



## PLANNING AND ZONING COMMISSION AGENDA

Planning and Zoning Commission Public Hearing  
Tuesday, October 20, 2015  
6:00 p.m.  
Council Chambers, Addison Town Hall  
5300 Belt Line Road, Dallas, Texas 75254

### Pledge of Allegiance

1. Discussion and take action regarding approval of the minutes of the September 15, 2015 meeting.
2. **PUBLIC HEARING** Case 1721-SUP/Addison Conference and Theatre Centre. Public hearing, discussion, and take action on a recommendation for an ordinance approving a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only on property located at 15650 Addison Road on application from the Town of Addison, represented by Mr. Mark Gooch.
3. **PUBLIC HEARING** Case 1720-Z/Addison Town Center. Public hearing, discussion, and take action on a recommendation for an ordinance amending Planned Development O93-018, on 8 tracts of land totaling approximately 40.7 acres addressed from 3712 Belt Line Road to 3910 Belt Line Road, in order to grant additional allowed uses and amend requirements relating to parking and building elevations, on application from Cencor Realty Services, represented by Mr. Bernard Shaw.
4. **PUBLIC HEARING** Case 1717-SUP/Kroger Fuel Center. Public hearing, discussion, and take action on a recommendation for an ordinance approving a Special Use Permit for a gasoline service station on property located at 3770 Belt Line Road which is currently zoned PD (Planned Development) through Ordinance O93-018, on application from CEI Engineering Associates, Inc., represented by Mr. Jim Evans.

5. **PUBLIC HEARING** Case 1722-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation for an ordinance amending Article XXI (Landscaping Regulations) by revising the requirements relating to the maintenance of irrigation systems and enforcement, on application from the Town of Addison, represented by Mr. Charles Goff.
6. FINAL PLAT/Crescent Crown Addition. Presentation, discussion and consideration of a recommendation regarding a final plat for one lot totaling 6.484 acres located generally at 14675 Dallas Parkway, on application from Cawley Partners, represented by Mr. Kim Sutton.
7. Discussion and take action regarding the selection of a chairman and vice-chairman for the Planning and Zoning Commission.

Adjourn Meeting

Posted:

Charles Goff, 10/16/15, 5:00pm

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES.  
PLEASE CALL (972) 450-7017 AT LEAST  
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

**Planning & Zoning Commission**

**Meeting Date:** 10/20/2015

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**Agenda Caption:**

Discussion and take action regarding approval of the minutes of the September 15, 2015 meeting.

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**Attachments**

9-15-15 Minutes

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## OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

September 15, 2015

6:00 P.M. – Council Chambers

Addison Town Hall, 5300 Belt Line Road Dallas, TX 75254

Present: Jason Ennis, Stacey Griggs, Debra Morgan, John Oliver, Skip Robbins,  
Jim Robinson, Randy Smith

Absent: None

1. *Discussion and take action regarding approval of the minutes of the August 18, 2015 meeting.*

*Commissioner Robinson moved to approve the minutes of the August 18, 2015 meeting with no corrections. Commissioner Robbins seconded. Motion carried.*

*Voting Aye: Ennis, Griggs, Morgan, Oliver, Robbins, Robinson, Smith*

*Voting Nay: None*

2. Presentation and discussion in recognition of John Oliver for his service to the Planning and Zoning Commission.
3. PUBLIC HEARING Case 1718-SUP/TownePlace Suites by Marriott. Public hearing, discussion, and take action on a recommendation for an ordinance approving a Special Use Permit for a hotel, located in a Commercial-1 (C-1) district, on a 1.64 acre vacant tract of land located approximately 250 feet northeast of the intersection of Addison Road and Belt Line Road, on application from Mayse & Associates, Inc., represented by Mr. Chris Cooper.

Chairman Oliver opened the meeting as a public hearing. Mr. Ron Smith, the applicant, and Shawn Trainum, with 3S Hospitality, spoke in favor of the request. There were no other questions or comments. Chairman Oliver closed the meeting as a public hearing.

Commissioner Morgan moved to recommend approval of an ordinance changing the zoning on a 1.64 acre vacant tract of land located approximately 250 feet northeast of

the intersection of Addison Road and Belt Line Road, which property is currently zoned Commercial-1, by approving for that property a Special Use Permit for a hotel, subject to the following conditions:

- The hotel shall offer only daily rates for room rental.
- The hotel shall provide customary hotel services including daily linen, maid services, and the upkeep of furniture.
- The hotel shall keep the lobby open and staffed at all times.
- At no time shall more than 10% of the rooms be rented continuously for more than 60 days.
- The hotel shall be required to maintain the Marriott brand. If this condition is not met, then the Town shall authorize hearings to be held for the purpose of reconsidering the Special Use Permit.
- The hotel ownership shall provide certification to the Town on a quarterly basis that they are in compliance with all of the afore mentioned conditions.
- Prior to the issuance of a building permit, the property owner shall be required to provide an avigation easement to the Town.

Commissioner Robbins seconded. Motion carried.

Voting Aye: Ennis, Morgan, Oliver, Robbins, Robinson

Voting Nay: Griggs, Smith

4. PUBLIC HEARING Case 1719-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation for an ordinance amending Article XXX (Definitions) of the Zoning Code by revising the definition of a hotel or motel, on application from the Town of Addison, represented by Mr. Charles Goff.

Chairman Oliver opened the meeting as a public hearing. Mr. Ron Smith, with Mayse & Associates, Inc. located at 14850 Quorum Drive #201, Dallas, TX 75258, spoke in opposition to the request. There were no other questions or comments. Chairman Oliver closed the meeting as a public hearing.

Commissioner Robbins moved to recommend approval of an ordinance amending Article XXX (Definitions) of the Zoning Code by revising the definition of a hotel or motel as submitted in the staff report.

Commissioner Smith seconded. Motion carried.

Voting Aye: Ennis, Griggs, Oliver, Robbins, Smith

Voting Nay: Morgan, Robinson

*There being no further business before the Commission, the meeting was adjourned.*

**Planning & Zoning Commission**

**Meeting Date:** 10/20/2015

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**Agenda Caption:**

**PUBLIC HEARING** Case 1721-SUP/Addison Conference and Theatre Centre.

Public hearing, discussion, and take action on a recommendation for an ordinance approving a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only on property located at 15650 Addison Road on application from the Town of Addison, represented by Mr. Mark Gooch.

