

ORDINANCE NO. O23-9

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR LOTS 1 AND 5X, BLOCK A, ADDISON CIRCLE STATION – PHASE I, PART OF A PLANNED DEVELOPMENT (PD) ZONING DISTRICT (O23-9), AND SITUATED ON 2.7± ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ADDISON ROAD AND FESTIVAL WAY, TO ALLOW FOR THE DEVELOPMENT OF AN OFFICE BUILDING WITH GROUND FLOOR RETAIL/RESTAURANT USES, A PARKING STRUCTURE, SITE ACCESS DRIVES, AND ADDISON ROAD AND FESTIVAL WAY STREETScape IMPROVEMENTS ON AND ADJACENT TO LOTS 1 AND 5X, BLOCK A; 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 January 17, 2023 the Planning & Zoning Commission considered and made recommendations on Case No. 1872-Z, being a request to approve a Development Plan (defined herein below) for Lots 1 and 5X, Block A, Addison Circle Station – Phase I, comprising 2.7± acres generally located at the southwest corner of Addison Road and Festival Way (the “Subject Property”), to allow for the development of an office building with ground floor retail/restaurant uses, a parking structure, site access drives, and Addison Road and Festival Way streetscape improvements on and adjacent to Lots 1 and 5X, Block A; and

WHEREAS, Planned Development (PD) District O23-9 (the “PD Ordinance”), requires approval of the Development Plan (defined herein) prior to the issuance of a building permit for the Subject Property; 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. The Subject Property 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, subject to the following conditions:

- A. Final public and private landscape and streetscape design shall be completed prior to the issuance of a permit for the construction of site infrastructure.

- B. The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in the public parking structures will be determined subject to and following completion of a parking study and as provided in the Definitive Agreements.
- C. Developer shall provide the Town evidence of compliance with FAA Part 77 building height review prior to issuance of a building permit for the Subject Property.
- D. Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be required components of the Project, which will be further defined in the Definitive Agreements (as defined in the PD Ordinance).

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 13TH day of FEBRUARY 2023.

