

ORDINANCE NO. 023-11

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN ON LOT 1, BLOCK B, ADDISON CIRCLE STATION – PHASE I, PART OF A PLANNED DEVELOPMENT (PD) ZONING DISTRICT (O23-11), AND SITUATED ON 3.5± ACRES GENERALLY LOCATED AT THE NORTHEAST CORNER OF ARAPAHO ROAD AND QUORUM DRIVE, AND BISECTED BY SPECTRUM DRIVE, TO ALLOW FOR THE DEVELOPMENT OF A MULTIFAMILY RESIDENTIAL BUILDING WITH GROUND FLOOR RETAIL/RESTUARANT USES, THE REALIGNMENT OF SPECTRUM DRIVE, AND ARAPAHO ROAD AND QUORUM DRIVE STREETScape IMPROVEMENTS ON AND ADJACENT TO LOT 1, BLOCK B; 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. 1875-Z, being a request to approve a Development Plan (defined herein below) for Lot 1, Block B, Addison Circle Station – Phase 1, comprising 3.5± acres generally located at the northeast corner of Arapaho Road and Quorum Drive, bisected by Spectrum Drive (the “Subject Property”), to allow for the development of a multifamily residential building with ground floor retail/restaurant uses, the realignment of Spectrum Drive, and Arapaho Road and Quorum Drive streetscape improvements on and adjacent to Lot 1, Block B; and

WHEREAS, Planned Development (PD) District O23-11 (the “PD Ordinance”), requires approval of the Development Plan (defined herein) prior to the issuance of a building permit for the Subject Property, 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. 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.

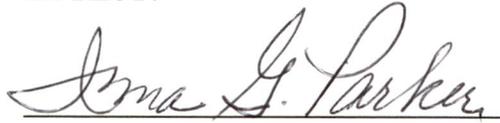
SECTION 6. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the **13TH** day of **FEBRUARY 2023.**

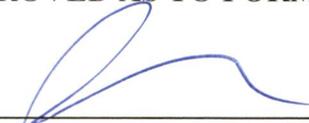
TOWN OF ADDISON, TEXAS


Joe Chow, Mayor

ATTEST:

