



PLANNING AND ZONING COMMISSION AGENDA

Tuesday, December 15, 2015

6:00 p.m.

Council Chambers, Addison Town Hall
5300 Belt Line Road, Dallas, Texas 75254

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the November 17, 2015 meeting.
2. **PUBLIC HEARING** Case 1724-SUP/Antonio's Ristorante. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4985 Addison Circle, which property is currently zoned UC, Urban Center, by amending the existing Special Use Permit for a restaurant and the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Antonio's Ristorante, represented by Mr. Sean Moore.
3. **PUBLIC HEARING** Case 1728-SUP/Yard House. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 212, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by amending the existing Special Use Permit for a restaurant and the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from GHA Architects, represented by Mr. Jason Bolling.
4. **PUBLIC HEARING** Case 1725-Z/Addison Groves. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning approximately 17.4 acres of land located at 4150 Belt Line Road in order to create a new Planned Development District for retail, restaurant, residential and office uses with modified development

standards, on application from Fenway Development, Inc., represented by Mr. Frank Liu.

WORKSESSION

1. Announcements and acknowledgements regarding Town and Planning and Zoning Events and Activities.
2. Discuss the annual progress report of Planning and Zoning Commission.
3. Discuss the 2016 meeting schedule for the Planning and Zoning Commission.

Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Posted:

Charles Goff, 12/11/15, 2:00pm

**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: 12/15/2015

Agenda Caption:

Discuss and take action regarding approval of the minutes of the November 17, 2015 meeting.

Attachments

11-17-15 Minutes



**OFFICIAL ACTIONS OF THE ADDISON
PLANNING AND ZONING COMMISSION**

November 17, 2015

6:00 P.M. – Council Chambers

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

Present: Jason Ennis, Stacey Griggs, Debra Morgan, Skip Robbins, Jim Robinson, Tom Schaeffer, Randy Smith

Absent: None

Chairman Robbins called the meeting to order at 6:00pm.

1. Discussion and take action regarding approval of the minutes of the October 20, 2015 meeting and the November 3, 2015 meeting.

Commissioner Smith moved to approve the minutes of the October 20, 2015 meeting with no corrections. Commissioner Robinson seconded. Motion carried.

Voting Aye: Griggs, Ennis, Robbins, Robinson, Schaeffer, Smith

Voting Nay: None

Absent: Morgan

Commissioner Ennis moved to approve the minutes of the November 3, 2015 meeting with no corrections. Commissioner Schaeffer seconded. Motion carried.

Voting Aye: Griggs, Ennis, Robbins, Robinson, Schaeffer, Smith

Voting Nay: None

Absent: Morgan

Commissioner Morgan arrived after consideration of the minutes.

2. **PUBLIC HEARING** Case 1726-Z/Axcess Catering. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning an approximately .5751 acre property located at 4300 Beltway Drive from LR (Local Retail) to a PD (Planned Development), on application Axcess Catering & Events, represented by Mr. Scott Fernandes.

Chairman Robbins opened the meeting as a public hearing. Mr. Scott Fernandes, the applicant, and Ms. Mabel Simpson, the applicant's attorney, spoke in favor of the request. Mr. Eric Earnshaw of 4202 Beltway Drive, spoke against the request. There were no other questions or comments. Chairman Robbins closed the meeting as a public hearing.

Commissioner Smith moved to recommend denial of an ordinance rezoning an approximately .5751 acre property located at 4300 Beltway Drive from LR (Local Retail) to a PD (Planned Development).

Commissioner Griggs seconded. Motion carried.

Voting Aye: Griggs, Robbins, Robinson, Smith
Voting Nay: Ennis, Morgan, Schaeffer
Absent: none

WORK SESSION

1. Announcements and acknowledgements regarding Town and Planning and Zoning Events and Activities.
2. Discuss the monthly chairman's report of Planning and Zoning Commission actions to the City Council.
3. Discuss the 2016 meeting schedule for the Planning and Zoning Commission.

Adjourn Meeting

Planning & Zoning Commission

Meeting Date: 12/15/2015

Agenda Caption:

Announcements and acknowledgements regarding Town and Planning and Zoning Events and Activities.

Planning & Zoning Commission

Meeting Date: 12/15/2015

Agenda Caption:

PUBLIC HEARING Case 1724-SUP/Antonio's Ristorante. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4985 Addison Circle, which property is currently zoned UC, Urban Center, by amending the existing Special Use Permit for a restaurant and the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Antonio's Ristorante, represented by Mr. Sean Moore.

Attachments

1724-SUP Staff Report

1724-SUP Plans

1724-SUP

PUBLIC HEARING Case 1724-SUP/Antonio's Ristorante. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4985 Addison Circle, which property is currently zoned UC, Urban Center, by amending the existing Special Use Permit for a restaurant and the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Antonio's Ristorante, represented by Mr. Sean Moore.

LOCATION MAP





December 10, 2015

STAFF REPORT

RE: Case 1724-SUP/Antonio's Ristorante

LOCATION: 4985 Addison Circle

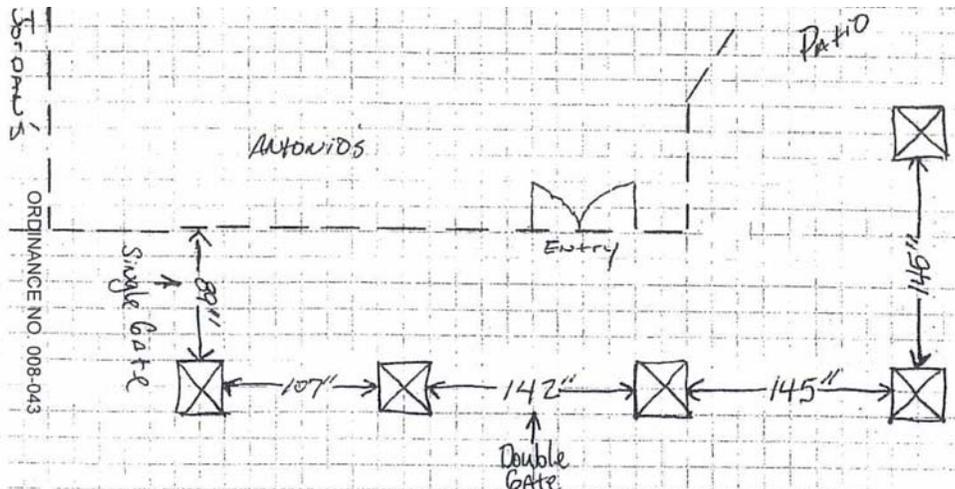
REQUEST: Approval of an amendment to the existing Special Use Permit for a restaurant and Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

APPLICANT: Antonio's Ristorante, represented by Mr. Sean Moore.

DISCUSSION:

Background: Antonio's Ristorante was approved through the Special Use Permit process for its current location in Addison Circle in 1997. Later, in 2008, the Special Use Permit was revised to allow the patio to expand along the south side of the property underneath the building overhang. The area under the overhang looks as if it is part of the public sidewalk, but is actually on private property. The patio was limited to a maximum of 421 square feet. As part of the SUP requirements, the applicant was instructed to fence in the new patio area, subject to the following standards and site plan:

- New fence fabrication not to exceed 48' tall
- New fence fabrication will match existing style and pattern
- New fence will be painted to match existing
- Gates will have hardware to match existing
- Double gate at main entry will be full mortised hinges with no center post



After approval, the patio was expanded within the area shown on the plan, but the fence was never installed. Instead, the applicant placed several planters along the edge of the patio. Overtime the number and location of the planters has shifted, grown and now incorporates an additional 182 square feet above what was permitted; a portion of which is within the Town's Right of Way.

The broader issue of restaurant patios extending into the Town's Right of Way in Addison Circle came to light this summer and has been discussed extensively with the Council over the last several months. There are a number of restaurants in Addison Circle that have done this without the Town's consent. In response, Council has established a policy to consider allowing restaurants to utilize the public right of way under certain circumstances. As these come forward, the usage of Town Right of Way is a separate decision reserved for the Council, but they will also require a zoning determination on allowing them to expand their patio; which must be heard by the Planning and Zoning Commission. For consideration of this case, there should be no distinction between public and private property.

Proposed Plan: The applicant is requesting that the existing SUP be amended in two ways. First, for the site plan to be revised to expand their patio allowance in order to incorporate the additional 182 square feet. Secondly, they are requesting that the requirements pertaining to the fencing be removed and they be allowed to place potted plants as shown on the proposed site plan. The applicant's position is that the gate at the entryway causes some operational challenges for the restaurant, and that the plants are more attractive than fencing.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Staff recommends approval of the request to expand the patio an additional 182 as shown on the plan. The district has ample parking to support this expansion and it will not pose any issues for the site. This will allow the restaurant to continue using two tables which have been placed in this area. However, staff would object to allowing the fencing requirement to be removed. In a sense, the Town has already made a policy statement through the 2008 SUP approval requiring the fence, and current staff cannot justify second guessing that decision.

The Town's intent in requiring the fencing was to create a uniform look with regards to railing and patio fencing along this building face and throughout the district and staff does not believe that the fencing detracts from the aesthetics of the Circle. The following pages include a number of photos showing railings and patio fencing around this building and throughout the district. Additionally, staff believes there is a benefit to having a high quality, permanent, immovable boundary around the patio. This reduces the likelihood that planters, chairs and other patio furnishings will move beyond the approved patio area, in this case, into the right of way. Staff believes the fencing requirement around the entryway could be removed for this section of the patio to address some of the applicant's concerns. The applicant could keep the plants in order to decorate the patio or add hanging plant baskets from the fencing as they have one on the portion of their patio that is fenced, if they feel the fencing is unattractive. Therefore, staff would recommend that the current site plan be amended to add fencing in keeping with the standards listed within the previously approved Special Use Permit, with the exception of the area in front of the main entryway into the restaurant.

