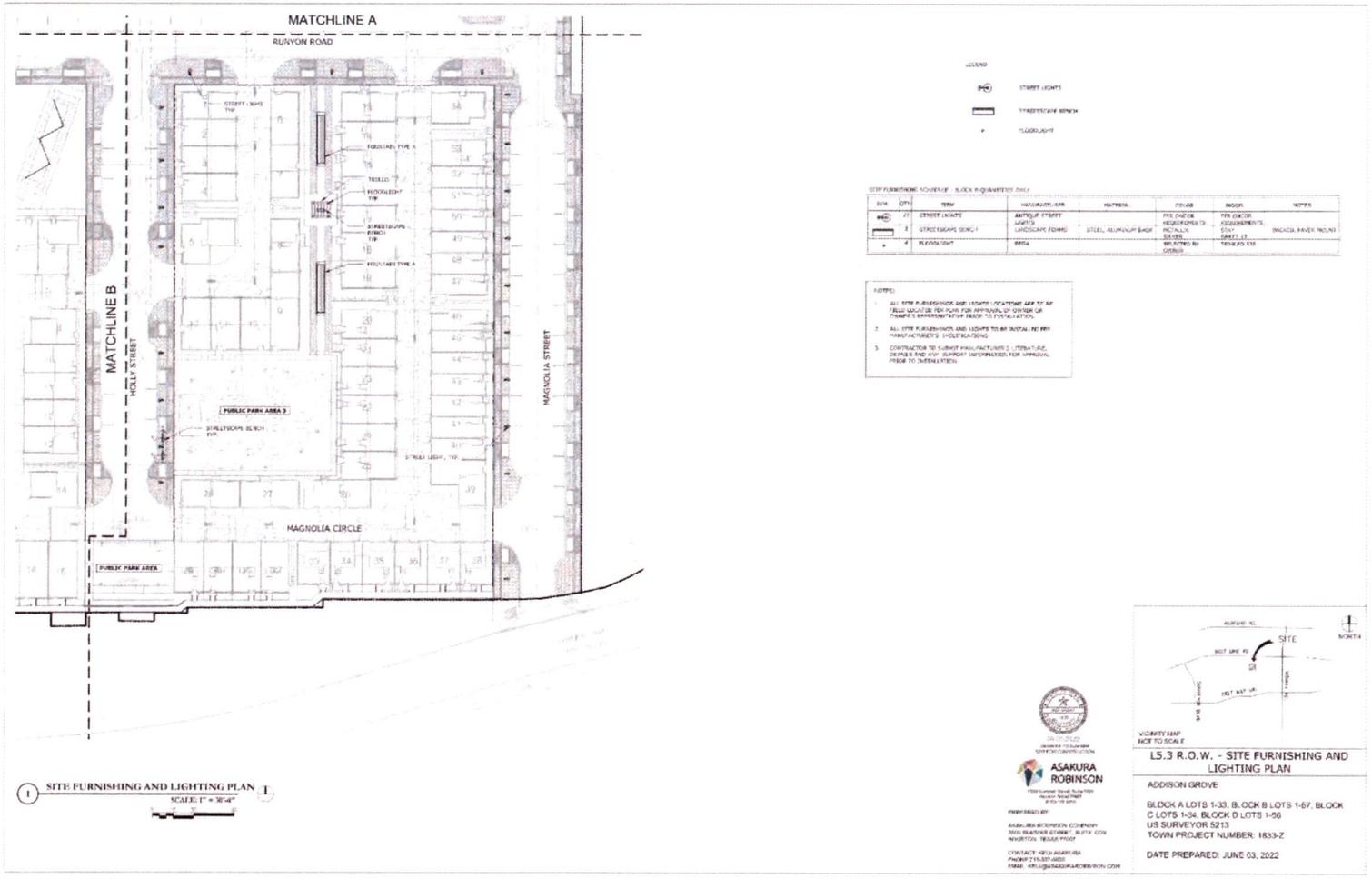
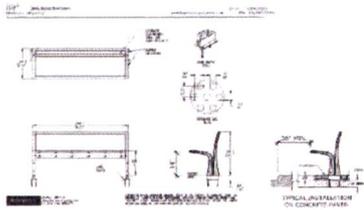
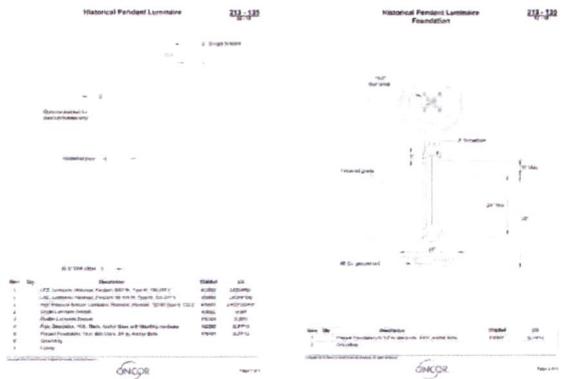


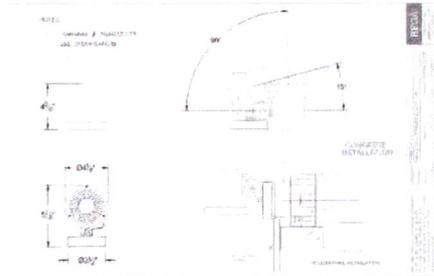
Exhibit A



1 TYP. STREETSCAPE BENCH DETAIL
NTS



2 TYP. STREET LIGHT FIXTURE DETAIL
NTS



3 TYP. FLOOD LIGHT DETAIL
NTS

ASAKURA ROBINSON

PREPARED BY:
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VICTORY MAP
NORTH TO SCALE

LS, 4 R.O.W. - SITE FURNISHING AND LIGHTING DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-96
US SURVEYOR 5213
TOWN PROJECT NUMBER 1833-2
DATE PREPARED: JUNE 03, 2022

Exhibit A

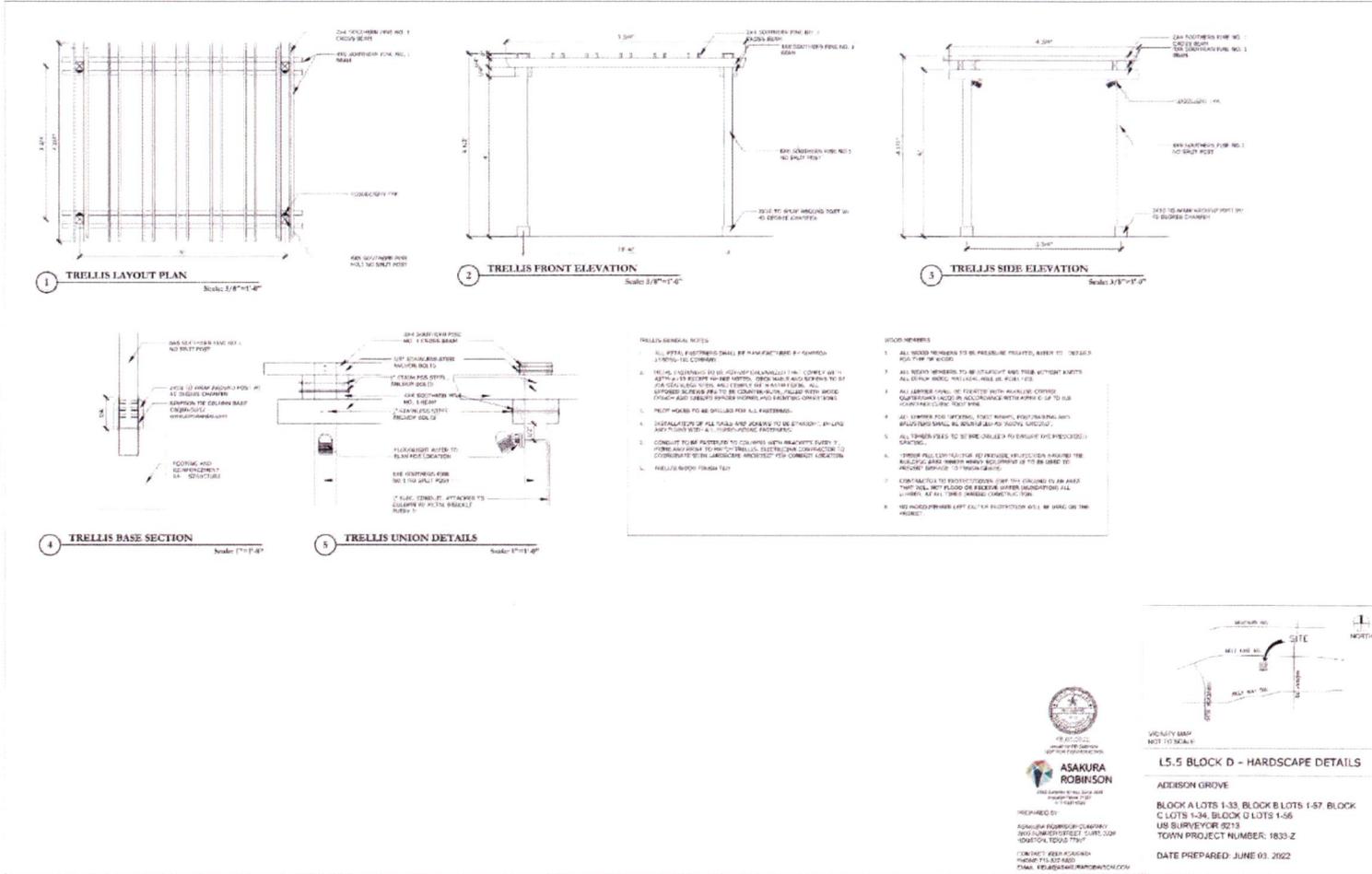


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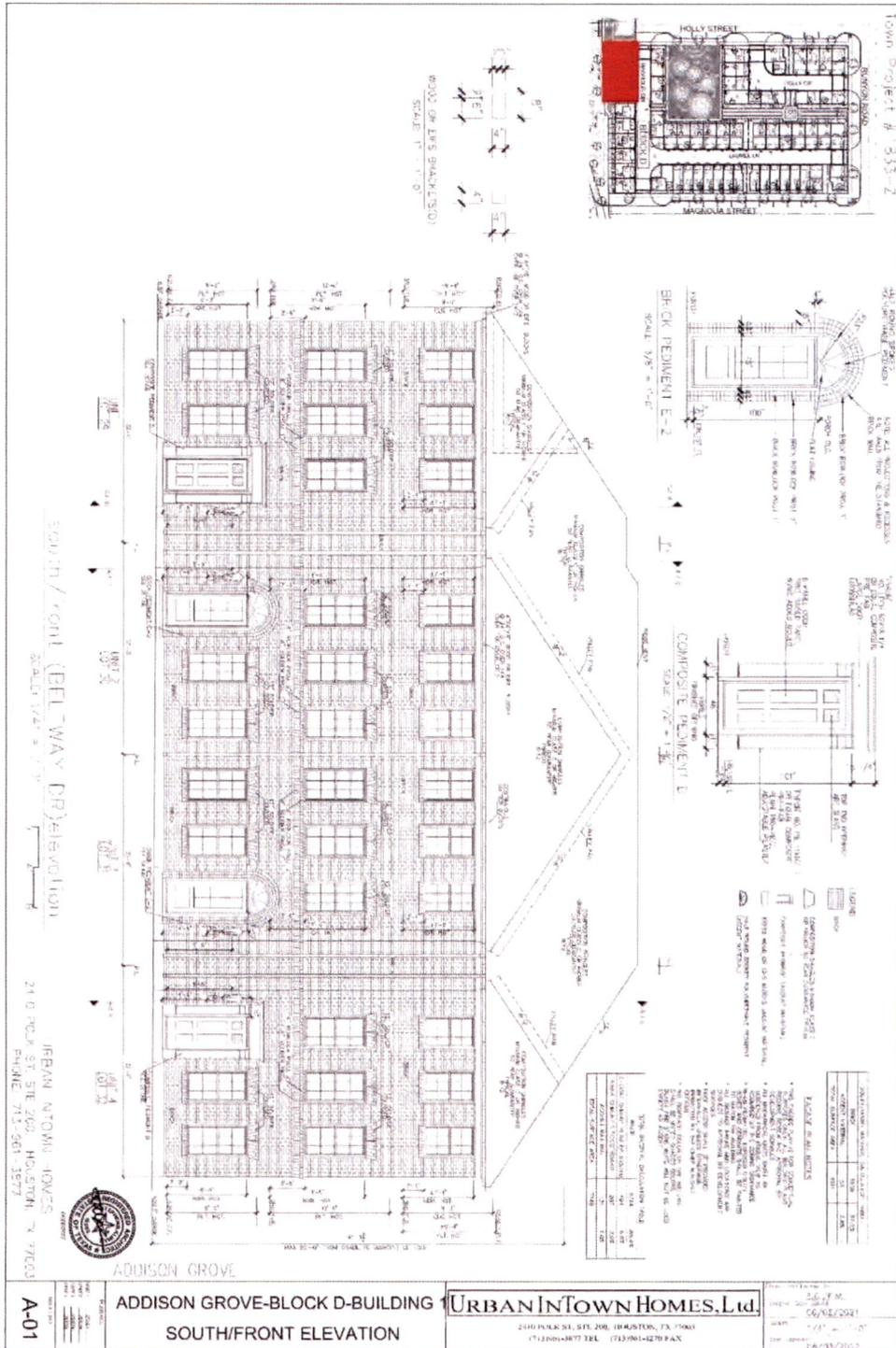


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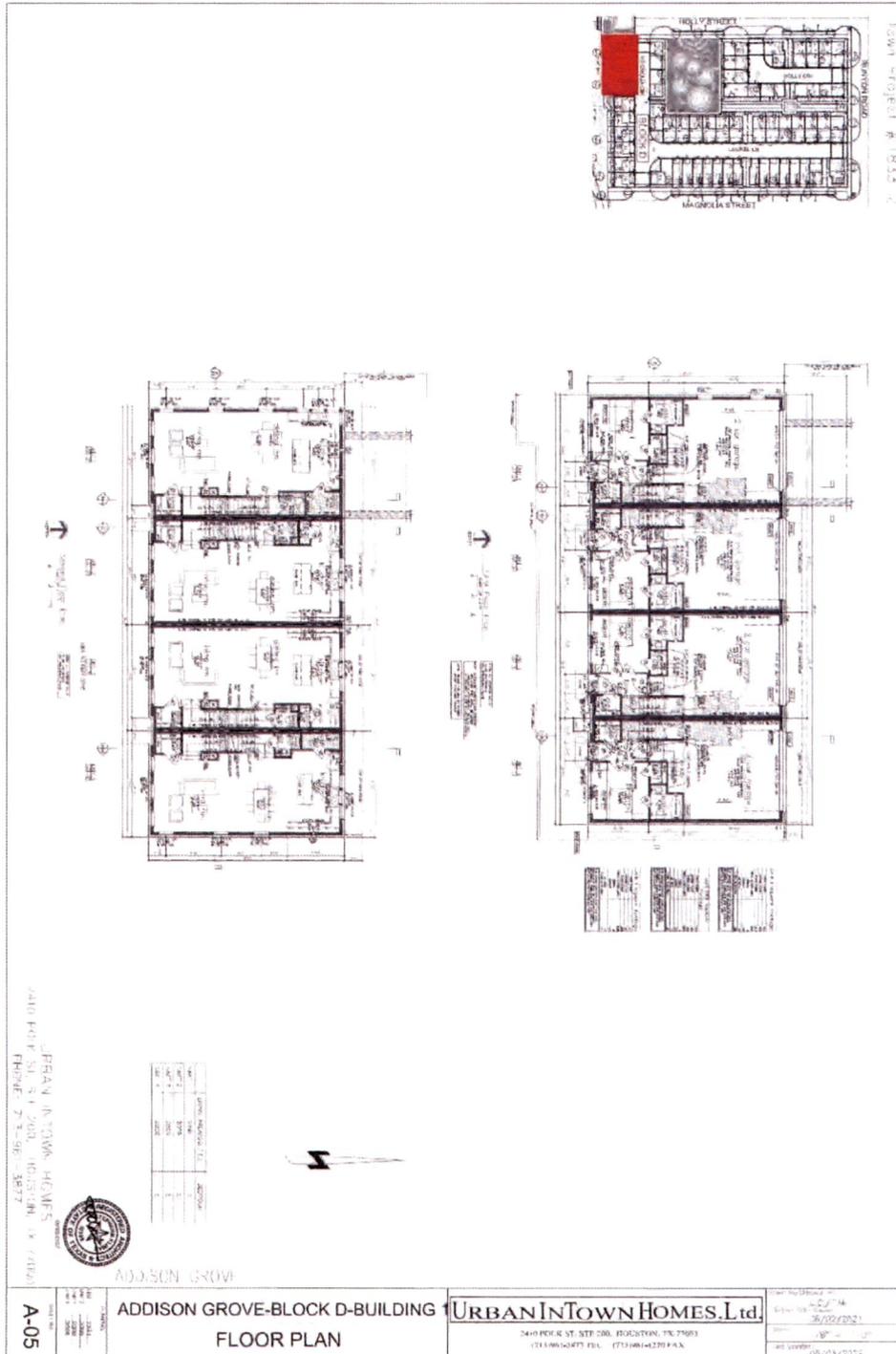


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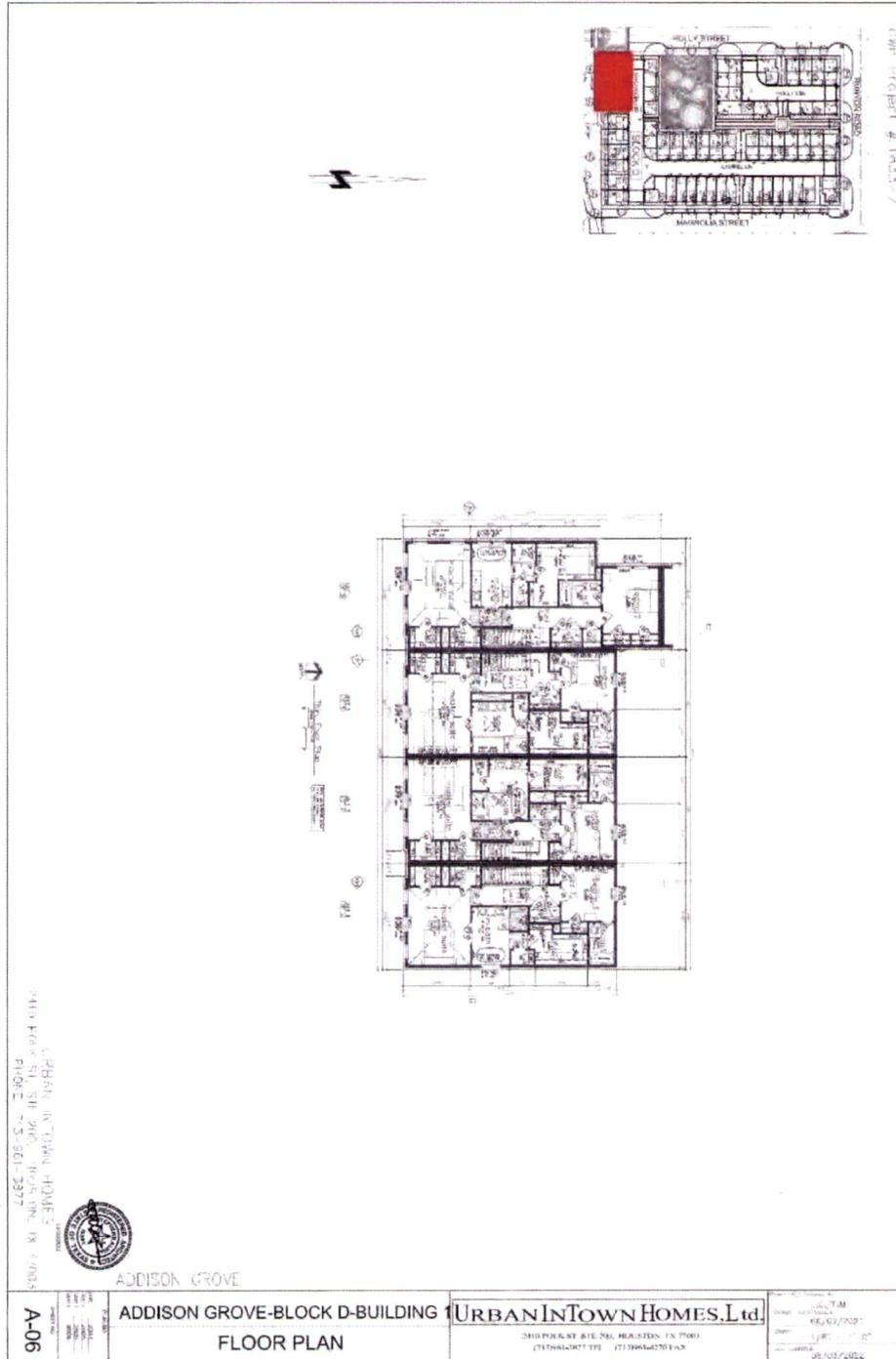


