

**ORDINANCE NO. 023-16**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR BLOCK C OF THE ADDISON GROVE ADDITION, PART OF A PLANNED DEVELOPMENT ZONING DISTRICT (O16-003), AND SITUATED ON 1.8± ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF OAK STREET AND RUNYON ROAD, APPROXIMATELY 500 FEET SOUTH OF BELT LINE ROAD, TO ALLOW FOR THE DEVELOPMENT OF 34 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 February 21, 2023 the Planning & Zoning Commission considered and made recommendations on Case No.1865-Z, being a request to approve a Development Plan (defined herein below) for Addison Grove, Block C, comprising 1.8± acres generally located at the southeast corner of Oak Street and Runyon Road, approximately 500 feet south of Belt Line Road (the "Subject Property"), to allow for the development of 34 townhome lots and one open space lot; and

**WHEREAS**, Planned Development District Ordinance No. O16-003 ("PD O16-003") was approved in January 2016 to facilitate construction of the Addison Grove development (the "Project"); and

**WHEREAS**, PD O16-003 requires Development Plan approval prior to the issuance of a building permit for the Project; 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 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, phasing plan and construction schedule, 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.** The Project shall be developed in conformance with the Development Plan, subject to the following conditions:

- A. A replat and associated air rights easements shall be approved by the Town and filed in the real property records for Dallas County, Texas prior to release of any Block C building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.
- B. The public parks situated within Blocks B, C, and D shall be completed and accepted by the Town prior to the release of any Block C building permits.
- C. No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two (2) weeks of prior written notice to the Town.
- D. A temporary 8-foot-tall solid wooden construction fence, maintained in good condition by the developer, will be installed along Beltway Drive in front of the lots adjacent thereto. 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. The temporary construction fence shall be installed in segments, as applicable, immediately following the removal of any segment of the wall and shall be removed upon substantial completion of exterior improvements associated with those lots.
- E. A temporary 8-foot-tall solid wooden construction fence, maintained in good condition by the developer, will be installed across Magnolia Street, south of the proposed bollards. This temporary construction fence shall be removed upon substantial completion of exterior improvements associated with Buildings 2, 5, and 6 of Block D.
- F. A temporary wind screen fence will be installed at locations where Block B, C, and D public parks are fronted by incomplete townhome lots, prior to acceptance of those public parks by the Town. The wind screen fence shall be maintained in good condition by the developer and shall be removed upon completion of construction of park fronting lots on each block.

**SECTION 4.** The Project shall be constructed in conformance with the phasing and construction dates as set forth and depicted in the “Phasing Plan” attached in **Exhibit A**. Unless stated otherwise in the Phasing Plan, all dates shown thereon represent the anticipated date upon which completion of construction of the corresponding improvements shall occur (each such date referred to herein as a “Completion Date”). No deviation from the Phasing Plan, including extension of any Completion Date identified therein shall be allowed without prior written approval of the Town’s Director of Development Services (the “Director”). Notwithstanding, failure to complete construction of any individual Project improvement(s) in conformance with the Phasing Plan within six (6) months following the anticipated Completion Date therefore, as the same may be extended by the Director, shall be deemed a violation of the Development Plan and this ordinance.

**SECTION 5.** 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 6.** 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 7.** This ordinance shall be interpreted to amend PD O16-003 as set forth herein and to the extent of any conflicts between the same. Further, 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 8.** 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 **14<sup>TH</sup>** day of **MARCH 2023**.

**TOWN OF ADDISON, TEXAS**

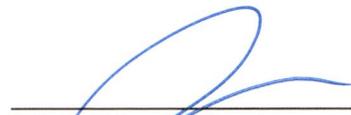


Joe Chow, Mayor

**ATTEST:**

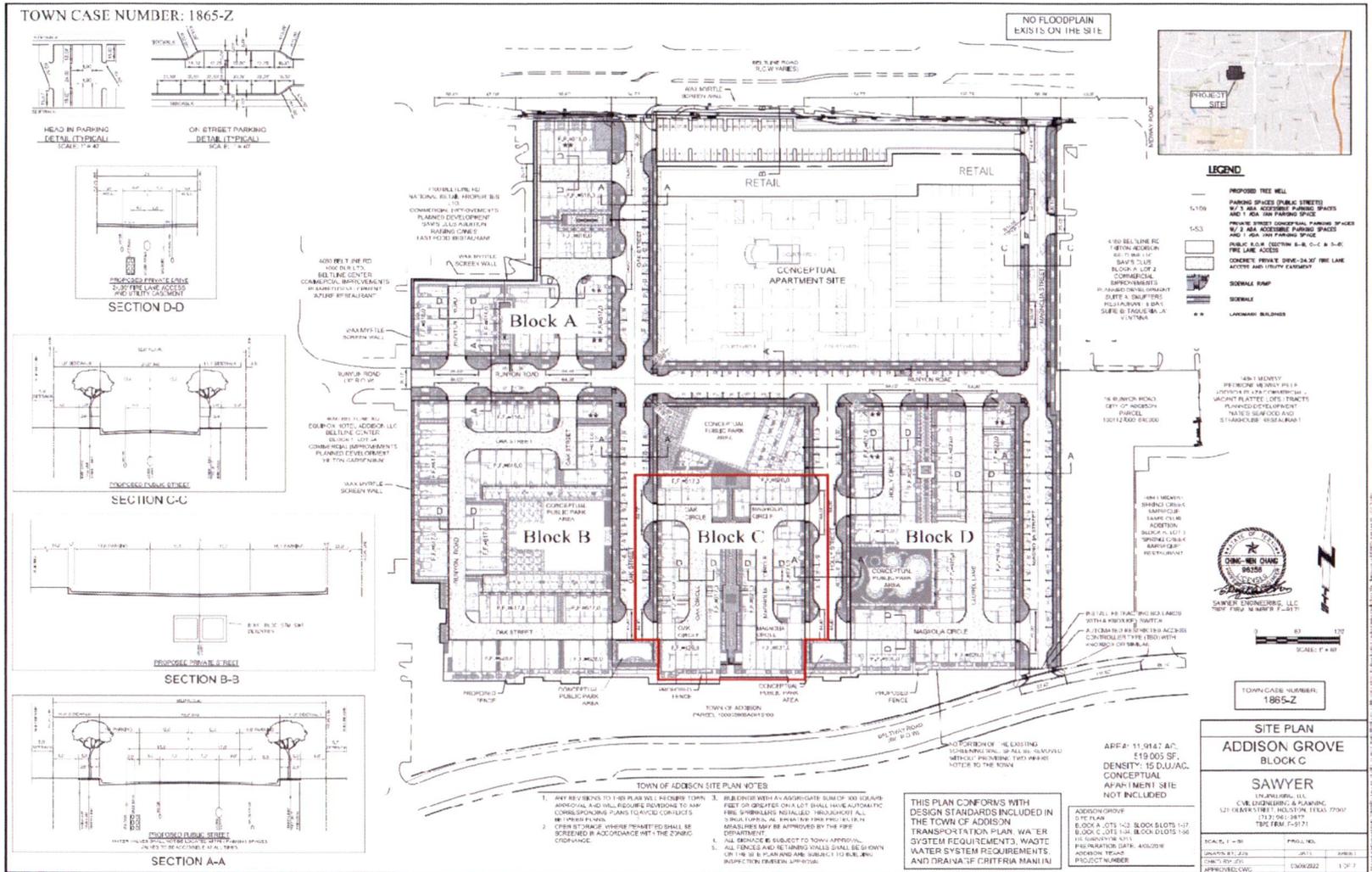
  
Irma G. Parker, City Secretary

**APPROVED AS TO FORM:**

  
Whit Wyatt, City Attorney

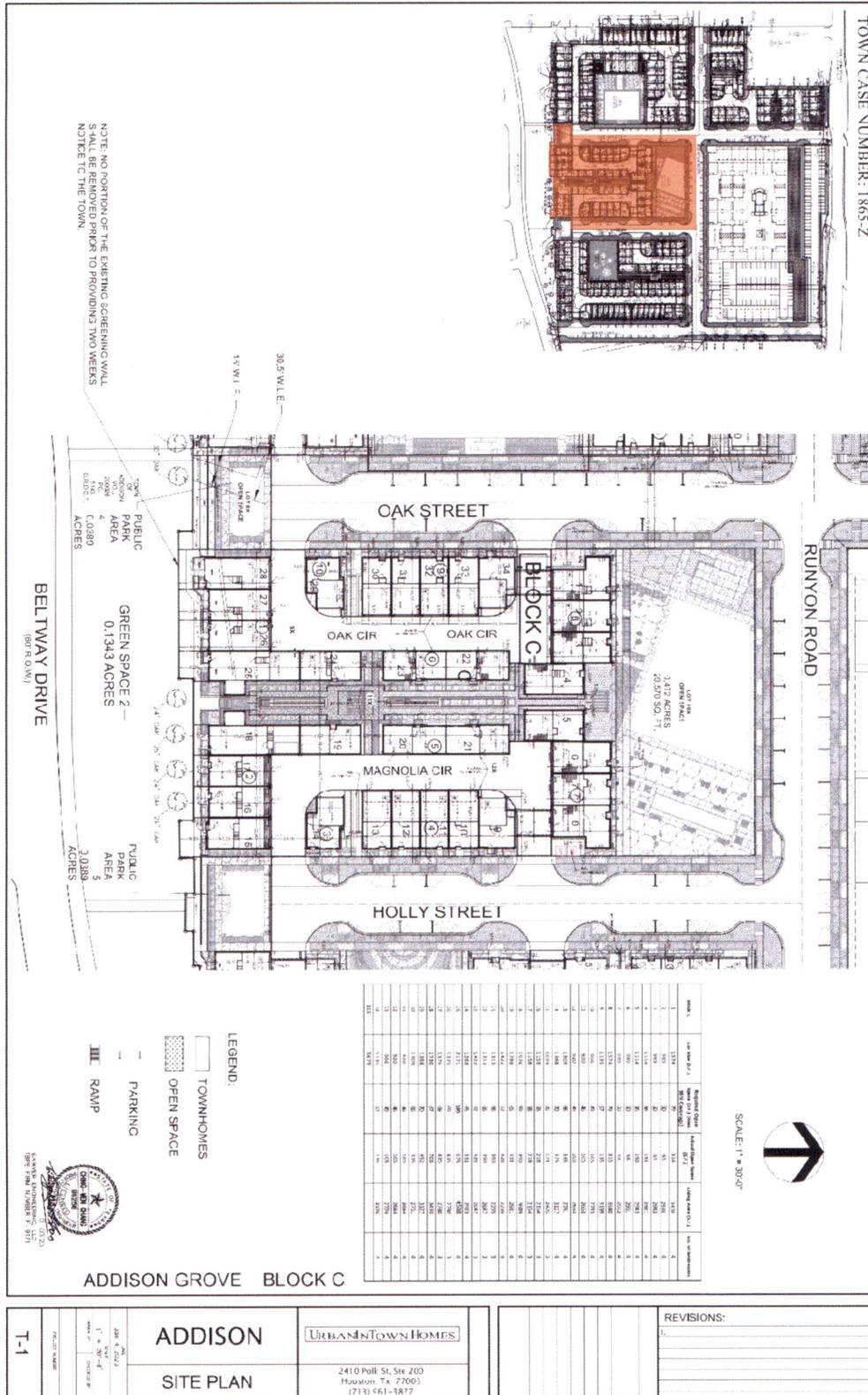
*Published in the Dallas Morning News on Tuesday, March 21, 2023.*

Exhibit A





# Exhibit A

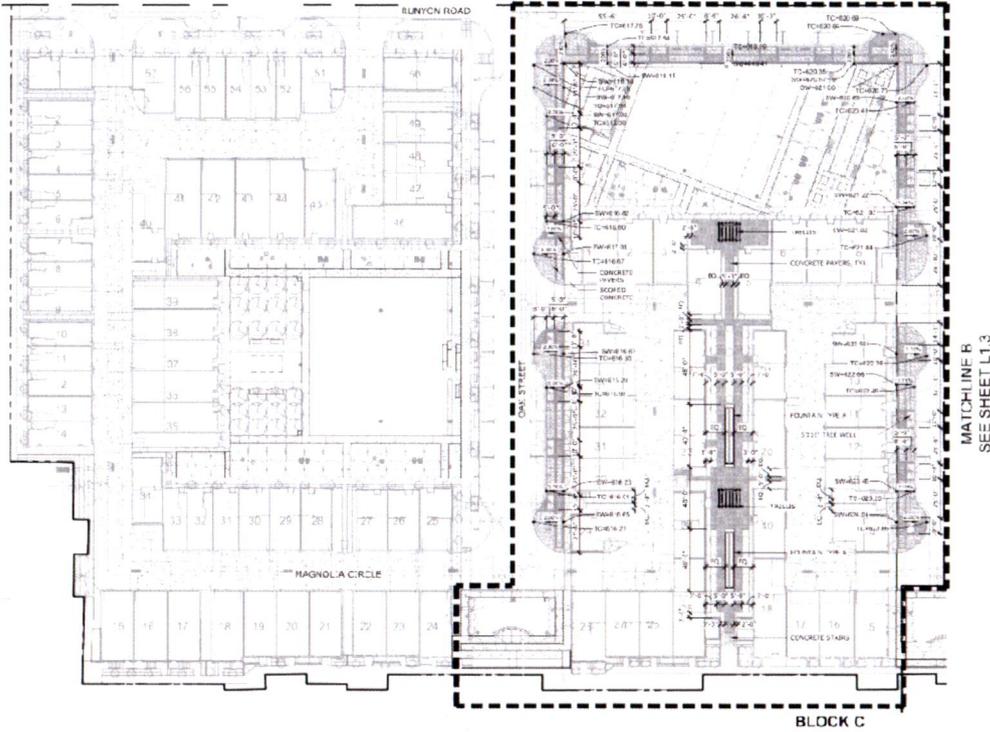




**Exhibit A**

TOWN CASE #: 1865-Z

MATCHLINE A SEE SHEET L1.0



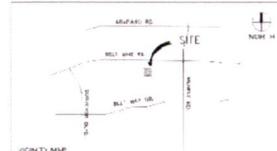
- LEGEND
- CONCRETE FLOOR WITH HORIZONTAL PATTERN
  - POURED CONCRETE WITH BRICK PATTERN
  - CONCRETE BAND
  - EXPANSION JOINT
  - JOINT LOCATION

LAYOUT PLAN  
SCALE: 1" = 37'-0"

BLOCK C

MATCHLINE B  
SEE SHEET L1.3

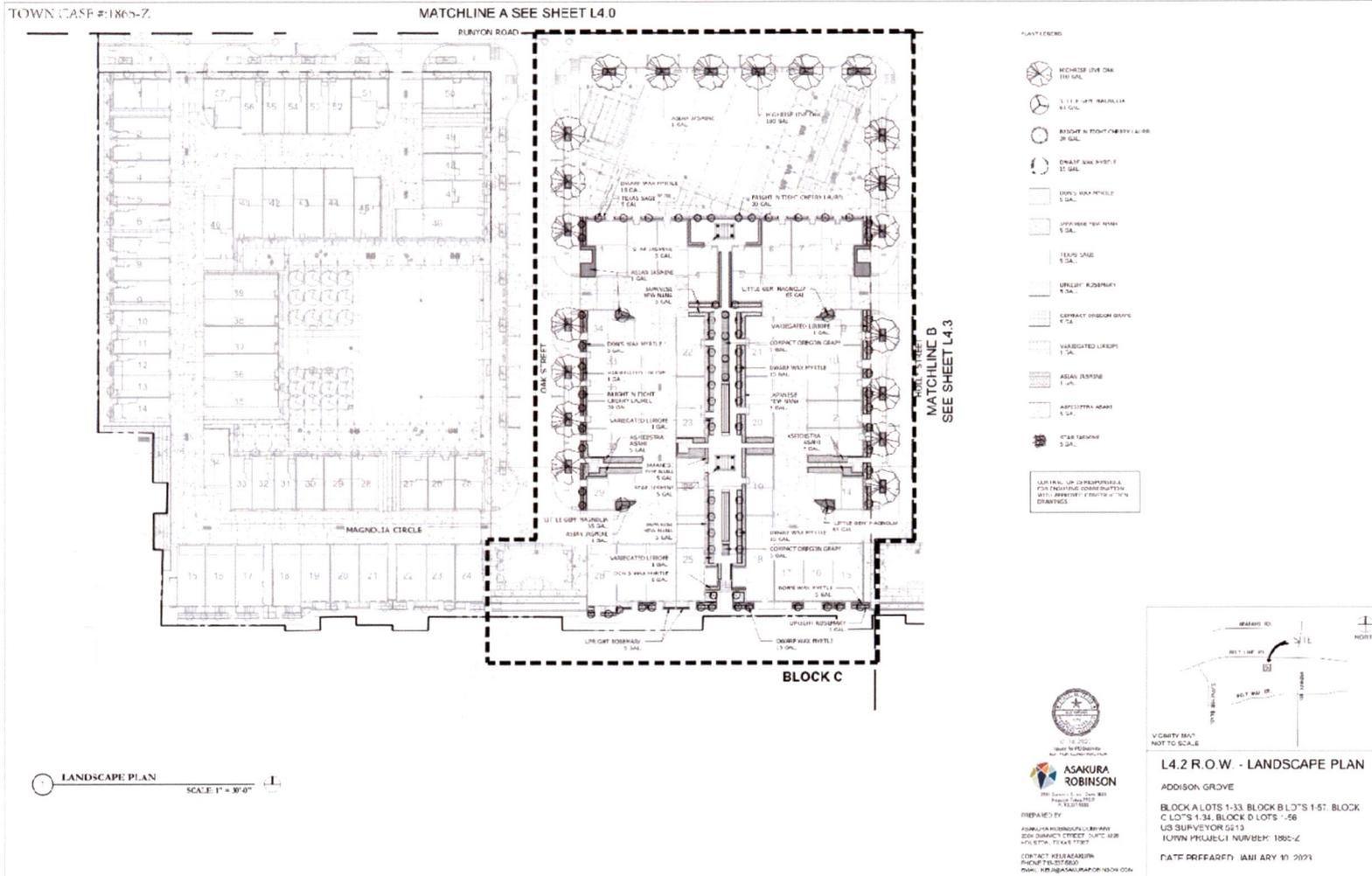
**ASAKURA ROBINSON**  
A PROFESSIONAL ENGINEERING FIRM  
11333  
PREPARED BY:  
ASAKURA ROBINSON COMPANY  
2001 KENNEDY STREET, SUITE 300  
HOUSTON, TEXAS 77050  
CONTACT: ERIC ASAKURA  
PHONE: 713.337.5832  
EMAIL: ERIC@ASAKURAROBINSON.COM



PROPERTY MAP  
MADE TO ORDER

**L1 2 ROW - LAYOUT PLAN**

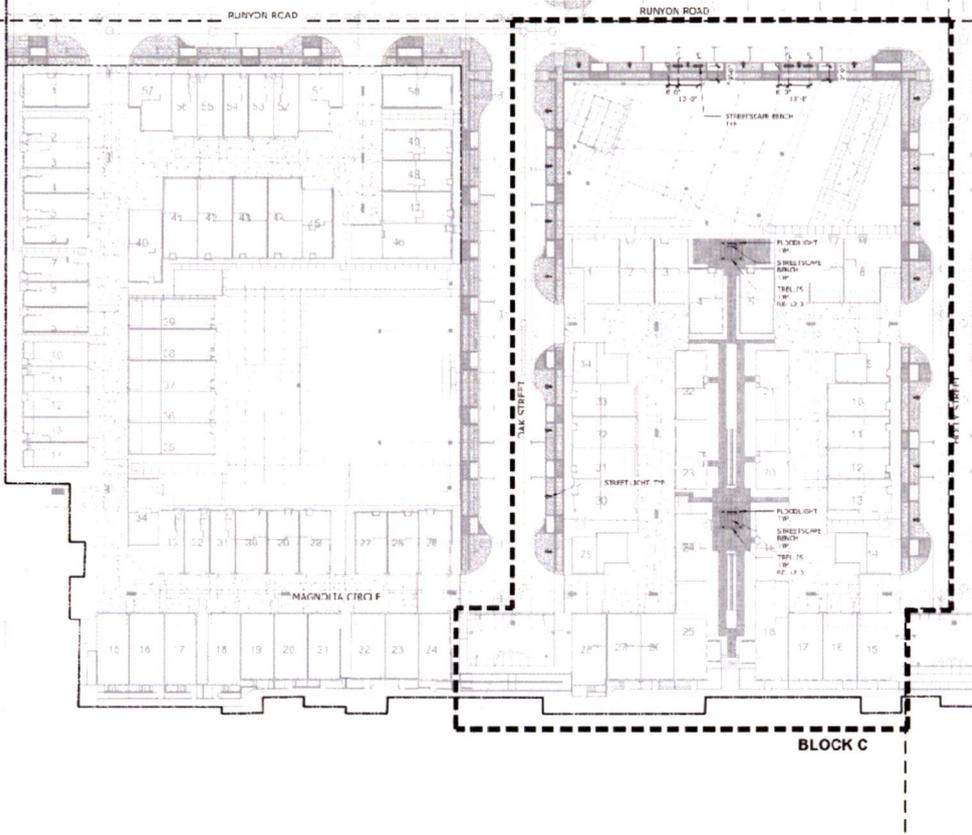
ADDISON GROVE  
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK  
C LOTS 1-34, BLOCK D LOTS 1-56  
J.S. SURVEYOR 22-3  
TOWN PROJECT NUMBER: 1865-Z  
DATE PREPARED: JANUARY 10, 2023





TOWN CASE #1865-Z

MATCH-LINE A SEE SHEET L5.0



- NOTES
1. ALL SITE FURNISHINGS AND LIGHTING FIXTURES ARE TO BE FIELD LOCATED FOR REVIEW AND APPROVAL OF OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
  2. ALL SITE FURNISHINGS AND LIGHTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  3. CONTRACTOR TO SUBMIT MANUFACTURER'S LITERATURE, INCLUDING PROFILES, DIMENSIONS OR DIMENSIONS FOR APPROVAL, PRIOR TO INSTALLATION.