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**Attachments**

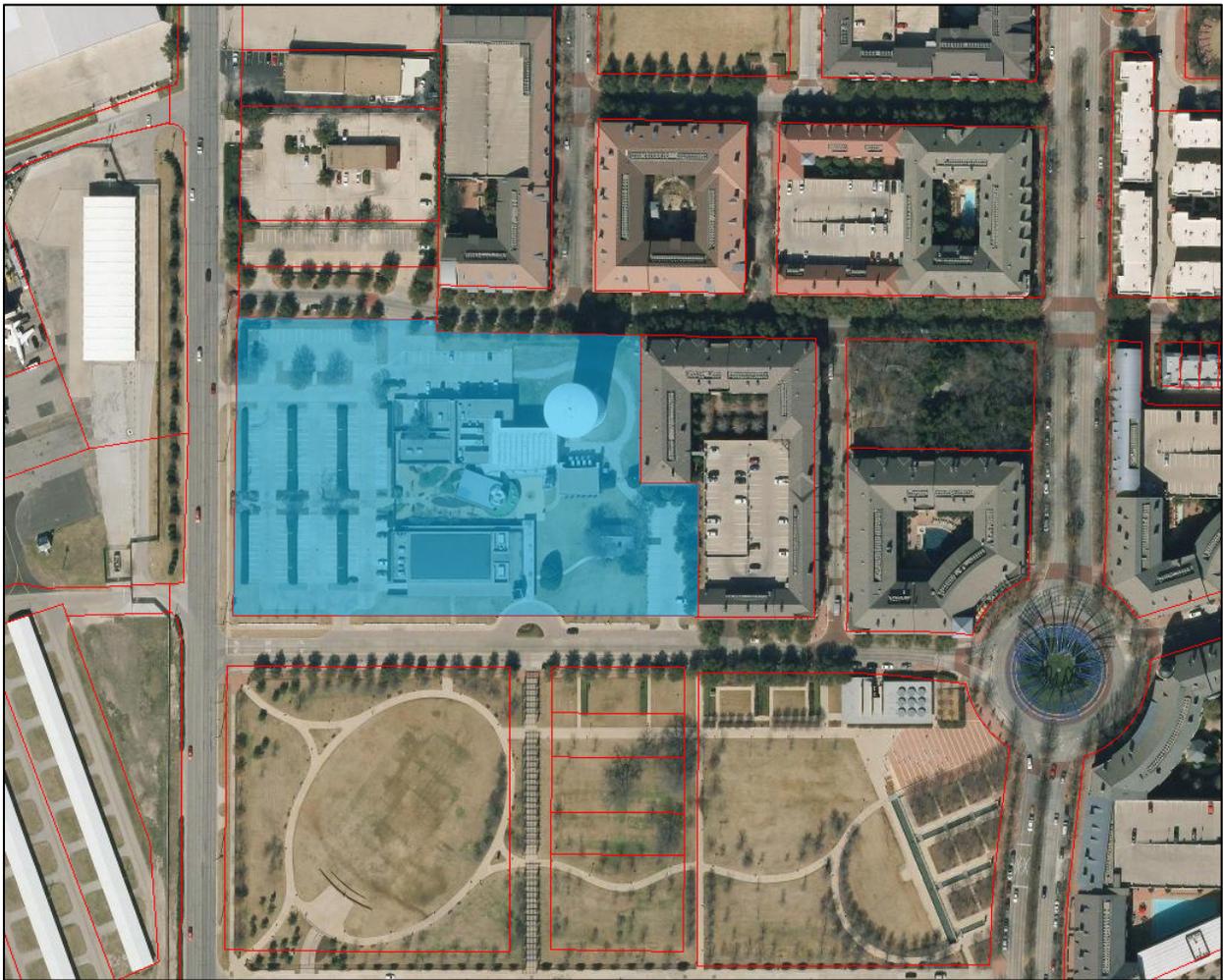
1721-SUP P&Z Packet

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# 1721-SUP

**PUBLIC HEARING** Case 1721-SUP/Addison Conference and Theatre Centre. Public hearing, discussion, and take action on a recommendation for an ordinance approving a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only on property located at 15650 Addison Road on application from the Town of Addison, represented by Mr. Mark Gooch.

## LOCATION MAP





October 16, 2015

## STAFF REPORT

RE: Case 1721-SUP/Addison Conference and Theatre Centre

LOCATION: 15650 Addison Road

REQUEST: Approval of a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only

APPLICANT: The Town of Addison, represented by Mr. Mark Gooch

### DISCUSSION:

Background: The Addison Conference and Theatre Centre was constructed in 1991 on 5.899 acres at the corner of Addison Road and Addison Circle. The complex consists of three buildings, the Conference Centre, the Theatre, and the Stone Cottage. Each of these facilities is owned and operated by the Town and can be rented out for various meetings, events, and productions.

Proposed Plan: The Water Tower Theatre has requested permission to sell alcoholic beverages to patrons during their productions. The Town, as the landlord, has reviewed and approved this request. However, in order to get licensed by the TABC, a Special Use Permit for the sale of alcoholic beverages for on-premises consumption is required. This would apply to all three facilities.

### RECOMMENDATION: **APPROVAL**

The Town and the WaterTower Theatre have a long history working together and they have been a good partner. Many theatres venues are now serving alcoholic beverages during their productions. The ability to serve alcoholic beverages should help our Theatre compete on a full service level. Staff recommends approval of the request for a Special Use Permit for the sale of alcoholic beverages for on-premises consumption subject to no conditions.

## Land Use Analysis

### Attributes of Success Matrix

Addison Conference and Theatre Centre, 15650 Addison Road

1721-SUP

Attribute	Comment	Score
Competitive	This property is a competitive meeting and events venue. The theatre produces many successful productions a year. The ability to serve alcohol will allow them to be more competitive.	
Safe	The site is safe.	
Functional	The property functions well.	
Visually Appealing	The site is well designed and is visually appealing.	
Supported with Amenities	The site's location in Addison Circle adds to the positive mixed use environment of that neighborhood.	
Environmentally Responsible	The property is operated in an environmentally responsible manner.	
Walkable	The site is walkable from Addison Circle.	
<b>Overall Assessment</b>	<b>The Conference and Theatre Center is a unique amenity to the Town. The ability to service alcohol will allow the facility to provide additional offerings to their clients and patrons.</b>	

## Planning & Zoning Commission

Meeting Date: 10/20/2015

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### Agenda Caption:

**PUBLIC HEARING** Case 1720-Z/Addison Town Center. Public hearing, discussion, and take action on a recommendation for an ordinance amending Planned Development O93-018, on 8 tracts of land totaling approximately 40.7 acres addressed from 3712 Belt Line Road to 3910 Belt Line Road, in order to grant additional allowed uses and amend requirements relating to parking and building elevations, on application from Cencor Realty Services, represented by Mr. Bernard Shaw.

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### Attachments

1720-Z P&Z Packet

Kroger Facade Rendering

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# 1720-Z

**PUBLIC HEARING** Case 1720-Z/Addison Town Center. Public hearing, discussion, and take action on a recommendation for an ordinance amending Planned Development O93-018, on 8 tracts of land totaling approximately 40.7 acres addressed from 3712 Belt Line Road to 3910 Belt Line Road, in order to grant additional allowed uses and amend requirements relating to parking and building elevations, on application from Cencor Realty Services, represented by Mr. Bernard Shaw.

## LOCATION MAP





October 16, 2015

## STAFF REPORT

RE: Case 1720-Z/Addison Town Center

LOCATION: 3712-3910 Belt Line Road

REQUEST: Approval of an ordinance amending various requirements of Planned Development O93-018.

APPLICANT: Cencor Realty Services, represented by Mr. Bernard Shaw.

### DISCUSSION:

Background: Addison Town Center is generally located on the south east corner of Belt Line Road and Marsh Lane. The zoning for the center was established in 1993 through Planned Development District O93-018. At the time of construction, the center was anchored by K-Mart, Winn Dixie, and Comp USA. In the subsequent years, the K-Mart space became Target, Winn Dixie became Kroger, and the Comp USA space is now partially occupied by Crunch Fitness.

Proposed Plan: The property owner has been working with Kroger to both renovate the interior and exterior of their store. As part of this project, Kroger has expressed a desire to construct a fuel center in front of their location. To accommodate this, several requirements in the current PD need to be amended.

Uses: The existing PD includes a large list of permissible uses typical to retail centers. The applicant is requesting the addition of four use categories:

- Medical and Dental Office
- Massage and Chiropractor Office
- Health Club
- Gasoline Service Station (subject to Special Use Permit approval)

The medical and dental office category and the health club category are being added to correct a situation that has arisen because these uses incorrectly received permits and are now existing uses in the center. That being said, staff believes that these uses are commonly found in retail centers like this and do not pose any detrimental impact. Massage and Chiropractor Offices are also routinely located in retail spaces. An argument could be made that they could fall under medical offices, but staff believes that there is enough of a distinction to warrant calling them out separately.

The Gasoline Service Station category is being added in response to Kroger's request. Staff would recommend that this use be allowed with a special use permit. Typically, gasoline service stations are not permitted by right, but require a special use permit. This allows the Town the ability to review the specific details of the proposed station before approving it.

Exterior Facades: The current PD includes building elevations that dictate the details of the building facades. As part of the remodel project, the applicant and Kroger have agreed to upgrade and enhance the face of the Kroger store. To accomplish this, the applicant is proposing to raise the height of the central portion of Kroger's frontage with a new parapet wall topped with a stepped E.I.F.S. cornice. This will create more of a focal point on the building. New colors will also be applied to add to the visual appeal of the building. In earlier discussions with staff, the applicant indicated that a metal awning would be installed over the main entryway to the store. This is not shown in the current elevation, but staff would recommend requiring it as a condition of approval.

Parking: The current PD requires that the site provide 2,025 spaces to accommodate 430,809 square feet of building area. The addition of a fuel center will result in the loss of 67 spaces. The applicant is requesting to reduce the required parking to 1,950. Based on staff's observations of the site, the center is over parked and could absorb the loss of parking spaces without a negative impact on the center itself or adjacent uses.

#### RECOMMENDATION: **APPROVAL WITH A CONDITION**

Addison Town Center is a prominent retail location in Addison. Kroger's new investment in the center will be a positive step for the center in reaching its full potential. Staff believes that the proposed changes will benefit the center with no negative effects on the adjacent properties. Staff recommends amending the existing planned development regulations to include the new uses, the new façade elevation for Kroger, and the lower parking requirement, subject to the following condition:

- The applicant shall install a metal awning over Kroger's main entryway as shown in previous elevation drawings presented to staff.

## Land Use Analysis

### Attributes of Success Matrix

Addison Town Center, 3712-3910 Belt Line Road

1720-Z

Attribute	Comment	Score
Competitive	The center overall has struggled to acquire tenants and attract customers. This is especially true of the eastern half of the center.	
Safe	The site has good visual accessibility and is occupied most hours of the day. The site is safe.	
Functional	The design of the center has hampered its ability to compete. The stores are very far from the street and do not have visibility from Belt Line Road.	
Visually Appealing	The facades of the center, though brick, are nondescript and do not give the center much visual appeal. The improvements proposed for the Kroger façade will help improve this.	
Supported with Amenities	The site has a good location for restaurants, retail and other support services.	
Environmentally Responsible	The site meets the Town's landscape requirements.	
Walkable	The sidewalks along Belt Line and Marsh are immediately back of curb and not pleasant to walk on. The site's large parking area is not pedestrian friendly.	
<b>Overall Assessment</b>	<b>This site has various challenges due to its dated design and layout. Additionally, there may not be enough of a residential population to support a big box center of this size. These are macro-level issues with the site, but the minor changes being proposed at this time should drive additional traffic to the site.</b>	



## Planning & Zoning Commission

Meeting Date: 10/20/2015

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### Agenda Caption:

**PUBLIC HEARING** Case 1717-SUP/Kroger Fuel Center. Public hearing, discussion, and take action on a recommendation for an ordinance approving a Special Use Permit for a gasoline service station on property located at 3770 Belt Line Road which is currently zoned PD (Planned Development) through Ordinance O93-018, on application from CEI Engineering Associates, Inc., represented by Mr. Jim Evans.

