



Post Office Box 9010 Addison, Texas  
75001-9010  
5300 Belt Line Road  
(972) 450-7000 Fax: (972) 450-7043

---

## AGENDA

### SPECIAL MEETING AND WORK SESSION OF THE CITY COUNCIL

6:00 PM

AUGUST 21, 2012

**ADDISON TOWN HALL, 5300 BELT LINE, DALLAS, TX 75254**

Item            Presentation and discussion of a progress report from the  
#WS1 -           Planning and Zoning Commission on its work to this point  
                     on the update to the Town of Addison Comprehensive  
                     Plan.

Attachment(s):

1. First Draft of Comprehensive Plan
- 

Item #S1    **PUBLIC HEARING** on a proposal to increase total tax  
-                revenues from properties on the tax roll in the preceding  
                     tax year by 11.22 percent (percentage by which proposed  
                     tax rate exceeds lower of rollback tax rate or effective tax  
                     calculated under Chapter 26, Tax Code).

---

Adjourn Meeting

---

Posted:  
Chris Terry, 8/17/2012, 5:00 PM

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS  
WITH DISABILITIES. PLEASE CALL (972) 450-2819 AT LEAST  
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

## Council Agenda Item: #WS1

**AGENDA CAPTION:**

Presentation and discussion of a progress report from the Planning and Zoning Commission on its work to this point on the update to the Town of Addison Comprehensive Plan.

**FINANCIAL IMPACT:**

NA

**BACKGROUND:**

NA

**RECOMMENDATION:**

**COUNCIL GOALS:**

N/A

**ATTACHMENTS:**

Description:

📎 [First Draft of Comprehensive Plan](#)

Type:

Backup Material



# ***Town of Addison Comprehensive Plan***

***First Draft***

*Addison!*

## Table of Contents

---

1. Goals and Purpose of the Plan
2. The Addison Way
3. History of the Town
4. Community Snapshot
5. Methodology for Evaluating the Town
6. Elements of the Town
  - Land Use
    - Residential
    - Retail
    - Office/Commercial
    - Industrial
    - Airport—strategic plan inserted
    - Mixed Use
  - Transportation Network
    - Mass Transit
    - Automobile Thoroughfares
    - Bicycles
    - Pedestrians
  - Parks and Open Space
    - Parks and Open Space
  - Community Facilities
    - Athletic Club
    - Cavanaugh Flight Museum
    - Community Garden
    - Conference and Theatre Centre

**Table of Contents—continued**

---

- Historic Buildings
- Medical Facilities
- Municipal Buildings
- Post Office
- Schools
- 7. Public Services and Utilities
- 8. Urban Design
  - Entrances into Town—Addison identifier
  - Street furniture design—some overlap with transportation plan
- 9. Land Use Analysis by Sector
- 10. Recommendations on Special Study Areas

## Goals and Purpose

---

The Addison Comprehensive Plan is the Town's public declaration of what it wants to be as it "grows up." However, a town doesn't ever really grow up. It is in a constant state of flux, growing, and sometimes declining as it responds to changes within and around it. Addison, as a small city in the middle of the Dallas-Fort Worth metroplex, is particularly influenced by changes around it, and it is always growing and re-growing.

Addison's Comprehensive Plan is foremost a visionary statement of public policy designed to direct the growth and regrowth of the community for a period of five to ten years. It expresses the community's values, goals, and vision for the development of both publicly and privately-owned properties. It sets forth a generalized pattern of land use and a transportation framework, and establishes policies and guidelines for the development of housing, community facilities, parks and recreation facilities, retail services, and employment centers, including the airport.

A key role of the Plan is to present a comprehensive town-wide framework to guide the coordination of many separate incremental development decisions. Once adopted by the Town Council, the Plan becomes an official policy of the Town and many day-to-day actions of the Town's elected and appointed officials will be guided by the policies of the Comprehensive Plan. It will help guide zoning decisions and serve as a basis for the Town's capital improvements program.

Because the Plan reflects a vision of the future shape and character of Addison, the Plan maps will not always reflect the existing land use pattern and should not be confused with the zoning map, which is a documentation of current site specific land uses. In contrast, the Comprehensive Plan is more general and may ignore the individual, small-scale differences in land use. The Plan is not a roadmap. It is a guide and is intended to be flexible, and to provide latitude for the more detailed, localized studies which are a part of each zoning decision. In some areas, it will provide a generalized picture which represents the dominant land use characteristic of an area. In other areas, it may show a transition of an existing land use to a new different land use.

Finally, the Comprehensive Plan serves as a reference for investors seeking to develop property within the Town. It will illustrate to potential investors what they will be able to do with a property, what public services will be available to support their development, and what other property owners will be required to do to protect the value of their neighborhood and the overall real estate values throughout the Town.

## The Addison Way

---

The Town of Addison has a long-held culture of pursuing excellence that permeates all facets of life in Addison. Known as *The Addison Way*, it is a common commitment to doing *everything* as well as possible. The Town hopes it is experienced by all those who live, work, or play in Addison; however, it recognizes that everyone defines it differently. To residents, it is the excellent facilities and customer service the Town's employees provide. To visitors, it is the Town's safe, clean streets, many wonderful restaurants and beautiful landscaping. To businesses, it is the way the Town markets and advertises the Town to keep its businesses profitable while holding the line on property taxes and extra fees.

*The Addison Way* also defines how the Town values its land resources and the people who own them. Addison welcomes new and innovative ideas for land use, and often brings new ideas to the table to help developers maximize their properties. The Town works hard to ensure that each parcel achieves its highest and best use while being ever mindful of the need of every parcel to complement, not detriment, its neighbors. Addison allows developers more flexibility to use their land in innovative ways, and makes extensive use of flexible zoning districts in order to achieve a "good fit" for difficult parcels.

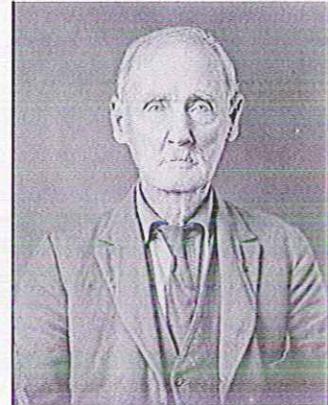
*The Addison Way* also dictates the manner in which the Town's staff, Planning and Zoning Commission, and Council treat property owners and developers. The Town makes sure all property owners are treated fairly and with respect, and that they have the opportunity to make their concerns known. It also treats developers as cooperative partners who share a common vision for maximizing Addison's assets and advantages over competing communities. The staff is particularly mindful of the time and expense that goes into developing land, and works to provide prompt responses to development questions. The Town attempts to say "yes" to development proposals, but if the answer cannot be yes, the Town still works to get an answer to a developer in an efficient and timely manner. Additionally, the Town's Development Services team works closely with developers and others to identify additional solutions to land use issues.

*The Addison Way* also extends to the manner in which the Town is landscaped and maintained. Addison works tirelessly through code enforcement and neighborhood integrity programs to see that all properties in the Town are well-maintained. The Town realizes that the maintenance and cleanliness of neighborhoods, both residential and commercial, is vital to their long-term success.

To the Addison City Council, the Planning and Zoning Commission, the Town staff, and all those involved with the development, management, and maintenance of the Town's precious and scarce land assets, *the Addison Way* is simply the Best Way.

## History of the Town

**Beginnings** The Town of Addison is located in an area once called Peters Colony. It was settled as early as 1846 when Preston Witt built a house on White Rock Creek. The area was not known as Addison until 1902. Addison was named after Addison Robertson, who served as the community's second postmaster from 1908-1916. In 1902, the first industry was introduced to Addison when a cotton gin was built on Addison Road, near the railroad, by the Pistole brothers.



Addison Robertson, the Community's second Postmaster and namesake

Transportation came to Addison in 1888 when the St. Louis, Southwestern Railway Company extended its rail line from Commerce, Texas to Fort Worth, Texas. Mr. W.W. Julian, an Addison landowner, donated one half-acre of land to the Railway Company so that it would establish a depot in Addison. The depot established Addison as a center for commerce and drew stores, churches, and other businesses.



The original "Town" of Addison. One building, the original Addison Bank, still stands along Broadway, formerly the only commercial area in the community.

Like other rural communities, Addison originally had its own school system. The Addison School Building was built on Belt Line Road, which was then a dirt road, and served the community until 1954 when the Addison district merged with the Dallas Independent School District. The school, which was closed in 1964, now serves as the Addison Magic Time Machine Restaurant.

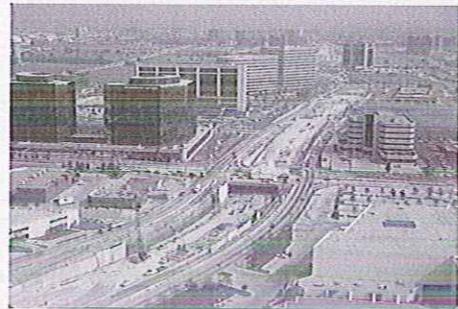
The City of Addison was incorporated on June 15, 1953, under an alder-manic form of government. In 1956 construction began on the Addison Airport, which was eventually purchased by the Town in 1975 using an FAA grant.

**Boom Town Days** In 1975, Addison was poised for growth. It had its own airport, and the Dallas North Tollway was being extended north toward the Town. Landowners in the community felt that it was time for Addison to take control of its fate and shape the new private investment and development that would undoubtedly follow the construction of the Tollway. Property owners realized that the Town lacked infrastructure

## History of the Town

to support quality development, and they realized that by discouraging, or simply ignoring growth, the Town was actually encouraging poor quality development.

In 1975, the Town elected new leadership, including a new Mayor, Jerry Redding. Mayor Redding and other Addison leaders realized that while the Town enjoyed a great location for commerce, it had a limited amount of land on which to build tax base. They realized that given Addison's small population, it might be possible to hold a successful "local option" election and bring alcohol sales to Town. Addison leaders felt they had hit upon an industry that was tailor-made for Addison's Main-and-Main location at the intersection of Belt Line and the soon-to-be completed Dallas North Tollway.



Construction of the Dallas North Tollway through Addison. The Town paid to construct the Tollway underground so that it would not cut the community in half.

They held the local option election in 1975 and voted to allow packaged liquor sales and liquor-by-the-drink in Addison. Since most of the communities in all directions from Addison were still "dry," this progressive decision proved to be an enormous economic catalyst. However, the Council was determined to control the impact of that decision on the community, so it restricted the sales of packaged liquor sales to Inwood Road, south of Belt Line Road. The Council also required applicants wanting liquor-by-the-drink permits to have 60 percent of their sales receipts come from food sales. This requirement helped the Town develop an amazing group of quality restaurants and two large full-service hotels, and it shaped Addison as one of the foremost hotel and dining destinations in the Metroplex. Addison is still



Addison was one of the few communities in the Metroplex to allow the sale of alcoholic beverages

known as a premier restaurant community with over 166 restaurants that can seat over 20,000 patrons at one time.

Addison has long been committed to providing quality services and facilities to its residents. It established early, and has maintained, excellent response times for Police and Fire/EMS services. It also takes great pride in the quality of the built environment for both private sector properties and facilities built by the Town.

## History of the Town

In 1987 the Town constructed the Addison Athletic Club, which includes a basketball court, work-out facilities, racquetball courts, and both an indoor and outdoor pool. All Addison residents pay a one-time \$10.00 fee for use of the facility. Addison also began a commitment to community life by sponsoring community events throughout the year. Today Addison's signature events: Kaboom Town, Oktoberfest, and Taste Addison, draw over 250,000 people a year to the Town. On a daily basis, Addison's 130 acres of parks and trails and Special Event facilities provide wonderful passive recreational opportunities, as well as a beautiful aesthetic quality for the Town



Residents stroll in Celestial Park in the Bellbrook neighborhood.

**Reinventing** During the late 1970's and early 1980's, Addison experienced explosive growth, with new office buildings and restaurants being constructed on every corner. Then in 1988, Addison, like the rest of Texas, was hit by the Savings and Loan crisis and subsequent real estate market crash. Addison was particularly hard-hit because so much of its land was devoted to office and commercial uses. Once again, Addison officials, led by then-Mayor Lynn Spruill, realized the importance of taking control of the city's development as opposed to just riding out the boom and bust cycles of the real estate market. The Town formed a committee comprised of Council members, Addison residents and business people, as well as respected members of other communities. The group began a visioning process called *2020 Vision*. The group analyzed Addison's strengths and weaknesses and developed a *logical future* for the Town, which has shaped the Town's development direction since 1991.

The group determined that Addison, with its unique location and restaurant/shopping/entertainment offerings, had the ability to become the urban housing and entertainment provider for the more than 100,000 people who worked along the Dallas North Tollway corridor. The group studied the *New Urbanism* movement that was becoming a popular development format around the country, and believed that higher density multi-family, in a mixed-use environment with office and retail uses, was a good fit for Addison. The group believed that unique architecture and high-quality, long-lasting building materials would deliver mixed use neighborhood that would enjoy a longer life-cycle than typical stand-alone garden apartment or office projects.