Private Sidewalk Railing On south face of Building, adjacent to Antonio's:



Closer view of Private Sidewalk Railing on south face of Building, immediately adjacent to Antonio's:



Patio fencing of a portion of Antonio's patio and Kampai Sushi & Grill patio:



Patio fencing of a The Lion and Crown:



Patio fencing of Taco Borracho:



Land Use Analysis

Attributes of Success Matrix

Antonio's Ristorante, 4985 Addison Circle

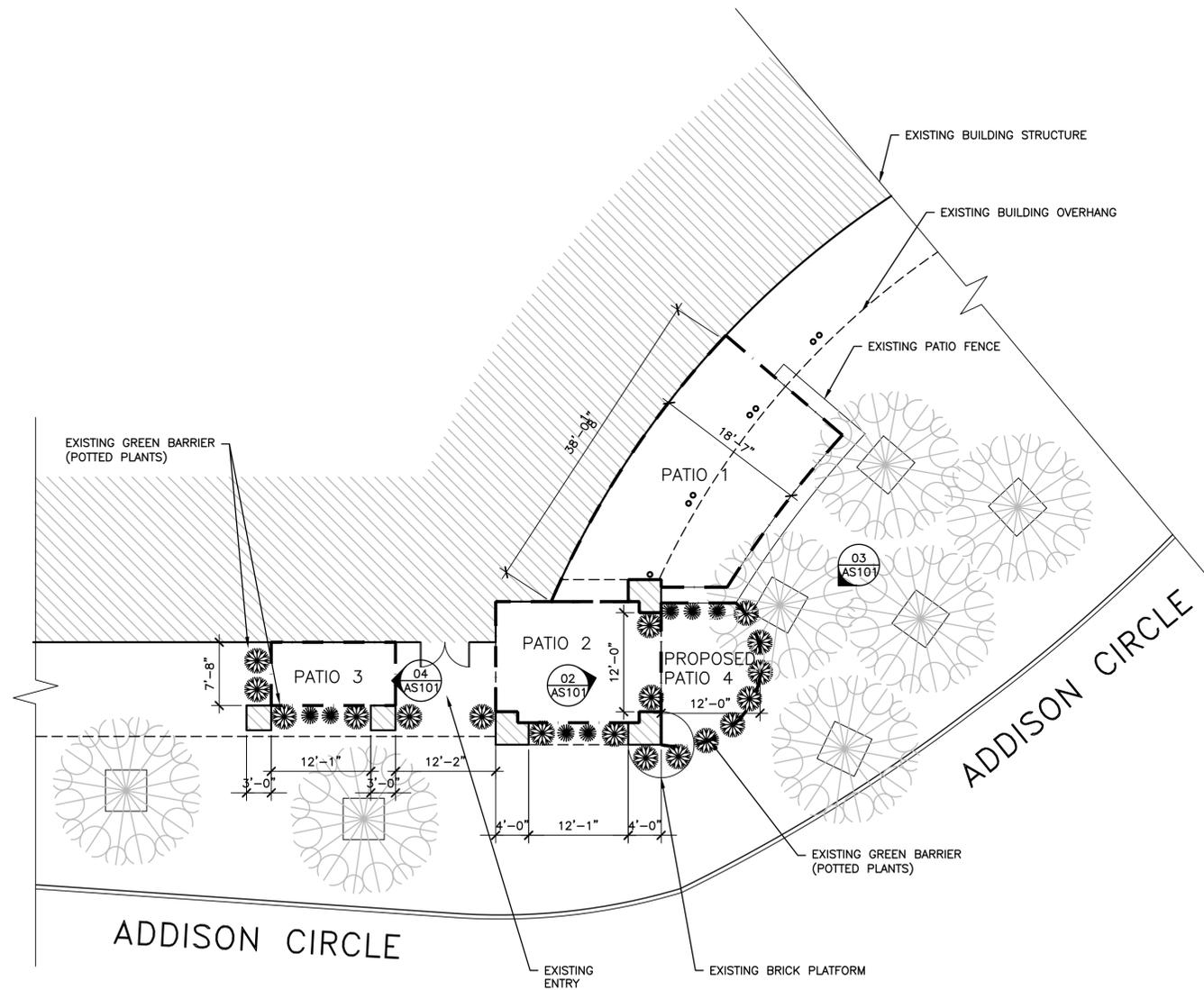
1724-SUP

Attribute	Comment	Score
Competitive	This restaurant has been a long tenured, successful tenant of Addison Circle.	
Safe	This restaurant and the area are safe.	
Functional	The patio will be functional. Allowing the applicant to remove the gate from in front of the entryway will improve the functionality of the previous plan.	
Visually Appealing	Staff believes that the inclusion of fencing in keeping with the design of the other fencing along the building will be visually appealing.	
Supported with Amenities	The site is in a mixed-use development in an amenity-rich area.	
Environmentally Responsible	The restaurant is part of a pedestrian oriented mixed-use development. This is an environmentally responsible development pattern.	
Walkable	The project is very walkable.	
Overall Assessment	Antonio's a prominent tenant in the Circle, allowing the patio expansion will allow them to continue to be successful.	

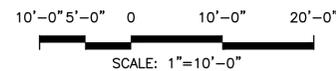
ANTONIO RISTORANTE

4985 ADDISON CIRCLE
ADDISON, TX 75001

Restaurant SF: 3,975 SF
Total Patio SF: 1,152± SF
Patio 1 SF: 570± SF
Patio 2 SF: 284± SF
Patio 3 SF: 116± SF
Proposed Patio 4 SF: 182± SF



01 PROPOSED PATIO ILLUSTRATION
SCALE: 1"=10'-0"



02 PHOTO
SCALE: N.T.S.



03 PHOTO
SCALE: N.T.S.



04 PHOTO
SCALE: N.T.S.

Planning & Zoning Commission

Meeting Date: 12/15/2015

Agenda Caption:

Discuss the annual progress report of Planning and Zoning Commission.

Planning & Zoning Commission

Meeting Date: 12/15/2015

Agenda Caption:

Discuss the 2016 meeting schedule for the Planning and Zoning Commission.

Planning & Zoning Commission

Meeting Date: 12/15/2015

Agenda Caption:

PUBLIC HEARING Case 1728-SUP/Yard House. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 212, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by amending the existing Special Use Permit for a restaurant and the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from GHA Architects, represented by Mr. Jason Bolling.

Attachments

1728-SUP Staff Report

1728-SUP Yard House Plans

1728-SUP Yard House Elevation Renderings

1728-SUP

PUBLIC HEARING Case 1728-SUP/Yard House. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 212, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by amending the existing Special Use Permit for a restaurant and the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from GHA Architects, represented by Mr. Jason Bolling.

LOCATION MAP





December 10, 2015

STAFF REPORT

RE: Case 1728-SUP/Yard House
LOCATION: 5100 Belt Line Road Suite 212
REQUEST: Approval of an amendment to the existing Special Use Permit for a restaurant and Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.
APPLICANT: GHA Architects, represented by Mr. Jason Bolling.

DISCUSSION:

Background: Yard House is a current restaurant tenant in Village on the Parkway on the east side of the AMC Theater. It was approved through the Special Use Permit process in early 2014 and has been in operation for a little over a year.

As part of their approved plan, the restaurant was permitted to have an exterior patio of 2,110 square feet.

Proposed Plan: The applicant is now requesting permission to cover the patio and install vinyl roll down walls. This will allow them the flexibility to shield the patio during periods of rain and for cold weather months, but keep it open during good weather. There would be no change in the size or intensity of the use of the patio.

RECOMMENDATION: APPROVAL

Staff recommends approval of the request. Yard House has been a quality tenant for the shopping center and this will help the restaurant utilize the patio more frequently than it is able to do so now. Since this is an amendment to the existing SUP and the standard condition regarding signage is already included, there is no need to include it here.

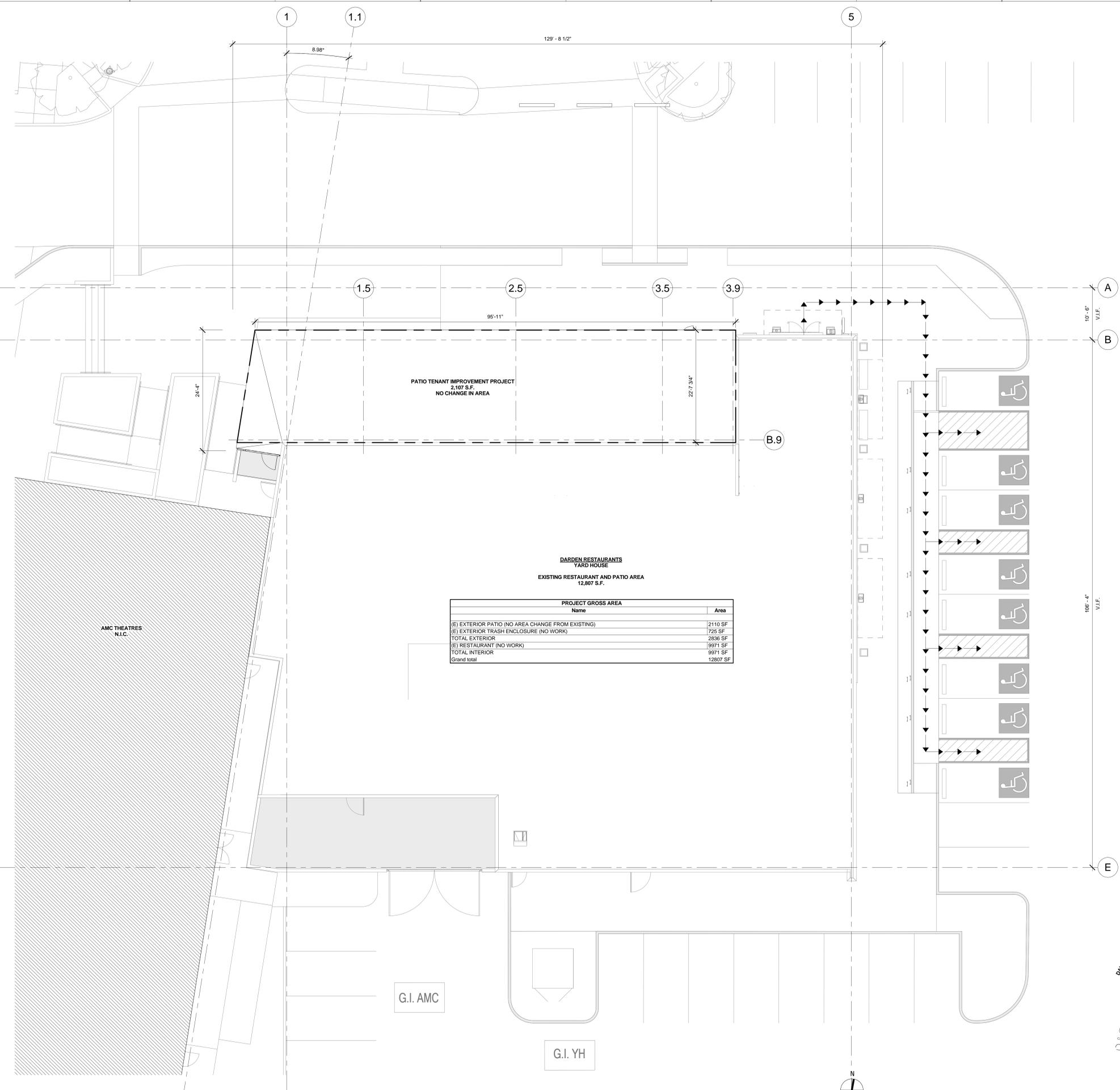
Land Use Analysis

Attributes of Success Matrix

Yard House Restaurant, 5100 Belt Line Road, Suite 212

1728-SUP

Attribute	Comment	Score
Competitive	This restaurant has been very successful. This improvement will help them remain competitive year-round.	
Safe	The project will comply with the necessary building and fire code requirements and will be safe.	
Functional	These improvements will enhance the functionality of the patio.	
Visually Appealing	The canopy structure and vinyl roll down will be of high quality so as to not negatively impact the visual appeal of the area.	
Supported with Amenities	The site is in a very amenity-rich area.	
Environmentally Responsible	The site is part of larger redevelopment that remodeled existing retail spaces and will provide a new, more energy efficient center.	
Walkable	The project is very walkable.	
Overall Assessment	Yard House has been a good-quality restaurant and an asset to the Town. This patio revision will help them continue to be successful.	



