

ORDINANCE NO. O23-10

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN ON LOT 3, BLOCK A, ADDISON CIRCLE STATION – PHASE I, PART OF A PLANNED DEVELOPMENT (PD) ZONING DISTRICT (O23-10), AND SITUATED ON 1.8± ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF QUORUM DRIVE AND FESTIVAL WAY, TO ALLOW FOR THE DEVELOPMENT OF A MULTIFAMILY RESIDENTIAL BUILDING WITH GROUND FLOOR RETAIL/RESTUARANT USES, AND FESTIVAL WAY AND QUORUM DRIVE STREETScape IMPROVEMENTS ON AND ADJACENT TO LOT 3, 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. 1874-Z, being a request to approve a Development Plan (defined herein below) for Lot 3, Block A, Addison Circle Station – Phase I, comprising 1.8± acres generally located at the southwest corner of Quorum Drive and Festival Way (the “Subject Property”), to allow for the development of a multifamily residential building with ground floor retail/restaurant uses, and Addison Road and Festival Way streetscape improvements on and adjacent to Lot 3, Block A; and

WHEREAS, Planned Development (PD) District O23-10 (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 required retail parking accommodated in the multifamily parking structure 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 and final confirmation of residential building sites being situated outside of the 65 DNL noise contour 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:



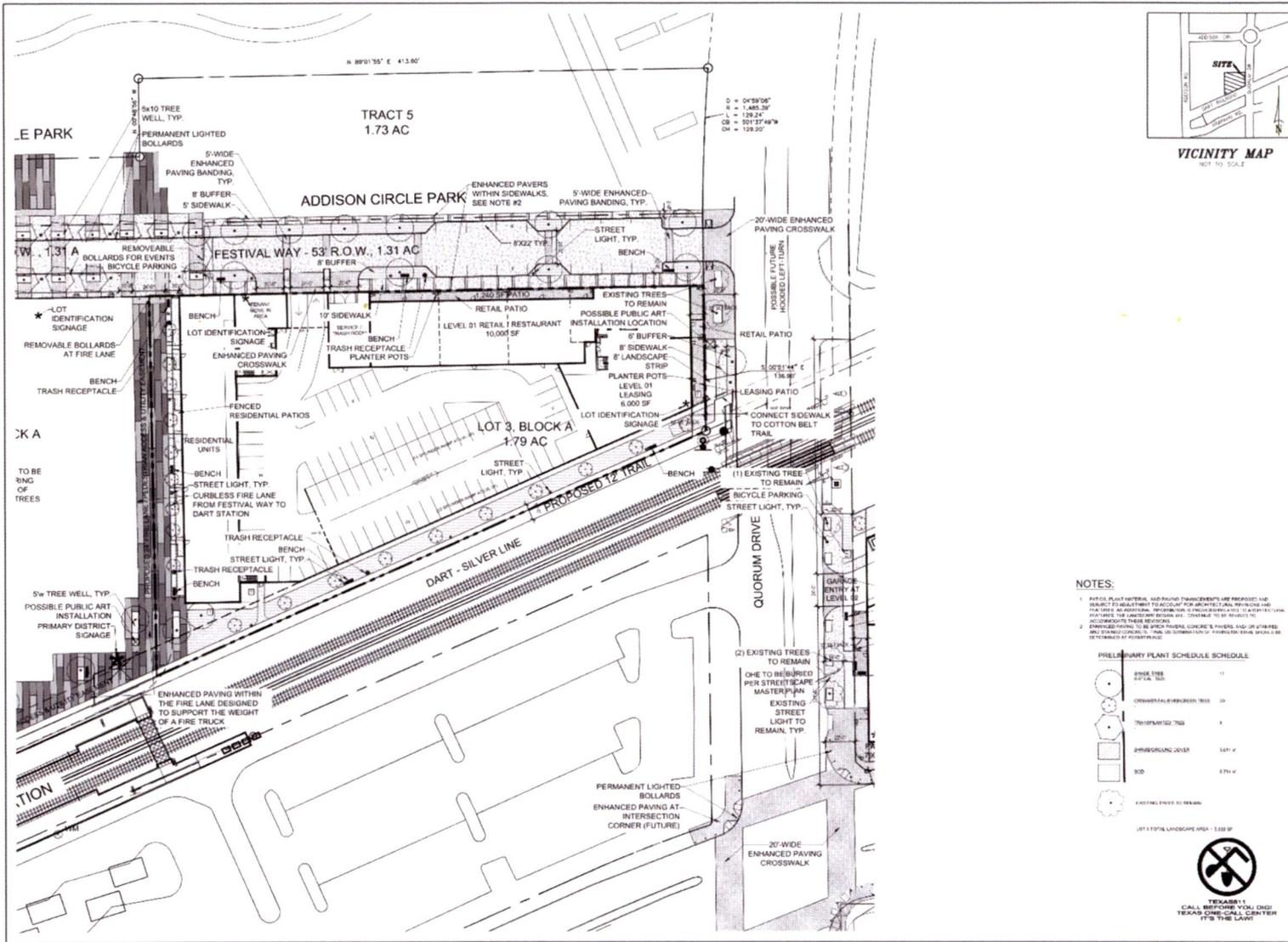
Irma G. Parker, City Secretary



Whitt Wyatt, City Attorney