## History of the Town

The Town Council tested its belief in new urbanist development on an 84-acre tract of raw land that lay between the Dallas North Tollway and Addison Road. It worked with Columbus Realty Trust (later sold to Post Properties) to develop Addison Circle, one of the first mixed-use developments in the country to be built on a green-field, suburban site. Addison Circle has been very successful and is a signature development for the Town. The many parks and plazas in Addison Circle draw residents from throughout the community, and Blueprints at Addison Circle, the Town's signature art piece, provides an instantly-recognizable icon for the Town.



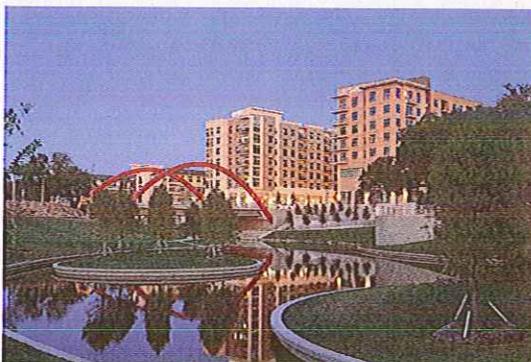
Addison Circle

**Continuing the Vision** Since 1991, the Town has been through other boom-bust real estate cycles, but it continues to believe in high-density, mixed-use development for both owner-occupied and rental housing. It has been able to fill in small parcels of land with higher-density townhome developments such as the Towne Lake townhomes and Stanford Court Villas. Townhomes provide an attractive alternative to the many Addison residents who want to live in a home they own, but don't want a yard to maintain.



Towne Lakes townhomes

**Vitruvian Park** In 2007 the Town had another opportunity to partner with a developer on an urban neighborhood when UDR (formerly United Dominion Realty, a real estate investment trust) purchased 114 acres in the Brookhaven Club Drive area. UDR, knowing that Addison understood higher density and mixed uses, purchased nine aging multi-family complexes and came to the Town with a plan for Vitruvian Park, a new community of 5,000 multi-family units. The redevelopment plan features a 12-acre park oriented along the creek that flows through the southern half of the property. UDR also purchased the Brookhaven Village Shopping Center and is working on a plan to tie the



Savoye and Savoye 2, the first developments in Vitruvian Park

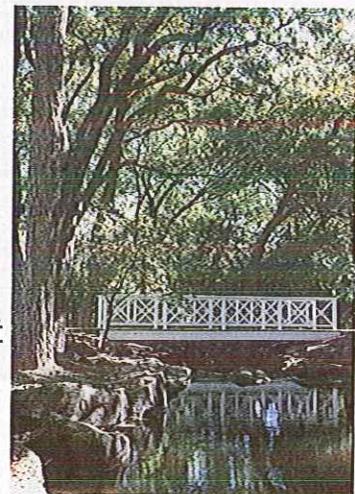
## History of the Town

new residential units and the shopping center together in a unified development featuring walkable streets and connections between the apartments and the retail. Once again the Town partnered with the developer to construct and maintain the streets, parks, and plazas.

**Looking to the Future** Addison is a young town when compared to many other cities in the Metroplex, and that is a mixed blessing. Its young age means that almost everything in Addison, including the Town's basic infrastructure of road, water lines, and public buildings, has been built since 1975. Therefore, the city is not required to devote a large portion of every annual budget to rebuilding and repairs. However, the amount it has to devote is steadily increasing as some major roads and water lines in the community need rebuilding. In addition, many buildings in Addison were constructed quickly to respond to a fleeting demand, and were built with more emphasis on cost than quality. Addison cannot boast of a great stone courthouse or great homes of architectural significance that other communities enjoy. Iconic buildings of good quality bring character to a city, and they can be remodeled and reinvented time after time to serve as a catalyst for new development. Many buildings in Addison are almost 40 years old, and they are not aging gracefully. Addison has to compete for residents, businesses, and tax dollars with every other city in the Metroplex, and in an area where there is a seemingly endless amount of raw land, newer communities further up the Tollway can draw private sector investment more easily than Addison can draw reinvestment.

For Addison to continue to thrive, it has to re-grow and redevelop within its fixed boundaries. The leaders of Addison recognize the challenge and begin the update to the Town's Comprehensive Plan with the intent to identify areas of Addison that need to be redeveloped and reinvented, as well as areas that need to be preserved and protected. Addison has always been the "little town that could" and it has proven that it will re-think, re-gear, and re-invent itself to keep the Town of Addison one of the premier communities in the Metroplex.

*History and photos taken from "Addison Texas—a pictorial history, by Andrew T. Eades, copyright 2001.*



Creek and Bridge behind Addison's Town Hall—one of the prettiest spots in Town

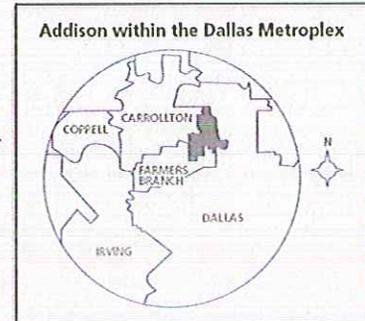
---

## Community Snapshot

---

### Location

Addison is a town of 4.35 square miles (2,787.05 acres) located in the Dallas North Tollway corridor. It lies just north of the Dallas North Tollway/Interstate 635 interchange, a major crossroads for the entire Dallas-Fort Worth metroplex. The Tollway corridor is home to multiple corporate office parks, many large, full-service hotels, scores of quality restaurants, and the prestigious Galleria Mall. The area commands a central location in reference to downtown Dallas, DFW International Airport, the Richardson telecommunications corridor, and the Plano Legacy corporate campus area.



Addison's convenient location and large concentration of well-paying jobs and commercial development has altered the traditional suburban pattern in which residential land uses, primarily single-family houses, are dominant. Instead Addison functions as an employment node and regional shopping center for the residents and businesses located in a "trade area" bordered on the east by Central Expressway (US 75) on the west by Interstate 35E, on the south by Interstate 635 (LBJ Freeway) and on the north by Highway 190, (President George Bush Turnpike).

### Factors Shaping Growth

Addison's growth has been impacted by several factors. The Town has extensive frontage on its eastern edge along the **Dallas North Tollway**, which has been a catalyst for real estate development and has strongly influenced Addison's growth. The Tollway provides direct access to downtown Dallas on the south and Highways 190 and 121 on the north. Addison has experienced significant development activity on the Tollway corridor during the past 30 years, and the Tollway corridor continues to be a prime location for high-density office development and full service hotels.

Addison also has the properties on three corners of the **Belt Line Road/Dallas North Tollway** intersection, a Main-and-Main location in the North Dallas area for office buildings, restaurants, retail, and hotels.

The **Addison Airport** is a general aviation airport which is owned by the Town and is

## Community Snapshot

---

considered to be one of the community's greatest assets. The Addison Airport is a single runway facility and is ranked by the Federal Aviation Administration (FAA) as one of the busiest airports of its kind. The airport is used extensively by corporate executives who wish to conduct business in offices located in the North Dallas area.

The Airport is an asset to the Town, and in order to secure its ability to operate safely the Town has put two protective measures in place:

**Noise Contours**, which were established through a FAA Part 150 Study, extend along the sides and off of both ends of the runway. Properties within the Noise Contours experience a Day-Night Average Noise Level (DNL) of between 65-85 decibels. The Town prohibits single and multi-family residential development within the Noise Contours.

**Imaginary Surfaces**, which were established through a FAA Part 77 Study, project imaginary surfaces from the sides and ends of the runway. The imaginary surfaces establish height limits around the runway that allow aircraft to land and take off safely. The Town limits the height of buildings around the runway to protect both the users of the airport and the people in buildings around it.

The noise and height challenges have been a mixed blessing through the Town's history, for while they have prohibited residential development in some areas, the business generated by the Airport has attracted commercial development.

Addison is located within two school districts: The **Dallas Independent School District** (DISD) and the **Carrollton-Farmers Branch Independent School District** (CFBISD). The fact that Addison is split between two districts, and the fact that most of the city is part of a large urban school district has caused it to be a less attractive location for a large number of families who choose their home based on where their children will attend schools. Until 2011, Addison did not have a public school within its boundaries. However, in August of 2011, DISD opened the George Herbert Walker Bush Elementary School on Spring Valley Road, which provides a local school for grades K-5th. While Addison has limited offerings for public schools, it is home to two of two large and well-established private schools: The Greenhill School and the Trinity Christian Academy. It also has other private schools, such as the Parish Episcopal School and Jesuit Preparatory School, close by.

---

## Community Snapshot

---

Since 1975, Addison has permitted the sale of **alcoholic beverages** for on-premises consumption, and the sale of beer, wine, and distilled spirits for off-premises consumption. Addison's decision, early in its development, to allow the sale of alcoholic beverages had a dramatic impact on its development. The Town's ability to have "liquor by the drink", long before other suburbs, coupled with its convenient location, drew two large full-service hotels to the city in the early 1980s. The Dallas Marriott Quorum and the Registry Hotel (now the Intercontinental Hotel) provided an immediate drawing card for high-density office uses, and the many employees housed in high-density office buildings provided diners for restaurants at lunch, and the sale of liquor by the drink gave the restaurants a healthy dinner business. The cluster of restaurants in Addison was unrivaled by any other city in the Dallas-Fort Worth region, and made Addison famous nation-wide as a proving ground for new restaurant concepts.

Since the late 1990s, the extension of the Dallas North Tollway to Highway 121 has caused the development of other restaurant clusters, and other communities have voted in the sale of alcoholic beverages for both on and off-premises consumption. However, restaurants are still Addison's foremost retail business. The Town currently has 166 full-service restaurants offering every conceivable type of cuisine.

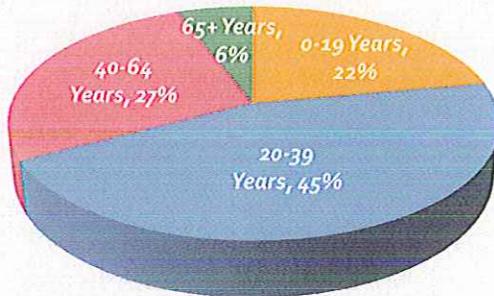
### Facts and Figures

2010 Population:	13,062
2011 Assessed Value:	\$3,028,042,600
Population by gender:	
Male:	49.8%
Female:	50.2%
Median Age:	32.5 years
Median Household Income:	\$53,790
Number of Housing Units:	8,804
Total Employment in Addison:	45,649
Area of Town	4.35 square miles

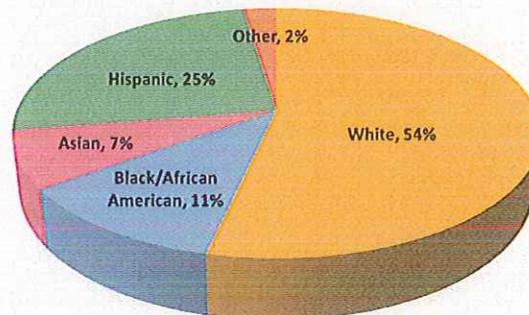
## Community Snapshot

Developable Land Remaining:	5%
Housing Units:	8,826 total units
Owner Occupied:	2,268 units, 25.5%, 1,792 persons/unit
Renter Occupied:	6,558 units, 74.5%, 1,763 persons/unit
Education Level:	45% with a Bachelor's degree or higher

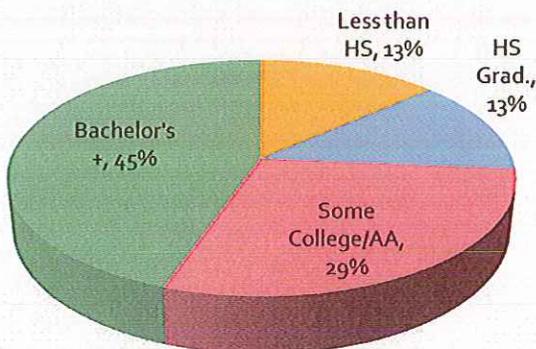
Population by age



Population by Ethnicity



Population by Education

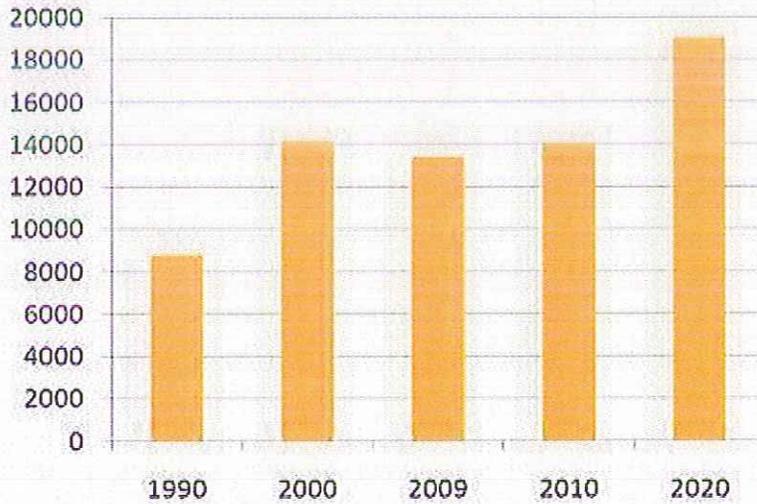


Source: US Census American FactFinder 2009 Estimates

## Community Snapshot

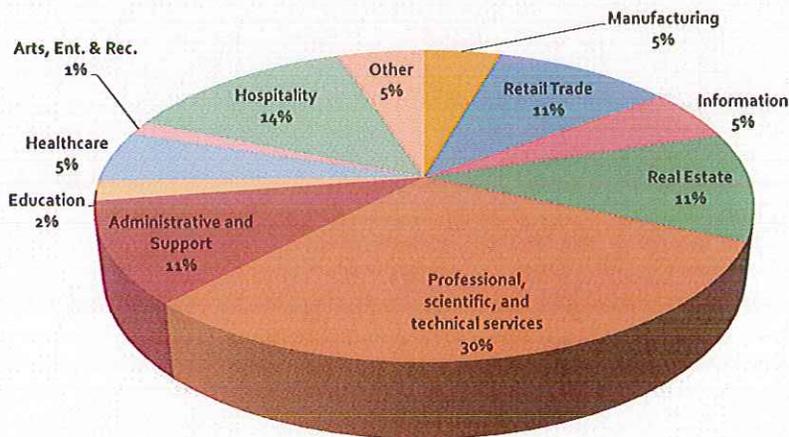
### Population Trend

Multi-family redevelopment meant a brief decline in population, but is back on an upswing with new higher density residential developments in Addison.