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### Attachments

1717-SUP P&Z Packet

1717-SUP Plans

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# 1717-SUP

**PUBLIC HEARING** Case 1717-SUP/Kroger Fuel Center. Public hearing, discussion, and take action on a recommendation for an ordinance approving a Special Use Permit for a gasoline service station on property located at 3770 Belt Line Road which is currently zoned PD (Planned Development) through Ordinance O93-018, on application from CEI Engineering Associates, Inc., represented by Mr. Jim Evans.

## LOCATION MAP





October 16, 2015

## STAFF REPORT

RE: Case 1717-SUP/Kroger Fuel Center  
LOCATION: 3770 Belt Line Road.  
REQUEST: Approval of a Special Use Permit for a gasoline service station.  
APPLICANT: CEI Engineering Associates, Inc, represented by Mr. Jim Evans.

### DISCUSSION:

Background: Kroger is an existing anchor tenant within the Addison Town Center retail center. In a separate case (Case 1720-Z), the owner is requesting that various changes be made to the Planned Development district regulations for the center. These changes are intended to accommodate Kroger's request to remodel and add a gasoline service station. Should those changes be approved, a new use category would be added to allow for a gasoline service station subject to the Special Use Permit approval process.

Proposed Plan: Kroger is requesting approval of the newly established Special Use Permit for a gasoline service station. The proposed station would be located in the parking lot in front of the Kroger store adjacent to the interior drive that runs parallel to Belt Line Road behind the row of outlying parcels. The station would include seven pump islands and a 179 square foot sales kiosk for the station attendant. These would all be located under a typical canopy structure common to most service stations.

Exterior Facades: The kiosk building and canopy columns would be of brick masonry construction to match the center. The canopy structure and building would include design elements matching Kroger's brand standards for fuel centers.

Parking: The gasoline service station will result in a loss of 79 existing parking spaces. Another amendment requested to the Planned Development district will allow the center to lose these spaces and remain in compliance. The addition of a gasoline service station will not increase the parking demand for the property.

Landscaping: The location of the proposed gasoline service station will require alteration of the existing landscape islands in this part of the center. Three existing islands will be removed and replaced with a single five foot wide landscaping island. This will provide a small buffer between the fueling area and the interior drive of the center. Three new islands will be added to buffer the parking area for Kroger from the fueling station. Overall, these changes will result in a slight increase in the landscaped area for the center.

**RECOMMENDATION: APPROVAL**

The Town has been discussing a renovation project with both Kroger and the property owner for quite some time. It has always been the intent for Kroger to add a gasoline service station as part of this renovation. Accommodating this project requires a two step process. Should the PD amendments be approved as part of Case 1720-Z to adjust the overarching zoning requirements for the site, staff recommends approval of a Special Use Permit for a gasoline service station with no conditions.

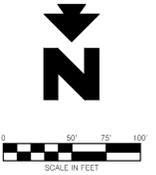
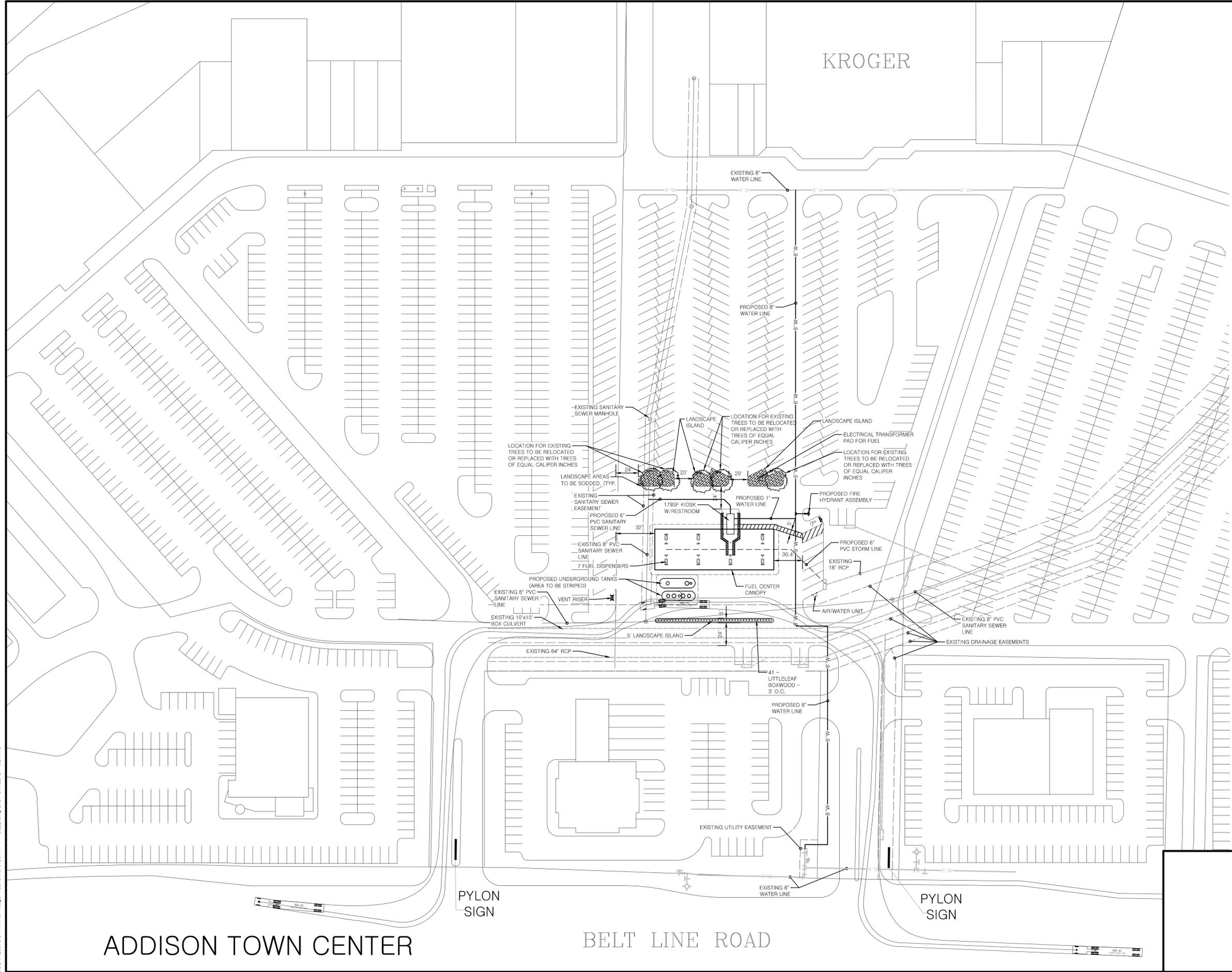
## Land Use Analysis

### Attributes of Success Matrix

Kroger Fuel Center, 3770 Belt Line Road

1717-SUP

Attribute	Comment	Score
Competitive	The gasoline service station should perform well in this location and help drive traffic to the center overall.	
Safe	The fuel center will be constructed to ensure that it will be safe.	
Functional	The layout of the station is functional and does not impact the functionality of the overall site plan.	
Visually Appealing	The structures associated with the station will be of quality masonry construction.	
Supported with Amenities	The site has a good location for restaurants, retail and other support services. Fuel service will add to the draw of the center.	
Environmentally Responsible	The proposed plan will add additional landscaping to the center.	
Walkable	The sidewalks along Belt Line and Marsh are immediately back of curb and not pleasant to walk on. The site's large parking area is not pedestrian friendly.	
<b>Overall Assessment</b>	<b>The center overall has some macro-level challenges, but the Fuel Center itself should be a positive addition to the center.</b>	



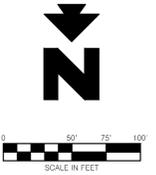
**NOTE:** THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS PER THE DRAWINGS OBTAINED FROM KROGER. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

PARKING DATA	
<b>SHOPPING CENTER &amp; FUEL STATION</b>	
EXISTING SHOPPING CENTER BUILDINGS S.F.:	71,567 SF (PER KROGER PROVIDED DRAWING)
PROPERTY ZONING:	PD (ORDINANCE NO. 030-018)
PARKING REQUIRED:	1/200 SF
	: 358 SPACES
EXISTING PARKING:	854 SPACES (PER KROGER PROVIDED DRAWING)
	914 SPACES (PER GOOGLE EARTH AERIAL)
FUEL STATION BUILDING S.F.:	179 S.F.
PARKING REMOVE FOR FUEL:	79 SPACES
PARKING ADDED:	12 SPACES
TOTAL PARKING AVAILABLE AFTER FUEL:	287 SPACES