TOWN OF ADDISON, TEXAS



Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

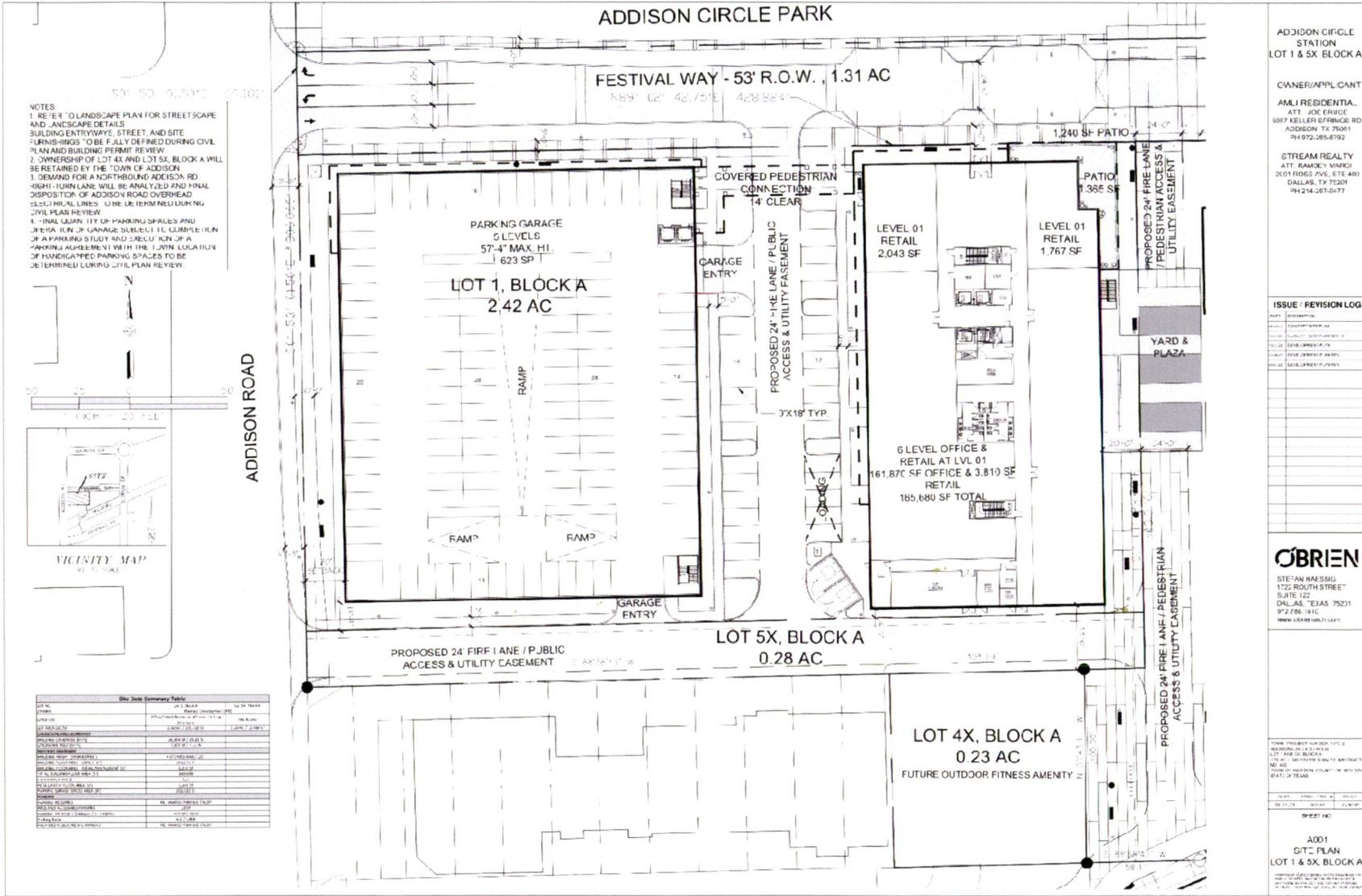

Irma G. Parker, City Secretary

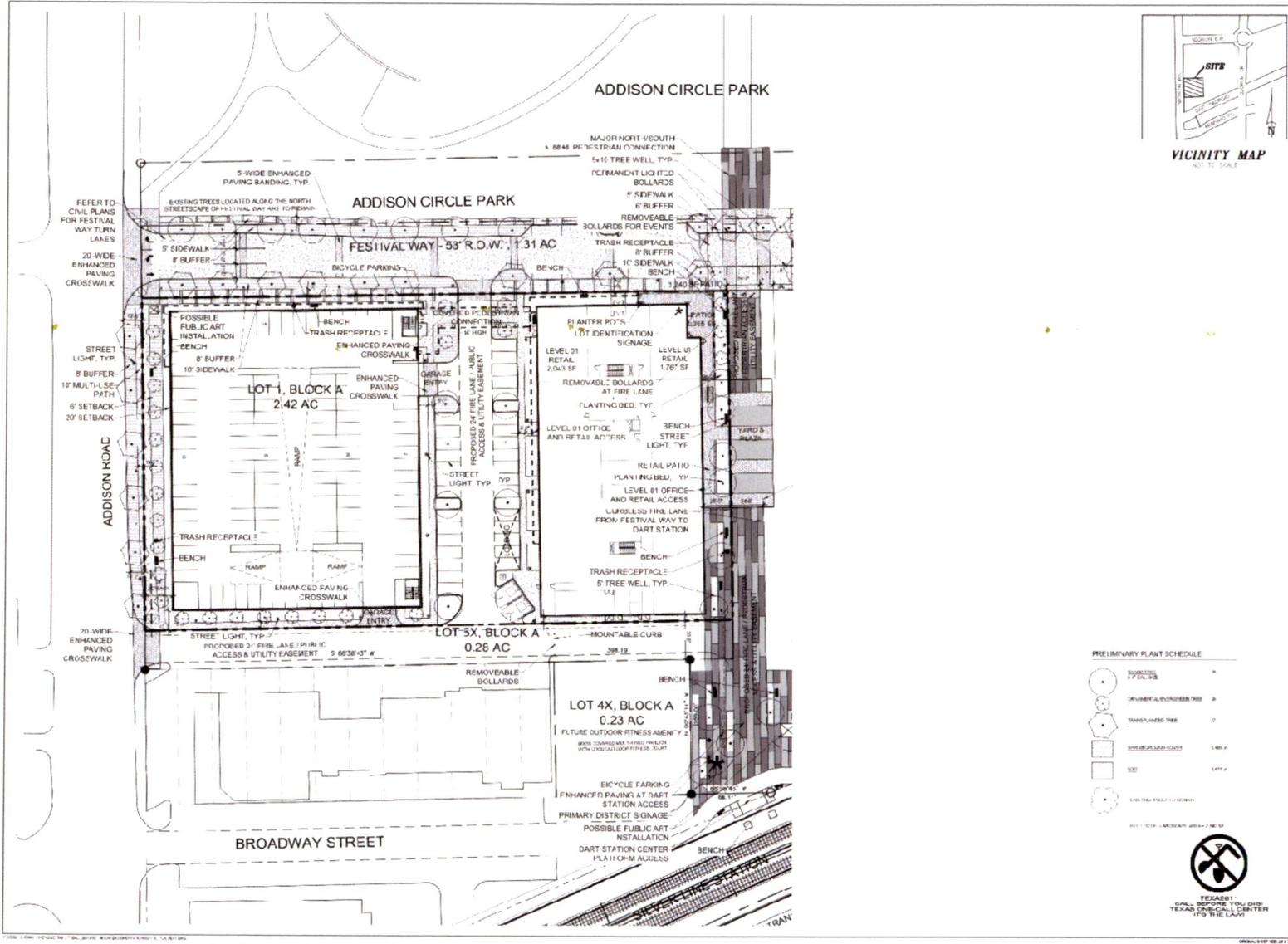

Whitt Wyatt, City Attorney

Printed in the Dallas Morning News on Saturday, February 18, 2023.



Exhibit A





LandDesign

801 ALPHEUS BLVD. SUITE 200
DALLAS, TEXAS 75241
972.342.1234
WWW.LANDDESIGN.COM

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS PLAN SHALL NOT BE USED FOR
BIDDING, PERMITTING OR
CONSTRUCTION
C. Heath Kendrick
Registered Landscape Architect #7106
STATE OF TEXAS
REGISTERED NUMBER 1748

ADDISON CIRCLE
STATION PHASE I

FILE: RESIDENTIAL
ADDRESS: 1A

PRELIMINARY PLANT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
(Symbol)	ORNAMENTAL EVERGREEN TREE	10
(Symbol)	TRANSPLANTED TREE	10
(Symbol)	SHRUBS/PLANTINGS	1000
(Symbol)	500	1000
(Symbol)	LANDSCAPE LIGHT FIXTURES	10

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
TOWN REVISION		01.10.2023
TOWN REVISION		01.20.2023
TOWN REVISION		01.13.2023

DATE PLOTTED: 01/11/23
SCALE: 1" = 10'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]

