

## Executive Summary

---

The Planning and Zoning Commission was tasked by the Mayor to review and revise Addison's Comprehensive and Strategic Land Use Plan in April of 2012. The Commission began its work shortly thereafter and, as a first step, it carefully and thoughtfully evaluated the Town's existing land use elements, its parks and open space, its community facilities—both public and private, and its public services and utilities.

As the Commission evaluated the Town's various elements, it was pleased to find a description that serves as the theme for this document: *Addison—Better than Ever*. The investments made by previous City Councils have resulted in residential neighborhoods that are tree-shaded and loaded with parks and walking trails, and as a consequence, its citizens are now able to enjoy the fruits of the dreams and labors of citizens that came before them. The vision of the Town's previous leaders regarding Parks and Open space has resulted in world-class parks within walking distance of most residents and businesses alike, and many beautiful trees are in evidence throughout the city. Addison's past willingness to try a new idea has resulted in both Addison Circle and Vitruvian Park, two vibrant and thriving mixed use developments that are the envy of most other cities in the Metroplex. The Town's past willingness to partner with developers has resulted in the re-invention of its two major shopping centers: Village on the Parkway and the Brookhaven Village Shopping Center. Village on the Parkway is currently undergoing a significant re-development with the Brookhaven Village Shopping Center to follow. Addison's past nurturing and support of its restaurant community has led to a long life for many of Addison's finest restaurants. Some of the Town's restaurants are over 30 years old, but they get more popular with time and still enjoy a good business that brings many diners to Town. The Town's hotel support programs allow the hotels to remain competitive, and the Town's office buildings enjoy a good occupancy, as do its commercial and industrial uses.

The Commission was particularly pleased to find that Addison's Community Facilities have not become dated or passé, but have continued to grow as they add new features and facilities. Addison's jewel, the Addison Athletic Club, is better than ever thanks to the new outdoor pool and Community Garden that have been added to the property. The Conference and Theatre Centre and tourism offerings continue to improve with the addition of the Pavilion in Addison Circle Park and Visit Addison. The Town is in an enviable position with its facilities for employees, and it no longer needs to build facilities, but can focus on providing service to the citizens. Also, the Town's water and sewer facilities are first class and more than adequate to serve the Addi-

## Executive Summary

---

son's population now and in the future.

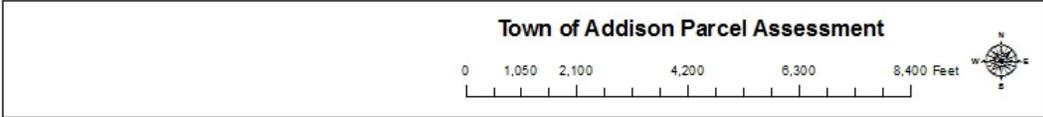
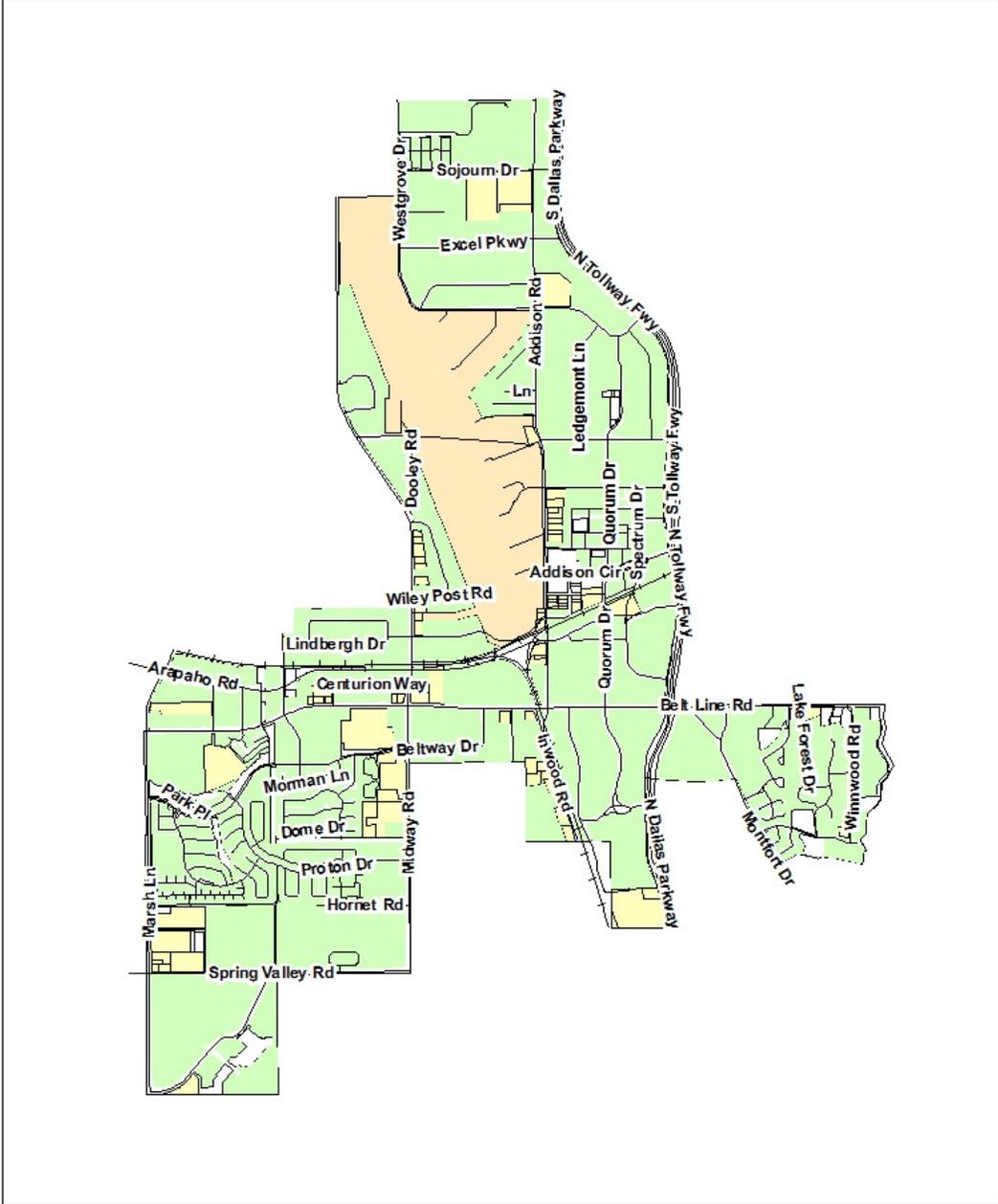
Addison has also dramatically improved in offerings in facilities that are not provided by the Town. It significantly improved its public school situation with the new George HW Bush Elementary School, and its offering for medical care and related services with the new Methodist Hospital for Surgery. In addition, its cultural offerings continue to expand through the success of the Cavanaugh Flight Museum and the major public art pieces that are being added to the Town's landscape through the restoration efforts of the Addison Arbor Foundation, and the works commissioned by UDR in Vitruvian Park. Indeed, Addison is better than ever, and the Town is fortunate to be in a position to enjoy the results of its previous planning and visioning efforts.