1 ARCHITECTURAL SITE PLAN

2 SITE PLAN NOTES

3" = 1'-0"



3 SITE PHOTOS

1" = 1'-0"

CODE ANALYSIS

SITE LEGAL DESCRIPTION A portion of Lot 1R, of Amended Replat, Village on the Parkway Lot 1R, according to the Amended Replat thereof recorded in instrument No. 20130032815 of the Public Records of Dallas County, Texas which is identified as "Tenant Premises" on Exhibit A-1.

1. CODE ANALYSIS

CONSTRUCTION TYPE II B

FIRE SPRINKLER SYSTEM YES

OCCUPANCY GROUP A2 RESTAURANTS

2. APPLICABLE CODES - COMPLY WITH ALL LOCAL ORDINANCES AND AMENDMENTS

ACCESSIBILITY 2009 IBC/STATE OF TEXAS ACCESSIBILITY STANDARDS (TAS)

BUILDING 2009 INTERNATIONAL BUILDING CODE

ELECTRICAL 2008 NATIONAL ELECTRICAL CODE

FIRE 2009 INTERNATIONAL FIRE CODE

MECHANICAL 2009 INTERNATIONAL FIRE CODE

PLUMBING 2009 INTERNATIONAL PLUMBING CODE

3. PROJECT INFORMATION

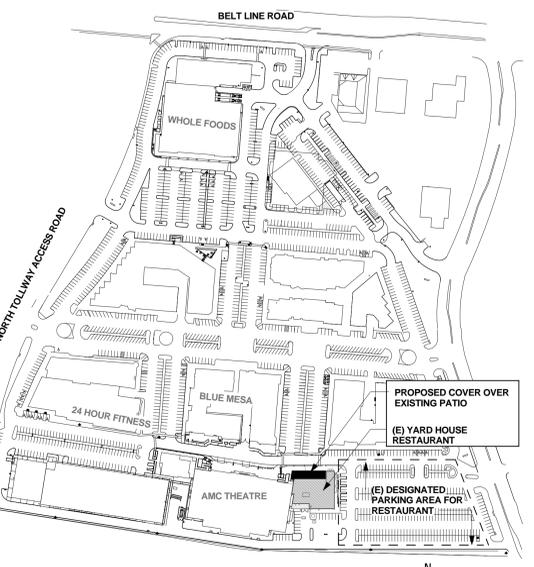
BUILDING HEIGHT 27'-4"

NUMBER OF STORIES 1

PARKING EXISTING PROVIDED BY LANDLORD

SEAT COUNT 312 (INDOOR) + 96 (PATIO) = 408 (TOTAL)

TOTAL PROJECT AREA 12,807 S.F.



4 SITE KEY PLAN

- Town of Addison site plan notes:**
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
 - All signage is subject to Town approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
 - Existing Handicap parking is provided by landlord in accordance with ADA standards.

This plan conforms with design standards included in the Town of Addison Transportation Plan, Water System Requirements, Waste Water System Requirements, and Drainage Criteria Manual.

DH

2470 Mariner Square Loop
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

ARCHITECTS PROJECT #48519

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without written consent of the Architect.

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ACTION

APPROVED	DENIED
STAFF _____ Date _____ Initials _____	_____ Date _____ Initials _____
COUNCIL _____ Date _____ Initials _____	_____ Date _____ Initials _____

See the Staff Approval Letter or Council Resolution Memo for any conditions associated with the approval of the project.

TOWN PROJECT NUMBER:

REGISTERED ARCHITECT
DARDEN M. HEATH, LICENSE #15082
Exp. Date 6/30/2016
Date Signed 11/19/15

Yard House

PERMIT ISSUE DATE:

REVISION SCHEDULE

#	DATE	DESCRIPTION
1	11/20/15	PLANNING SUBMITTAL

Restaurant #: **8355**

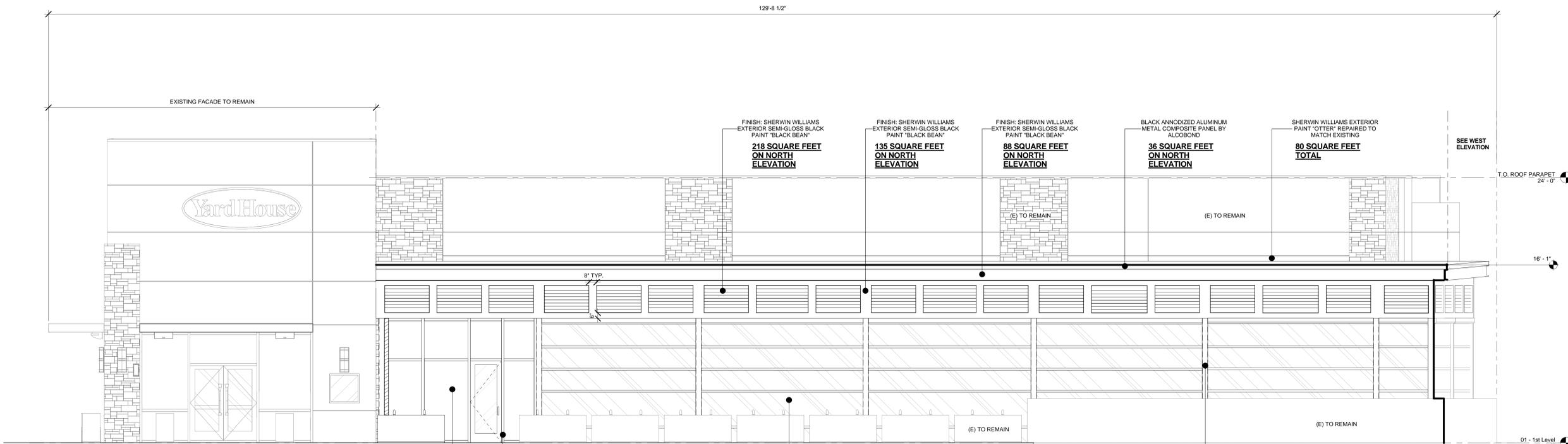
**PATIO TENANT IMPROVEMENT
ADDISON, TEXAS**

Drawn By: **EGH** Checked: _____

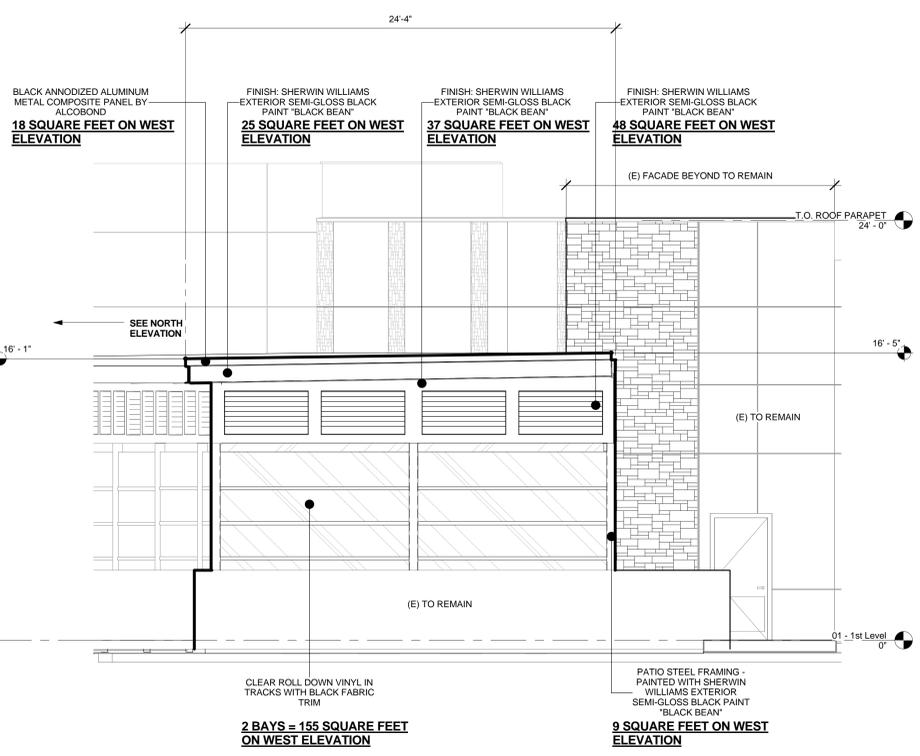
5100 BELT LINE ROAD
ADDISON, TX

Drawing
**SITE PLAN FOR
PLANNING
REVIEW**

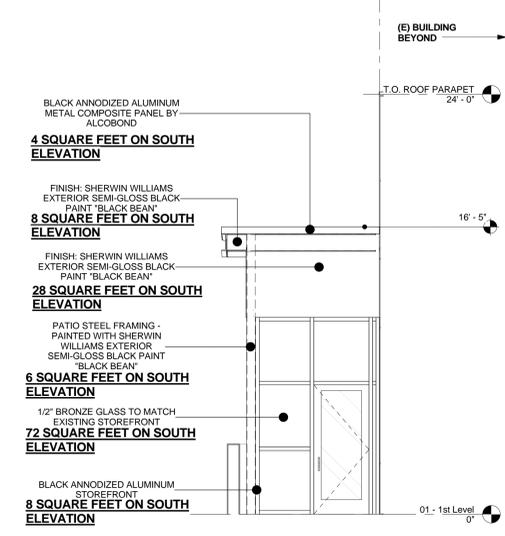
A0.1
PERMIT DOCUMENTS



1 PATIO NORTH ELEVATION
1/4" = 1'-0"



2 PATIO WEST ELEVATION
1/4" = 1'-0"



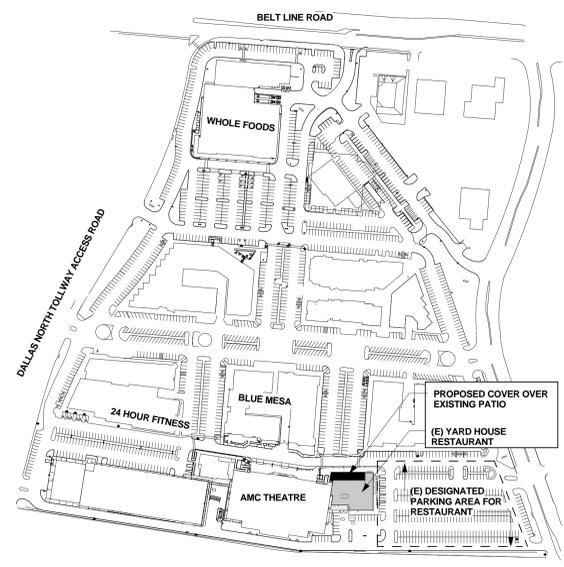
3 PATIO SOUTH ELEVATION
1/4" = 1'-0"

FACADE PLAN NOTES

- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- All mechanical units shall be screened from public view as required by the Zoning Ordinance.
- When permitted, exposed utility boxes and conduits shall be painted to match the building.
- All signage areas and locations are subject to approval by Development Services.
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.