Source: North Central Texas Council of Governments

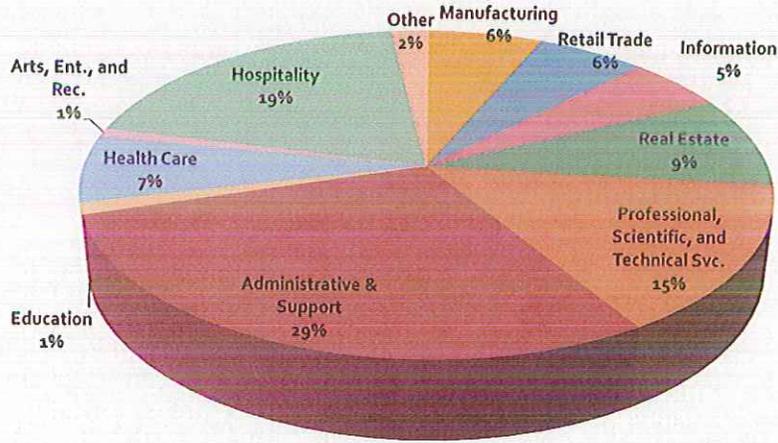
### Key Industry Clusters by Number of Establishments



Source: North Central Texas Council of Governments

## Community Snapshot

### Key Industry Clusters by Employment



Source: North Central Texas Council of Governments

### Addison's Ten largest employers

Company	Location	Jobs	Industry
Bank of America (MBNA)	16001 North Dallas Parkway	3,400	Finance
Mary Kay Cosmetics	16251 North Dallas Parkway	1,070	Cosmetics
National Default Exchange Management	15000 Surveyor Boulevard	566	Mortgage
Rexel	14951 North Dallas Parkway	550	Industrial Supply
American Home Mortgage Servicing	16675 Addison Road	500	Mortgage
United Surgical Partners International	15305 North Dallas Parkway	360	Medical
Concentra Operating Corporation	5080 Spectrum Drive	321	Medical
Glazer's Family of Companies	14911 Quorum Drive	280	Spirits
Greenhill School	4141 Spring Valley Road	256	Education.

List compiled on 4-24-2012

## Methodology

---

In April of 2012, the Mayor charged the Planning and Zoning Commission with studying, analyzing, revising where appropriate, and reporting/delivering back to the Council an updated and current version of Addison's Comprehensive Land Use Plan. Last published in 1991 and only updated occasionally since then, the Plan as it is now structured is out of date to the point of being not useful for most purposes. It does provide a useful benchmark, however, for the Commission to add historical perspective to its discussions.

The Commission reviewed the 1991 plan, touring the Town, reviewing Comprehensive Plans produced by other municipalities, and journeying to other cities to see, first hand, excellent mixed use development examples. Afterward, the P&Z began structuring its task and deciding upon the method to be used to draw conclusions about how Addison could improve the "Highest and Best" use of its resources.

After much discussion, the Commission developed a methodology which looked at the Town in three ways. It examined other successful communities—communities that thrive through all economic cycles and are consistently places where businesses thrive and people desire to live and shop. It determined that successful communities shared many of the same traits or characteristics. The Commission summarized those traits, and labeled them the **Attributes of Success**. It then determined that those attributes should be measured for all **Categories of Land Use** across the Town's entire **Geography**.

**Attributes of Success** - A set of attributes agreed upon and prioritized by the Commission as a whole. The attributes identify and define the factors the Commission measured when evaluating a land use within the Town. The Commission believes that every use, regardless of its age, location, or place in the Town's hierarchy of land uses, should have the following traits in order to be a successful and productive use of land:

**Competitive**—The Town's businesses, neighborhoods, and facilities are viable in the marketplace. They compete effectively against similar land uses in other metroplex cities. Addison is known as a Town that "does things right," and it enjoys a good image in the metroplex for being efficiently-managed, fiscally-responsible, and visionary. The Town's private sector benefits from the Town's marketing, and businesses should manage and market their operations in a way that supports the Town's brand and good reputation.

**Safe**—All sites are designed and improved with an eye toward providing a safe environment. Building and fire codes are adhered to during construction and

## Methodology

---

on an on-going basis. Sites are provided with adequate lighting, and landscaping that is designed to maximize visual accessibility by those both within and around the site.

**Functional**—Land uses are supported by adequate utilities such as water, sewer, and technology infrastructure. Functional facilities, such as parking lots and drives, are attractively landscaped, in good repair and have adequate capacity to move traffic. Street signs make it easy to get around and allow people to know when they are in the Town, and how they get from one place to another.

**Visually Appealing**—Any site, along with all buildings on it, is attractive, well-maintained and clean, with good quality architecture and construction on new structures, and older structures preserved, remodeled or refurbished. All sites are as free as possible of unattractive overhead utility lines, and have landscaping that is appropriate for the location and use. Signage is tasteful, scaled to match the building, and used for identification of a business, not advertising. In addition, aesthetically pleasing signs identify Addison when entering or leaving the Town.

**Supported with Amenities**—Land uses and facilities in Addison enjoy a close proximity to services and amenities such as retail stores, restaurants, recreational amenities, and entertainment. Sporting events and the cultural arts, such as museums and theatre, are available either in Addison or close by.

**Environmentally Responsible**—New buildings and sites are designed with energy conservation in mind. LEED and other “green” standards are not required by the Town, but developers are encouraged to think carefully about their use of resources both in the construction and on-going operation of buildings. Existing buildings do all they can to conserve water and energy. All sites utilize native and/or drought-tolerant plants in the landscaping, and effective and well-monitored irrigation systems are provided on all sites.

**Walkable**—All land uses and facilities should provide users the ability to walk from one use to another, and to navigate neighborhoods on foot or on a bicycle. Residential and Commercial uses provide the ability to walk between businesses. Trails and parks allow citizens to walk or ride a bicycle from one place to another throughout the entire town, and commercial facilities provide the ability for their employees to walk at lunch, and walk or bicycle to and from work.

## Methodology

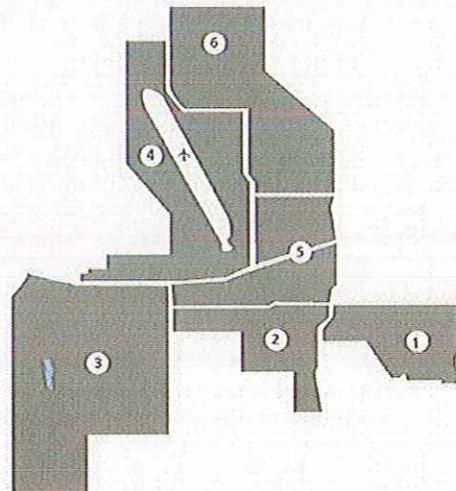
**Categories of use** – Each square foot of land in Addison, from the smallest parcel to the airport, is used in a variety of ways—from single-family residential to corporate office. The Town itself is a large landowner, and it uses its land in a variety of ways in order to provide parks and facilities for its citizens. The Land Use Categories used in the Comprehensive Plan are:

Single-Family Residential	Parks, Trails, and Open Space
Multi-Family Residential	Community Facilities
Retail	Schools and Education
Office/Commercial	Arts and Cultural Facilities
Industrial	Transportation Network
Airport	Utilities
Mixed Use	

As land is a finite resource in Addison, it is important to consider and evaluate the Town's current and projected use of each of its land resources while asking the question "Is this the best...?"

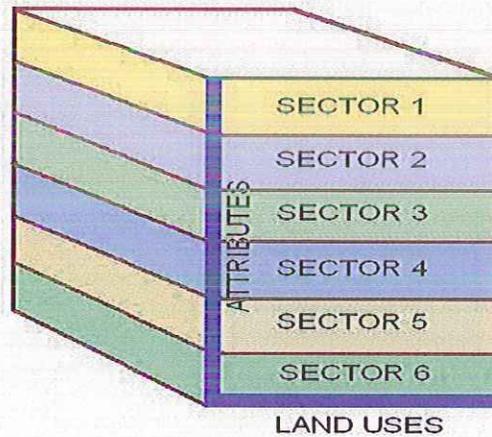
**Geography** – While Addison is only 4.35 square miles in area, it is a considerable task to evaluate each parcel individually. The current Town budget divides the Town into six geographic sectors. Each Sector has its own unique identity and distinguishing characteristics. The Commission utilized the Sector delineations in order to make the assessment of every parcel in Town a more manageable task. The assessments will be kept manageable by using a simple green, yellow, red color coding. Green will delineate successful parcels, yellow will indicate parcels that are beginning to be less successful, and Red will indicate parcels that are not performing at a level that is positive for that particular tract and an asset to the community.

Addison Planning Sectors



## Methodology

The three categories used for evaluating the Town's land uses can be illustrated in a 3-dimensional matrix which depicts the interrelationship among the Attributes, the Categories of Land Use, and the six Sectors of the Town's geography.



A key role of the Plan is to present a comprehensive town-wide analysis and framework to guide the coordination of many separate incremental development decisions. Once adopted by the Town Council, the Plan becomes an official policy of the Town and many day-to-day actions of the Town's elected and appointed officials can be guided by the policies of the Comprehensive Plan. It can help guide management decisions made across all departments, and can serve as a basis for the Town's capital improvements program.

## Elements of the Town

## Land Use - Residential

### Residential in all shapes and sizes

The Town of Addison is often described as an “enclave community” Dictionary.com defines an enclave as *any small, distinct area or group enclosed or isolated within a larger one*.

Addison is enclosed by other cities: Dallas on the east and north, Carrollton on the west, Farmers Branch on the south. Yet it is distinctly different from any of those other communi-

ties. Addison began as the other cities around it, a rural community with a small nucleus of retail along a train track, yet Addison did not build an early population base. Even though Addison was located on Belt Line Road, a major arterial road that circled all of Dallas County, it stayed small, with little development except for the airport. In the early 1970s it was determined that the Dallas North Tollway would come through the Town, and at that point, commercial developers, sensing a good location in the making, began to buy up sites along the proposed Tollway route, and along Belt Line Road. Once the Town voted in alcoholic beverage sales, growth came quickly to the Town, but it was commercial and retail growth.



Aventura Condominiums

**Owner Occupied.** As Addison began to develop as a destination for business, hotels, and dining, its owner-occupied residential growth lagged behind the commercial growth. It's residential growth, or lack of it, was initially shaped by the Addison Airport, which required a lot of land for both the runway and the clear zone around it, and was not particularly pleasant to live around. The Airport also had noise and height restrictions that made many parts of the city unavailable for residential growth. Then in the 1970s, the Dallas Independent School District was desegregated, giving rise to large-scale migrations of families that fueled much of the suburban growth in the communities surrounding Addison such as Richardson, Carrollton, Farmers Branch, and Plano. While single-family development boomed in those cities, Addison, which was in the DISD, was viewed as a less desirable location for traditional single-family residential development.

