

ORDINANCE NO. O22-25

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REZONING A 13.78+/- ACRE PROPERTY LOCATED ON THE WEST SIDE OF MIDWAY ROAD, APPROXIMATELY 1,000 FEET SOUTH OF BELTWAY DRIVE AND IMMEDIATELY NORTH OF THE REDDING TRAIL DOG PARK, FROM PLANNED DEVELOPMENT DISTRICT (PD) TO A NEW PLANNED DEVELOPMENT DISTRICT (PD) TO ALLOW FOR THE DEVELOPMENT OF 405 MULTIFAMILY DWELLING UNITS WITH PERMITTED GROUND FLOOR RETAIL, RESTAURANT, OFFICE, CO-WORKING, AND LIVE/WORK USES, 30 TOWNHOME FEE SIMPLE LOTS, 14 TOWNHOME RENTAL DWELLING UNITS, AND ASSOCIATED PUBLIC AND PRIVATE OPEN SPACE AND COMMON AREAS, THROUGH THE APPROVAL OF DEVELOPMENT PLANS AND STANDARDS.; 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 July 19, 2022 the Planning & Zoning Commission considered and made recommendations on Case No.1851-Z, being a request to rezone a 13.78+/- acre property located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park (the “Property”), from Planned Development District (PD) to a new Planned Development District (PD) to allow for the development of 405 multifamily dwelling units with permitted ground floor retail, restaurant, office, co-working, and live/work uses, 30 townhome fee simple lots, 14 townhome rental dwelling units, and associated public and private open space and common areas, through the approval of development plans and standards (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 comprising all of Tracts A and B of the Office in the Park Addition, and all of Lot 1R, Block 1 of the Texas Tumbleweed Addition, and being further described in the legal descriptions on **Exhibit A** attached hereto, from Planned Development (PD) District to a new Planned Development (PD) District, subject to the following conditions:

- A. Prior to the issuance of a Certificate of Occupancy for any phase of this development, that specific phase must demonstrate compliance with the Permitted Uses and Development Standards (the “Development Standards”), which are attached hereto as **Exhibit B** and made a part hereof for all purposes. and all public and private infrastructure and site amenities shall be installed 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 C** and made a part hereof for all purposes.
- B. The development shall comply with the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future definitive development agreement(s) between the Town and Developer concerning the development. Final execution of the foregoing agreement(s) in conformance with the MOU shall be a condition precedent for issuance of a building permit for the development.

SECTION 3. 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.

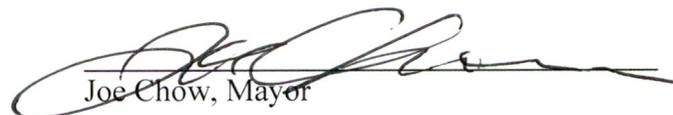
SECTION 4. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal 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. 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.

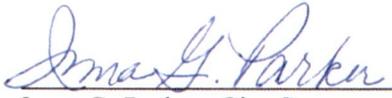
SECTION 6. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

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: Tuesday, August 16, 2022

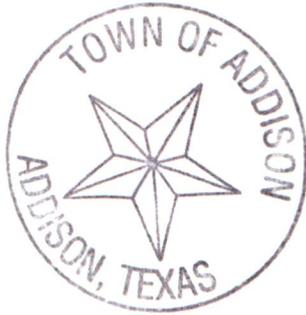


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEING a tract of land out of the Thomas L. Chenoweth Survey, Abstract No. 273 and being part of the Office in the Park Addition, recorded in Volume 78118, Page 1 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and part of Lot 1R, Block 1 of the Texas Tumbleweed Addition (a Replat), recorded in Volume 96123, Page 2809 (D.R.D.C.T.), and also being part of a tract of land as described in a Special Warranty Deed with Vendor's Lien to 14671 - 14683 Midway Road, LP recorded in Instrument No. 201200038996 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and part of a tract of land as described in a General Warranty Deed to Habibollah Elahinejad, recorded in Instrument No. 20070094093 (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod with yellow cap stamped "TNP" (cap damaged) (controlling monument) at the northwest corner of a tract of land as described in a Right-of-Way Deed to the Town of Addison, recorded in Instrument No. 202000052358 (O.P.R.D.C.T.) and the southwest corner of a tract of land as described in a Right-of-Way Deed to the Town of Addison, recorded in Instrument No. 202000091189 (O.P.R.D.C.T.), same point being on the west right-of-way line of Midway Road (a variable width right-of-way) and the eastmost south line of said Office in the Park Addition and the north line of Tract Two of Littlebrook No. 1 Addition, recorded in Volume 77093, Page 2372 (D.R.D.C.T.), from which a found 5/8-inch iron rod with yellow cap stamped "TNP" (controlling monument), bears South 00 degrees 37 minutes 57 seconds East, a distance of 274.43 feet for the southwest corner of said Town of Addison tract (Instrument No. 202000052358);

THENCE South 89 degrees 09 minutes 27 seconds West (Plat = South 89 degrees 26 minutes 54 seconds West), along the eastmost south line of said Office in the Park Addition and the north line of said Tract Two, a distance of 417.97 feet to a set 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" at the northwest corner of said Tract Two and at a re-entrant corner of said Office in the Park Addition;

THENCE South 00 degrees 33 minutes 27 seconds East (Plat = South 00 degrees 16 minutes 00 second East), along the west line of said Tract Two and the southmost east line of said Office in the Park Addition, passing at a distance of 269.63 feet a found 1/2-inch iron rod with yellow cap stamped "RLG INC", in all, a total distance of 275.00 feet (Plat = 275.00 feet) to a found 1/2-inch iron rod (controlling monument) for the southwest corner of said Tract Two and the southmost southeast corner of said Office in the Park Addition, same point being on the north line of a tract of land as described in a Deed to the Dallas Power and Light Company (100-foot right-of-way), recorded in Volume 4598, Page 130 (D.R.D.C.T.);

THENCE South 89 degrees 11 minutes 56 seconds West (Plat = South 89 degrees 26 minutes 54 seconds West), along the westmost south line of said Office in the Park Addition and the north line of said Dallas Power and Light Company tract, a distance of 433.74 feet (Plat = 429.72 feet) to a found 1/2-inch iron rod (controlling monument) for the southwest corner of said Office in the Park Addition and the southeast corner of Lot 54, Block F of Midway Meadows Addition, recorded in Volume 80068, Page 2077 (D.R.D.C.T.)

THENCE Departing the north line of said Dallas Power and Light Company tract, North 00 degrees 11 minutes 21 seconds West (Plat = North 00 degrees 08 minutes 39 seconds West), along the west line of said Office in the Park Addition, the east line of said Midway Meadows Addition and the east line of Revised Midway Meadows Addition (Replat of Part of Lot 19 and Lots 20 through 31, Block F), recorded in Volume 80127, Page 1612 (D.R.D.C.T.), passing at a distance of 5.21 feet a 1/2-inch iron rod with yellow cap stamped "RLG INC", in all, a total distance of 714.89 feet (Plat = 715.17 feet) to a set 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" at the northwest corner of said Office in the Park Addition and at an angle point on the east line of said Revised Midway Meadows Addition, same point being the southwest corner of Lot 55 of Towne Lake Addition, recorded in Volume 97003, Page 1033 (D.R.D.C.T.);