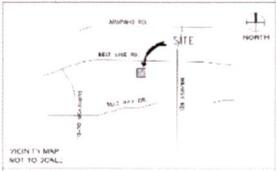
MATCHLINE B  
SEE SHEET L5.3

BLOCK C

1 SITE FURNISHING AND LIGHTING PLAN  
SCALE 1" = 30'-0"

3. SITE FURNISHING SCHEDULE - QUANTITY LISTED ONLY

SYM	QTY	ITEM	MANUFACTURER	MATERIAL	COLOR	MODEL	NOTES
SL	21	STREET LIGHTS	ANTIQUE STREET LIGHTS		PER ORDER DOCUMENTS	PER ORDER DOCUMENTS	SHOWN: PAINTY PRODUCT
SB	4	STREETSCAPE BENCH	LANGLANDS BENCH	SITE, ALL OTHER BENCH	PER ORDER DOCUMENTS	PER ORDER DOCUMENTS	
FL	8	FLOODLIGHT	BPCA		PER ORDER DOCUMENTS	PER ORDER DOCUMENTS	



FROM TOWN MAP NOT TO SCALE

LEGEND

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-47, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56

US SURVEY OR C2 3

TOWN PROJECT NUMBER: 1865-Z

DATE PREPARED: JANUARY 10, 2023

ASAKURA ROBINSON

PREPARED BY: ASAKURA ROBINSON COMPANY

DATE: JANUARY 10, 2023

CONTACT: KYLE ASAKURA

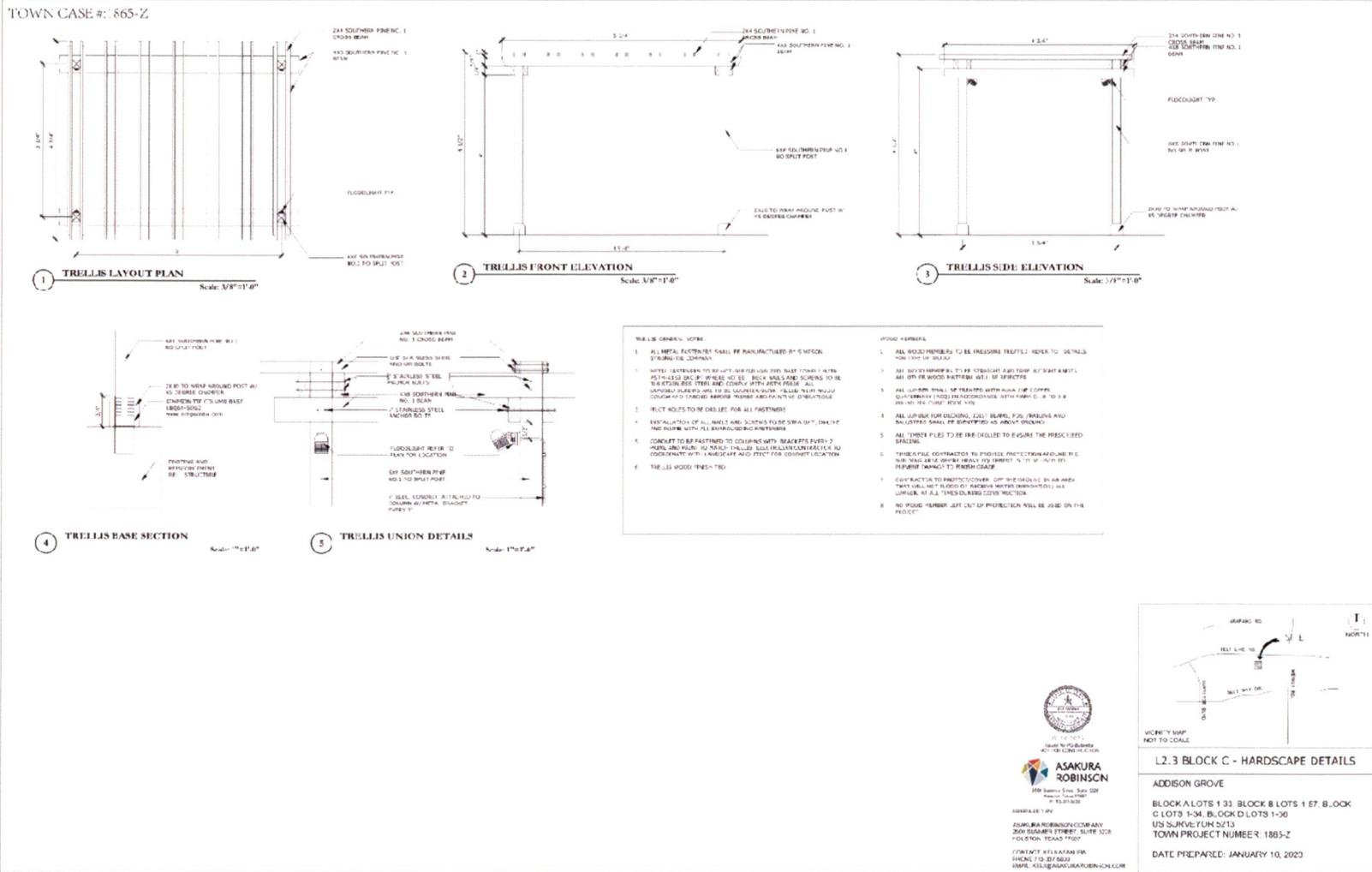
PHONE: 713.351.0500

EMAIL: KIL@ASAKURAROBINSON.COM





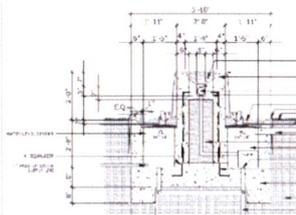




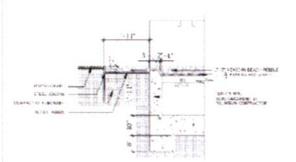
TOWN CASE #:1865-Z

**FOUNTAIN A CONSTRUCTION NOTES:**

1. THE FOUNTAIN REQUIRE, IN THESE DRAWINGS ARE ONLY A CONCEPTUAL GRAPHIC REPRESENTATION. FOUNTAIN CONTRACTOR IS REQUIRED TO PROVIDE TURNKEY DESIGN BUILT FOUNTAIN SYSTEM. CONTRACTOR IS ALSO REQUIRED TO SUBMIT DRAWINGS BY CITY INCLUDE, BUT NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, GAS, AND FLOOR FINISHES. CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS, LABOR, AND EQUIPMENT TO COMPLETE THE FOUNTAIN SYSTEM. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. FOUNTAIN CONTRACTOR IS ALSO RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE FOUNTAIN BASE, EXHAUSTION, AND SUPPORTING STRUCTURE. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. CITY FOUNTAIN DETAILS USE ONLY A GRAPHIC REPRESENTATION. ALL DETAILS ARE TO BE PROVIDED FOR MANUFACTURE & SPECIFICATIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. FOUNTAIN CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE CITY.

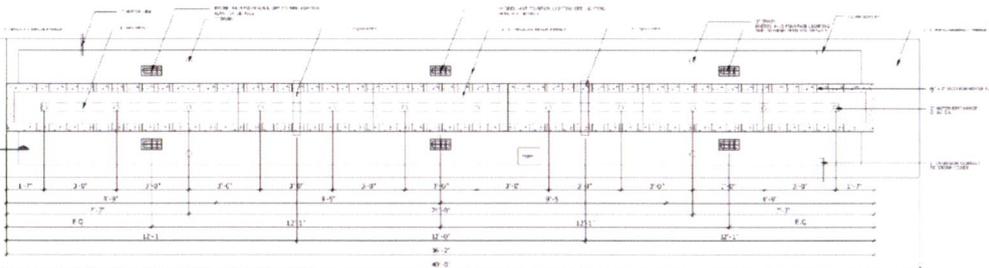
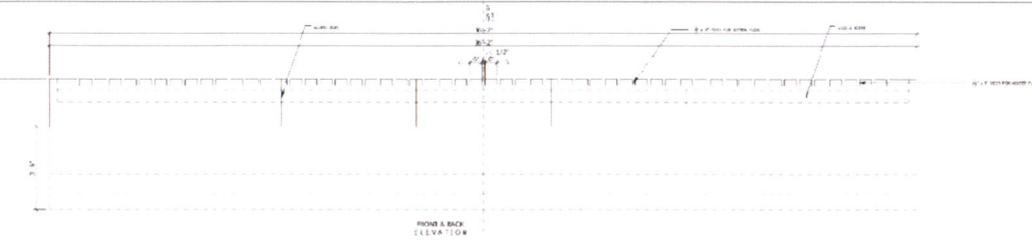
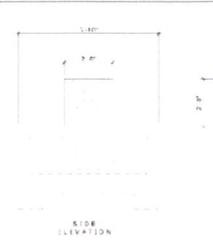


**1 FOUNTAIN A TYPICAL SECTION DETAIL**  
SCALE: 1/2" = 1'-0"

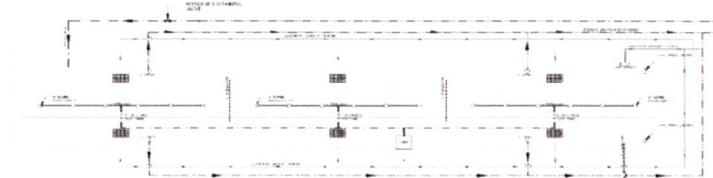


**3 FOUNTAIN A SECTION A**  
SCALE: 1/2" = 1'-0"

- FOUNTAIN A DESIGN AND OPERATION DETAILS:**
1. FOUNTAIN SYSTEM IS THIS PLAN IS ONLY A GRAPHIC AND CONCEPTUAL REPRESENTATION. THE CITY ENGINEER SHALL REVIEW THE PLAN TO DETERMINE IF IT MEETS ALL CITY REQUIREMENTS.
  2. PROVIDE AND INSTALL ALL PIPING, VALVES, AND ELECTRICAL FIXTURES. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  3. FOUNTAIN CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE FOUNTAIN BASE, EXHAUSTION, AND SUPPORTING STRUCTURE. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  4. FOUNTAIN CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE CITY.
  5. FOUNTAIN CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE CITY.



**2 FOUNTAIN A PLAN AND ELEVATION**  
SCALE: 1/2" = 1'-0"



**4 FOUNTAIN A CONCEPTUAL PIPING DIAGRAM**  
SCALE: 1/2" = 1'-0"



**2.4 BLOCK C - HARDSCAPE DETAILS**

**ADDISON GROVE**

BLOCK A LOTS 1-33, BLOCK E LOTS 1-67, BLOCK C LOTS 1-34, BLOCK D LOTS 1-96  
UG SURVEYOR 5213  
TOWN PROJECT NUMBER 1865 Z

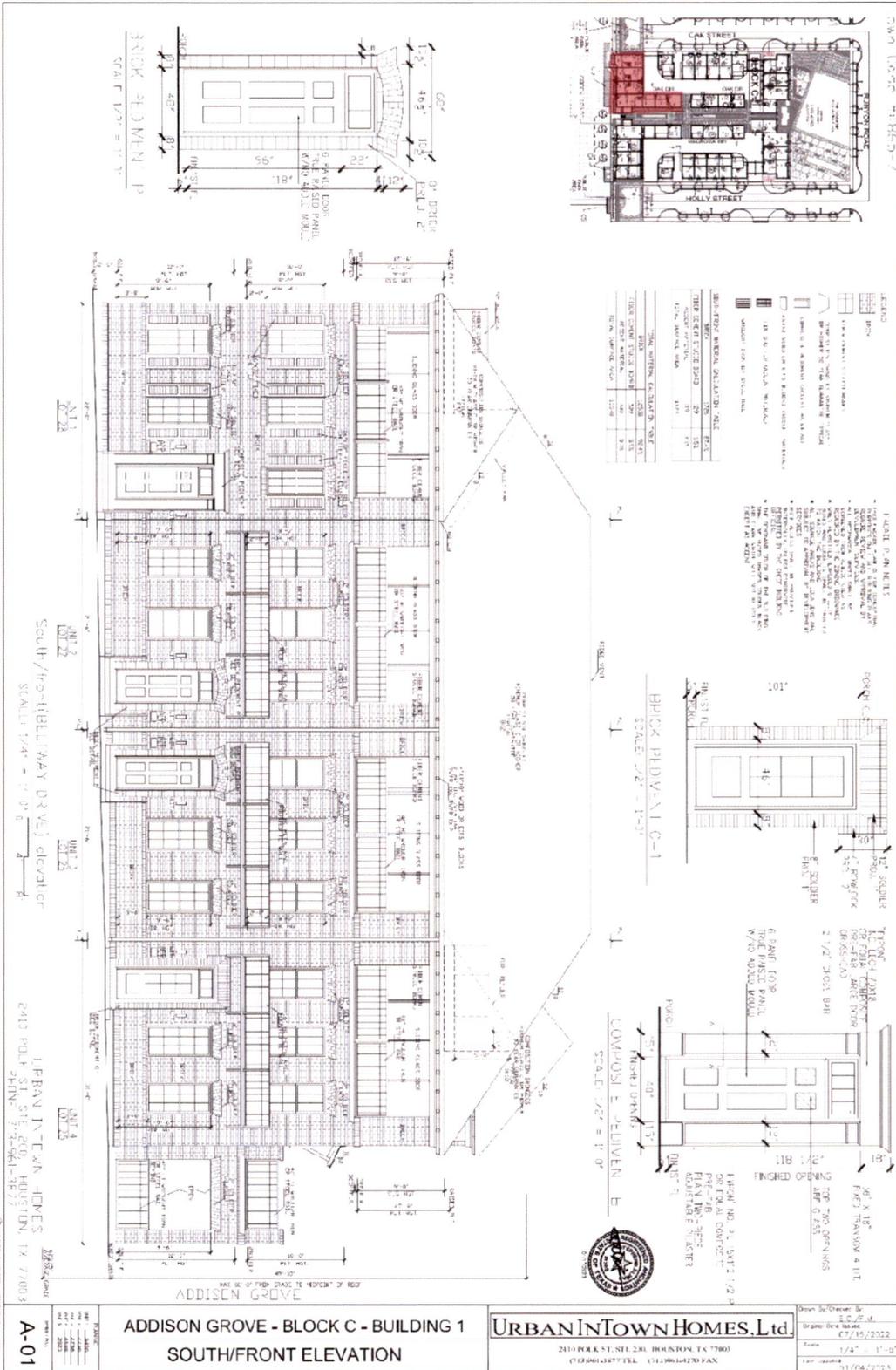
DATE PREPARED JANUARY '0, 2023

**ASAKURA RODINSON**  
ENGINEERS ARCHITECTS PLANNERS

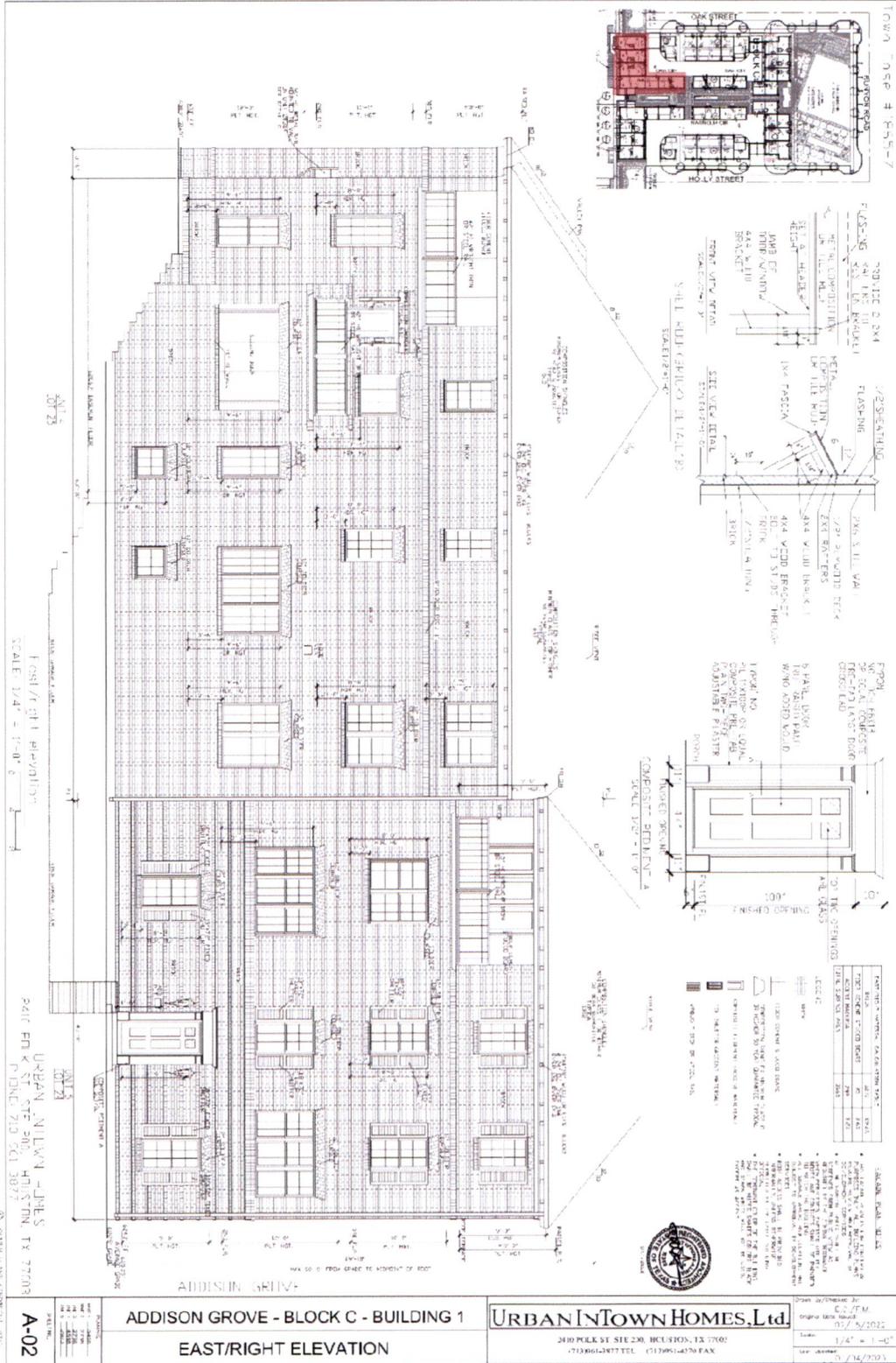
PREPARED BY:  
PARVATHI KUMARIN JAYAPATI  
200 SUMNER ST. STE. 301E, SUITE 302E  
DALLAS, TEXAS 75201

