PLANNING AND ZONING COMMISSION AGENDA

Planning and Zoning Commission Public Hearing

Tuesday, November 21, 2017
6:00 p.m.
Council Chambers, Addison Town Hall
5300 Belt Line Road, Dallas, TX 75254

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the August 15, 2017 Planning and Zoning Commission meeting.

2. **PUBLIC HEARING** Case 1767-Z/Elan Addison Grove. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of the Elan Addison Grove project including a site plan, landscape plan, utility and drainage plan, building elevations and floor plans for 321 multifamily units, including amenities, as well as ground floor retail space, in an existing Planned Development district (PD O16-003) located on approximately 4.194 acres, addressed at 4150 Belt Line Road.

3. **PUBLIC HEARING** Case 1755-Z/Self-Storage. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4559 Belt Line Rd., which property is currently zoned PD, Planned Development, through Ordinance 096-052, to a new PD allowing self-storage facilities upon the issuance of a Special Use Permit and establishing development standards, and by approving a Special Use Permit (SUP) for a self-storage facility.

4. **PUBLIC HEARING** Case 1765-Z/Arapaho Rd Rowhouses. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning approximately 1.4 acres of land located at 5002 Arapaho Road, which property is currently zoned PD, Planned Development, through Ordinance 098-032, in order to create a new Planned Development district for residential use with modified development standards, on application from Texas InTown Homes.

5. **PUBLIC HEARING** Case 1766-Z/Fish Gallery. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15003 Inwood Rd., which property is currently zoned C-1, to a PD, Planned Development district, allowing all C-1 uses, plus manufacturing and assembly uses, and establishing modified development standards.

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.

Adjourn Meeting

Posted:
Caitlan Biggs,11/17/2017, no later than 11:00 a.m.

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: 11/21/2017

Agenda Caption:

Discuss and take action regarding approval of the minutes of the August 15, 2017 Planning and Zoning Commission meeting.

Attachments

August 15, 2017 Minutes

D R A F T

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

August 15, 2017
6:00 P.M. - Council Chambers
Addison Town Hall, 5300 Belt Line Road

Present: Chair Debra Morgan; Vice Chair Kathryn Wheeler; Commissioner Stacey Griggs; Commissioner Linda Groce; Commissioner Tom Schaeffer

Absent: Commissioner John Meleky; Commissioner Jim Robinson

Pledge of Allegiance

REGULAR ITEMS

1. Discuss and take action regarding approval of the minutes of the July 18, 2017 Planning and Zoning Commission meeting.

   Discussion:
   Minutes were amended to reflect the proper spelling of Chair Debra Morgan, not Chair Debra Mrogan.

   Motion:
   Approval of minutes as amended.

   Moved by Vice Chair Kathryn Wheeler, Seconded by Commissioner Linda Groce

   AYE: Chair Debra Morgan, Vice Chair Kathryn Wheeler, Commissioner Stacey Griggs, Commissioner Linda Groce, Commissioner Tom Schaeffer

   Other: Commissioner John Meleky (ABSENT), Commissioner Jim Robinson (ABSENT)

   Passed

2. REPLAT/ADDISON GROVES. Presentation, discussion, and consideration of a replat of one lot totaling 17.357 acres generally located at 4150 Belt Line Road.

Discussion:
Commissioner Linda Groce brought up a mistake in a recorded property address and owner on the plat, a duplicate of 14853 Town Lake Drive, and voiced concern over the Commission receiving document with inaccurate information and having to approve with the condition that revisions would be made. Commissioner Debra Morgan advised that moving forward staff should not let documents get on the agenda if they are not accurate.

Commissioner Tom Schaeffer commented on the language on page four of the plat, referencing the maintenance of detention areas. Charles Goff, Assistant Director of Development Services, advised that this is legal language required by the Town's ordinance to be added to all plats, but may not necessarily apply to each specific project, such as in this case. Commissioner Tom Schaeffer additionally commented that while this is not an issue that should delay this particular plat, in the future, consideration should be given toward revision of such language and the ordinance requiring it.

Motion:
Approval of the proposed replat pending the removal of a duplicate property, 14853 Town Lake Drive, and inclusion of the correct property address and owner.

Moved by Vice Chair Kathryn Wheeler, Seconded by Commissioner Stacey Griggs

AYE: Chair Debra Morgan, Vice Chair Kathryn Wheeler, Commissioner Stacey Griggs, Commissioner Linda Groce, Commissioner Tom Schaeffer

Other: Commissioner John Meleky (ABSENT), Commissioner Jim Robinson (ABSENT)

Passed

3. **PUBLIC HEARING** Case 1763-SUP/Snooze AM Eatery. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 824, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on premises consumption only.

Discussion:
Charles Goff, Assistant Director of Development Services and Planning, presented the Staff Report and answered questions from the Commission.

Vice Chair Kathryn Wheeler commented on the parking issues for this development, as discussed at the previous Planning and Zoning Commission Hearing. Charles Goff, provided an update stating that staff had a discussion with the property owner and requested more information to determine whether parking requirements are in compliance, especially moving forward with new restaurant proposals and the inclusion of additional patio square footage.

Chair Debra Morgan inquired as to whether there would be an opportunity in the future to adjust the required parking to reflect the parking requirements for individual uses, and whether this site is considered as one parcel. Charles Goff stated that there are discussions of a Phase II for this development, which may allow for an appropriate opportunity to revisit the parking requirements.

Chair Debra Morgan opened the meeting as a public hearing.

Public Hearing:
There were no speakers on this item.

Chair Debra Morgan closed the public hearing.

Motion:
Approval of the proposed Special Use Permit for a restaurant, Snooze AM Eatery, with the condition that the applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Moved by Commissioner Tom Schaeffer, Seconded by Vice Chair Kathryn Wheeler

AYE:	Chair Debra Morgan, Vice Chair Kathryn Wheeler, Commissioner Stacey Griggs, Commissioner Linda Groce, Commissioner Tom Schaeffer
Other:	Commissioner John Meleky (ABSENT), Commissioner Jim Robinson (ABSENT)

Passed

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.

Adjourn Meeting

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

Planning & Zoning Commission
Meeting Date: 11/21/2017

Agenda Caption:

PUBLIC HEARING Case 1767-Z/Elan Addison Grove. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of the Elan Addison Grove project including a site plan, landscape plan, utility and drainage plan, building elevations and floor plans for 321 multifamily units, including amenities, as well as ground floor retail space, in an existing Planned Development district (PD O16-003) located on approximately 4.194 acres, addressed at 4150 Belt Line Road.

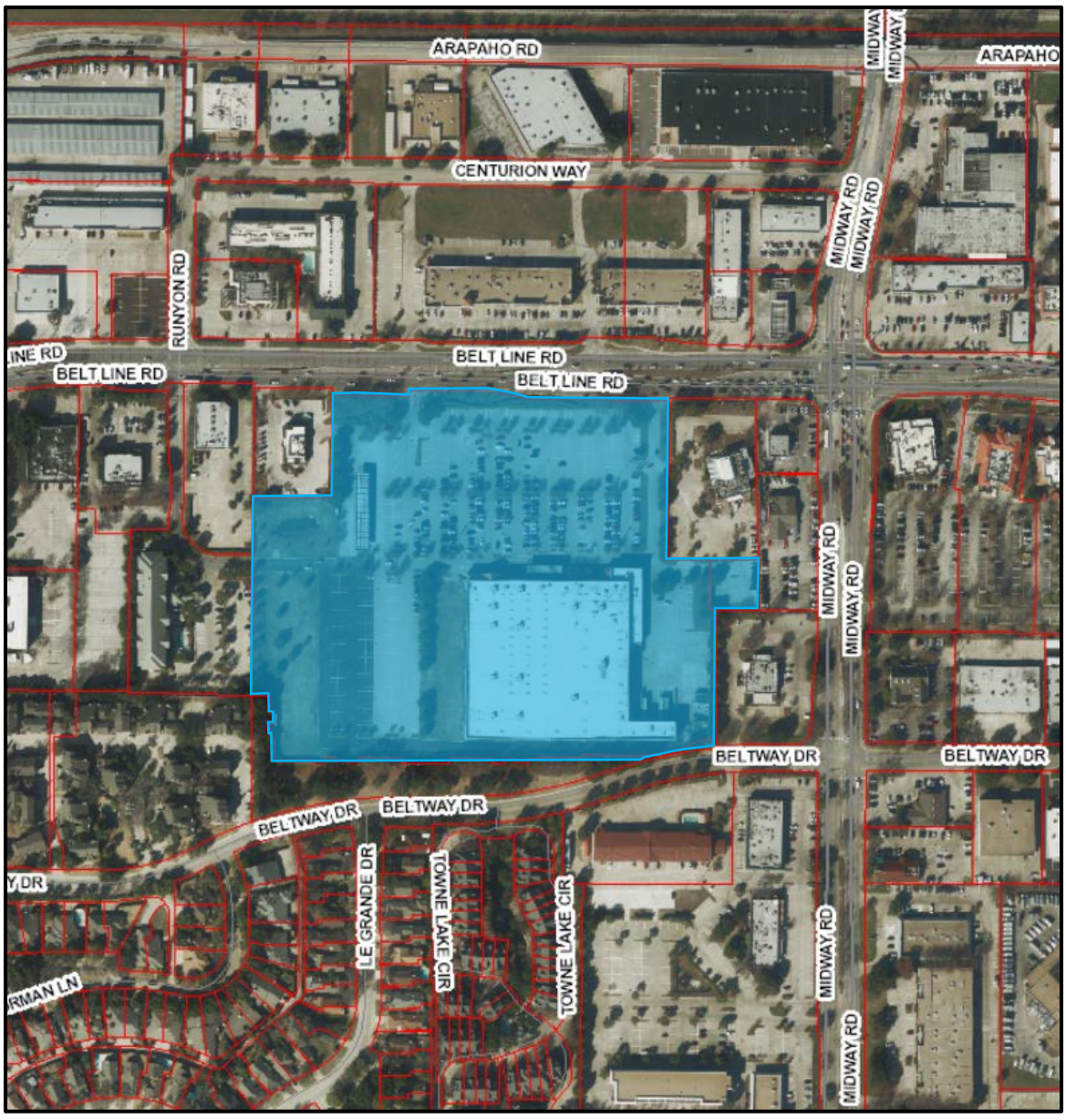
Attachments

1767-Z P&Z Packet
1767-Z Plans

1767-Z

Case 1767-Z/Elan Addison Grove. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of the Elan Addison Grove project including a site plan, landscape plan, utility and drainage plan, building elevations and floor plans for 321 multifamily units, including amenities, as well as ground floor retail space, in an existing Planned Development district (PD O16-003) located on approximately 4.194 acres, addressed at 4150 Belt Line Road.

LOCATION MAP



November 16, 2017

STAFF REPORT

RE:	Case 1767-Z/Elan Addison Groves
LOCATION:	Approximately 4.194 acres of land located at 4150 Belt Line Road
REQUEST:	Development Plan Approval in accordance with development standards for Planned Development O16-003.
APPLICANT:	Greystar Real Estate Partners, LLC. represented by Andrew Ord

DISCUSSION:

Background: The property located at 4150 Belt Line Road consists of two lots totaling approximately 17.4 acres. In 1991, this property was zoned as a Planned Development through ordinance O91-066 to accommodate the development of a Sam's Wholesale Club, which was constructed the following year. In anticipation of Sam's departure in 2015, a special area study was conducted, which resulted in the adoption of a new Planned Development in January of 2016. This new Planned Development, PD O16-003, established standards for a new primarily residential, mixed-use development with townhomes, live/work units, multifamily, and ground floor retail.

Since the zoning was approved in January 2016, InTown Homes received a Development Plan Approval in May 2016 and has continued to work with staff to work out remaining details to enable construction work to begin on the 57 townhome units in Block B. In accordance with the adopted Planned Development, at least 25 of these units must be under construction prior to the issuance of a building permit for the multifamily component or the garage building.

Greystar Real Estate Partners, LLC. Was selected by InTown Homes to develop 4.194-acre multifamily component on the site. In September of 2017, the City Council approved Greystar to be the multifamily developer. Following that approval, Greystar has been working with staff to draft the detailed plans required for development plan approval. This will allow them to start construction once InTown has at least 25 units under construction.

Proposed Plan: The development plans include the site plan and landscape plan for the multifamily portion of the overall development as well as building elevations and floor plans for each type of unit. The site plan and landscape plan are in keeping with the concept plan approved as part of the zoning ordinance. The residential portions of the building are four stories and the parking garage is five stories,

all in accordance with the height requirements set forth in the adopted PD O16-003. The building has a traditional appearance with primarily brick and stone façades, with unique character at the street corners to reflect the landmark corner requirement. Units range in size from studios around 500 square feet to two bedroom units ranging from 1,127 to 1,409 square feet.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision with wide latitude given during the consideration process, development plan approval is a ministerial function more like plat approval. The purpose of the development plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

Uses: The applicant is proposing 321 multifamily units on Block E. **The proposed use meets the standards in the ordinance.**

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. The development plan is in compliance with all development standards as detailed below.

Street Build-to Line: The development standards require that at least 70% of the building be at the build-to line along Type A streets allowing for a five foot front yard. This has been met.

Other Setbacks: There are no minimum side yard or rear yard requirements. There is a perimeter setback of 10 feet, which has been met.

Building Height: The ordinance requires a minimum building height of two stories and a maximum height of 85 feet for the multifamily units. The multifamily component is four stories and the parking garage structure is five stories, the highest roofline measuring at approximately 66 feet in height. The parking structure does not exceed the highest roofline of the multi-family structure.

Minimum area per dwelling unit: The development standards require that efficiency units be at least 450 square feet, one-bedroom at least 600 square feet, two-bedrooms at least 850 square feet, and three-bedrooms at least 1,000 square feet. All of the proposed multi-family units either comply with or exceed this requirement.

Maximum Lot Coverage: The development standards require a maximum lot coverage of 95%. This has been met.

Landmark Buildings: The development standards require that buildings at the corners or end of streets must be landmark buildings with unique features. All four corners of this multifamily development are designated as landmark corners. The representative elevations provided reflect all four landmark corners to comply with the requirements through unique articulation and design elements.