4 FACADE PLAN NOTES
12" = 1'-0"

MATERIAL AREA TABULATION		
MATERIAL	TOTAL AREA	% TOTAL
BLACK PAINTED STEEL	376 SF	19%
REPAIRED AND REPAINTED FACADE "OTTER"	80 SF	4%
BLACK PAINTED LOUVER	266 SF	13%
GLASS STOREFRONT	227 SF	11%
BLACK ANNOIDIZED MULLIONS	33 SF	2%
BLACK ANNOIDIZED ROOF TRIM	58 SF	3%
CLEAR VINYL AND BLACK FABRIC ROLL DOWN SCREENS	980 SF	48%
TOTAL	2020 SF	100%



6 SITE KEY PLAN
1" = 200'-0"

DH
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Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

ARCHITECTS PROJECT #48519
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ACTION
APPROVED DENIED
STAFF _____ Date _____ 1999
COUNCIL _____ Date _____ 1999
See the Staff Approval Letter or Council Resolution Memo for any conditions associated with the approval of the project.

TOWN PROJECT NUMBER:

REGISTERED ARCHITECT
Dennis M. Heath, License #15082
Exp. Date _____ Expiration Date 6/30/2016
Date Signed 11/19/15



PERMIT ISSUE DATE:

REVISION SCHEDULE	
#	DESCRIPTION
11/20/15	PLANNING SUBMITTAL

Restaurant #: **8355**

PATIO TENANT IMPROVEMENT
ADDISON, TEXAS

Drawn By: EGH Checked

5100 BELT LINE ROAD
ADDISON, TX

Drawing
FACADE PLAN FOR PLANNING REVIEW

A0.2
PERMIT DOCUMENTS

PRINT DATE: 11/20/2015 11:45:15 AM



2470 Mariner Square Loop
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

ARCHITECTS PROJECT
#48519

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ACTION	
APPROVED	DENIED
STAFF _____	Date _____ Initials _____
COUNCIL _____	Date _____ Initials _____

See the Staff Approval Letter or Council Consent Memo for any conditions associated with the approval of the project.

TOWN PROJECT NUMBER:



Dennis M. Heath, License #15382
Exp. Date _____ Expiration Date 6/30/2016
Date Signed 11/19/15



PERMIT ISSUE DATE:

REVISION SCHEDULE

#	DATE	DESCRIPTION
10/21/15	ISSUE FOR PERMIT	
11/20/15	PLANNING SUBMITTAL	

Restaurant #: 8355

PATIO TENANT
IMPROVEMENT
ADDISON, TEXAS

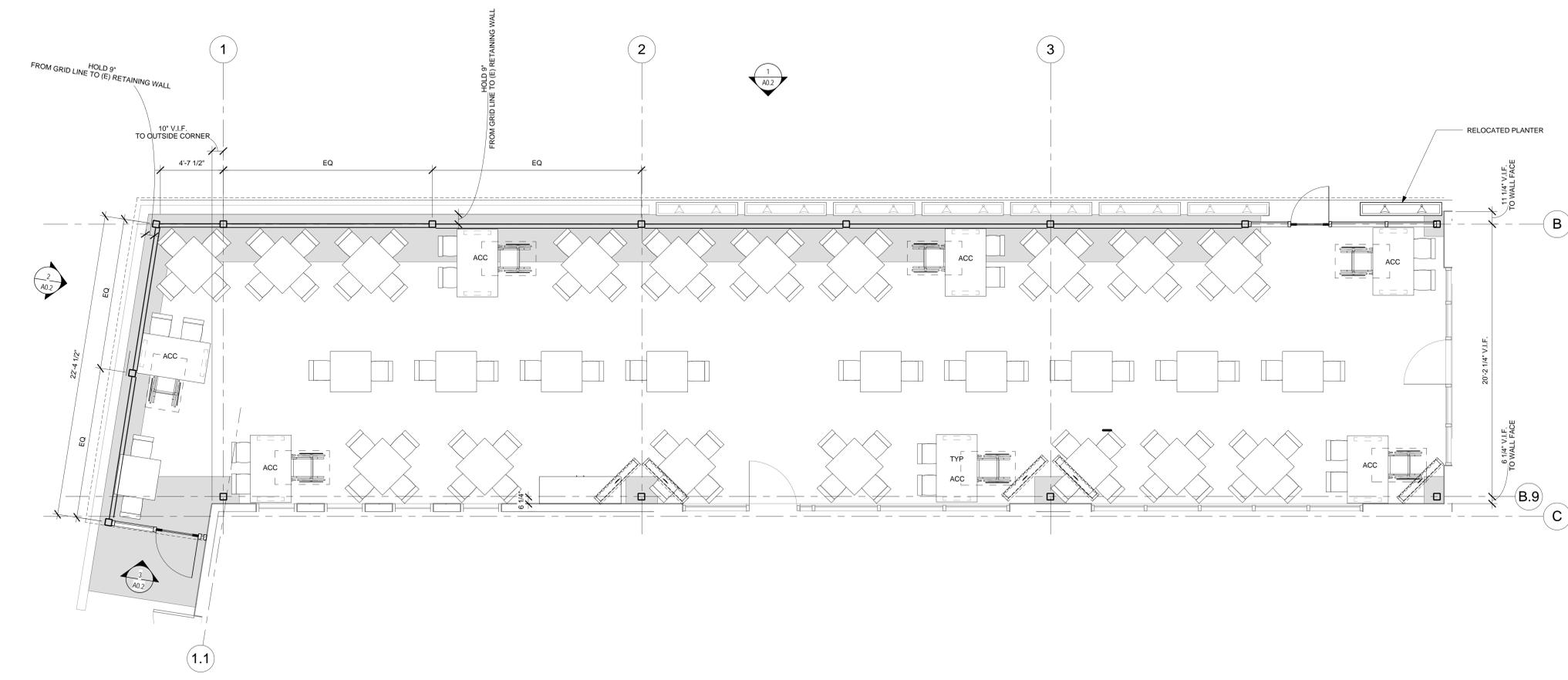
Drawn By: _____ Checked
Author _____ Checker

5100 BELT LINE ROAD
ADDISON, TX

BASIC FLOOR
PLAN FOR
PLANNING
REVIEW

A0.3

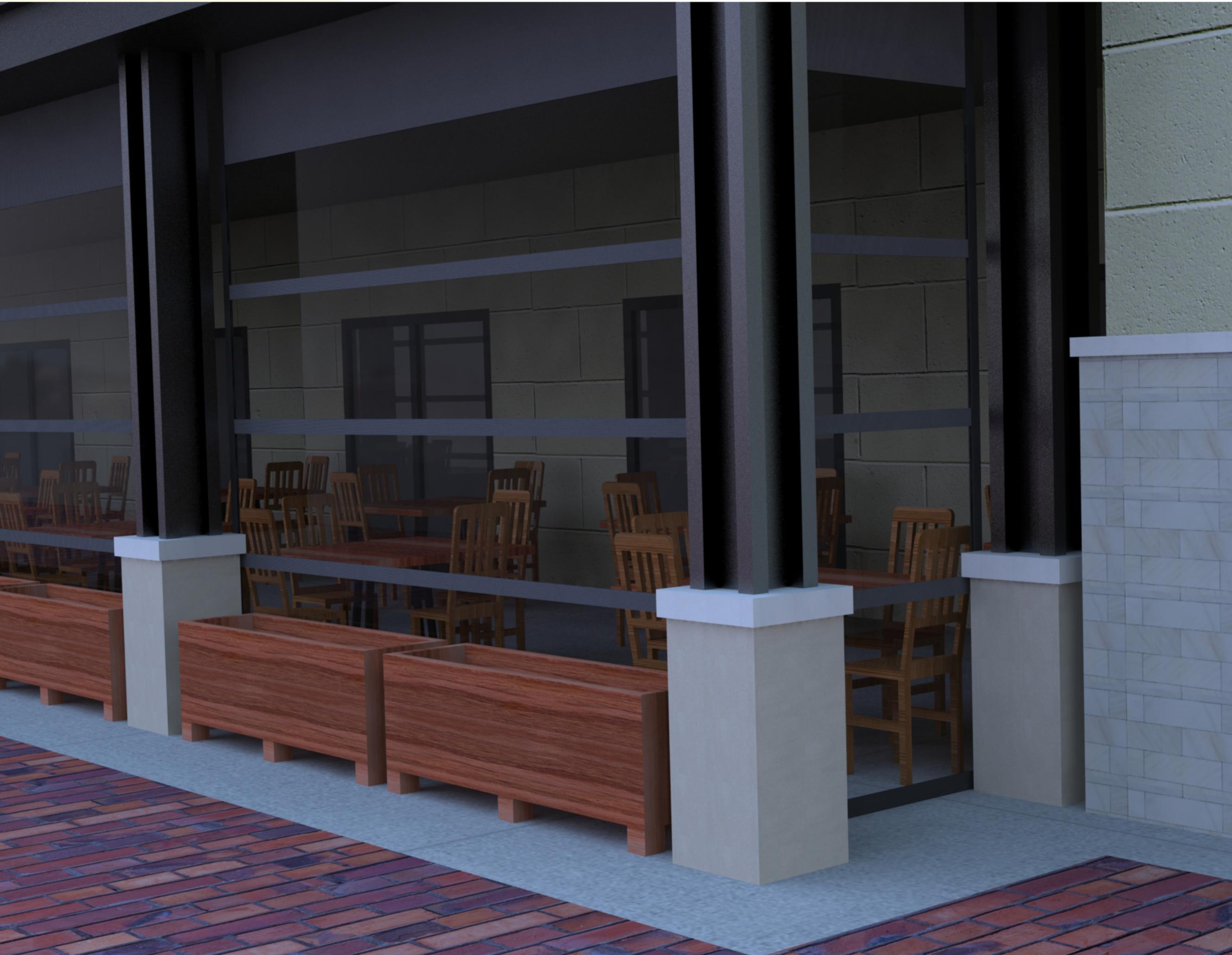
PERMIT DOCUMENTS



1 PATIO PLAN
1/4" = 1'-0"







Planning & Zoning Commission

Meeting Date: 12/15/2015

Agenda Caption:

PUBLIC HEARING Case 1725-Z/Addison Groves. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning approximately 17.4 acres of land located at 4150 Belt Line Road in order to create a new Planned Development District for retail, restaurant, residential and office uses with modified development standards, on application from Fenway Development, Inc., represented by Mr. Frank Liu.