CONTACT: KEJU ASAKURA  
PHONE: 214-341-2818  
EMAIL: KEJU@ASAKURARODINSON.COM

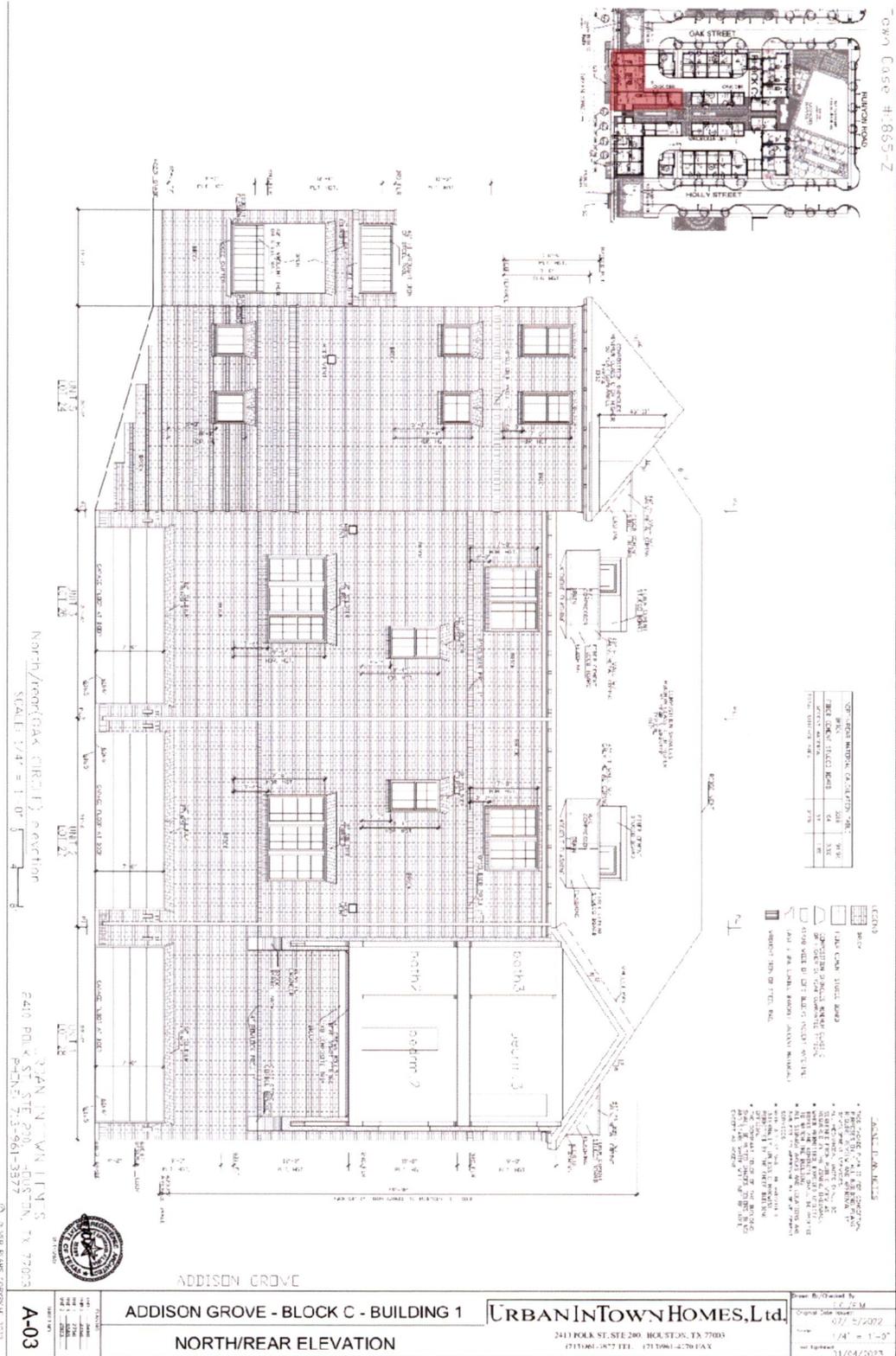
# Exhibit A



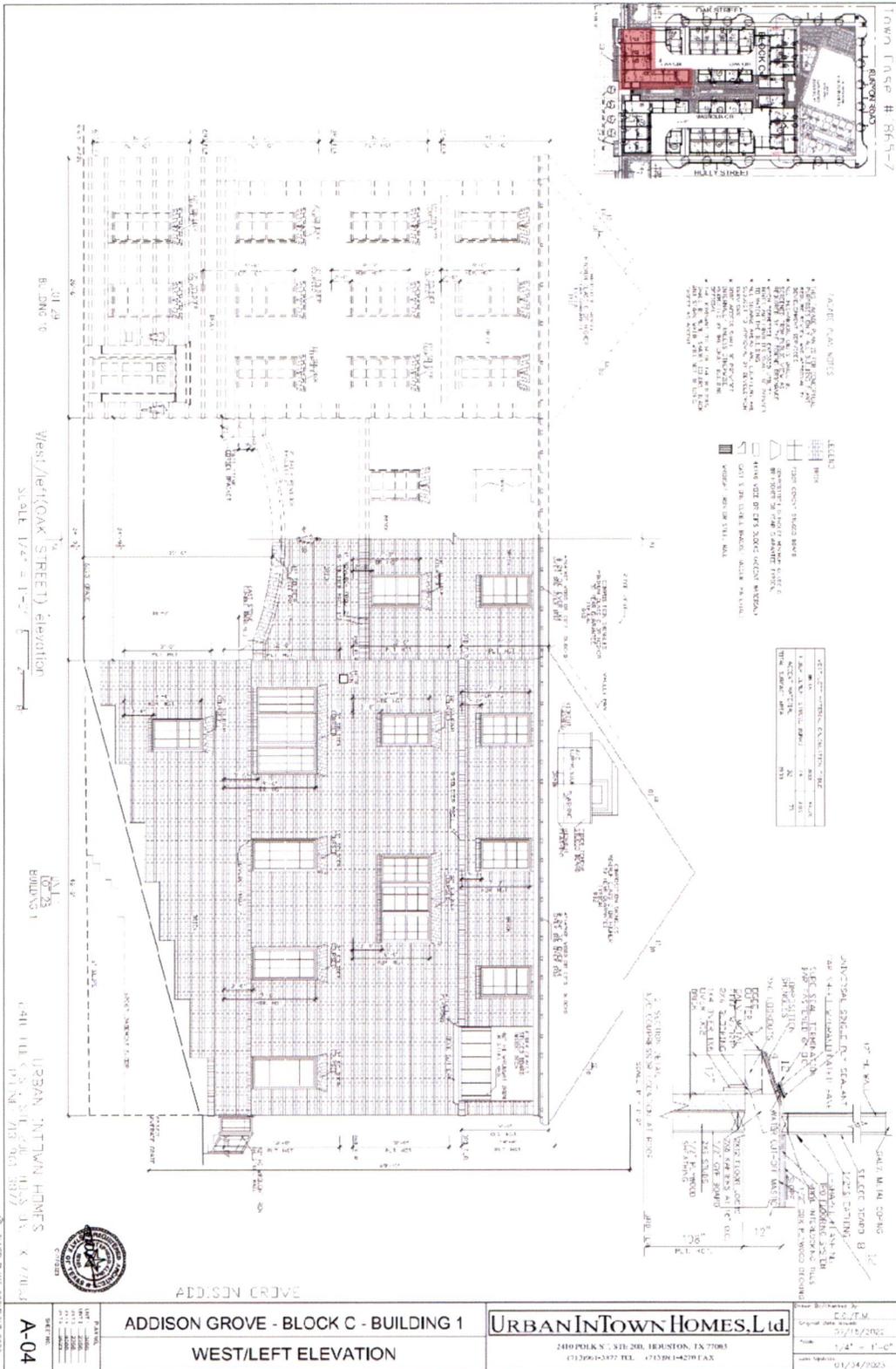
# Exhibit A



# Exhibit A

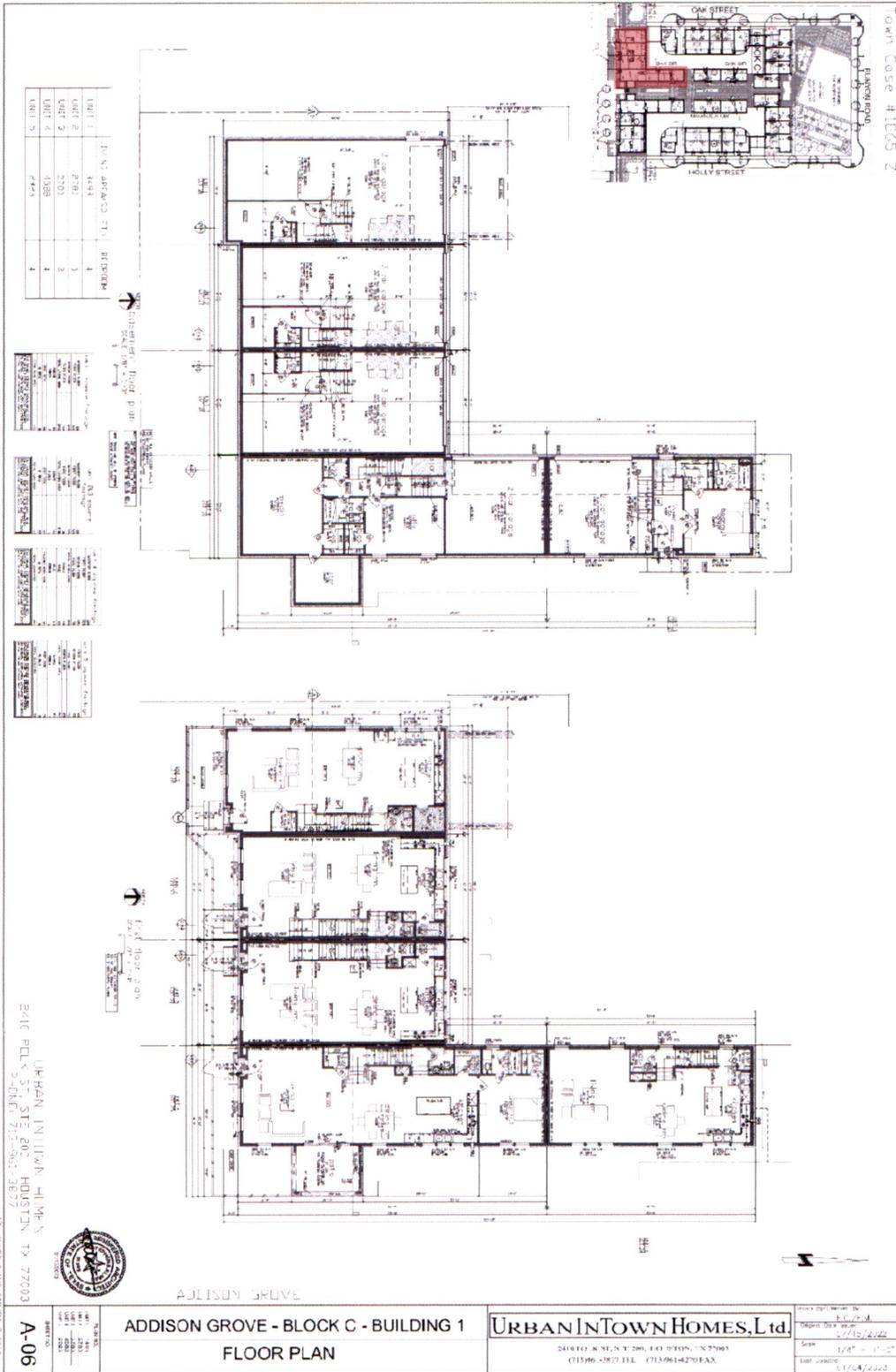


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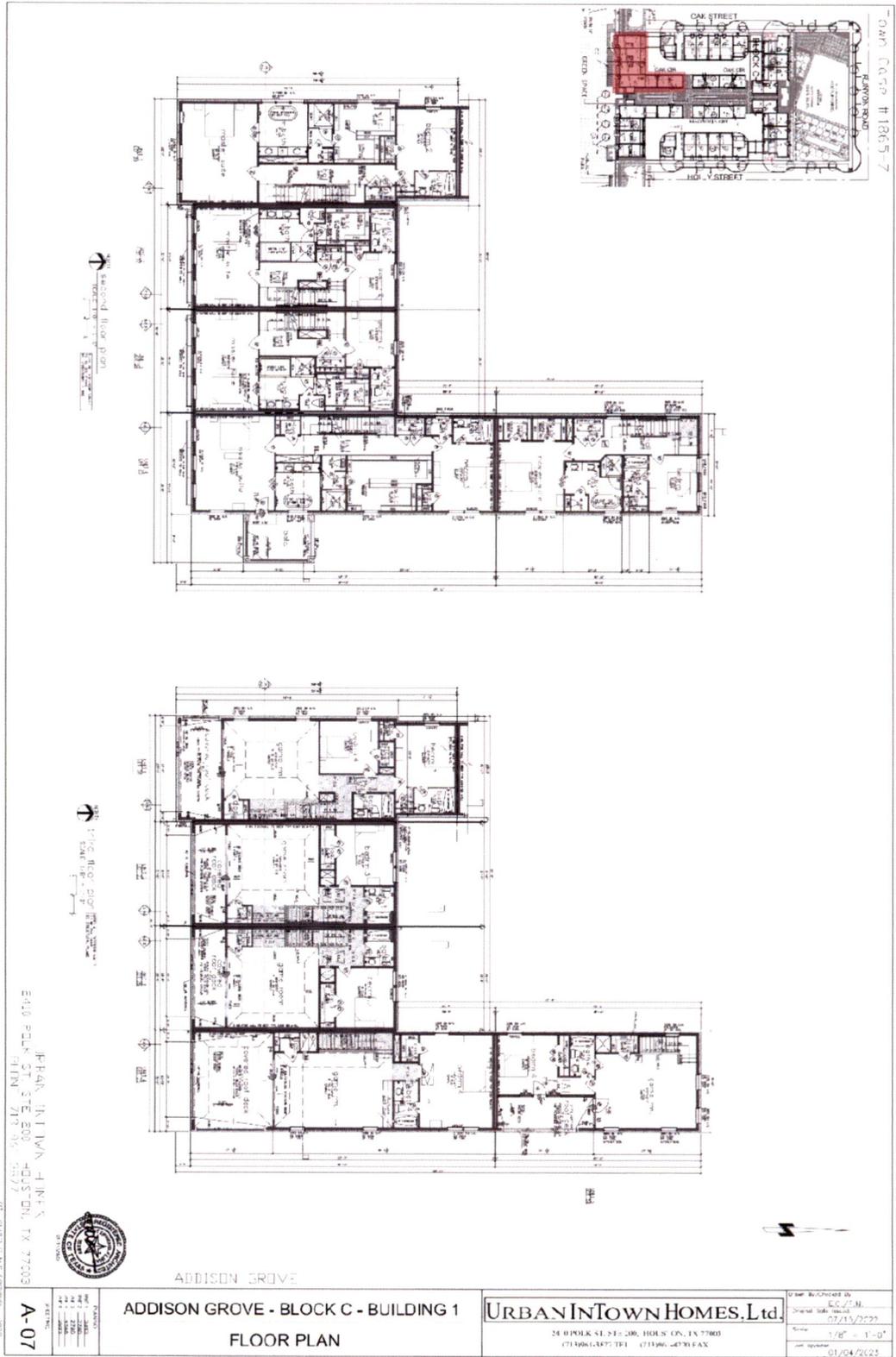