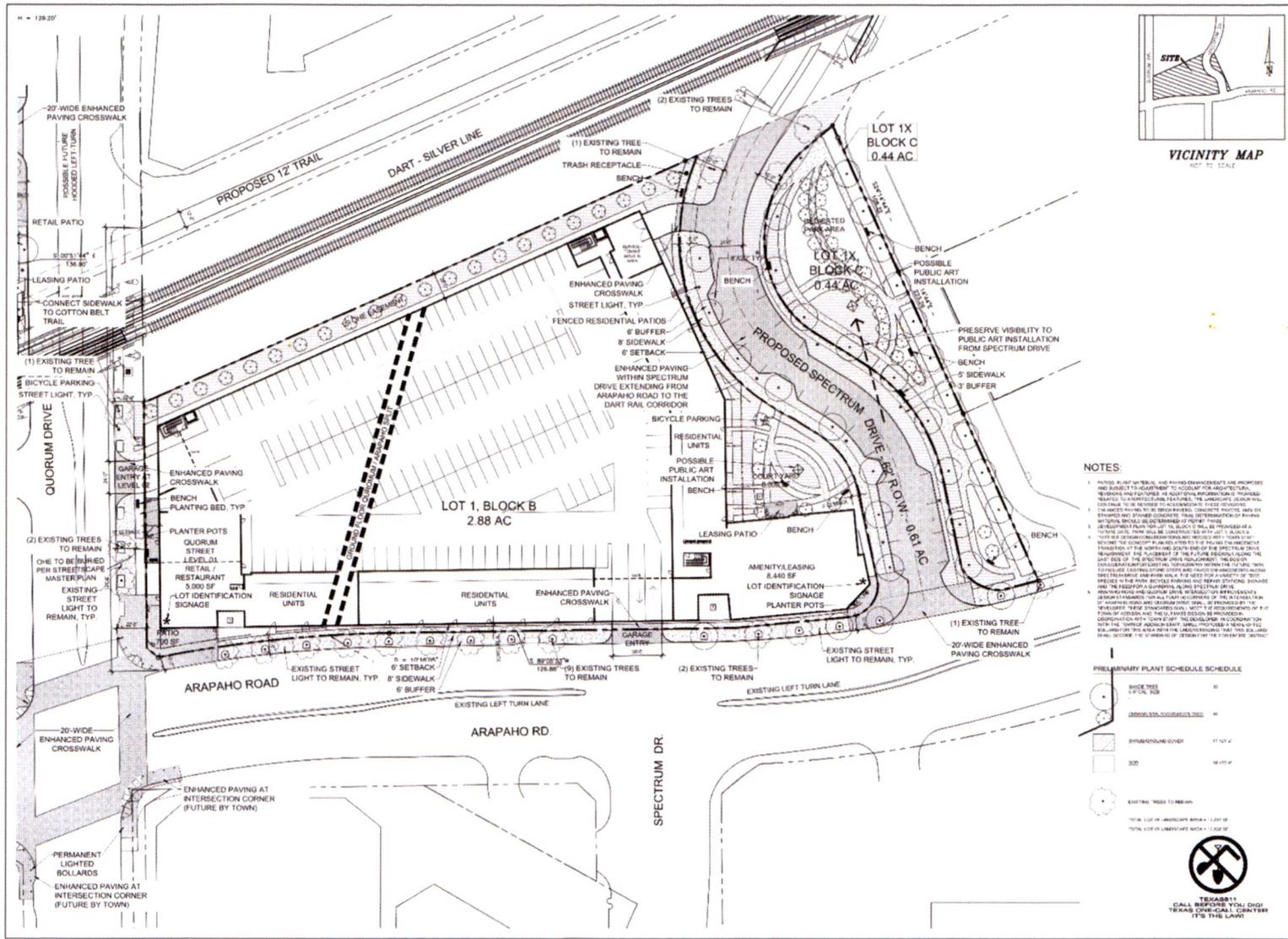

Irma G. Parker, City Secretary

APPROVED AS TO FORM:


Whitt Wyatt, City Attorney

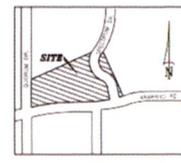
Published in the Dallas Morning News on Saturday, February 18, 2023





LandDesign

8811 ALPHEA ROAD, SUITE 200
DALLAS, TX 75241
WWW.LANDDESIGN.COM



VICINITY MAP
NOT TO SCALE

NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ADDISON'S LANDSCAPE ARCHITECTURE MANUAL AND SUBJECT TO APPROVAL BY THE CITY OF ADDISON'S LANDSCAPE ARCHITECTURE DEPARTMENT. THE LANDSCAPE ARCHITECTURE MANUAL IS AVAILABLE TO BE VIEWED ON THE ADDISON CITY WEBSITE.
2. THE LANDSCAPE ARCHITECTURE MANUAL IS SUBJECT TO CHANGE WITHOUT NOTICE AND SHALL BE REVIEWED BY THE CITY OF ADDISON'S LANDSCAPE ARCHITECTURE DEPARTMENT. THE CITY OF ADDISON'S LANDSCAPE ARCHITECTURE DEPARTMENT SHALL BE NOTIFIED OF ANY CHANGES TO THE MANUAL.
3. THE LANDSCAPE ARCHITECTURE MANUAL IS SUBJECT TO CHANGE WITHOUT NOTICE AND SHALL BE REVIEWED BY THE CITY OF ADDISON'S LANDSCAPE ARCHITECTURE DEPARTMENT. THE CITY OF ADDISON'S LANDSCAPE ARCHITECTURE DEPARTMENT SHALL BE NOTIFIED OF ANY CHANGES TO THE MANUAL.
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PRELIMINARY PLANT SCHEDULE SCHEDULE