THENCE Departing the east line of said Revised Midway Meadows Addition, North 89 degrees 47 minutes 02 seconds East (Plat = South 89 degrees 55 minutes 31 seconds East), along the north line of said Office in the Park Addition and the south line of said Towne Lake Addition, passing at a distance of 39.67 feet the common south corner of said Lot 55 and Lot 56 of said Towne Lake Addition, from which a found 1/2-inch iron rod with yellow cap (cap illegible) bears North 00 degrees 12 minutes 58 seconds East, a distance of 0.54 feet, thenceforth continuing along the north line of said Office in the Park Addition and the south line of said Towne Lake Addition, passing at a distance of 118.67 feet a 1/2-inch iron rod with yellow cap stamped "PACHECO KOCH" for the common south corner of Lots 58 and 59 of said Towne Lake Addition, in all, a total distance of 276.38 feet to the southeast corner of Lot 63 of said Towne Lake Addition and the southwest corner of aforementioned Lot 1R, Block 1 of The Texas Tumbleweed Addition, from which a 5/8-inch iron rod with yellow cap stamped "D C & A RPLS 3935" bears South 89 degrees 47 minutes 02 seconds West, a distance of 0.44 feet;

THENCE Departing the north line of said Office in the Park Addition, North 00 degrees 14 minutes 14 seconds East (Plat = North 00 degrees 57 minutes 31 seconds East), along the west line of said Lot 1R, Block 1 and the east line of said Towne Lake Addition, a distance of 248.57 feet (Plat = 247.37 feet) to a set 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" at the northwest corner of said Lot 1R, Block 1 and at a re-entrant corner on the east line of said Towne Lake Addition;

THENCE North 89 degrees 47 minutes 02 seconds East (Plat = South 89 degrees 28 minutes 25 seconds East), along the north line of said Lot 1R, Block 1 and the east line of said Town Lake Addition, passing at a distance of 50.14 feet a found mag nail in concrete for an angle point on the east line of said Towne Lake Addition, continuing along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of Midway Square Addition, recorded in Volume 93252, Page 3095 (D.R.D.C.T.), a distance of 397.62 feet (Plat = 397.62 feet) to an ell corner on said north line of Lot 1R, Block 1 and at a re-entrant corner on the said south line of Lot 1, Block 1 of said Midway Square Addition, from which a found mag nail bears South 25 degrees 45 minutes 10 seconds East, a distance of 0.59 feet;

THENCE South 00 degrees 12 minutes 58 seconds East (Plat = South 00 degrees 31 minutes 35 seconds West), along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, a distance of 218.56 feet (Plat = 217.36 feet) to a re-entrant corner on said north line of Lot 1R, Block 1 and at an ell corner on said south line of Lot 1, Block 1 of

said Midway Square Addition, from which a found "X" cut in concrete bears North 32 degrees 29 minutes 26 seconds East, a distance of 1.05 feet;

THENCE North 89 degrees 47 minutes 02 seconds East (Plat = South 89 degrees 28 minutes 25 seconds East), along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, a distance of 168.39 feet (Plat = 169.02 feet) to a re-entrant corner on said north line of Lot 1R, Block 1 and an ell corner on said south line of Lot 1, Block 1 of said Midway Square Addition, from which a found 1/2-inch iron rod with red cap stamped "KERN INC 4887" bears South 29 degrees 42 minutes 47 seconds East, a distance of 0.98 feet and a found 1/2-inch iron rod bears North 09 degrees 23 minutes 40 seconds East, a distance of 0.62 feet;

THENCE North 00 degrees 12 minutes 58 seconds West (Plat = North 00 degrees 31 minutes 35 seconds East), along the along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, a distance of 8.17 feet (Plat = 8.17 feet) to an ell corner on said north line of Lot 1R, Block 1 and a re-entrant corner on said south line of Lot 1, Block 1 of said Midway Square Addition, from which a found 1/2-inch iron rod with yellow cap stamped "RPLS 4857" bears North 06 degrees 39 minutes 36 seconds East, a distance of 0.59 feet;

THENCE North 89 degrees 47 minutes 02 seconds East (Plat = South 89 degrees 28 minutes 25 seconds East), along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, passing at a distance of 1.06 feet a found 1/2-inch iron rod with red cap (cap illegible & damaged), in all, a total distance of 1.92 feet to a found 1/2-inch iron rod with blue cap stamped "TNP INC ESMT" for the northwest corner of a tract of land as described in a Right-of-Way Deed to the Town of Addison, recorded in Instrument No. 202000040012 (O.P.R.D.C.T.) and being on the west right-of-way line of aforementioned Midway Road, from which a found 1/2-inch iron rod bears North 62 degrees 38 minutes 05 seconds East, a distance of 0.10 feet and a found 1/2-inch iron rod with blue cap stamped "TNP INC ESMT" bears North 89 degrees 47 minutes 02 seconds East, a distance of 11.19 feet for the northeast corner of said Town of Addison tract;

THENCE Departing the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, South 00 degrees 37 minutes 57 seconds East, along the west line of said Town of Addison tract and the west right-of-way line of said Midway Road, passing at a distance of 38.17 feet a found "X" on a gas meter being situated on the south line of said Lot 1R, Block 1 and the north line of aforementioned Office in the Park Addition, with said point also being at the southwest corner of said Town of Addison tract and the northwest corner of aforementioned Town of Addison tract (Instrument No. 202000091189), thenceforth continuing along the west line of said Town of Addison tract (Instrument No. 202000091189) and the west right-of-way line of said Midway Road, in all, a total distance of 469.08 feet to the **POINT OF BEGINNING**, and **CONTAINING** 13.61 Acres or 592,620 Square Feet of land more or less.