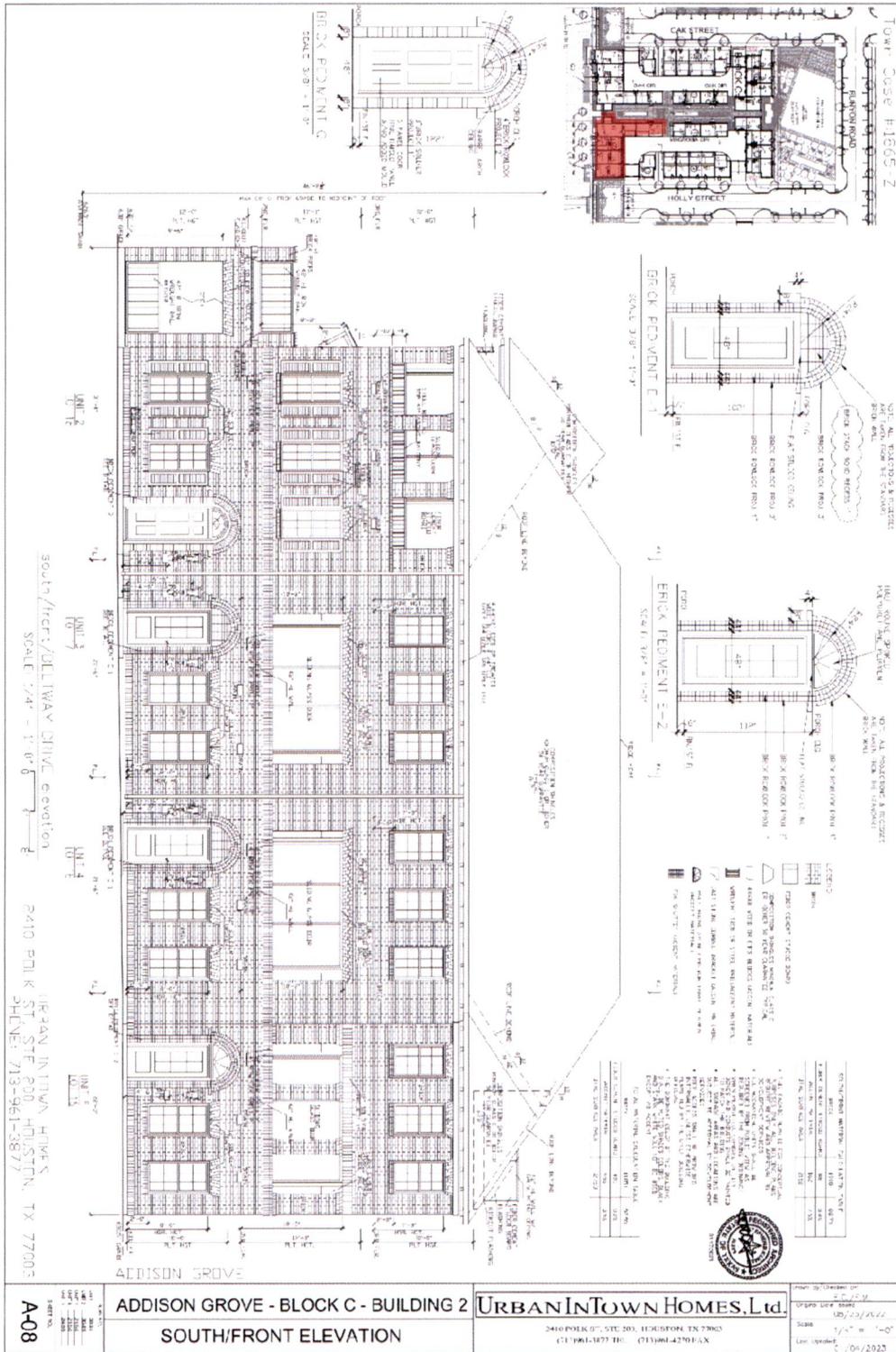
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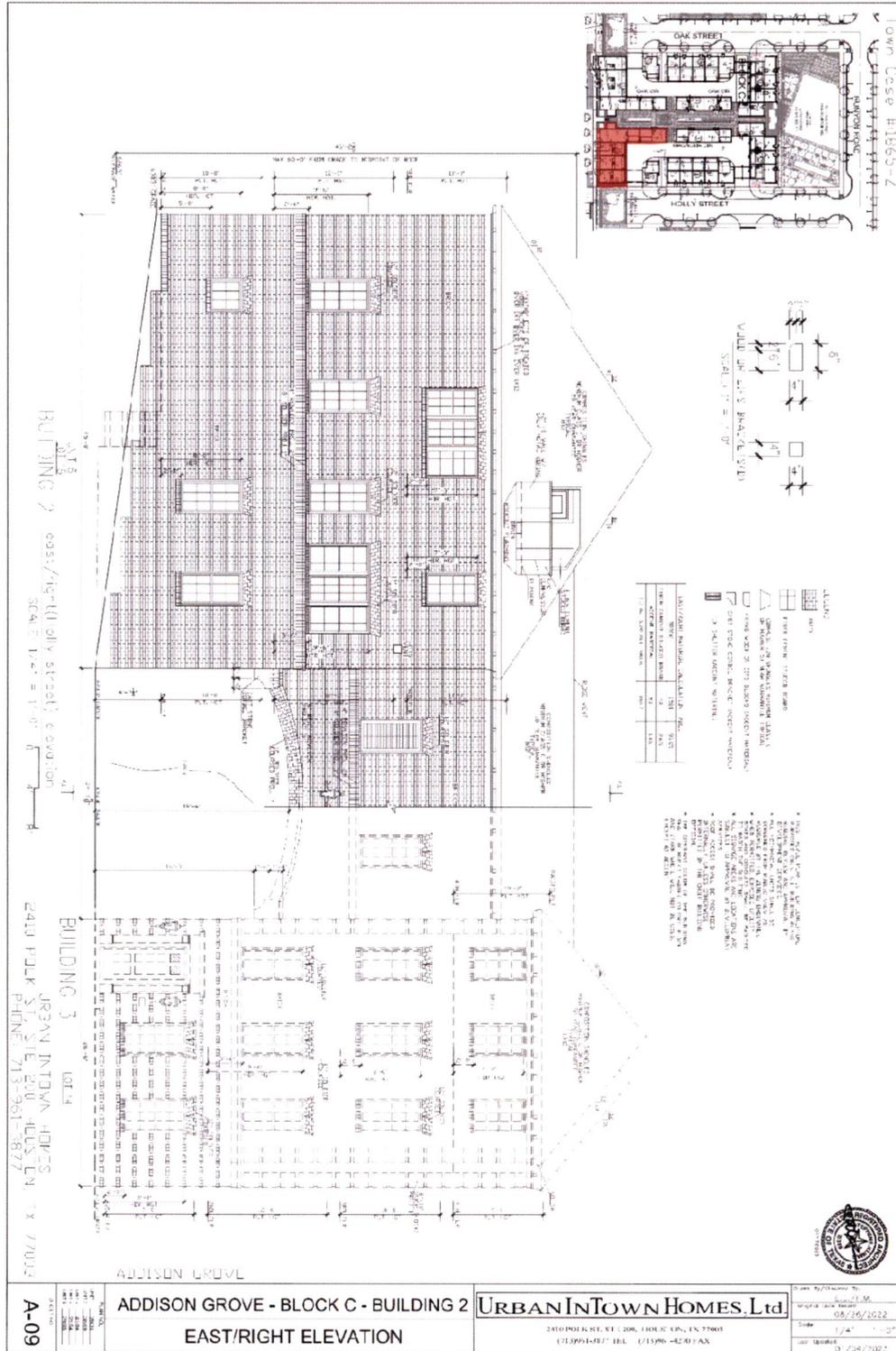
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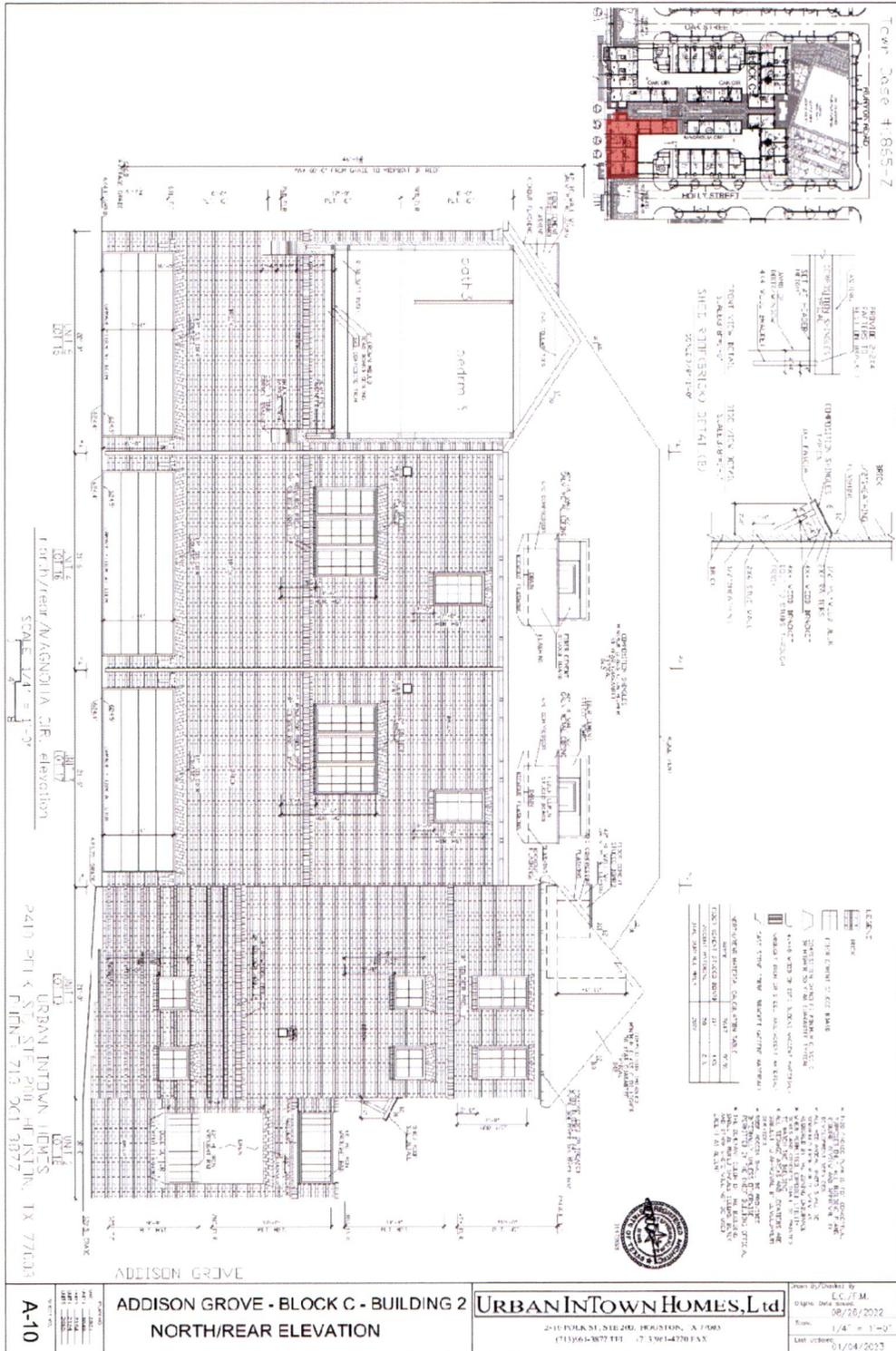
# Exhibit A



# Exhibit A



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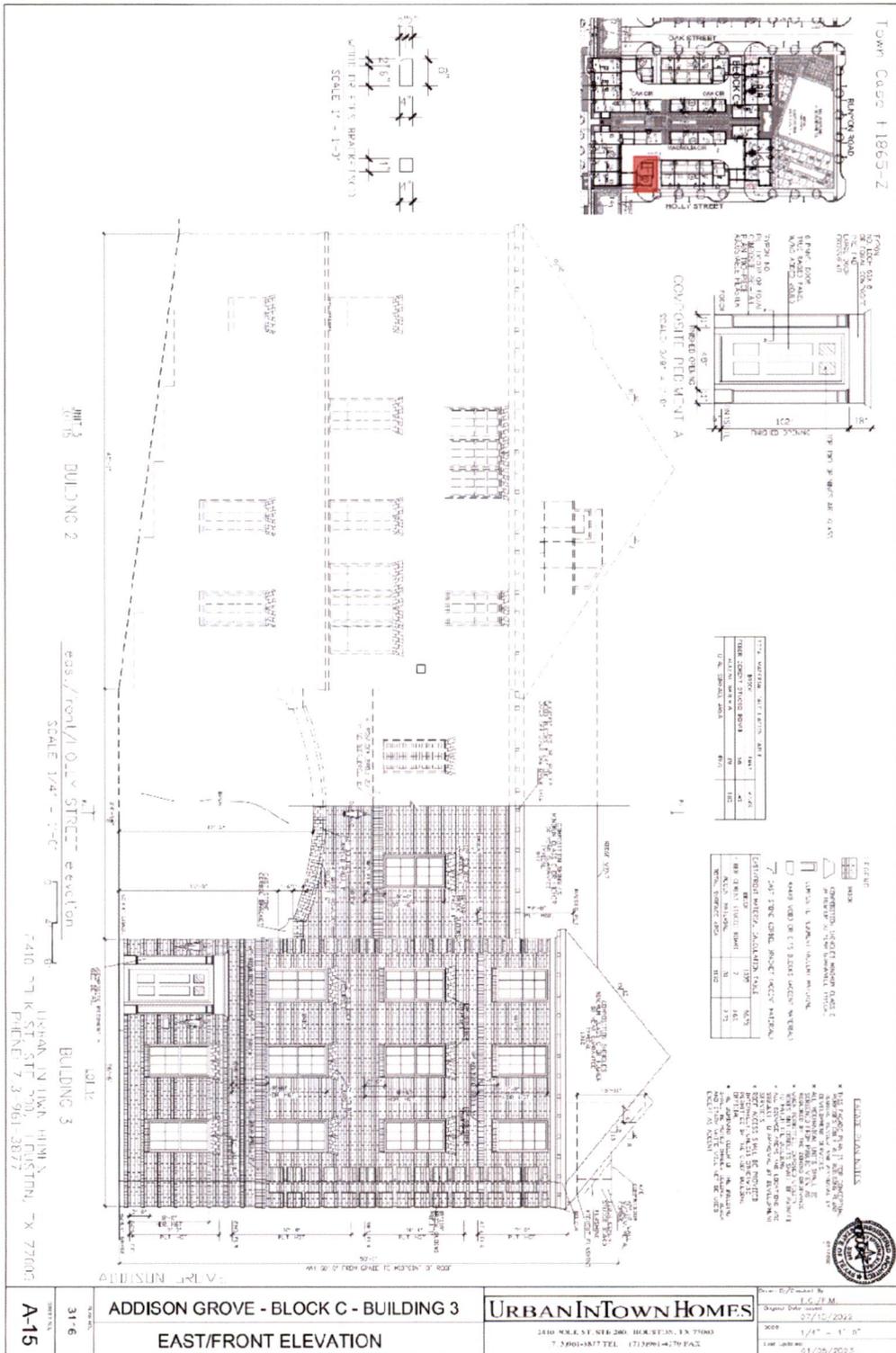








# Exhibit A



# Exhibit A

north/right neighbour elevation  
SCALE 1/4" = 1'-0"  
LOT 14

Tower Cosp #1865-Z

**LEGEND**

- NORTH/SOUTH WALL FINISH
- EAST/WEST WALL FINISH
- ROOF FINISH
- FLOOR FINISH
- CEILING FINISH
- EXTERIOR WALL FINISH
- INTERIOR WALL FINISH
- INTERIOR FLOOR FINISH
- INTERIOR CEILING FINISH
- INTERIOR ROOF FINISH
- INTERIOR EXTERIOR WALL FINISH
- INTERIOR EXTERIOR FLOOR FINISH
- INTERIOR EXTERIOR CEILING FINISH
- INTERIOR EXTERIOR ROOF FINISH

**NOTES:**

1. ALL FINISHES TO BE IN ACCORDANCE WITH THE ARCHITECTURAL SPECIFICATIONS.
2. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
3. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S LITERATURE.
4. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES.
5. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES.
6. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN NATIONAL STANDARDS.
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8. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE EUROPEAN STANDARDS.
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10. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CHINESE STANDARDS.
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14. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUTH AFRICAN STANDARDS.
15. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUTH AFRICAN STANDARDS.
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19. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUTH AFRICAN STANDARDS.
20. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUTH AFRICAN STANDARDS.

URBAN IN TOWN HOMES  
2410 POLK ST. SUITE 200, HOUSTON, TX 77002  
PHONE: 713-961-3877

ADDISON GROVE - BLOCK C - BUILDING 3  
NORTH/RIGHT ELEVATION

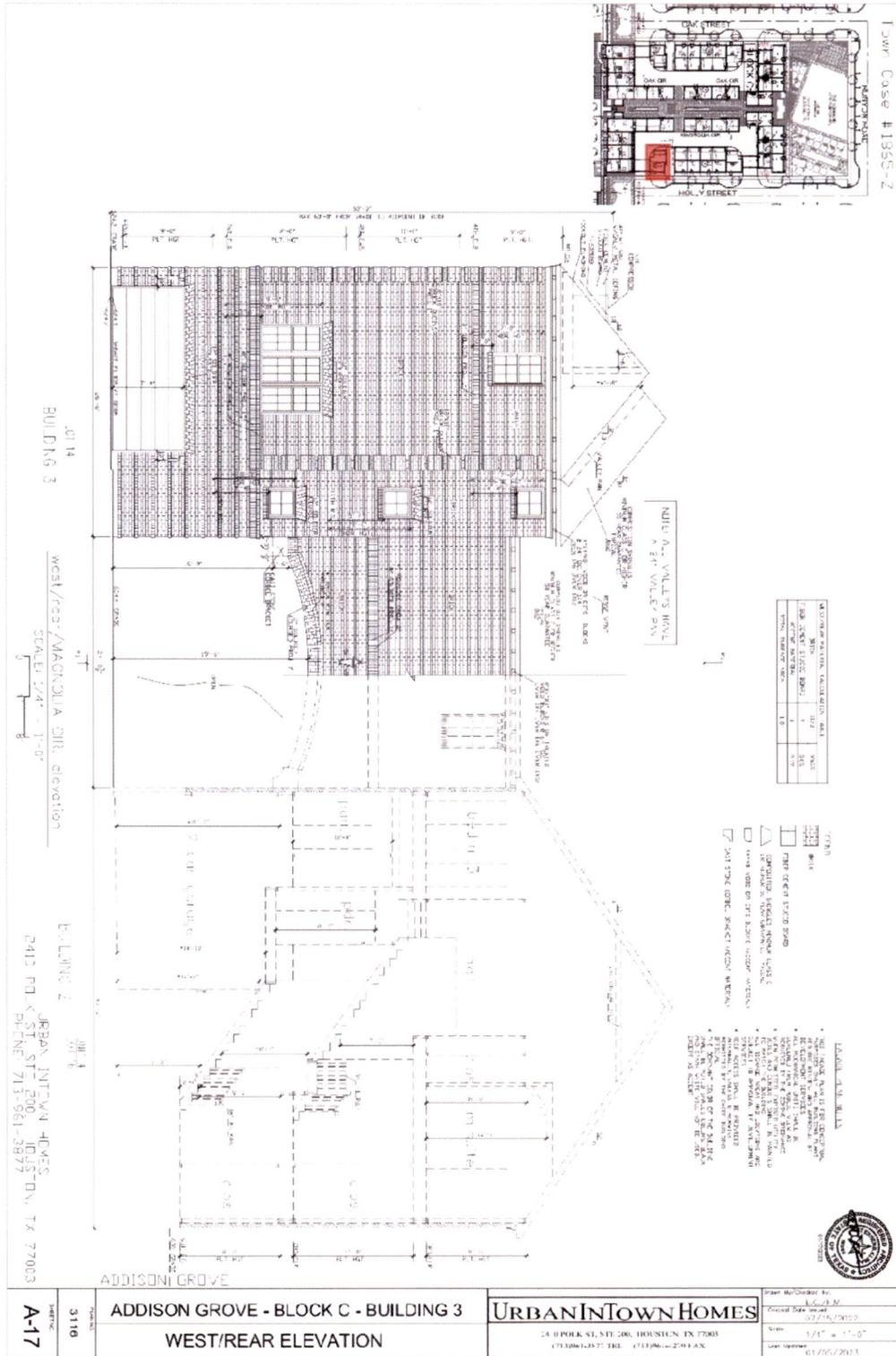
URBAN IN TOWN HOMES  
2410 POLK ST. SUITE 200, HOUSTON, TX 77002  
PHONE: 713-961-3877