NO.	DESCRIPTION	QUANTITY
1	PLANTING BED	1
2	PLANTING POT	1
3	PLANTING POT	1
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10	PLANTING POT	1

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

C. Meth Kendrick
Registered Landscape Architect of the
State of Texas
Registration Number: 2588

ADDISON CIRCLE
STATION PHASE I

AMAL RESIDENTIAL
ADDISON, TX

PROJECT NO. 002106

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	TOWN REVIEW	11.16.2022
2	TOWN REVIEW	11.29.2022
3	TOWN REVIEW	01.16.2023

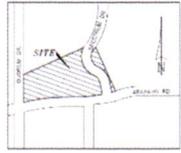
DESIGNED BY: CM
DRAWN BY: CM
CHECKED BY: CM

DATE: 01/16/23

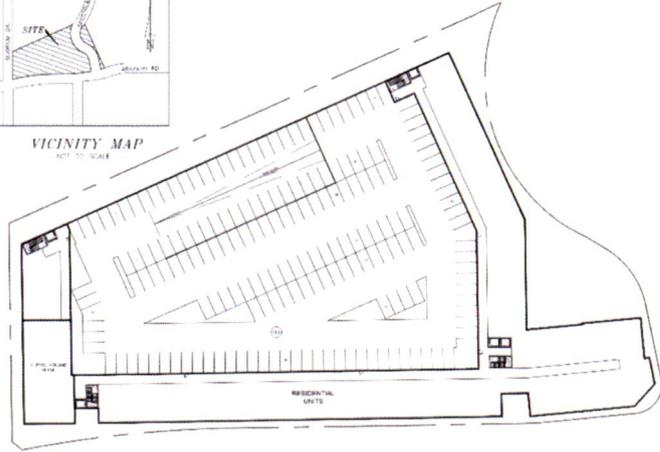
PROJECT: LOT 01, BLOCK B & C
LANDSCAPE PLAN