Attachments

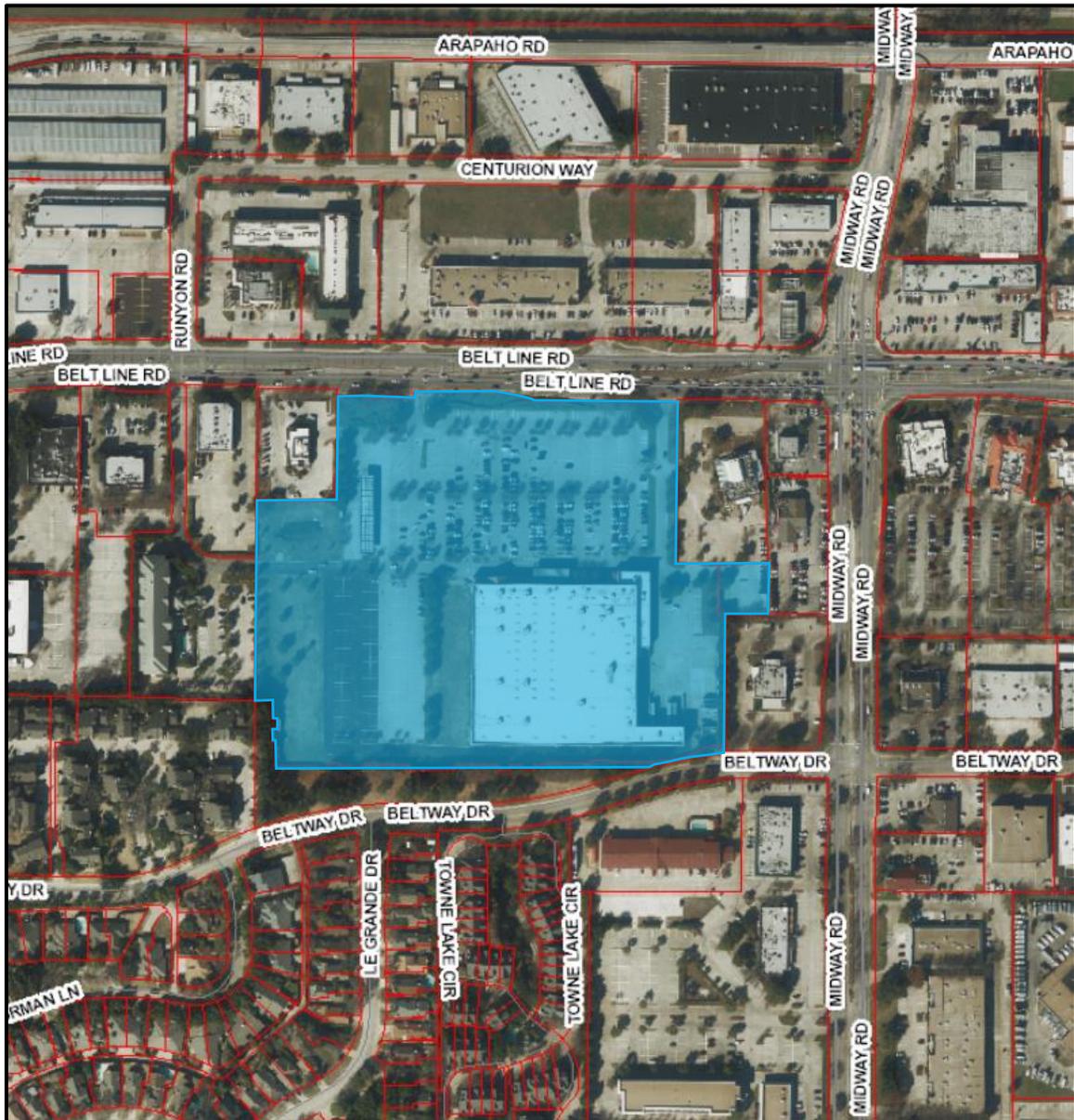
1725-Z Staff Report

1725-Z Plans

1725-Z

PUBLIC HEARING Case 1725-Z/Addison Groves. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning approximately 17.4 acres of land located at 4150 Belt Line Road in order to create a new Planned Development District for retail, restaurant, residential and office uses with modified development standards, on application from Fenway Development, Inc., represented by Mr. Frank Liu.

LOCATION MAP





December 10, 2015

STAFF REPORT

RE: Case 1725-Z/Addison Groves

LOCATION: 4150 Belt Line Drive

REQUEST: Approval of an ordinance rezoning the property from PD (Planned Development) for a retail use to a new PD (Planned Development) for a mixed use development.

APPLICANT: Fenway Development, Inc., represented by Mr. Frank Liu.

DISCUSSION:

Background: The property located at 4150 Belt Line Road consists of two lots totaling approximately 17.4 acres. This property was zoned as a Planned Development in 1991 through ordinance O91-066 to accommodate the development of a Sam's Wholesale Club that was constructed the following year. As part of the approval, the developer was required to dedicate a small strip of land as public park space to serve as a buffer between the retail development and the residential uses on the south side of Beltway Drive that existed at that time or were anticipated in the future. Furthermore, the developer was required to construct a 10 foot high wall to further isolate the uses.

Sam's Club continued to operate on the site until it relocated in the summer of 2015 to a new building at Midway Road and Interstate 635. The Town was notified in 2012 that Walmart intended to close the store. In anticipation of this, the Comprehensive Plan identified this site as a potential location for a signature redevelopment and proposed conducting a special area study to establish a vision for the site and the adjacent properties. The study was funded and carried out in late 2014. This study area consisted of not only the Sam's Club site, but also properties along the western edge of Midway Road extending south to the Oncor transmission line easement.

The special area study committee consisted of a consultant team that facilitated a process involving Addison residents, Council Members, Planning and Zoning Commissioners and property owners within the study area. The committee recommended that any redevelopment meet the following criteria:

- This is a prime location within Addison; its development should provide a good return on investment for the owner and the Town.
- We need to recognize that Addison is an urban community. We need to insist on mixed use development with an appropriate scale, density and diversity.

- High quality design is an Addison characteristic that needs to continue here.
- Plan should succeed in phases.
- Organic expansion of existing neighborhoods into study area.
- Add housing choices that aren't easily found in Addison today, particularly for "aging in place".
- Create new employment locations.
- Provide retail, service, health/wellness businesses that serve nearby residents.
- Include people places and sidewalk / trail connections.
- Desired pedestrian connections allow for removal of wall.

The committee submitted its preferred development concept plan to the Council in late 2014. For the Sam's site itself, this plan called for 600 urban apartments, 150 condominium units and 74 townhomes.

After receiving the committee's input, the Council chose to hold a community meeting on the proposed redevelopment. This was held at the Conference Centre on March 2nd and was attended by approximately 100 residents, mostly from the Les Lacs, Midway Meadows and Towne Lake neighborhoods. The comments received at the community meeting were recapped as follows:

- It's good to have a plan to refresh an aging area.
- The open spaces and parks were a positive aspect of the plan.
- Participants liked the walkability and connectivity within the study area.
- They also liked the connections to the rest of the Town and to the Town's overall trail systems.
- Comments supported efforts to add more ownership residential units in Addison.
- Most comments favored the mixed use character of the proposal overall.
- Most comments supported the overall density but some felt it was not appropriate.
- Some comments advocated keeping the wall that currently exists on the south side of the Sam's Club property while other comments supported the wall's removal as shown in the Concept Plan.
- The inclusion of rental residential units received comments on both sides, from people who felt that was appropriate and necessary for the project's economics and from people who do not want any more rental units in Addison.

Concurrent to this process, the City Council held a number of work sessions to develop a housing policy to guide new development in the Town and adopted the following guidelines:

- New housing should increase the proportion of fee-simple ownership in Addison's housing mix. Apartment-only rezoning is unlikely to be approved, as currently the ratio of rental to ownership properties is higher than desired.
- A proposal should offer a 'best fit' mix of uses and housing choices within the context of the surrounding Addison community. The Town may use a study area committee (with staff, elected, and appointed members such as area residents and business representatives) to evaluate a proposal's fit in Addison.
- New housing should create or enhance neighborhoods of urban character rather than locate on a stand-alone, nonintegrated property and should continue the high quality design and walkability that make Addison's existing neighborhoods distinctive.

Based on these two processes, the Council approved a vision that kept the basic framework of the development concept presented by the study committee, but encouraged developers of the Sam's Club Site to explore a mixed use development with a retail component and that maximizes the residential fee simple ownership opportunities of the site.

Since that time, Fenway Development, Inc., also known as InTown Homes or Lovett Homes, has put the property under contract with Walmart. Staff has been working with this group for several months to finalize a redevelopment plan for the site that complies with the Committee's recommendations and Council direction.

Proposed Conceptual Plan: The plan that is being put forward for consideration is primarily a residential oriented mixed-use development. The property would become bisected by an extension of Runyon Road running east/west through the property. There would also be three north/south streets through the site, with the eastern most street tying into Beltway Drive. On the northern section of the property, between Belt Line Road and the extension of Runyon, would be a multifamily building with ground level retail fronting Belt Line. Plans also call for several Live/Work units. These are residential buildings similar to a Townhouse, but that allow retail and/or office uses on the ground floor with residential accommodations for the business owner above. The area south of the Runyon extension and north of the Beltway Park would consist of Townhouses. This area would also feature three new public parks that would serve as the required public open space for this development.

The proposed plan contemplates removing the existing wall and constructing a row of Townhouses that would front the existing park along Beltway Drive. The site is currently graded so that the Sam's site sits as much as ten feet below the grade of Beltway Park. The grade differential gets shallower as you move east along the property line. The Townhouses along the park would be built up even (at-grade) with the park, however the two roads that are not connecting with Beltway Drive would be set lower than the grade of the park and will require stairs and accessible ramps in order to make pedestrian connections through the park to the sidewalks along these streets.

In total, the concept plan anticipates 161 Townhouses, 17 Live/Work Units and 331 multifamily apartments, with 20,025 square feet of retail along Belt Line Road. Additionally, the concept plan shows that approximately 1.24 acres of land on the east side will be dedicated to the Town. This will square up this development and maintain flexibly with that land to incorporate into a future redevelopment of the properties east of this site.

Proposed Uses: The proposed uses closely resemble the uses permitted in our other mixed use districts, such as Addison Circle and Vitruvian Park.

The following residential uses would be allowed by right within the Planned Development district.

- Townhouse
- Condominium
- Multifamily (with a maximum of 350 units)

Additionally, a maximum of 25 Live/Work units would be allowed. The commercial component of the Live/Work units would be limited to occupations such as accountants, artisans, hair stylists, real estate agents, etc. Both the residential and commercial component of the unit would be required to be occupied by the same tenant.

Retail would only be allowed in conjunction with a mixed use building. The use list is extensive, but would be oriented towards neighborhood retail, as opposed to destination retail, and primarily include the uses found in the Local Retail district and the Vitruvian PD standards.

Office, home office and civic uses would also be permitted on the site, though none are being proposed as part of the current conceptual plan.

The following uses would be required to obtain a Special Use Permit in order to be allowed:

- Cleaning, dyeing and laundry pick-up station, with cleaning, dyeing and/or laundry work done on the premises
- Public safety facilities
- Restaurant
- Retirement home
- Sale of alcohol for on-premises consumption in conjunction with a restaurant
- Sale of beer and wine for off-premises consumption in conjunction with a convenience or grocery store, but not including a store for which beer and wine sales constitute the primary source of revenue for the business
- Transit facilities

Development Standards: The following development standards would apply to lots and buildings on the site:

Street Build-to Line

Street build-to lines within the property are as shown or identified on the Concept Plan and Street Cross Sections. No more than 30 percent of any street frontage may vary from the build-to line.