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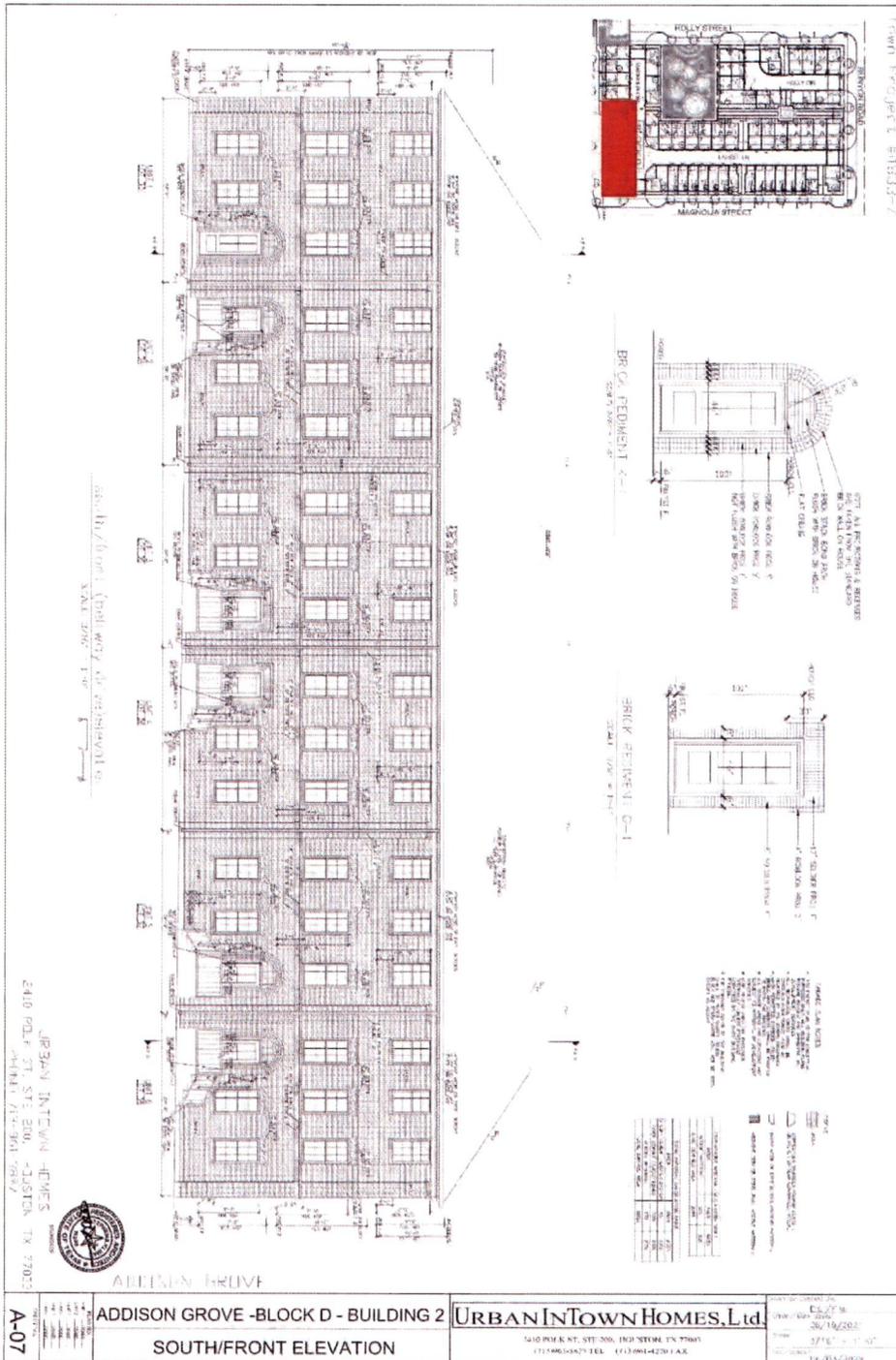
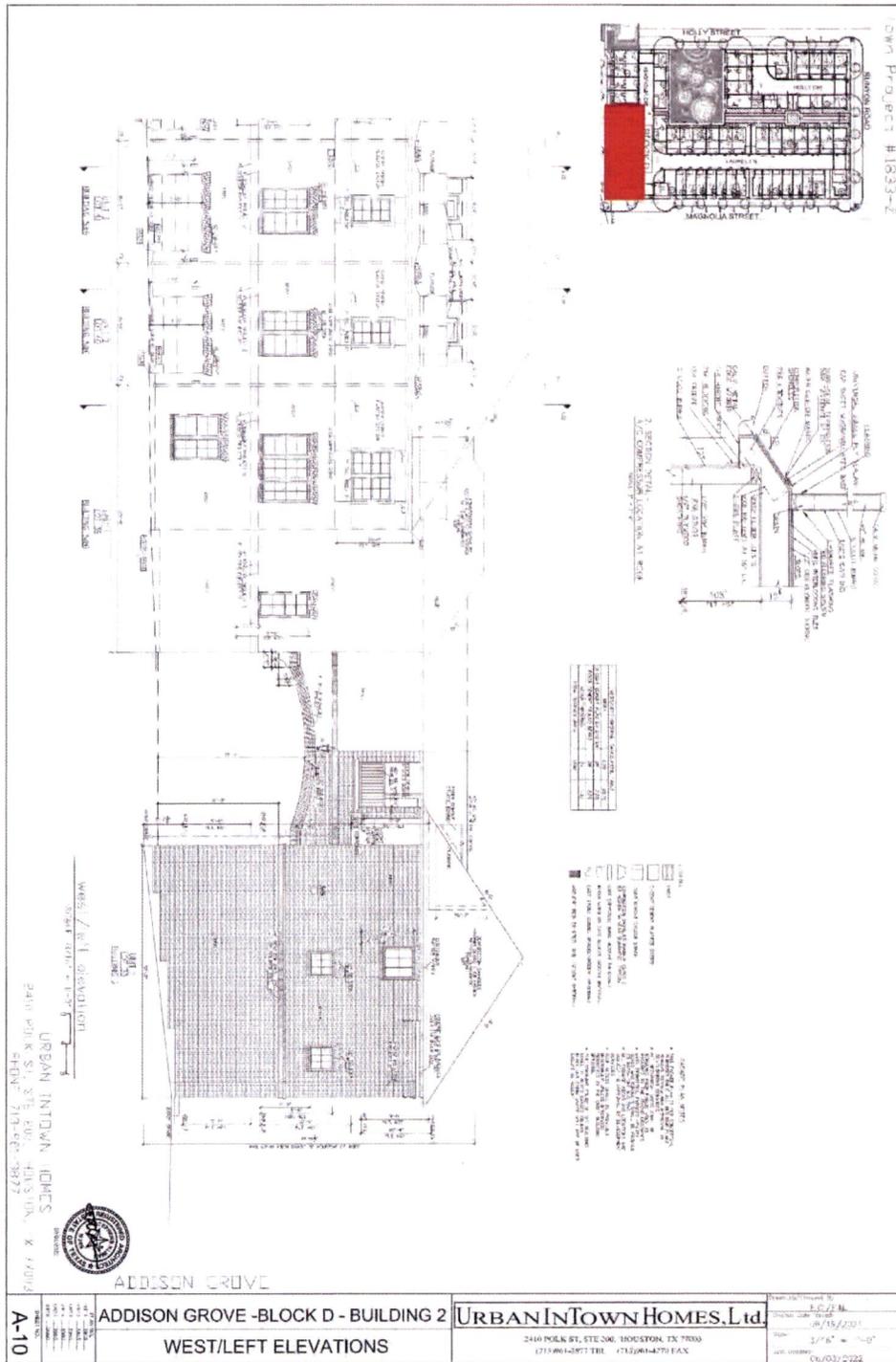


Exhibit A



Exhibit A



<p>3' COVER MARK GRAPHIC SCALE</p> <p>URBAN INTOWN HOMES, INC.</p> <p>2410 POLA ST. STE. 200, DALLAS, TX 75201</p> <p>PH: 214-521-3877</p>	<p>ADDISON GROVE</p> <p>ADDISON GROVE - BLOCK D - BUILDING 2</p> <p>WEST/LEFT ELEVATIONS</p>	<p>URBAN INTOWN HOMES, Ltd.</p> <p>2410 POLA ST, STE 200, DALLAS, TX 75201</p> <p>(214) 521-3877 TEL (214) 521-4770 FAX</p>	<p>Drawn by: J. M.</p> <p>Checked by: J. M.</p> <p>Date: 06/15/2011</p> <p>Scale: 1/8" = 1'-0"</p> <p>Rev: 06/03/2011</p>
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Exhibit A

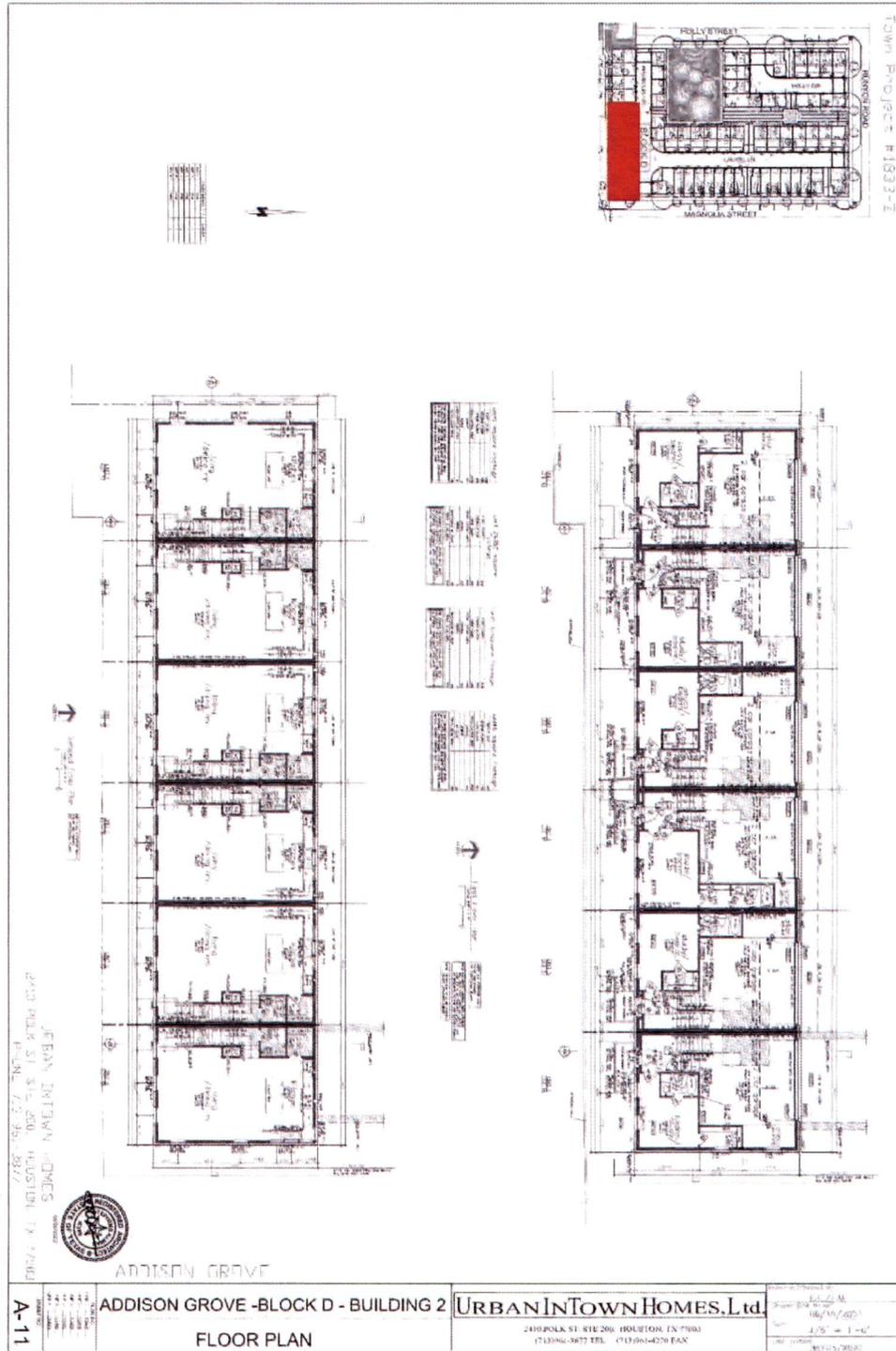


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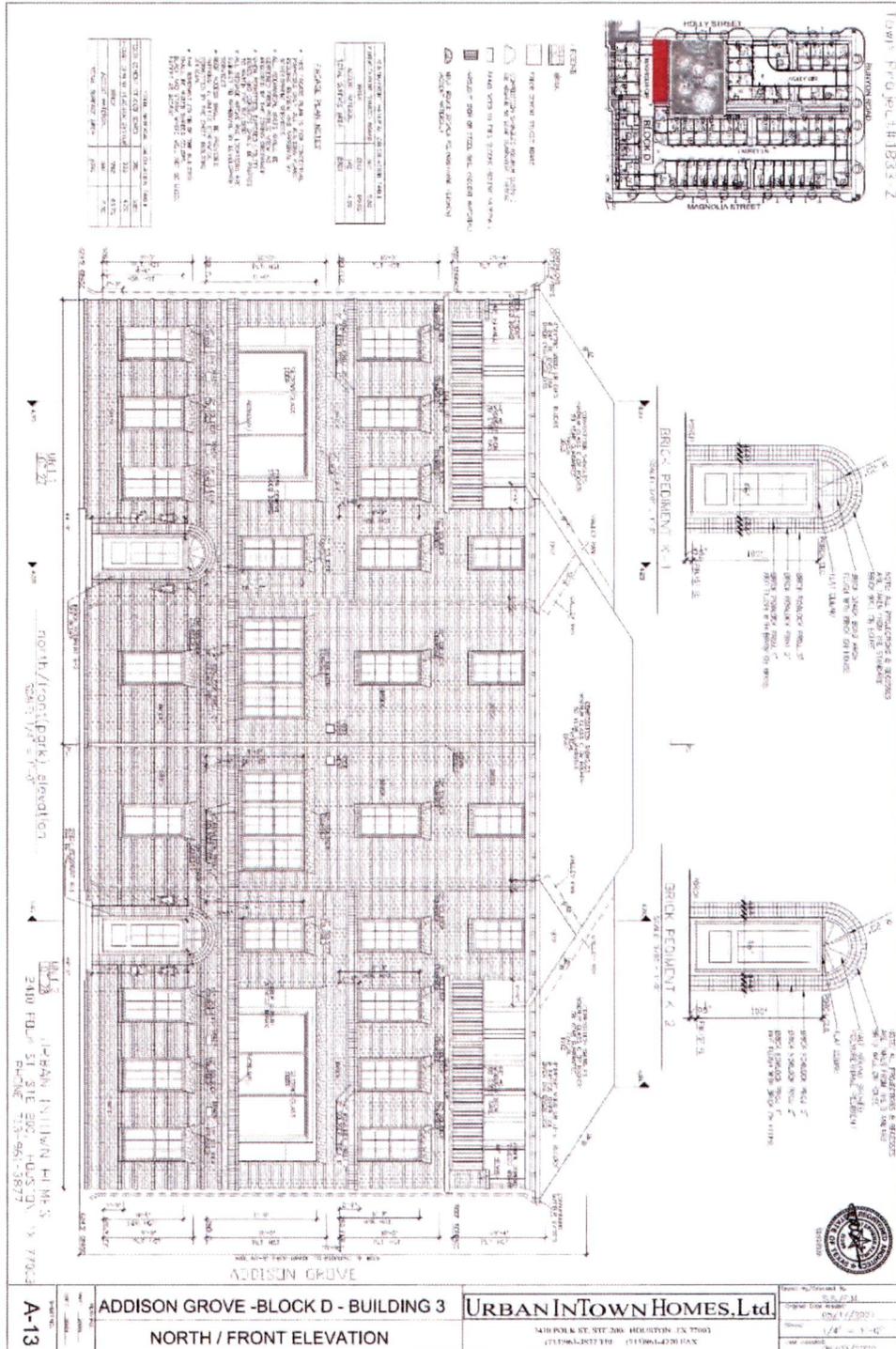


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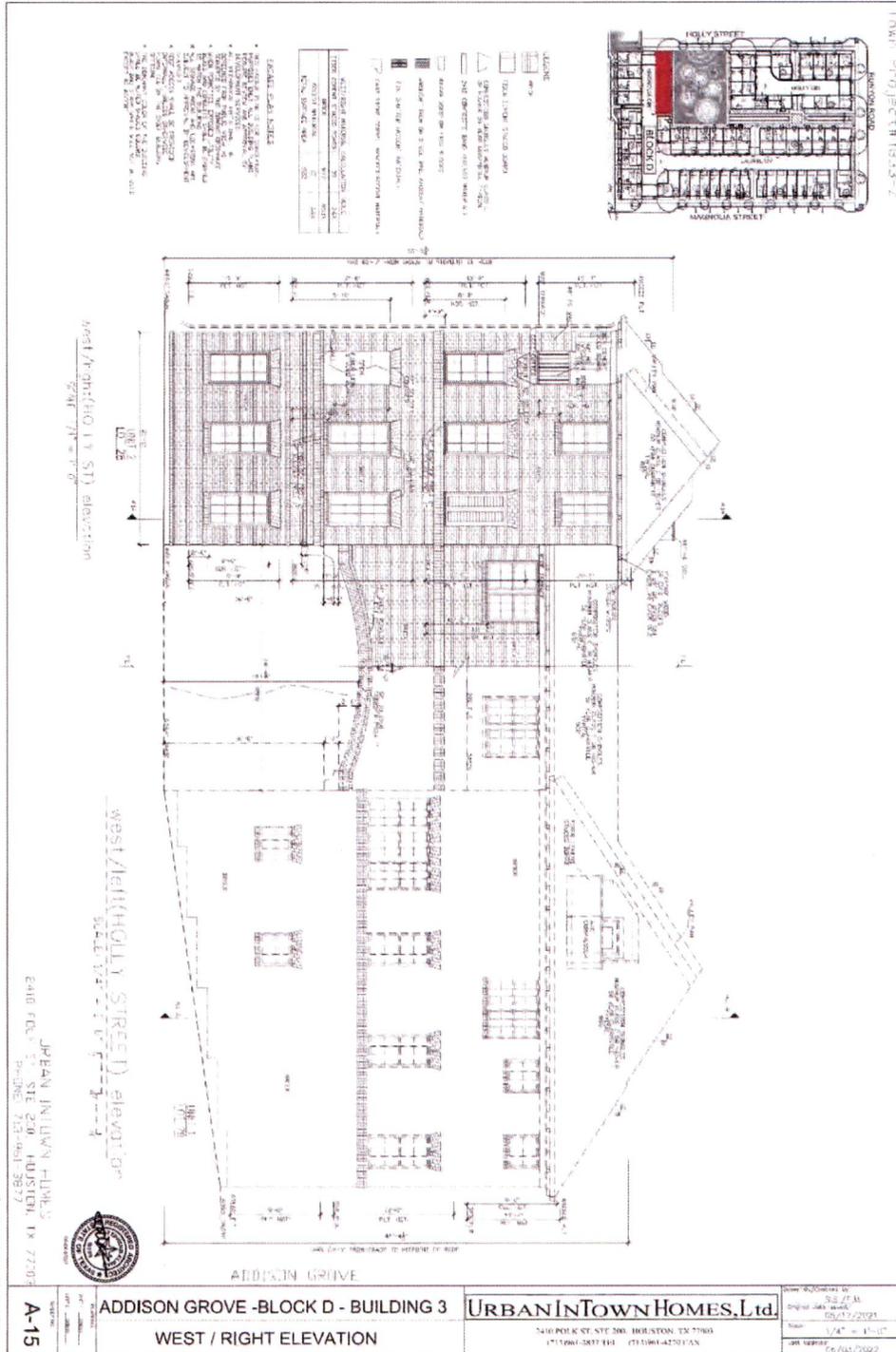