The proposed plans comply with all development standards in the ordinance.

Open Space: Open space is required with residential uses and is calculated to require two acres for every 1,000 residents up to 2,250 and then 1.5 acres per 1,000 residents above 2,250. The code assumes 1.5 persons per unit. When applied to the entire project, 1.52 acres are required. This requirement has been met through dedication of 1.5606 acres of public open space of the full 17.4-acre development site, through adopted PD O16-020. **The proposed plans comply with the open space standards in the ordinance.**

Parking: The ordinance requires that parking be provided in accordance with one space per 100 square feet for restaurant, one space per 300 square feet for general retail and office/leasing, and one space per bedroom for the multifamily component. Based on the number of bedrooms and the square footages for retail and office/leasing, the proposed development requires 498 parking spaces. The proposed parking structure provides 488 parking spaces and 51 surface parking spaces. Additionally, the ordinance calls for bicycle parking, which has also been provided. **The proposal meets the parking requirements in the ordinance.**

Exterior Appearance: The ordinance requires that at least 80 percent of exterior walls fronting or visible from public streets or public open space must be of masonry construction. The representative building elevations show masonry counts exceeding 80% for all effected facades. The elevations show a mixture of brick, stone and stucco. **The proposal meets the exterior appearance in the ordinance, further compliance will be assessed prior to the issuance of a building permit.**

Landscape: The landscaping regulations in the ordinance govern the street edge as well as private landscaping. The plan has been reviewed by the Parks Department and no issues were identified. **The proposal meets the standards for landscape in the ordinance.**

Screening of Mechanical Equipment: The ordinance requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. All mechanical equipment, as represented on the provided plans, is shown to be screened accordingly. **The proposal meets the screening requirements in the ordinance.**

General Requirements: When the zoning was approved, several conditions were added and became part of the regulations for the development. They are as follow:

Private Open Space: Courtyards shown on the Concept Plan will be designed and constructed with enhanced architectural and landscaping features, including such elements as water features, landscaping, and art features. The landscape plan provided for the site indicates that the private courtyards will include water features, pergolas, and landscaping.

Multifamily Units: To ensure the quality of the multifamily units, the ordinance provides additional requirements:

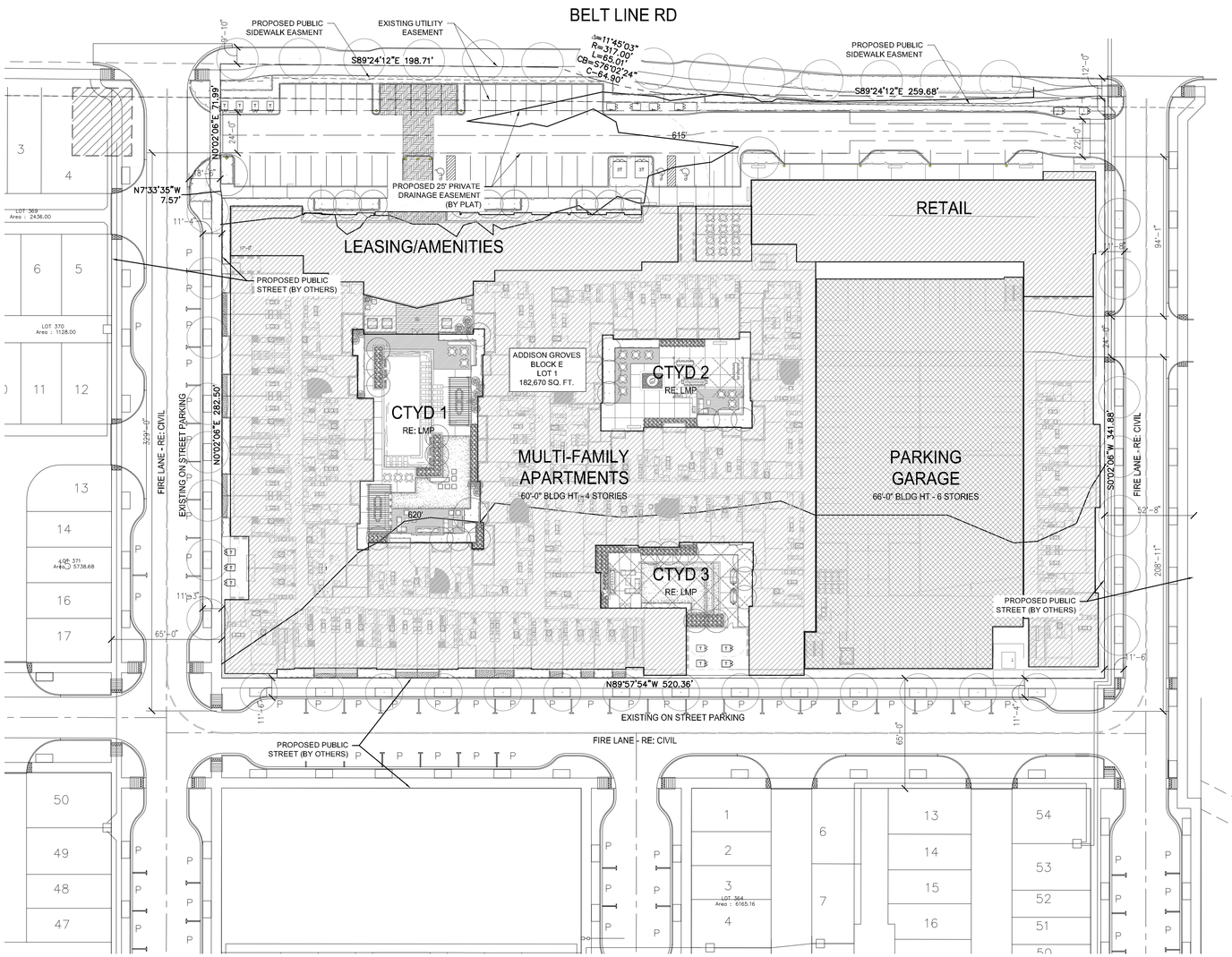
A. The entire multifamily building will be LEED certified.
B. There will be no linoleum or Formica in the multifamily units.
C. All units will be equipped with energy efficient appliances.
D. Counter tops in all units must be granite, stone or better.

The proposal complies with all general requirements in the ordinance. Staff will continue to monitor the project through the construction phase to ensure that required interior materials and appliances are used.

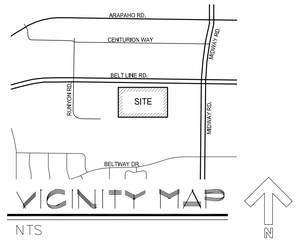
RECOMMENDATION: **APPROVAL**

Staff has reviewed the development plans and found them to comply with all requirements of the approved zoning ordinance PD O16-003. Staff will continue to review construction documents to ensure compliance prior to the issuance of any building permits. Building permit approval is contingent on at least 25 townhomes starting construction.

Staff recommends approval subject to no conditions.



CONCEPT PLAN
1" = 40'-0"



VICINITY MAP
NTS

SCALE: 1" = 40'-0"

UNITS			BUILDINGS							
			FLOORS					TOTAL	UNIT %	NET SF TOTAL
NAME	BEDS	NET	1	2	3	4				
A1	ST	491	4	4	4	4		16		7856
A1B	ST	491	0	0	0	0		0		0
A1S	ST	528	5	5	5	5		20		10560
A2	1BED	602	2	5	5	5		17	77.88%	10234
A4	1BED	662	3	13	13	13		42		27804
A7	1BED	700	5	5	5	5		20		14000
A8	1BED	766	2	4	4	4		14		10724
A9	1BED	782	7	10	10	10		37		28934
A10	1BED	828	10	10	10	10		40	250	33120
A12	1BED	864	4	11	11	11		37		31968
A16	1BED	1041	2	0	0	0		2		2082
A17	1BED	953	1	0	0	0		1		953
AX1	1 BED	992	1	1	1	1		4		3968
									2.49%	
A14	1BED+D	972	2	2	2	2		8	8	7776
B1	2 BED	1127	2	2	2	2		8	19.63%	9016
B3	2 BED	1230	1	1	1	1		4		4920
B5	2BED	1264	2	2	2	2		8		10112
B6	2BED	1237	3	4	4	4		15	63	18555
B10	2BED	1373	3	5	5	5		18		24714
BX1	2BED	1216	1	1	1	1		4		4865
BX2	2BED	1423	0	1	1	1		3		4270
BX3	2BED	1409	0	1	1	1		3		4226
									100.00%	270656
TOTAL		60	87	87	87			321		

RESIDENTIAL PARKING TABLE	
TOTAL NO. BEDROOMS	**384**
TOTAL REQ'D SPACES	**384**

RETAIL PARKING TABLE		
RETAIL USES	SF	REQ'D
RESTARUANT (1/100 SF)	10,370	**104**
OFFICE/LEASING (1/300 SF)	3,000	**10**

TOTAL SPACES REQ'D	**498**

TOTAL SPACES PROVIDED	
STRUCTURED GARAGE	**488**
SURFACE	**51**
TOTAL	**539**

Average Unit Size	**843**

AMENITIES	RETAIL
9,391	**10,370**

TOTAL SF	OUTDOOR
21,171	**1,410**

2017 11 10

SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.

4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.

5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)

THE MULTIFAMILY UNITS SHALL BE CONSTRUCTED AS FOLLOWS:

1. THE ENTIRE MULTIFAMILY BUILDING AND PARKING GARAGE SHALL BE LEED CERTIFIED
2. THERE WILL BE NO LINOLEUM OR FORMICA SURFACES IN UNITS
3. ALL UNITS SHALL BE EQUIPPED WITH ENERGY EFFICIENT APPLIANCES
4. ALL COUNTERTOPS MUST BE GRANITE, STONE, OR BETTER MATERIAL

The purpose of this revision is to answer all of the questions and concerns of the city of Addison

CITY OF ADDISON INFO

PROPOSED SUBDIVISION NAME: ADDISON GROVES
PLAT TYPE: REPLAT
BLOCK NO: E
LOT NO: 1
SURVEY NAME: THOMAS L. CHENOWETH SURVEY
ABSTRACT NO: 273

TOWN PROJECT NO. _____

PREPARATION DATE: 2017 11 10

OWNER/APPLICANT
GREYSTAR DEVELOPMENT INC
600 EAST LAS COLINAS BLVD
SUITE 2100
IRVING, TX 75039

ARCHITECT
MEEKS + PARTNERS
16000 MEMORIAL DRIVE
SUITE 100
HOUSTON, TX 77079

CONCEPT PLAN - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Meeks + Partners
ARCHITECTURE
LANDPLANNING
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079
281-558-8787 - 281-558-3337 - www.meekspartners.com
CONCEPTUAL DESIGN

A-01

JOB NO. 17017

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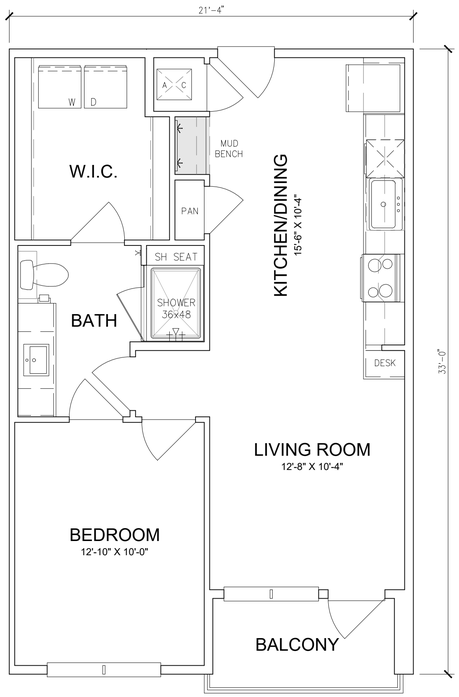
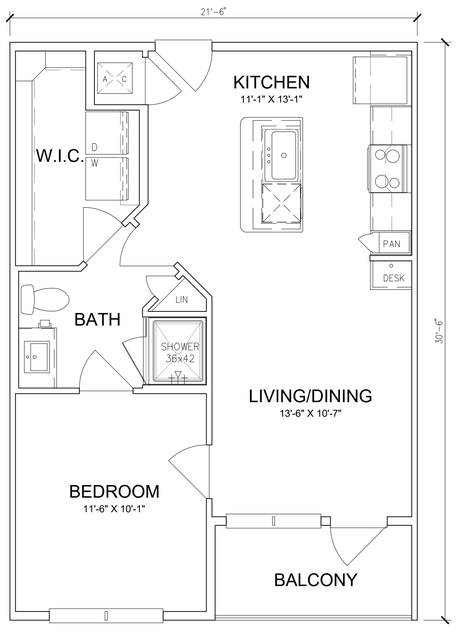


5 UNIT A4

1/4"=1'-0"

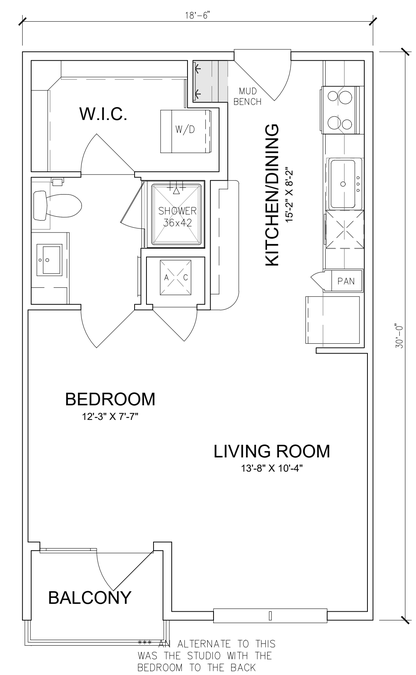
NET: 662 SQ. FT.
GROSS: 704 SQ. FT.



4 UNIT A2

1/4"=1'-0"

NET: 602 SQ. FT.
GROSS: 656 SQ. FT.