L6-40

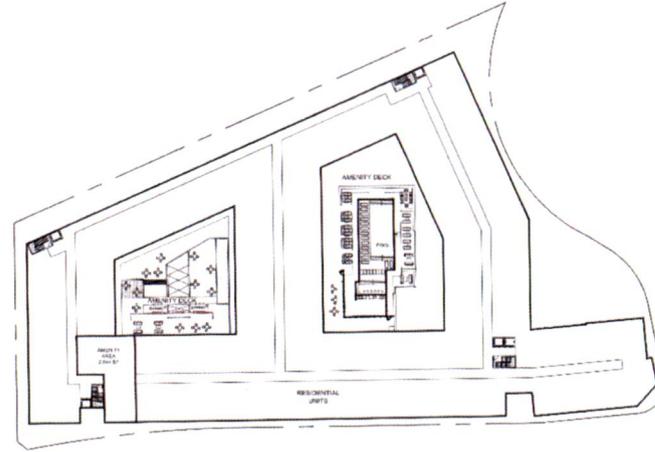
Exhibit A



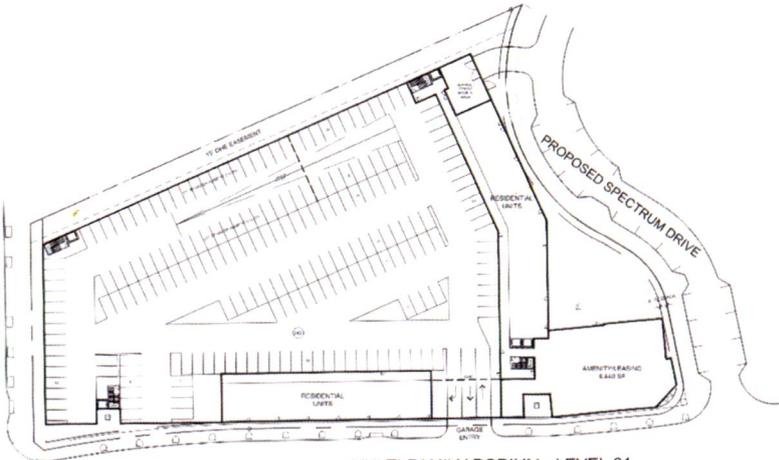
VICINITY MAP
NOT TO SCALE



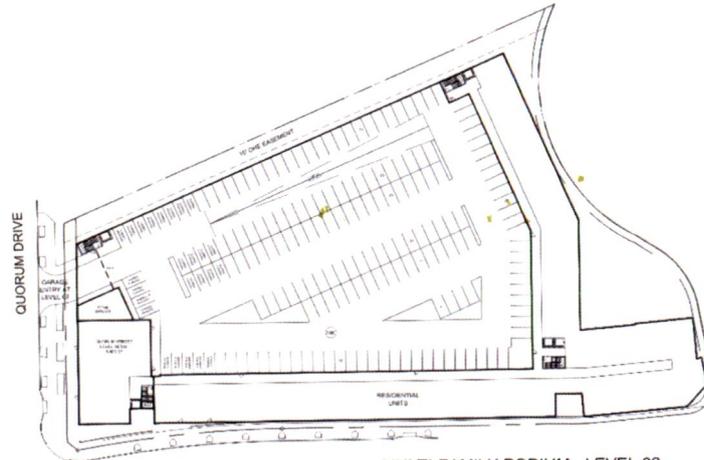
MULTI-FAMILY PODIUM - LEVEL 03



MULTI-FAMILY PODIUM - LEVEL 04



MULTI-FAMILY PODIUM - LEVEL 01



MULTI-FAMILY PODIUM - LEVEL 02

ADDISON CIRCLE
STATION
LOT 01, BLOCK B
LOT 1X, BLOCK C

OWNER/APPLICANT:
AMLJ RESIDENTIAL
ATT: JOE BRUCE
5057 KELLER SPRINGS RD
ADDISON, TX 75001
PH 972-260-6790

STREAM REALTY
ATT: RAMSEY BARRICH
2001 ROSS AVE, STE 400
DALLAS, TX 75201
PH 214-267-0477

ISSUE / REVISION LOG

NO.	DATE	DESCRIPTION
1		CONCEPT
2		CONCEPT OF DESIGN
3		CONCEPT OF DESIGN NO. 01
4		PRELIMINARY PLANS
5		PRELIMINARY PLANS
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O'BRIEN
STEFAN HAESSIG
1722 ROUTH STREET
SUITE 122
DALLAS, TEXAS 75201
872.788.1010
www.obrienarch.com

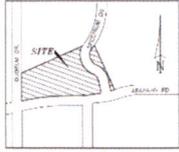
PLANS PREPARED BY: STEFAN HAESSIG
ADDISON CIRCLE STATION
LOT 01, BLOCK B, LOT 1X, BLOCK C
2001 ROSS AVE, STE 400
DALLAS, TEXAS 75201
PH 214-267-0477