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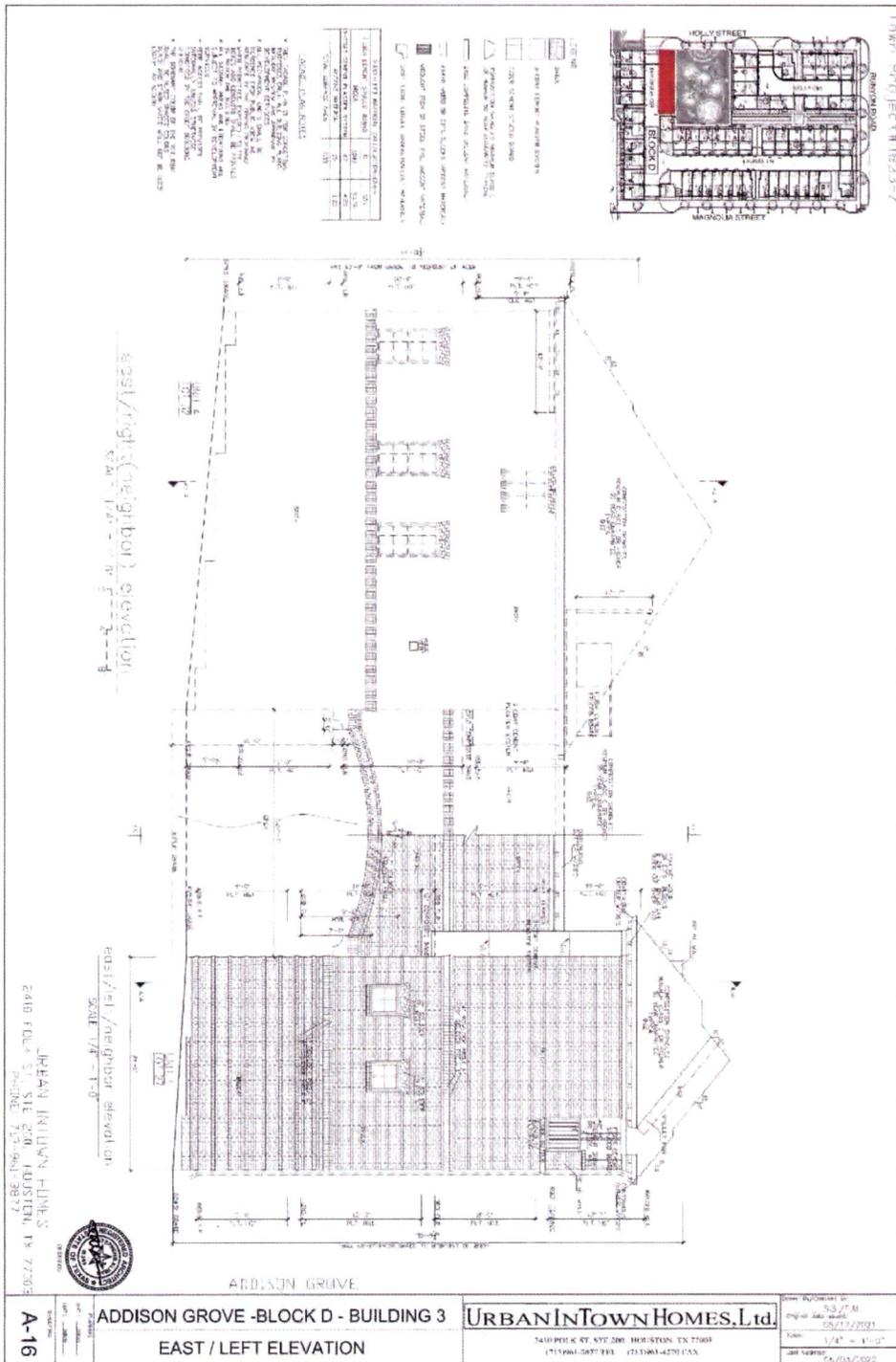


Exhibit A



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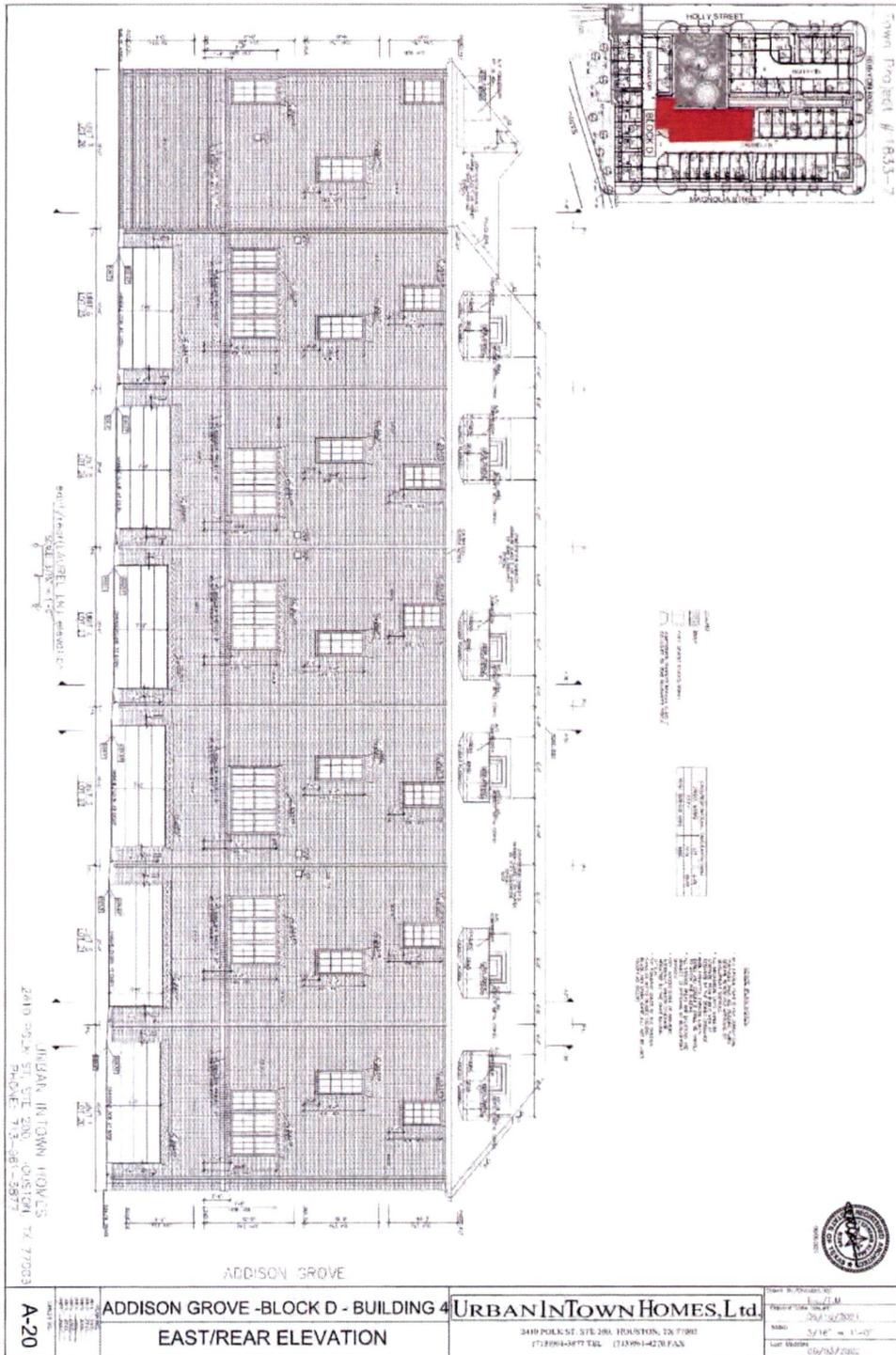


Exhibit A

Project # 1833-Z

HOLY STREET

MAGNOLIA STREET

ADDISON STREET

ADDISON GROVE - BLOCK D - BUILDING 4

WOOD JOIST BRACKETS (D)

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

DATE: 05/10/2021

BY: [Signature]

36/23/210.2

URBAN INTOWN HOMES, Ltd.

2410 POLK ST. STE 200, HOUSTON, TX 77002
 (713) 981-5577 TEL (713) 981-4070 FAX

ADDISON GROVE - SOUTH/RIGHT ELEVATIONS

URBAN INTOWN HOMES, Ltd.

2410 POLK ST. STE 200 HOUSTON TX 77003
 P.O. BOX 515 981-5577

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A-21

Exhibit A

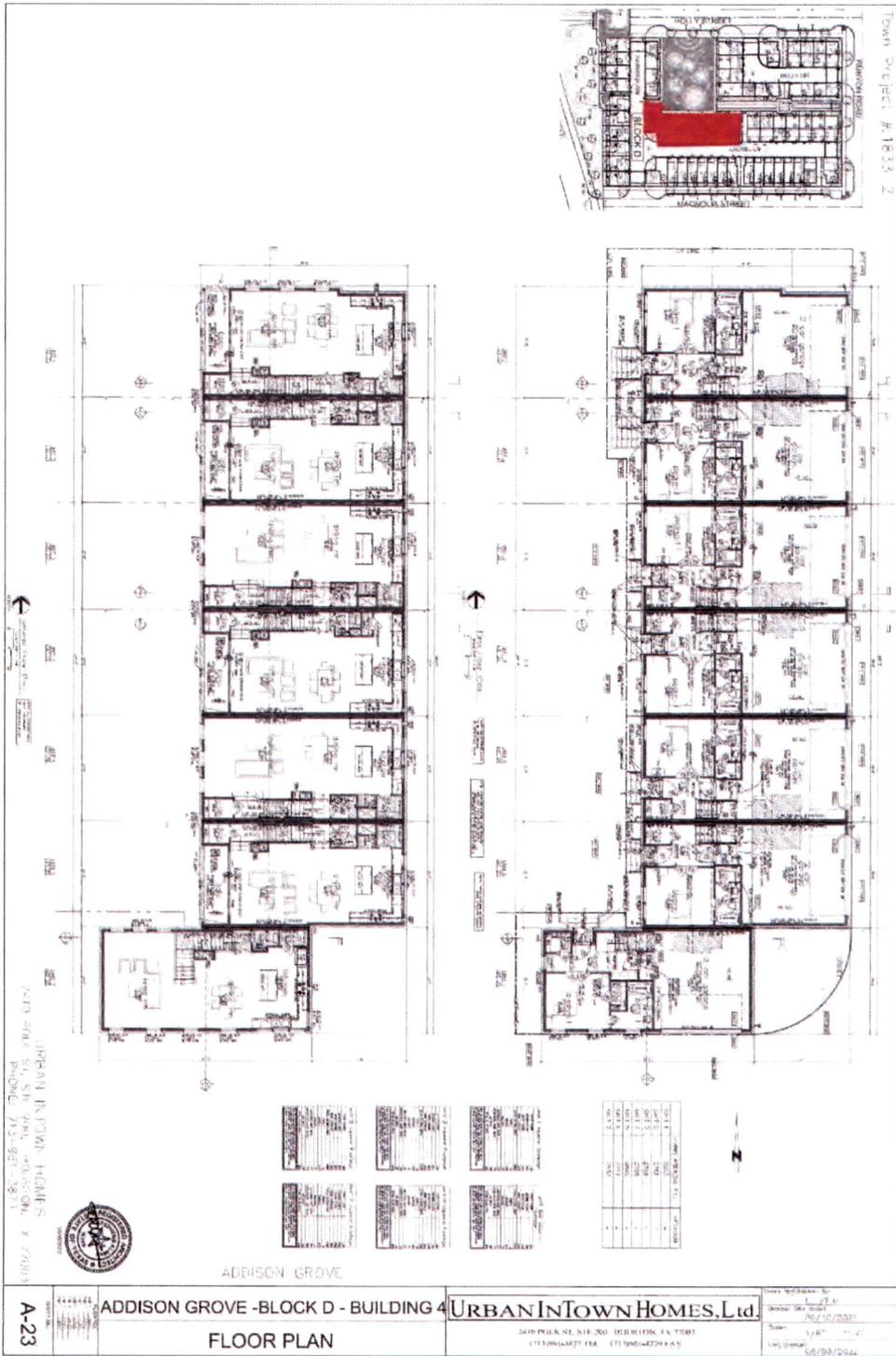


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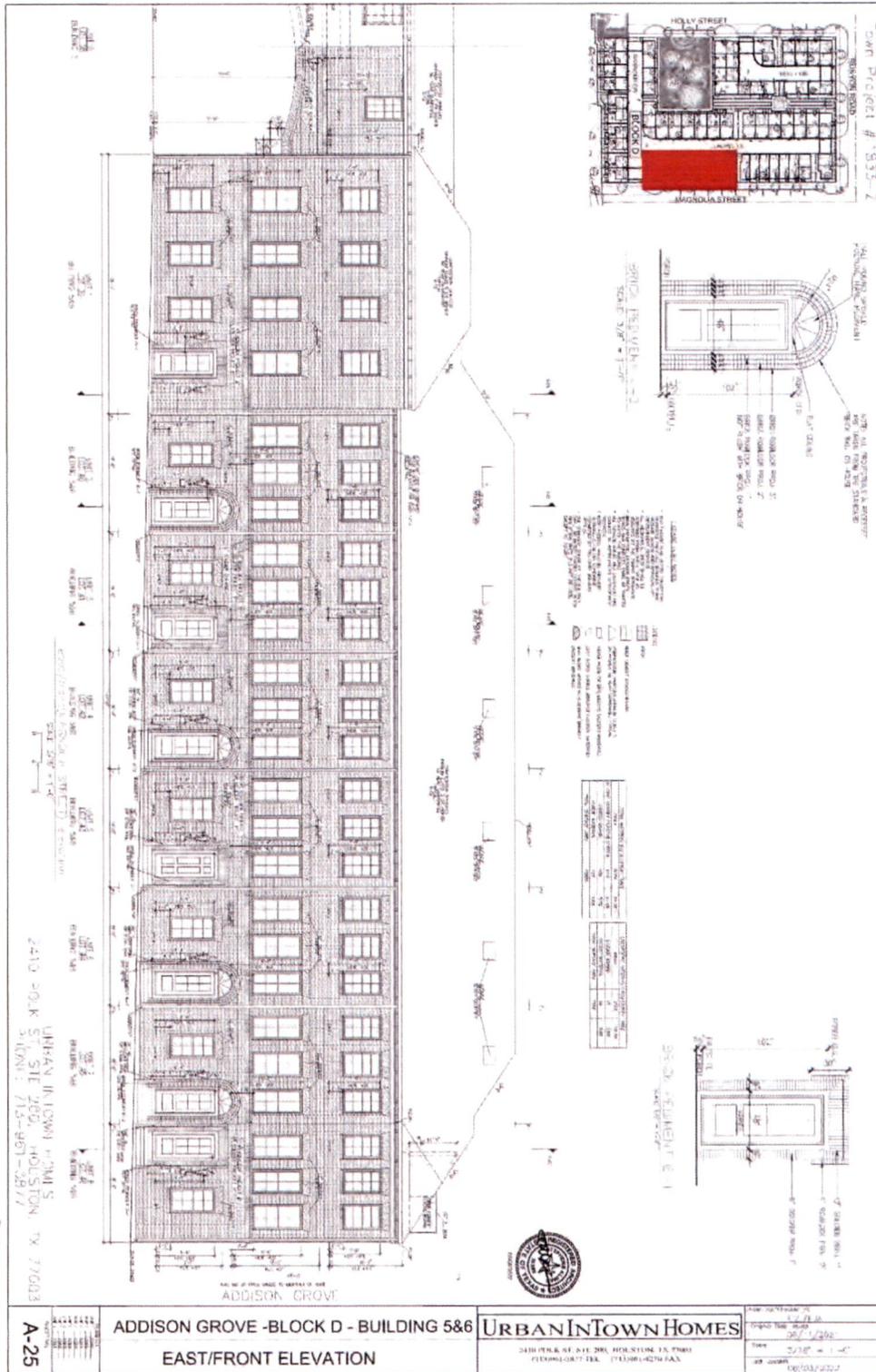