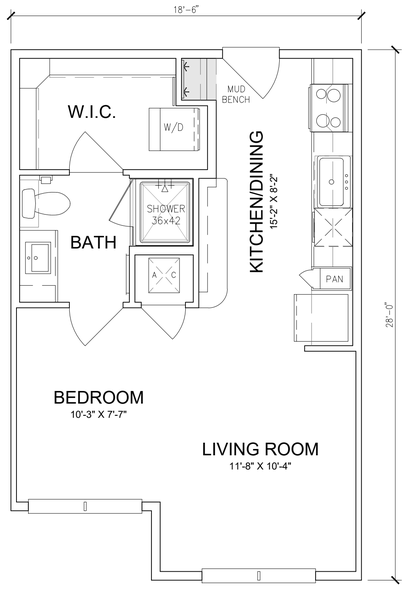


*** AN ALTERNATE TO THIS WAS THE STUDIO WITH THE BEDROOM TO THE BACK

3 UNIT A1B

1/4"=1'-0"

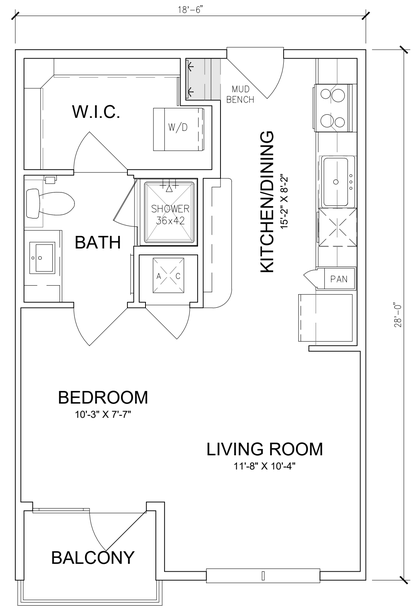
NET: 528 SQ. FT.
GROSS: 555 SQ. FT.



2 UNIT A1B

1/4"=1'-0"

NET: 491 SQ. FT.
GROSS: 491 SQ. FT.



1 UNIT A1

1/4"=1'-0"

NET: 491 SQ. FT.
GROSS: 518 SQ. FT.

ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)

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3. ALL UNITS SHALL BE EQUIPPED WITH ENERGY EFFICIENT APPLIANCES
4. ALL COUNTERTOPS MUST BE GRANITE, STONE, OR BETTER MATERIAL

CITY OF ADDISON INFO

PROPOSED SUBDIVISION NAME: ADDISON GROVES
BLOCK NO: E
LOT NO: 1

TOWN PROJECT NO. _____

PREPARATION DATE: 2017 11 08

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

OWNER/APPLICANT	ARCHITECT
GREYSTAR DEVELOPMENT INC	MEEKS + PARTNERS
600 EAST LAS COLINAS BLVD	16000 MEMORIAL DRIVE
SUITE 2100	SUITE 100
IRVING, TX 75039	HOUSTON, TX 77079

UNIT PLANS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Meeks + Partners
ARCHITECTURE
LANDPLANNING
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079
281-558-8787 - 281-558-3337 - www.meekspartners.com
CONCEPTUAL DESIGN

A-02

JOB NO. 17017

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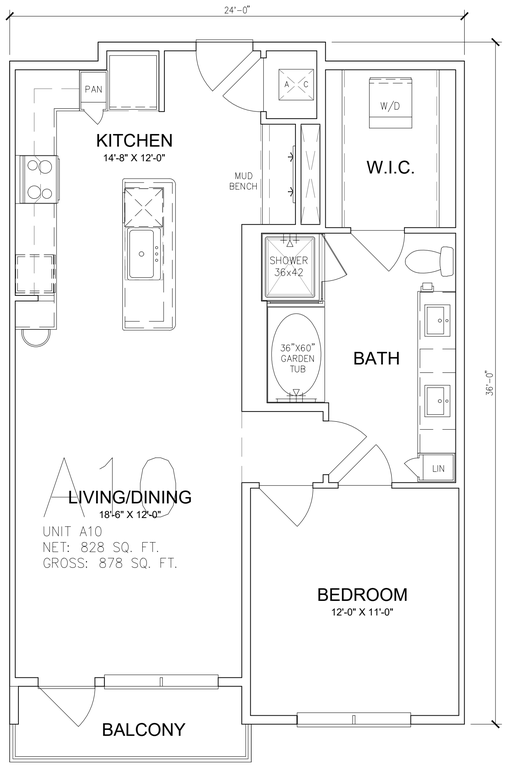

4 UNIT A10
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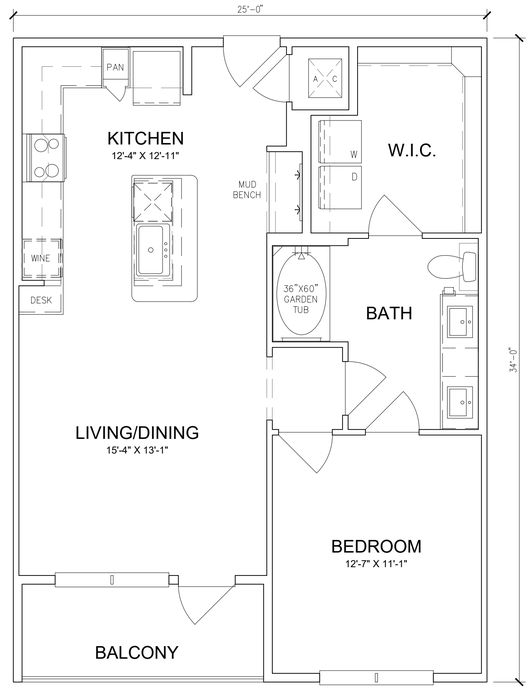
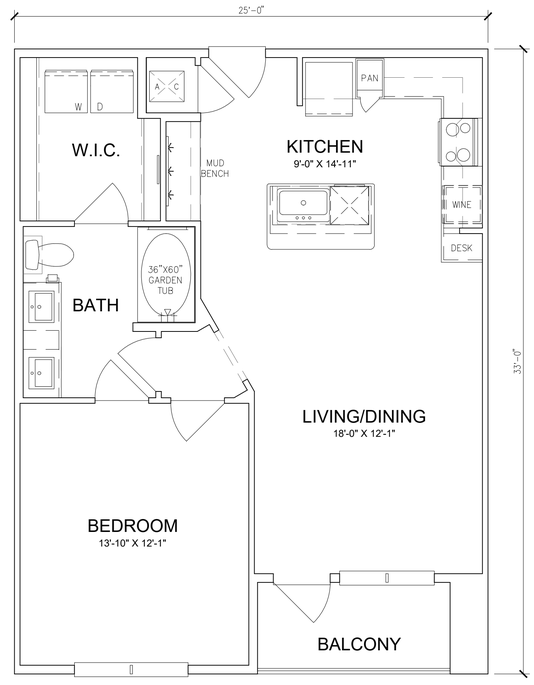
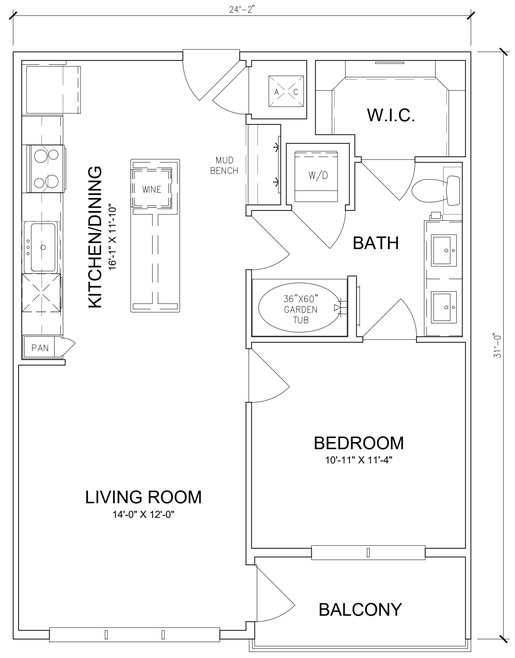
NET: 828 SQ. FT.
GROSS: 878 SQ. FT.



3 UNIT A9
1/4"=1'-0"
NET: 782 SQ. FT.
GROSS: 850 SQ. FT.



2 UNIT A8
1/4"=1'-0"
NET: 766 SQ. FT.
GROSS: 825 SQ. FT.



1 UNIT A7
1/4"=1'-0"
NET: 700 SQ. FT.
GROSS: 749 SQ. FT.

ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)

THE MULTIFAMILY UNITS SHALL BE CONSTRUCTED AS FOLLOWS:

1. THE ENTIRE MULTIFAMILY BUILDING AND PARKING GARAGE SHALL BE LEED CERTIFIED
2. THERE WILL BE NO LINOLEUM OR FORMICA SURFACES IN UNITS
3. ALL UNITS SHALL BE EQUIPPED WITH ENERGY EFFICIENT APPLIANCES
4. ALL COUNTERTOPS MUST BE GRANITE, STONE, OR BETTER MATERIAL

CITY OF ADDISON INFO

PROPOSED SUBDIVISION NAME: ADDISON GROVES
BLOCK NO: E
LOT NO: 1

TOWN PROJECT NO. _____

PREPARATION DATE: 2017 11 08

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

OWNER/APPLICANT
GREYSTAR DEVELOPMENT INC
600 EAST LAS COLINAS BLVD
SUITE 2100
IRVING, TX 75039

ARCHITECT
MEEKS + PARTNERS
16000 MEMORIAL DRIVE
SUITE 100
HOUSTON, TX 77079

UNIT PLANS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Meeks + Partners
ARCHITECTURE
LANDPLANNING
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079
281-558-8787 - 281-558-3337 - www.meekspartners.com
CONCEPTUAL DESIGN

A-03
JOB NO. 17017

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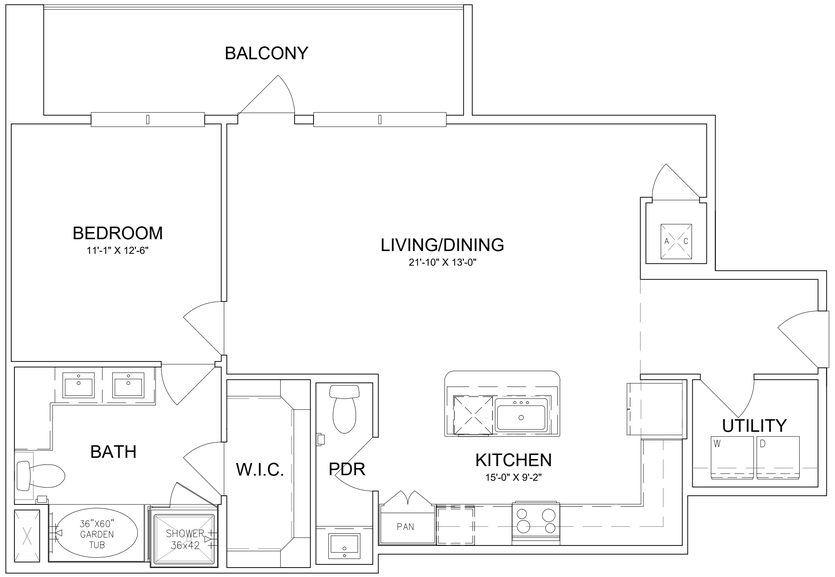
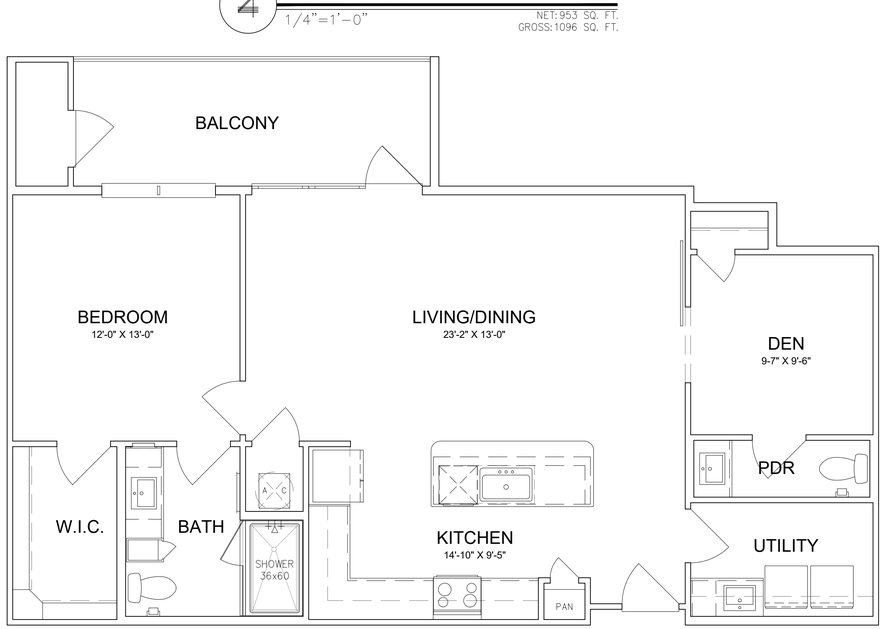


4 UNIT A17

1/4"=1'-0"

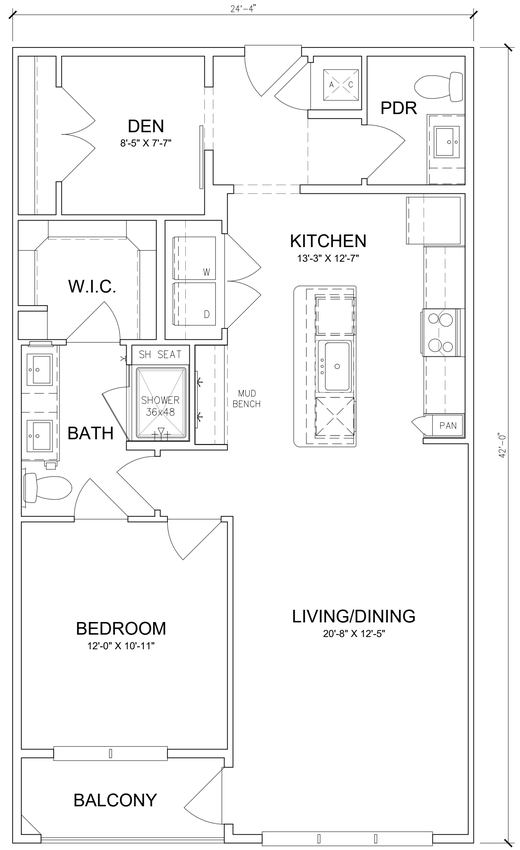
NET: 953 SQ. FT.
GROSS: 1096 SQ. FT.