LOT 1 & LOT 5X, BLOCK A
LANDSCAPE PLAN

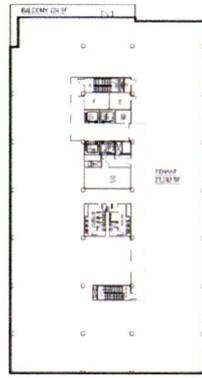
L6-10

Exhibit A

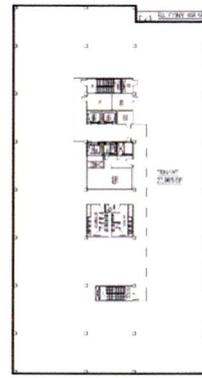


VICINITY MAP
NOT TO SCALE

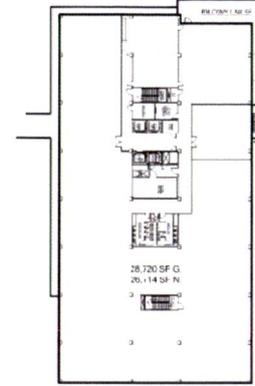
FLOOR LEVELS	GROSS FLOOR AREA	NET FLOOR AREA
1st FLOOR:	27,350 SF	13,400 SF
2nd FLOOR:	28,720 SF	23,714 SF
3rd FLOOR:	27,468 SF	24,562 SF
4th FLOOR:	27,468 SF	24,562 SF
5th FLOOR:	27,468 SF	24,562 SF
6th FLOOR:	27,206 SF	24,310 SF
TOTAL:	165,680 SF	143,110 SF



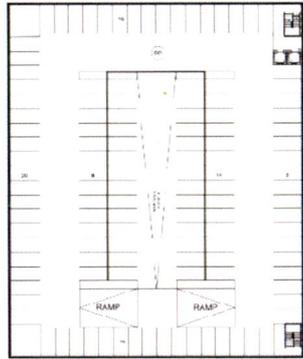
OFFICE - LEVEL 06



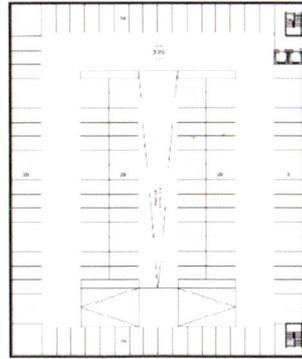
OFFICE - LEVEL 03, 04, 05



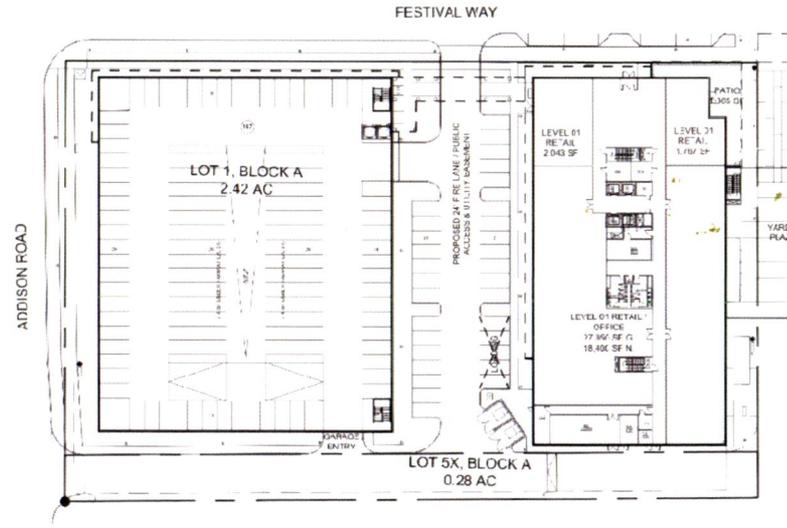
OFFICE - LEVEL 02



GARAGE - LEVEL 05



GARAGE - LEVEL 02, 03, 04



OFFICE / GARAGE - LEVEL 01

ADDISON CIRCLE
STATION
LOT 1 & 5X, BLOCK A

OWNER/APPL. CANT.
ANLI RESIDENTIAL
ATT. JOE BRUCE
5857 KELLER SPRINGS HLD.
ADDISON, TX 75001
PH: 972-265-6792

STREAM REALTY
ATT. RAMEY KILBACH
2001 REINS AVE. STE 400
DALLAS, TX 75201
PH: 2-62674077

ISSUE / REVISION LOG

DATE	DESCRIPTION
04/01/2024	2024 ISSUE SET PLAN
03/27/2024	2024 ISSUE SET PLAN REV. 01
03/27/2024	2024 ISSUE SET PLAN
03/27/2024	2024 ISSUE SET PLAN REV.
03/27/2024	2024 ISSUE SET PLAN REV.