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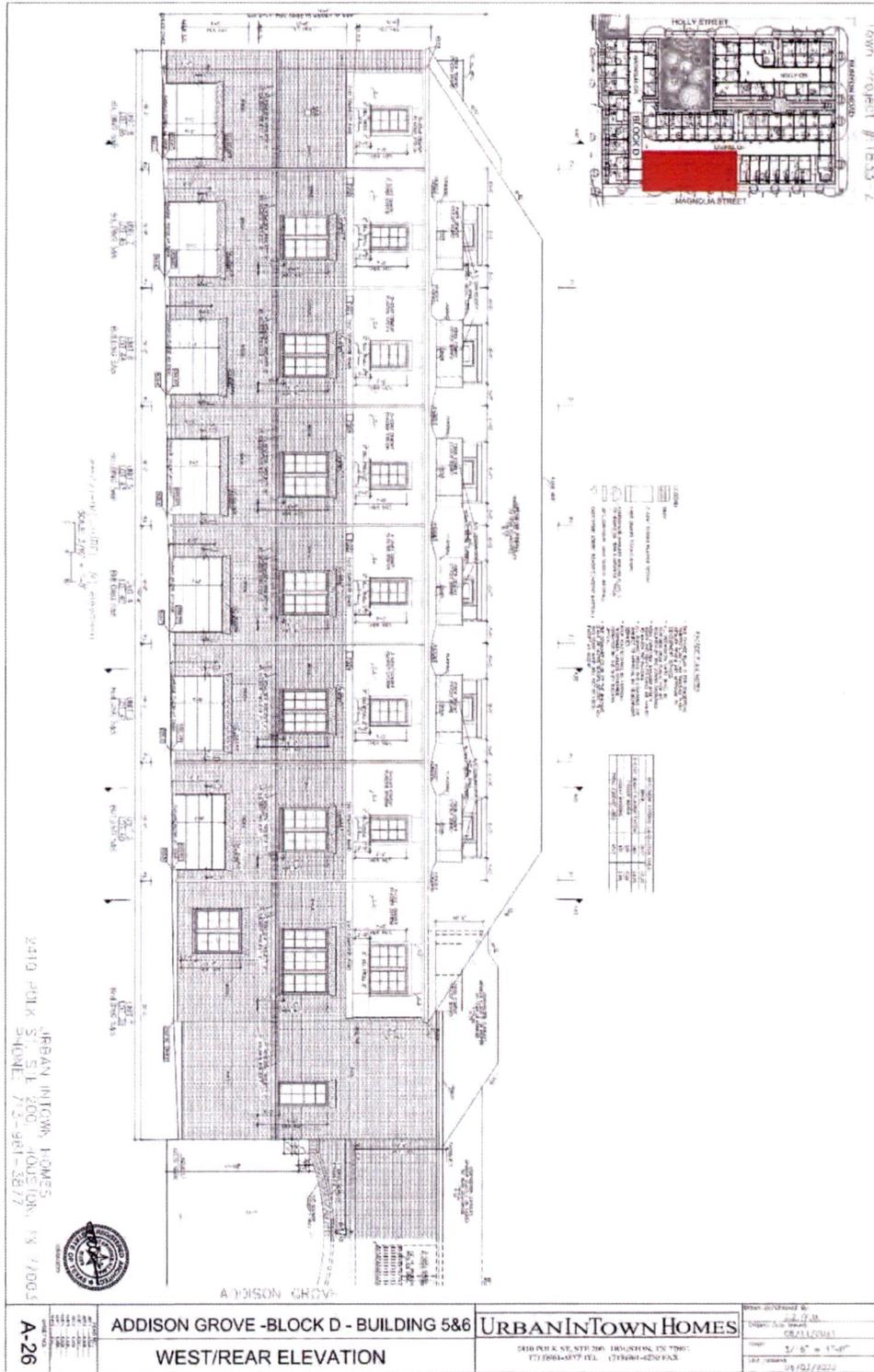


Exhibit A

Town Project # 1833-7

ADDISON GROVE

ADDISON GROVE - BLOCK D - BUILDING 5&6

NORTH / RIGHT ELEVATIONS

URBANINTOWN HOMES
 2410 POLK ST. STE 500, HOUSTON, TX 77002
 PHONE: 713-537-9611

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	<p>URBANINTOWN HOMES</p> <p>2410 POLK ST. STE 500, HOUSTON, TX 77002 (713) 537-1411 (713) 537-1411 FAX</p>	<p>DATE: 06/11/2021</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: 1833-7</p> <p>DATE: 06/11/2021</p>
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Exhibit A

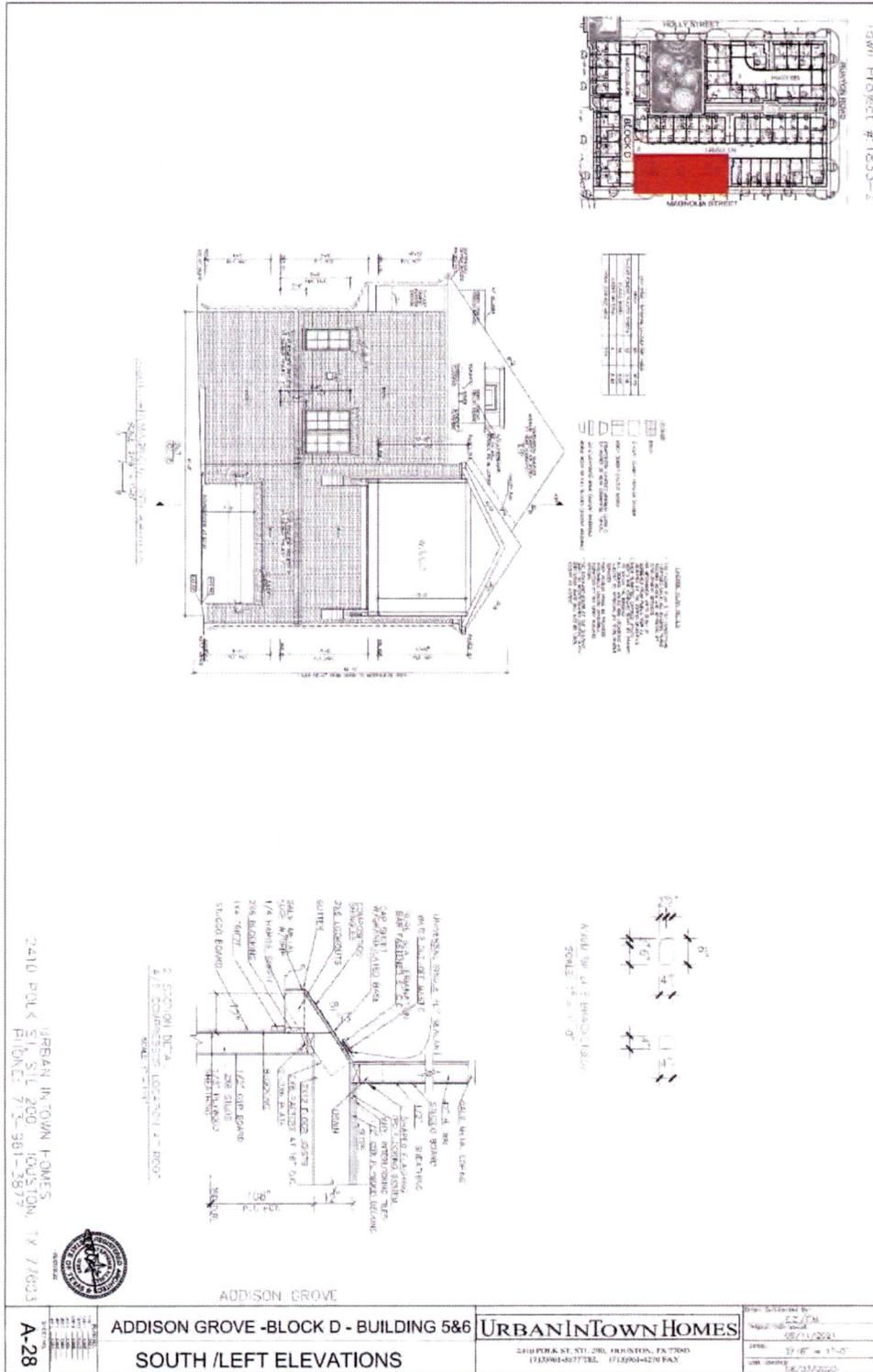


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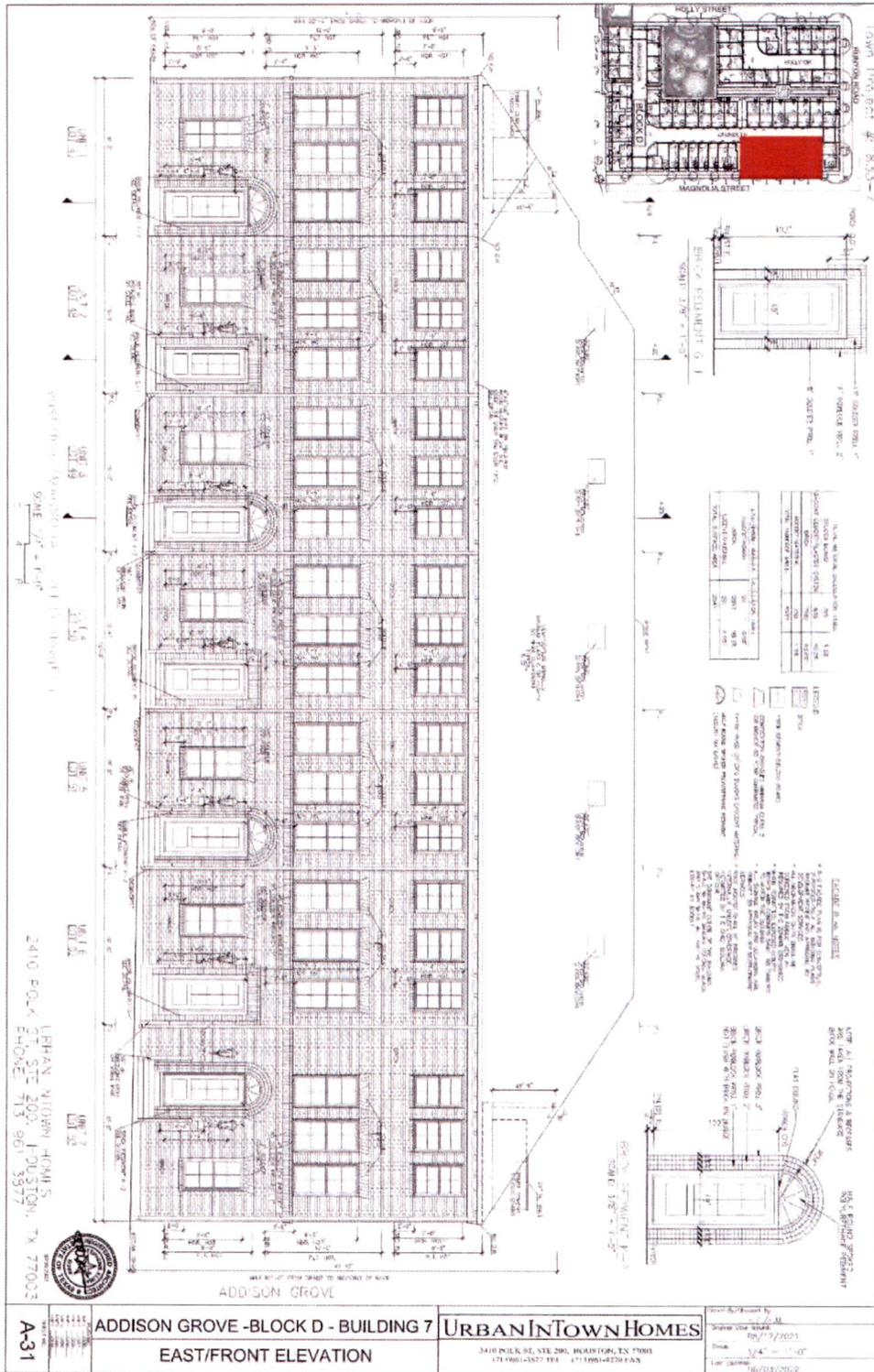


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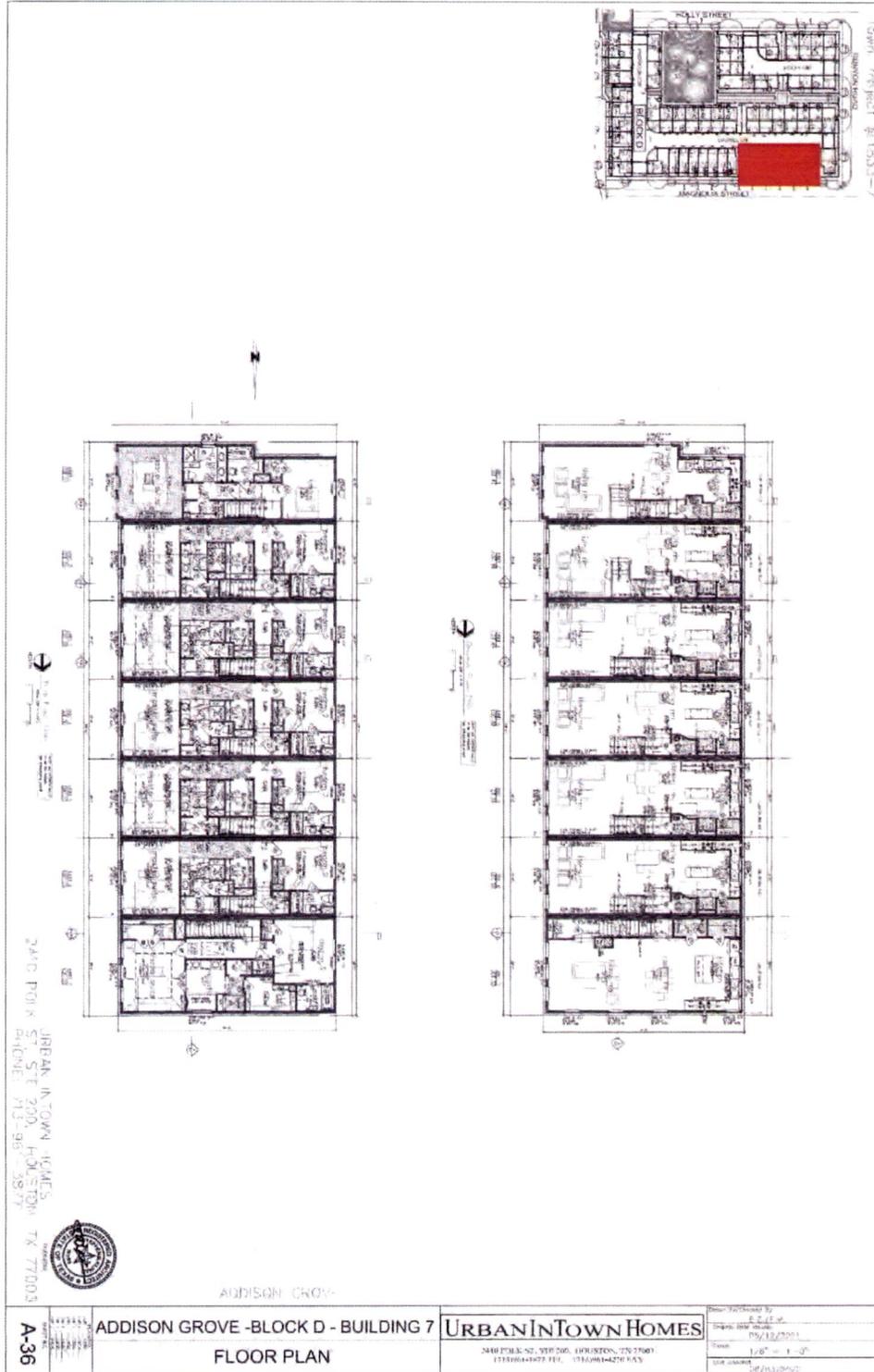


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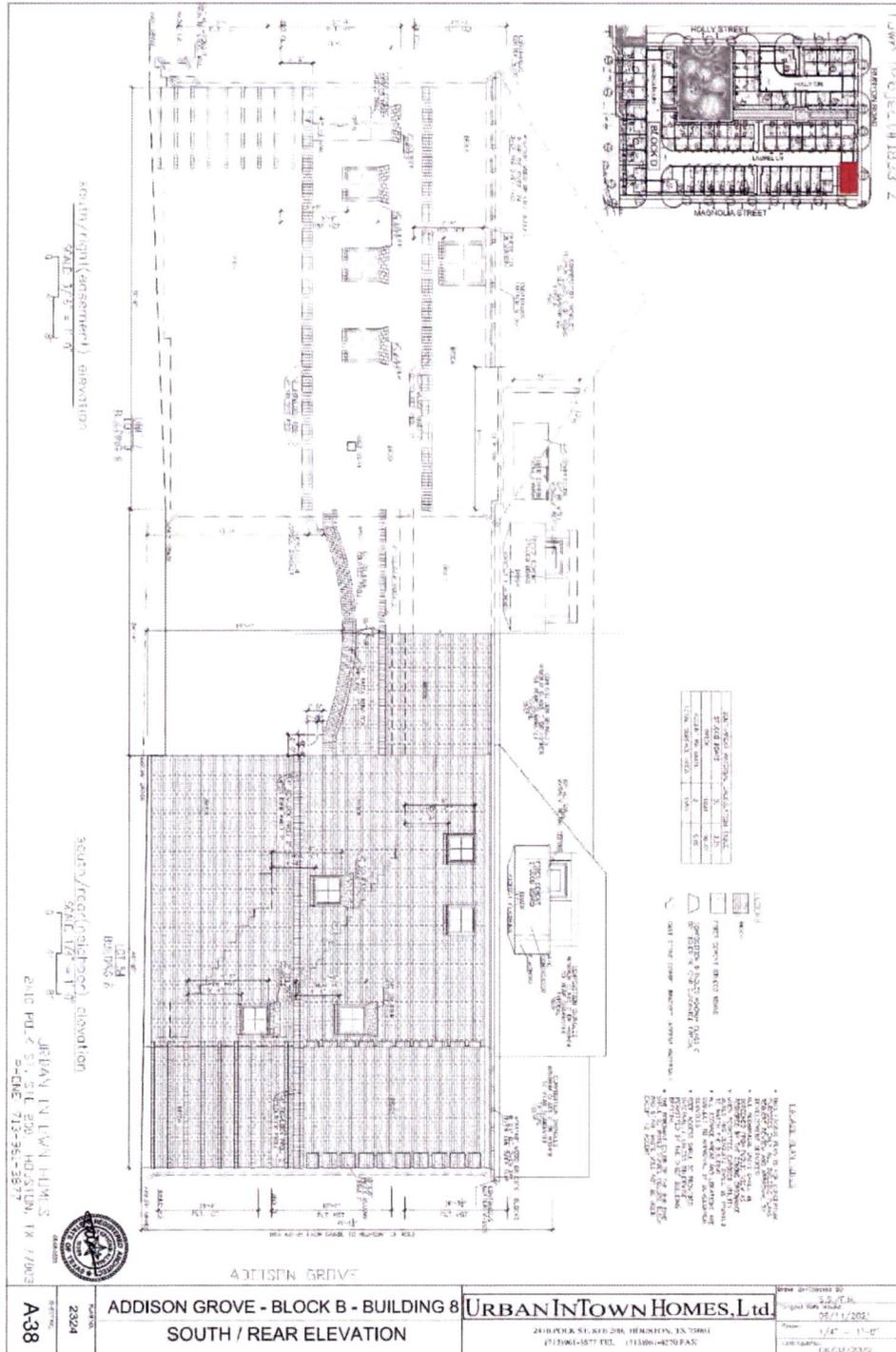