EXHIBIT A

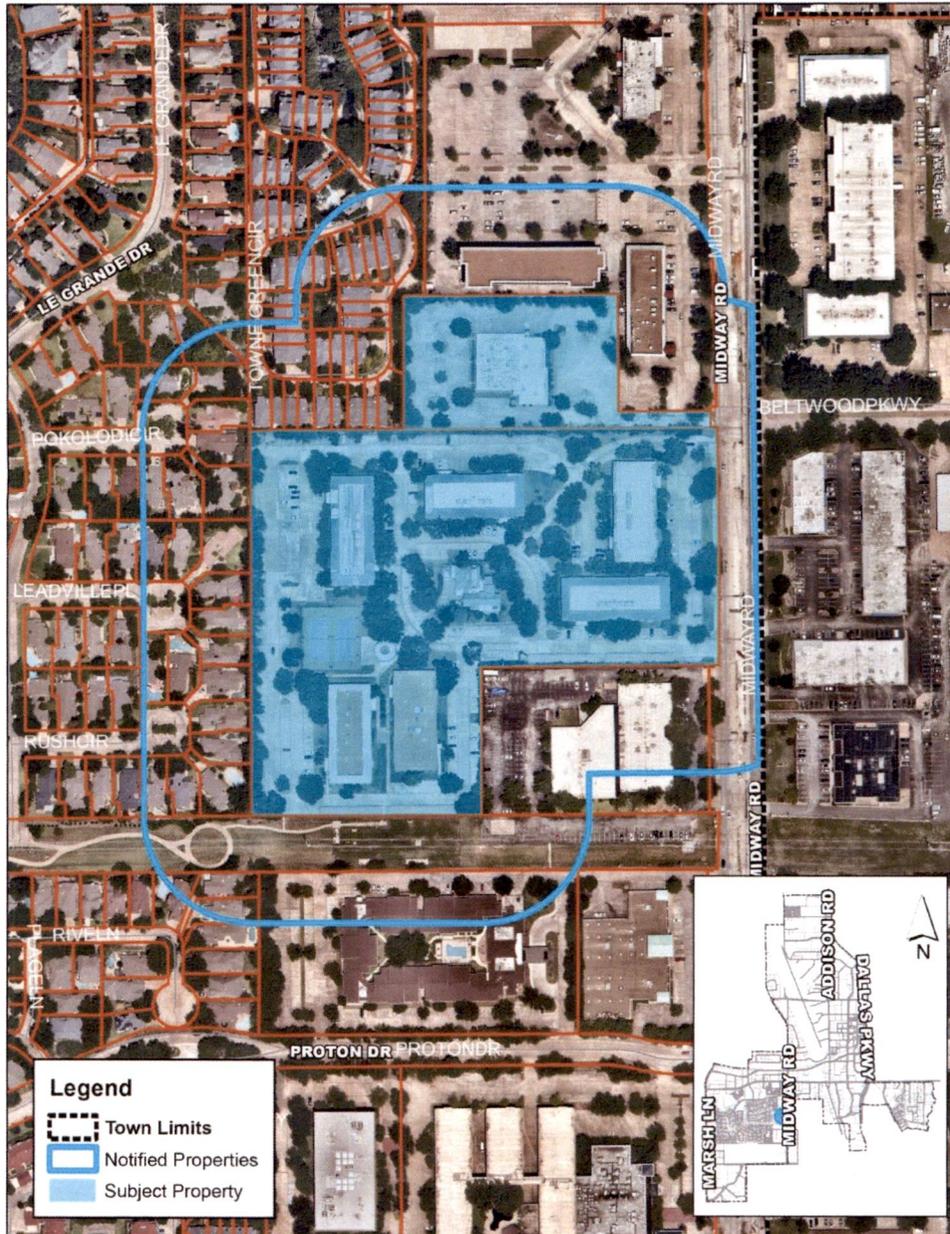


EXHIBIT A

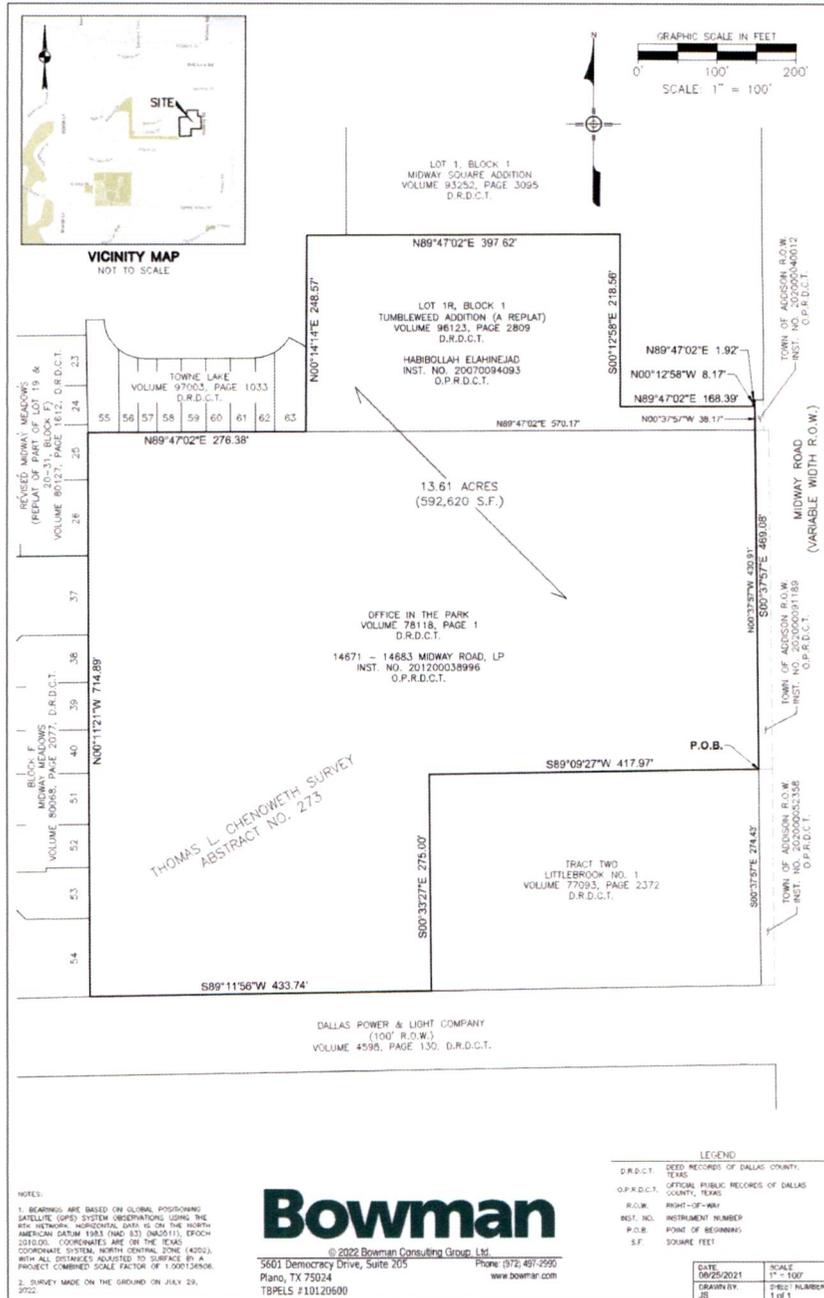


EXHIBIT B

PERMITTED USES AND DEVELOPMENT STANDARDS

1. Permitted Uses:

- A. Single-Family Residence Detached.
- B. Townhome.
- C. Condominium.
- D. Multifamily (Stacked Flat).
- E. Multifamily (Townhome).
- F. Live/Work.
 - i. The commercial use is limited to professional services such as accountants, architects, artisans, attorneys, computer and multimedia related professionals, consultants, engineers, hair stylists, insurance, real estate, athletic trainers, travel agents, one-on-one instructors, and similar occupations as may be approved by the Zoning Administrator provided that the use does not detract from, or pose a nuisance to, the adjacent uses.
 - ii. Both the residential and commercial components of the Live/Work unit must be occupied by the same tenant.
- G. Office.
- H. Co-Working.
- I. Retail – as defined in the Residential Subdistrict Use Regulations for the Urban Center (UC) Zoning District.
- J. Restaurant (Special Use Permit (SUP) required).
- K. Accessory uses encompassing community, social, and recreation facilities customary to single-family and multifamily residential development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure or generate additional parking demand.

2. **Maximum Number of Multifamily Dwelling Units:** 419 dwelling units (405 stacked flat dwelling units and 14 townhome dwelling units).

3. **Development Phasing and Operational Restrictions:** The Development Plans shall be implemented in accordance with the phasing plan depicted in **Exhibit C**, and as further defined by the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future development agreement between the Town and Developer.

4. **Required Homeowner's Association:** A homeowner's association and associated restrictive covenants shall be established for the Townhomes at the time of Final Plat. Said covenants shall account for HOA maintenance of Townhome common areas.

EXHIBIT B

5. **Maximum Building Coverage (Overall Site)**: 35 percent of the gross site area, as depicted in **Exhibit C**.

6. **Landscape Area (Overall Site)**:

A. **Minimum Landscape Area**: 35 percent of the gross site area, as depicted in **Exhibit C**.

Minimum Tree Plantings: New canopy tree plantings shall be a minimum of 4 caliper inches in diameter. Tree planting may be achieved in public open space, private open space, or common areas, and/or private yards.

Trees shall be planted to achieve all required tree mitigation on site. Where mitigated trees are at least 8 caliper inches in diameter, a replacement tree, of at least 6 caliper inches in diameter, must be utilized to fulfill mitigation requirements on an inch for inch basis.

Alternative replacement and transplanted trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site. The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

B. **Required Site Landscape**: Excluding streets, parking, sidewalks, and other required hardscape, common areas are to be landscaped and irrigated. Residential ground floor frontages shall be required to landscape the entire area between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches, and patios. This area must be irrigated, and may be landscaped with ground cover, low shrubs, and ornamental trees.

C. **Required Perimeter Screening**: Existing, healthy trees situated between new buildings and the existing residential neighborhoods to the west and north, shall be preserved whenever possible, and new evergreen and deciduous plantings shall be allocated to screen and buffer this site from these existing neighborhoods.