O'BRIEN

STREAM REALTY
1722 FOLTH STREET
SUITE 122
DALLAS, TEXAS 75201
972.706.1218
www.obriensearch.com

PROJECT NUMBER	1722
PROJECT NAME	ADDISON CIRCLE STATION
PROJECT ADDRESS	ADDISON, TEXAS
PROJECT COUNTY	TARRANT COUNTY
PROJECT CITY	DALLAS
PROJECT STATE	TEXAS
PROJECT ZIP	75201
PROJECT DATE	04/01/2024
PROJECT SHEET NO.	01

AC01
FLOOR PLAN
LOT 1 & 5X, BLOCK A

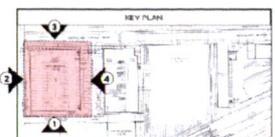
CONCRETE		STEEL	
TYPE	THICKNESS	TYPE	THICKNESS
SLAB	6"	ANGLE	3"
WALL	8"	PIPE	4"
BEAM	12"	PIPE	4"
CEILING	6"	PIPE	4"
FLOOR	6"	PIPE	4"
ROOF	6"	PIPE	4"
FOUNDATION	12"	PIPE	4"
RETAINING WALL	12"	PIPE	4"
STAIR	6"	PIPE	4"
ELEVATOR	6"	PIPE	4"
MECHANICAL	6"	PIPE	4"
ELECTRICAL	6"	PIPE	4"
PLUMBING	6"	PIPE	4"
TELEPHONE	6"	PIPE	4"
DATA	6"	PIPE	4"
VIDEO	6"	PIPE	4"
OTHER	6"	PIPE	4"