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LandDesign
 801 ALPHEUS BLVD, SUITE 200
 WICKLIFF, TEXAS 75090
 WWW.LANDDESIGN.COM



VICINITY MAP
 NOT TO SCALE

PRELIMINARY
 FOR REVIEW PURPOSES ONLY
 AND SHALL NOT BE USED FOR
 BIDDING, CONTRACTING, OR
 CONSTRUCTION.

C. Heth Kendrick
 Registered Landscape Architect of the
 State of Texas
 Registration Number: 2540

**ADDISON CIRCLE
 STATION PHASE I**

ADD. RESIDENTIAL
 ADDISON, TX

PROJECT NO. 802-100

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	TOWN REVISIONS	11.19.2023
2	TOWN REVISIONS	12.28.2023
3	TOWN REVISIONS	01.12.2024

DESIGNED BY: [initials]
 DRAWN BY: [initials]
 CHECKED BY: [initials]



LOT 03, BLOCK A
 LANDSCAPE PLAN

L6-30

NOTES:

1. ALL PLANT MATERIAL AND PLANT FINISHES/DETAILS ARE PROPOSED AND SUBJECT TO REVISION TO ACCOMMODATE ARCHITECTURAL REVISIONS AND PERMITS. AN ADDITIONAL REVISION CAN BE PROPOSED AFTER THE ARCHITECTURAL REVIEW. THE LANDSCAPE DESIGN WILL CONTINUE TO BE REVISED TO ACCOMMODATE THESE REVISIONS.
2. ENHANCED PAVING TO BE SPECIFIC PAVING MATERIALS AND OR FINISHES AND FINISHES TO BE DETERMINED BY THE ARCHITECTURAL DESIGNER. FINISHES SHALL BE DETERMINED BY THE ARCHITECTURAL DESIGNER.

PRELIMINARY PLANT SCHEDULE SCHEDULE

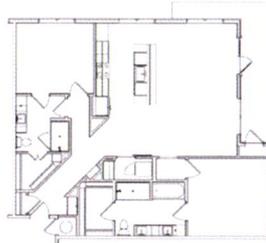
SYMBOL	PLANT SPECIES	QUANTITY
(Symbol)	SHRUB TREE 20" CAL. DIA.	11
(Symbol)	ORNAMENTAL SHRUBS 18" DIA.	10
(Symbol)	70" SPAN 152" TALL	1
(Symbol)	SPRINGING COVER	1/411
(Symbol)	SED	2/271
(Symbol)	EXISTING TREES TO REMAIN	