7. **Public Open Space**:

A. **Minimum Public Open Space**: 3 acres, as depicted in **Exhibit C**.

B. **Redding Trail Extension**: A 10 foot wide trail shall be installed to extend the Redding Trail to the northern limit of the site, as depicted in **Exhibit C**.

C. **Redding Trail Dog Park Extension**: The Redding Trail Dog Park shall be extended and amenitized, as depicted in **Exhibit C**. Additional expansion of the dog park may be executed at the Town's option in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

D. **Public Open Space Furnishings**: Public open space shall be amenitized with site furnishings such as benches, trash receptables, pedestrian lighting, and public art.

EXHIBIT B

- E. Public Open Space Landscape: Landscape shall be irrigated and shall include a mix of evergreen and deciduous canopy and ornamental tree species, ornamental groundcover, and zoysia grass turf, or acceptable alternative.
- F. Public Open Space Installation and Maintenance: All public open space improvements shall be installed by the developer. Upon satisfactory completion of the public open space improvements, the developer shall convey the public open space to the Town. Upon acceptance of the Public Open Space, the Town shall be responsible for maintaining the Public Open Space.

8. Street Connectivity and Streetscape Standards:

- A. Private Streets: All streets shall be private and shall be constructed to meet Town specifications for public streets, as modified by the street standards established herein. Public access easements shall be provided at the time of platting to accommodate needed site access. Where this district conflicts with any Town regulation for private streets, the standards of this district and any subsequently established MOU and/or development agreement, shall prevail.
- B. Future Street Connectivity: Street connectivity to adjacent properties to the north and south is not accommodated with the initial buildout of this development. As new development occurs, connections to perimeter streets within this development may occur, where approved or required by the Town. In order to promote compatible connections that limit cut through traffic, consideration of any new connection shall comply with the adopted long-range planning policy for this area.
- C. Typical Street Section: Dimensional standards and typical components of the streets within this district are provided below. This list is all inclusive, however; some elements may be excluded or modified for individual sections based on site context. Any deviations are as depicted in **Exhibit C**.
 - i. Travel Lanes: Two, 12-foot travel lanes.
 - ii. Curb Parking Lanes: 8 feet, on each side of the street.
 - iii. Planting Strip: 5 feet, on each side of the street.
 - iv. Street Trees: One tree every 40 linear feet. Variation may be permitted by the Town where alternative designs can positively contribute to the overall aesthetics of the site.
 - v. Street Lighting: Uniformly spaced street lamps, achieving a minimum lighting of 2 footcandles along the streetscape. Plans shall be provided for Town review prior to commencement of construction.
 - vi. Sidewalk: 6 feet, on each side of the street.

EXHIBIT B

9. **Pavement Treatments:** Enhanced pavement treatments will be provided at the retail frontage and at key pedestrian features throughout the development. This will be achieved through the use of pavers, as well as unique concrete treatments such as painting, staining, and patterned sawcuts.

10. **Multifamily (Stacked Flat – Wrap Building) Form Standards:**

- A. Minimum Lot Area: None.
- B. Minimum Lot Width: None.
- C. Maximum Lot Width: 500 feet.
- D. Minimum Lot Depth: None.
- E. Maximum Lot Depth: 700 feet.
- F. Minimum Building Setbacks:
 - i. Front Yard: 60 feet from the eastern property boundary and 15 feet from the front of curb.
 - ii. Side Yard: 16 feet from the front of curb.
 - iii. Rear Yard: 16 feet from the front of curb.
 - iv. Existing Neighborhoods: 150 feet from the nearest common residential property boundary outside of this district.
- G. Maximum Building Height: This building transitions from 5 stories to 4 stories as depicted in **Exhibit C**. Maximum permitted heights at the building limits are:
 - i. Eastern Facade: 5 stories, 65 feet from top of foundation.
 - ii. Western Facade: 4 stories, 50 feet from top of foundation.
 - iii. Parapet Height and Architectural Projections: In order to provide appropriate articulation of the façade and to account for elevator shaft and staircase projections, up to 50 percent of the east façade, and 35 percent of all other facades may accommodate parapet height offsets and other unique architectural features that project above the maximum building height by no more than 10 feet.
- H. Minimum Floor Area Per Dwelling Unit: 600 square feet.
- I. Outdoor Living Areas: 80 percent of the exterior facing dwelling units shall have a projected or recessed balcony, or a ground floor patio area accessible from the sidewalk, that is a minimum depth of 5 feet, while providing a minimum usable area of 50 square feet. Where site grading allows, street accessible ground floor patios are required.

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- J. Minimum Ground Floor Commercial Floor Area: 7,000 square feet comprising two, 3,500 square foot tenant spaces.
- K. Minimum Ground Floor Commercial Floor Height: 13 feet floor to floor.
- L. Required Ground Floor Commercial Activation:
 - i. Minimum Sidewalk Clear Area: 15 feet.
 - ii. Storefront Treatment: Storefronts will provide increased glazing to achieve a minimum of 50 percent glazing, as depicted in **Exhibit C**.
 - iii. Furnishings: One tenant space must be improved to accommodate a restaurant or café, providing a grease trap and appropriate building ventilation features. Permanent outdoor seating must be providing at the exterior of each commercial tenant space.

11. Multifamily (Stacked Flat – 3-Story Building) Form Standards:

- A. Minimum Lot Area: None.
- B. Minimum Lot Width: None.
- C. Maximum Lot Width: 350 feet.
- D. Minimum Lot Depth: None.
- E. Maximum Lot Depth: 275 feet.
- F. Minimum Building Setbacks:
 - i. Front Yard: 50 feet from the eastern property boundary and 15 feet from the front of curb.
 - ii. Side Yard: 70 feet from the southern property boundary and 11 feet from the front of curb.
 - iii. Rear Yard: 15 feet from the front of curb.
 - iv. Existing Neighborhoods: 200 feet from the nearest common residential property boundary outside of this district.
- G. Maximum Building Height:
 - i. All Facades: 3 stories, 40 feet from top of foundation.
 - ii. Parapet Height and Architectural Projections: In order to provide appropriate articulation of the façade and to account for elevator shaft and staircase projections, up to 50 percent of all facades may accommodate parapet height offsets and other unique architectural features that project above the maximum

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building height by no more than 5 feet.

- H. Minimum Floor Area Per Dwelling Unit: 600 square feet.
- I. Outdoor Living Areas: 90 percent of the exterior facing dwelling units shall have a projected or recessed balcony, or a ground floor patio area accessible from the sidewalk, that is a minimum depth of 5 feet, while providing a minimum usable area of 50 square feet. Where site grading allows, street accessible ground floor patios are required.

12. Multifamily (Townhome) Form Standards:

- A. Minimum Lot Area: None.
- B. Minimum Dwelling Unit Width: 20 feet.
- C. Minimum Dwelling Unit Depth: 40 feet.
- D. Minimum Building Setbacks:
 - i. Front Yard: 16 feet from the front of curb.
 - ii. Side Yard:
 - 1. End Cap Dwelling Units: 16 feet from the front of curb.
 - 2. All other units: None.
 - iii. Rear Yard: None.
- E. Permitted Setback Encroachments:
 - i. Overhangs and balconies: 5 feet.
 - ii. Patios and courtyards: Within 1 foot of the back of sidewalk.
- F. Maximum Building Height: 3 stories / 40 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.
- G. Minimum Floor Area Per Dwelling Unit: 1,900 square feet.
- H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 5 feet.

13. Townhome (Fee Simple) Form Standards:

- A. Minimum Lot Area: None.
- B. Minimum Lot Width: 20 feet.