ADDISON GROVE - BLOCK C - BUILDING 3  
NORTH/RIGHT ELEVATION

URBAN IN TOWN HOMES  
2410 POLK ST. SUITE 200, HOUSTON, TX 77002  
PHONE: 713-961-3877

ADDISON GROVE - BLOCK C - BUILDING 3  
NORTH/RIGHT ELEVATION

**Exhibit A**





# Exhibit A

**ADDISON GROVE**  
**ADDISON GROVE - BLOCK C - BUILDING 3**  
**FLOOR PLAN**

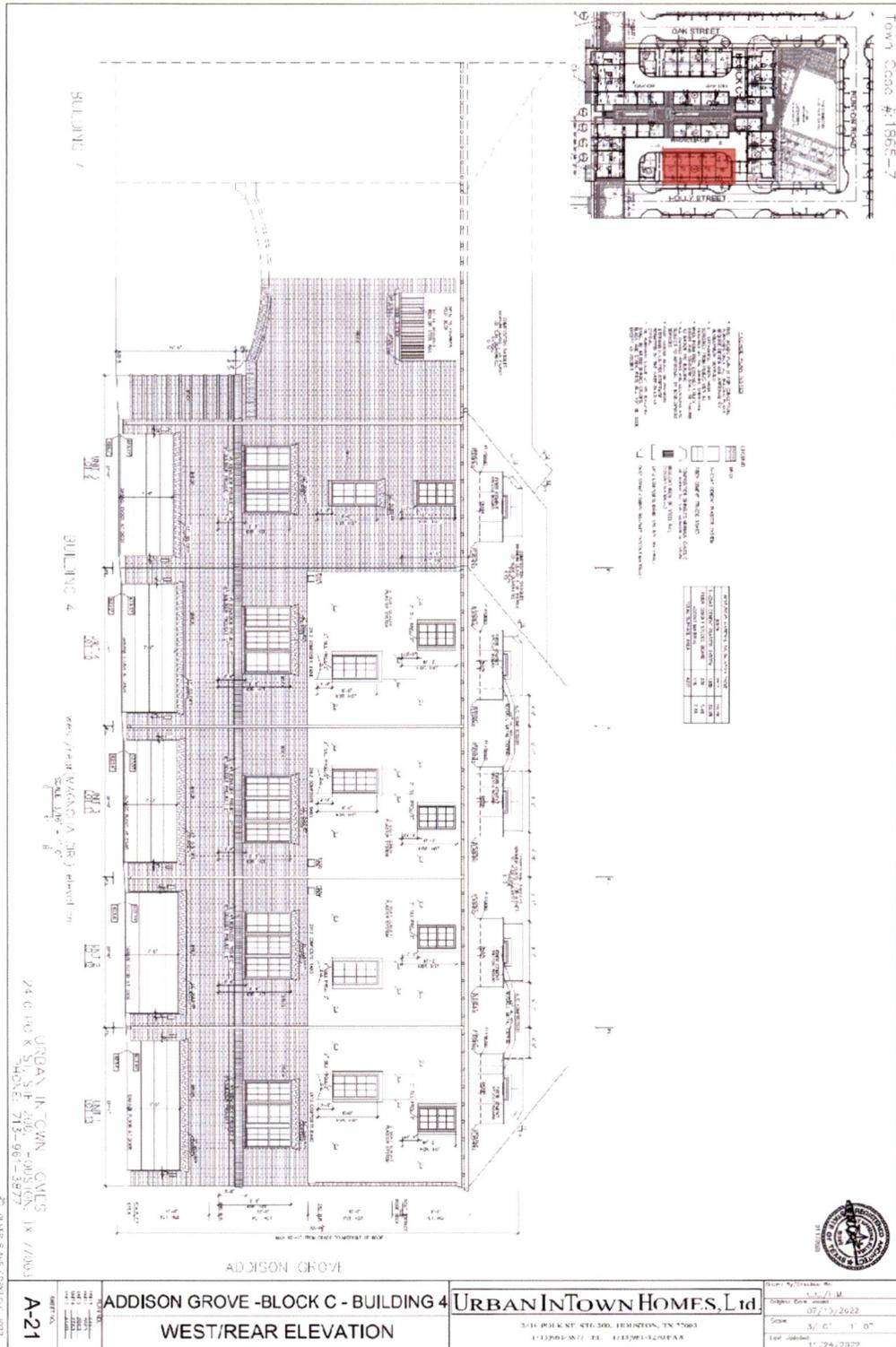
**URBANINTOWN HOMES**  
2410 HOA & ST. S. 1, 280, 146, 5105, TX 77043  
 (713) 961-8711 (713) 961-4778 FAX

Owner: 06/20/2012  
 Architect: J. M.  
 Design Date: 05/22/2012  
 Scale: 1/8" = 1'-0"  
 Job Number: 01/05/2012

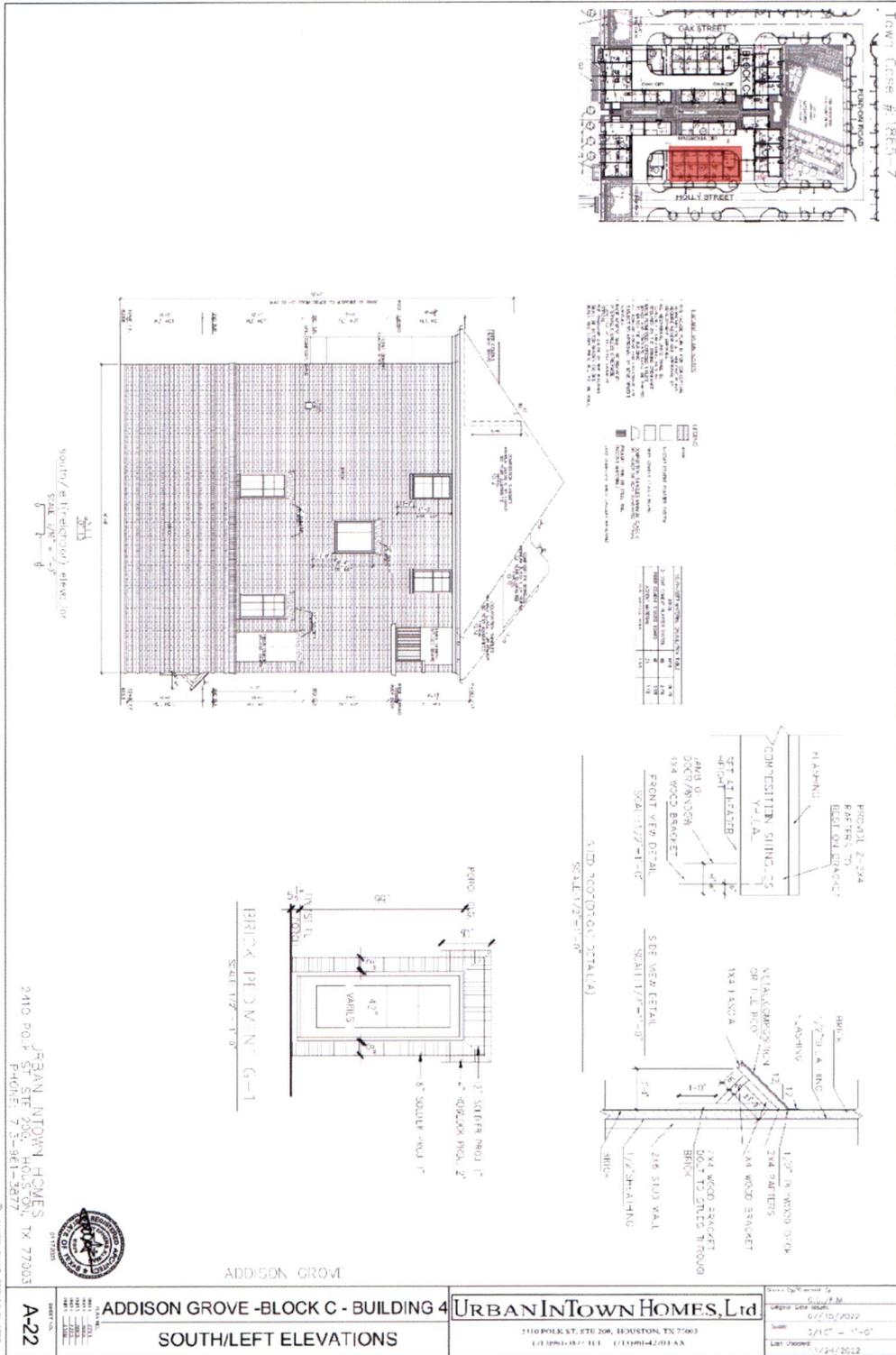
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 2410 HOA & ST. S. 1, 280, 146, 5105, TX 77043  
 PHONE: 713-961-8711