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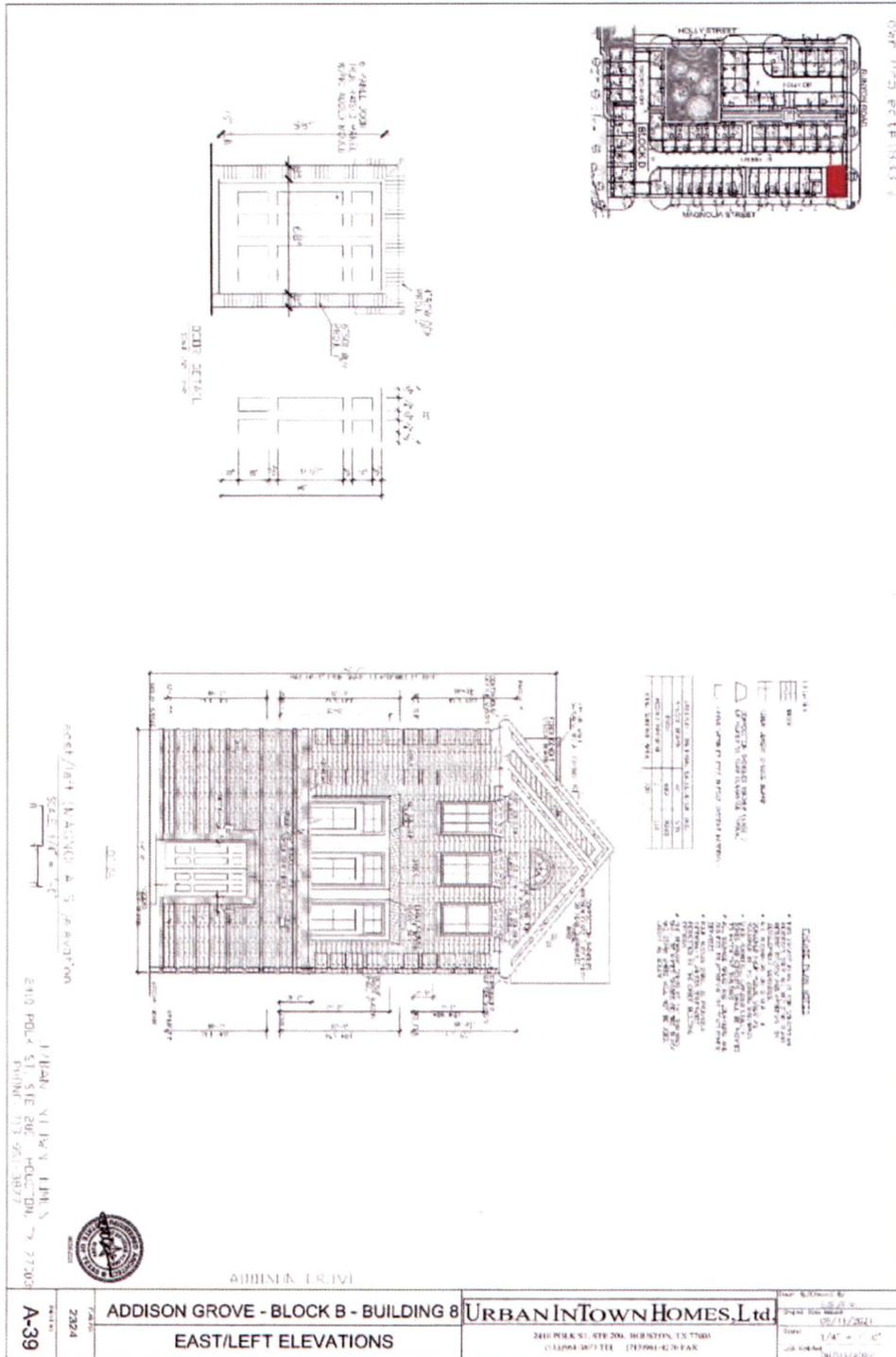


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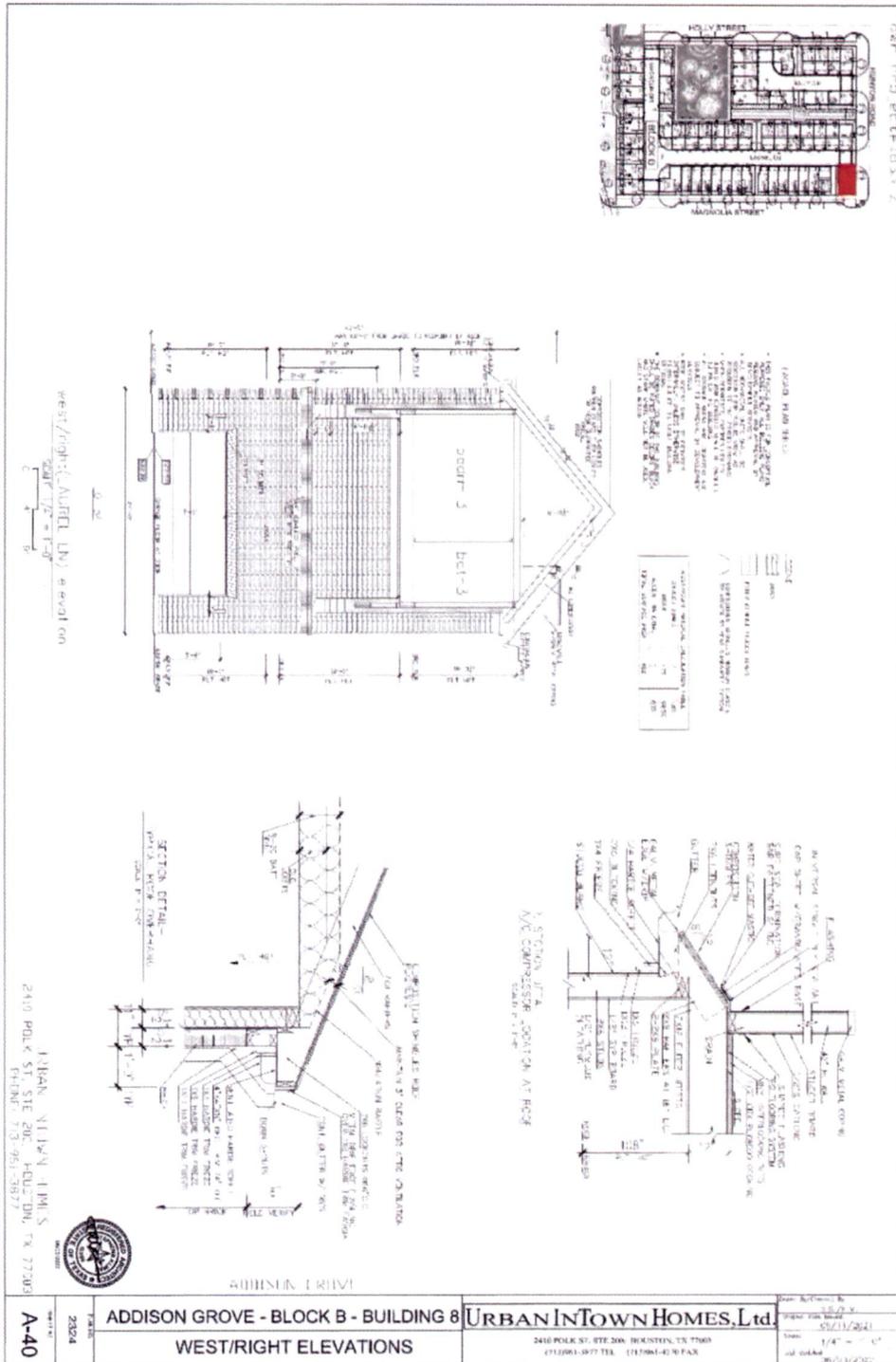


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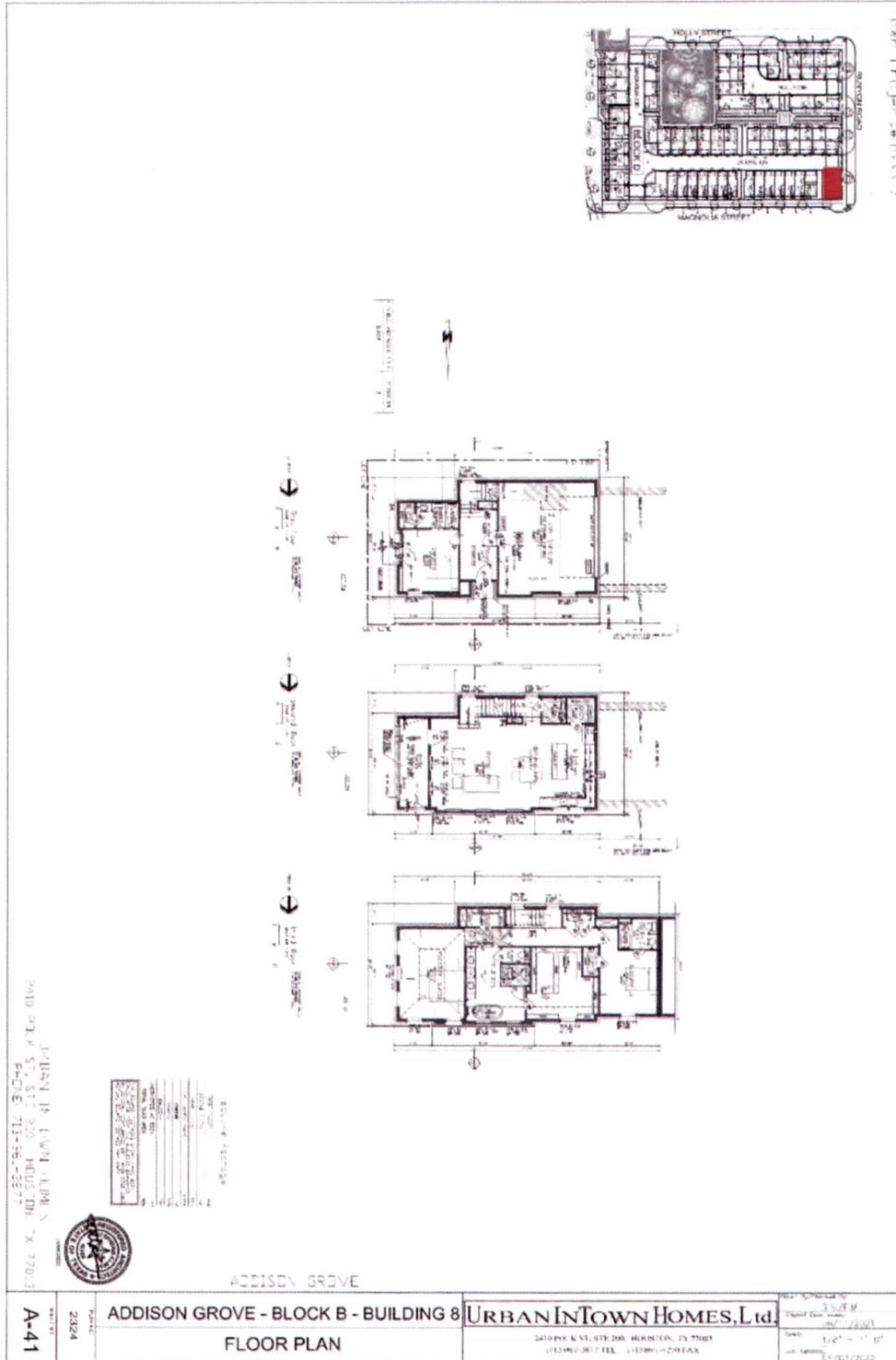


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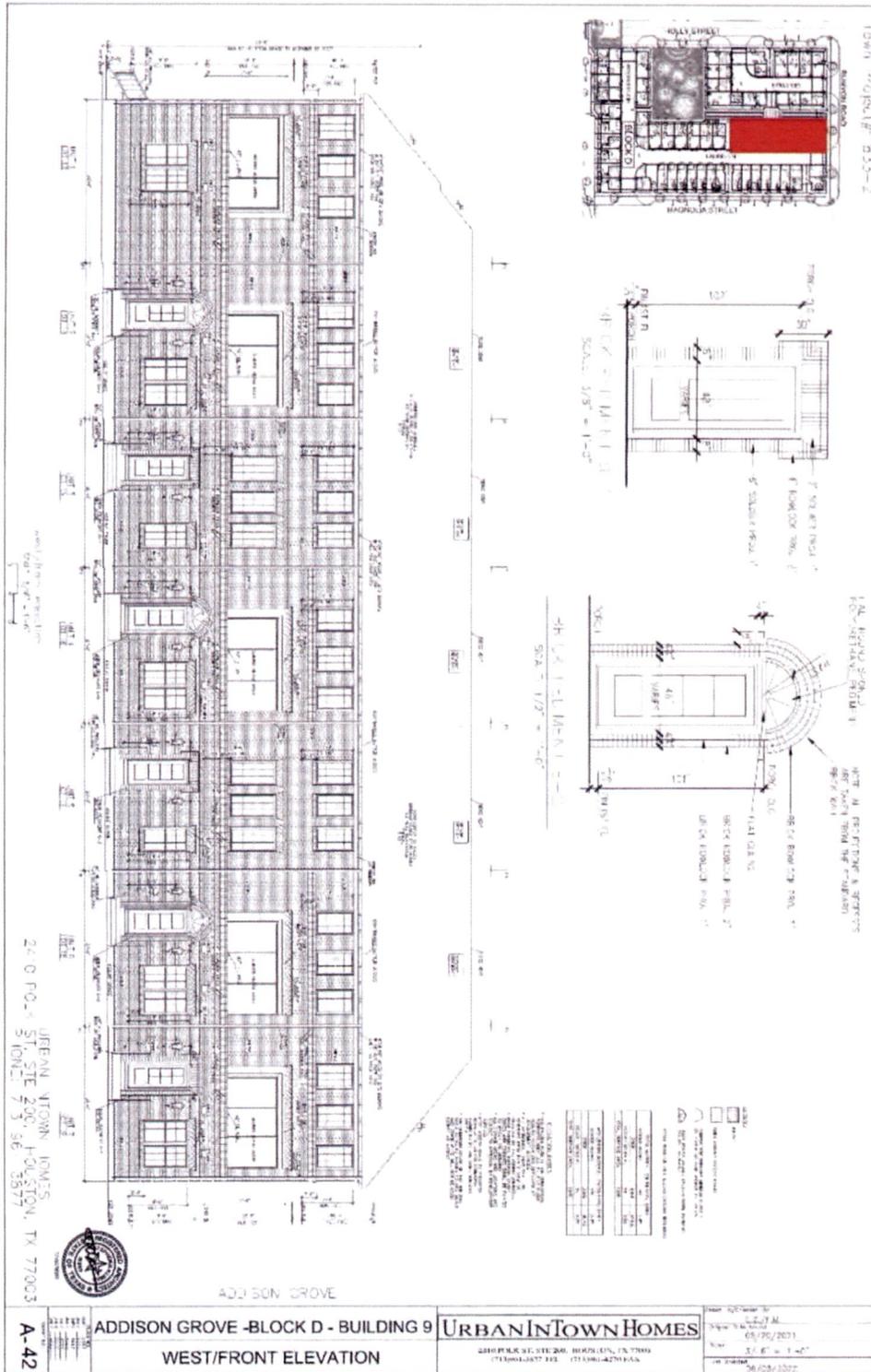


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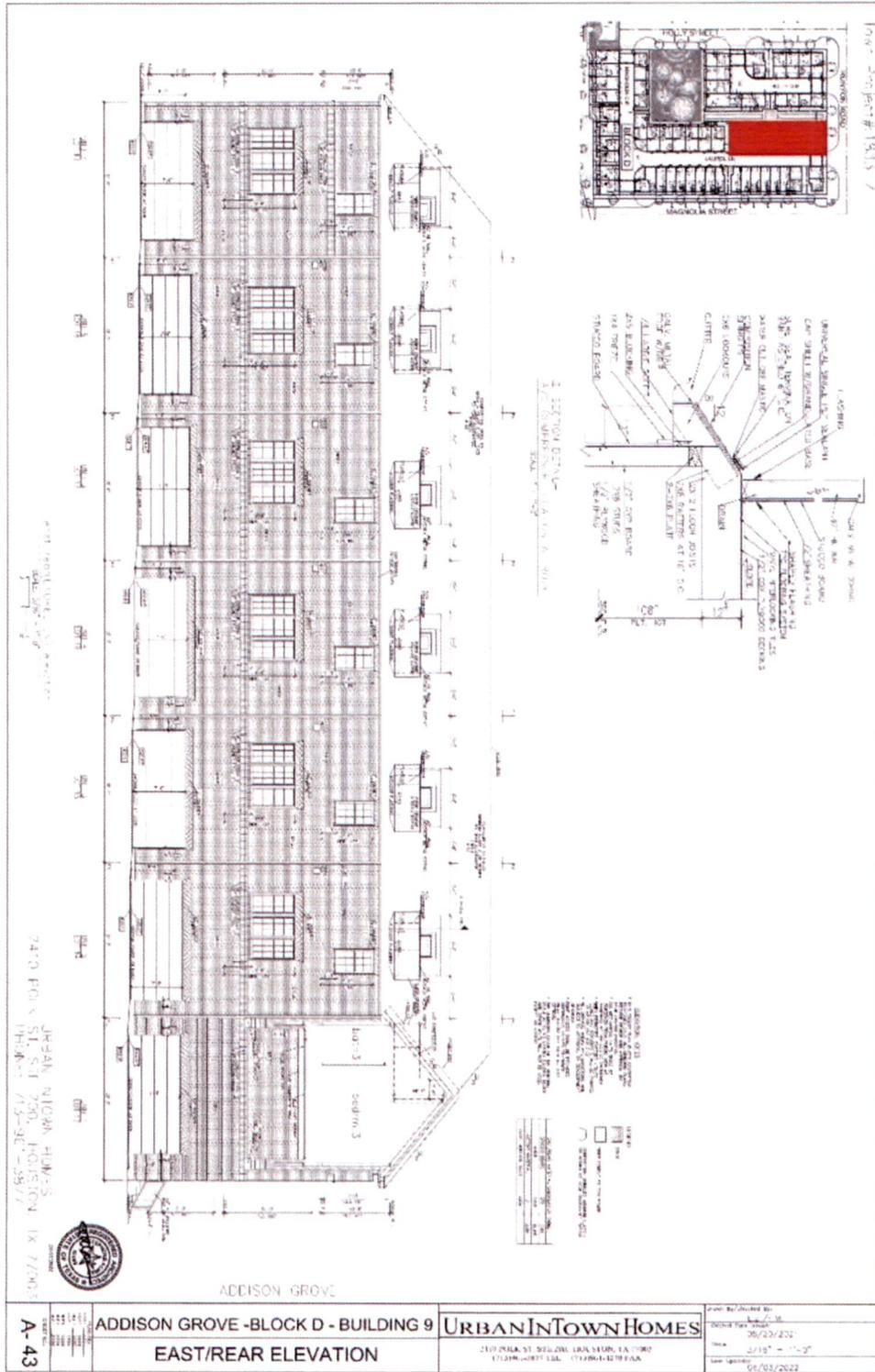


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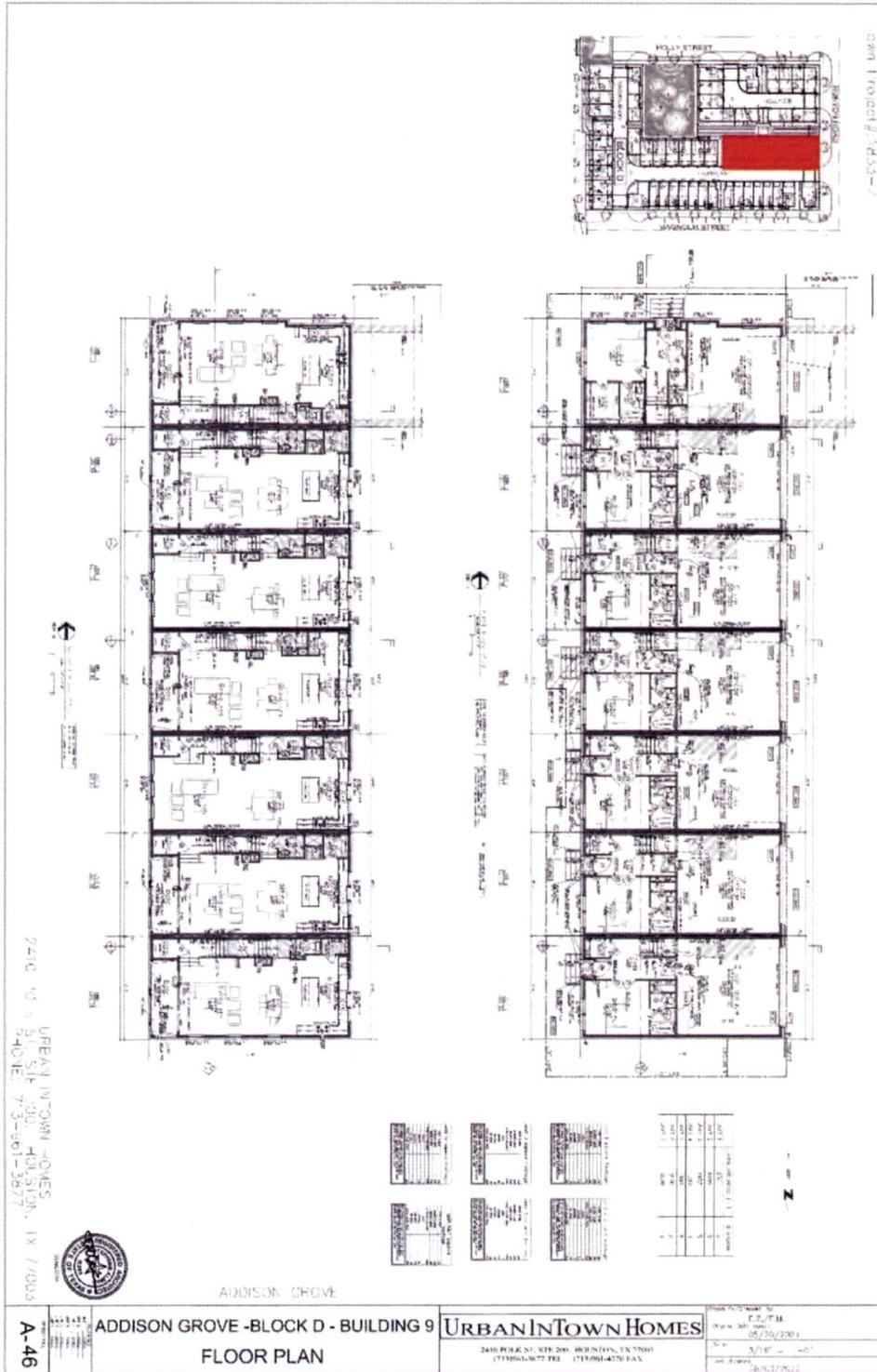