EXHIBIT B

- C. Minimum Lot Depth: 50 feet.
- D. Minimum Building Setbacks:
 - i. Front Yard: 6 feet from the back of sidewalk.
 - ii. Side Yard:
 - 1. 3 feet and 20 feet separation between adjacent buildings.
 - 2. All other lots: None.
 - iii. Rear Yard: None.
- E. Permitted Setback Encroachments:
 - iii. Overhangs and Balconies: 5 feet.
 - iv. Patios and Courtyards: Within 1 foot of the back of sidewalk.
- F. Maximum Building Height: 3 stories / 40 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.
- G. Minimum Floor Area Per Dwelling Unit: 2,200 square feet.
- H. Required Ground Floor Residential Activation: Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from the sidewalk or trail, that are a minimum depth of 5 feet.

14. Parking:

- A. Minimum Off-Street Parking Requirements:
 - i. Multifamily (Stacked Flat and Live/Work): 1 space per bedroom.
 - ii. Multifamily (Townhome): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit. Tandem parking is not permitted.
 - iii. Townhome: 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit. Tandem parking is not permitted.
 - iv. Office/Co-Working: 1 space per 300 square feet of floor area.
 - v. Retail: 1 space per 200 square feet of floor area.
 - vi. Restaurant: 1 space per 100 square feet of floor area.

EXHIBIT B

- B. **Visitor Parking**: All on-street parking spaces, exclusive of 31 reserved townhome visitor parking spaces and 10 reserved dog park parking spaces, shall be reserved for retail, visitor, and periodic convenience parking for multifamily residents. Use as long-term and overnight parking for tenants shall be prohibited and regulated by the property owner.
- 25 ground level parking spaces within the parking structure shall have unrestricted access for dog park, retail, and visitor parking use.
- C. **Bicycle Parking**: 1 space for every 10 required off-street parking spaces, with at least 50 percent of provided spaces being accommodated within the interior of a structure.
- D. **Parking Structure Design**: With the exception of the structure access points, the parking structure shall be fully wrapped and screened by the building.
- E. **Parking Structure Access**: A minimum of two vehicle access points shall be provided and should be situated at opposite sides of the parking structure.
15. **Facade**: Building facades shall comply with the Development Plans depicted in Exhibit C and with the terms and conditions of the MOU and any subsequently executed development agreement.
16. **Mechanical Equipment Placement and Screening**: Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design. The Multifamily (Townhomes) may have ground mounted HVAC units, provided that said units are screened from view with hardscape or landscape features.
17. **Solid Waste and Recycling**: Solid Waste and recycling services shall be provided for this development. Dumpsters and compactors should be considered in the design of buildings and shall not be permitted as freestanding features within the site.
18. **Fencing**:
- A. **Perimeter Fence Adjacent to Existing Neighborhoods**: Where existing neighborhood perimeter fence improvements are made as part of this project, maximum fence height shall be 8 feet, excluding any required retaining wall and up to a 6 inch gap at the base of the fence to allow for proper drainage conditions is permitted. Private gated access to the public open space from these properties is permitted.
- B. **Private Yard Fencing**: Private yard fencing shall substantially comply with the conceptual site plan. Fencing shall not exceed 4 feet in height and shall be no more than 50 percent opaque and shall be constructed of ornamental iron materials.
19. **Sustainability**:
- A. **LEED Certification**: The Multifamily component of the project shall, at a minimum, achieve LEED Silver certification.

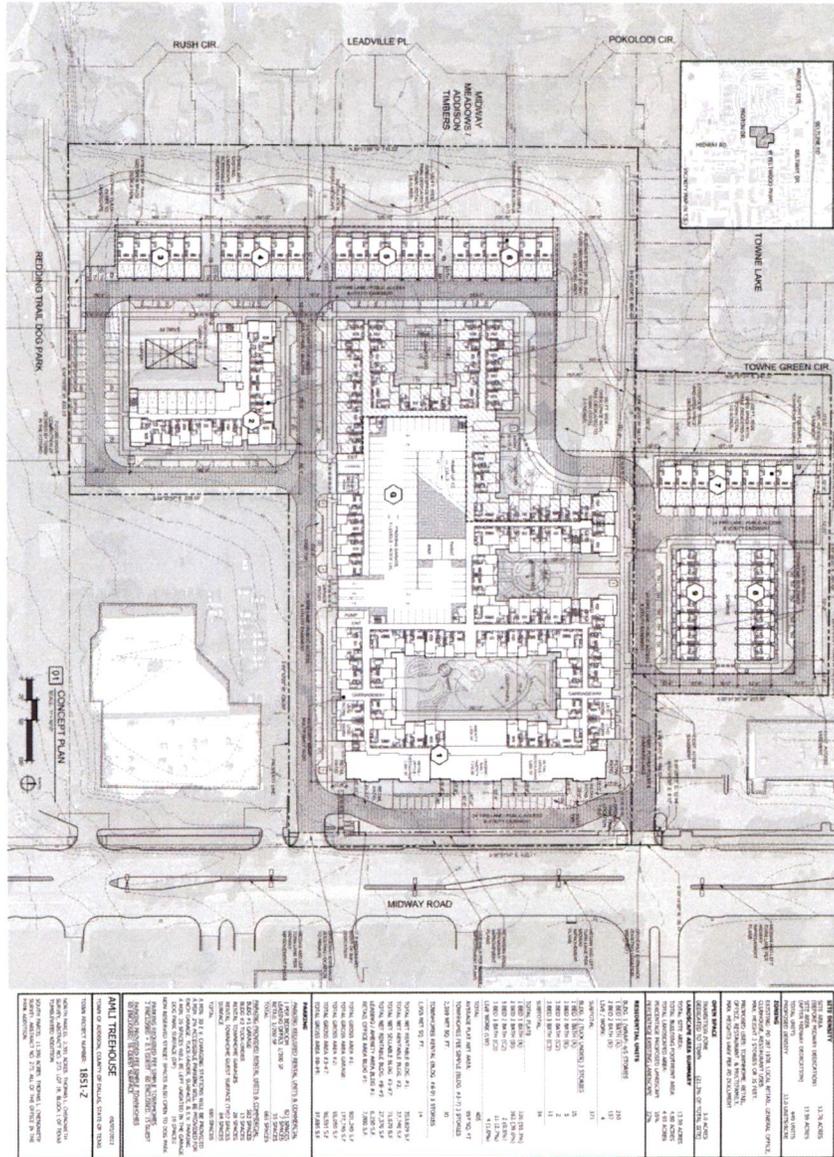
EXHIBIT B

- B. Electric Vehicle Charging: A minimum of 30 electric vehicle charging stations will be provided for the project.
- C. Public Art: Public art shall be provided in coordination with the Addison Arbor Foundation and in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

20. Unit Features:

- A. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.
- B. Appliances: All units shall be equipped with energy efficient appliances.

EXHIBIT C DEVELOPMENT PLANS



GENERAL NOTES:	1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN OF ADDISON.	3. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
4. THE DEVELOPER SHALL PROVIDE ALL NECESSARY UTILITY CONNECTIONS AND STRUCTURES.	5. THE DEVELOPER SHALL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES.
6. THE DEVELOPER SHALL PROVIDE ALL NECESSARY LANDSCAPING AND PLANTING.	7. THE DEVELOPER SHALL PROVIDE ALL NECESSARY SIGNAGE AND MARKING.
8. THE DEVELOPER SHALL PROVIDE ALL NECESSARY LIGHTING AND ELECTRICAL SYSTEMS.	9. THE DEVELOPER SHALL PROVIDE ALL NECESSARY FIRE PROTECTION SYSTEMS.
10. THE DEVELOPER SHALL PROVIDE ALL NECESSARY SECURITY SYSTEMS.	11. THE DEVELOPER SHALL PROVIDE ALL NECESSARY ACCESSIBILITY FEATURES.
12. THE DEVELOPER SHALL PROVIDE ALL NECESSARY RECORD DRAWINGS.	13. THE DEVELOPER SHALL PROVIDE ALL NECESSARY AS-BUILT DRAWINGS.
14. THE DEVELOPER SHALL PROVIDE ALL NECESSARY CONSTRUCTION SCHEDULES.	15. THE DEVELOPER SHALL PROVIDE ALL NECESSARY COST ESTIMATES.
16. THE DEVELOPER SHALL PROVIDE ALL NECESSARY RISK ASSESSMENTS.	17. THE DEVELOPER SHALL PROVIDE ALL NECESSARY LEGAL OPINIONS.
18. THE DEVELOPER SHALL PROVIDE ALL NECESSARY FINANCIAL STATEMENTS.	19. THE DEVELOPER SHALL PROVIDE ALL NECESSARY TAX RETURNS.
20. THE DEVELOPER SHALL PROVIDE ALL NECESSARY OTHER DOCUMENTS.	