# Exhibit A

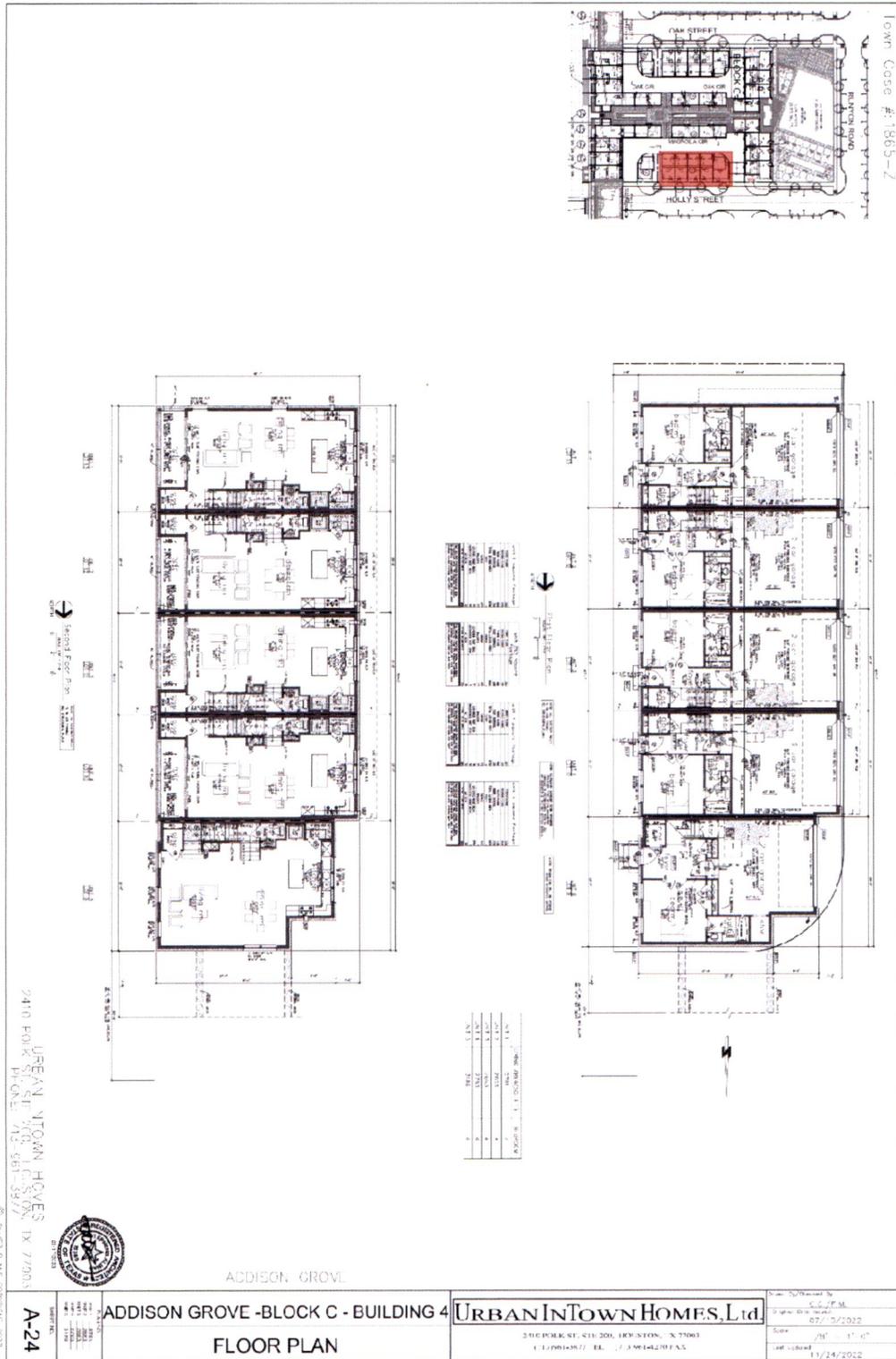


**Exhibit A**

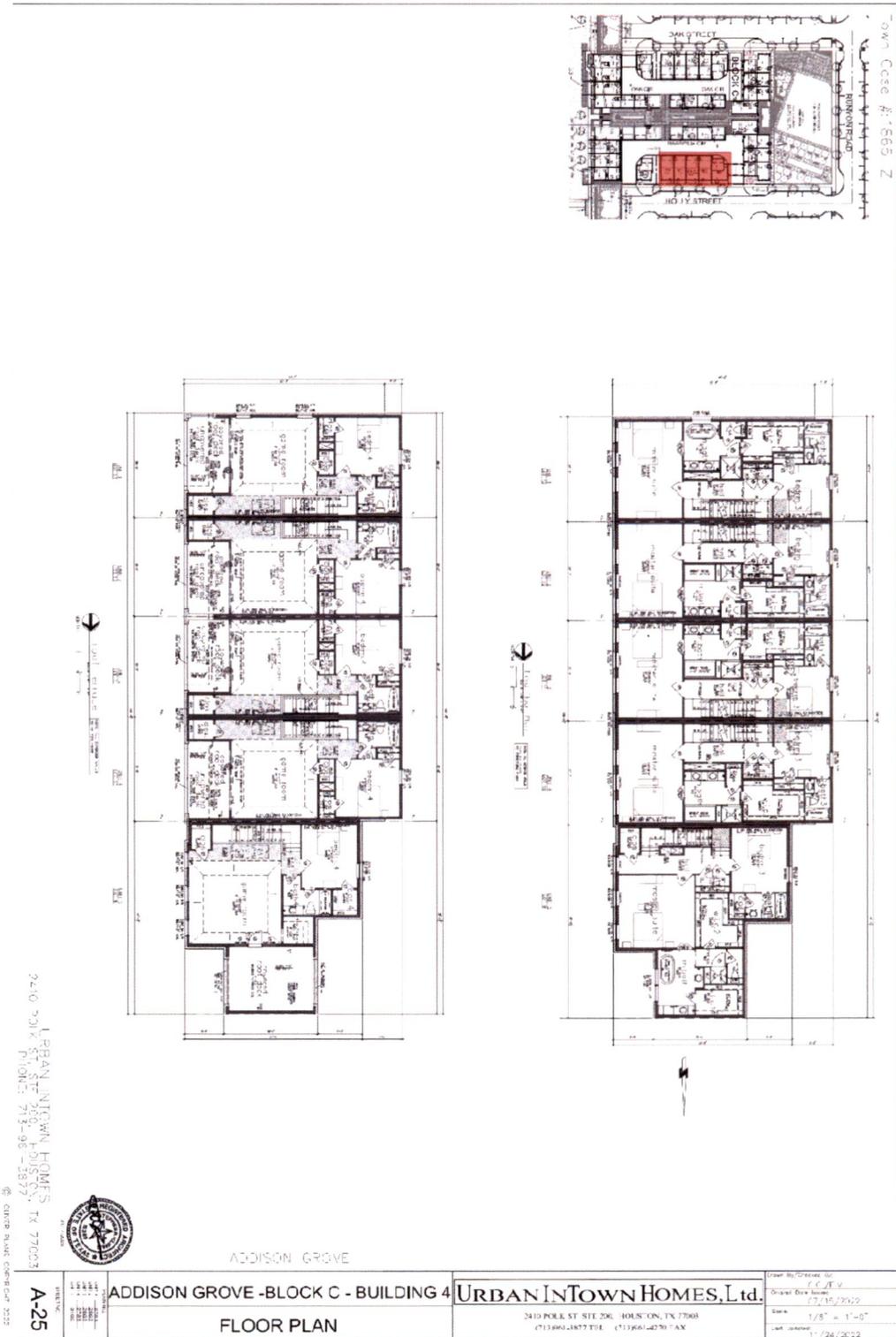




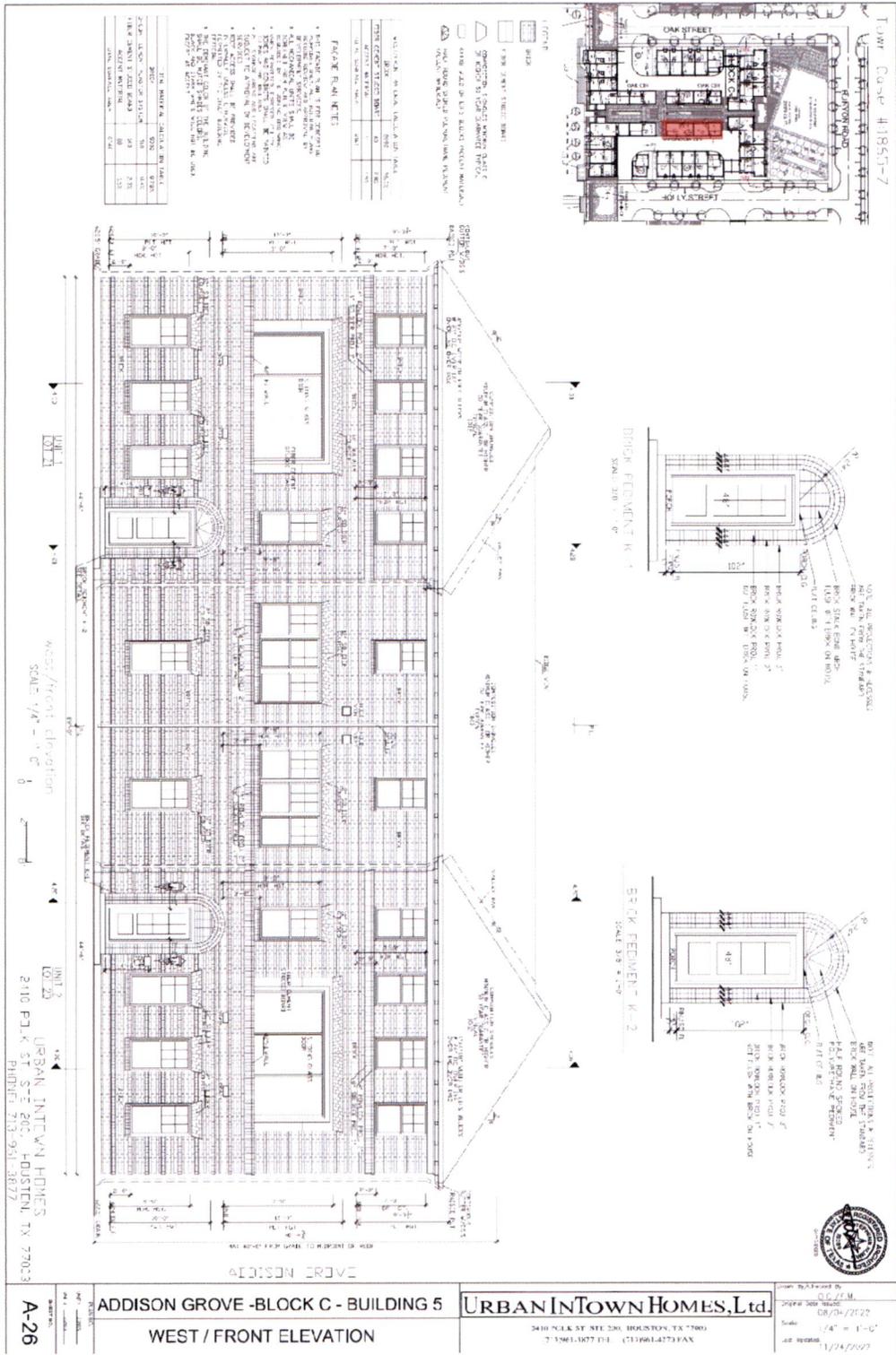
**Exhibit A**



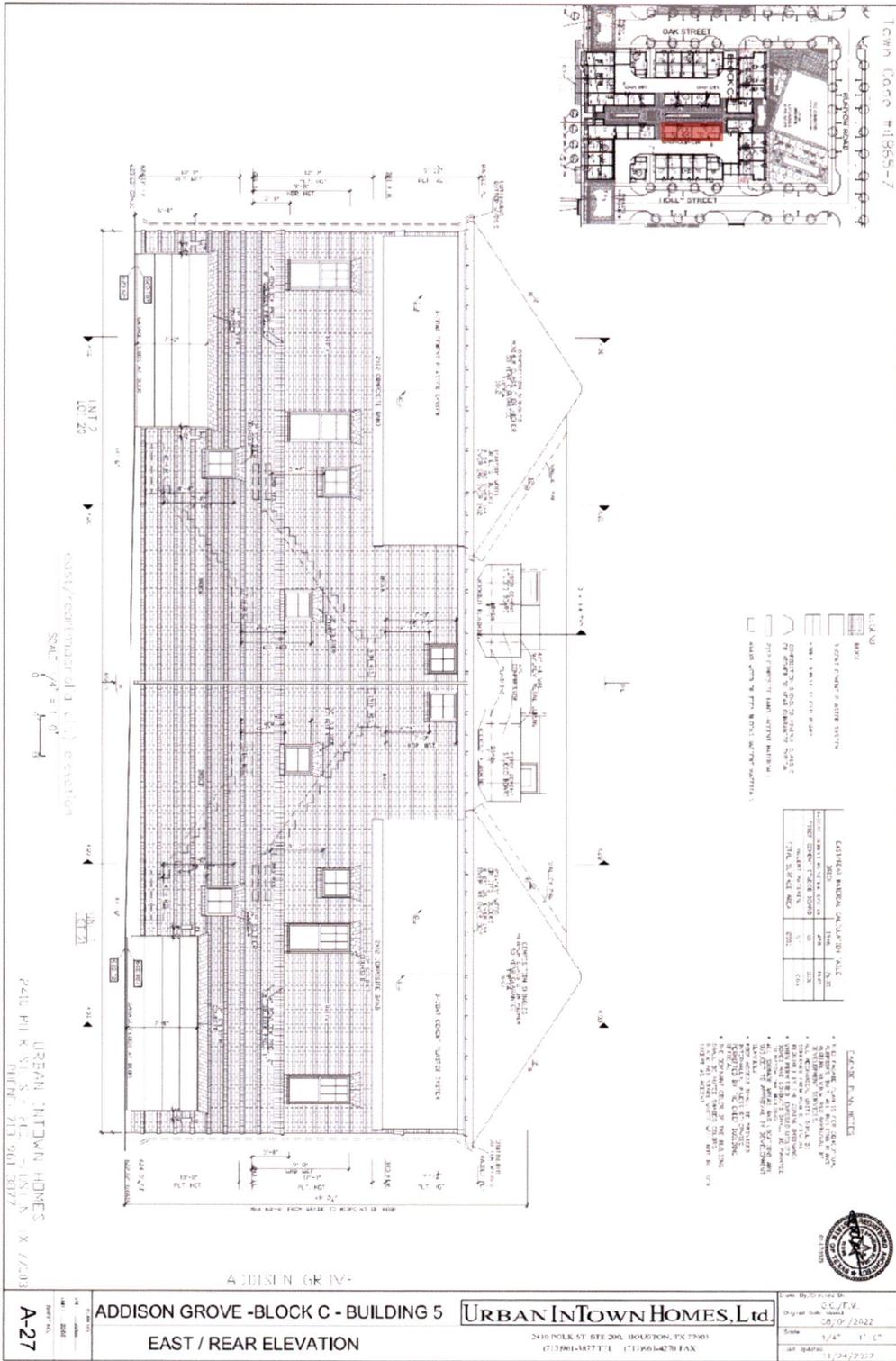
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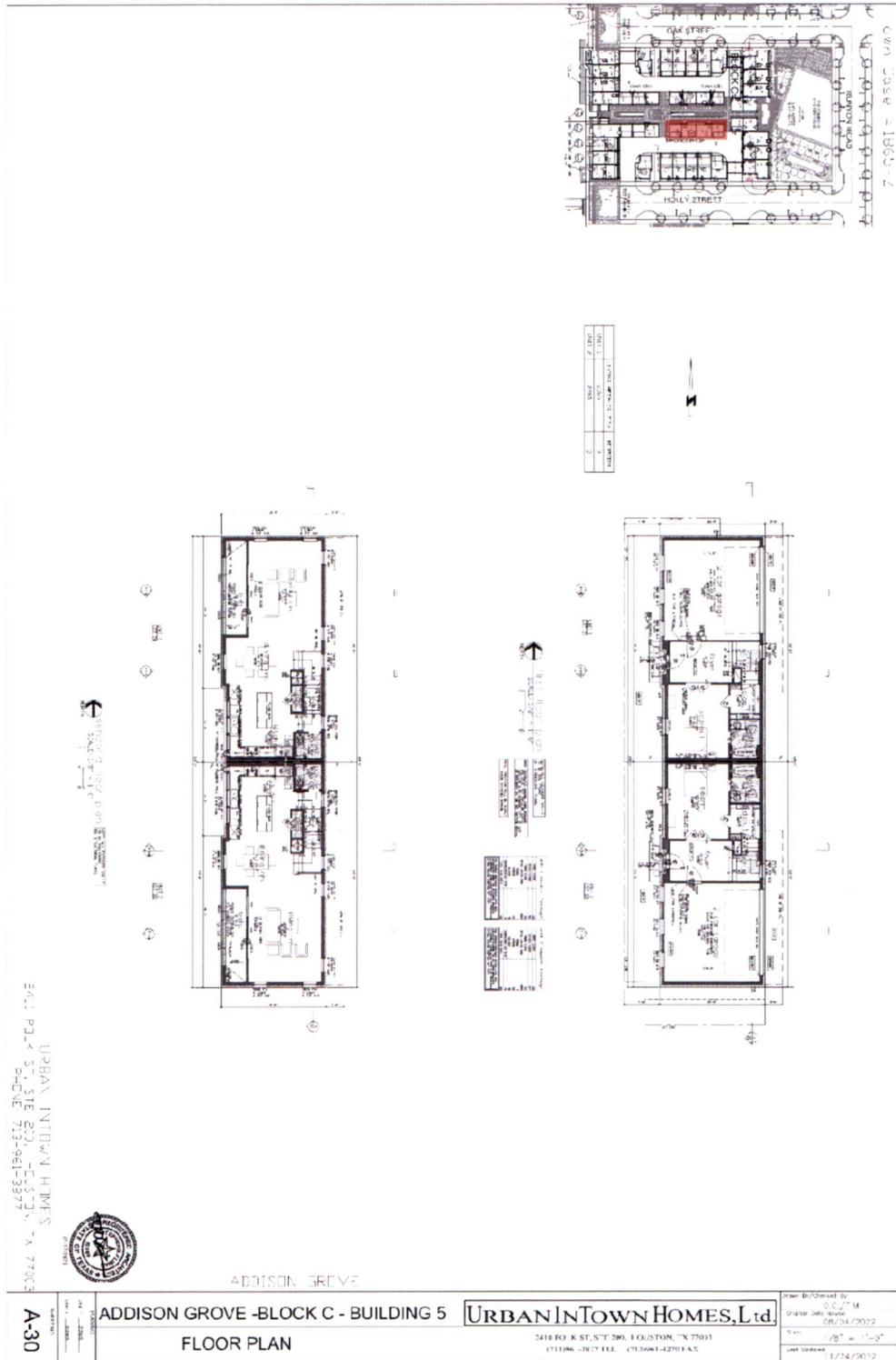
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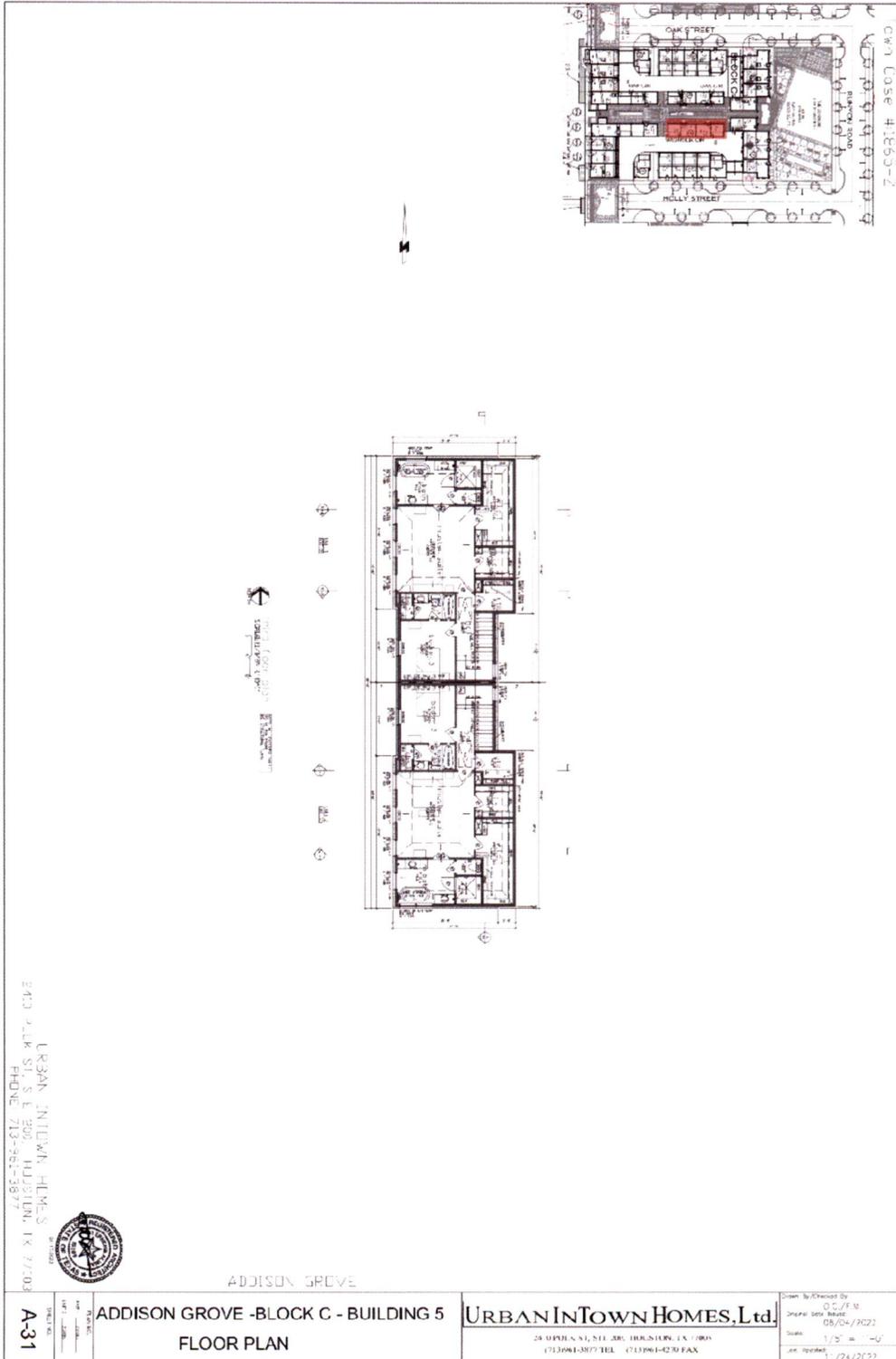




**Exhibit A**



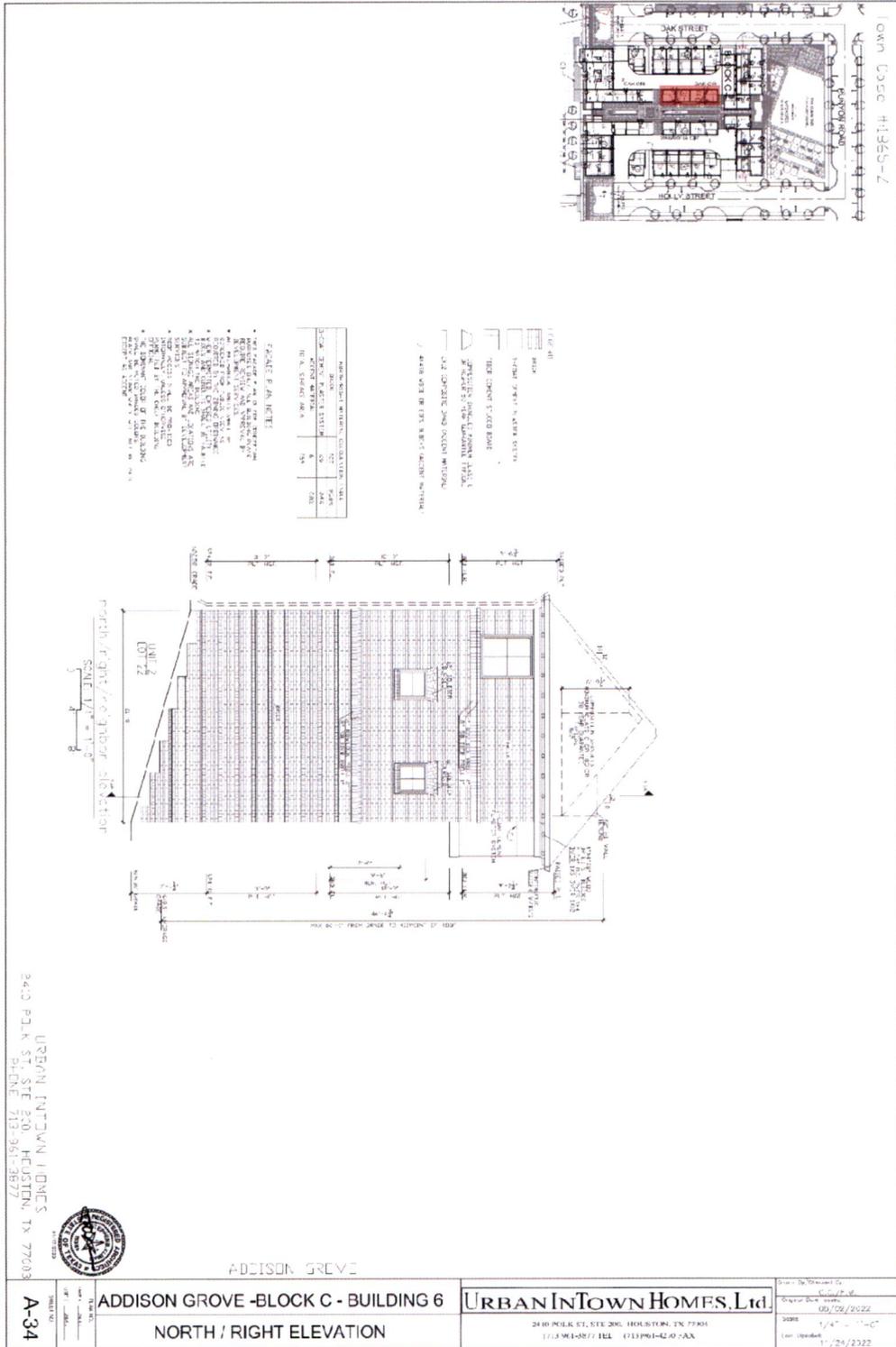
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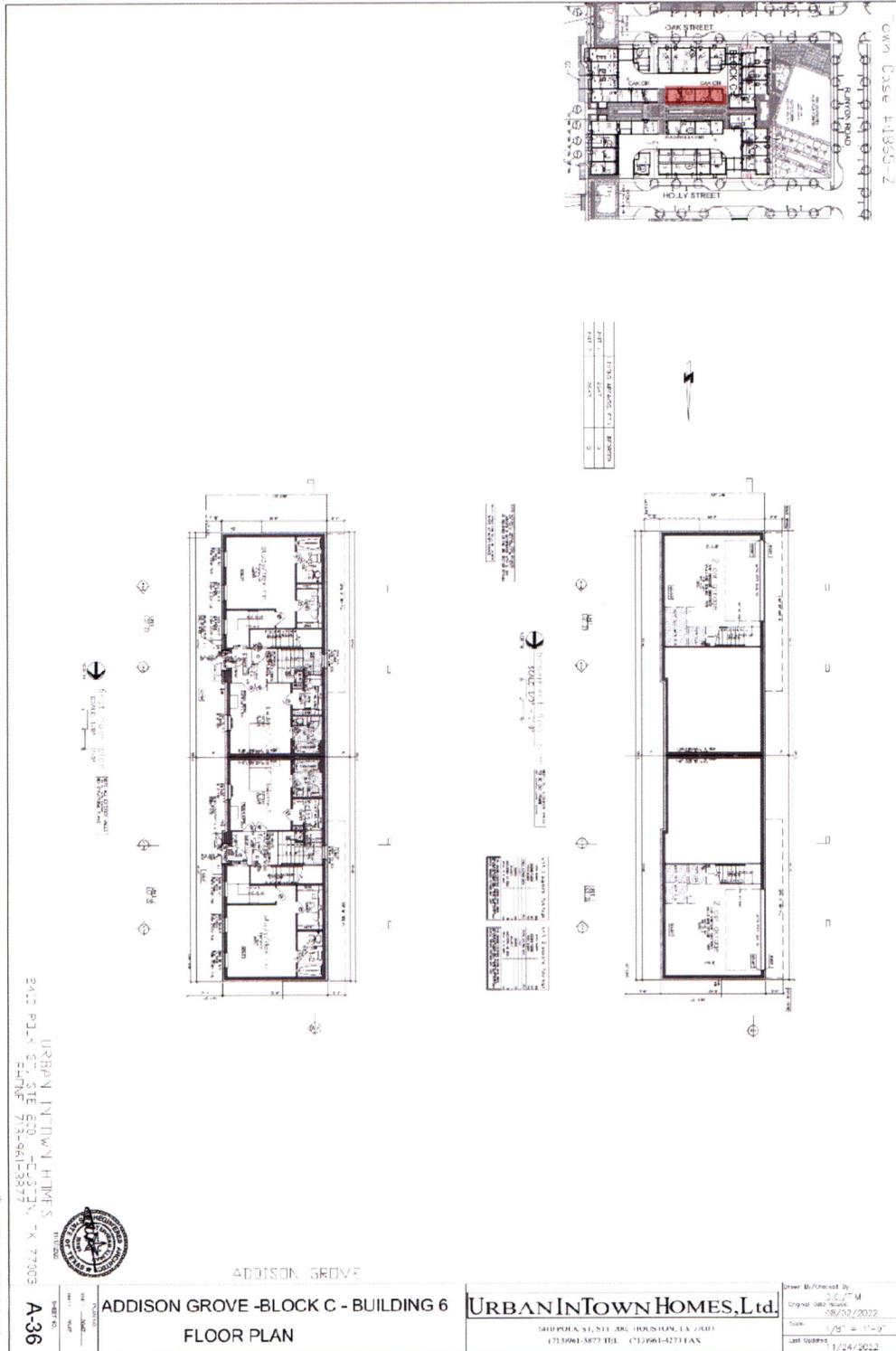