FACADE PLAN NOTES

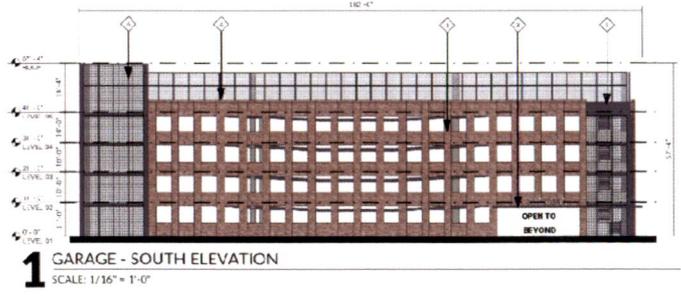
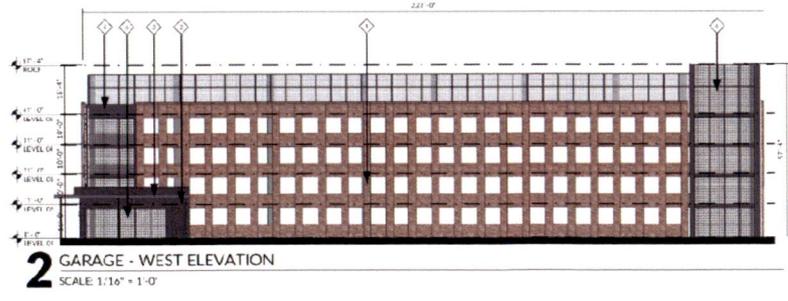
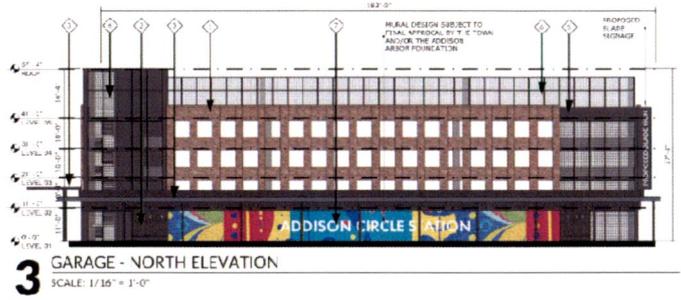
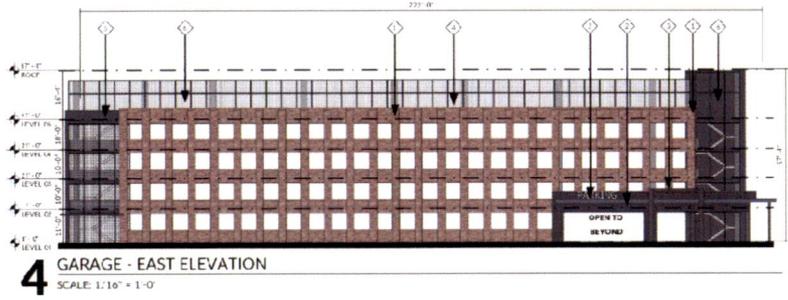
- 1. ALL CONCRETE SHALL BE FINISHED WITH A POLISHED CONCRETE FINISH.
- 2. ALL METALLIC SURFACES SHALL BE COATED WITH AN ANTI-RUST PRODUCT.
- 3. ALL METALLIC SURFACES SHALL BE PAINTED WITH AN ANTI-RUST PRODUCT.
- 4. ALL METALLIC SURFACES SHALL BE PAINTED WITH AN ANTI-RUST PRODUCT.
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- 8. ALL METALLIC SURFACES SHALL BE PAINTED WITH AN ANTI-RUST PRODUCT.
- 9. ALL METALLIC SURFACES SHALL BE PAINTED WITH AN ANTI-RUST PRODUCT.
- 10. ALL METALLIC SURFACES SHALL BE PAINTED WITH AN ANTI-RUST PRODUCT.

OFFICE GARAGE FACADE KEYNOTES

GENERAL NOTES



PROJECT FILE:
ADDISON CIRCLE STATION LOT 01 & LOT 5X BLOCK A
 ADDRESS: 1872-Z
OWNER/APPLICANT:
AMLI RESIDENTIAL
 A/TN - CP SUBJECT
 8087 KELLER SPRINGWOOD
 STE 286 ADDISON, TEXAS 75001
 PH 972-285-0780
STREAM REALTY
 A/T BANKSEY MARCH
 2001 ROSE AVE, STE 400
 DALLAS, TX 75201
 PH 214-267-0477



ISSUE/REVISION LOG

DATE	DESCRIPTION
08/04/20	CONCEPTUAL PLAN

O'BRIEN
 1322 SOUTH STREET
 SUITE 402
 DALLAS, TEXAS 75201
 972-388-0010
 www.obriencorct.com

TOWN# PROJECT NUMBER
 1872-Z
 ADDISON CIRCLE STATION
 LOT 01 & LOT 5X, BLOCK A
 27 AC - O W FISHER SURVEY,
 ASS WACT 90 482
 1864 AC RES
 TOWN OF ADDISON, COUNTY
 OF DALLAS, STATE OF TEXAS

DATE: 08/04/20
 SHEET NO: 00052

SHEET NO:
A005
OFFICE GARAGE ELEVATIONS

COMPILED & 2020 CAREN THOMAS
 COMPANY: O'BRIEN CORRECTIVE PLANNING
 400 W. WOODLAWN ST. SUITE 400, DALLAS, TX 75201
 972-388-0010
 WITHOUT PRIOR WRITTEN CONSENT FROM O'BRIEN