However, while the Commission found the Town to be in very good shape, it did not find it perfect. In some areas, the Town needs to be vigilant and keep its excellent neighborhoods and facilities in first-class condition through a dedicated effort to maintenance and code enforcement. The Commission also noticed areas of Town that need refreshing, remodeling, or complete redevelopment.

The Commission wanted to be able to thoroughly understand areas that appeared to be functioning at less than their "highest and best land use", so as a second step, it systematically evaluated every parcel of land in Town. The Commission developed its own methodology for evaluating a parcel of land and its current use. It agreed on seven criteria that it labeled the *Attributes of Land Use Success*. A detailed description of these *Attributes* is listed in the *Methodology* section of this Plan.

The Commission then divided the Town into workable sectors and evaluated every parcel in each sector against the *Attributes of Land Use Success*. The detailed evaluations are found in the *Land Use Analysis by Sector* section of this Plan. The map of the Town, showing the compilation of the Sectors, is shown on the next page.

# Executive Summary



## Executive Summary

---

The Commission's findings and parcel assessments regarding Land Use Improvement fell into four major categories:

- **The current land use and density are appropriate, but the product needs refreshing.** With regard to properties that need refreshing, the Commission recommends that the Council consider a façade grant or low-interest loan program that could help property owners clean up and remodel their properties. In some instances where landscaping needs to be added, but parking would have to be sacrificed to add it (such as on Belt Line and Midway Road), the Commission recommends the Council consider enhanced landscaping in the rights-of-way as those streets are rebuilt.
- **The current land use is appropriate, but the future of the tract is uncertain.** In these instances, the Commission recommends the Town take no action now, but be prepared to consider an alternate use for the properties in the future. In some cases, the Town might even consider purchasing properties where no other suitable land use is feasible.
- **The current land use is no longer appropriate.** Some properties have outlived their useful lives and are in decline. The Commission recommends “Special Studies” for those areas that would include planning, design, and economic consultants, along with citizens, property owners, and support staff. The in-depth studies should consider the assets and detriments those properties would face in converting to another use, and should propose new uses, design solutions, and economic analyses to test possible development scenarios.
- **There might be a better idea out there.** Some properties are not in decline, but are in strategic locations that might yield a higher return to both the property owners and the Town. Again, the Commission recommends “Special Studies” for those areas that might be in a position to shift to a higher and better land use. Those studies should assess possible redevelopment scenarios and the cost and benefit of undertaking a redevelopment plan. The Special Studies would again include planning, design, and economic consultants, along with citizens, property owners, and support staff.

## Executive Summary

---

Given the Commission and Council's categorization of land use concerns, the areas listed below are viewed as candidates for Special Studies.

Inwood Road Corridor, (Sector 2)

West side of Midway Road, south of Beltway Drive, (Sector 3)

Sam's Club tract and adjoining properties on the south side of Belt Line, west of Midway Road, (Sector 3)

North side of Belt Line Road, between Midway Road and Surveyor Boulevard, (Sector 3)

North side of Belt Line between Business Avenue and Marsh Lane (Sector 3)

Midway Road, north of Belt Line Road (Sector 4)

Town-owned properties along the proposed Cotton Belt Rail Line, (Sector 5)

Properties abutting Addison Circle on the east side of Addison Road, between Morris and Airport Parkway, (Sector 5)

Possible Development of Medical District around Methodist Hospital (Sector 6)

Investigation of Possibilities for Senior Housing (no Sector)