# Exhibit A

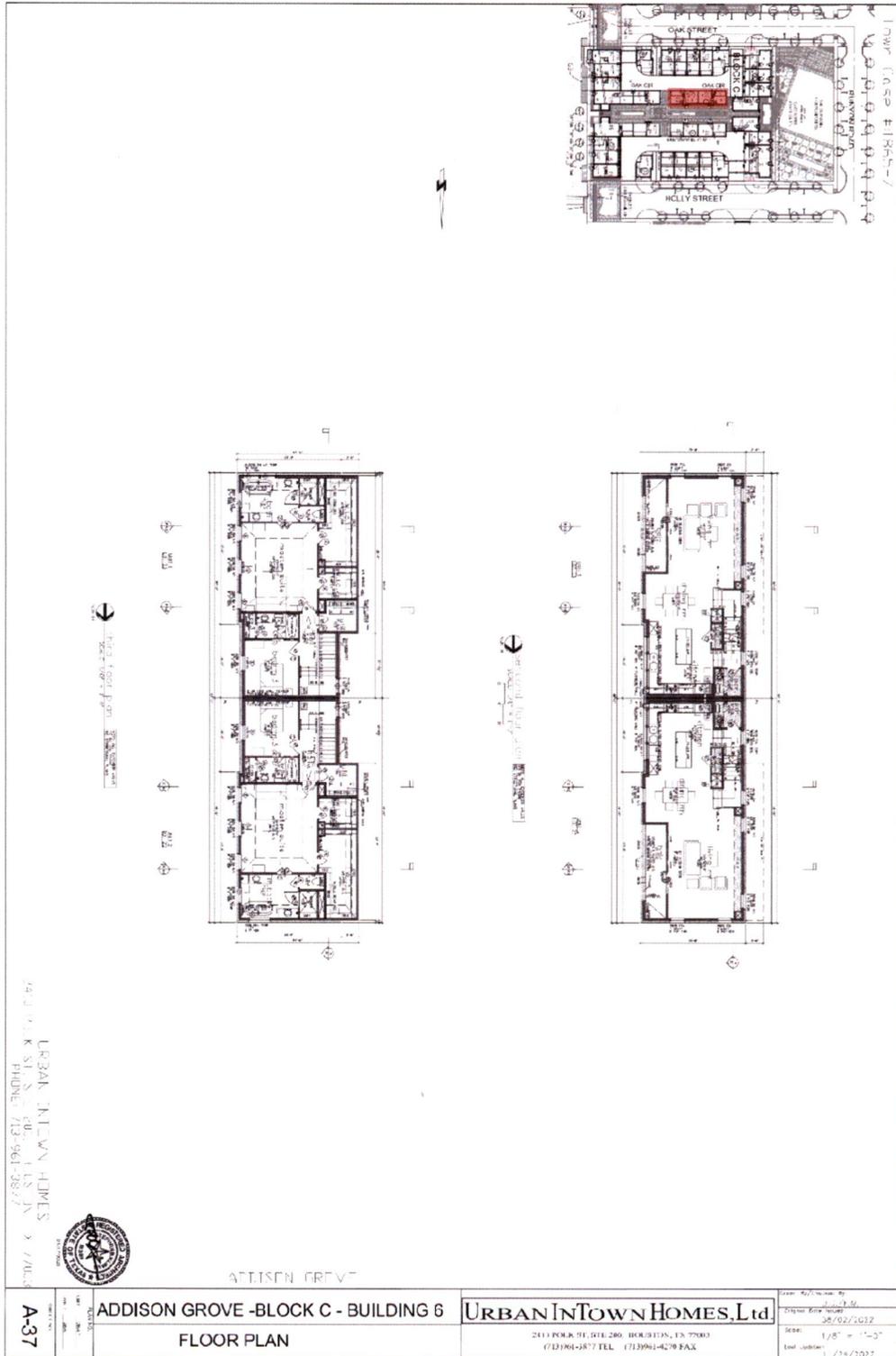




**Exhibit A**



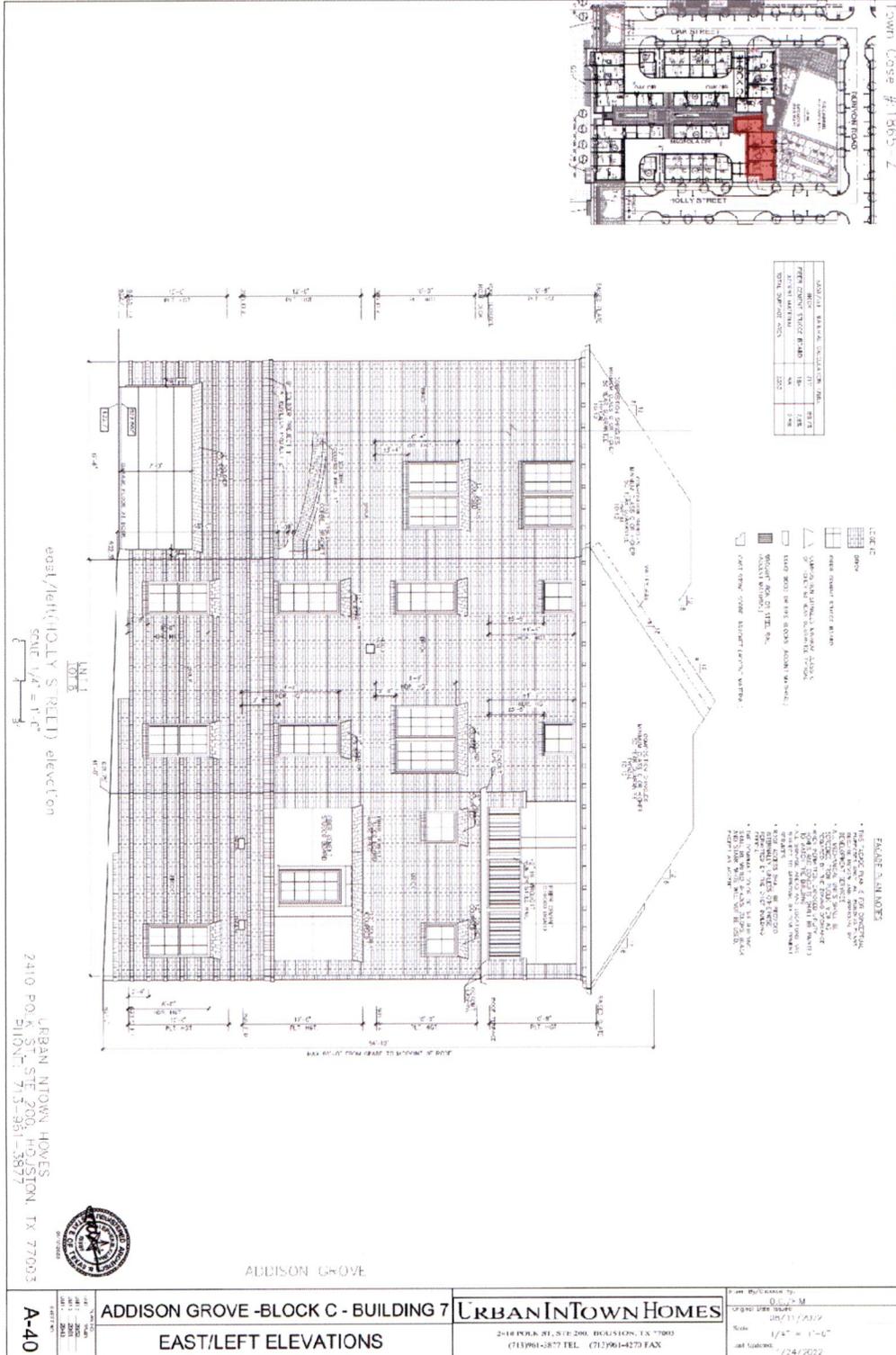
# Exhibit A



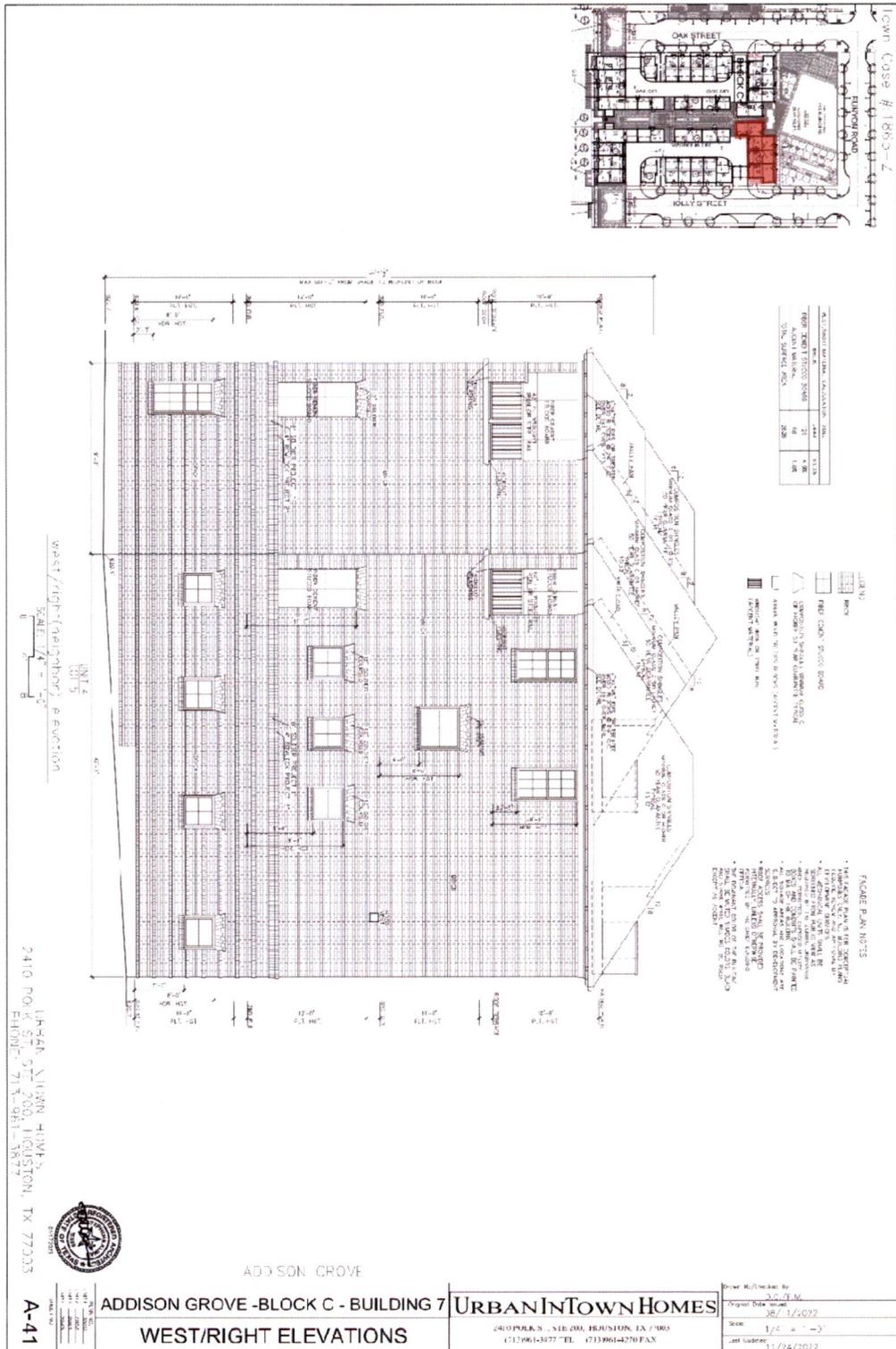




**Exhibit A**

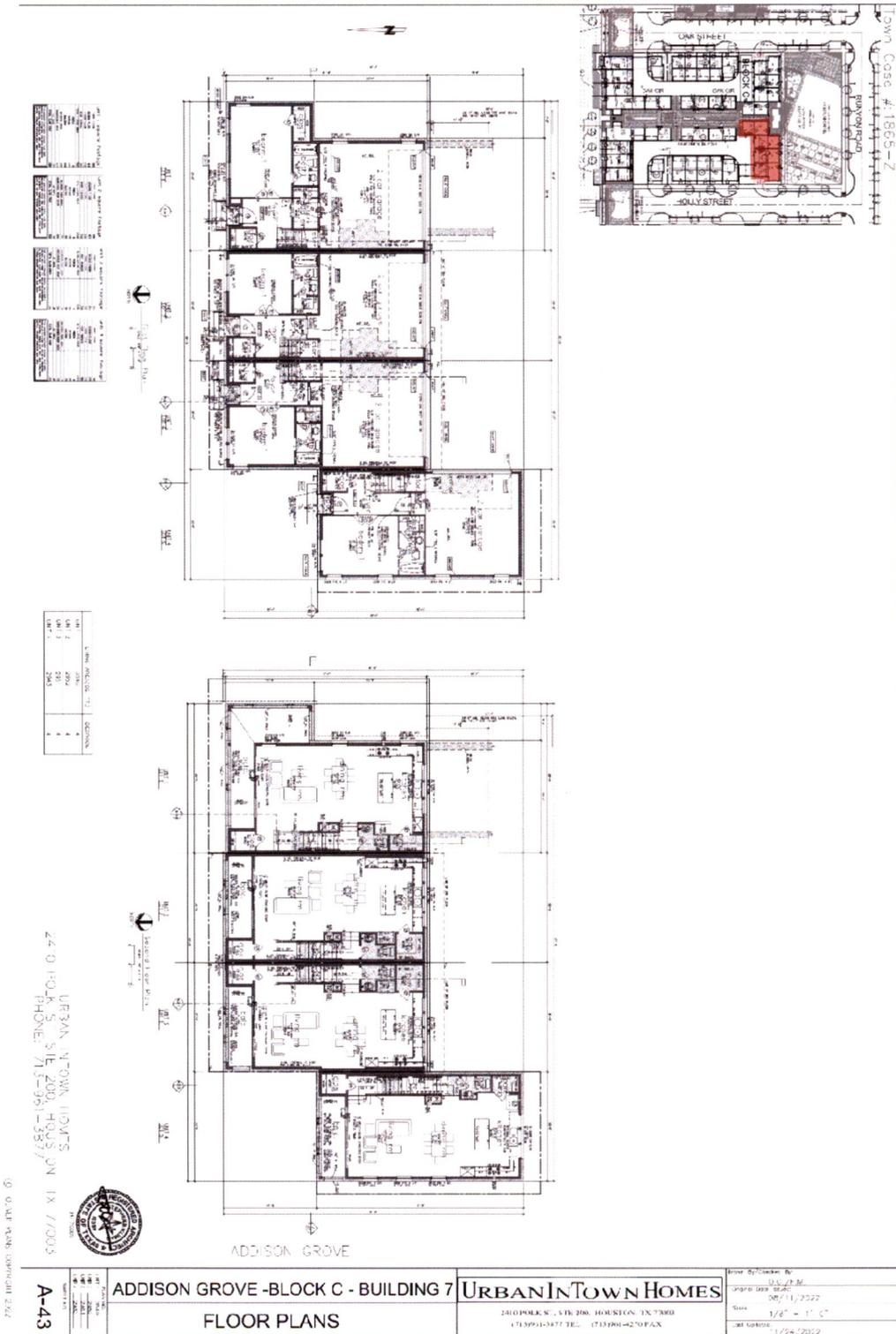


# Exhibit A

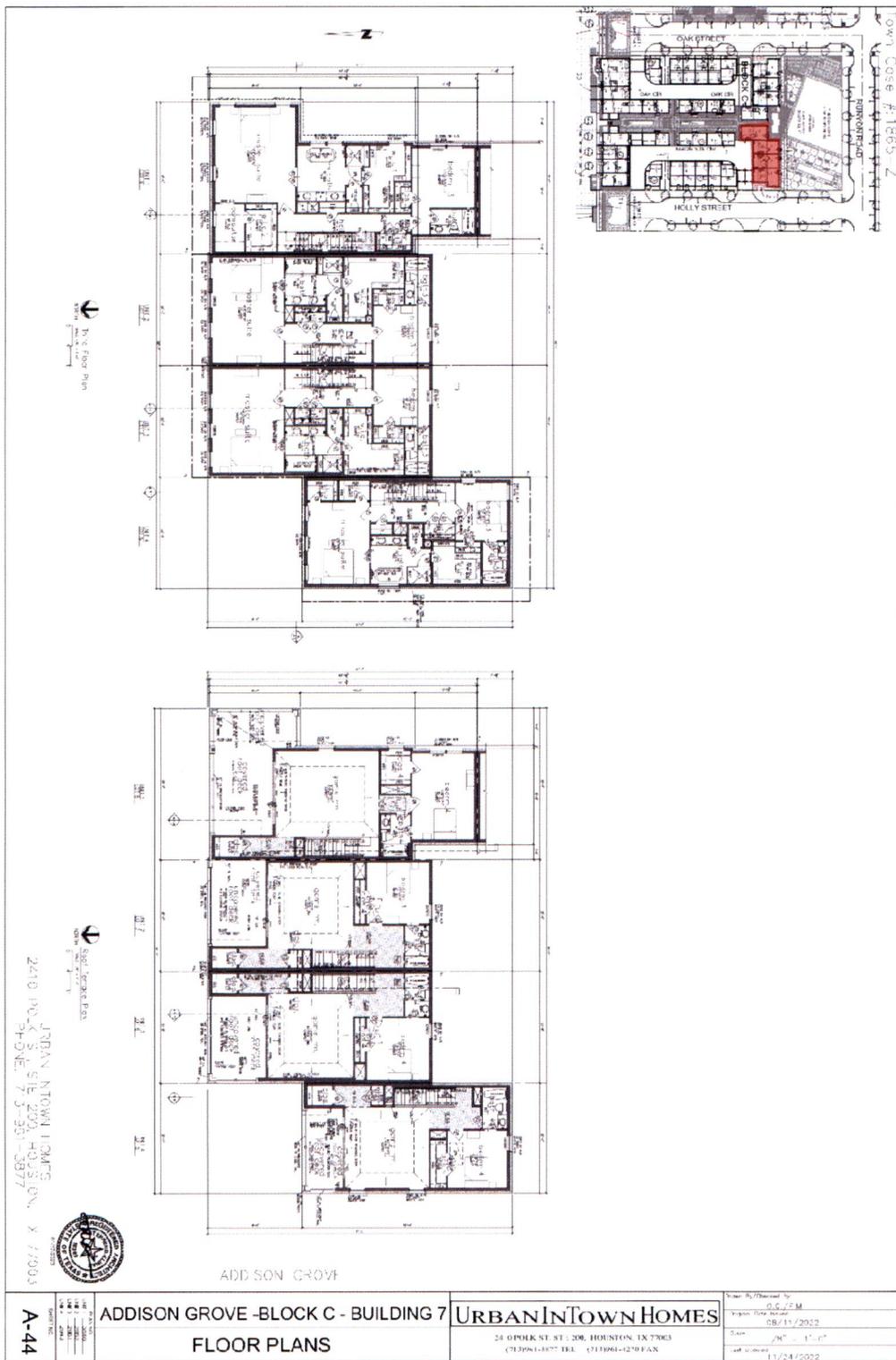




# Exhibit A

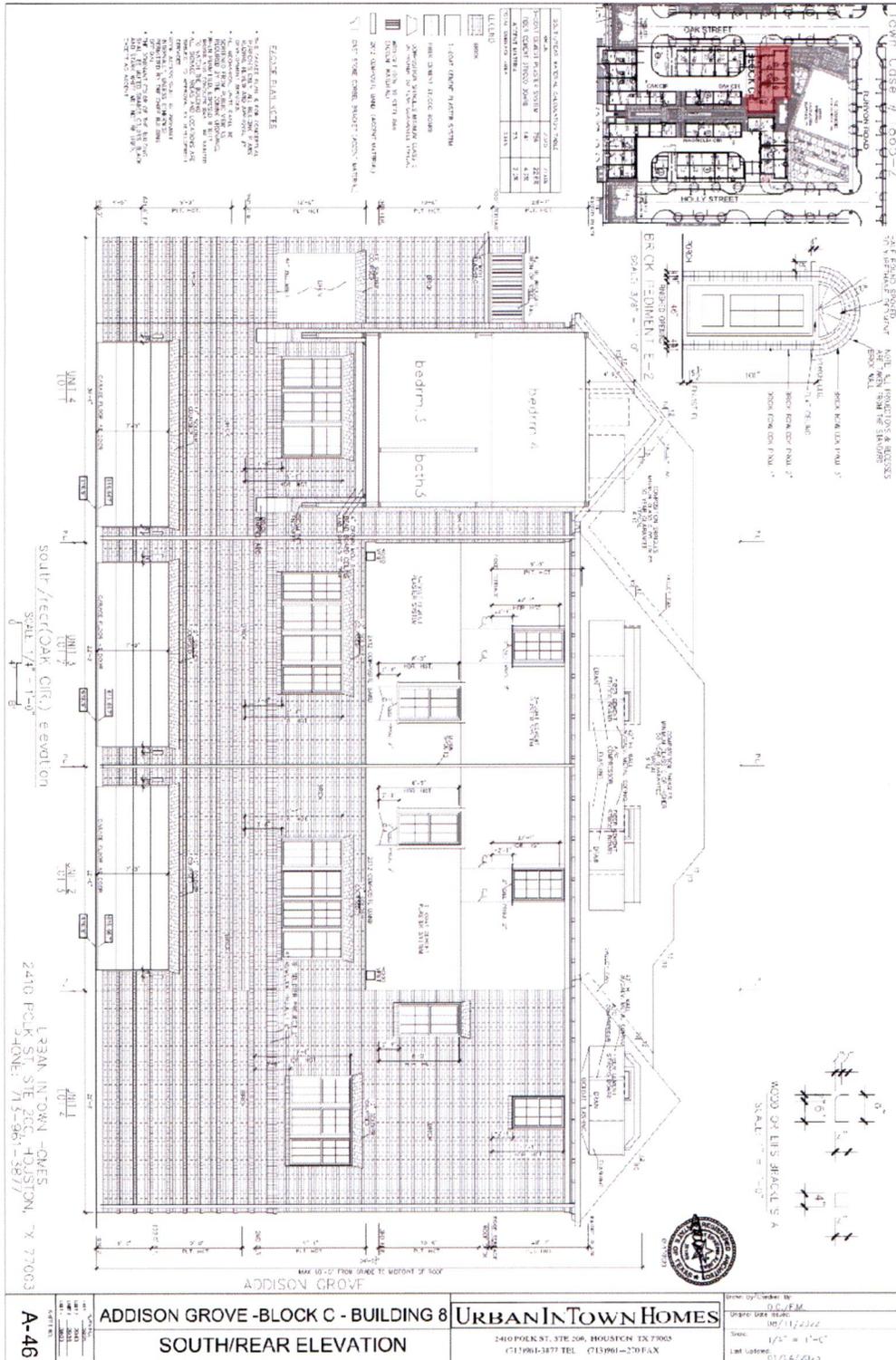


**Exhibit A**





# Exhibit A



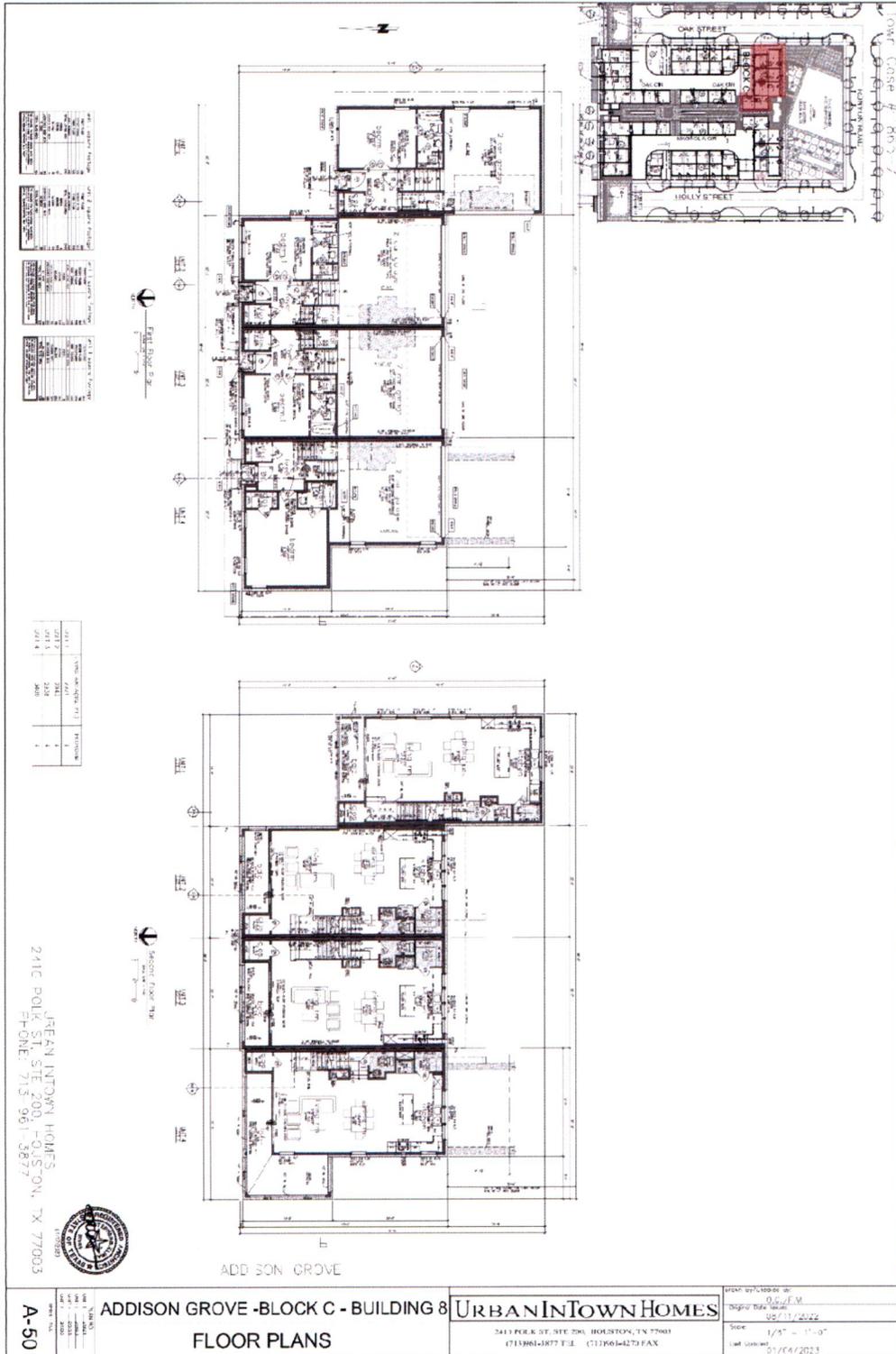