CASE NUMBER 1717-SUP/KROGER FUEL CENTER

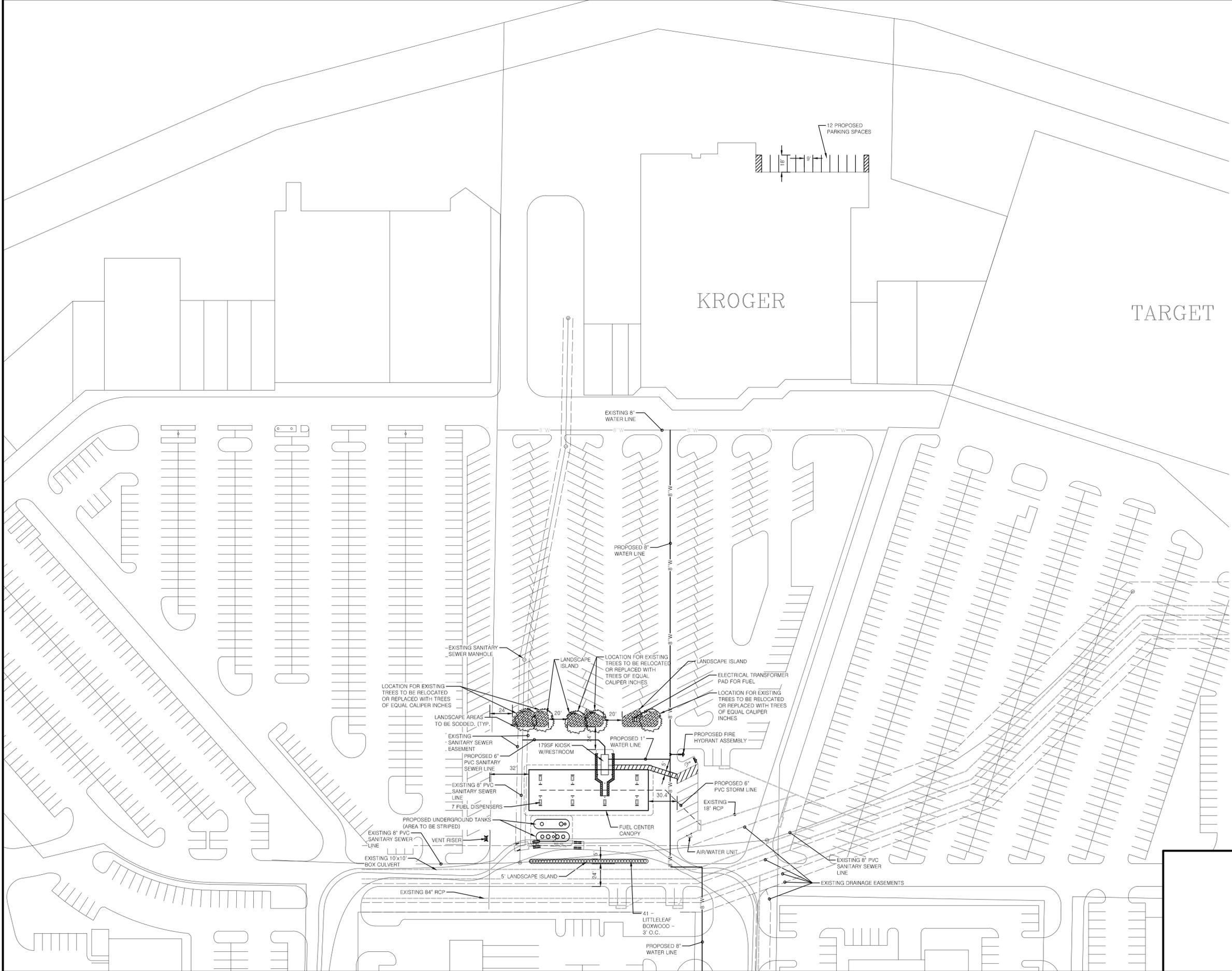
26873	9/9/15	ADS	JEE	DAH	DAH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
<b>CEI Engineering Associates, Inc.</b>					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
4800 Sugar Grove Blvd, Suite 316 Stafford, TX 77477			(281)494-0309 (281)494-0360		
<b>KROGER SW870</b>					
<b>BELT LINE ROAD &amp; MARSH LN</b>					
<b>ADDISON TX, 75001</b>					
<b>ZONING EXHIBIT</b>				REV DATE 9/9/15 C-3	SHEET NO. <b>1</b>

JOB # 26873 DRAWING: Kroger Fuel SW870 SUP R-1 - Copy.dwg LAST SAVED BY: JEVANS



**NOTE:** THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS PER THE DRAWINGS OBTAINED FROM KROGER. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

PARKING DATA	
<b>SHOPPING CENTER &amp; FUEL STATION</b>	
EXISTING SHOPPING CENTER BUILDINGS S.F.: 71,567 SF (PER KROGER PROVIDED DRAWING)	
PROPERTY ZONING: PD (ORDINANCE NO. 039-018)	
PARKING REQUIRED: 1/200 SF	
: 358 SPACES	
EXISTING PARKING: 854 SPACES (PER KROGER PROVIDED DRAWING)	
: 914 SPACES (PER GOOGLE EARTH AERIAL)	
FUEL STATION BUILDING S.F.: 179 S.F.	
PARKING REMOVE FOR FUEL: 79 SPACES	
PARKING ADDED: 12 SPACES	
TOTAL PARKING AVAILABLE AFTER FUEL: 287 SPACES	



CASE NUMBER 1717-SUP/KROGER FUEL CENTER

26873	8/24/15	ADS	JEE	DAH	DAH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
<b>CEI Engineering Associates, Inc.</b>					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
4800 Sugar Grove Blvd, Suite 316 Stafford, TX 77477				(281)494-0309 (281)494-0360	
<b>KROGER SW870</b>					
<b>BELT LINE ROAD &amp; MARSH LN</b>					
<b>ADDISON TX, 75001</b>					
<b>ZONING EXHIBIT</b>				REV DATE 8/24/15 C-3	SHEET NO. <b>2</b>

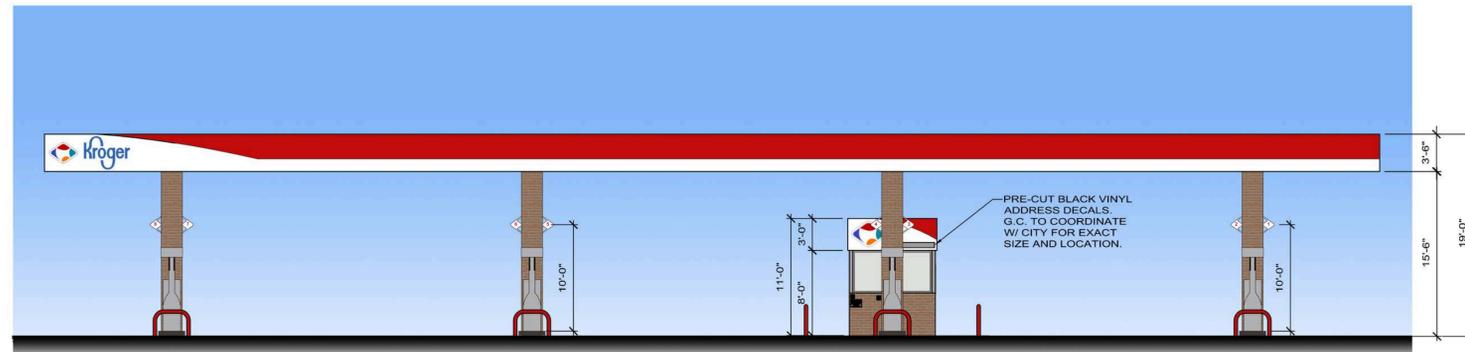
JOB # 26873 DRAWING: Kroger Fuel SW870 SUP R-1 - Copy.dwg LAST SAVED BY: JEVANS