3 UNIT A16

1/4"=1'-0"

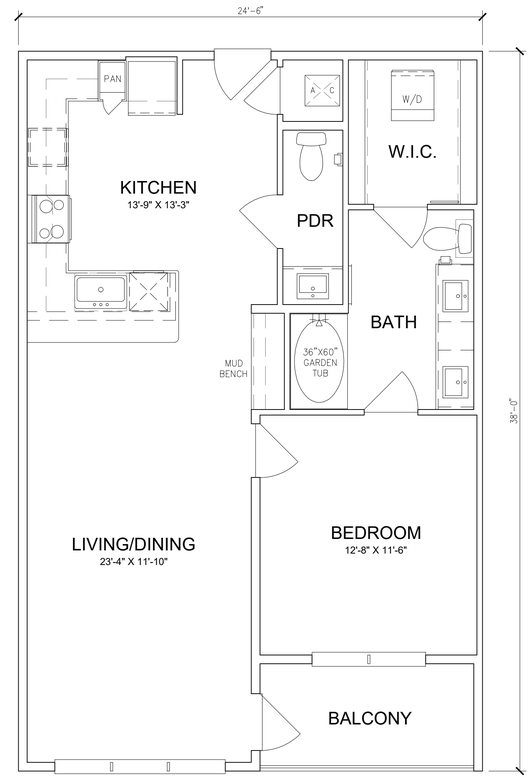
NET: 1041 SQ. FT.
GROSS: 1566 SQ. FT.



2 UNIT A14

1/4"=1'-0"

NET: 972 SQ. FT.
GROSS: 1022 SQ. FT.



1 UNIT A12

1/4"=1'-0"

NET: 864 SQ. FT.
GROSS: 931 SQ. FT.

ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)

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2. THERE WILL BE NO LINOLEUM OR FORMICA SURFACES IN UNITS
3. ALL UNITS SHALL BE EQUIPPED WITH ENERGY EFFICIENT APPLIANCES
4. ALL COUNTERTOPS MUST BE GRANITE, STONE, OR BETTER MATERIAL

CITY OF ADDISON INFO

PROPOSED SUBDIVISION NAME: ADDISON GROVES
BLOCK NO: E
LOT NO: 1

TOWN PROJECT NO. _____

PREPARATION DATE: 2017 11 08

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

OWNER/APPLICANT
GREYSTAR DEVELOPMENT INC
600 EAST LAS COLINAS BLVD
SUITE 2100
IRVING, TX 75039

ARCHITECT
MEEKS + PARTNERS
16000 MEMORIAL DRIVE
SUITE 100
HOUSTON, TX 77079

UNIT PLANS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Meeks + Partners
ARCHITECTURE
LANDPLANNING
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079
281-558-8787 - 281-558-3337 - www.meekspartners.com
CONCEPTUAL DESIGN

A-04

JOB NO. 17017

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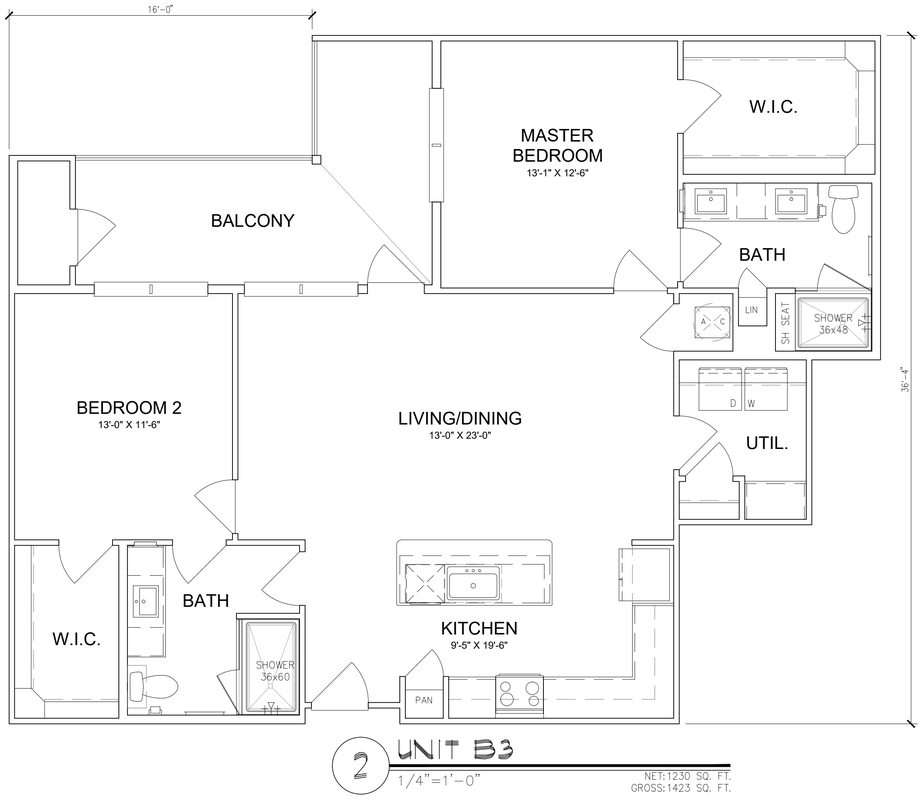
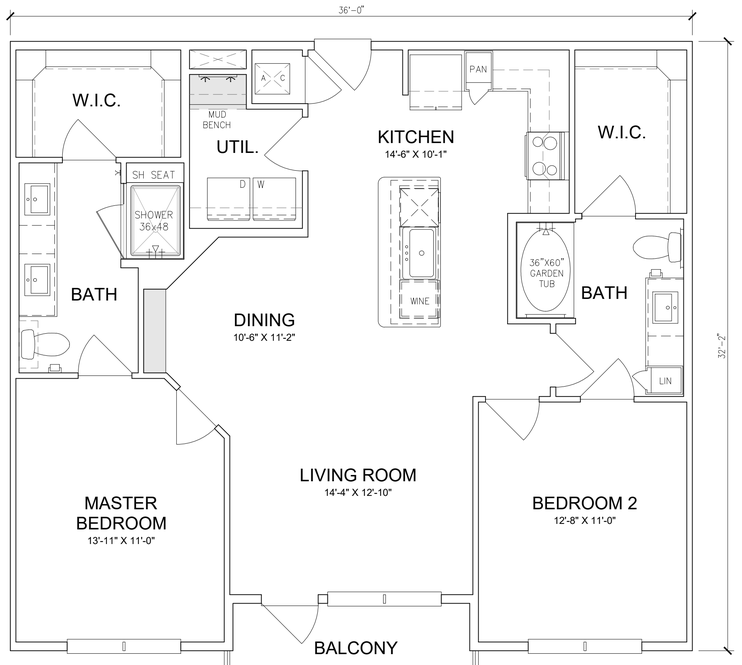


2 UNIT B3

1/4"=1'-0"

NET: 1230 SQ. FT.
GROSS: 1423 SQ. FT.



1 UNIT B1

1/4"=1'-0"

NET: 1127 SQ. FT.
GROSS: 1185 SQ. FT.

ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)

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4. ALL COUNTERTOPS MUST BE GRANITE, STONE, OR BETTER MATERIAL

CITY OF ADDISON INFO

PROPOSED SUBDIVISION NAME: ADDISON GROVES
BLOCK NO: E
LOT NO: 1

TOWN PROJECT NO. _____

PREPARATION DATE: 2017 11 08

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

OWNER/APPLICANT	ARCHITECT
GREYSTAR DEVELOPMENT INC	MEEKS + PARTNERS
600 EAST LAS COLINAS BLVD	16000 MEMORIAL DRIVE
SUITE 2100	SUITE 100
IRVING, TX 75039	HOUSTON, TX 77079

UNIT PLANS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Meeks + Partners
ARCHITECTURE
LANDPLANNING
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079
281-558-8787 - 281-558-3337 - www.meekspartners.com
CONCEPTUAL DESIGN

A-05

JOB NO. 17017

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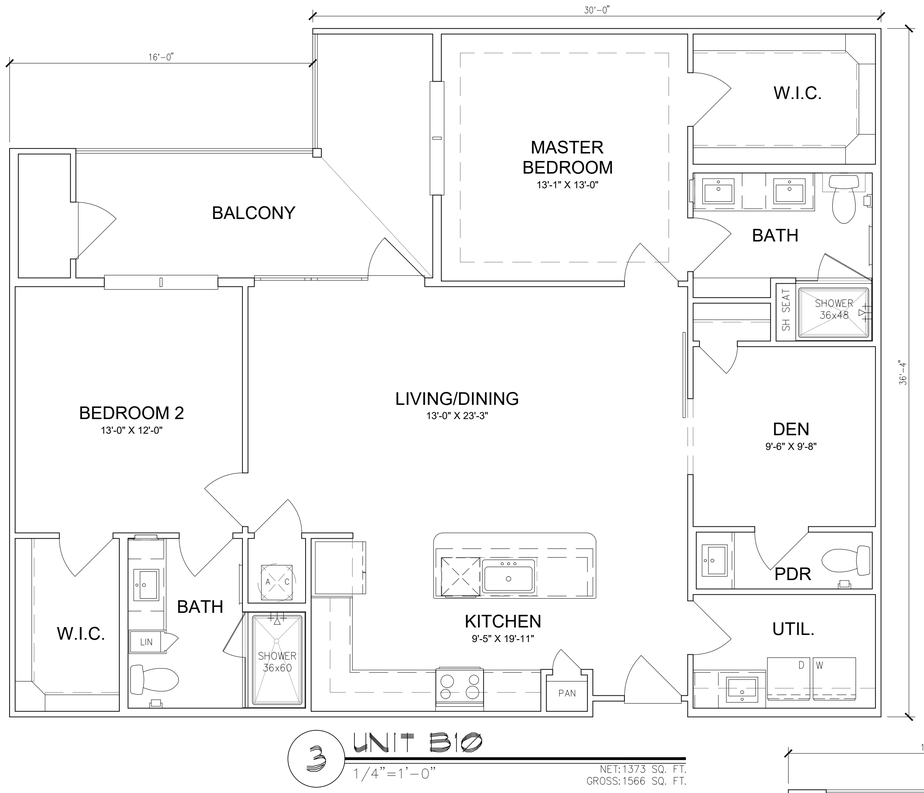
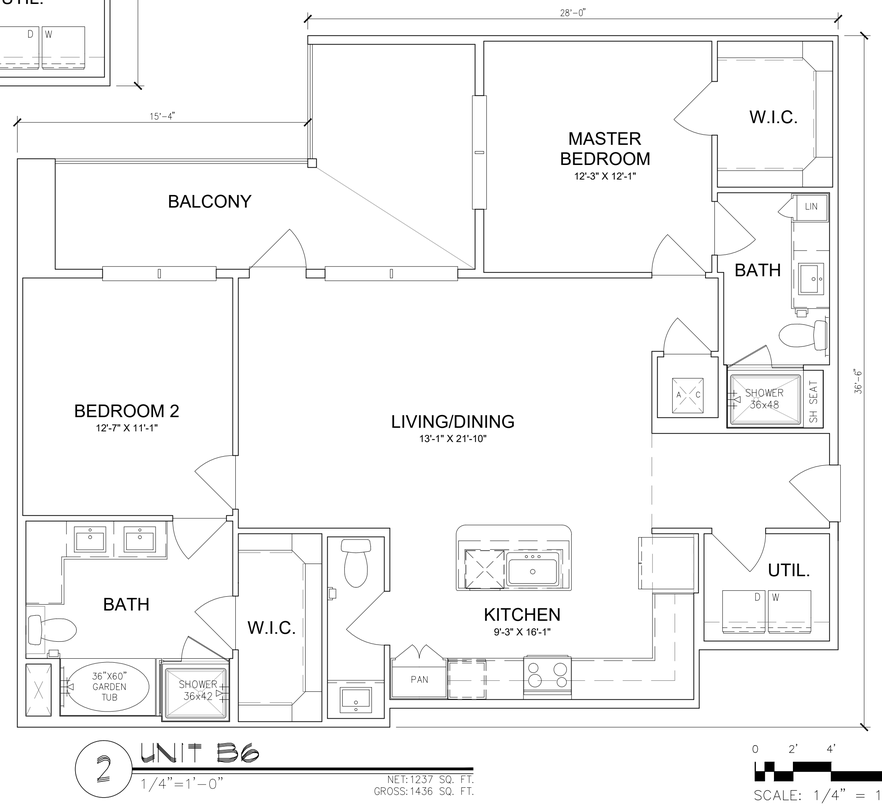


3 UNIT B10

1/4"=1'-0"

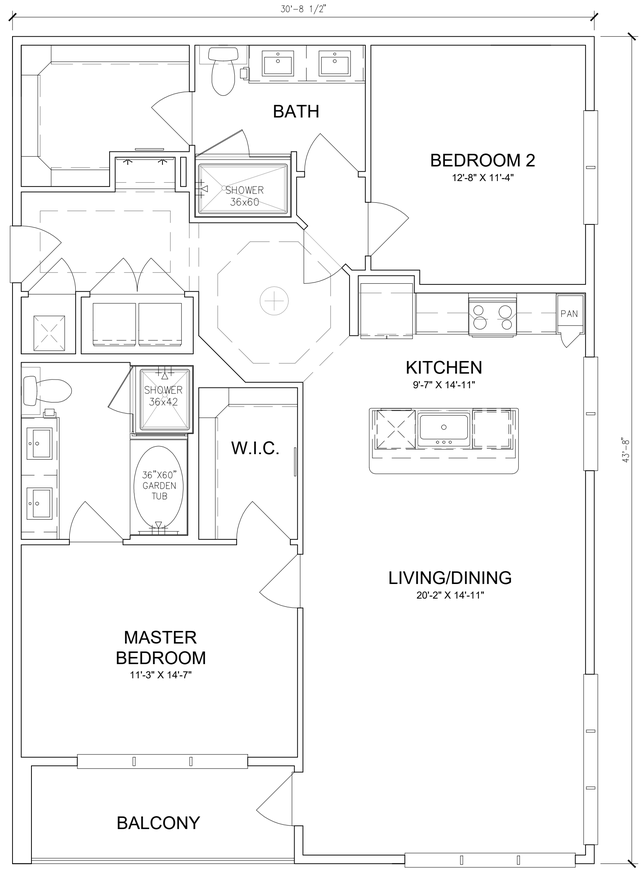
NET: 1373 SQ. FT.
GROSS: 1566 SQ. FT.