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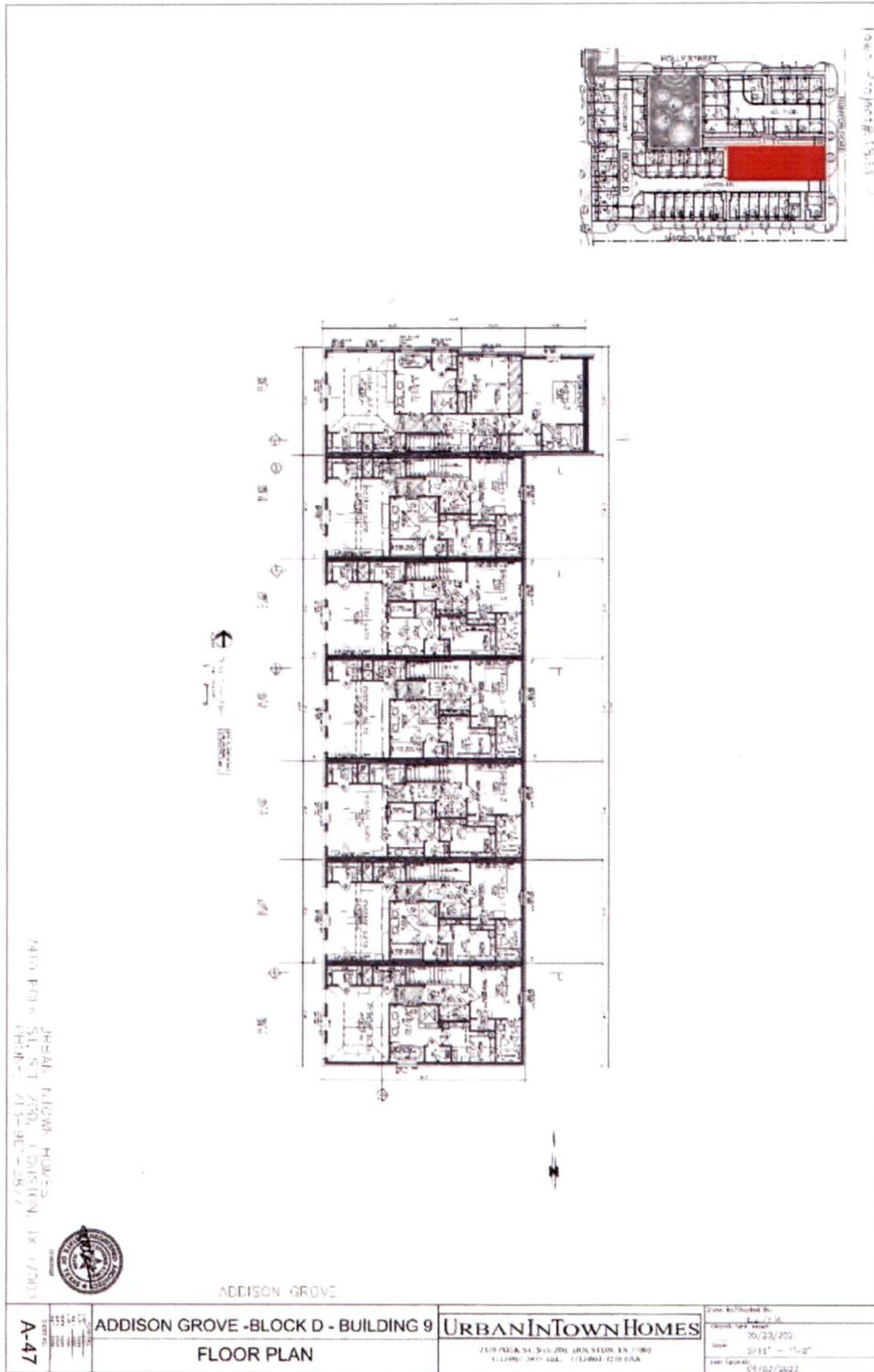


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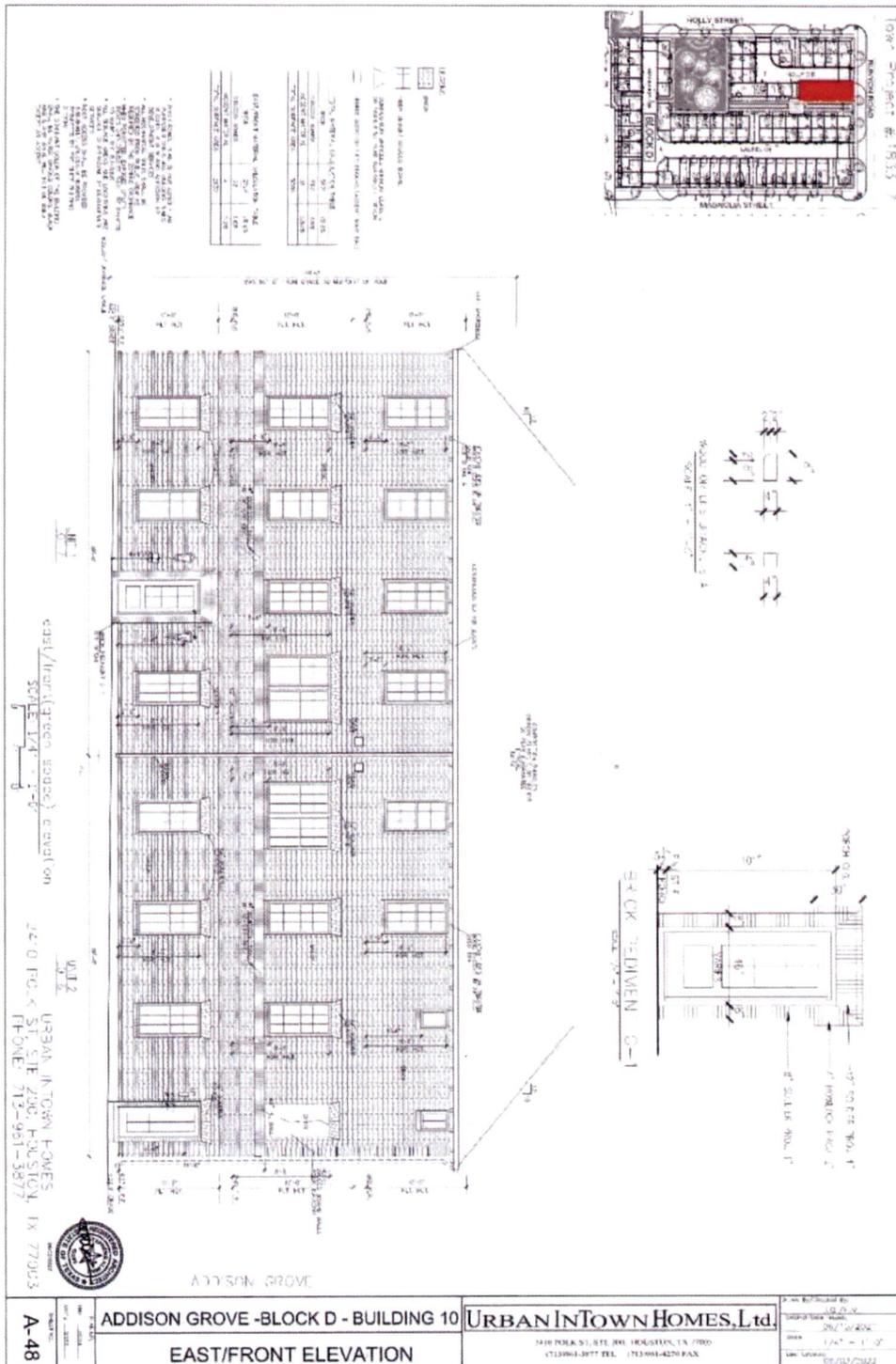


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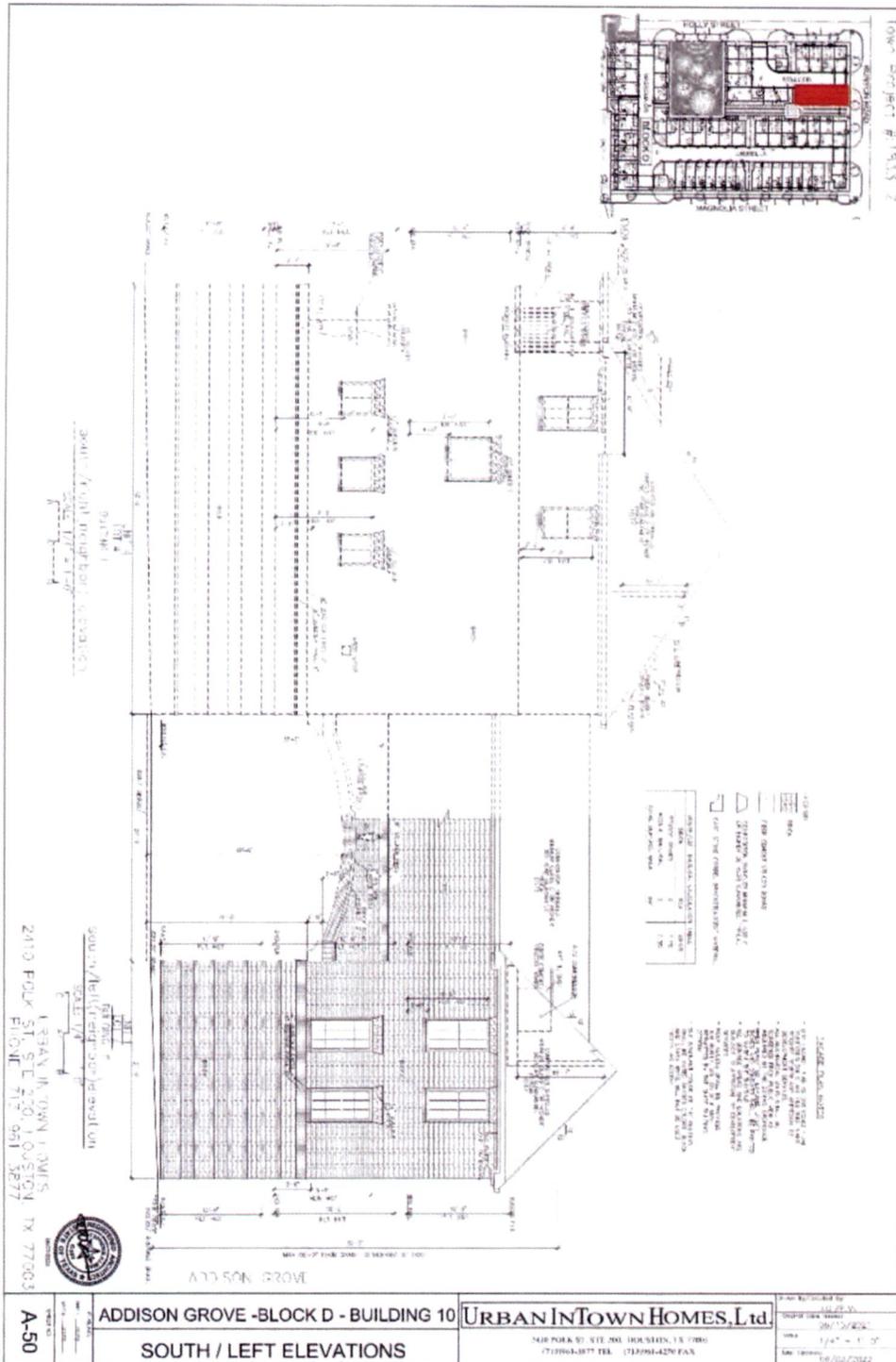


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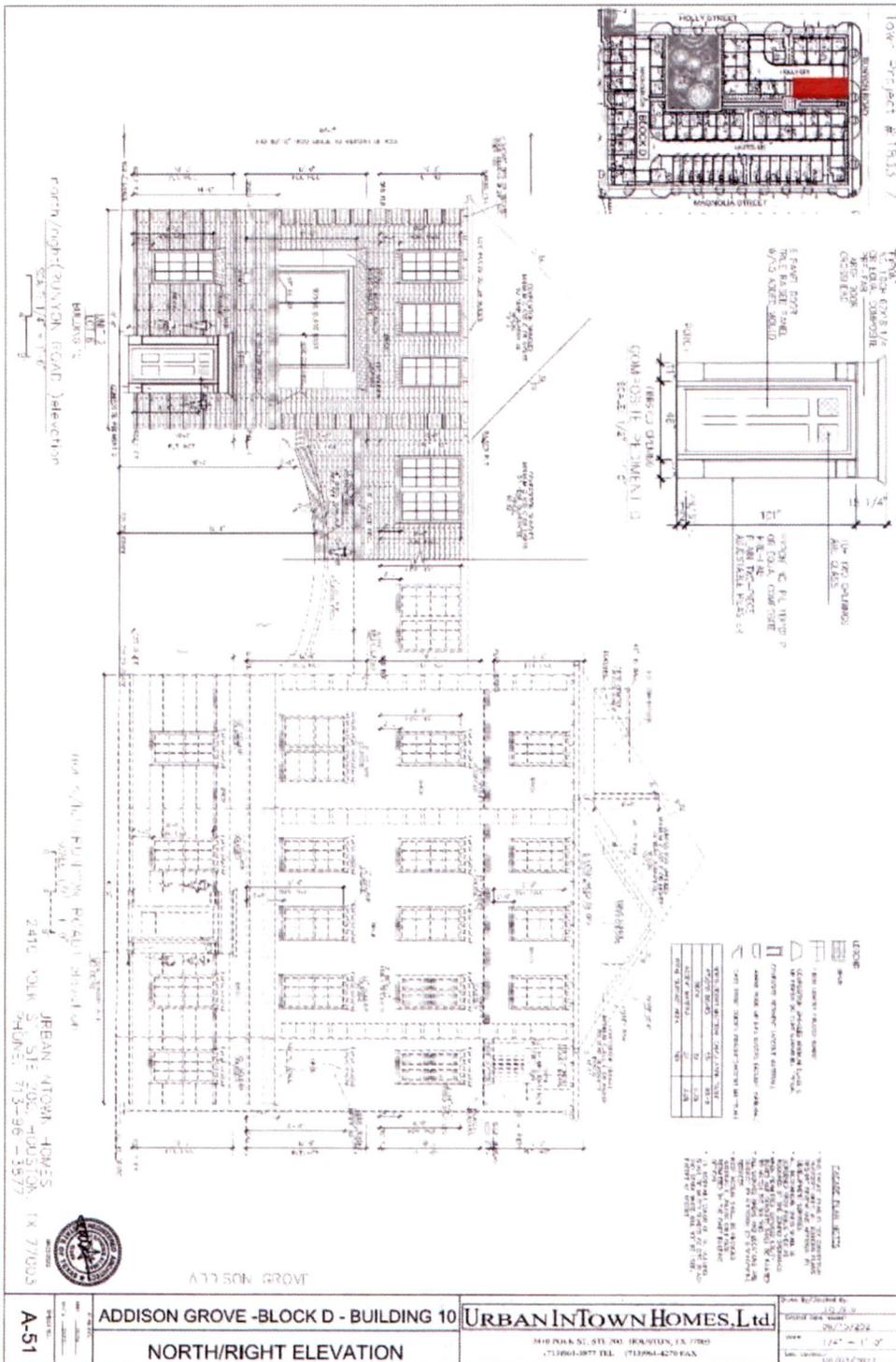


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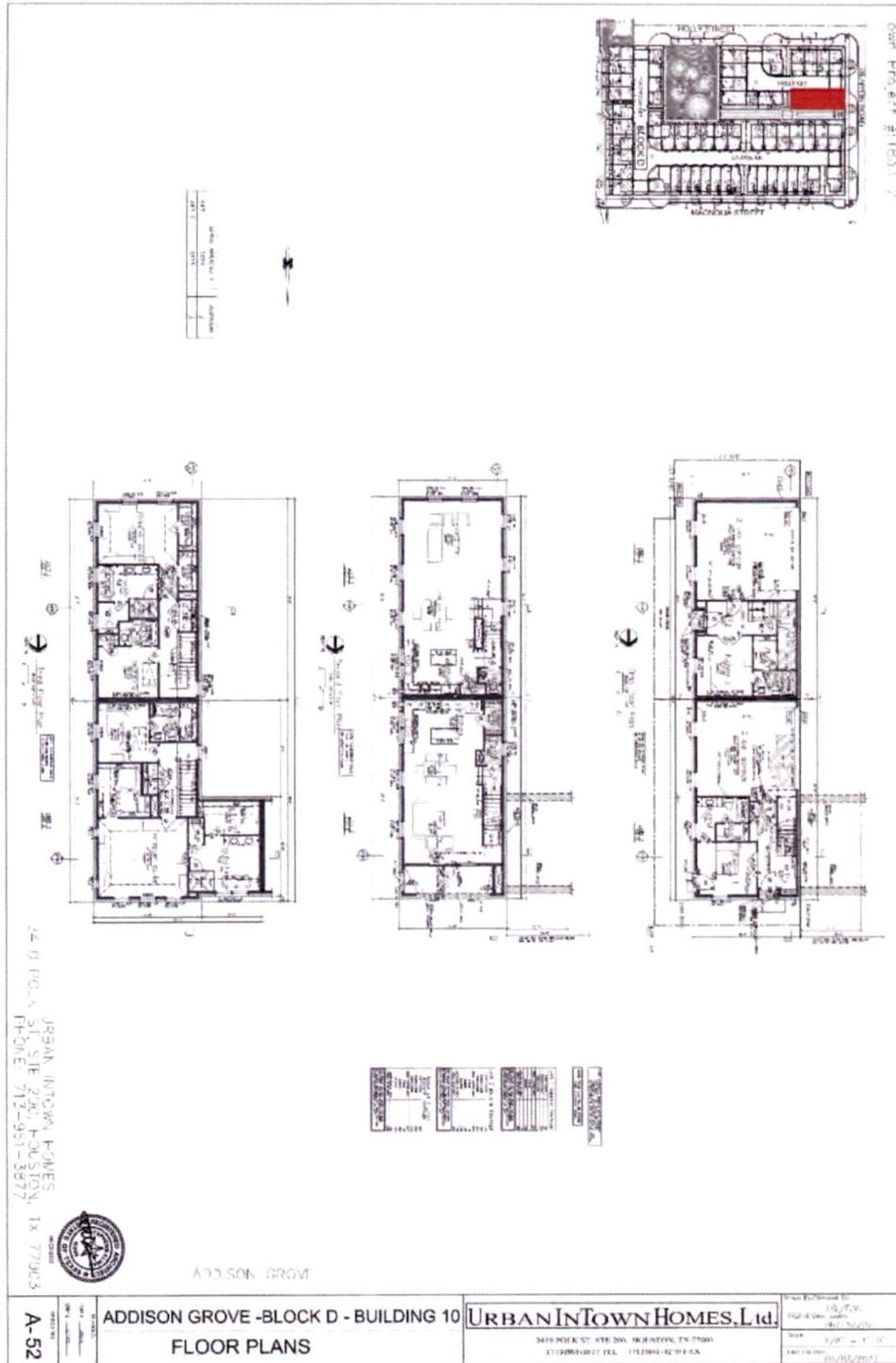