DATE	BY	CHKD BY	SCALE
01/11/2011	STEFAN HAESSIG	STEFAN HAESSIG	AS SHOWN

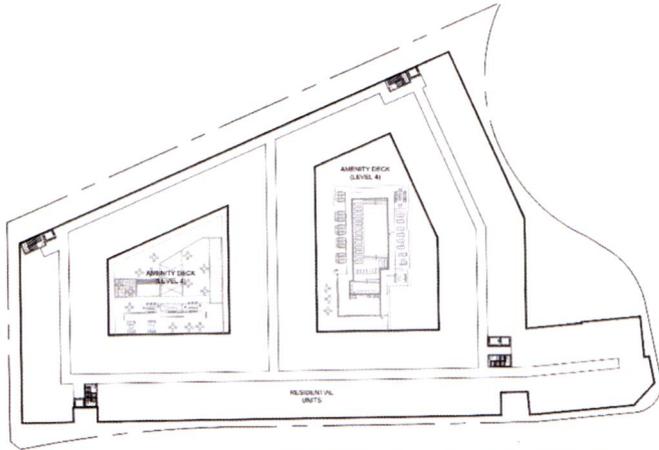
SHEET NO.
ADD1
FLOOR PLAN
LOT 1, BLOCK B
LOT 1X, BLOCK C

CONTRACT NO. 1876-Z/MLTIFAMILY MIDRISSE, LOT 1, BLOCK A, ADDISON CIRCLE STATION - PHASE 1
DATE: 01/11/2011
SCALE: AS SHOWN
SHEET NO.: ADD1

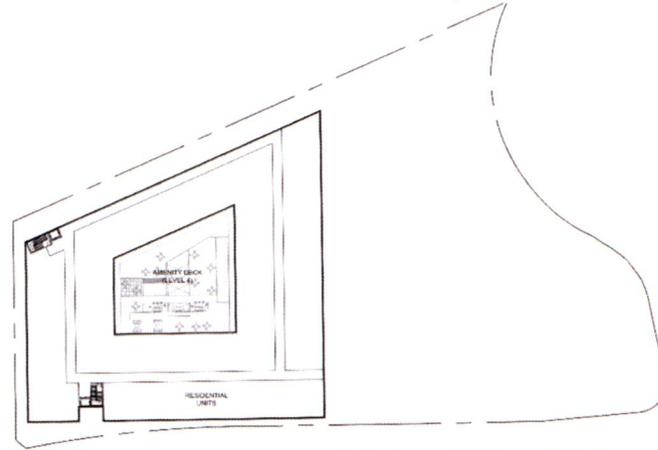
Exhibit A



VICINITY MAP
NOT TO SCALE



MULTI-FAMILY PODIUM - LEVEL 05, 06, 07



MULTI-FAMILY PODIUM - LEVEL 08

ADDISON CIRCLE
STATION
LOT 01, BLOCK B
LOT 1X, BLOCK C

OWNER/APPLICANT:
AMLI RESIDENTIAL
ATT. JOE BRUCE
5057 KELLER SPRINGS RD
ADDISON, TX 75001
PH 972-265-6792

STREAM REALTY
ATT. RAMSEY MARCH
2001 ROSS AVE, STE 400
DALLAS, TX 75201
PH 214-267-0477

ISSUE / REVISION LOG

NO.	DATE	DESCRIPTION
01	05/13/2011	ISSUED FOR PERMITS
02	05/13/2011	ISSUED FOR PERMITS
03	05/13/2011	ISSUED FOR PERMITS
04	05/13/2011	ISSUED FOR PERMITS
05	05/13/2011	ISSUED FOR PERMITS
06	05/13/2011	ISSUED FOR PERMITS
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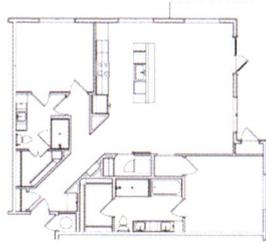
O'BRIEN
STEFAN HAESIG
1722 NORTON STREET
SUITE 122
DALLAS, TEXAS 75201
972.788.1010
www.obrienarch.com

PLANNING PROJECT NUMBER: 10713
ADDISON CIRCLE STATION
LOT 01, BLOCK B, LOT 1X, BLOCK C
2.88 AC & 1.44 AC, CIVIL ENGINE SURVEY
PREPARED BY: O'BRIEN ARCHITECTS
TOWN OF ADDISON, COUNTY OF DALLAS
STATE OF TEXAS

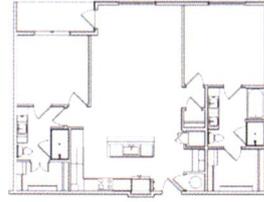
DATE	BY	PROJECT	SCALE
05/13/2011	STEFAN HAESIG	10713	1/8"=1'-0"