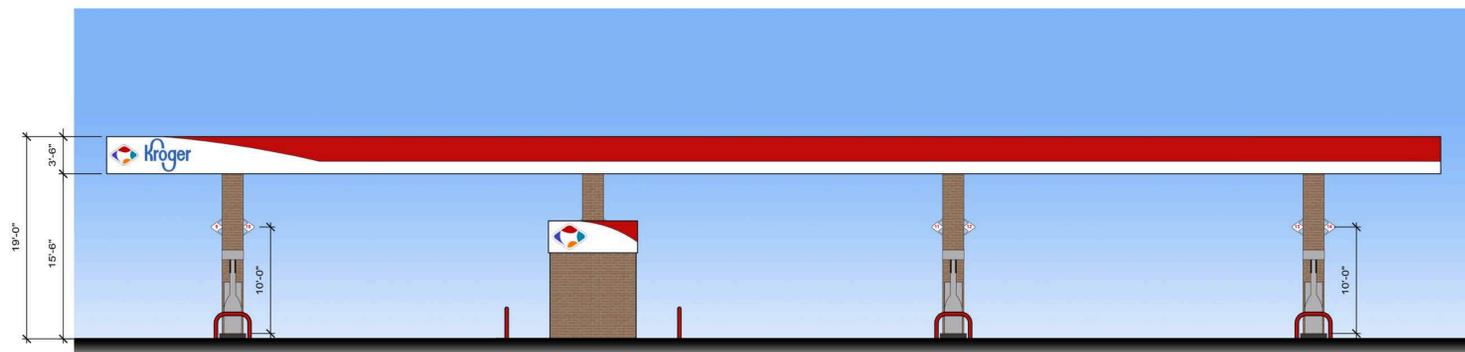
LEFT SIDE ELEVATION



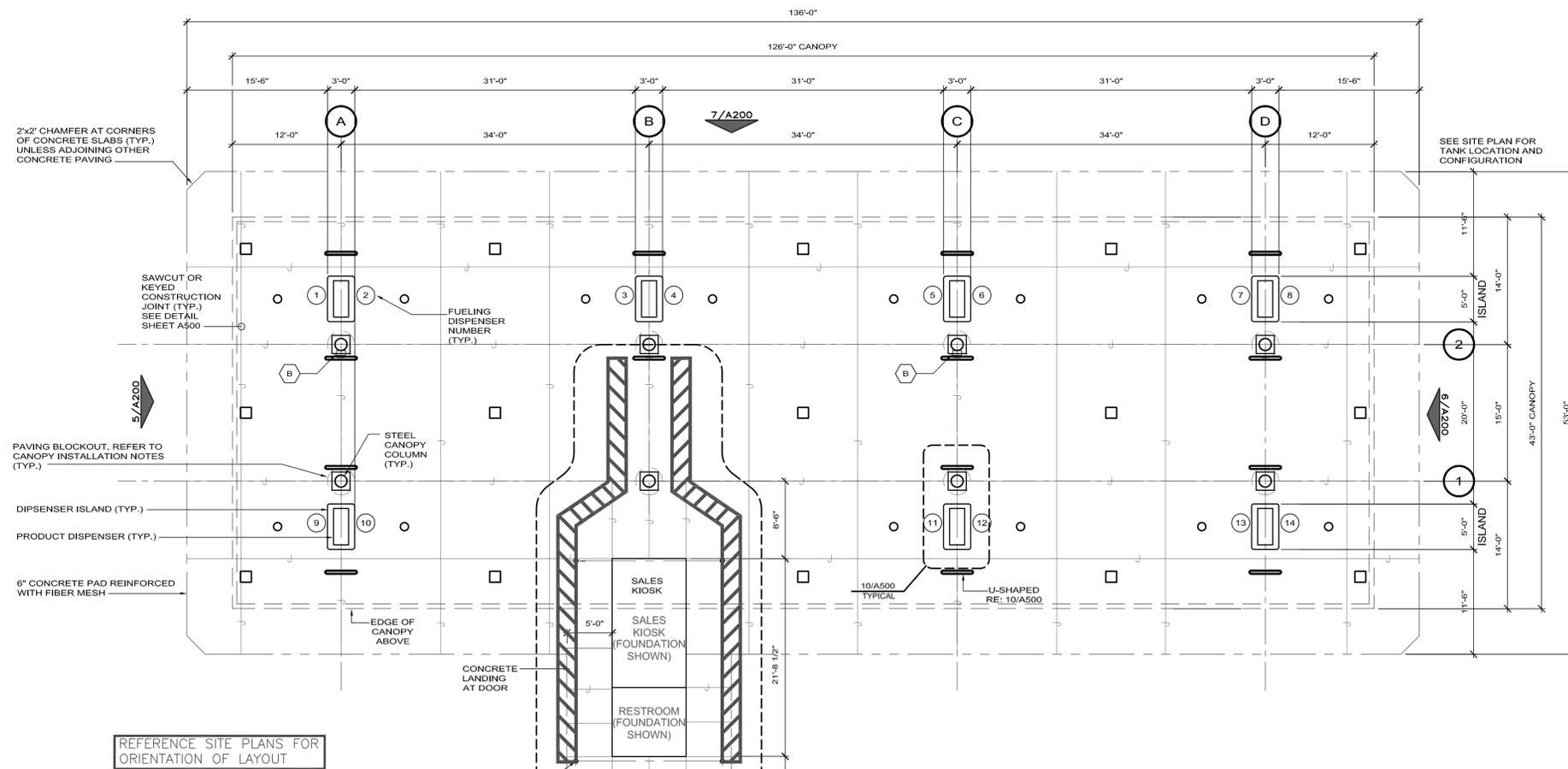
RIGHT SIDE ELEVATION



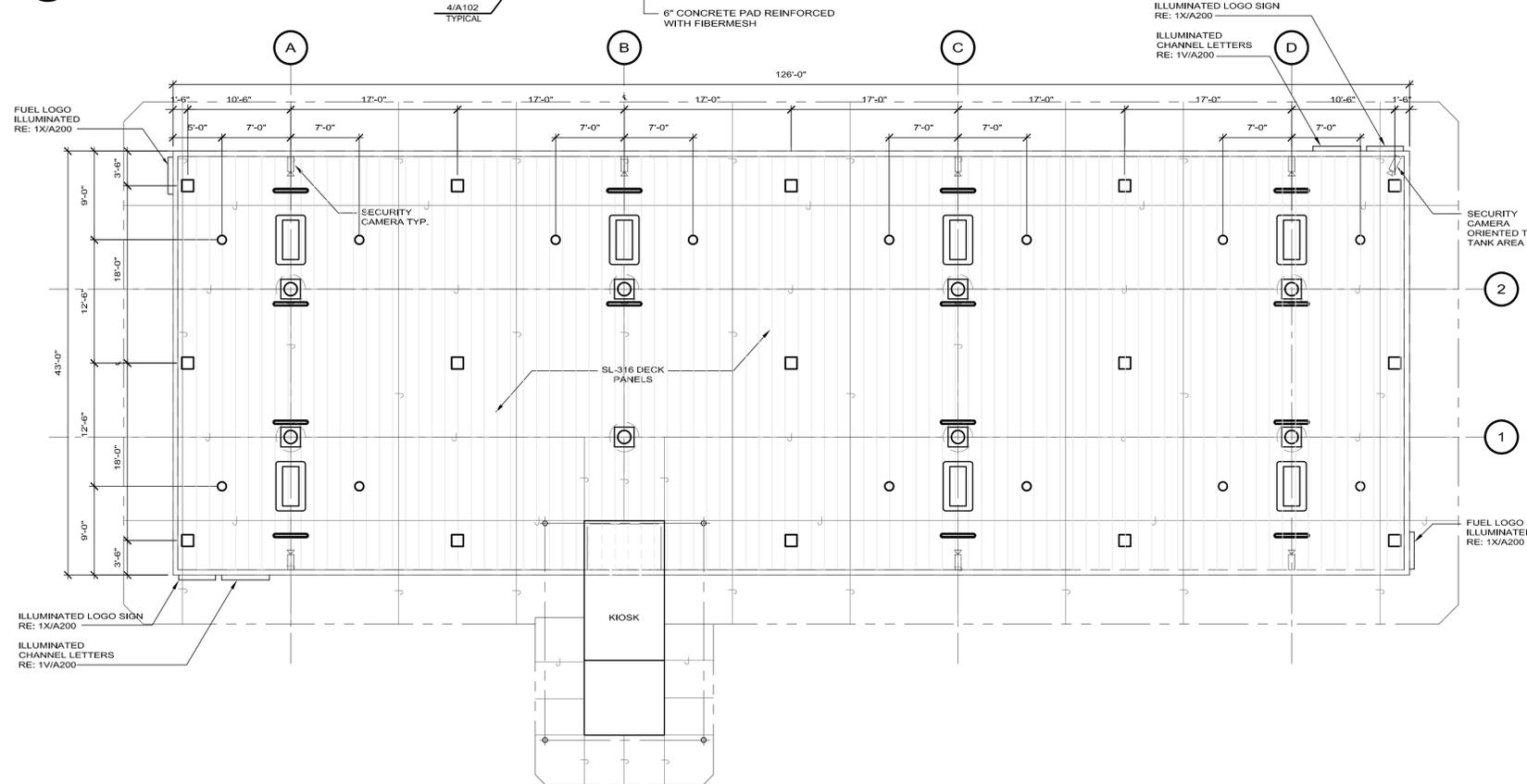
FRONT ELEVATION



REAR ELEVATION



**1 CANOPY FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**2 CANOPY REFLECTED CEILING PLAN**  
SCALE: 1/8"=1'-0"

### SITE NOTES FOR CANOPY INSTALLATION

- TOP OF FIRST POUR OF COLUMN FOOTINGS SHALL BE AS SHOWN ON THE GRADING AND DRAINAGE PLAN DRAWING. ANY DEVIATION FROM THESE ELEVATIONS SHALL BE REPORTED TO CANOPY SUPPLIER PRIOR TO FABRICATION OF COLUMNS.
- ANCHOR BOLTS SHALL BE INSTALLED PLUMB WITH TEMPLATES FURNISHED. ALL THREADS SHALL BE CLEAN AND FREE OF CONCRETE SPILLAGE.
- BLOCK-OUT PAVING AT EACH COLUMN FOOTING SHALL BE AT LEAST SIX INCHES BEYOND EDGE OF COLUMN BASE PLATE AND SHALL BE A MINIMUM OF 36" DIAMETER.
- ALL YARD PAVING WITHIN A DISTANCE OF FIVE FEET BEYOND THE PERIMETER OF THE CANOPY SHALL BE IN PLACE WITH NO OPEN HOLES OR TRENCHES PRIOR TO CANOPY INSTALLATION.
- CONTRACTOR SHALL FURNISH A DUMPSTER ON SITE FOR USE BY CANOPY INSTALLER FOR CLEAN-UP OF CRATING AND SHIPPING DEBRIS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL COORDINATION OF INSTALLATION SCHEDULE WITH CANOPY SUPPLIER. ANY DEVIATION FROM THE MINIMUM SITE CONDITIONS LISTED ABOVE OR A CHANGING IN SCHEDULING RESULTING IN ADDITIONAL COST TO THE CANOPY SUPPLIER, WILL BE BACK-CHARGED TO THE CONTRACTOR.

### EQUIPMENT LEGEND

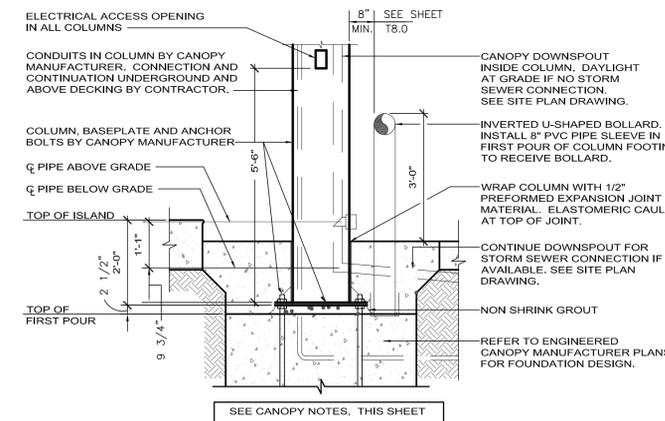
ALL EQUIPMENT FURNISHED BY OWNER UNLESS OTHERWISE SPECIFIED

(A) NOT USED

2-A: 10-B-C FIRE EXTINGUISHER IN STEEL CABINET (TYP. 2) G.C. TO MOUNT BOTTOM 32" ABOVE PAVING. CIVIL ENGINEER MUST VERIFY ACCESSIBILITY. G.C. TO ENSURE COMPLIANCE WITH 2012 I.A.S. SECTION 309 & 308, G.C. TO ENSURE TRAVEL DISTANCE TO NEAREST FIRE EXTINGUISHER IS NO MORE THAN 75 FEET. SEE "CONSTRUCTION IMPROVEMENT PLAN"

### GENERAL STRUCTURAL NOTES:

- DESIGN CRITERIA**
  - ALLOWABLE SOIL BEARING PRESSURE 1500 PSF
- APPLICABLE CODES**
  - 2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS.
  - AMERICAN CONCRETE INSTITUTE. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI-318). LATEST EDITION
- CANOPY**
  - CANOPY FOUNDATIONS SHALL BE CONSTRUCTED BY THE GENERAL CONTRACTOR IN ACCORDANCE WITH A DESIGN PROVIDED BY THE CANOPY MANUFACTURER. ANY DESIGN DETAILS ON THIS SHEET ARE PROVIDED FOR BID PURPOSES ONLY, AND MAY NOT REFLECT THE FINAL DESIGN.
  - ANCHOR BOLTS ARE SUPPLIED BY CANOPY MANUFACTURER
  - ANCHOR BOLT PATTERNS SHALL BE PROVIDED BY THE CANOPY MANUFACTURER
  - CANOPY SUPERSTRUCTURE, INCLUDING COLUMNS, BASE PLATES AND ALL STRUCTURAL STEEL COMPONENTS SHALL BE SUPPLIED AND ERECTED BY THE CANOPY MANUFACTURER.
- CAST-IN-PLACE CONCRETE**
  - STRUCTURAL CONCRETE FABRICATION AND CONSTRUCTION SHALL CONFORM TO ACI BUILDING CODE ACI-318, LATEST EDITION.
  - PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I UNLESS NOTED OTHERWISE IN GEOTECHNICAL REPORT.
  - REINFORCING SHALL BE CONTINUOUS AROUND CORNERS AND AT ALL INTERSECTIONS. PROVIDE CORNER BARS IF NECESSARY WITH LAPS.
  - MINIMUM REINFORCING COVER REQUIREMENTS ARE AS FOLLOW:
    - CONCRETE CAST AGAINST EARTH 3 INCHES
    - CONCRETE EXPOSED TO WEATHER OR EARTH:
      - #6 BARS & LARGER 2 INCHES
      - #5 BARS & SMALLER 1 1/2 INCHES
    - CONCRETE SLABS, NOT EXPOSED TO WEATHER OR EARTH 1 INCH
  - REFER TO PROJECT SPECIFICATION SECTION 3300 FOR ADDITIONAL NOTES.



**3 CANOPY COLUMN FOOTING DETAIL**  
SCALE: 1/2"=1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. RAY DUEKER Date: 8/5/2015

**CDA Architects**  
Member American Institute of Architects  
17200 State Hwy 249, Suite 230  
Houston, Texas 77064  