AMLI TREEHOUSE

1851-Z

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CONCEPT PLAN

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CONCEPT PLAN

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CONCEPT PLAN

EXHIBIT C

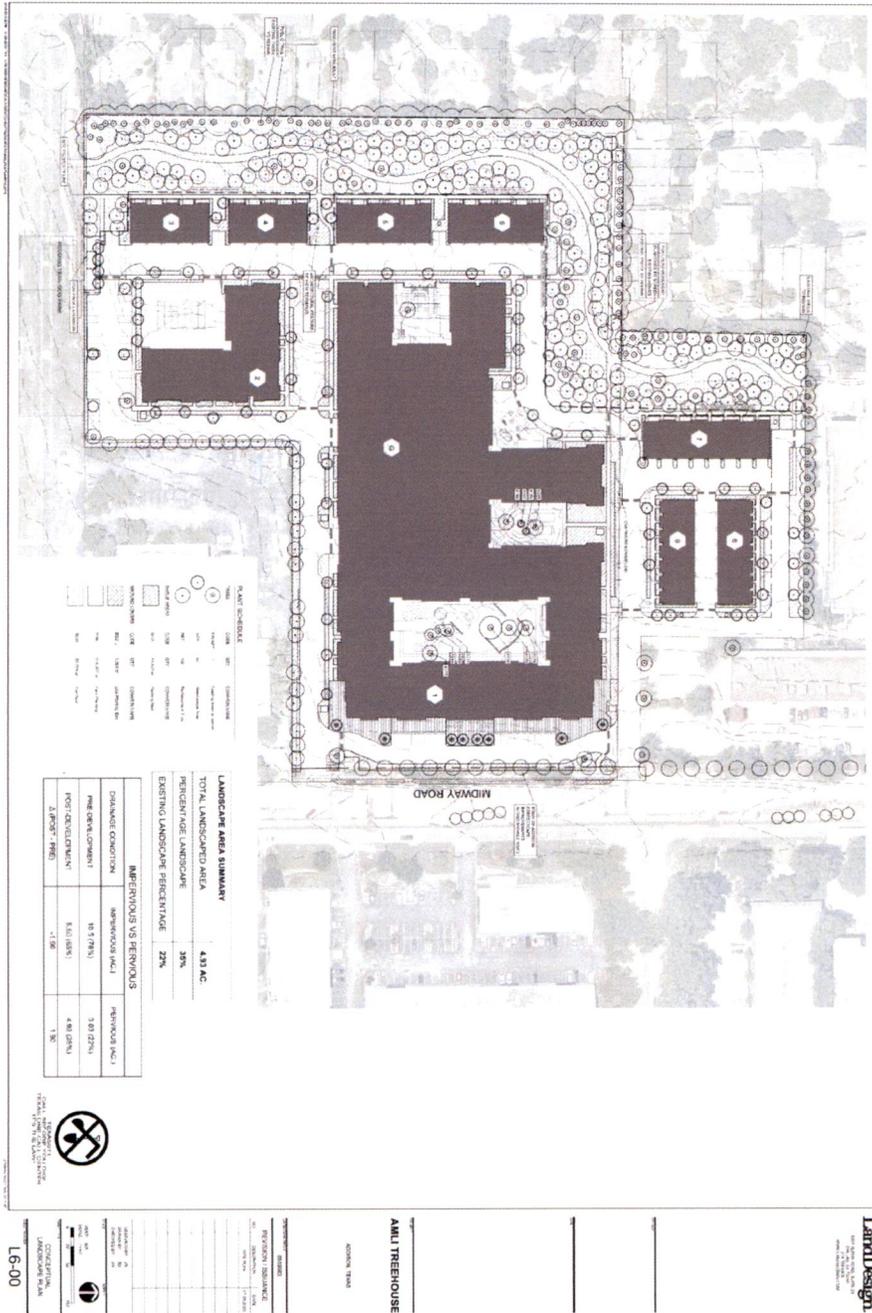


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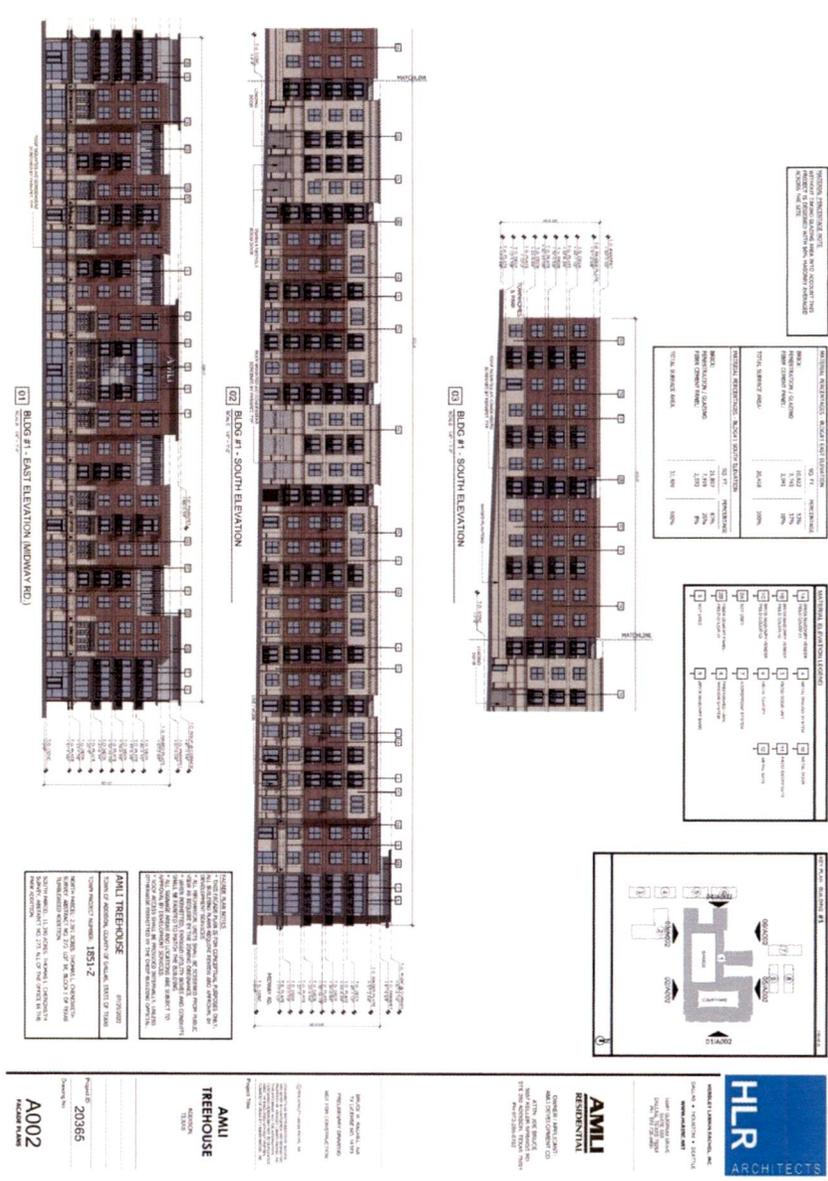