2 UNIT B6

1/4"=1'-0"

NET: 1237 SQ. FT.
GROSS: 1436 SQ. FT.



1 UNIT B5

1/4"=1'-0"

NET: 1264 SQ. FT.
GROSS: 1341 SQ. FT.

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)

THE MULTIFAMILY UNITS SHALL BE CONSTRUCTED AS FOLLOWS:

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4. ALL COUNTERTOPS MUST BE GRANITE, STONE, OR BETTER MATERIAL

CITY OF ADDISON INFO

PROPOSED SUBDIVISION NAME: ADDISON GROVES
BLOCK NO: E
LOT NO: 1

TOWN PROJECT NO. _____

PREPARATION DATE: 2017 11 08

OWNER/APPLICANT
GREYSTAR DEVELOPMENT INC
600 EAST LAS COLINAS BLVD
SUITE 2100
IRVING, TX 75039

ARCHITECT
MEEKS + PARTNERS
16000 MEMORIAL DRIVE
SUITE 100
HOUSTON, TX 77079

UNIT PLANS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Meeks + Partners
ARCHITECTURE
LANDPLANNING
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079
281-558-8787 - 281-558-3337 - www.meekspartners.com
CONCEPTUAL DESIGN

A-06

JOB NO. 17017

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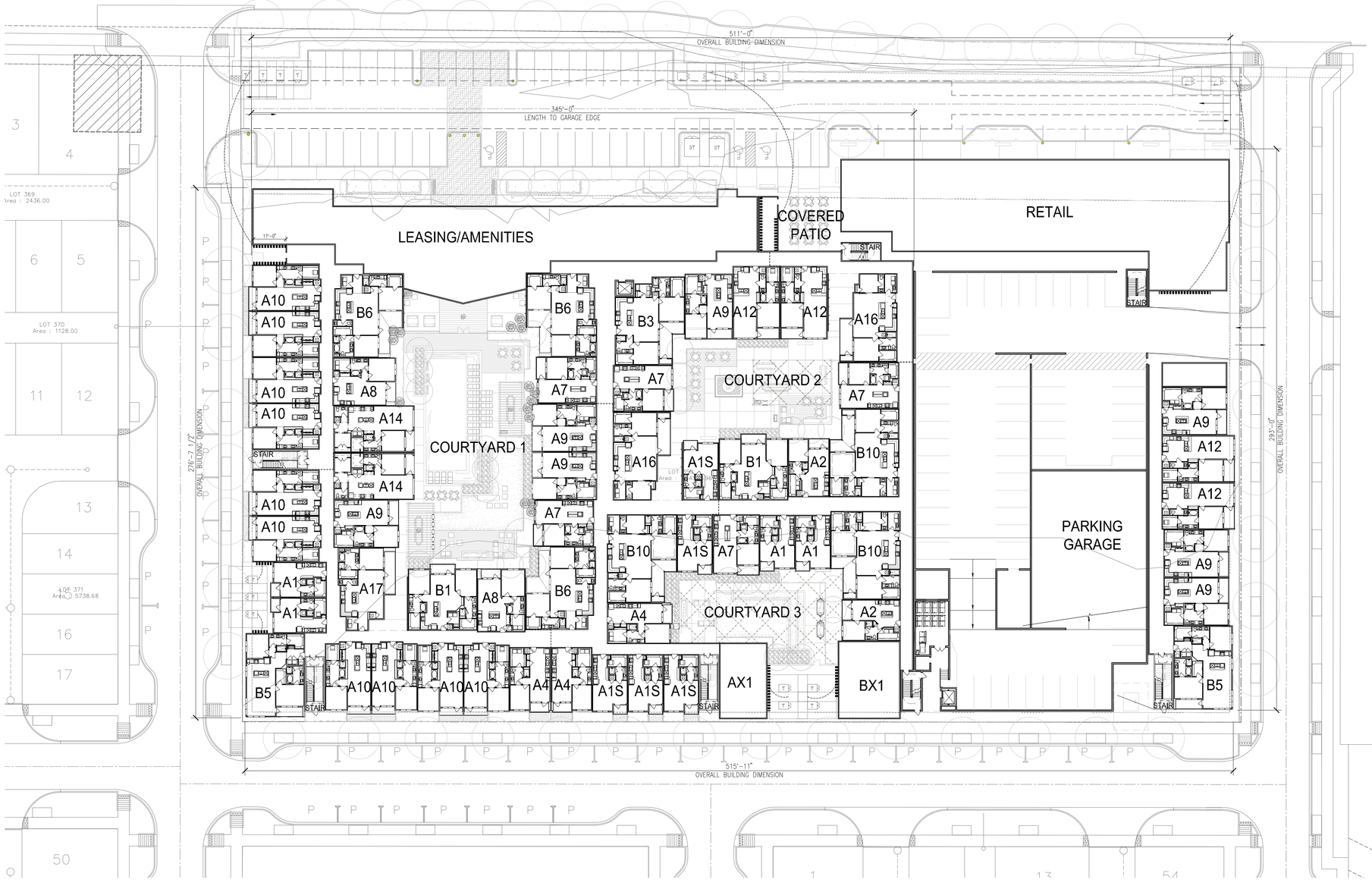

1 BLDG PLAN - LVL 01
1" = 30'-0"

IN

0 15' 30' 60'
SCALE: 1" = 30'-0"

ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)

THE MULTIFAMILY UNITS SHALL BE CONSTRUCTED AS FOLLOWS:

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4. ALL COUNTERTOPS MUST BE GRANITE, STONE, OR BETTER MATERIAL

CITY OF ADDISON INFO

PROPOSED SUBDIVISION NAME: ADDISON GROVES
BLOCK NO: E
LOT NO: 1

TOWN PROJECT NO. _____

PREPARATION DATE: 2017 11 10

OWNER/APPLICANT
GREYSTAR DEVELOPMENT INC
600 EAST LAS COLINAS BLVD
SUITE 2100
IRVING, TX 75039

ARCHITECT
MEEKS + PARTNERS
16000 MEMORIAL DRIVE
SUITE 100
HOUSTON, TX 77079

BUILDING PLANS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Meeks + Partners
ARCHITECTURE
LANDPLANNING
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079
281-558-8787 - 281-558-3337 - www.meekspartners.com

CONCEPTUAL DESIGN

A-07

JOB NO. 17017

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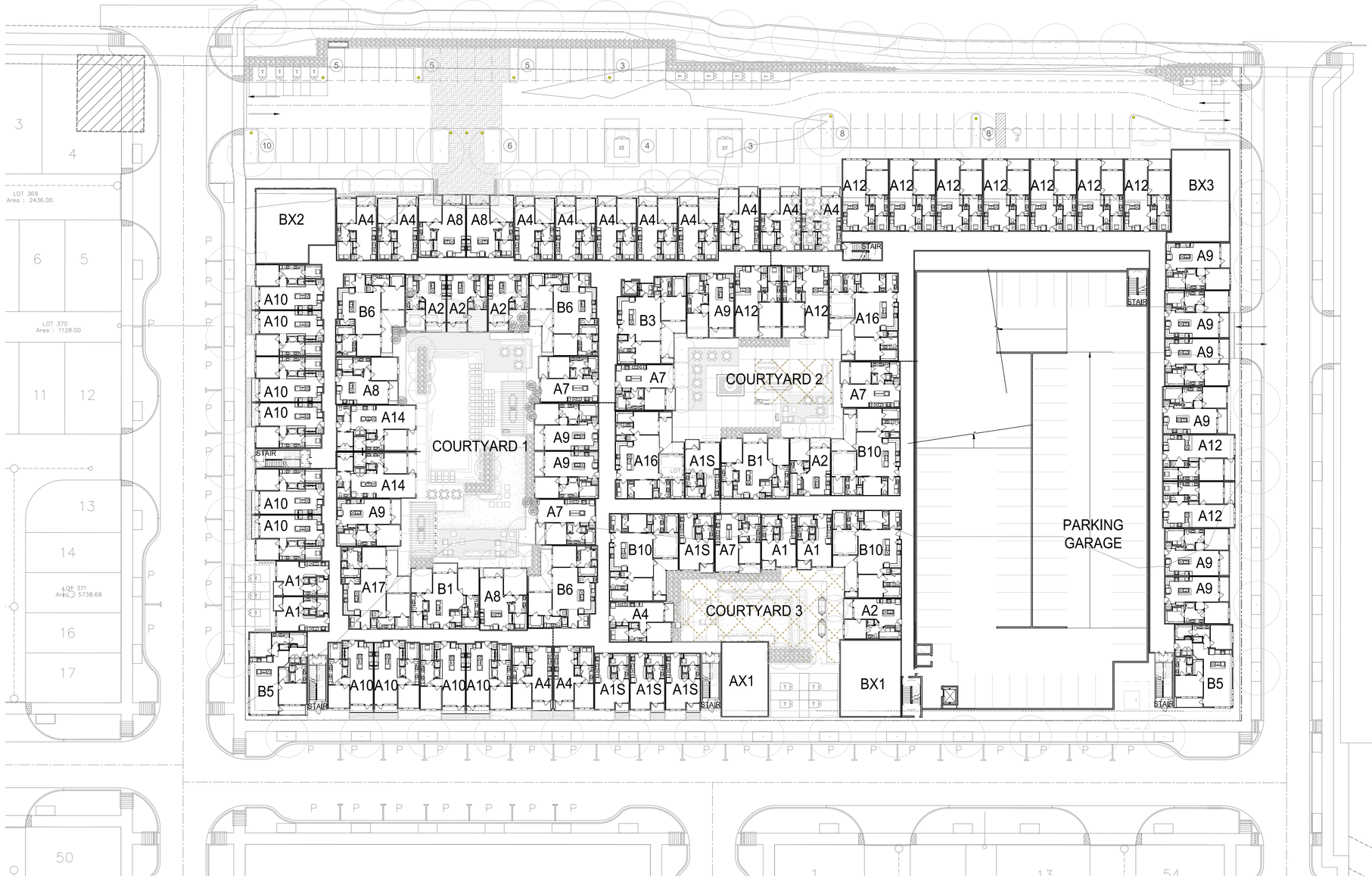

1 BLDG PLAN - LVL 02-04

1" = 30'-0"

N

0 15' 30' 60'

SCALE: 1" = 30'-0"

ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)

THE MULTIFAMILY UNITS SHALL BE CONSTRUCTED AS FOLLOWS:

1. THE ENTIRE MULTIFAMILY BUILDING AND PARKING GARAGE SHALL BE LEED CERTIFIED
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CITY OF ADDISON INFO

PROPOSED SUBDIVISION NAME: ADDISON GROVES
BLOCK NO: E
LOT NO: 1

TOWN PROJECT NO. _____

PREPARATION DATE: 2017 11 08

OWNER/APPLICANT
GREYSTAR DEVELOPMENT INC
600 EAST LAS COLINAS BLVD
SUITE 2100
IRVING, TX 75039

ARCHITECT
MEEKS + PARTNERS
16000 MEMORIAL DRIVE
SUITE 100
HOUSTON, TX 77079

BUILDING PLANS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Meeks + Partners
ARCHITECTURE
LANDPLANNING
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CONCEPTUAL DESIGN

A-08

JOB NO. 17017

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1 NORTH ELEVATION (FRONT ELEVATION)

1" = 20'-0"

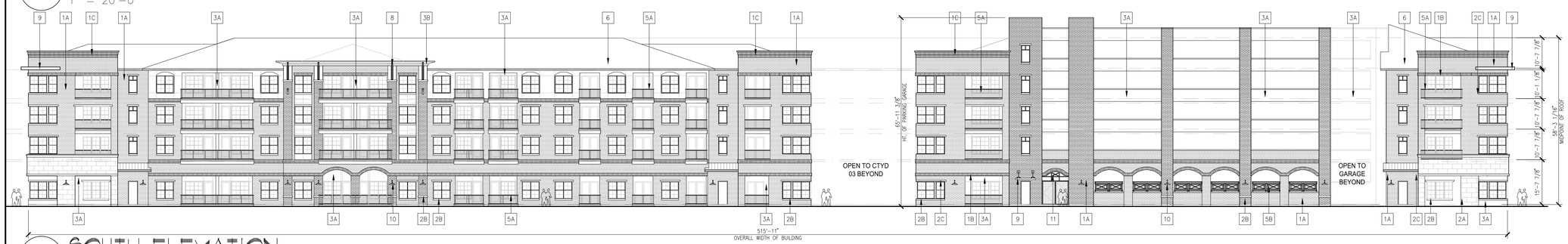
MATERIALS CALCULATION

TOTAL SURFACE AREA – 18,019 SF

MASONRY –	11,604 SF	(64.4%)
GLAZING –	4,350 SF	(24.1%)
TOTAL "MASONRY CONSTRUCTION"		(88.5%)
STUCCO –	2,065 SF	(11.5%)

% BUILD TO LINE

OVERALL LENGTH –	511'-0"
LENGTH TO GARAGE EDGE –	345'-0"
BUILD-TO-LINE VARIATION LENGTH –	100'-2"
PERCENTAGE VARIED –	29.0%



2 SOUTH ELEVATION

1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 17,204 SF

MASONRY –	11,414 SF	(66.3%)
GLAZING –	2,477 SF	(14.4%)
TOTAL "MASONRY CONSTRUCTION"		(80.7%)
STUCCO –	3,313 SF	(19.3%)

% BUILD TO LINE

OVERALL LENGTH –	515'-11"
BUILD-TO-LINE VARIATION LENGTH –	146'-5"
PERCENTAGE VARIED –	28.4%

3 EAST ELEVATION

1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 10,547 SF

MASONRY –	6,981 SF	(66%)
GLAZING –	2,304 SF	(22%)
TOTAL "MASONRY CONSTRUCTION"		(88%)
STUCCO –	1,262 SF	(12%)