832/678-9232 Fax 832/678-9240

**Kroger**  
The Kroger Co.  
Denver, CO 80229  
Houston, TX 77064  
Fax (832) 716-5805

**CANOPY CONSTRUCTION PLANS**  
FUEL STATION SW-870  
S.E.C. BELT LINE RD. & MARSH LN.  
ADDISON, TEXAS 75001

A100



**Planning & Zoning Commission**

**Meeting Date:** 10/20/2015

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**Agenda Caption:**

**PUBLIC HEARING** Case 1722-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation for an ordinance amending Article XXI (Landscaping Regulations) by revising the requirements relating to the maintenance of irrigation systems and enforcement, on application from the Town of Addison, represented by Mr. Charles Goff.

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**Attachments**

1722-Z P&Z Packet

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October 16, 2015

## STAFF REPORT

RE: Case 1722-Z/Town of Addison

LOCATION: N/A – This is a text amendment to the zoning code.

REQUEST: Approval of an ordinance amending Article XXI (Landscaping Regulations) by revising the requirements for maintenance of irrigation systems and enforcement.

APPLICANT: Town of Addison, represented by Mr. Charles Goff

## DISCUSSION:

Background: From time to time, situations occur where property owners do not shut off their irrigation systems when the temperature is at or below freezing. This can cause water to spray on to streets and sidewalks, accumulate and turn to ice. This creates a hazardous condition. Staff has been asked to strengthen our current regulations in order to prevent this from occurring.

Addison's Landscape regulations are part of the zoning code. This requires that any change to these regulations go through the zoning process for adoption.

Current Request: Staff is proposing to revise Article XXI (Landscaping Regulations), Section 10 (Landscape Maintenance) to add several new requirements. The first would require that all automatically controlled irrigation systems install a rain, moisture and freeze shut-off devices, sensors or other technology designed to inhibit or interrupt operation of the irrigation system during periods of moisture, rainfall, or freezing temperatures. Existing systems would need to be brought into compliance when repairs are necessary or if there is a change on the property which requires a new certificate of occupancy.

The proposed new requirements would also prohibit spraying water over surfaces made of concrete, asphalt, brick, wood, stones set in mortar, or any other impervious material.

Furthermore, systems adjacent to streets, sidewalks, alleys, and parking lots must not cause damage to other property or interfere with the free movement of vehicles or pedestrians.

These new regulations would apply to all zoning districts which are bound by the landscape ordinance. This is every property except those zoned in one of the Town's residential districts (R-1, R-2, R-3, and R-16).

Section 11 (Enforcement) is also being amended to grant authority to the police department, the building official or the city manager's designee to enforce these requirements. Should a property be found in violation of these requirements, they can be cited by the Town.

**RECOMMENDATION: APPROVAL**

The proposed changes will bring Town requirements in line with current TCEQ regulations with regards to rain/freeze sensors. The new requirements will limit the likelihood of irrigation systems causing hazardous conditions during cold weather and better enable the Town to respond when a situation arises to make sure that it does not occur repeatedly. Staff recommends approval, subject to no conditions.