Exhibit A

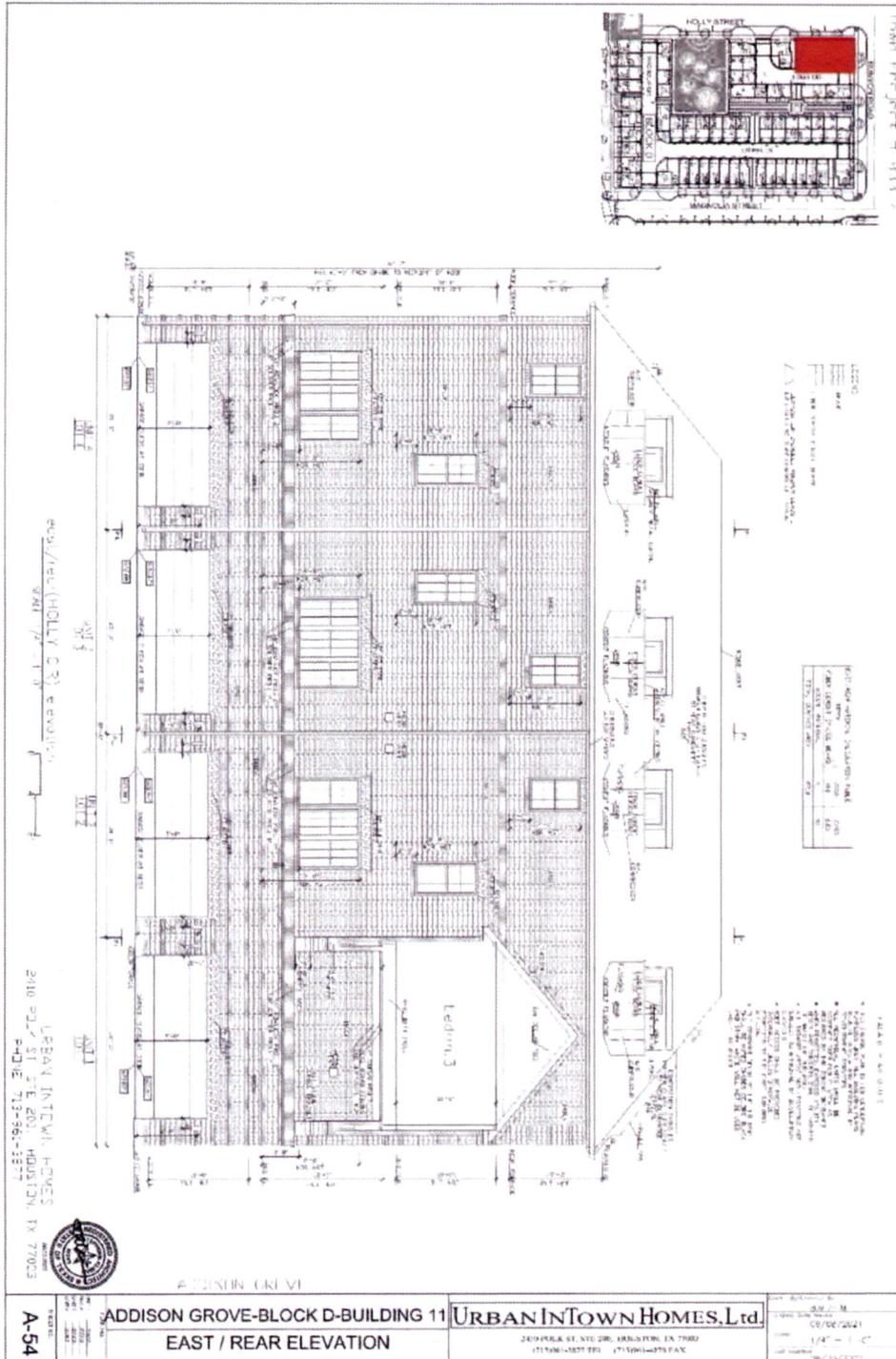


Exhibit A

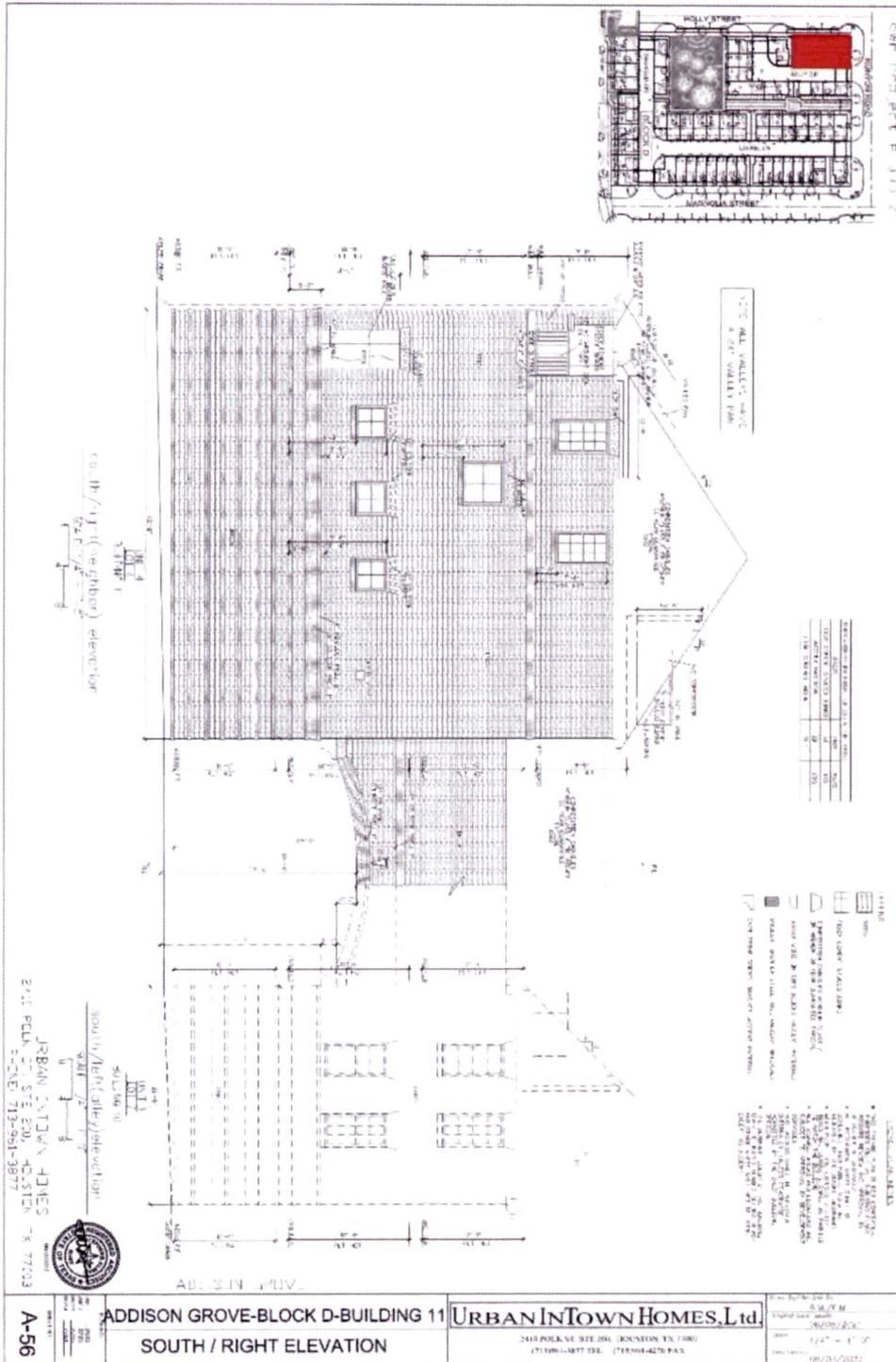


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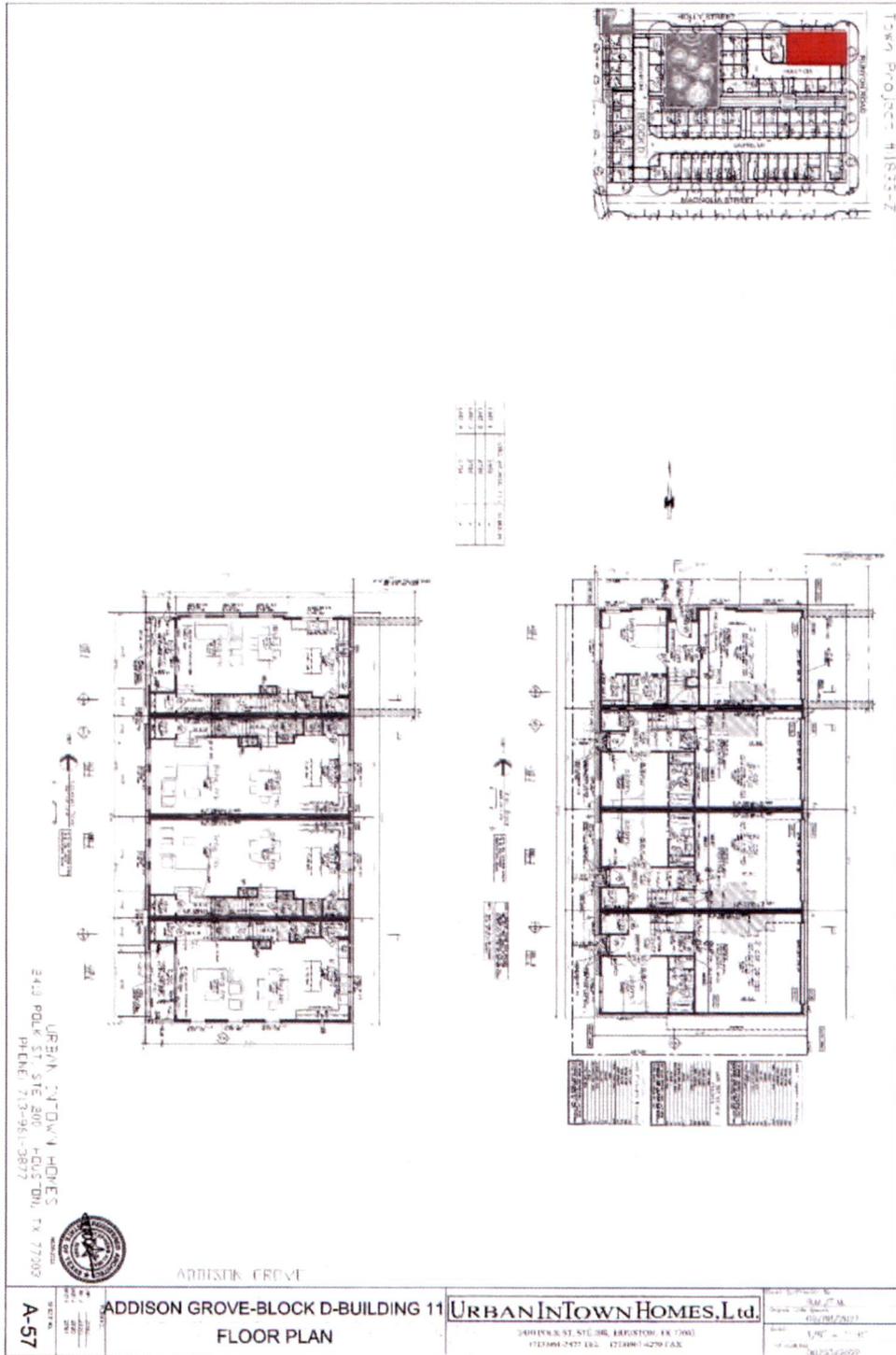


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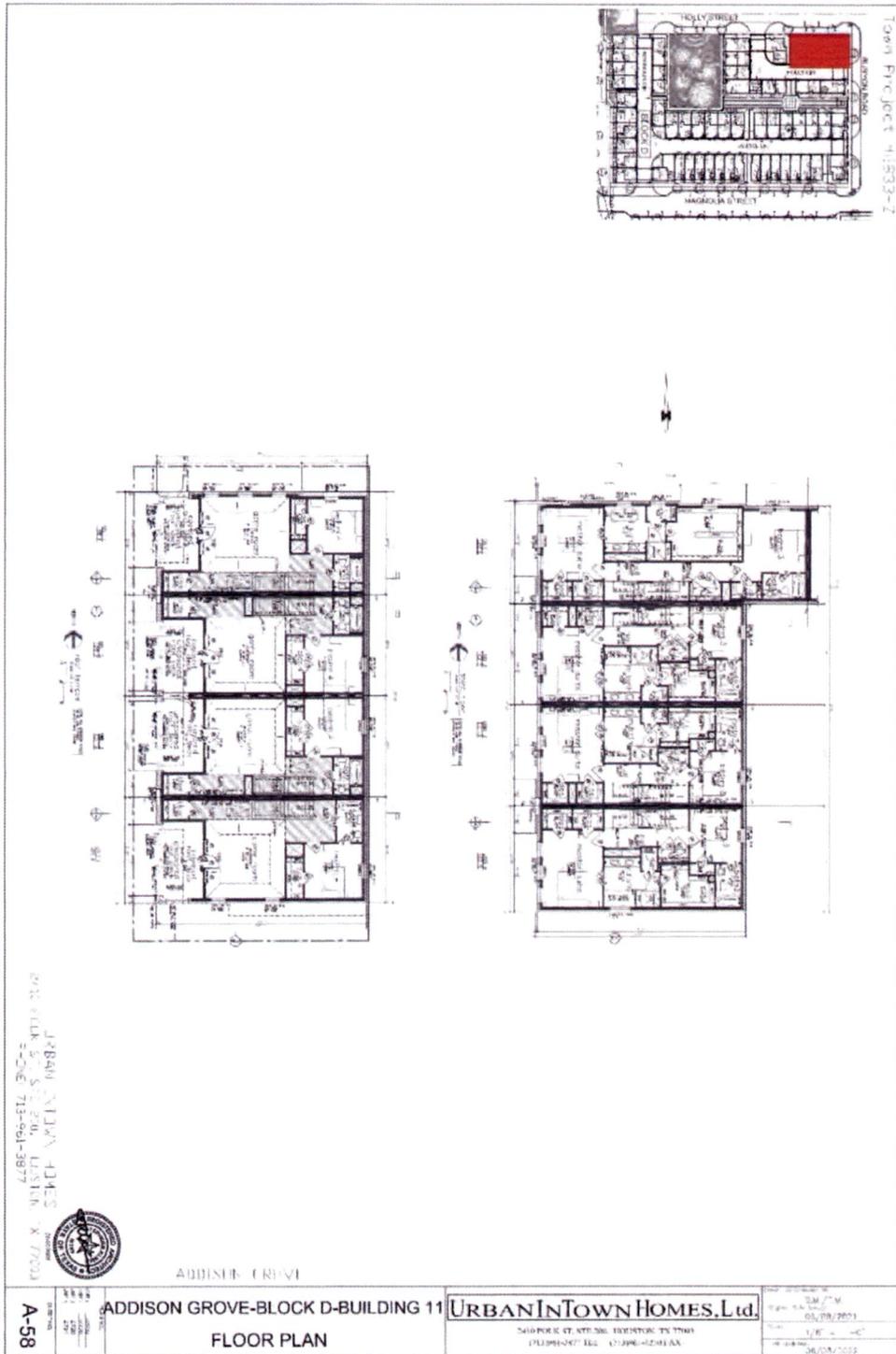


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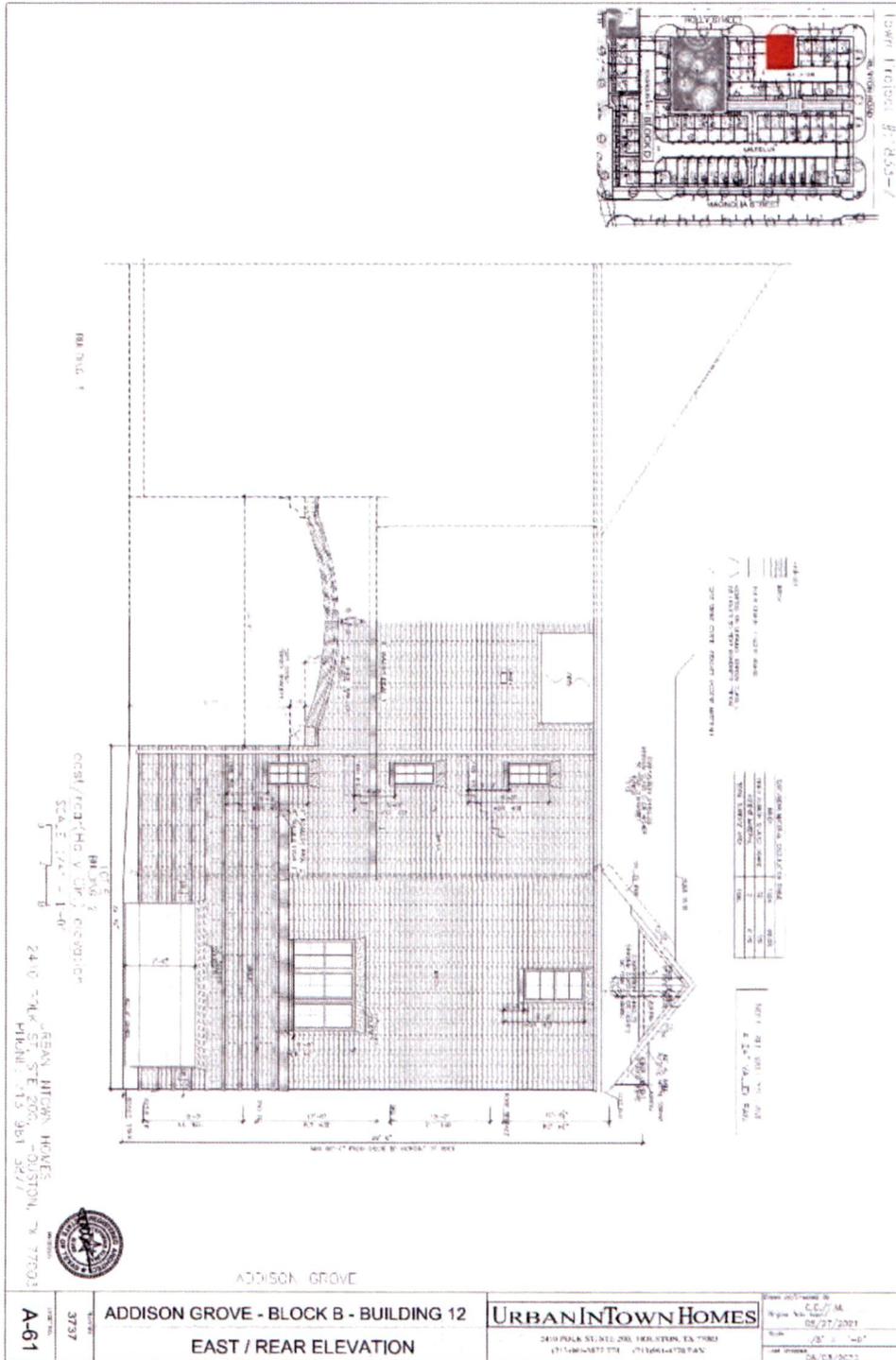