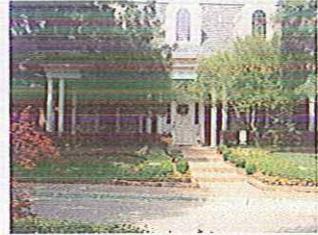
However, as Addison's commercial base began to grow and include upscale hotels and fine restaurants, it's many benefits became apparent. It had an excellent location relative to both the Dallas-Fort Worth International Airport and Love Field. It was close to well-paying jobs that were developing in new mid-rise office buildings at the intersection of the LBJ Freeway and the Dallas North Tollway, and along the Tollway itself. It had easy access to Interstate 35E and Highway 75 (Central Expressway). It was also close to three of the largest retail malls in the Metroplex: Valley View Mall, Preston-

## Elements of the Town

## Land Use - Residential

wood Mall (since closed), and Galleria Mall. Addison's excellent location, great shopping, and many restaurants made it ideal for a young and energetic population that fell into three basic demographic groups: empty nesters (couples with grown kids), single, young urban professionals (Yuppies), and double-income no-kids couples (DINKS).

The demographic groups that were drawn to Addison impacted its housing stock. Addison has smaller lot sizes and smaller houses that other suburbs such as Richardson and Plano. Its population wanted good quality, smaller homes with low-maintenance yards, and that is the product that homebuilders delivered. While there are some very large lots in the Winnwood-Celestial area, Addison is predominantly a community of patio homes. The smaller 50' x 100' lots, as well as attached townhomes and condominiums, suit Addison's mobile and busy population. The shape of the Town and the noise contours for the Addison Airport caused residential growth to happen in "pockets" on the east, west, and north edges of the Town. Within the three pockets, there are distinct neighborhoods with a mixture of housing densities. The small neighborhoods make Addison a friendly place to live and one where neighbors know one another.



Oaks North patio home

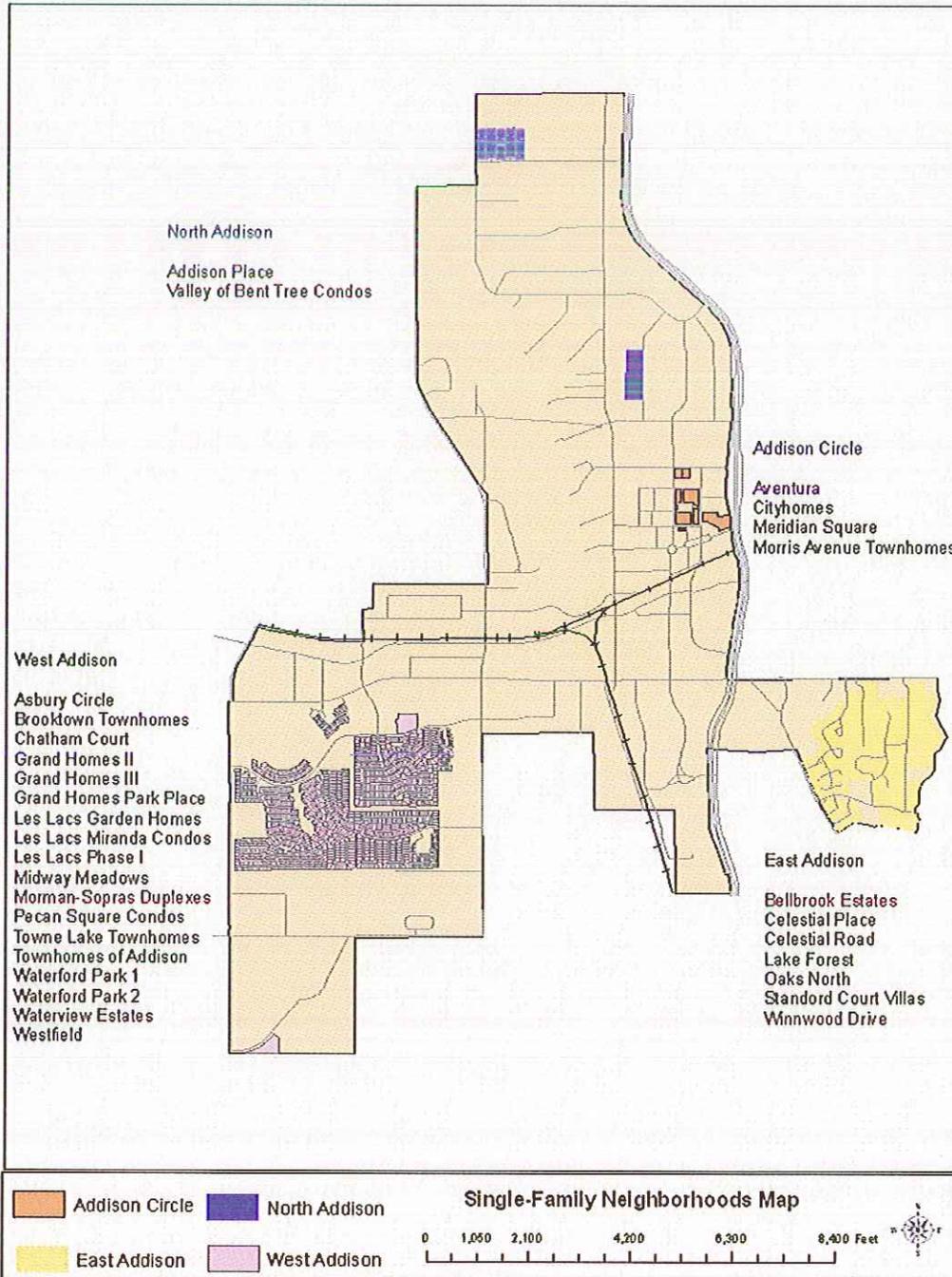
Since its early days, the Town's municipal services to residents, and particularly to homeowners, have been exemplary. The *Addison Way* as it is known, describes the above-and-beyond service that is given to residents by all municipal departments be it Police, Fire, Parks, Utilities, or the City Manager's office. Exemplary services include free, on-demand pick-up of brush and bulk items, free library services to both the Dallas and Farmers Branch Library systems, "close patrol" by the Police Department when residents go out of Town, and the Town's maintenance of all landscaped medians and perimeter plantings in the neighborhoods. The Homeowners in Addison feel that they live in a small town in the middle of a big city, an enclave in which they know all their neighbors and know the names of the Police officers that patrol their neighborhoods. Homeowners also feel that their voices are heard and their opinions matter in how the Town is run, and each one of them can, if they choose, get involved in the Town and make a difference in the quality of life in Addison.



Addison Circle Townhomes

Elements of the Town

Land Use - Residential



Elements of the Town

Land Use - Residential



Athletic Club Outdoor Pool

The Addison Athletic Club, originally opened in 1987 and expanded to include an outdoor pool in 2003, provides all Addison residents a country-club level facility that includes work-out equipment, a gymnasium, indoor and outdoor pools, racquetball courts, meeting rooms, and a child care facility. The facility is free to all Addison residents and is limited to residents only. The Athletic Club facility is tailored to Addison's population. It is more like a full-service commercial fitness facility than a traditional neighborhood recreation center. The Athletic Club also provides a venue for residents to meet one another and see their neighbors and friends.

It is also the site of the Town's community garden, which allows residents who live on small lots to grow their own vegetables.

In the 1991 Comprehensive Plan, the Town set a goal for housing:

*Expand the residential population of Addison by offering new housing opportunities including a range of new product types. Provide opportunities for the construction of a mix of housing types for person of diverse economic groupings.*

The Town has certainly fulfilled that goal. Today Addison provides 9,363 homes in every size and level of affordability. While there are some traditional families who choose Addison for the convenient location, excellent city services, and access to private schools, the majority of Addison's households do not have children living in the home. Addison is widely regarded as an attractive alternative for the many people in the Metroplex who want to live in an exciting urban environment, not a typical "bedroom community." The on-going challenge for the Town will be in keeping Addison's small-town "enclave" feel and maintaining and enhancing the Town's wonderful residential neighborhoods.

Owner-Occupied Homes

Large Lot (12,000 square and larger) detached	Number of Units	Percentage
Bellbrook Estates	47	
Celestial Road Lots	8	
Lake Forest Lots	18	
Winnwood Drive Lots	33	
<b>TOTAL</b>	<b>106</b>	<b>5%</b>



**Elements of the Town**

**Land Use - Residential**

<b>Small Lot (12,000 square feet or less) detached</b>	<b>Number of Units</b>	<b>Percentage</b>
Addison Place	174	
Celestial Place	22	
Chatham Court, <i>Camden-Chancey</i>	47	
Grand Homes II, <i>south of Les Lacs Avenue</i>	167	
Les Lacs Garden Homes, <i>Rive Azure,</i>	218	
Les Lacs Phase I, <i>Lexus-Sherry-Lakecrest</i>	47	
Midway Meadows	218	
Oaks North	118	
Waterford Park 1, <i>east side of lake</i>	65	
Waterford Park 2, <i>west side of lake</i>	117	
Waterview Estates, <i>Waterview Circle</i>	49	
Westfield, <i>Heritage-Vintage</i>	41	
<b>Total</b>	<b>1,283</b>	<b>56%</b>

<b>Duplexes and Attached Townhomes</b>	<b>Number of Units</b>	<b>Percentage</b>
Asbury Circle	72	
Brooktown Townhomes	39	
Cityhomes	183	
Meridian Square	52	
Morman-Sopras Duplexes	88	
Morris Avenue Townhomes	6	
Stanford Court Villas	19	
Towne Lake Townhomes	63	
Townhomes of Addison	93	
<b>Total</b>	<b>615</b>	<b>26%</b>

*Addison!*

**Elements of the Town**

**Land Use - Residential**

Condominiums	Number of Units	Percentage
Aventura	86	
Les Lacs Mirada Condos	44	
Pecan Square Condos	63	
Valley of Bent Tree Condos	102	
<b>Total condominiums</b>	<b>295</b>	<b>13%</b>
<b>Total Owner-Occupied Homes</b>	<b>2,299</b>	<b>100%</b>

At this point in Addison’s development, all of the available single-family land has been built out. There are no more lots available and no more raw land that could be developed as traditional one-home-on-one lot subdivisions. The limited number of homes may be one of the reasons owner-occupied homes in Addison enjoy good property values. They are typically valued at a higher price per square foot than similar homes in neighboring communities. When homes in Addison come on the market, they sell quickly and generally for close to asking price. The continued value of the neighborhoods is a testament to several factors: Addison is a good location, the services are excellent, it is a safe community, and its streets and parks are attractive and well-maintained. There might be some additional areas that could be rezoned and redeveloped for townhome or condominium development, but Addison does not feel the need to add more residents just for the sake of boosting the population and does not want to sacrifice the quality of its owner-occupied housing for quantity.

The Town recognizes that attractive and viable residential neighborhoods are not a gift, but an obligation. Neighborhoods must be constantly protected, managed, and maintained. Addison has always made an excellent commitment to the quality of its neighborhoods. The Town’s Parks Department maintains all entrances to the neighborhoods and all islands, plazas, and common areas within neighborhoods. The Town does not want maintenance left to homeowners’ associations that might not keep it up to the standard that Addison residents expect. In addition, the Town works diligently to keep the streets in all neighborhoods in good repair and the curbs clean by providing weekly brush and bulk item pick-up, as well as on-call brush pick-up. The Town’s Code Enforcement division patrols neighborhoods and responds to complaints about home maintenance issues, and works with homeowners and neighborhood asso-



---

## Elements of the Town

## Land Use - Residential

---

ciations to keep individual homes maintained. The neighborhoods are constantly patrolled by Addison Police personnel who manage and monitor traffic in the neighborhoods, and Addison's residential fire-sprinkler ordinance requires that all homes in Addison constructed after 1992 be provided with emergency fire sprinkler systems, which substantially reduces the threat of having one or more homes burned out by fire.

Addison currently has good quality owner-occupied housing stock that is viable, attractive, and well-maintained. The Town should commit to keeping its homes and neighborhoods viable and maintaining the property values by keeping up with maintenance, linking neighborhoods together to help residents connect with their neighbors, and where possible, expanding and improving neighborhood entrances, lighting, and landscaped common areas within the neighborhoods.

**GOAL: Recognize that quality of neighborhoods should not be sacrificed for quantity. Keep the owner-occupied housing stock in Addison at its current level, and keep the neighborhoods competitive by ensuring they remain safe, well-maintained, and attractive.**

### Objectives:

**1. Keep properties in the neighborhoods well-maintained.**

**Strategy:** Maintain an active Code Enforcement program to keep individual homes and yards maintained to an acceptable standard.

**2. Enhance existing neighborhood infrastructure when possible.**

**Strategy:** Institute an annual program for assessing quality and useful life of neighborhood amenities, and allocate funds for replacement, additions, or remodels as needed.