# Exhibit A







# Exhibit A



# Exhibit A



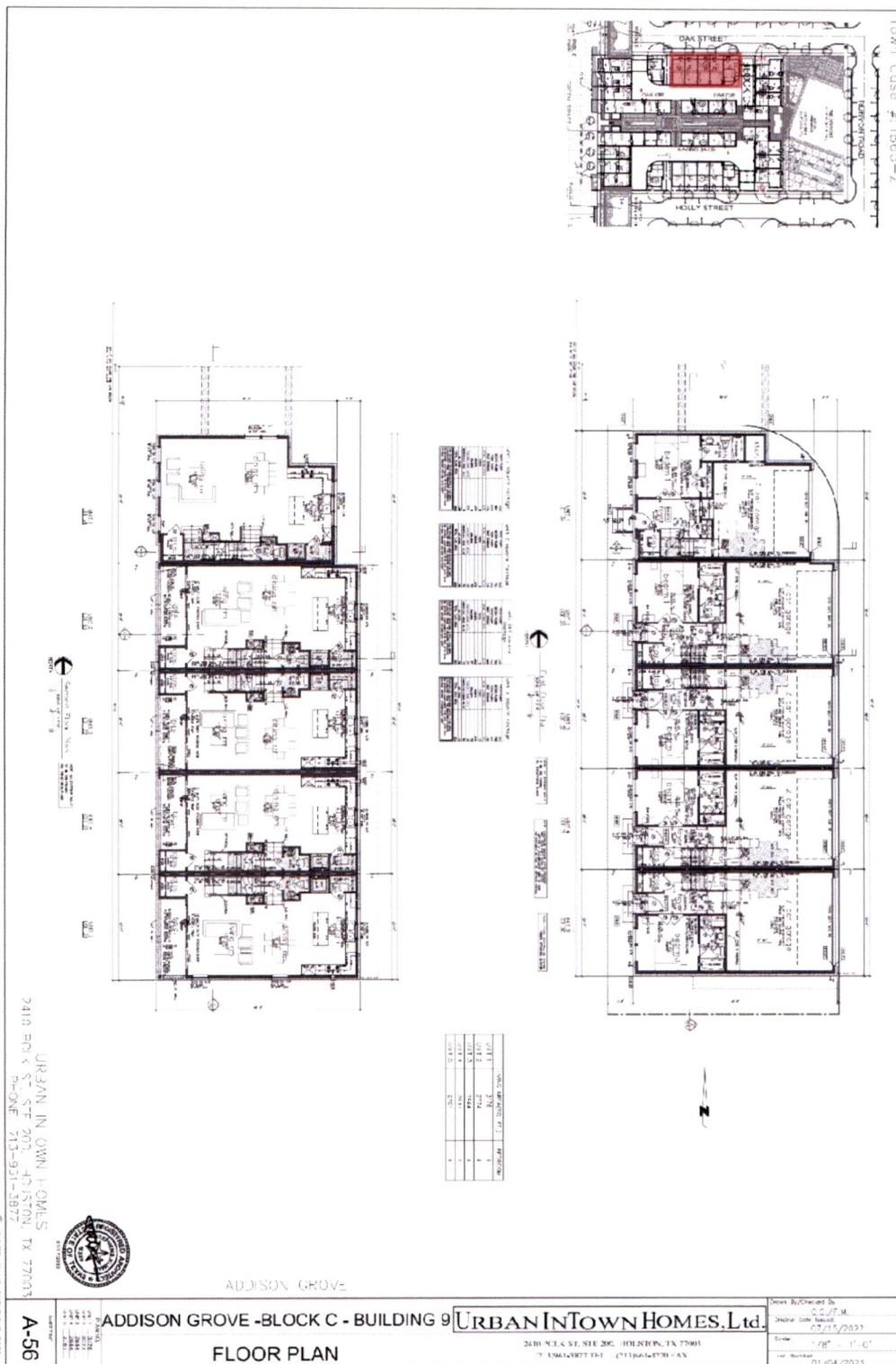




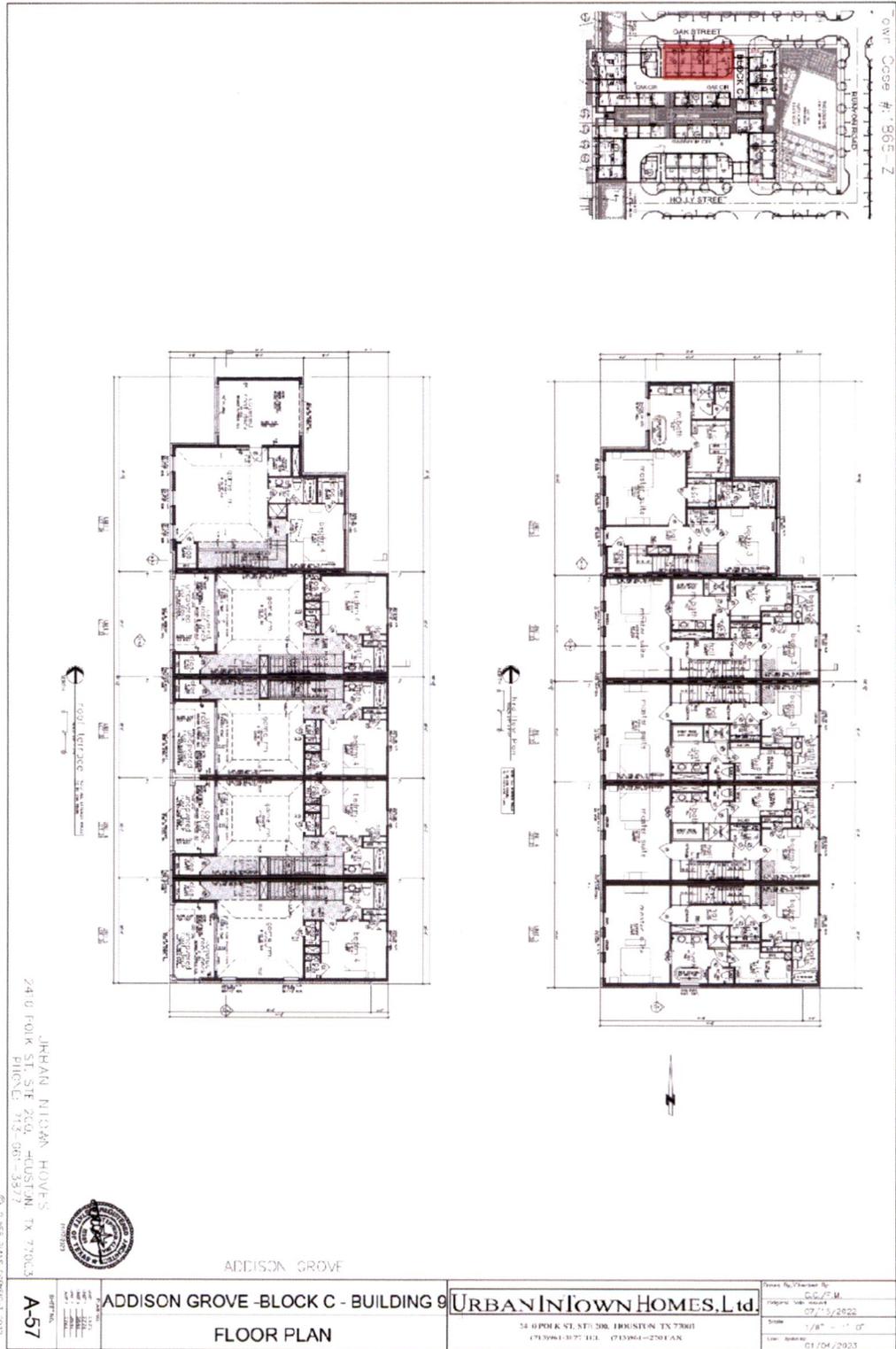




# Exhibit A

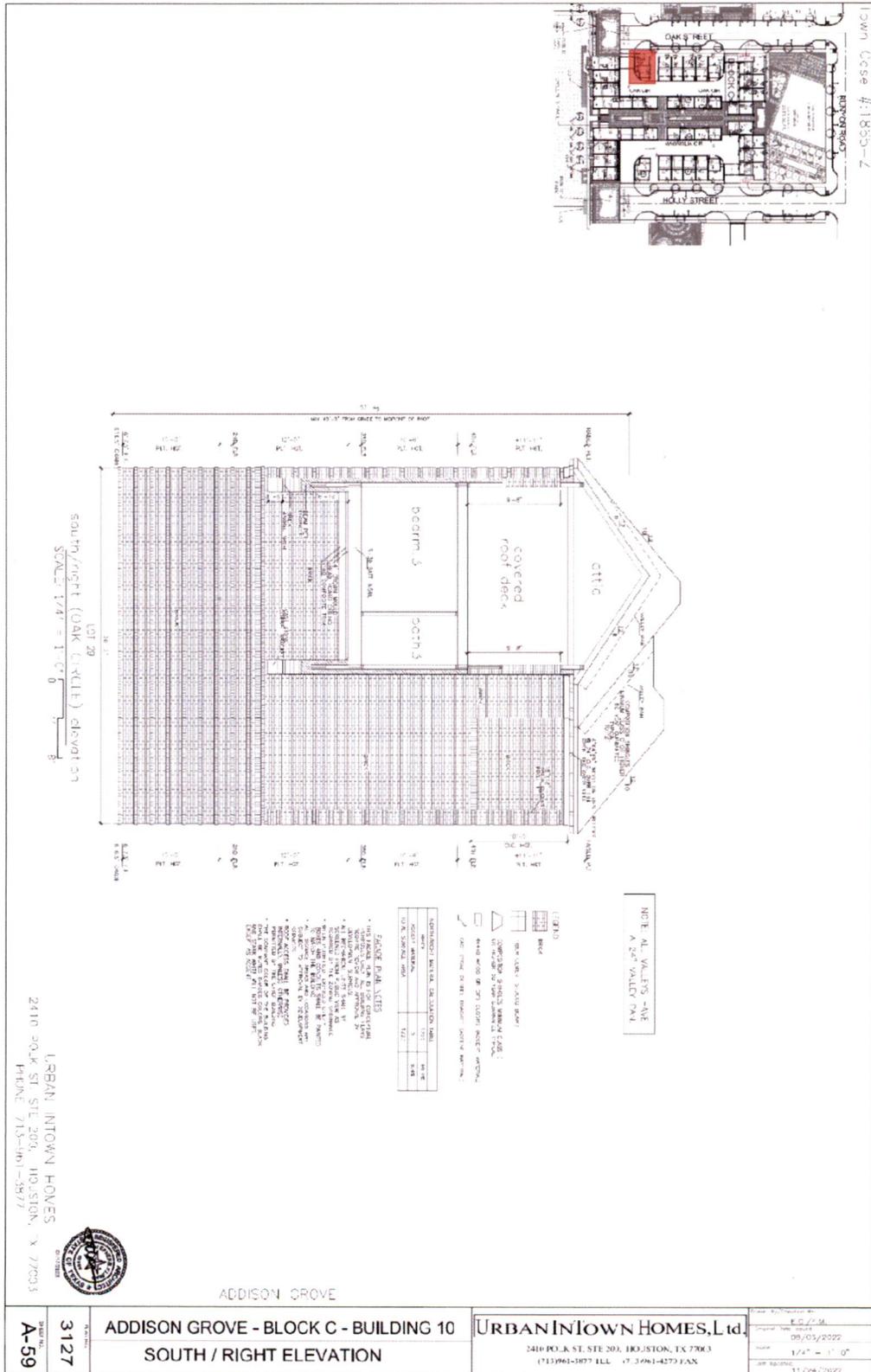


# Exhibit A

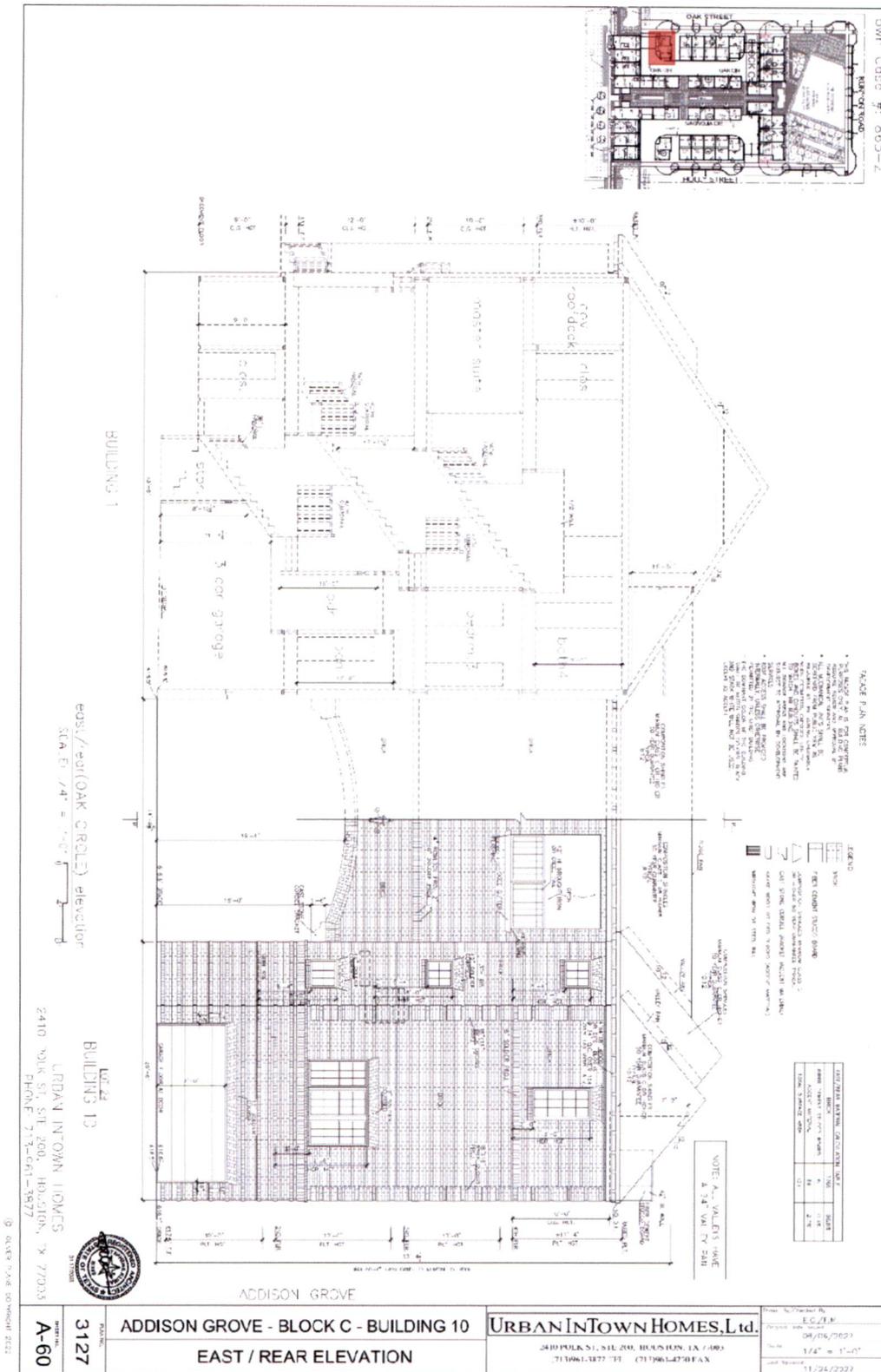




# Exhibit A



# Exhibit A





# Exhibit A

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