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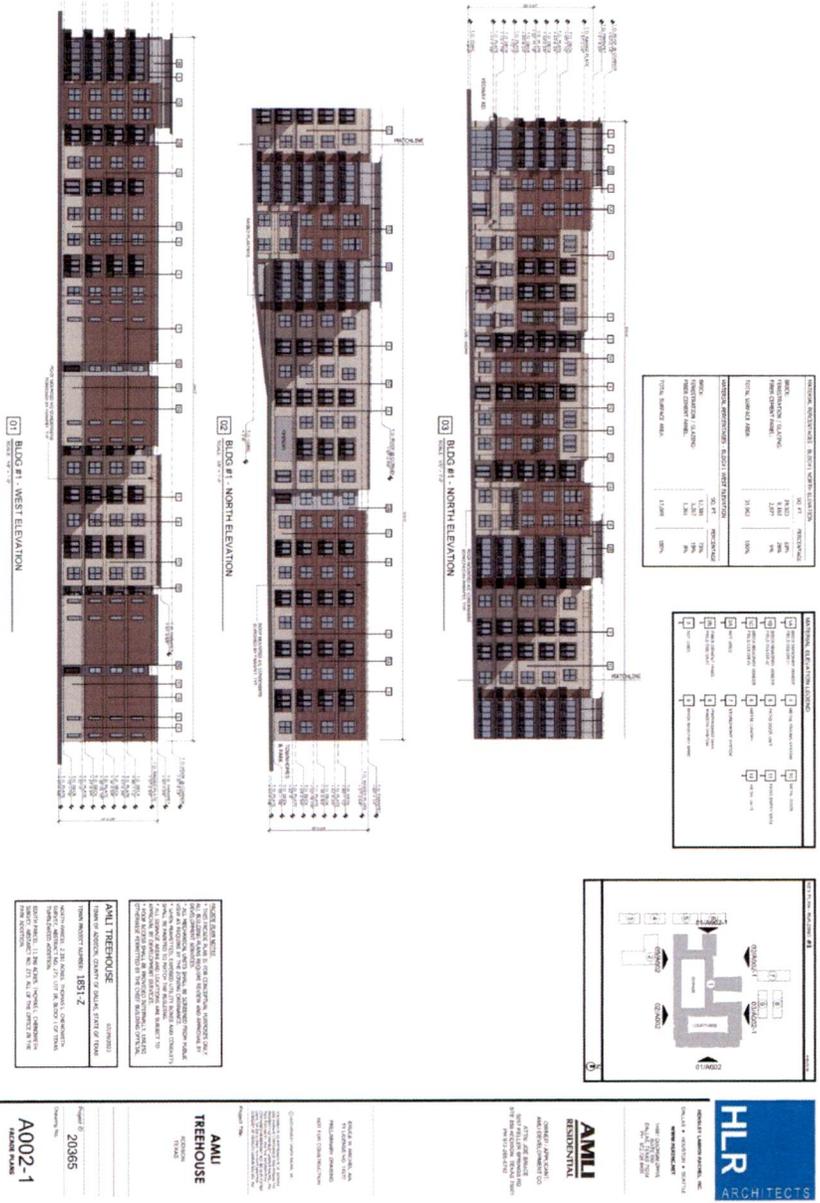


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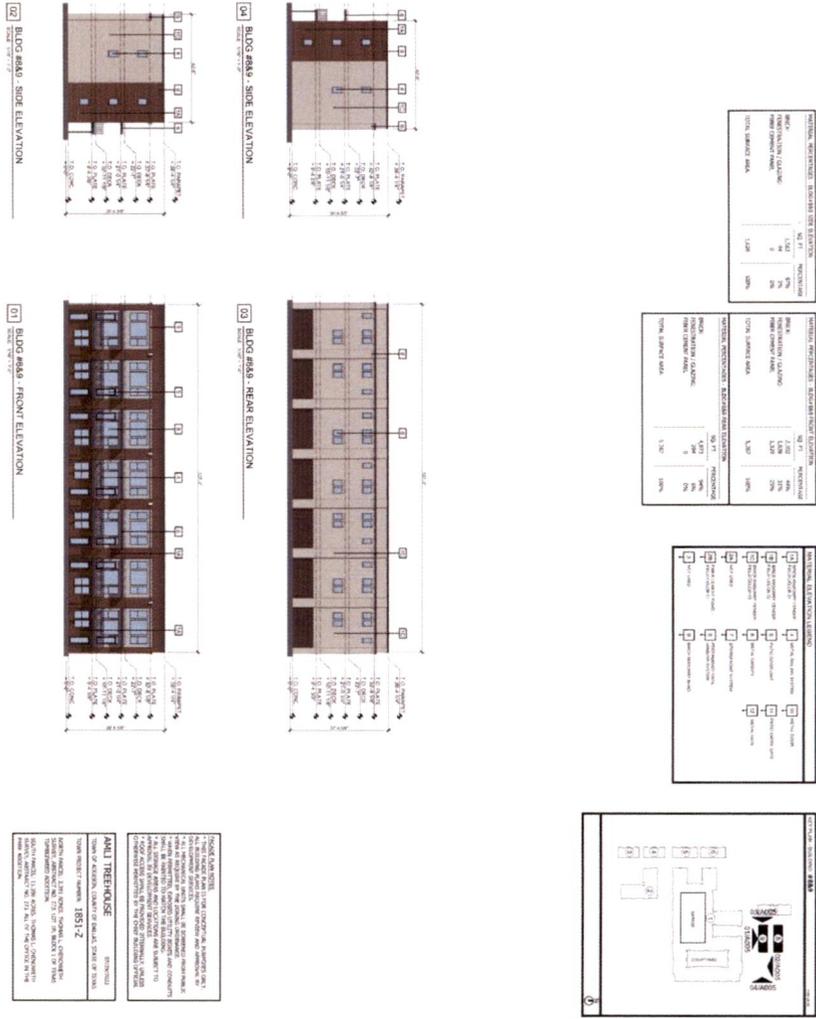
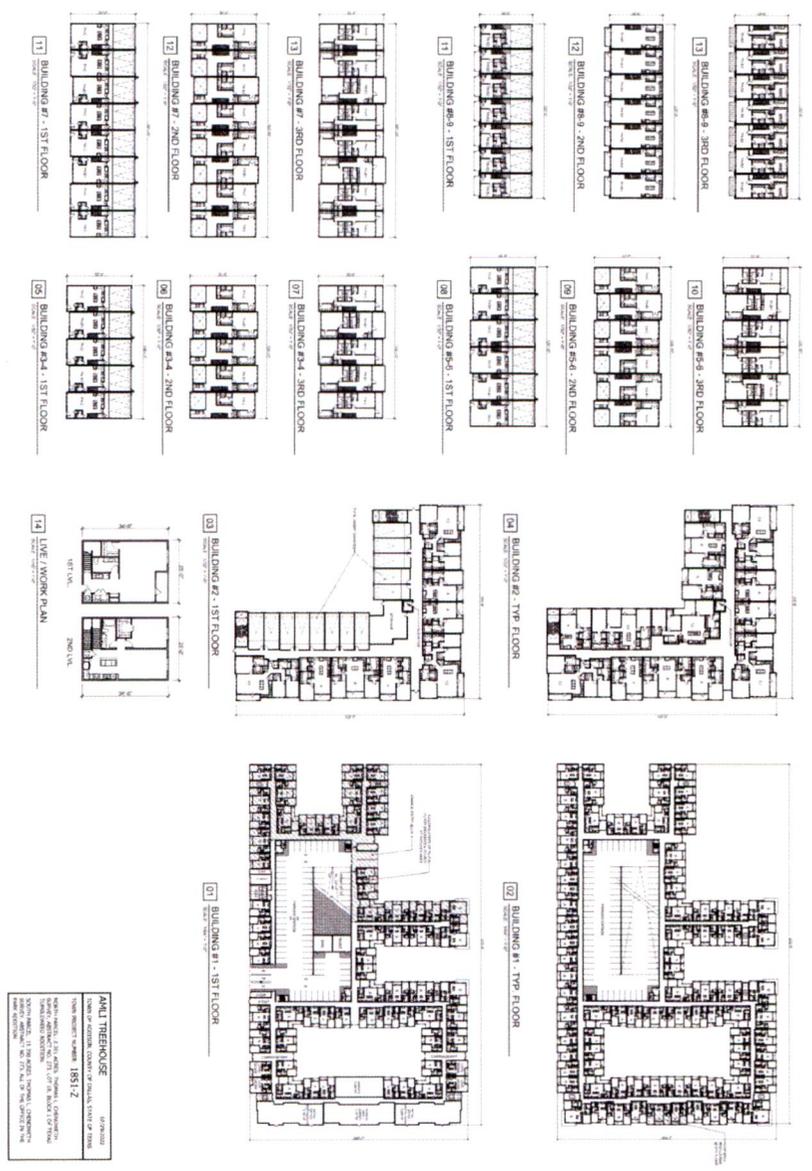