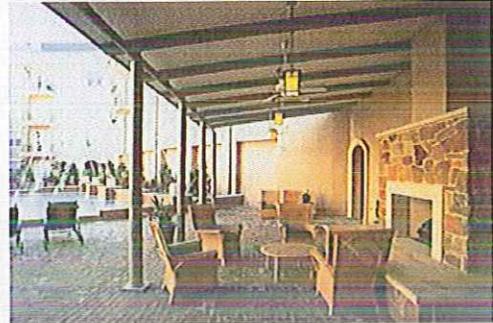
**3. Provide pedestrian connections within the neighborhoods, between neighborhoods, and from neighborhoods to local services and amenities such as retail uses and recreational facilities.**

**Strategy:** Require pedestrian connections for any new neighborhoods or redevelopments and Include connections from neighborhoods into the Master Trail Plan.

## Elements of the Town

## Land Use - Residential

**Renter occupied.** Addison's first residential developments were multi-family complexes built in the late 1960s in the Brookhaven Club Drive area (now Vitruvian Park). Some of those early complexes are still operating and providing homes to Addison residents. The Town has always had a substantially larger population of multi-family renters than a typical suburb. At present, 76% of Addison's residents live in multi-family as compared to 24% in owner-occupied housing.



A courtyard in Addison Circle

Multi-family residents also enjoy the Town's enhanced level of service and benefits such as free membership to the Addison Athletic Club and free library access to the libraries in Farmers Branch and Dallas. The Town extends its philosophy of building neighborhoods—not just projects, to its multi-family communities and provides a park and open space amenity as close as possible to every complex.

The Town has three multi-family areas with a variety of densities: Addison Circle, North Addison, and Vitruvian Park.



Beckert Park in Addison Circle

**Addison Circle.** In 1991 the Town conducted a strategic planning effort called Vision 2020. During that effort, the Town's staff and the Vision 2020 Group embarked on a thorough study of the existing multi-family product in Addison and throughout the Metroplex. The committee determined that the standard "garden" apartment, which was constructed at a density of 18-24 units per acre, had a product life-cycle of about 25 years, and for the last 10 of those years, it was in decline.

Developers typically used multi-family complexes as a way to "warehouse" land with the hope that it would ultimately be developed for a higher use, such as an office building. They typically used cheap materials, such as wood siding and stucco, and built the apartments to be "exterior loaded" (like a roadside motel). Addison had several complexes that had reached the end of their viable life cycle, but there was not any plan to tear them down and redevelop them. They were simply renting for less and

## Elements of the Town

## Land Use - Residential

less, and deteriorating to the point that they did not provide safe, decent housing.

The staff investigated multi-family complexes in other parts of the United States and Europe and after looking at several older models in cities such as Boston, Chicago, and New York, it decided that deterioration in multi-family was not inevitable, but was a result of product design.

The staff and Vision 2020 group felt that the first things to deteriorate on low-density garden apartments were the asphalt parking lots and exterior doors and balconies. They felt that a higher density product, for example 66 to 100 units per acre, would force developers to build parking garages rather than surface lots, and require them to go to interior-loaded corridors (like an urban hotel), which would show less wear-and-tear than the exterior doors prevalent in the garden-style product. The committee also felt that requiring developers to build brick facades, as opposed to stucco or wood siding, would provide a higher-quality product. The Group determined that allowing developers to build at a higher density would allow them to build a better product—one that would not simply warehouse land, but be a highest and best use with a life-cycle of 50 years or more.

The Committee determined that it would lead Addison in a controversial new direction. While every suburb in the area was fighting against multi-family projects and insisting on lower densities, Addison would embrace them and insist on higher densities.

The Town Council adopted the new philosophy and found a chance to test it on Addison Circle. The Town identified an 86-acre raw land site adjacent to the Tollway and instructed the staff to seek out a developer to build a high-density, mixed-use development with a substantial multi-family base. High density multi-family on a raw land site in the suburbs was unheard of at that time and would be a risk for any developer. The Council, realizing that a developer would need an incentive, agreed to construct all the streets, parks, and plazas in the new development, and provide Town maintenance of all streets, parks, and plazas. That provided a “kick-start” to the development and assured that all neighborhood amenities would be main-



Bosque Park in Addison Circle

## Elements of the Town

## Land Use - Residential

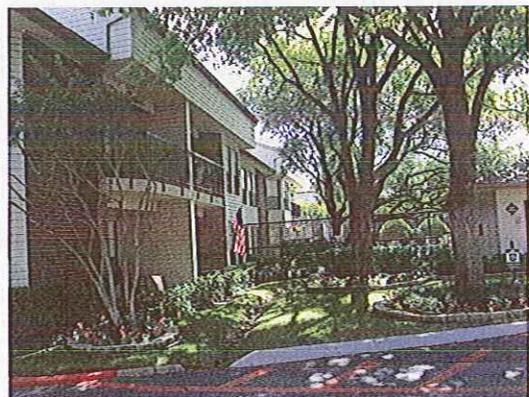
tained to an Addison standard, and more importantly, they would be public and useable by all residents and visitors to Addison. In 1996 construction began on the first multi-family project. Today Addison Circle is almost built-out and contains:

Multi-family units	2,141 units
Townhome/Condominium units	407 units
Office buildings	2 buildings containing 550,000 square
Retail/restaurant	6 restaurants and 75,000 square feet total retail

The Town provided over \$11,000,000.00 in infrastructure improvements which include a major public art work, Blueprints at Addison Circle, five parks and over a dozen tree-lined streets. Addison Circle has been a desirable place to live for renters in the north-Dallas corridor since the first building was completed in 1997. It continues to draw good occupancies at the top of the rental market. It has won numerous design awards, and is an Urban Land Institute case study on mixed-use development. The staff has provided countless tours to planners and city officials from all over the world who marvel not only at the Town's decision to seek higher densities, but at its ability to actually make the project happen.

**North Addison.** The Ledgeмонт Lane area contains most of the Town's stock of low-density garden apartments. There are 1,326 units on the east and west sides of Ledgeмонт Lane. Those units abut Quorum Park to the east and have immediate access to it. They are known as the Bent Tree units because all four complexes have the term *Bent Tree* in their names. They were constructed in the early 1980s, and while they are no longer at the top of the rental market, they have been very well maintained and provide an affordable housing product for the Town.

The Code Enforcement staff works diligently with the various managers of the complexes to see they are well maintained. Further north up Addison Road are two more complexes: Bent Tree Park and Bent Tree Gardens. These complexes



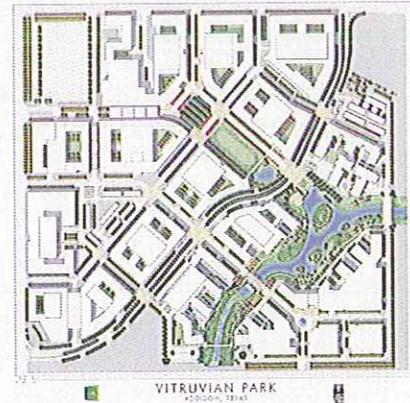
Bent Tree Trails Apartments

## Elements of the Town

## Land Use - Residential

were also built in the 1980s and are also garden-style products in the 18-20 units per acre range. At the very north edge of the Town is the Camden Addison complex. It contains 456 garden units and is bordered on the south edge by the North Addison Linear Park. The developer of the Camden Addison provided the land and funded the improvements for the North Addison Linear Park in order to provide a buffer between the project and the adjacent Addison Place subdivision and the Trinity Christian Academy. These garden-style units allow Addison to offer a variety of housing types for multi-family residents. However, the Town has to continue to be diligent about helping the complex owners keep these units viable, safe, and well-maintained.

**Vitruvian Park/West Addison.** The Town continues to believe that *more density-not less* is the right course for Addison, and in 2007 it embarked on its most ambitious project using its high-density approach. Addison, known among developers in the area for its *density-friendly* philosophy, attracted the notice of UDR, a multi-family REIT (Real Estate Investment Trust). UDR purchased the aging and very deteriorated Greenhaven complex in the Brookhaven Club area with the thought of rehabilitating it, but soon determined that it could not justify the remodel because it could not get higher rents when the other complexes around the Greenhaven were in as bad or worse shape. UDR determined that it could buy the other eight complexes in the area and approached the Town about a total redevelopment scheme. The Town encouraged UDR to rebuild at higher densities and incorporate the adjacent Greenhaven Village shopping center, Town trail system, and Brookhaven Community College into the plan.



Vitruvian Park Master Plan

The result is Vitruvian Park, a 114-acre mixed use development featuring a multi-family base. At present, there are two completed complexes (Savoye and Savoye 2) totaling 739 units and another 391-unit complex (Fiori) under construction. Once again, the

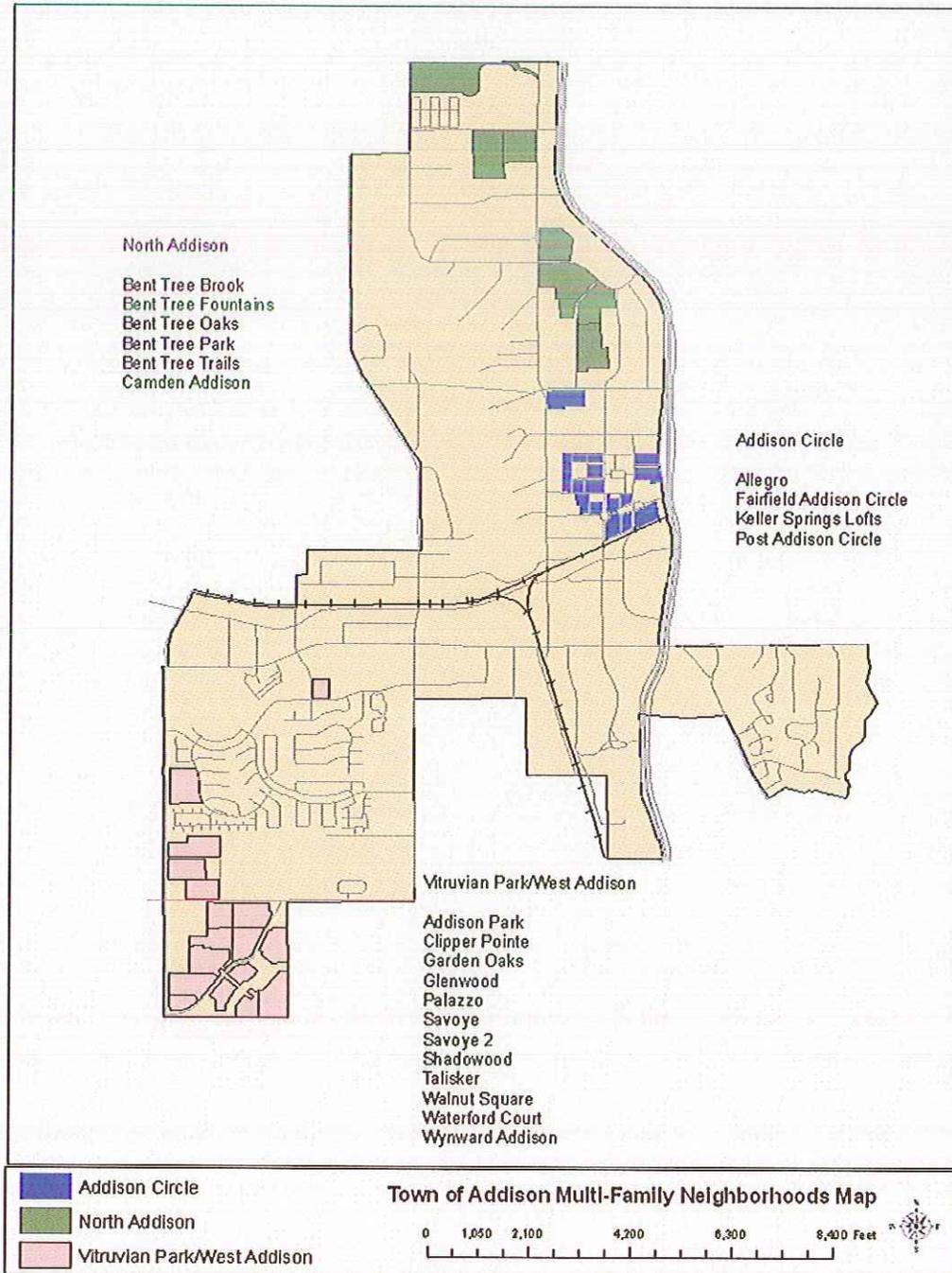


Savoye and Savoye II

Town funded the infrastructure so that all parks and open spaces could be developed and maintained to the Town's standard, and open and available to the public at all times. The first phase of the Vitruvian infrastructure was a 12-acre creek-side park complete with two signature bridges, a plaza, fountains, and an amphitheater.

Elements of the Town

Land Use - Residential



**Elements of the Town**

**Land Use - Residential**

To date, the development in Vitruvian Park has all taken place south of Vitruvian Way, the street that bisects the property from Marsh Lane to Spring Valley Road. North of Vitruvian Way there are approximately 1,000 of the original Brookhaven Club neighborhood multi-family units, which are at densities of 18-20 units per acre. The complexes are all owned by UDR and are scheduled to be torn down at some point and replaced with new, higher-density units, retail shops, and green spaces. There are also three complexes of garden apartments (Shadowood, Wynward Addison, and Addison Park) that are north of Spring Valley Road and were not purchased by UDR.