% BUILD TO LINE

OVERALL BUILDING LENGTH –	293'-0"
BUILD-TO-LINE VARIATION LENGTH –	49'-1"
PERCENTAGE VARIED –	16.8%

4 WEST ELEVATION

1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 9,779 SF

MASONRY –	6,266 SF	(64.1%)
GLAZING –	2094 SF	(21.4%)
TOTAL "MASONRY CONSTRUCTION"		(85.5%)
STUCCO –	1419 SF	(14.5%)

% BUILD TO LINE

OVERALL BUILDING LENGTH –	276'-7 1/2"
BUILD-TO-LINE VARIATION LENGTH –	80'-11"
PERCENTAGE VARIED –	29.3%

0 10' 20' 40'

SCALE: 1" = 20'-0"

ELEVATION KEYNOTE LEGEND:

1A	BRICK VENEER SYSTEM
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK / SOLDIER COURSE
2A	STONE VENEER (BURNISHED FINISH)
2B	STONE SILL
2C	STONE LINTEL
3A	EXTERIOR STUCCO SYSTEM
3B	STUCCO COVERED FOAM CORNICE AND TRIMS
3C	STUCCO CONTROL JOINT
4	PRE-FINISHED FIBER CEMENT HORIZ. LAP SIDING
5A	GUARDRAIL SYSTEM – METAL GUARDRAIL WITH 1/2" SQUARE PICKET INFILL 4" O.C.
5B	ORNAMENTAL GUARDRAIL SYSTEM – METAL GUARDRAIL WITH 1/2" SQUARE PICKET INFILL 4" O.C.
6	COMPOSITION SHINGLE ROOF
7	STOREFRONT GLAZING SYSTEM
8	PRE-FINISHED ALUM. DECORATIVE BRACKET
9	PRE-FINISHED ALUM. CANOPY
10	DECORATIVE EXTERIOR LIGHT FIXTURE
11	DECORATIVE PRE-FINISHED METAL FRAME

FACADE PLAN NOTES

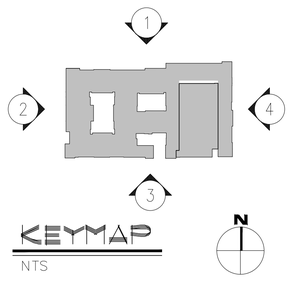
THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES

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 AN LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES

ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL



CITY OF ADDISON INFO

PROPOSED SUBDIVISION NAME: ADDISON GROVES
BLOCK NO: E
LOT NO: 1

TOWN PROJECT NO. _____

PREPARATION DATE: 2017 11 08

OWNER/APPLICANT	ARCHITECT
GREYSTAR DEVELOPMENT INC	MEEKS + PARTNERS
600 EAST LAS COLINAS BLVD	16000 MEMORIAL DRIVE
SUITE 2100	SUITE 100
IRVING, TX 75039	HOUSTON, TX 77079

EXTERIOR ELEVATIONS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Meeks + Partners
ARCHITECTURE
LANDPLANNING
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079
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CONCEPTUAL DESIGN

A-09

JOB NO. 17017

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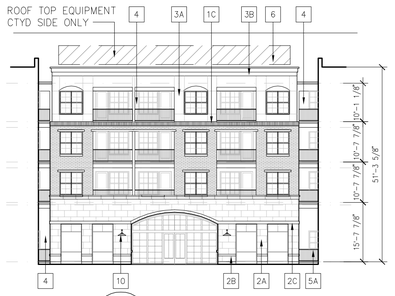


1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 2,174 SF

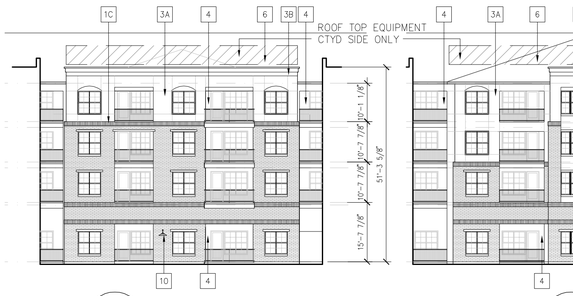
MASONRY –	1,184 SF	(54.5%)
GLAZING –	324 SF	(14.9%)
TOTAL "MASONRY CONSTRUCTION"		(69.4%)
STUCCO –	666 SF	(30.6%)

1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 3,648 SF

MASONRY –	1,749 SF	(47.9%)
GLAZING –	656 SF	(18.0%)
TOTAL "MASONRY CONSTRUCTION"		(65.9%)
STUCCO –	1,243 SF	(34.1%)



1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 2,486 SF

MASONRY –	1,260 SF	(50.7%)
GLAZING –	432 SF	(17.4%)
TOTAL "MASONRY CONSTRUCTION"		(68.1%)
STUCCO –	794 SF	(31.9%)

1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 3,582 SF

MASONRY –	1,537 SF	(43.0%)
GLAZING –	656 SF	(18.3%)
TOTAL "MASONRY CONSTRUCTION"		(61.3%)
STUCCO –	1,389 SF	(38.7%)

ELEVATION KEYNOTE LEGEND:

1A	BRICK VENEER SYSTEM
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK / SOLDIER COURSE
2A	STONE VENEER (BURNISHED FINISH)
2B	STONE SILL
2C	STONE LINTEL
3A	EXTERIOR STUCCO SYSTEM
3B	STUCCO COVERED FOAM CORNICE AND TRIMS
3C	STUCCO CONTROL JOINT
4	PRE-FINISHED FIBER CEMENT HORIZ. LAP SIDING
5A	GUARDRAIL SYSTEM – METAL GUARDRAIL WITH 1/2" SQUARE PICKET INFILL 4" O.C.
5B	ORNAMENTAL GUARDRAIL SYSTEM – METAL GUARDRAIL WITH 1/2" SQUARE PICKET INFILL 4" O.C.
6	COMPOSITION SHINGLE ROOF
7	STOREFRONT GLAZING SYSTEM
8	PRE-FINISHED ALUM. DECORATIVE BRACKET
9	PRE-FINISHED ALUM. CANOPY
10	DECORATIVE EXTERIOR LIGHT FIXTURE
11	DECORATIVE PRE-FINISHED METAL FRAME

FACADE PLAN NOTES

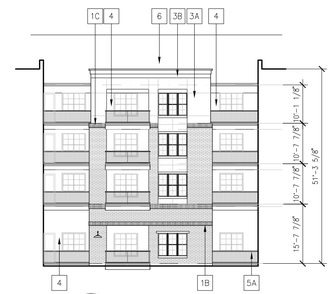
THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES

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 AN LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES

ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

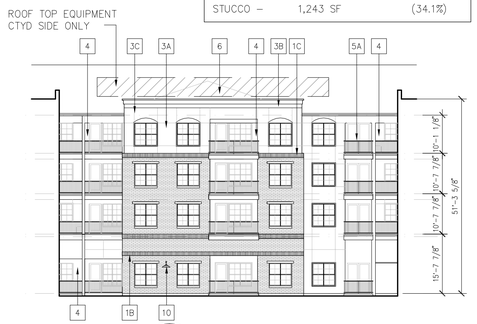


1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 1,394 SF

MASONRY –	655 SF	(47.0%)
GLAZING –	184 SF	(13.2%)
TOTAL "MASONRY CONSTRUCTION"		(60.2%)
STUCCO –	555 SF	(39.8%)

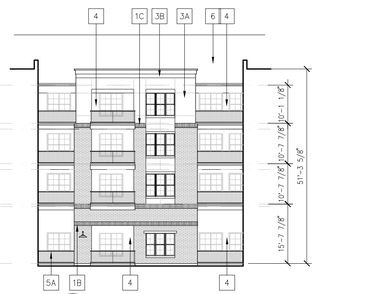


1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 2,834 SF

MASONRY –	1,131 SF	(39.9%)
GLAZING –	576 SF	(20.3%)
TOTAL "MASONRY CONSTRUCTION"		(60.2%)
STUCCO –	1,127 SF	(39.8%)



1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 1,379 SF

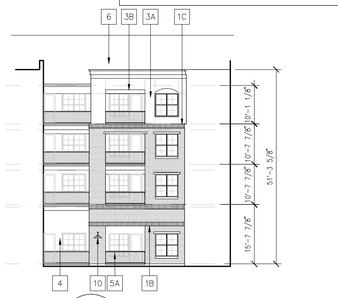
MASONRY –	643 SF	(46.6%)
GLAZING –	184 SF	(13.4%)
TOTAL "MASONRY CONSTRUCTION"		(60.0%)
STUCCO –	552 SF	(40.0%)

1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 2,742 SF

MASONRY –	1,190 SF	(43.4%)
GLAZING –	512 SF	(18.7%)
TOTAL "MASONRY CONSTRUCTION"		(62.1%)
STUCCO –	1,040 SF	(37.9%)



1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 994 SF

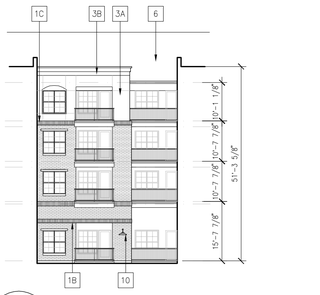
MASONRY –	521 SF	(52.4%)
GLAZING –	144 SF	(14.5%)
TOTAL "MASONRY CONSTRUCTION"		(88.5%)
STUCCO –	329 SF	(33.1%)

1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 3,221 SF

MASONRY –	1,975 SF	(61.3%)
GLAZING –	616 SF	(19.1%)
TOTAL "MASONRY CONSTRUCTION"		(80.4%)
STUCCO –	630 SF	(19.6%)



1" = 20'-0"

MATERIALS CALCULATION

TOTAL SURFACE AREA – 993 SF

MASONRY –	494 SF	(49.7%)
GLAZING –	144 SF	(14.5%)
TOTAL "MASONRY CONSTRUCTION"		(64.2%)
STUCCO –	355 SF	(35.8%)

KEYMAP

NTS

N

0 10' 20' 40'

SCALE: 1" = 20'-0"

CITY OF ADDISON INFO

PROPOSED SUBDIVISION NAME: ADDISON GROVES
BLOCK NO: E
LOT NO: 1

TOWN PROJECT NO. _____

PREPARATION DATE: 2017 11 10

OWNER/APPLICANT
GREYSTAR DEVELOPMENT INC
600 EAST LAS COLINAS BLVD
SUITE 2100
IRVING, TX 75039

ARCHITECT
MEEKS + PARTNERS
16000 MEMORIAL DRIVE
SUITE 100
HOUSTON, TX 77079

EXTERIOR ELEVATIONS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

Meeks + Partners
ARCHITECTURE
LANDPLANNING
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079
281-558-8787 - 281-558-3337 - www.meekspartners.com
CONCEPTUAL DESIGN

M P

A-10

JOB NO. 17017

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WATER VAULTS

TRANSFORMERS

EVERGREEN SCREEN

TRANSFORMERS

DECOMPOSED GRANITE

TRANSFORMERS

COURTYARD 3 WILL UTILIZE CREDIT WE 1 (WATER EFFICIENT LANDSCAPING) AND SS 7.1 (HEAT ISLAND NONROOF)

FOUNTAIN EQUIPMENT

PLANT PALETTE

TREES

CODE	BOTANICAL NAME	COMMON NAME
LO	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
RO	QUERCUS SHUMARDII	SHUMARD RED OAK
CM	LAGERSTROEMIA INDICA 'WATERMELON RED'	'WATERMELON RED' CRAPE MYRTLE
JM	ACER PALMATUM 'BLOODGOOD'	'BLOODGOOD' JAPANESE MAPLE

SHRUBS, PERENNIALS,GRASSES, AND GROUNDCOVERS

CODE	BOTANICAL NAME	COMMON NAME
NR	ILEX CORNUTA 'NELLIE R STEVENS'	'NELLIE R STEVENS' HOLLY
DBH	ILEX CORNUTA 'BURFORDII'	DWARF BURFORD HOLLY
WL	LIGUSTRUM JAPONICUM	WAXLEAF LIGUSTRUM
IH	RAPHIOLEPIS INDICA 'PINK LADY'	'PINK LADY' INDIAN HAWTHORN
PIH	RAPHIOLEPIS INDICA 'PINKIE'	'PINKIE' INDIAN HAWTHORN
BW	BUXUS MICROPHYLLA	'WINTERGREEN' BOXWOOD
PT	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF PITTOSPORUM
NDR	ROSA 'NEW DAWN'	'NEW DAWN' ROSE
MG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS
RM	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLY
HH	HEDERA HELIX 'BALTICA'	'BALTICA' ENGLISH IVY
OP	OPHIOPOGON JAPONICUS	OPHIOPOGON
AJ	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE
SC	SEASONAL COLOR	SEASONAL COLOR

NOTES:

LANDSCAPE TO BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

COURTYARD 2 WILL UTILIZE CREDIT WE 1 (WATER EFFICIENT LANDSCAPING) AND SS 7.1 (HEAT ISLAND NONROOF)

REMOVABLE HORIZONTAL FAUX WOOD SCREEN (TREX)

ALL STREET BUFFER PLANTING BY OTHERS

MAGNOLIA STREET

GARAGE

NOTE: IN ADDITION TO THE THREE (3) COURTYARDS, THE SITE WILL ALSO UTILIZE CREDIT WE 1 (WATER EFFICIENT LANDSCAPING) AND SS 7.1 (HEAT ISLAND NONROOF)

WATER

RETAIL

COURTYARD 1 WILL UTILIZE CREDIT WE 1 (WATER EFFICIENT LANDSCAPING) AND SS 7.1 (HEAT ISLAND NONROOF)

LEASING/ AMENITIES

MOTOR COURT, ALL VEHICULAR SECTIONS BY CIVIL ENGINEER- PAVERS ON CONCRETE BASE

35'-0" VISIBILITY TRIANGLE

THREE (3) BIKE RACKS

EASEMENT LINES

FOUR (4) BIKE RACKS

TYP. NO PARKING SPACE IS MORE THAN 50' FROM THE TRUNK OF A SHADE TREE

TRANSFORMERS

EVERGREEN SCREENING HEDGE

TRANSFORMERS

STORM SEWER

5 GAL. PLANTS, 2'-6" O.C.

TRANSFORMERS

SIGHT TRIANGLE

6'-0" WIDE CITY WALK

ALL PLANTING, LAWN, AND WALKS OUTSIDE OF PROPERTY LINE BY OTHERS

BELTLINE ROAD
(VARIABLE WIDTH ROW)

35'-0" VISIBILITY TRIANGLE

8" WATER LINE

DECOMPOSED GRANITE

City of Addison, Texas Municipal Code.
Ordinance No. 016-013, § 1, 4-12-16
Sec. 34-207. - Landscape Design Standards

PARKING LOT LANDSCAPING; INTERIOR AREA:

The required percentage of interior parking lot landscape shall be determined based on the following sliding scale:

PARKING LOT LANDSCAPING; INTERIOR AREA	
Total Parking Area	Interior Planting Area
7,000 - 49,999 sq.ft.	5%
50,000 - 149,000 sq.ft.	8%
150,000 sq.ft. and larger	10%

PARKING LOT AREA- 22,170 sq.ft.	
5% Required	Provided
1,108 sq.ft.	4,160 sq.ft.