SHEET NO.
A002
FLOOR PLAN
LOT 1, BLOCK B
LOT 1X, BLOCK C

Site Data Summary Table	
SITE IDENTITY	
LOT AREA (SQ.FT.)	2.88 AC / 125,733 SF
TOTAL UNITS	433 UNITS
RESIDENTIAL DENSITY (UNITS/AC)	149 UNITS
FINANCING	
OWNER	Multifamily Development (P) LLC
DEVELOPER	Multifamily Development (P) LLC
LANDSCAPE AREA SUMMARY	
LANDSCAPE COVERED (SQ.FT.)	500,135 SF / 11.51 AC
LANDSCAPE OPEN (SQ.FT.)	13,707 SF / 0.31 AC
FAMILY UNITS	
1 BDR / 1 BATH	480 UNITS
2 BDR / 2 BATH	124 UNITS
3 BDR / 3 BATH	124 UNITS
TOTAL	728 UNITS
LANDSCAPE UNIT LAYOUT AREA	
LANDSCAPE UNIT LAYOUT AREA	880 SF
BUILDING SUMMARY	
BUILDING DESIGN STOCK/TYPE	3 STOREY AREA / 17 BAY
BUILDING FLOOR AREA - RESIDENTIAL (SQ.FT.)	500,135 SF
BUILDING FLOOR AREA - LANDSCAPE/UNIT (SQ.FT.)	11,500 SF
BUILDING FLOOR AREA - RETAIL/RESTAURANT (SQ.FT.)	3,500 SF
TOTAL RESIDENTIAL FLOOR AREA (SQ.FT.)	511,635 SF
NETAL PATIO FLOOR AREA (SQ.FT.)	700 SF
TOTAL RESIDENTIAL AREA (SQ.FT.)	512,335 SF
PARKING GARAGE (GROSS AREA) (SQ.FT.)	261,400 SF
PARKING	
PARKING REQUIRED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
1 UNIT RESIDENTIAL - AMPLI 2 PER UNIT	143 SF
LANDSCAPE UNIT - 2 PER UNIT	8 SF
NETAL 1,700 SF	1,700 SF
TOTAL	365 SF
PARKING PROVIDED MULTIFAMILY UNITS & RETAIL/RESTAURANT	
Garage	261 SF
Surface	8 SF
TOTAL	269 SF



08
UNIT C9.A
43' x 37'
Net: 1433 S.F.
 SCALE: 1/8" = 1'-0"



07
UNIT C6.A
42' x 32'
Net: 1285 S.F.
 SCALE: 1/8" = 1'-0"



06
UNIT C5.B
39' x 32'
Net: 1184 S.F.
 SCALE: 1/8" = 1'-0"



05
UNIT A5.B
33' x 32'
Net: 959 S.F.
 SCALE: 1/8" = 1'-0"



04
UNIT A5.A
30' x 32'
Net: 900 S.F.
 SCALE: 1/8" = 1'-0"



03
UNIT A4.A
27' x 32'
Net: 818 S.F.
 SCALE: 1/8" = 1'-0"



02
UNIT A3a
24' x 32'
Net: 708 S.F.
 SCALE: 1/8" = 1'-0"



01
UNIT A2
21' X 32'
Net: 627 S.F.
 SCALE: 1/8" = 1'-0"

PROJECT #151
ADDISON
CIRCLE STATION
 Lot 1, Block B
 Lot 1X, Block C
 ADDISON
 TEXAS

OWNER/APPLICANT:
AMPLI RESIDENTIAL
 ATTN: JOE BRUCKS
 5037 KELLER SPRINGS RD.
 STE 250 ADDISON, TEXAS
 75001
 PH 972-265-6792
STREAM REALTY
 ATT: RAMSEY MARCH
 2300 BOSS AVE. STE. 400
 DALLAS, TX 75201
 PH 214-267-0477

ISSUE/REVISION LOG

DATE	DESCRIPTION
08-01-22	CONCEPT SITE PLAN
8-11-22	DEVELOPMENT PLAN
12-29-22	DEVELOPMENT PLAN REV.
2-8-23	DEVELOPMENT PLAN REV.