**Renter-Occupied Homes**

<b>Name of Complex</b>	<b>Street Address</b>	<b>Number of Units</b>
Addison Park	14600 Marsh Lane	212
Allegro Addison Circle	15750 Spectrum Drive	393
Bent Tree Brook	4820 Westgrove Drive	248
Bent Tree Fountains	16400 Ledgemont Lane	184
Bent Tree Oaks	4815 Westgrove Drive	196
Bent Tree Park	4500 Sojourn Drive	496
Bent Tree Trails	16300 Ledgemont Lane	202
Camden Addison	17200 Westgrove Drive	456
Clipper Point	4015 Vitruvian Way	260
Fairfield Addison Circle	15700 Quorum Drive	414
Fiori	3990 Vitruvian Way	391
Garden Oaks	4005 Vitruvian Way	181
Glenwood	3800 Spring Valley Road	168
Keller Springs Lofts	3800 Keller Springs Road	353
Post Addison Circle	5009 Addison Circle Drive	1,334
Savoye	3850 Vitruvian Way	392
Savoye2	3875 Ponte Avenue	347
Springhaven	3820 Spring Valley Road	184
Shadowood	14500 Marsh Lane	184
Talisker	3925 Vitruvian Way	201
Walnut Square	4051 Beltway Drive	57
Waterford Court	14700 Marsh Lane	196
Wynward Addison	3721 Spring Valley Road	136
<b>Total Renter-Occupied Homes</b>		<b>7,185</b>



---

## Elements of the Town

## Land Use - Residential

---

As noted both in this section and in the Town History section, Addison has different ideas about housing than its neighboring cities. It is an enclave for both higher-density owner-occupied and higher-density renter-occupied homes. The Town believes higher densities make several good things possible:

- They use land efficiently. Land in Addison is scarce and expensive. Higher densities do not waste land with heat-producing surface parking lots, but force multi-family developers to build parking structures.
- They waste less green space. Addison prefers to concentrate its grass and trees into meaningful open spaces rather than have scraps of landscaping tucked between garden apartment buildings or in side yards between single-family lots.
- Buildings can be constructed of better quality materials and have a longer life. Addison has already witnessed the staying power of the higher-density multi-family that was constructed in Addison Circle. The buildings have held up very well over the 15 years they have been constructed and are still sought after by tenants.
- They allow concentrations of population that make mass transit feasible. Higher densities provide populations that can ride transit. Addison Circle is a "transit-ready" development. It is built adjacent to the Cotton Belt rail line that is in the Dallas Area Rapid Transit (DART) system plan. Even though the train line is in the plan, it will take many years to get it constructed to Addison. However, Addison Circle has a density that will allow residents to live there and walk to mass transit. Very few locations in the Metroplex can boast of a density and location that is designed to work with mass transit.
- They encourage healthier life-styles. The Town attempts to connect all residential neighborhoods to common open spaces, to each other, and to adjacent retail areas so that residents can walk or bicycle to neighborhood amenities.
- They allow more people to live within Addison's small area and limited boundaries, thus providing more consumers for Addison's stores and restaurants and more employees for the jobs located within the Town.

Addison does not plan to build any more garden-style, low-density rental units, but will insist on higher densities and a mix of uses for any new developments, or redevelopments of existing multi-family properties. The Town also believes strongly in the idea that any home in Addison should be located within a neighborhood which provides recreational and social amenities such as a trail, park, plaza, or open space, and where possible, a pedestrian connection to other neighborhoods and to local retail uses.. Pe-

---

## Elements of the Town

## Land Use - Residential

---

destrian connections provide an important way for residents to connect to their neighbors and local services. The Town believes that the keys to long-term success for renter-occupied projects are the same as those for owner-occupied homes. They should be kept viable and maintained by keeping up with maintenance, linking neighborhoods together, and where possible, linking neighborhoods to local retail uses and recreational amenities such as trails, parks, and the Athletic Club.

**GOAL:** Keep the renter-occupied housing stock in Addison competitive by ensuring it remains safe and well-maintained, and require that any new multi-family developments, or redevelopments, be built within neighborhoods that are supported with public facilities.

**Objectives:**

1. **Support renter-occupied units with neighborhood amenities such as parks and trails.**

**Strategy:** Require any new multi-family developments or redevelopments to provide recreational space and amenities for its residents.

2. **Where possible, enhance existing amenities in neighborhoods.**

**Strategy:** Institute an annual program for assessing quality and useful life of neighborhood amenities.

**Strategy:** Allocate funds on an annual basis for replacement or remodels as needed.

3. **Improve the quality of Addison's existing multi-family product.**

**Strategy:** Allow higher densities on redevelopment of older properties so that developers can build better quality buildings with structured parking.

4. **Keep multi-family properties well-maintained.**

**Strategy:** Maintain an active Code Enforcement program to see that all multi-family properties are maintained to an acceptable standard.

## Elements of the Town

## Parks and Open Space

### Making the Most of Every Piece



Oaks North Neighborhood Entrance

The Town of Addison has a comprehensive system of parks and open space that includes one regional park (Addison Circle Park), several neighborhood parks, pocket parks, trails, landscaping around the Town's facilities, and streetscape enhancements. The Town's Parks Department maintains 163 acres, which is 5.8% of the Town's total land acreage. The Town's commitment to the Addison Way is very evident in its landscaping in every neighborhood and on every street. Even commercial private property owners are required to devote 20% of their sites to irrigated landscaping. Addison has virtually no land in the 100-year flood plain, which is a mixed blessing. While it means that residents and businesses are not threatened by flooding, it also means that the Town has almost no flood plain that can be dedicated to the Town for open space. A typical standard for the amount of park land a city should provide is 4 acres per thousand population, and Addison exceeds that standard by providing 8 acres per thousand residents. However, the Town carefully maximizes every tract it can find for parks and open spaces. It was one of the first communities in the region to upgrade and improve utility easements for greenbelt hike and bike paths, and it beautifies and maintains small scraps of land that might be ignored in other communities.

**Design Matters.** Addison's citizens use the parks and green spaces every day and at all hours, so they care about the quality of improvements in those spaces. They want them to be enhanced with amenities such as benches, water fountains (including water fountains for pets) and lighting. When Addison builds a park, it will spend much more money per square foot on improvements than most cities. The Town feels that high-quality parks and green spaces provide focal points and gathering spots for the neighborhoods. Many of Addison's parks have won awards for design, and photographers and film crews often use features of Addison parks for commercial photographs and commercials.



Water gardens at Addison Circle Park

**Nice Beyond New.** Once Addison builds a park, it maintains it at a level that rivals most private developments. The Town goes beyond just keeping the grass mowed. It provides seasonal color plantings, with four changes of color per year. Every spring,

---

## Elements of the Town

## Parks and Open Space

---

the Town plants over 80,000 tulips at all parks, public buildings, and neighborhood entrances. Addison also continually updates equipment and facilities in its parks to keep them attractive. Due to Addison's higher density of development, most residents live within walking distance of at least one park. The Town makes sure those residents, who may not have their own back yard, can take pride in the common yard the Town provides for them.

**EarthKind Management.** While Addison works to provide beautiful landscaping in every nook and cranny of the Town, it is diligent to provide that landscaping as efficiently as possible. It has embraced the Earth Kind Landscape Management Program. The objective of EarthKind is to "combine the best of organic and traditional gardening and landscaping principles to create a horticultural system based on real world effectiveness and environmental responsibility." EarthKind goals include: landscape water conservation, elimination or limited use and handling of fertilizers and pesticides in the landscape that pollute streams and lakes due to runoff, reduction of yard wastes entering landfills and landscaping for energy conservation. The Department has adopted the EarthKind program for all new and refurbished town landscaping based on proven, scientifically-based field research and on its own experience with the EarthKind Rose trial gardens in Les Lacs Park. The Town revised its plant pallet in recent years to include native plants and Texas Superstar plants that have been tested throughout the State for performance in hot and dry conditions. The Town has reduced the amount of turf in medians and park landscaping to reduce water consumption and the energy required for mowing. In areas where it is using turf, it has converted to native grasses to conserve water, and where possible, the Town uses solar-powered irrigation controllers and LED lighting to reduce electrical costs.

The Parks Department has also made great strides over the past few years in water conservation. The Department is the Town's largest consumer of water. It purchases more than 125 million gallons of water every year for landscaping irrigation. The Department purchases that water from the Utility Department at the same rate as any other water customer, so the water consumption is a big concern from both an environmental and economic perspective. Lush landscaping is a big part of Addison's identity and reputation, so the Town works diligently to be a responsible water consumer. It has implemented a central control irrigation system that allows the Parks Department to control 53% of the Town's irrigation system from the Department offices. The system can detect line breaks in valves and can shut down systems where there is a failure/break in the sprinkler line. It has installed 147 irrigation controllers with rain and freeze sensors, and it requires "smart" irrigation controllers on all of its properties as

## Elements of the Town

## Parks and Open Space

well as private property irrigation systems. The smart controllers can be programmed to run the irrigation system based on the rate of evaporation from the soil and plants (evapo-transpiration), which insures that the system runs only when the plants really need water. The Department has also installed drip irrigation systems in 23 separate landscaped areas. The new drip systems put water on the roots of the plants where it is needed as opposed to spraying it in the air.

**Addison Arbor Foundation.** The responsibility for providing green space in Addison does not rest solely with the Parks Department. The Addison Arbor Foundation, established in 1995, is a group of citizens whose mission is to promote and enhance a sustainable, natural environment. The non-profit foundation was created for the purpose of raising funds for public landscape beautification projects. The Foundation emphasizes the long-term value that trees and landscaping provide for the community and is an advocate for sustainable landscaping practices. It frequently holds seminars on gardening and was a driving force behind the Town's Community Garden. It provides grants to the Town to purchase trees, and also provided trees on the George Walker Herbert Bush Elementary School campus. It also contributed \$27,000 to the Town to design a waterwise/earthkind fully organic demonstration garden on the grounds of the Arapaho Road water tower. The Foundation has promoted greater community involvement in providing and preserving landscaping through its "Giving Tree" donation program.

**Neighborhood Parks.** The Town provides 14 neighborhood parks ranging in size from .35 acres to 28.9 acres. Addison purchased some of its park land outright, but since 1991, the Town has taken a more strategic approach to acquiring parks and open spaces. It works with developers to get land dedicated to the Town, and in some cases, even improved by the developer and then dedicated. The Town, unlike many cities, does not have an impact fee for park land dedication, but it has worked with individual developers to dedicate land in a ratio that provides four acres of park land for every 1,000 new residents the developer expects to bring to the Town. In some instances, the Town has been able to negotiate green space dedications from retail developers, who were not building residential properties, but needed to provide a green buffer between their retail properties and adjacent neighborhoods. The land that is dedicated to the Town is then developed and maintained by the Town as an amenity to the developers'



Addison Circle Park Interactive Fountain

## Elements of the Town

## Parks and Open Space

retail product. It is truly a win-win situation, as an Addison park is an amenity that really enhances a project and helps sell a neighborhood.

**Happy Trails.** The Town has three Trails: the Arapaho Road Trail, the Redding Trail, and the White Rock Creek Trail. Trails delight both the Town staff and the residents because they provide the best “bang for the buck” for recreational opportunities. Their



Gazebo on White Rock Creek Trail

long and linear form allows them to efficiently use less land to provide more green space to more people. All trails are improved with benches for resting and water fountains so that they are suitable for all levels of user fitness. The Redding Trail provides a 2.5 mile green space amenity to almost 1,500 homes in the west Addison area, and the White Rock Creek Trail provides a trail amenity to almost 370 homes in east Addison. Addison is a health-conscious community, and trails also offer Addison residents the type of recreation they enjoy

and use every day: walking, jogging, biking, and walking with their pets. The trails allow residents to walk around their neighborhoods and connect into neighborhood parks. In west Addison, residents can take the Redding Trail to Addison’s two dog parks, and to the Athletic Club.

While Addison has done an excellent job getting trails where it could, the system could be improved. Addison does not have a city-wide trail system that allows residents to walk from the east side to the west, or from the south half of the Town to the north half. There are three barriers to trail connectivity that are difficult to cross: Midway Road, Dallas North Tollway, and Belt Line Road. These high-traffic thoroughfares bisect the Town and make it difficult to get from one trail system to another. Most residents would like to be able to walk or bike across Town. Trail and pedestrian connectivity always rank as a priority when the Town undertakes a goal-setting exercise. Addison also has challenges in Trail connectivity because the Town is small and oddly-shaped. The Town has done a good job of winding trails through the neighborhoods, but bicyclists and runners cover a lot of ground, and even pet walkers get tired of taking the same loop every day. Addison quickly runs out of Town when it tries to make a longer trail, so it needs to cooperate with its neighboring cities of Farmers Branch, Carrollton, and Dallas in order to get trails that can really go somewhere. The Town has made great progress toward that goal with the Vitruvian Park Trail that connects into Brookhaven College at the southern border of the Vitruvian Park development. That trail connection is being designed and managed through Dallas County, and is being

## Elements of the Town

## Parks and Open Space

funded through a Sustainable Development Grant the town secured from the North Texas Council of Governments. Once completed, the trail will provide an 8-foot wide hike and bike trail along the western edge of the Brookhaven College campus that will connect into Valley View Lane. The Trail will also allow runners and walkers to access the 4-foot wide cinder trail that runs for two miles around the Brookhaven campus. The new trail extension will be Addison's first effort at cooperating with another entity to provide trail connections, and it hopes the agreement provides a template the Town can use to approach Dallas and Carrollton about possible trail connections.