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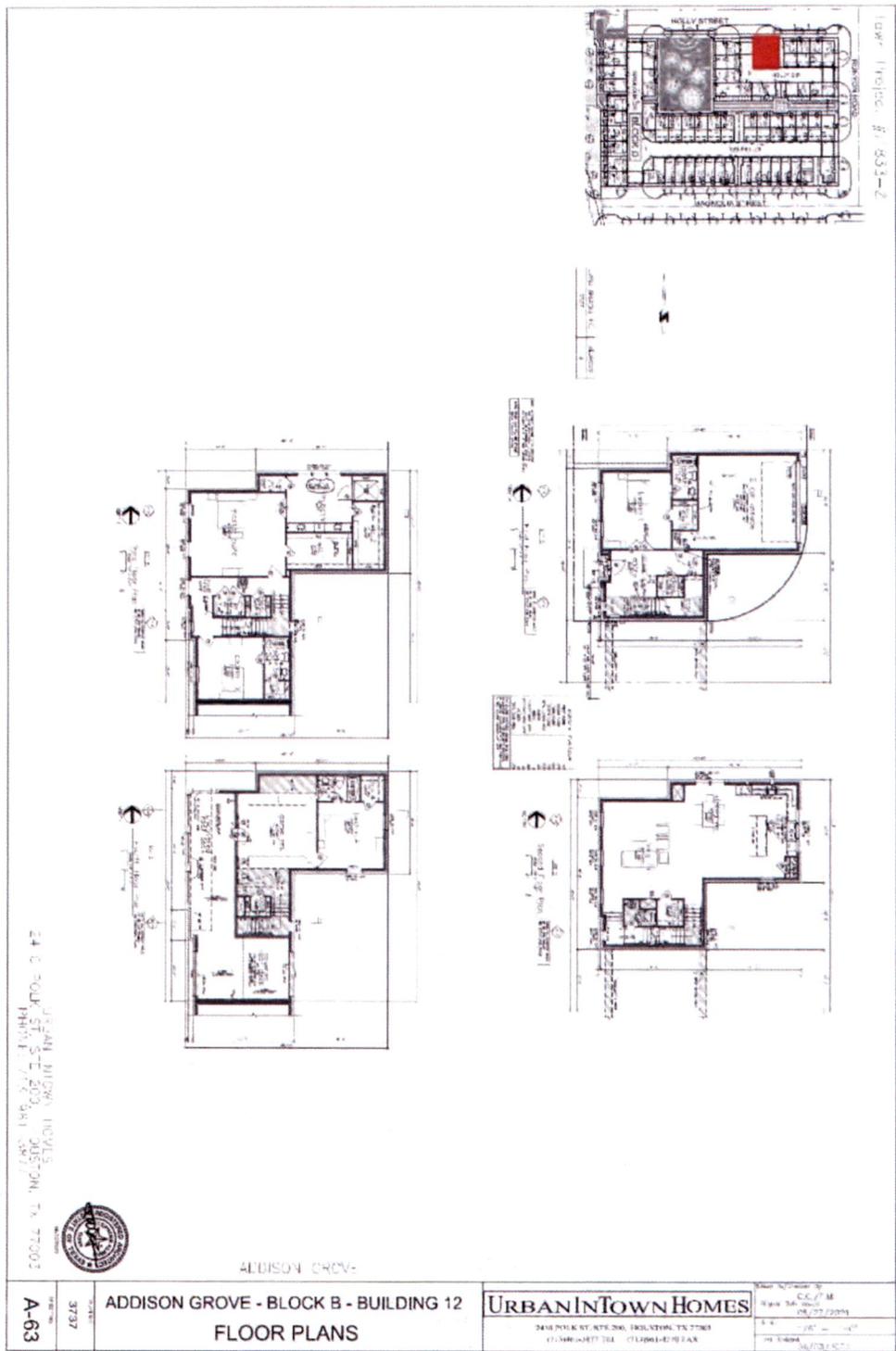


Exhibit A

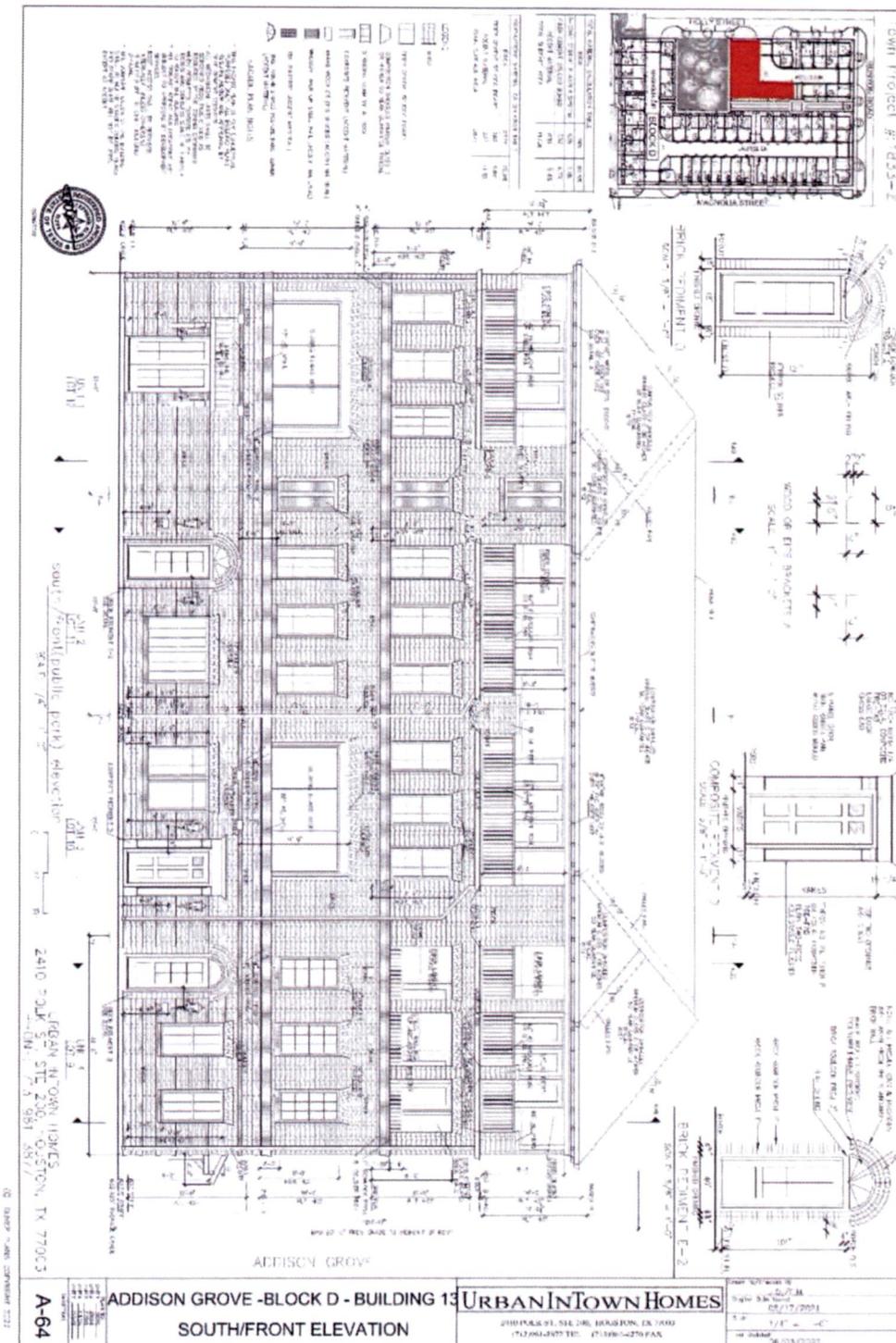


Exhibit A

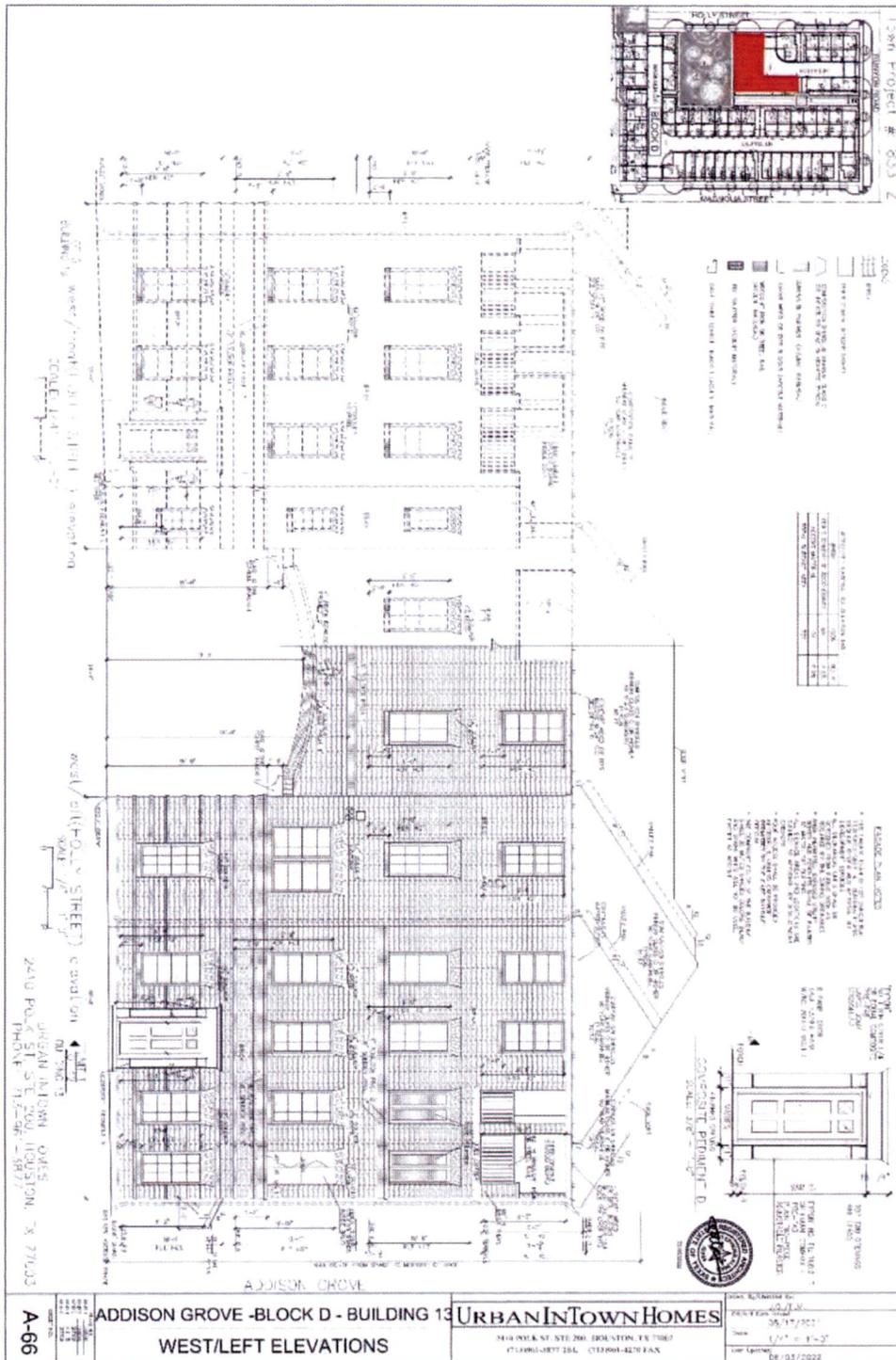


Exhibit A

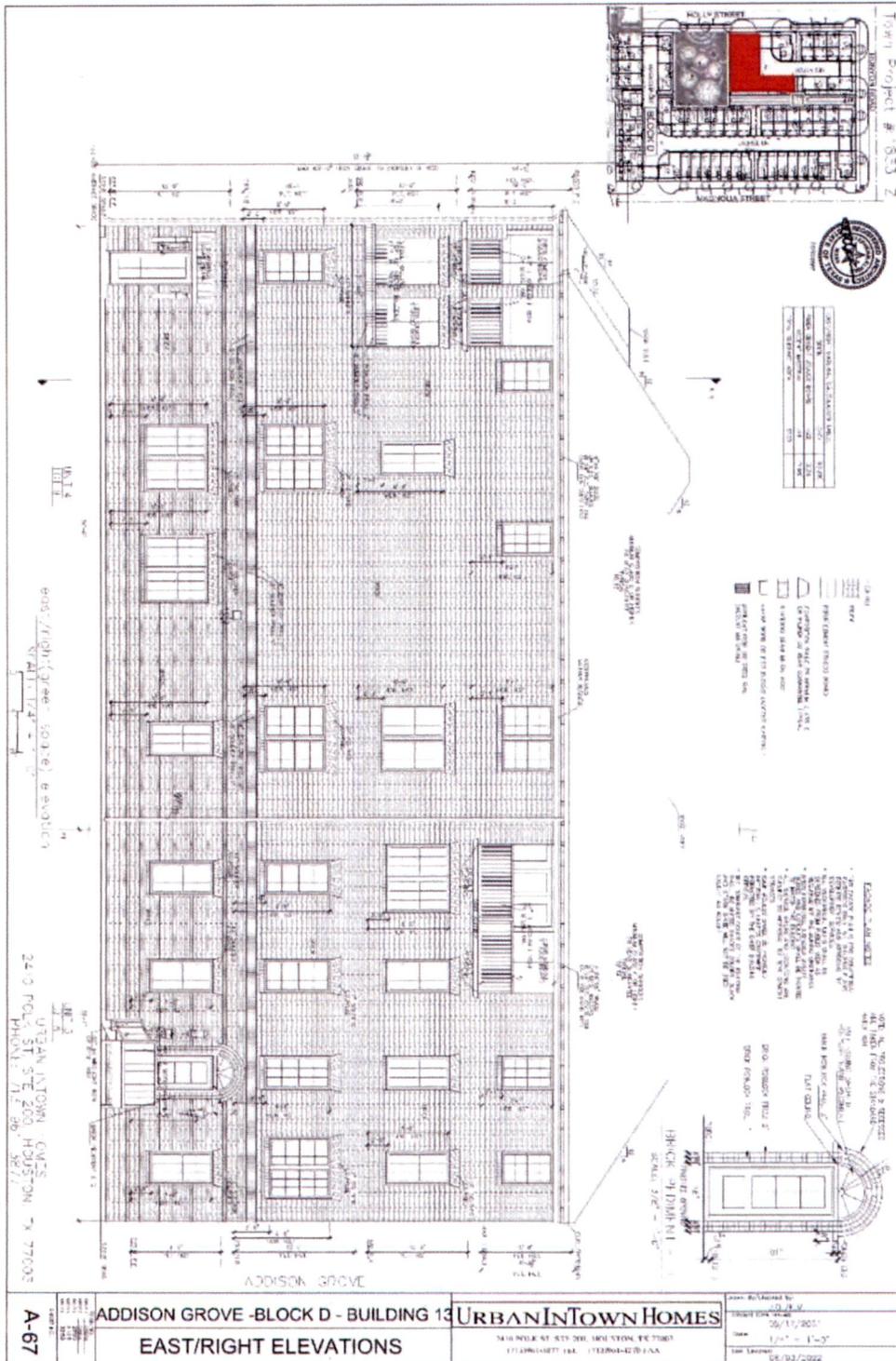


Exhibit A

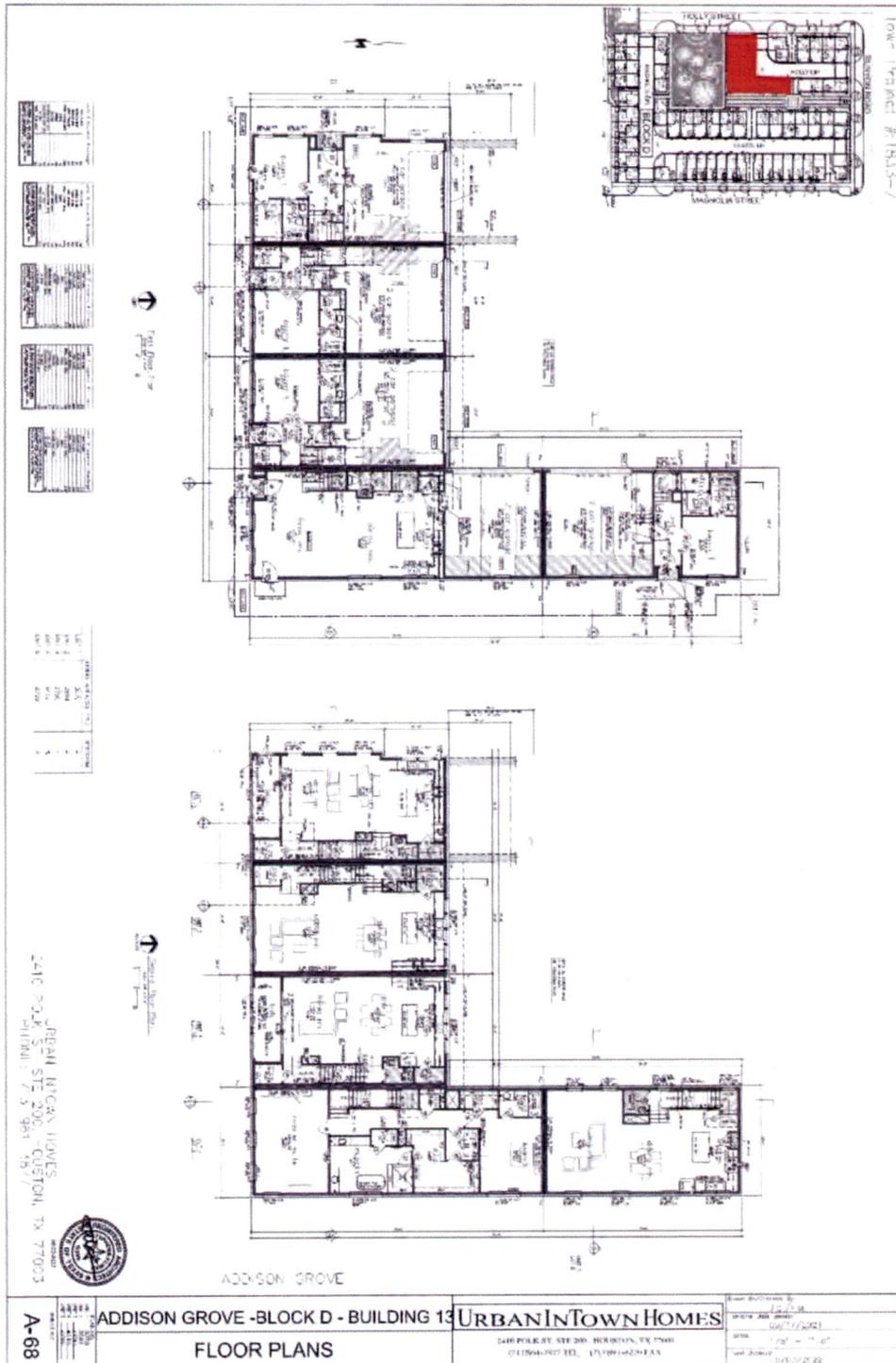


Exhibit A