Buildings greater than three stories in height may be set back above the third floor a maximum of 10 feet behind the building face of the first three floors along the street.

Side Yard Setback

None

Rear Yard Setback

None

Site Perimeter Setback

10 feet

Minimum Building Height

23 feet/2 stories

Maximum Building Height

Single-Family maximum height to midpoint of roof = 60 feet

Multifamily maximum height to midpoint of roof = 85 feet

Parking structure maximum height = 85 feet. Structure may not exceed height of multifamily structures.

Detached non-residential structure maximum height = 60 feet

All heights subject to FAA approval.

<u>Minimum Lot Area</u>	None
<u>Minimum Lot Width</u>	None
<u>Minimum Lot Depth</u>	None
<u>Minimum Area per Residential Dwelling Unit</u>	Efficiency = 450 SF One-Bedroom = 600 SF Two-Bedroom = 850 SF Three-Bedroom = 1,000 SF Townhouse = 1,350 SF Live/Work Units = 2,000 SF
<u>Maximum Non-Residential Square Footage</u>	With the exception of Live/Work units, maximum = 30,000 SF
<u>Maximum Lot Coverage</u>	95%

Buildings fronting each other shall be no closer than 30 feet.

These standards closely resemble the standards in the Town's other mixed use developments of Addison Circle and Vitruvian Park and are intended to create a compact, urban, walkable environment.

There are some nuances to these standards that would be included in the regulations that would allow for architectural features to extend up to 15 feet higher than the included maximum permitted heights. This would allow buildings to have a little more flexibility in their design to create more visually interesting buildings. Additionally, the regulations would allow overhangs, balconies, and patios to extend into the area setback. This is often allowed in these types of developments and promotes a more active streetscape that can improve safety on the streets as there is more potential for people to be out on their patios or balconies, increasing the number of "eyes on the street."

Open Space: Historically, Addison has embraced the idea that public open space that is maintained by the Town should be included in residential developments. This has been especially important in more dense, mixed use developments because these spaces become the "yards" for the residents of the area. The intent behind making these spaces public and having the Town maintain them is that this promotes community and allows the Town to ensure a certain level of quality in these areas. The Town can also leverage its resources to maintain them to a higher standard than the property owner(s). Staff intends to continue that approach on this site.

The open space calculation used here is the same that was applied in Addison Circle and Vitruvian Park with success. It requires that two acres be provided for every 1,000 residents. The number of residents is determined by taking the unit count and assuming 1.5 persons per unit. For this development, the concept plan anticipates 509 units with 763.5 residents for an open space

requirement of 1.527 acres. This could increase or decrease based on the final unit count. The concept site plan shows that 1.56 acres will be provided.

The development achieves this by providing three small parks, as shown on the concept plan, as well as two additional areas being proposed as an expansion of Beltway Park where pedestrians would transition from the higher elevation of Beltway Park to the lower elevation of the development. The plans for these parks will be considered by the Planning and Zoning Commission and City Council as part of the development approval process to ensure that they are designed and constructed to the level of previous Addison parks and will provide amenities for the residents and also the general public. The developer will be responsible for the improvement of these parks in accordance with the approved plans prior to their dedication to the Town.

Staff has also crafted the concept plan so as to straighten out the property line between this site and Beltway Park. It is currently very jagged, notching north and south along the length of the park. When the property is replatted, this line would get straightened out, however the line will be established in such a way that there is no net loss of park land.

Parking: The off-street parking requirements for this development are as follows:

- *General retail.* (1/300 s.f.) One space per each 300 square feet of gross floor area.
- *Furniture store.* (1/1,000 s.f.) One space per each 1,000 square feet of gross floor area.
- *Medical or dental clinics.* (1/300 s.f.) One space per each 300 square feet of gross floor area.
- *Bank or savings and loans.* (1/300 s.f.) One space per each 300 square feet of gross floor area.
- *Office.* (1/300 s.f.) One space per each 300 square feet of gross floor area. An office building or group of buildings, which shall total 50,000 square feet or more: (1/400 s.f.). One space per 400 square feet of gross leasable area.
- *Health club or studio for dance, music, drama, health and reducing.* (1/100 s.f.) One space per each 100 square feet of gross floor area.
- *Residential: Townhome and Live/Work.* Two (2) spaces/unit. Spaces may be in tandem.
- *Residential: Multifamily Apartments.* One (1) space/ bedroom.
- *Restaurant.* (1/100 s.f.) One space per each 100 square feet of gross floor area.
- *Civic.* To be determined by parking demand analysis study for proposed use and approved by the City's Zoning Administrator.
- *Mixed Use.* Number of spaces resulting from application of ratios provided above for respective uses in the development.

These parking requirements are similar to what is found in other mixed use developments. Additionally, there will be a provision allowing the developer to demonstrate through a parking study that parking can be shared between uses because they are likely to be used in alternating time periods in order to have these parking requirements adjusted accordingly.

Exterior Appearance: The outside face of all structures on the site will be regulated by the Planned Development district text.

For Townhouse and Live/Work buildings, a minimum of 80 percent of all facades shall be of masonry construction, meaning brick, stone, cultured stone, glazing, plate glass or split face concrete masonry

units. For all other buildings, including parking structures, the 80 percent requirement shall be applied to the exterior walls fronting or visible from public areas (streets and parks). For all buildings, no more than 15 percent of the facades visible from the public areas shall use metal panels, tile or fiber cement siding. For non-Townhouse or Live/Work buildings, the exterior facades which are not visible from a public area, meaning those around the interior court yards, the allowance for metal panels, and tile or fiber cement siding increases to a maximum of 40 percent. On all buildings, a maximum of three materials would be permitted, excluding windows and roof materials.

For the retail uses, at least 70 percent of the store front would be glass.

The color of buildings within the development will be muted shades of color. This means that there will be no black, stark whites or fluorescent colors.

Landscaping: The landscaping must comply with the Town's landscaping regulations. With regards to the streetscape, the Planned Development District contemplates a look similar to Addison Circle with landscaping beds with trees. Two of the lessons learned from Addison Circle is that the trees were planted a little too close together and that there needs to be some protection between the tree roots and the adjacent infrastructure (streets and sidewalks). For this site, we are proposing street trees at 35 feet on center, as opposed to 25 feet on center in Addison Circle. Additionally, the street scape will have a continuous subterranean soil trench 5 feet wide and 3 feet deep with root barriers to keep the roots separated from the infrastructure. These trees and planting areas would become the Town's responsibility to maintain.

Another lesson learned from Addison Circle is that more lighting is necessary. For this site, we are requiring that a study be done to establish the exact number and placement of lights so that there be a minimum light level of two foot candles in all pedestrian areas. A foot candle is the measure of light emitted from an average candle at a distance of one foot away from the candle. Two foot candles is a commonly accepted standard for lighting in pedestrian areas.

For private landscaping, the applicant will have to submit detailed landscaping plans as part of the development approval process, and must comply with the Town's general landscaping requirements. Additionally, perimeter screening will be required to screen this site from the properties to the west.

Screening of Mechanical Equipment and Service Areas: For this Planned Development, mechanical equipment will be required to be mounted on the roof and shall be screened from view of all public areas. Loading, service and trash storage areas will also need to be screened from public areas.

Street Cross Sections: The site will feature 4 types of drives with this development, three of the four are detailed in the attached street cross sections. Street types A and C will be public streets. Street Type B and the alleys behind the Townhouses will be private drives. All drives will be 24 feet wide and serve as fire lanes for the development.

Street type A will be the primary street type throughout the development and will allow for parallel parking adjacent to the drive lanes. This street type calls for a five foot landscape area that would include the planting beds and street trees, then a six foot sidewalk and a five foot front yard setback.

Street type B is intended address the Belt Line Road frontage and support the ground floor retail along that frontage with head-in parking. There will be two pedestrian zones within street type B. One would be a public six foot sidewalk set ten foot back of curb from Belt Line Road. The second would be located adjacent to the building and would include 14 feet for landscaping, patios and walkways. This would be privately maintained. The dimensions for street type B reflect the requirements of the Belt Line zoning district standards and are intended to match with future development along Belt Line.

Street type C is a variation of street type A and is only located along the eastern side of the multifamily building. For this street type, the parallel parking is not required. This was done because the garage entrances and exits serving multifamily and retail will intersect with this street. The drives accessing the garage would have mostly eliminated the ability to put on-street parking on this side of the building.

Site Furnishings: The Planned Development will require specific site furnishings including street lights, benches, trash receptacles and bicycle racks. Staff and the applicant are proposing to go with a standard Oncor street light design. This will match the street lights being added to Beltway Drive and will be Oncor's responsibility to maintain. All other street furnishings will match those at Vitruvian Park and will become the Town's responsibility.

Utility Study Findings: As part of the staff review process for this project, staff and the applicant have conducted preliminary utility discussions to ensure that the site can be properly serviced by the Town's water, waste water, and stormwater systems.

There is sufficient capacity in the water system in the area to support this use. The design of the system internal to the site will have to be determined during civil plan review as part of the construction phase of the project.

With regards to the stormwater system, the development will not be allowed to discharge additional stormwater into the system above current levels. The site as it exists today has two areas for above ground detention. The new development will have to account for this detention with the final calculations being based on the amount of impervious area. The concept plan calls for this detention to be placed underground. The location and size of any underground detention system will be determined during civil plan review as part of the construction phase of the project.

The applicant was asked to study the wastewater system to determine current capacity and identify if any improvements are necessary. Kimley-Horn was selected and determined that several line segments of the downstream wastewater system will need to be upgraded from an eight inch line to a ten inch line to accommodate the additional flow from this development. This line runs along the south side of Belt Line Road from this site, west to Surveyor Blvd. There is an additional 230 feet of line west of Surveyor that is eight inches where the study shows has just enough capacity to handle this

development and therefore the study does not recommend upgrading this segment. Town engineering staff have reviewed the study findings and would recommend that the 230 feet of line be upsized to a ten inch line as well. They note that although the line may have capacity, operationally, it is not a good practice within a wastewater system for a larger line to flow into a smaller line.

Traffic Impact Analysis: The applicant was also asked to study the impact that this development will have on the roadway network both in the near term (2017) and long term (2035). It is important to remember that this is a redevelopment site, so there is a pre-existing traffic volume generating from the site. As part of the analysis, traffic engineers consider a use's trip generation rate. These rates come from an industry standard set by the *Trip Generation Manual* published by the Institute of Transportation Engineers which set the average number of one way trips that a use will generate in day as well as in the AM peak hour and PM peak hour. Below is a table indicating the one way trips currently being generated and the one way trips that the proposed development would likely generate on average.

Use	Amount	Unit of Measure	Daily One Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
				In	Out	Total	In	Out	Total
Current:									
Discount Superstore	138,000	SF	7,004	143	122	255	294	306	600
Redevelopment:									
Retail	15,000	SF	641	9	5	14	27	29	56
Multifamily	350	Units	2,328	36	143	179	141	76	217
Fee-Simple Homes (Townhouse)	233	Units	1,354	18	85	103	81	40	121
Total Trip Generation:			4,323	63	233	296	249	145	394

Based on this comparison, the proposed development is likely to generate fewer overall trips throughout the day than is being generated currently. During the peak hours, the proposed development is likely to generate slightly more trips in the morning and a third less trips in the evening. It should also be noted that the unit count for the multifamily and townhouses are higher in this analysis than what is shown on the concept plan. This was assuming a "worst-case" scenario from a traffic perspective, but the actual impact on traffic is likely to be less than what is presented.