## Planning & Zoning Commission

Meeting Date: 10/20/2015

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### Agenda Caption:

FINAL PLAT/Crescent Crown Addition. Presentation, discussion and consideration of a recommendation regarding a final plat for one lot totaling 6.484 acres located generally at 14675 Dallas Parkway, on application from Cawley Partners, represented by Mr. Kim Sutton.

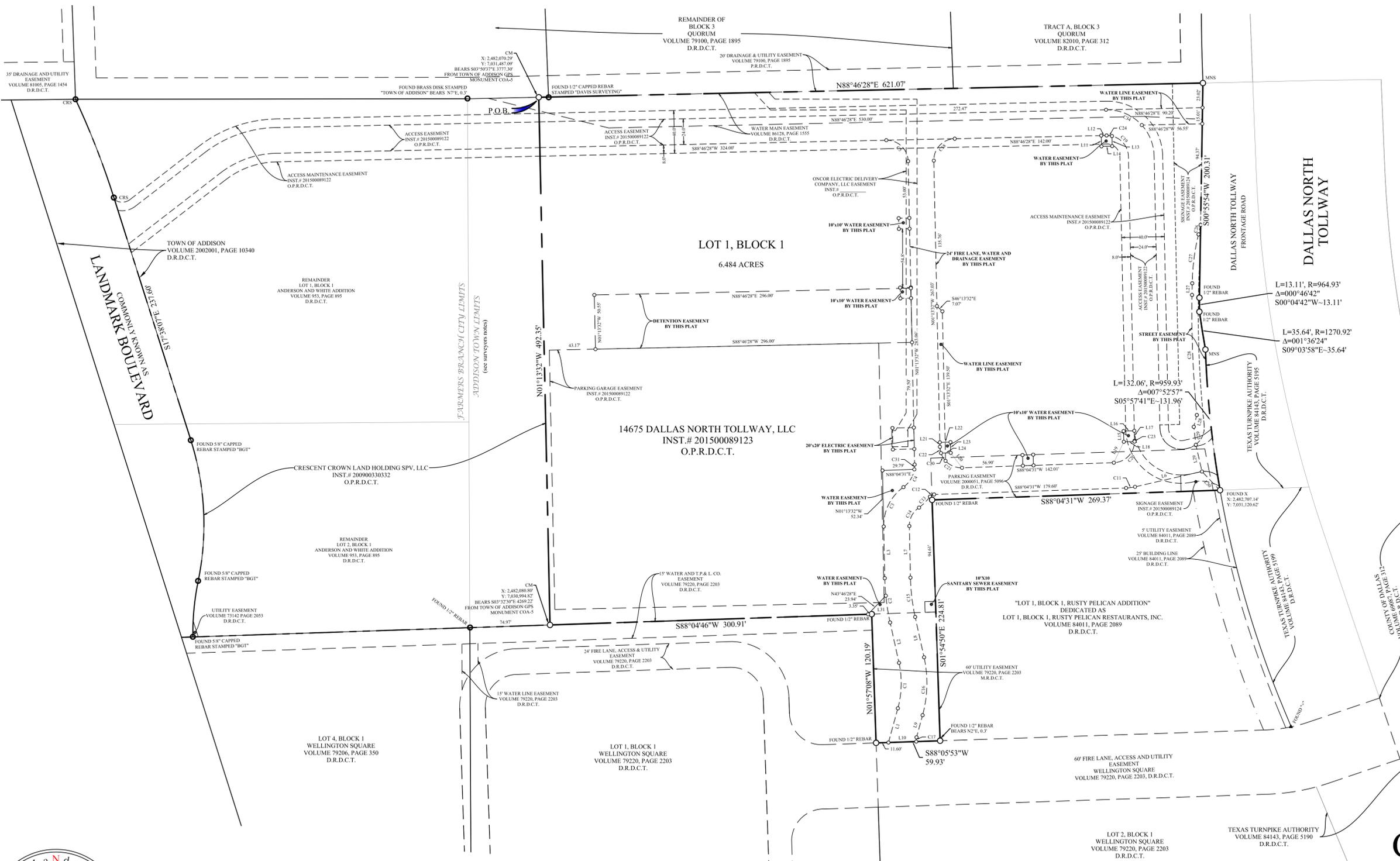
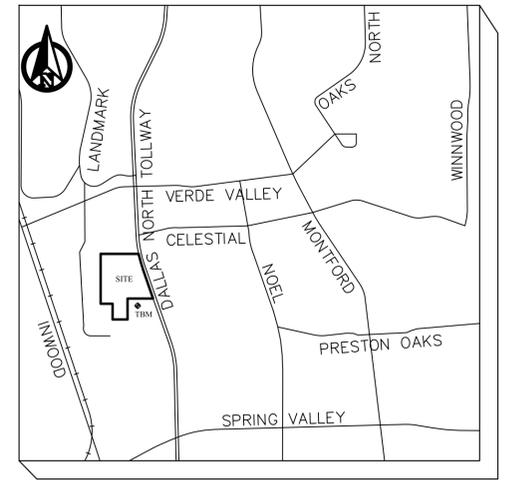
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### Attachments

Crescent Crown Addition Final Plat

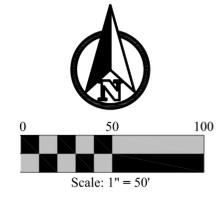
Crescent Crown Addition P&Z Packet

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Final Plat  
**Crescent Crown Addition**  
 6.484 acres  
 Josiah Pancoast Survey  
 Abstract No. 1146  
 Town of Addison  
 Dallas County, Texas  
 September 2015  
 Sheet 1 of 2

JPH Land Surveying, Inc.  
 JPH Job No.  
 6.5ac 2014.010.003 - Final Plat.dwg  
 © 2015 JPH Land Surveying, Inc. - All Rights Reserved  
 807 Bluebonnet Drive, Suite C Keller, Texas 76248  
 Telephone (817) 431-4971 www.jphlandsurveying.com  
 TBPLS Firm #10019500 #10194073 #10193867  
 DFW | Austin | Abilene



Line Data Table		
Line #	Distance	Bearing
L1	33.09'	N15°24'04"E
L2	38.55'	N12°29'48"W
L3	48.15'	N01°13'32"W
L6	62.36'	S77°03'48"W
L7	48.15'	S01°13'32"E
L8	38.55'	S12°29'48"E
L9	21.44'	S15°24'04"W
L10	25.98'	S88°05'53"W
L11	10.00'	N01°13'32"W
L12	5.00'	N88°46'28"E
L13	9.36'	S01°13'32"E
L14	10.00'	S88°46'28"W
L15	10.00'	N01°13'32"W
L16	10.00'	N88°46'28"E
L17	9.30'	S01°13'32"E
L18	9.99'	S88°46'28"W
L19	21.62'	S25°35'45"W
L20	17.48'	S37°05'30"E
L21	4.17'	N01°13'32"W
L22	10.00'	N88°46'28"E
L23	10.00'	S01°13'32"E
L24	9.13'	S88°46'28"W
L27	10.88'	S00°55'54"W
L28	11.40'	S14°37'25"W
L29	25.56'	S12°56'12"E
L30	24.10'	S43°37'44"E
L31	18.89'	S88°05'06"W

Curve Data Table						
Curve #	Arc	Radius	Delta	Chord Bearing	Chord	
C1	42.85'	88.00'	027°53'52"	N01°27'07"E	42.43'	
C2	41.70'	212.00'	011°16'16"	N06°51'40"W	41.64'	
C3	42.81'	44.00'	055°45'01"	N26°38'58"E	41.14'	
C4	24.51'	25.00'	056°09'55"	N26°26'25"E	23.54'	
C5	31.42'	20.00'	090°00'00"	N46°13'32"W	28.28'	
C11	8.46'	44.00'	011°00'43"	S82°34'09"W	8.44'	
C12	4.49'	5.00'	051°28'30"	S62°20'16"W	4.34'	
C13	14.52'	50.16'	016°34'51"	S44°59'40"W	14.46'	
C14	20.28'	20.00'	058°05'10"	S27°49'03"W	19.42'	
C15	36.98'	188.00'	011°16'16"	S06°51'40"E	36.92'	
C16	54.53'	112.00'	027°53'52"	S01°27'08"W	54.00'	
C17	4.03'	10.00'	023°06'13"	S03°50'57"W	4.01'	
C18	31.42'	20.00'	090°00'00"	N43°46'28"E	28.28'	
C19	31.42'	20.00'	090°00'00"	S46°13'32"E	28.28'	
C20	31.17'	20.00'	089°18'03"	S43°25'29"W	28.11'	
C21	31.66'	20.00'	090°41'57"	N46°34'31"W	28.46'	
C22	5.92'	20.00'	016°56'43"	N09°41'54"W	5.89'	
C23	0.70'	20.00'	002°00'51"	S00°13'07"E	0.70'	
C24	5.05'	20.00'	014°28'39"	S83°59'13"E	5.04'	
C26	9.03'	243.50'	002°07'31"	S12°39'35"W	9.03'	
C27	46.10'	206.50'	012°47'26"	S07°19'37"W	46.00'	
C28	112.13'	972.00'	006°36'35"	S02°17'59"E	112.07'	
C29	16.90'	976.00'	000°59'31"	S06°43'43"E	16.90'	
C30	8.54'	20.00'	024°27'51"	S30°24'11"E	8.47'	
C31	4.54'	25.00'	010°24'18"	N03°33'35"E	4.53'	