PARKING LOT LANDSCAPING; PERIMETER

The perimeter parking lot landscape strip shall be at least five feet wide for sites larger than 10,000 sq. ft.

The minimum requirement for perimeter landscaping five feet wide shall be one (1) 4 inch caliper shade tree for each 35 linear feet of perimeter and one (1) shrub planted minimum 3 to 3-1/2 feet on center.

PARKING LOT PERIMETER- 521 ft.	
Required	Provided
521 ft./35 = 14 Trees	14 Trees
521 ft./3 = 173 Shrubs	380 Shrubs

SECTION 13.- OPEN SPACE

In addition to paved parking and driving areas, at least ten percent of the lot shall be maintained in landscaped open area.

OPEN SPACE	
Required	Provided
10% of the lot to be open space- 182,670 sf x 10% = 18,267 sf	37,230 sf or 20%

LINDA TYCHER & ASSOCIATES
11411 N. CENTRAL EXP.
SUITE V
DALLAS, TX 75243
PH. 214-240-1356

GREYSTAR
600 E. LAS COLINAS BLVD.,
SUITE 2100
IRVING, TX 75039
PH. 469-425-2196

ADDISON GROVES

4150 BELTLINE DR.

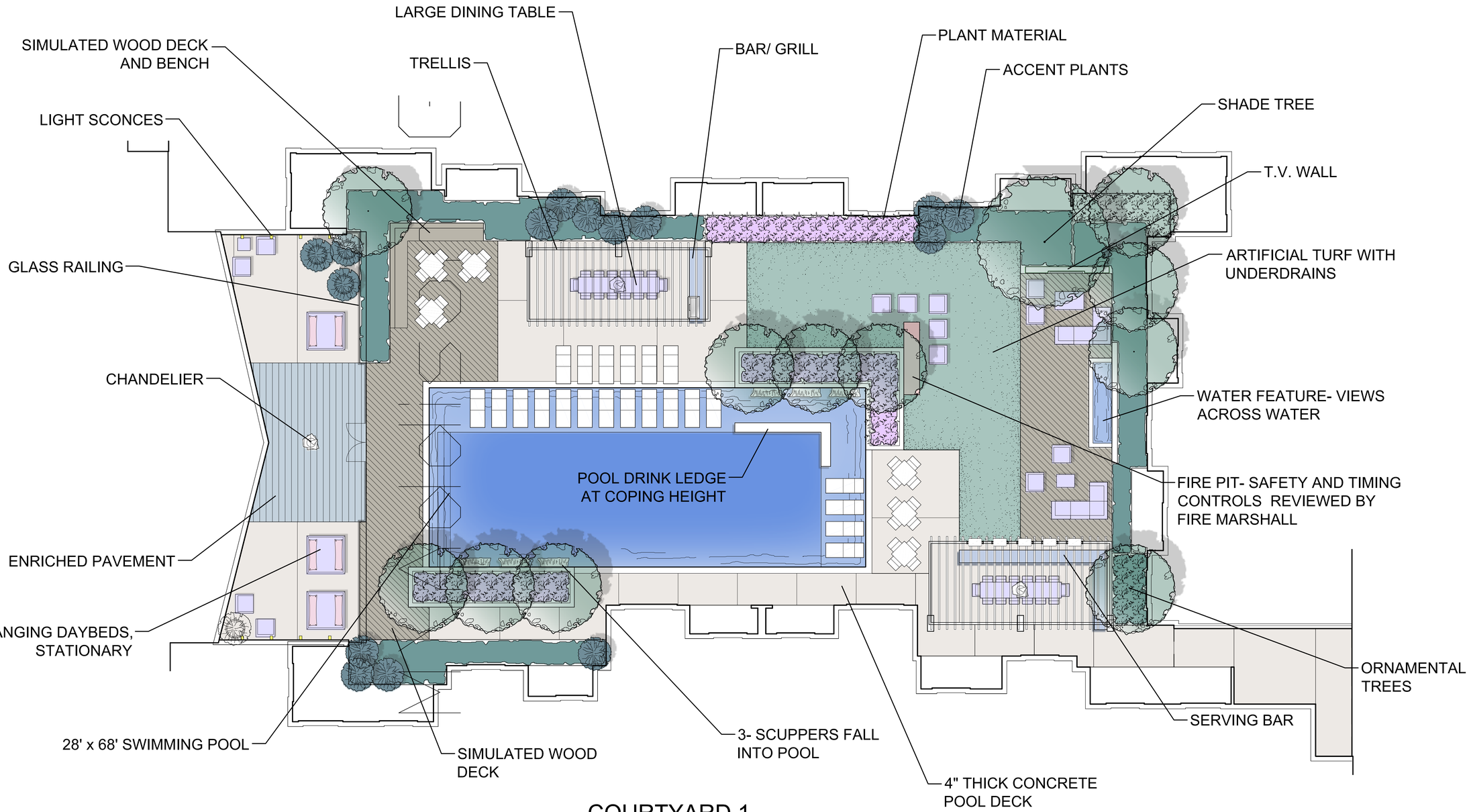
LANDSCAPE MASTER PLAN

DATE: 11-14-17

SCALE: 1"=20'-0"

0' 5' 10' 20' 40'

LMP



COURTYARD 1

LINDA TYCHER & ASSOCIATES
11411 N. CENTRAL EXP.
SUITE V
DALLAS, TX 75243
PH. 214-240-1356

GREYSTAR
600 E. LAS COLINAS BLVD.,
SUITE 2100
IRVING, TX 75039
PH. 469-425-2196

ADDISON GROVES

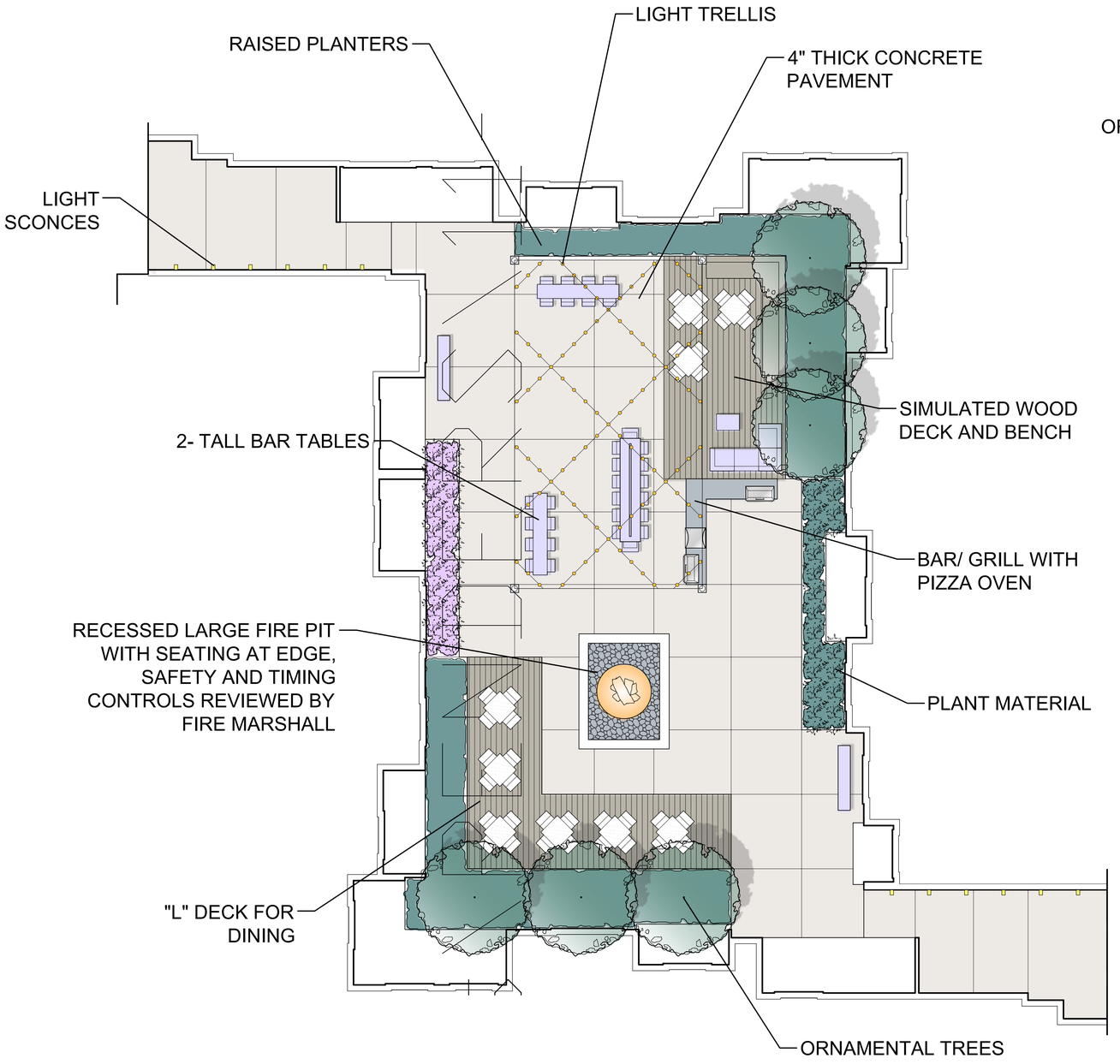
POOL COURT DEVELOPMENT PLAN

DATE: 11-10-17

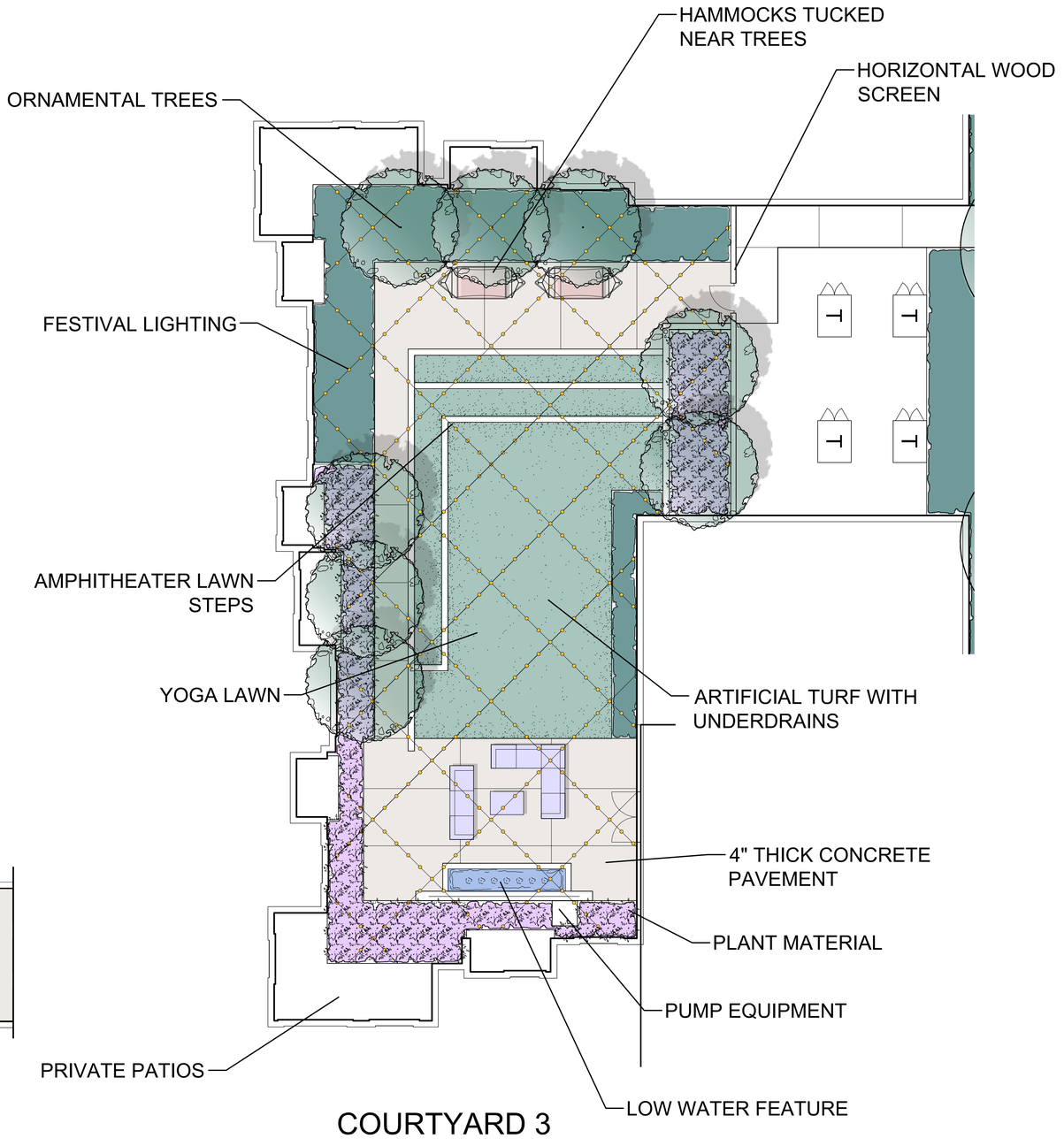
SCALE: 1/8"=1'-0"