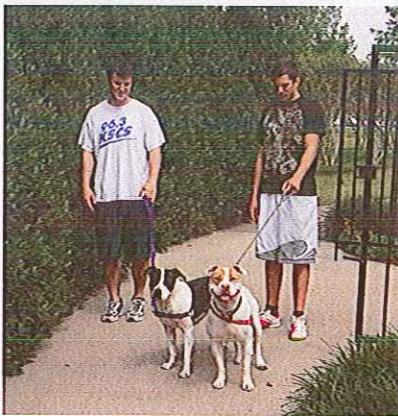
**Pocket Parks.** In addition to the neighborhood Parks, the Town also provides several small "drive-by" parks or Pocket Parks. Some of these pocket parks are scraps of land that might otherwise be left to grow up in weeds. For example, the Town landscaped the railroad spur line right-of-way along the east side of Inwood Road. The landscaping screens the railroad tracks and rail cars that are typically stored on them from view of the traffic and businesses on Inwood Road. Other small spaces are given to the Town by developers who have scraps of land left over that they don't want to own or maintain. A dedication to the Town allows the developer to take a tax deduction while giving the Town a green space that enhances the Town's appeal.



Beltway Park behind Sam's Club

These pocket parks may not be destinations for park users, but they provide welcome relief to drivers and walkers, and they can be used to provide safe connections for residents from their neighborhood to another, or to the Athletic Club.

**Going to the Dogs.** Addison residents love their dogs, and the Town works diligently to accommodate the recreational needs of dog owners.



Addison residents and their friends

Leashed dogs are welcome in all parks and public green spaces, but Addison has gone beyond just allowing dogs in public spaces to provide one of the first Dog Parks in the metroplex. The Town currently has two small dog parks that it was able to develop on small scraps of unused land within electrical utility easements. Within the fence-enclosed dog parks, dogs are allowed to run off-leash and play with other dogs. The special dog parks are a big hit with dog-owning residents, and even draw dog owners from neighboring cities. The dog parks also provide a place for people to meet their neighbors and so-

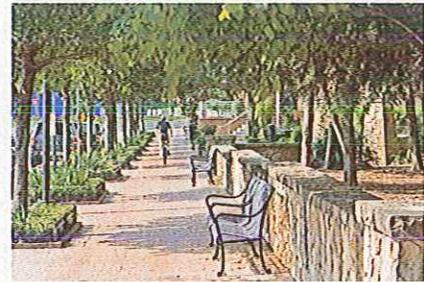
## Elements of the Town

## Parks and Open Space

cialize, and the residents themselves police the rules and the dogs' behavior.

However, Addison is careful to balance the needs of dog owners and those citizens who do not own dogs. It was one of the first cities to have a "pooper scooper" ordinance requiring owners to pick up their dogs' waste. The Town provides pet waste bags at 54 locations in its parks and trails to make it convenient for owners to comply with the ordinance. Addison also has a leash law that prohibits dog owners from letting their animals run at large in the neighborhoods and public spaces. As the population of both people and pets continues to grow, Addison will be challenged with managing the recreational needs of both. Dogs are welcome in regular parks, but dog parks are provided only for the enjoyment of dogs and dog owners. Dog parks are also expensive to provide and maintain. The Town has been fortunate to find scraps of land it could utilize for the two parks it has, but as the population grows, the Town will need to find creative ways to create dog parks while minimizing the cost of providing them. The Town might even consider seeking sponsorship of dog parks from local pet stores, veterinarians, or dog boarding facilities.

**Streetscapes.** The Town's mantra of using every scrap of land also extends to the neighborhood entrances and thoroughfares. Addison thinks of its streets like long thin parks, and it provides them with the same amenities found in parks such as benches, trash receptacles, and water fountains. The idea that streets are viable recreation space began with the Addison Circle development and now extends to every street the Town builds. Wide sidewalks along the edges of tree-shaded streets provide space for walkers and runners, and allow users to have more mobility and cover more ground than they can on a trail. They are also more interesting to walk along, provided the walkers feel safe. The Town is very proud of the streets it has developed in Addison Circle and Vitruvian Park, and it wants to continue to provide attractive and safe streets for pedestrians in all new developments or redevelopments.



Quorum Drive in Addison Circle



South Quorum Drive

**Private Sector Landscaping.** In addition to the 163 acres the Town maintains, the Parks Department also enforces the Town's landscaping requirements for private properties. All restaurant, retail, and commercial businesses are required to have 20% of their sites devoted to irrigated landscaping. Attractively landscaped private properties provide a significant addition to the overall appearance of the Town and help main-

**Elements of the Town**

**Parks and Open Space**

tain private property values. The Town also has a tree preservation ordinance that provides protection for significant trees on commercial properties. The Town works diligently with developers to save as many trees as possible on commercial sites, and when saving trees is not possible, requires a tree mitigation fee to provide for new trees to be planted on another site.

**Looking to the Future.** Since the Town is land-locked, it is not likely to grow in area, but it may continue to grow in population as it considers more mixed-use developments, and as older apartment properties redevelop at higher densities. The Town should continue to look for opportunities to add parks and open spaces, but should go beyond scraps of unused land and look to acquire tracts large enough to be used for more active recreation. The Town has only one available athletic field, which is the Ellipse area in Addison Circle Park. As the population increases, it would be desirable to have additional open field spaces that could be used for more active recreation such as soccer games and Frisbee golf.

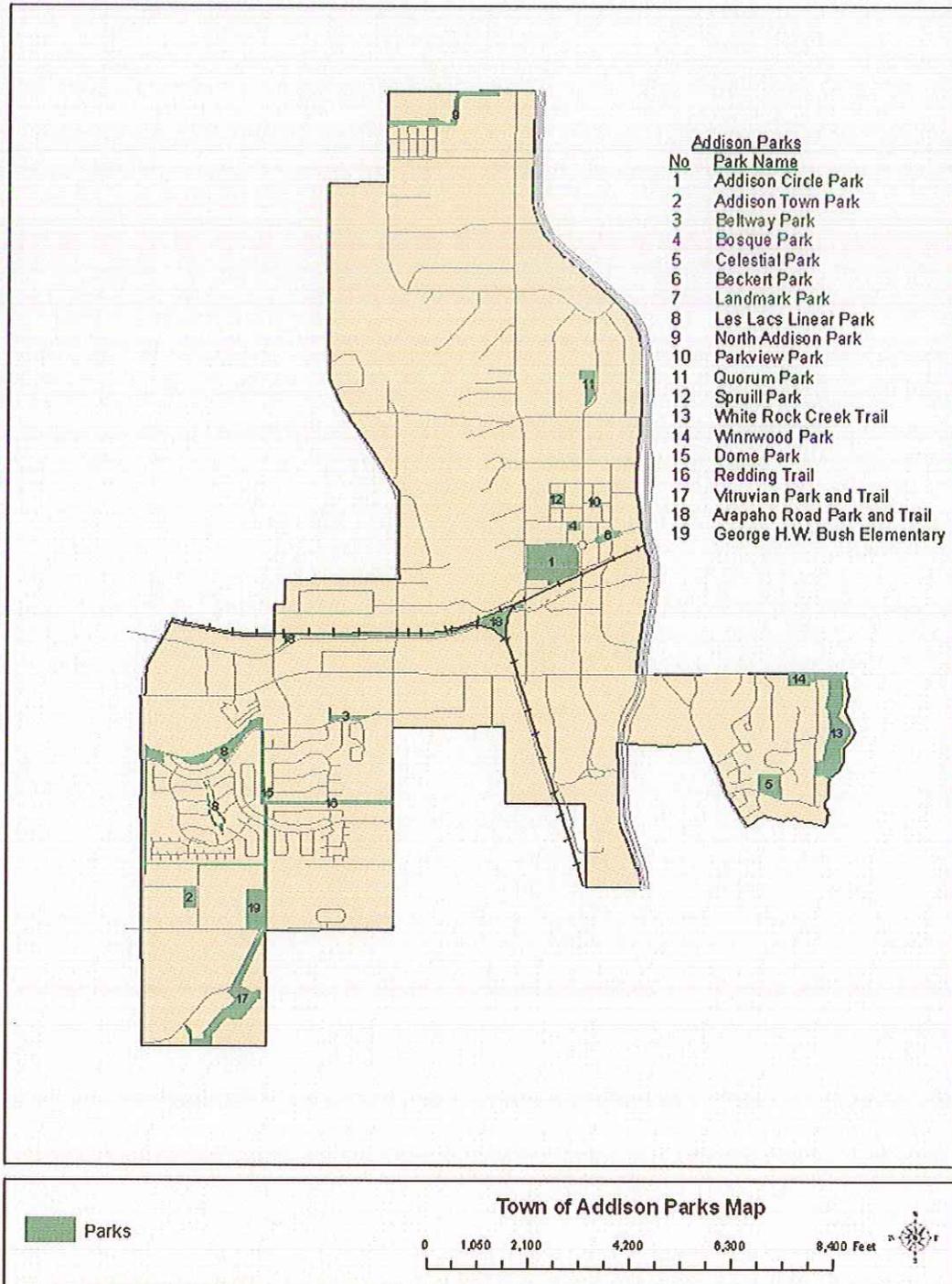
**Addison Parks—By the Numbers**

Acres of irrigated park land	163 acres
Miles of Trails	Over 5 miles
Gallons of water used per year	125,114,690
Number of flowers planted per year	15,000
Number of separate irrigation systems	147 systems
Total number of trees within the Town on public land	Over 6,000
Number of dog pooper-scooper bags used per year	520,000 bags annually



Elements of the Town

Parks and Open Space



---

## Elements of the Town

## Parks and Open Space

---

**GOAL:** Maintain the Town's standard of excellence in all its parks, trails, and public open spaces, and where possible, improve the quality, quantity, and connectivity of parks and trails while maintaining effective stewardship of land and water resources.

**Objectives:**

1. **Extend Addison's trail network beyond the Town's boundaries so that trails can connect on a regional level.**

**Strategy:** Work with adjacent cities: Dallas, Carrollton, and Farmers Branch, to extend trails between the cities.

**Strategy:** Actively pursue grant funds to build connections from Addison's trail system to systems in adjoining cities.

2. **Provide a first-class level of amenities for users of the Town's parks and trails.**

**Strategy:** Adopt standards for trail improvements that include signage, benches, water fountains, and other amenities.

**Strategy:** Include amenities, as specified in the standards, on all new trails and parks, and add them to existing trails and parks.

3. **Acquire and develop open spaces and conservation areas to support the Town's population and preserve natural resources.**

**Strategy:** Look to acquire strategic tracts in neighborhoods that can provide open spaces for more active recreation use, as well as preserve natural areas with scenic amenities such as large trees and water features.

4. **Emphasize sustainability and water conservation in all new park**

---

## Elements of the Town

## Parks and Open Space

---

**Strategy:** Continue EarthKind Landscape Management Program

**Strategy:** Continue to use drought-tolerant and native species of plants in all new parks and trails, and on all landscape renovations.

**Strategy:** Continue effective water conservation measures for all irrigation systems.

### 5. Maximize use and utility of public and private open spaces.

**Strategy:** Coordinate with Dallas Independent School District, Private Schools, Brookhaven Community College, and other private developments to share use of open spaces, trails, and facilities.

### 6. Seek efficient ways to provide Dog Parks.

**Strategy:** Use properties owned and operated by other public and private entities to minimize cost

**Strategy:** Consider sponsorships to fund development and maintenance.

### 7. Recognize and enhance the photographic appeal of Addison's parks and facilities as a way to market the Town.

**Strategy:** Design park improvements and facilities with an eye to providing dramatic backdrops for commercial photographers and videographers.

**Strategy:** Add "take photo here" spots for recreational photographers and visitors.

**Strategy:** Provide a map for photographers that highlights particularly scenic spots in Addison's parks and other facilities. Make map available on the web page and at the Visit Addison facility.

### 8. Maintain existing parks and facilities to a first-class standard.

---

Elements of the Town

Parks and Open Space

---

**Strategy:** Implement an annual park structures and grounds maintenance/renovation program to keep parks looking fresh and new.