LOT 3 TOTAL LANDSCAPE AREA - 1,793 SF

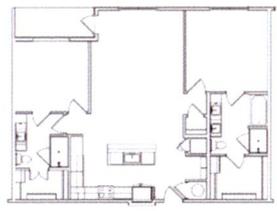


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Summary Table	
SITE SUMMARY	
LOT AREA (AC)	8.72 AC / 375,282 SF
TOTAL UNITS	276 UNITS
RESIDENTIAL UNITS (APPROX.)	26 UNITS
OWNER	
OWNER	Almanac Communities (PCL)
OWNER	18000 North Central Expressway
LANDSCAPE AREA SUMMARY	
LANDSCAPE AREA (SQ FT)	36,142 SQ FT (8.3%)
LANDSCAPE AREA (SQ FT)	6,632 SQ FT (1.5%)
MULTIFAMILY UNITS	
1-BEDROOM UNITS	147 UNITS
2-BEDROOM UNITS	119 UNITS
3-BEDROOM UNITS	10 UNITS
RESIDENTIAL UNITS	
MULTIFAMILY RESIDENTIAL UNITS (APPROX.)	26 UNITS
MULTIFAMILY FLOOR AREA (RESIDENTIAL UNITS)	287,240 SF
MULTIFAMILY FLOOR AREA (RESIDENTIAL UNITS)	8,800 SF
MULTIFAMILY FLOOR AREA (RESIDENTIAL UNITS)	28,800 SF
TOTAL MULTIFAMILY FLOOR AREA	324,840 SF
MULTIFAMILY FLOOR AREA (RESIDENTIAL UNITS)	1,000 SF
TOTAL MULTIFAMILY FLOOR AREA	325,840 SF
PARKING	
PARKING REQUIRED MULTIFAMILY UNITS & RETAIL/RESTAURANT	775 SP
1.5 PER RESIDENTIAL UNIT (APPROX.)	810 SP
MINIMUM REQUIRED	810 SP
TOTAL	810 SP
PERMITTED PARKING MULTIFAMILY UNITS & RETAIL/RESTAURANT	
1.5 PER UNIT	405 SP
TOTAL	405 SP
NOTES	
	01



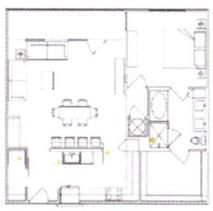
06 UNIT C9.A
43' x 37'
Net: 1433 S.F.
 SCALE: 1/8" = 1'-0"



05 UNIT C6.A
42' x 32'
Net: 1285 S.F.
 SCALE: 1/8" = 1'-0"



04 UNIT C5.B
39' x 32'
Net: 1184 S.F.
 SCALE: 1/8" = 1'-0"



03 UNIT A5.B
33' x 32'
Net: 959 S.F.
 SCALE: 1/8" = 1'-0"



02 UNIT A5.A
30' x 32'
Net: 900 S.F.
 SCALE: 1/8" = 1'-0"



01 UNIT A4.A
27' x 32'
Net: 818 S.F.
 SCALE: 1/8" = 1'-0"

PROJECT TITLE
ADDISON
CIRCLE STATION
LOT 03, BLOCK A

ADDRESS
 18000

OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATTN: JOE BRUCE
 5057 KELLER SPRINGS RD.
 STE 350 ADDISON, TEXAS
 75001
 PH: 972-265-0702

STREAM REALTY
 ATT: RAMSEY MARCH
 2001 BOSS AVE, STE 400
 DALLAS, TX 75201
 PH: 214-297-0477

ISSUE/REVISION LOG

DATE	DESCRIPTION
08-10-22	CONCEPT SITE PLAN
11-21-22	DEVELOPMENT PLAN
12-29-22	DEVELOPMENT PLAN REV.
01-18-23	FINAL DEVELOPMENT PLAN REV.

O'BRIEN
 1722 ROUTH STREET
 SUITE 122
 DALLAS, TEXAS 75201
 972.788.0100
 www.obrienarch.com

TOWN PROJECT NUMBER
 M74-Z
 ADDISON CIRCLE STATION
 LOT 3, BLOCK A
 1.78 AC - G.W. FISHER SURVEY,
 ABSTRACT NO. 4072
 TOWN OF ADDISON, COUNTY
 OF DALLAS, STATE OF TEXAS

DATE: ARCH PROJ. #
 01-18-23 20002

SHEET NO.

A003
UNIT PLANS
LOT 3, BLOCK A
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 MANNER, FOR ANY PURPOSE, WITHOUT EXPRESS
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