The analysis also details how traffic will enter and exit the site and how specific intersections will be affected. Of particular interest to staff was the proposed street connecting to Beltway Drive. After analyzing traffic models, the traffic impact analysis indicates that during the AM peak hour, 7 vehicles will exit the site at this intersection and travel westbound on Beltway, while 58 will exit and go eastbound towards Midway. In the PM peak hour, 4 vehicles are likely to go westbound, while 36 are likely to travel eastbound towards Midway.

It was determined that neither the signalized intersection of Belt Line Road and Midway Road nor the intersection of Beltway Drive and Midway Road would experience a drop in the level of service classification based on the proposed development.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Staff recommends approval of the request subject to the following conditions:

- 1.) The private drive commonly referred to as Runyon Road between the western property line and the intersection of Belt Line Road shall be upgraded to Town standards and become public right of way.

Currently, this drive is privately owned by two property owners with a common access easement allowing the customers of Sam's to have access. It was Walmart's responsibility to maintain this drive. Now that the site is being redeveloped, it is anticipated that this drive will tie into a public street when it reaches the development, and, under the current arrangement, would become the responsibility of the property owners, likely through an HOA, to maintain. Where the Town has tried private streets in the past, property owners have typically come to the Town several years later once the street needs to be maintained or reconstructed because of the cost of doing so. Therefore, we no longer allow private streets in new developments. It would be best for the portion of this drive to be reconstructed to Town standards as part of this project and dedicated to the Town to avoid this situation from arising in the future.

- 2.) The Townhouses and Live/Work units within Block A (as shown on the concept plan) shall be constructed using noise mitigation methods so that outside noise levels, measured within the habitable space of the units, do not exceed 45 DNL. A certified acoustical engineer shall approve the construction plans for these units to assure they will provide a 45 DNL noise level, and a certified acoustical engineer shall inspect the units, once constructed, and verify that the required noise level has been attained.

Staff is somewhat hesitant to place owner-occupied residential units fronting Belt Line Road and adjacent to the existing restaurant uses immediately to the west of this site because of the potential for noise. To address noise in other areas around Town, we have imposed this requirement requiring so as to insulate the unit and reduce the noise level to 45 DNL (Day-Night Average Sound Level), which is a standard residential noise level.

- 3.) The sanitary sewer line servicing this development shall be increased to a minimum 10' line in accordance with Town standards. This includes approximately an additional 230 linear feet of line than is being proposed in the applicant's wastewater study.

This was addressed previously in this staff report. The applicant is proposing to upgrade much of this line, however engineering review staff would prefer that the entire length of the 8 inch line be upgraded to a 10 inch line.

- 4.) The driveway access to the property adjacent to this site (4180 Belt Line Road) shall be reconstructed to align with the entrance/exit of the parking structure being proposed on the

site. The applicant shall make any improvements necessary on the adjacent property (4180 Belt Line Road) to accommodate the driveway relocation.

The Snuffers and La Ventana restaurant site is accessed through an access easement through the Sam's site. This easement gives the owner of the Sam's site the flexibility to relocate that access. With this development that site will have access off of the proposed eastern public street. This is also the street from which the parking structure will be accessed. From a traffic safety standpoint, it would be preferable for the restaurant driveway and the parking structure driveway align. This condition would compel the developer to do so.

Should this case be approved, it will lay the foundation for this development. As the project progresses, the applicant will be required to come back through the zoning process for what is known as development plan approval. It is at that stage that details regarding exact site plans, floor plans, building elevations, landscaping and open space improvement plans, etc. will be presented for consideration. These plans will be drafted in accordance with the concept plan and development standards discussed in this report.

Staff believes that the proposed development achieves the goals of both the special area study committee and the City Council and conforms to many of the comments received at the community meeting. This will be a mixed use development that adds to the owner occupied housing options in Addison, but that also provides additional retail space along Belt Line. Because of the residential nature of much of this development, the stated pedestrian connectivity goals, and the desire for this development to be an expansion of the existing neighborhoods, staff supports the removal of the wall as well as the addition of the road connection to Beltway along the eastern edge of the site. Staff believes that neither of these will have a negative impact on the adjacent residential areas.

More broadly, a development of this character should promote additional redevelopment along Belt Line, west of Midway Road. Midway has previously been perceived as a boundary for new development on Belt Line, especially for retail. This development, in conjunction with the Belt Line median and lighting enhancements conducted a couple years ago and the ongoing utility undergrounding project, could help pull development interest further west on Belt Line Road.

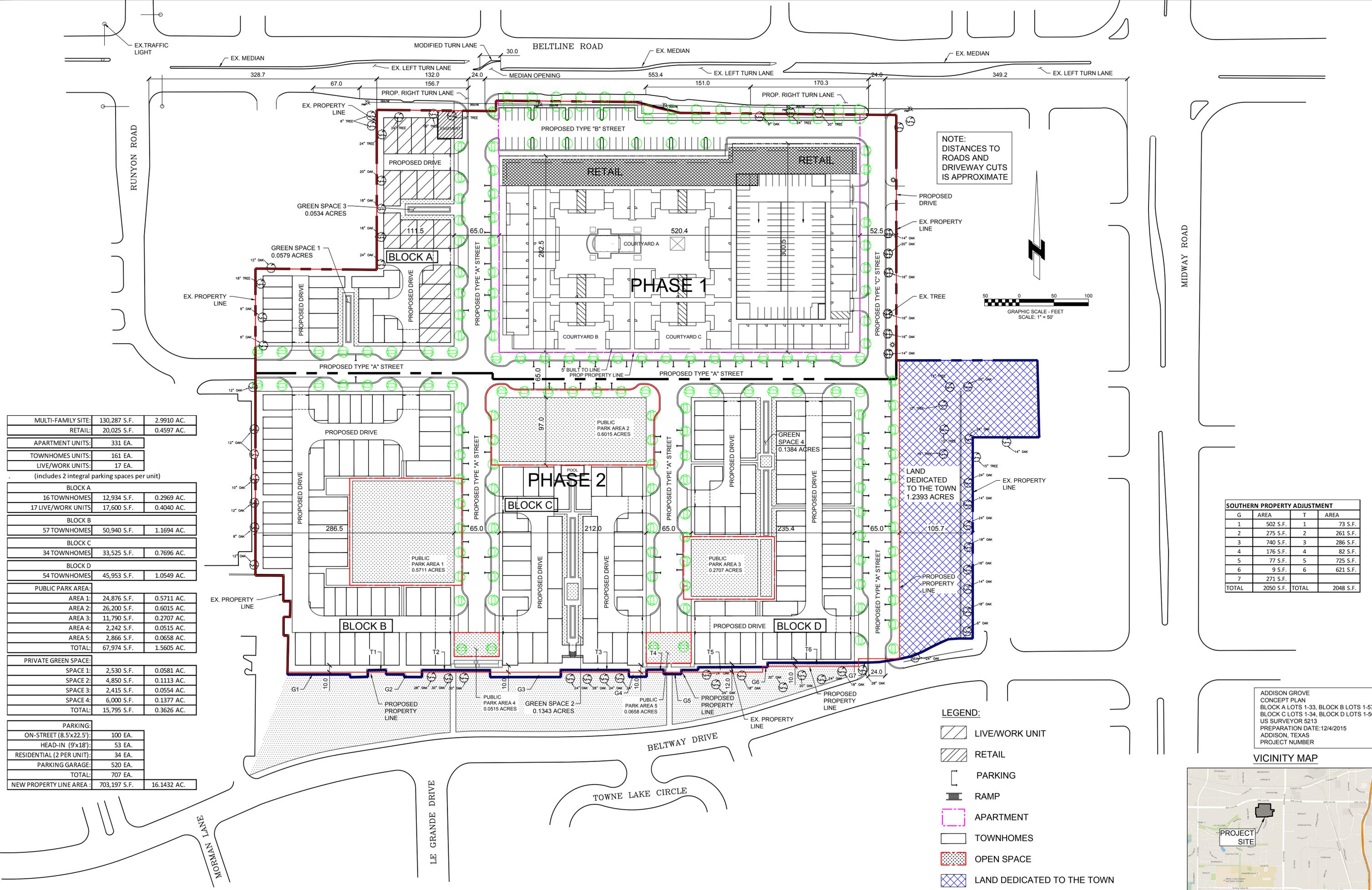
Land Use Analysis

Attributes of Success Matrix

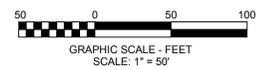
Addison Groves, 4150 Belt Line Road

1725-Z

Attribute	Comment	Score
Competitive	The development includes a variety of uses which should be very attractive to future residents and tenants.	
Safe	The concept plan and development standards have been crafted to promote a safe, walkable environment. The street connection with Beltway Drive will reduce emergency response times to the site.	
Functional	The various components of the plan should function well together and integrate into the area without a negatively impacting the surrounding properties.	
Visually Appealing	The development will be required to build to a high visual standard. The parks and street trees will make the development visually appealing.	
Supported with Amenities	The mix of uses within the development will provide amenities for the residents. Additionally, the adjacent properties will provide easy access to additional amenities .	
Environmentally Responsible	This will be a compact, pedestrian oriented mixed-use development. This is an environmentally responsible development pattern.	
Walkable	The development is very walkable and will improve pedestrian connections along Beltway. Additionally, the sidewalk along Belt Line will be improved to promote better accommodate pedestrians.	
Overall Assessment	This will be a high-quality redevelopment that rates highly in these criteria as well as with the goals stated by the study committee and the City Council.	



NOTE:
DISTANCES TO
ROADS AND
DRIVEWAY CUTS
IS APPROXIMATE



MULTI-FAMILY SITE:	130,287 S.F.	2.9910 AC.
RETAIL:	20,025 S.F.	0.4597 AC.
APARTMENT UNITS:	331 EA.	
TOWNHOMES UNITS:	161 EA.	
LIVE/WORK UNITS:	17 EA.	

(includes 2 integral parking spaces per unit)

BLOCK A		
16 TOWNHOMES	12,934 S.F.	0.2969 AC.
17 LIVE/WORK UNITS	17,600 S.F.	0.4040 AC.
BLOCK B		
57 TOWNHOMES	50,940 S.F.	1.1694 AC.
BLOCK C		
34 TOWNHOMES	33,525 S.F.	0.7696 AC.
BLOCK D		
54 TOWNHOMES	45,953 S.F.	1.0549 AC.
PUBLIC PARK AREA:		
AREA 1:	24,876 S.F.	0.5711 AC.
AREA 2:	26,200 S.F.	0.6015 AC.
AREA 3:	11,790 S.F.	0.2707 AC.
AREA 4:	2,242 S.F.	0.0515 AC.
AREA 5:	2,866 S.F.	0.0658 AC.
TOTAL:	67,974 S.F.	1.5605 AC.