---

**Elements of the Town**

**Parks and Open Space**

---

**Trail Master Plan and Trail Amenities**  
Standards to go here

## Elements of the Town

## Parks and Open Space

Address: 4950 Addison Circle Drive  
Acreage: 10 acres  
Constructed in: 2003  
Designed by: Sasaki Associates

### Addison Circle Park



Addison Circle Park is the Town's "convention center without a roof." It hosts the Town's three biggest events: Kaboom Town, Oktoberfest, and Taste Addison. The park provides all the facilities the Town needs for its large outdoor events including: a permanent stage, electrical power, water spigots, hard surfaces for parking and permanent restrooms in the Pavilion. On non-event days, the park provides a wonderful outdoor space for residents and features a soccer-sized green space, shaded walkways and a water garden with interactive fountain.

Address: Arapaho Road  
Between Addison Road and Surveyor Boulevard  
Acreage: 5.52 acres  
Constructed in: 2004  
Designed by: HNTB

### Arapaho Road Park and Trail



The Arapaho Road Park and Trail were constructed along with the Arapaho Road extension that allows cars to get from Addison Road to Marsh Lane without having to navigate Belt Line Road. The trail provides a route for Addison walkers, bicyclists, and runners to get across Addison while avoiding the traffic on Belt Line Road.

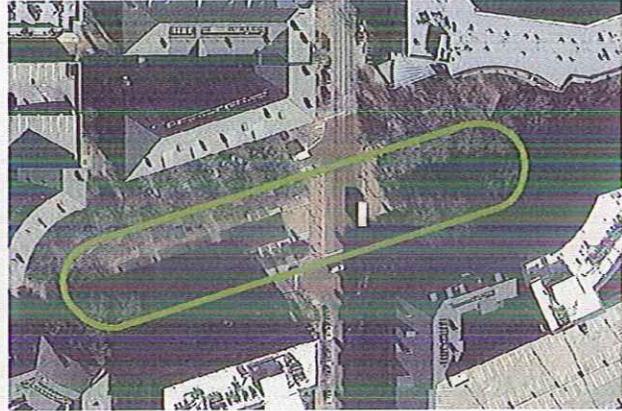
## Elements of the Town

## Parks and Open Space

Address: 5044 Addison Circle Drive  
Acreage: 1.43 acres  
Constructed in: 2001  
Designed by: SWA Group



### Beckert Park

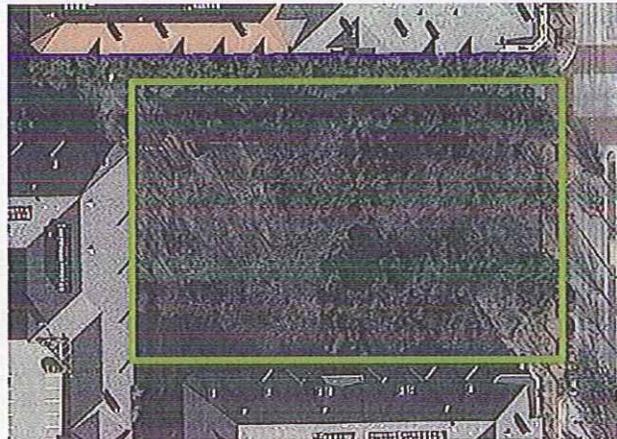


Beckert Park is named after former Mayor Rich Beckert. It is the centerpiece of the Addison Circle neighborhood and serves as a front door for most of the retail shops in Addison Circle. It provides a gathering spot for the Addison Circle neighborhood and a wonderful setting for the Town's Summer Series, which features free live music every Saturday night in June, July, and August.

Address: 15675 Quorum Drive  
Acreage: 1 acre  
Constructed in: 1997  
Designed by: Newman, Jackson Bieberstein



### Bosque Park



Bosque Park is one of the loveliest spots in Addison. The small square, modeled after the squares in Savannah, Georgia, serves as the back yard for all the Addison Circle residents who surround it. The Park was designed and constructed to preserve a bosque of Texas Red Cedar Trees and one large pecan tree that have been on this site as long as anyone can remember.

## Elements of the Town

## Parks and Open Space

Address: 5501 Celestial Road  
Acreage: 4 acres  
Constructed in: 1998  
Designed by: Myrick, Newman,  
Dahlberg



Celestial Park



This beautiful park provides an oasis for the Bellbrook, Celestial, and Oaks North neighborhoods. The Park picks up a Celestial theme from its location and provides famous quotes about the heavens along with a human sundial. Park amenities include a walking trail, plant identification labels for plant materials, and benches for rest and reflection.

Address: 15675 Quorum Drive  
Acreage: .35 acres  
Constructed in: 1997  
Designed by: Town Staff



Dome Park



This neighborhood "pocket park" was developed on two residential lots that were purchased by the Town in 1996. It allows the Midway Meadows neighborhood a cut-through to the Redding Trail. The small tree-shaded park features a plaza area and bench seating. It serves as a gathering place for the Midway Meadows neighborhood and annually provides the location for the Midway Meadows Neighborhood Block Party.

## Elements of the Town

## Parks and Open Space

Address: 17001 Addison Road  
Acreage: 3.2 acres  
Constructed in: 1995  
Designed by: Newman, Jackson  
Bieberstein



### North Addison Linear Park

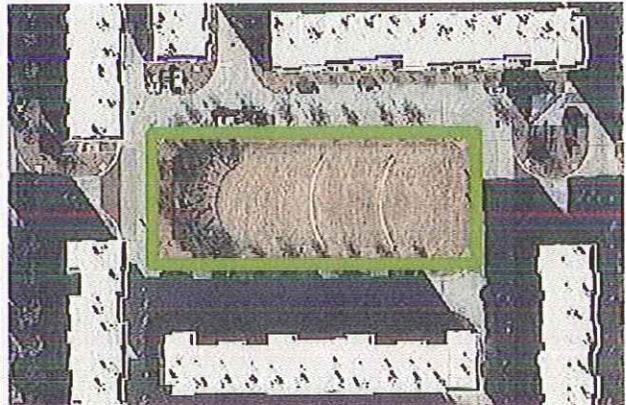


The North Addison Linear Park provides the type of recreation that residents love: a trail with amenities. The theme of the park is dedicated to teaching the basic food groups. It provides a half-mile jogging trail, an arbor pavilion, which is designed to look like a farm house, picnic tables, and park benches. The park is a tremendous asset and amenity to all three of its neighbors: Addison Place, the Camden Apartments, and Trinity Christian Academy.

Address: 5032 Parkview  
Acreage: .75 acres  
Constructed in: 2005  
Designed by: Talley Associates



### Parkview Park



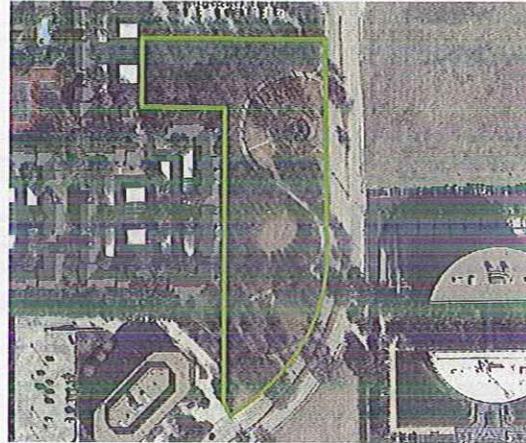
Parkview Park provides a gathering spot for residents of the Parkview Townhomes. The central green space is tiered to provide an outdoor amphitheater for neighborhood parties and performances. The vine-covered trellis on the Park's west end provides a shade cover for tables and chairs and grills. The plantings in the Park are earth-friendly and drought-tolerant and feature EarthKind roses and perennials.

## Elements of the Town

## Parks and Open Space

Address: 16201 Quorum Drive  
Acreage: 3.5 acres  
Constructed in: 1991  
Designed by: Mesa Design Group

### Quorum Park



Quorum Park provides recreational and park space to the Ledgemont Lane multi-family projects and the office tenants in the north Quorum neighborhood. The popular park features a relaxing atmosphere with a beautifully-lit fountain, grove of shade trees, small pyramid fountain, comfortable benches and a lighted walking path.

Address: 15675 Quorum Drive  
Acreage: 1.56 acres  
Constructed in: 2009  
Designed by: Talley Associates

### Spruill Park



Spruill Park is named in honor of former Mayor Lynn Spruill. It is the last of the four Addison Circle parks that to be constructed under the Addison Circle Master Facilities Agreement, an agreement wherein developers dedicated the land and the Town provided funding. The Park features a shade structure, tables and chairs, and the largest open lawn area in Addison Circle, which makes it particular with the many pet owners in Addison Circle.

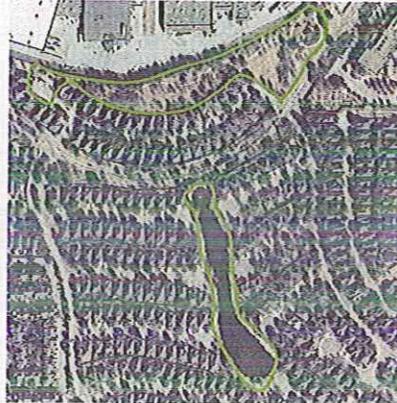
## Elements of the Town

## Parks and Open Space

Address: 3901 Beltway Drive  
Acreage: 28.9 acres  
Constructed in: 1987-1993  
Designed by: Carter & Burgess



### Redding Trail/Les Lacs Park



The Les Lacs Linear Park is Addison's largest park and provides an outdoor gathering spot for all of Addison's west-side residents. The Park connects into the Redding Trail, which encircles several Les Lacs neighborhoods. The park features active recreation facilities including tennis courts, sand volleyball courts, a basketball court, and a pavilion that may be reserved for private events.

Address: 3799 Sidney  
Acreage: 2.5 acres  
Constructed in: 1977  
Designed by: Scott Lallier Associates



### Town Park



Town Park was the first park built in Addison's first park. It has long-served as an active recreational amenity to residents in the Brookhaven Club area. The park is full of beautiful trees, and it also provides a playground, a lighted walking trail, along with picnic tables and park benches.

## Elements of the Town

## Parks and Open Space

Address: 3850 Vitruvian Way  
Acreage: 12.2 acres  
Constructed in: 2012  
Designed by: Kevin Sloan Studio



### Vitruvian Park

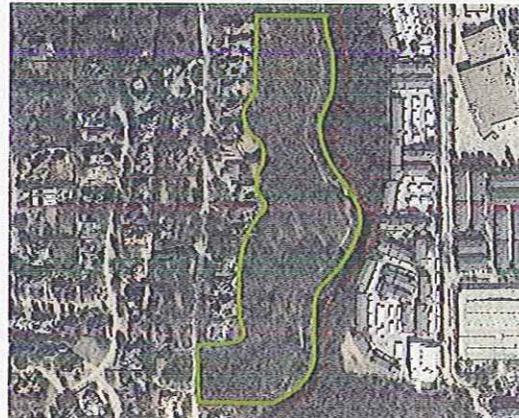


Vitruvian Park is Addison's newest park. It is a 12-acre site along the banks of Farmers Branch Creek. It features an amphitheater and plaza, along with hike and bike trails and two spectacular bridges that span the Creek. The design of the Park enhances the banks of the Creek, while still allowing it to function as a channel for storm-water runoff and a habitat for wildlife.

Address: 14630 Winnwood Road  
Acreage: 4 acres  
Constructed in: 1988  
Designed by: Myrick, Newman, Dahlberg



### White Rock Creek Park



The tree-shaded White Rock Creek Trail winds through one of the most scenic parts of Addison. It begins at the Finance Building at 5350 Belt Line Road and runs along the south side of Belt Line Road until it turns south along the bank of White Rock Creek. It follows the Creek south to connect to a natural area that was purchased from the City of Dallas when this area was annexed from Dallas into Addison.

---

**Elements of the Town**

**Parks and Open Space**

---

Address: 4000 Arapaho Road  
Acreage: ,57 acres  
Constructed in: 2012  
Designed by: TBG Architects

Water Tower Demonstration Garden

Insert plan view of new park

Insert photo of new park

Addison's newest park will feature a demonstration garden with four garden areas using native Texas shrubs, perennials, succulents and trees that are connected with garden pathways. Each garden will have graphic displays and plant identification markets to help visitors with ideas they can use at home. Other amenities include two outdoor seating areas, and outdoor learning area, and a circular plaza and pedestrian trail that will eventually become an important connection to the Redding Trail to the south, and the Arapaho Road Trail that links to Addison Circle and the DART Transit Center.

## Council Agenda Item: #WS1

**AGENDA CAPTION:**

**PUBLIC HEARING** on a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 11.22 percent (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax calculated under Chapter 26, Tax Code).

**FINANCIAL IMPACT:**

N/A

**BACKGROUND:**

N/A

**RECOMMENDATION:**

N/A

**COUNCIL GOALS:**

Mindful Stewardship of Town Resources

**ATTACHMENTS:**

Description:

Type:

No Attachments Available