EXHIBIT C



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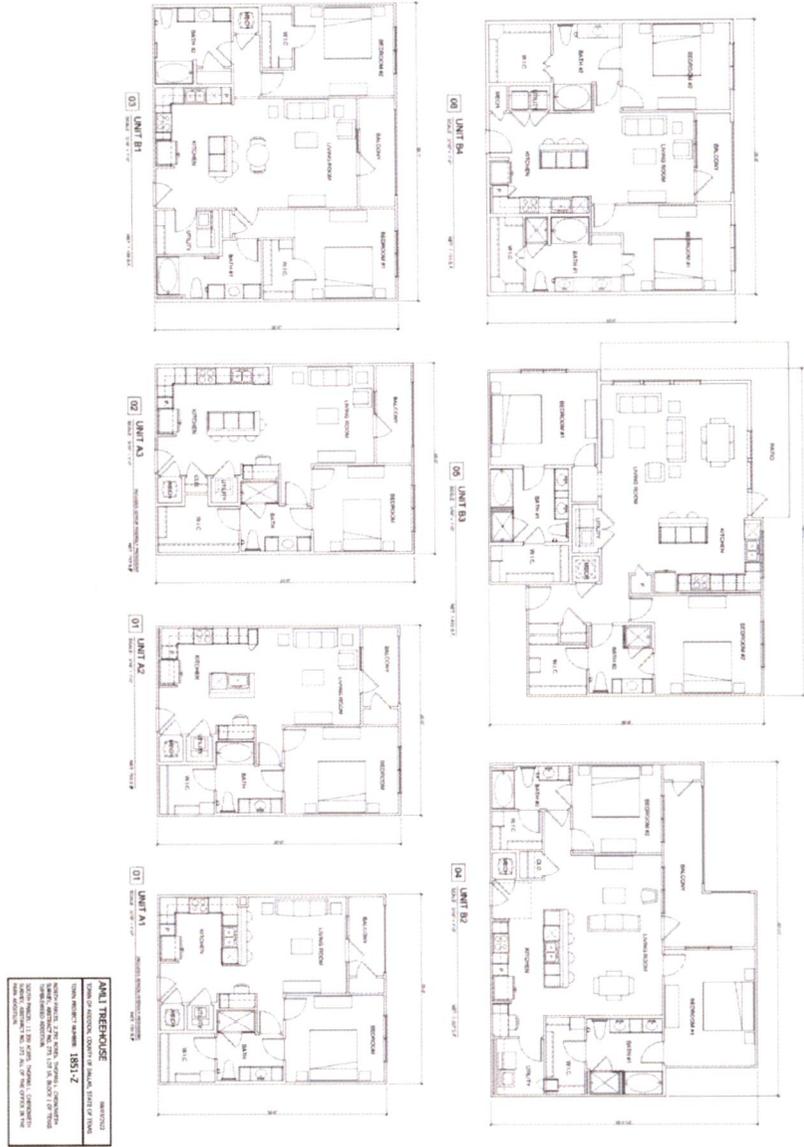
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ADDISON, TEXAS

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ADDISON, TEXAS

EXHIBIT C



AMLI TREHOUSE
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 UNIT PARKS

HILR ARCHITECTS
 ARCHITECTS
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 UNIT PARKS

AMLI TREHOUSE
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 UNIT PARKS

EXHIBIT C



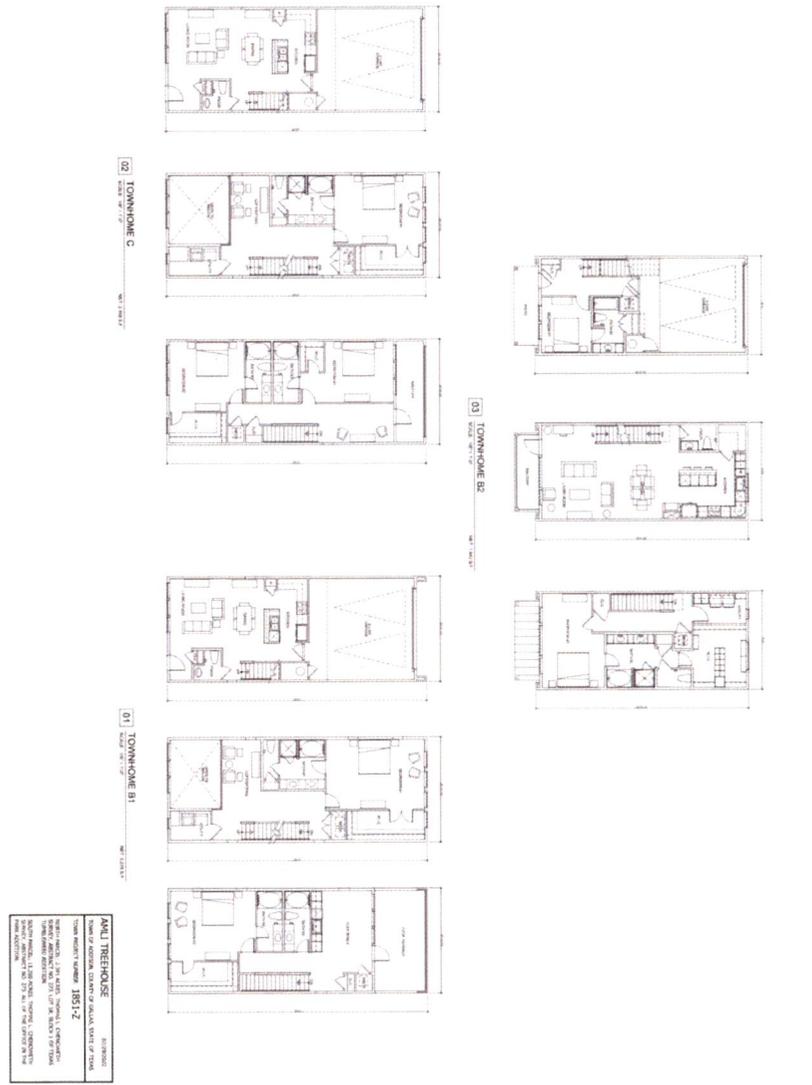
PHIL TREHOUSE
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AMLI TREHOUSE
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AMLI RESIDENTIAL
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 UNIT C3

HLR ARCHITECTS
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 20395
 A008
 UNIT C2

EXHIBIT C



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