O'BRIEN
 1722 SOUTH STREET
 SUITE 102
 DALLAS, TEXAS 75201
 873 768 X10
 www.obrienarch.com

TOWN PROJECT NUMBER: 1871-2
 ADDRESS: CIRCLE STATION
 LOTS 1, BLOCK B & LOT 1X, BLOCK C
 2.88 AC & 0.64 AC 0.167 PDS-18
 SURVEY: ABSTRACT 170462
 TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

DATE	ARCH FILE #
08-01-22	22062

SHEET NO:
A003
UNIT PLAN
 LOT 1, BLOCK B &
 LOT 1X, BLOCK C
 COPYRIGHT © 2022 O'BRIEN ARCHITECTS
 DRAWINGS OR PARTS THEREOF MAY
 NOT BE REPRODUCED OR TRANSMITTED IN
 ANY MANNER FOR ANY PURPOSE,
 WITHOUT PRIOR WRITTEN CONSENT
 FROM O'BRIEN



NO. 1710		NO. 1710	
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FACADE PLANNOTES

- 1. THE FACADE SHALL BE CONFORMANT WITH THE CITY OF ADDISON FACADE GUIDELINES AND THE CITY OF ADDISON FACADE DESIGN GUIDELINES.
- 2. THE FACADE SHALL BE CONFORMANT WITH THE CITY OF ADDISON FACADE DESIGN GUIDELINES AND THE CITY OF ADDISON FACADE DESIGN GUIDELINES.
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PODIUM/FACADE KEYNOTES

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4	PODIUM/FACADE KEYNOTE 4
5	PODIUM/FACADE KEYNOTE 5
6	PODIUM/FACADE KEYNOTE 6
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99	PODIUM/FACADE KEYNOTE 99
100	PODIUM/FACADE KEYNOTE 100



2 PODIUM - PARTIAL NORTH ELEVATION A
SCALE: 1/16" = 1'-0"



1 PODIUM - PARTIAL NORTH ELEVATION B
SCALE: 1/16" = 1'-0"

PROJECT TITLE
ADDISON
CIRCLE STATION
Lot 1, Block B
Lot 1X, Block C

OWNER/APPLICANT:
AMLI RESIDENTIAL
 ATT: JACE BRUCE
 5067 KELLER SPRING RD
 311 JOE A. JERSON, TEXAS
 75001
 PH: 972-285-6732

STREAM REALTY
 ATT: BAILEY MARCO
 280 ROSS AVE, STE 400
 DALLAS, TX 75201
 PH: 214-267-0477

ISSUE/REVISION LOG

DATE	DESCRIPTION
08-10-20	CONCEPT SITE PLAN
08-24-20	PRELIMINARY PLAN
02-21-21	DEVELOPMENT PLAN REV.
07-23-21	DEVELOPMENT PLAN REV.

O'BRIEN
 1722 SOUTH STREET
 SUITE 122
 DALLAS, TEXAS 75201
 972.783.1319
 www.obrienarch.com

TOWN PROJECT NUMBER: 1871-7
 ORDINANCE NO. 153480W
 (LOT 1, BLOCK B & LOT 1X, BLOCK C)
 2.85 AC. BLDG. F.A.C. 0.44 AC. 0.07 AC.
 30000 SF. 10000 SF. 10000 SF.
 TOWN OF ADDISON, TEXAS
 341.01.5.01.01 TEXAS

DATE: 08/23/2024
 TIME: 10:00 AM

A007
FACADE PLAN
LOT 1, BLOCK B & LOT 1X, BLOCK C
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