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, 14675 Dallas North Tollway, LLC are the owners of that certain tract of land situated in the Town of Addison, within the Josiah Pancoast Survey, Abstract Number 1146, Dallas County, Texas, as described in the deed to 14675 Dallas North Tollway, LLC, recorded under Instrument Number 201500089123 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**Beginning** at a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set on the south line of Block 3, Quorum as shown on the plat recorded in Volume 79100, Page 1895 of the Deed Records of Dallas County, Texas;

THENCE NORTH 88 degrees 46 minutes 28 seconds EAST, with the south line of said Block 3, a distance of 621.07 feet to a mag nail with washer stamped "JPH LAND SURVEYING" set at the northwest corner of the tract described in the deed to the Texas Turnpike Authority recorded in Volume 84143, Page 5195 of the Deed Records of Dallas County, Texas;

THENCE in a southerly direction, with the west line of the said Texas Turnpike Authority tract, the following calls:

- SOUTH 00 degrees 55 minutes 54 seconds WEST, a distance of 200.31 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve concave to the east, having a radius of 964.93 feet;
- along the arc of the said non-tangent curve, an arc length of 13.11 feet (a chord bearing of SOUTH 00 degrees 04 minutes 42 seconds WEST, a chord distance of 13.11 feet) to a 1/2 inch rebar found at the beginning of a non-tangent compound curve concave to the east, having a radius of 1270.92 feet;
- along the arc of the said non-tangent compound curve, an arc length of 35.64 feet (a chord bearing of SOUTH 09 degrees 03 minutes 58 seconds EAST, a chord distance of 35.64 feet) to a mag nail with washer stamped "JPH LAND SURVEYING" set at the beginning of a non-tangent compound curve concave to the east, having a radius of 959.93 feet;
- along the arc of the said non-tangent compound curve, an arc length of 132.06 feet (a chord bearing of SOUTH 05 degrees 57 minutes 41 seconds EAST, a chord distance of 131.96 feet) to a scribed "x" on concrete found at the northeast corner of "Lot 1, Block 1, Rusty Pelican Addition" dedicated as Lot 1, Block 1, Rusty Pelican Restaurants, Inc. as shown on the plat recorded in Volume 84011, Page 2089 of the Deed Records of Dallas County, Texas;

THENCE SOUTH 88 degrees 04 minutes 31 seconds WEST, with the north line of said Lot 1, Block 1, Rusty Pelican Addition, a distance of 269.37 feet to a 1/2 inch rebar found at the northwest corner of Lot 1, Block 1, Rusty Pelican Addition;

THENCE SOUTH 01 degree 54 minutes 50 seconds EAST, with the east line of a 60-foot Utility Easement as shown on the plat of said Rusty Pelican Addition, a distance of 224.81 feet to the southwest corner of Lot 1, Block 1, Rusty Pelican Addition, from which a found 1/2 inch rebar bears NORTH 2 degrees EAST, 0.3 feet;

THENCE SOUTH 88 degrees 05 minutes 53 seconds WEST, with the north line of a 60-foot Fire Lane, Access, & Utility Easement as shown on the plat Wellington Square recorded in Volume 79220, Page 2203 of the Deed Records of Dallas County, Texas, a distance of 59.93 feet to a 1/2 inch rebar found on the east line of Lot 1, Block 1 of said Wellington Square;

THENCE NORTH 01 degree 57 minutes 08 seconds WEST, with the east line of said Lot 1, Block 1 of Wellington Square, a distance of 120.19 feet to a 1/2 inch rebar found at the northeast corner of Lot 1, Block 1 of Wellington Square;

THENCE SOUTH 88 degrees 04 minutes 46 seconds WEST, with the north line of Lot 1, Block 1 of Wellington Square, a distance of 300.91 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";

THENCE NORTH 01 degree 13 minutes 32 seconds WEST, with the west line of the tract described in the deed to 14675 Dallas North Tollway, LLC, recorded under Instrument Number 201500089123 of the Official Public Records of Dallas County, Texas, a distance of 492.35 feet returning to the Point of Beginning and enclosing 6.484 acres.

Basis of Bearings for this description is the Texas Coordinate System of 1983, North Central Zone 4202 (by GPS observation)

NOW THERE, KNOW ALL BY THESE PRESENTS:

That 14675 Dallas North Tollway, LLC, the owners of the property described in this plat do hereby adopt this plat, designating the hereinabove described property as **CRESCENT CROWN ADDITION**, an addition in the Town of Addison, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets, rights-of-way, and easements shown thereon for the purposes indicated.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Dallas County, Texas.

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Authorized Agent for 14675 Dallas North Tollway, LLC Name and Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ authorized agent for 14675 Dallas North Tollway, LLC known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public for and in the Sate of Texas

My commission expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

Approved and accepted by the City Council of the Town of Addison this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor, Town of Addison

\_\_\_\_\_  
City Secretary, Town of Addison

**DETENTION AREA EASEMENT STATEMENT**

This plat is approved by the Town of Addison and accepted by the owner(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:

The proposed detention area easement(s) within the limits of this addition, will remain as detention area(s) to the line and grade shown on the plans at all times and will be maintained by the individual owner(s) of the lot or lots that are traversed by or adjacent to the detention area(s). The Town of Addison will not be responsible for the maintenance and operation of said detention area(s) or any damage or injury to private property or person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however, it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then, in such event, the Town of Addison shall have the right to enter upon the detention area(s) at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the detention area(s) traversing or adjacent to his property clean and free of debris, silt and any substance which would result in unsanitary conditions or blockage of the drainage. The Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner(s), or to alleviate any undesirable conditions, which may occur.

The detention area(s) as in the case of all detention areas are subject to storm water overflow(s) to an extent which cannot be clearly defined. The Town of Addison shall not be held liable for any damages of any nature resulting from the occurrences of these natural phenomena, nor resulting from the failure of any structure or structures, within the detention area(s) or subdivision storm drainage system.

The detention area easement line identified on this plat shows the detention area(s) serving this addition.

Notice: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to withholding of utilities and building permits.

KNOW ALL MEN BY THESE PRESENT:

THAT I, JEWEL CHADD do hereby certify that I prepared this plat from and actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the Town of Addison, Texas. PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. -RELEASED FOR REVIEW TO THE TOWN OF ADDISON ON SEPTEMBER 15, 2015 -RELEASED FOR REVIEW TO THE TOWN OF ADDISON ON OCTOBER 15, 2015

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Jewel Chadd known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public for and in the Sate of Texas

My commission expires: \_\_\_\_\_

**GENERAL PLAT NOTES**

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, election, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

The construction plans shall be prepared by or under the supervision of a registered professional engineer in the State of Texas and shall bear his seal on each sheet.

Final Plat  
**Crescent Crown Addition**  
6.484 acres  
Josiah Pancoast Survey  
Abstract No. 1146  
Town of Addison  
Dallas County, Texas  
September 2015  
Sheet 2 of 2



JPH Job No.  
6.5ac 2014.010.003 - Final Plat.dwg  
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807 Bluebonnet Drive, Suite C Keller, Texas 76248  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
DFW | Austin | Abilene

**Owner**  
14675 Dallas North Tollway, LLC  
1999 Bryan Street, Suite 900  
Dallas, TX 75201

**Title Company**  
Chicago Title of Texas, LLC  
1999 Bryan Street, Suite 900  
Dallas, Texas 75201

**Client**  
Cawley Partners  
17330 Preston Road, Suite 205 B  
Dallas, Texas 75252

# FINAL PLAT/Crescent Crown Addition

FINAL PLAT/Crescent Crown Addition. Presentation, discussion and consideration of a recommendation regarding a final plat for one lot totaling 6.484 acres located generally at 14675 Dallas Parkway, on application from Cawley Partners, represented by Mr. Kim Sutton.

## LOCATION MAP





October 15, 2015

STAFF REPORT

RE: FINAL PLAT/ Crescent Crown Addition

LOCATION: 14675 Dallas Parkway

REQUEST: Approval of a final plat.

APPLICANT: Cawley Partners, represented by Mr. Kim Sutton.

DISCUSSION:

Background. This property has never been platted. Last year, the Town rezoned the property to accommodate an office building with a mixture of structured and surface parking. This plat records the subdivision of the tract and the easements associated with the development that is occurring on the property.

Engineering Review. The plat has been reviewed by Town staff and found to be in compliance with all requirements.

RECOMMENDATION:

Staff recommends approval of the proposed plat subject to no conditions.

**Planning & Zoning Commission**

**Meeting Date:** 10/20/2015

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**Agenda Caption:**

Discussion and take action regarding the selection of a chairman and vice-chairman for the Planning and Zoning Commission.

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