PRIVATE GREEN SPACE:		
SPACE 1:	2,530 S.F.	0.0581 AC.
SPACE 2:	4,850 S.F.	0.1113 AC.
SPACE 3:	2,415 S.F.	0.0554 AC.
SPACE 4:	6,000 S.F.	0.1377 AC.
TOTAL:	15,795 S.F.	0.3626 AC.

PARKING:		
ON-STREET (8.5'x22.5'):	100 EA.	
HEAD-IN (9'x18'):	53 EA.	
RESIDENTIAL (2 PER UNIT):	34 EA.	
PARKING GARAGE:	520 EA.	
TOTAL:	707 EA.	
NEW PROPERTY LINE AREA:	703,197 S.F.	16.1432 AC.

G	AREA	T	AREA
1	502 S.F.	1	73 S.F.
2	275 S.F.	2	261 S.F.
3	740 S.F.	3	286 S.F.
4	176 S.F.	4	82 S.F.
5	77 S.F.	5	725 S.F.
6	9 S.F.	6	621 S.F.
7	271 S.F.		
TOTAL	2050 S.F.	TOTAL	2048 S.F.

LEGEND:

- LIVE/WORK UNIT
- RETAIL
- PARKING
- RAMP
- APARTMENT
- TOWNHOMES
- OPEN SPACE
- LAND DEDICATED TO THE TOWN

ADDITION GROVE
CONCEPT PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57,
BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 12/4/2015
ADDITION, TEXAS
PROJECT NUMBER

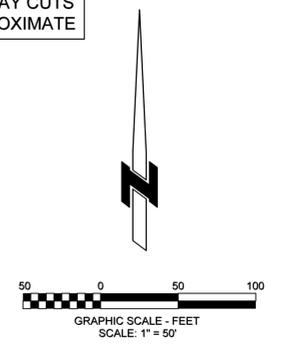
VICINITY MAP



BELTLINE ROAD



NOTE:
DISTANCES TO
ROADS AND
DRIVEWAY CUTS
IS APPROXIMATE



LEGEND:

- LIVE/WORK UNIT
- RETAIL

GREEN SPACE 3
0.0534 ACRES

GREEN SPACE 1
0.0579 ACRES

Live Work

BLOCK A

RETAIL

RETAIL

PHASE 1

COURTYARD A

COURTYARD B

COURTYARD C

PHASE 2

POOL

BLOCK C

GREEN SPACE 4
0.1384 ACRES

LAND
DEDICATED
TO THE TOWN
1.2393 ACRES

PUBLIC
PARK AREA 1
0.6085 ACRES

PUBLIC
PARK AREA 2
0.6015 ACRES

PUBLIC
PARK AREA 3
0.2240 ACRES

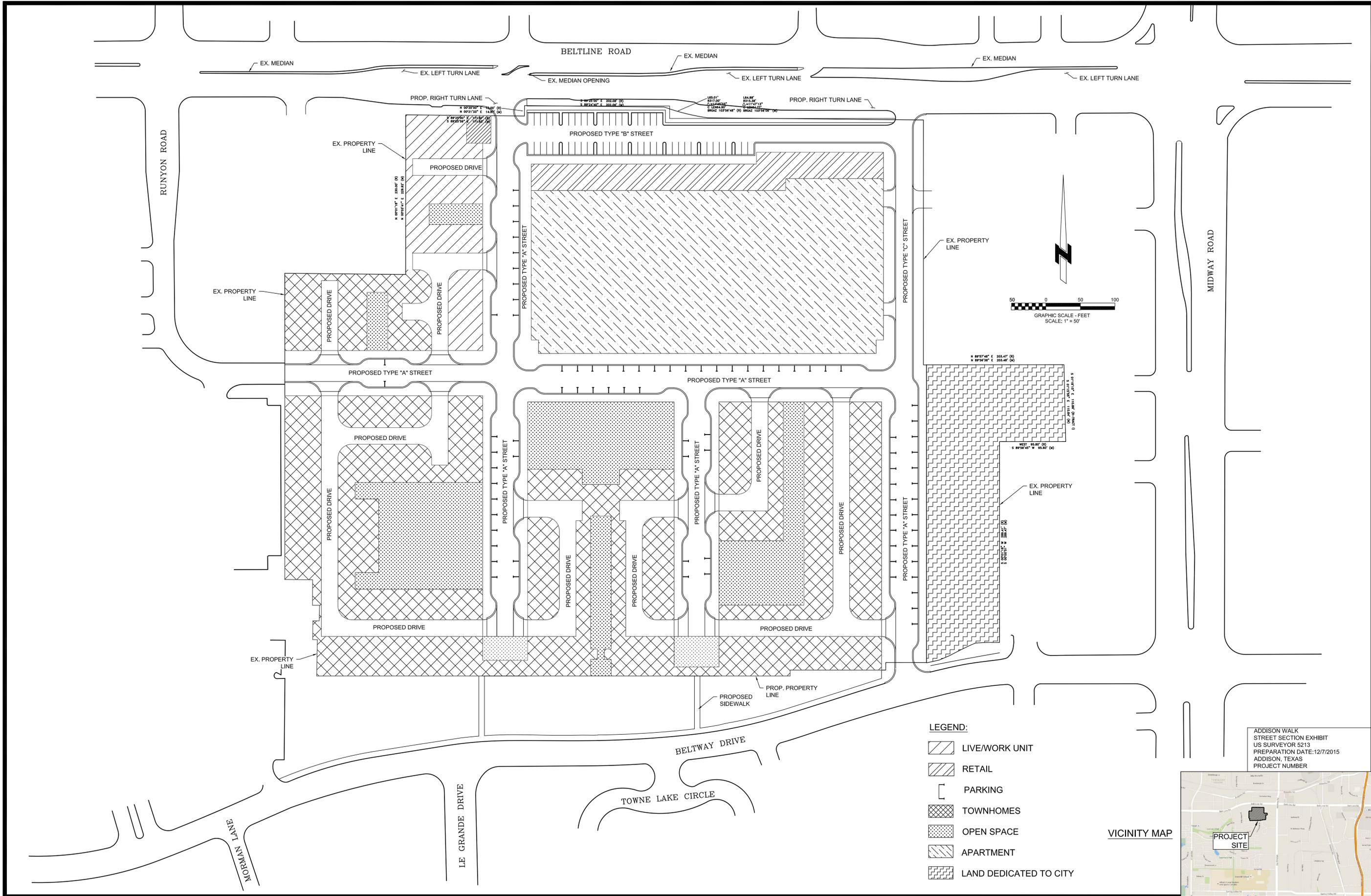
BLOCK B

BLOCK D

GREEN SPACE 2
0.1343 ACRES

BELTWAY DRIVE

TOWNE LAKE CIRCLE



- LEGEND:**
- LIVE/WORK UNIT
 - RETAIL
 - PARKING
 - TOWNHOMES
 - OPEN SPACE
 - APARTMENT
 - LAND DEDICATED TO CITY

ADDISON WALK
 STREET SECTION EXHIBIT
 US SURVEYOR 5213
 PREPARATION DATE: 12/7/2015
 ADDISON, TEXAS
 PROJECT NUMBER



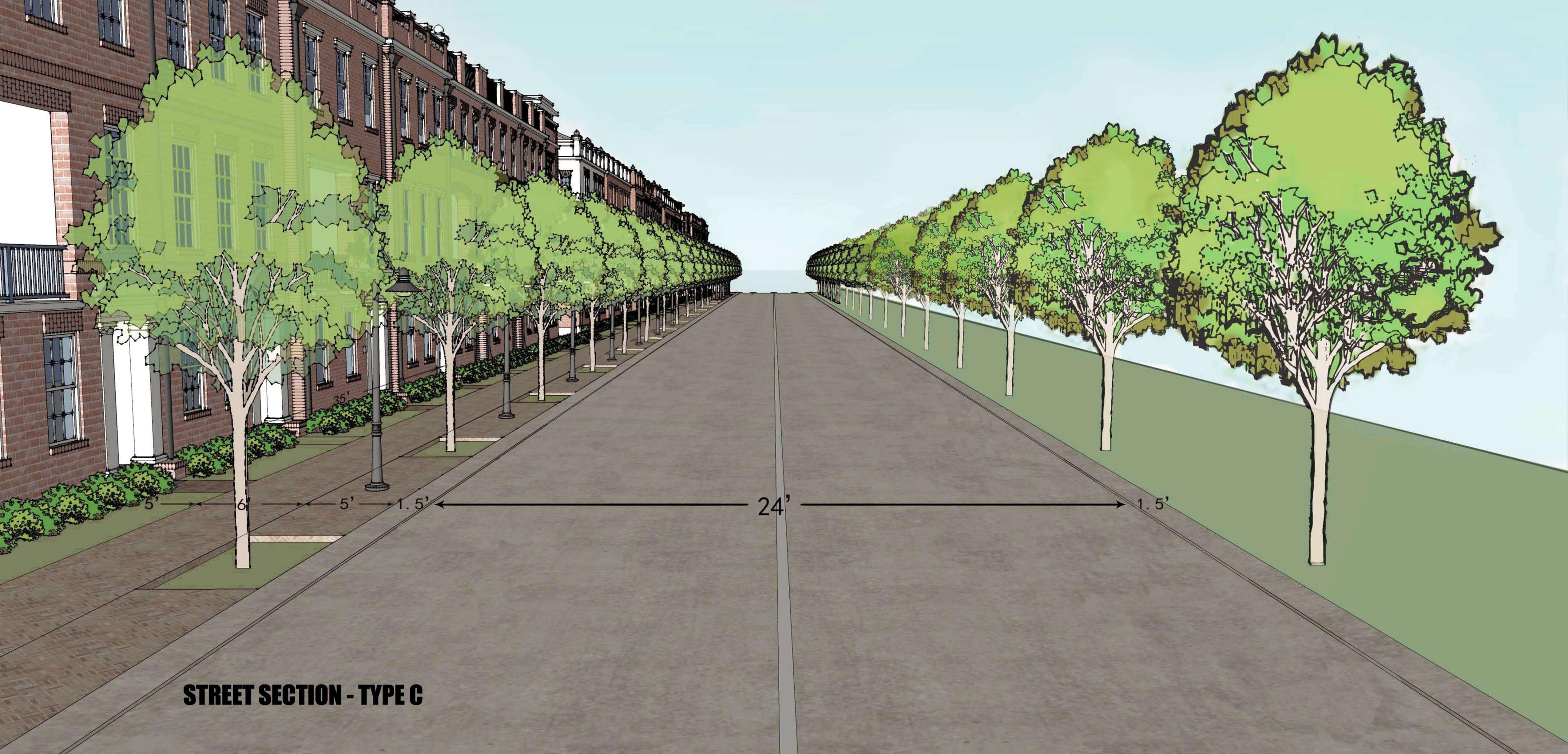
75'



STREET SECTION - TYPE A



STREET SECTION - TYPE B



STREET SECTION - TYPE C