0' 4' 8' 16'

LS-1



COURTYARD 2



COURTYARD 3

LINDA TYCHER & ASSOCIATES
11411 N. CENTRAL EXP.
SUITE V
DALLAS, TX 75243
PH. 214-240-1356

GREYSTAR
600 E. LAS COLINAS BLVD.,
SUITE 2100
IRVING, TX 75039
PH. 469-425-2196

ADDISON GROVES

RESIDENT COURTS DEVELOPMENT PLAN

DATE: 11-10-17

SCALE: 1/8"=1'-0"

0' 4' 8' 16'

LS-2

COURTYARD 1

PRIVATE PATIOS

LEASING/
AMENITIES

WALK BY OTHERS

CONCRETE WALK

ENTRY PLANTERS- LOW
SEASONAL COLOR

BUILDING OVERHANG

GROUND COVER

STREET TREES,
BY OTHER

3T

3T

STORM SEWER

ENRICHED PAVING

MOTOR COURT- ALL VEHICULAR
SECTIONS BY CIVIL ENGINEER.
ENRICHED PAVING ON CONCRETE
BASE

DECORATIVE LIGHT BOLLARDS

RAMP, BY
OTHERS

EVERGREEN SCREENING
HEDGE

LIGHT BOLLARDS

T

T

LAWN IN ROW BY
OTHERS

TRANSFORMERS

GROUND COVER

LOW EVERGREEN GROUND
COVER

T

T

T

T

EVERGREEN SCREENING
HEDGE

BELTLINE ROAD

CATHEDRAL LIVE OAKS IN
ROW BY OTHERS

6'-0" WIDE CITY WALK

8" WATERLINE

0' 4' 8' 16'

LINDA TYCHER & ASSOCIATES
11411 N. CENTRAL EXP.
SUITE V
DALLAS, TX 75243
PH. 214-240-1356

GREYSTAR
600 E. LAS COLINAS BLVD.,
SUITE 2100
IRVING, TX 75039
PH. 469-425-2196

ADDISON GROVES

SITE DEVELOPMENT PLAN

DATE: 11-14-17

SCALE: 1/8"=1'-0"

PARKING GARAGE

SITE FURNITURE

DINING PLAZA

PLANTING, BY OTHERS

RETAIL WITH THREE LEVELS OF RESIDENTIAL ABOVE

OVERHEAD

LIGHT BOLLARDS

GROUND COVER

DECORATIVE BENCH

MAGNOLIA STREET

WALK BY OTHERS

GROUND COVER

CONCRETE WALK

SHADE TREES

TRANSFORMERS

STORM SEWER

6'-0" WIDE CITY WALK

EVERGREEN SCREENING HEDGE

LAWN IN ROW BY OTHERS

T

T

RAMP, BY OTHERS

EVERGREEN SCREENING HEDGE

CATHEDRAL LIVE OAKS IN ROW BY OTHERS

BELTLINE ROAD

8" WATERLINE

0' 4' 8' 16'

LINDA TYCHER & ASSOCIATES
11411 N. CENTRAL EXP.
SUITE V
DALLAS, TX 75243
PH. 214-240-1356

GREYSTAR
600 E. LAS COLINAS BLVD.,
SUITE 2100
IRVING, TX 75039
PH. 469-425-2196

ADDISON GROVES

SITE DEVELOPMENT PLAN

DATE: 11-10-17

SCALE: 1/8"=1'-0"

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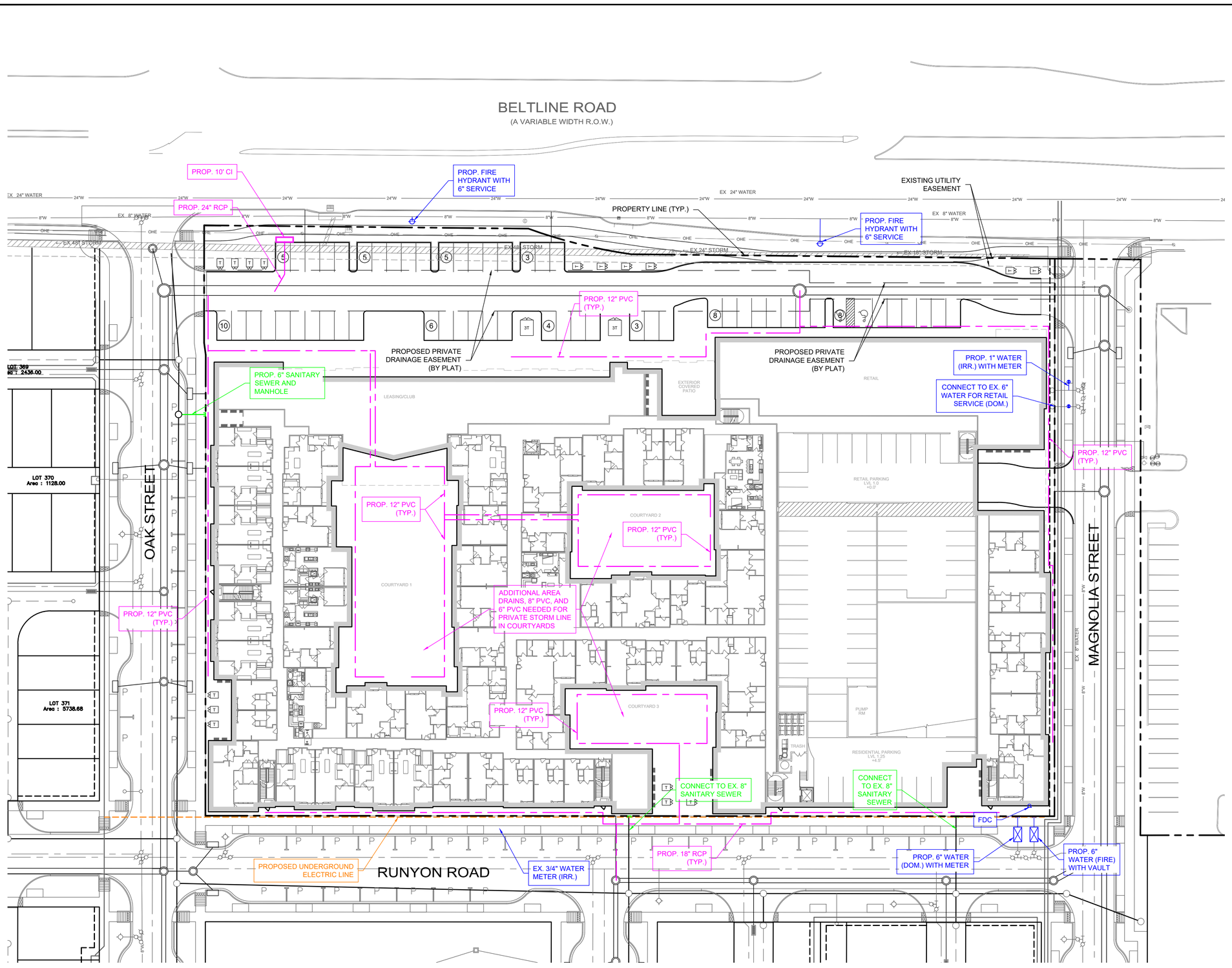

Kimley»Horn
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DAVID. E MEYERS
P.E. No. 81512 Date 11/08/2017

KHA PROJECT	067771646
DATE	11/08/2017
SCALE	AS SHOWN
DESIGNED BY	DEM
DRAWN BY	JKL
CHECKED BY	DEM

APPLICANT:
MEEKS + PARTNERS
16000 MEMORIAL DR., SUITE 100
HOUSTON, TX 77079
(281) 558-8787

OWNER:
GREYSTAR
600 E. LAS COLINAS BLVD., SUITE 2100
DALLAS, TX 75039
(469) 371-3176

ADDISON GROVES
4150 BELT LINE RD., ADDISON, TX 75001

PRELIMINARY UTILITY AND DRAINAGE PLAN

SHEET NUMBER
UD-1

Planning & Zoning Commission
Meeting Date: 11/21/2017

Agenda Caption:

PUBLIC HEARING Case 1755-Z/Self-Storage. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4559 Belt Line Rd., which property is currently zoned PD, Planned Development, through Ordinance 096-052, to a new PD allowing self-storage facilities upon the issuance of a Special Use Permit and establishing development standards, and by approving a Special Use Permit (SUP) for a self-storage facility.

Attachments

1755-Z P&Z Packet
1755-Z Plans

1755-Z

PUBLIC HEARING Case 1755-Z/Self Storage. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4559 Belt Line Rd., which property is currently zoned PD, Planned Development, through Ordinance 096-052, to a new PD allowing self-storage facilities upon the issuance of a Special Use Permit and establishing development standards, and by aproving a Special Use Permit (SUP) for a self-storage facility.

LOCATION MAP

November 16, 2017

STAFF REPORT

RE:	Case 1755-Z/Self-Storage
LOCATION:	4559 Belt Line Road
REQUEST:	1. Approval of an ordinance rezoning the property from an existing PD (Planned Development), Ordinance 096-052, to a new PD (Planned Development), allowing self-storage facilities upon the issuance of a Special Use Permit (SUP) and establishing development standards, and 2. Approval of a Special Use Permit (SUP) for a self-storage facility.
APPLICANT:	John Sullivan, representing Hanover Financial LLC.

DISCUSSION:

Background: The property located at 4559 Belt Line Road is currently a vacant, undeveloped site, with frontage onto and an entrance off Arapaho Road, with an additional entrance from Belt Line Road. This 1.798-acre site is bordered by three hotel properties, ranging from two to three stories, to the west, south, and east, a restaurant to the southeast. The site was most recently part of the lot containing the Quality Suites building, directly adjacent to the east.

The site was originally part of a larger master plan for Addison Restaurant Park, which consisted of a 12.586-acre tract of land between Belt Line Road and then future Arapaho Road, which was zoned through PD 087-070. Addison Restaurant Park was planned to include 11 free standing restaurants, but never fully developed. In 1989, the site was rezoned to amended PD 087-070 by removing all uses, restrictions, and site plans, and established new uses and restrictions closely reflecting those of an LR (Local Retail) zoning district. The site is currently zoned PD 096-052, which only allows the existing Quality Suites hotel, constructed in 1996. The adopted development plans show the site in question as undeveloped land.

Proposed Use: Hanover Financial LLC., is proposing to develop this site with an enclosed, 99,732 square foot, three story self-storage facility. Most of the building, 98,432 square feet, would consist of the storage component, with the remaining 1,300 square feet designated as the front sales/office space.

Self-storage facilities are allowed in the Town of Addison through a Special Use Permit in C-1 (Commercial-1), C-2 (Commercial-2), and all Industrial districts. Due to existing zoning limitations, the site would have to be rezoned to a district that allows the proposed use. Hanover Financial LLC., is requesting to rezone the property to a new Planned Development that would allow the self-storage use with a Special Use Permit, and with modified development standards.

Proposed Plan: The applicant is proposing to improve the currently vacant site with a three-story, climate-controlled, self-storage facility and a surface parking lot to accommodate the proposed use.

Exterior Facades: The construction requirements for this Planned Development would mirror the general requirements found in the Commercial-1 district. Staff suggested the use of additional materials in order to give the building more visual interest, and advised the applicant to increase the storefront glazing along all facades in order to make the building appear less like a plain, boxy self-storage facility and more like an office building. After working with staff for several months to achieve such elements, the applicant is proposing all facades to consist of 80 percent white brick veneer and 20 percent exterior insulated and finish system (EIFS), also known as synthetic stucco. EIFS is similar to stucco but consists of a thinner base coat and insulation board. While the applicant has increased the glazing on most facades and met staff's suggested masonry requirement, staff does not believe the building achieves the desired character or visual quality.

Parking: The Town currently has no enclosed, multi-story self-storage facilities and no parking standard in existing ordinances. Under the proposed Planned Development, these uses would be parked at an office ratio requiring 1 space per 300 square feet for the front sales office area. The storage area would be parked at a self-storage ratio requiring 1 space per 5,000 square feet. Based on the 1,300 square feet of proposed office space, 4 parking spaces would be provided, and the 98,432 square feet of self-storage space would require 20 parking spaces. The site plan shows that 24 spaces will be provided, matching the proposed parking requirements.

Fire Access: The plans have been reviewed by the Fire Marshal to ensure sufficient site access and building coverage. Current requirements call for a 24-foot-wide fire lane. The submitted site plans show that this requirement will be met.

Landscaping: The plans have been reviewed by the Parks Department to ensure compliance with the Town's Landscape Ordinance. The submitted plans meet the requirements of the Landscape Ordinance.

Comprehensive Plan: The Comprehensive Plan does not identify a vision for this particular property. The Plan establishes seven attributes of success that should be considered when evaluating current and proposed land uses to determine what is "highest and best" for a particular site. As detailed later in this report, staff believes that the proposed development ranks low when using the Comprehensive Plan's seven attributes of success.

RECOMMENDATION: **DENIAL**

Staff recommends denial for the proposed self-storage facility for several reasons, outlined below.

In determining a recommendation, staff weighed whether or not this use represented the highest and best use of the property. Based on the seven attributes established in the Comprehensive Plan, the proposed development does not score well. In discussions with the applicant, staff noted concerns about the use and suggested that this might be mitigated through a higher quality development. Through the process, several of the higher quality elements of the plan were removed and others that staff requested were not fully realized.

The site is highly visible from Arapaho Road. Self-storage facilities can be very boxy and unattractive. Staff encouraged the developer to utilize a mix of materials and glazing to create a more visually attractive building that would not look like a typical self-storage facility. While the developer has made an effort to incorporate these elements, staff believes that the proposed plan falls short of the Town's expectations.

Second, the staff examined existing self-storage facilities in Addison. Currently there are five such facilities, three of which are located within half a mile, or less, from this site. The three nearest self-storage facilities have a combined total of 1,558 storage units, with an average vacancy rate of approximately 18%, as of November 2017. Additionally, one of these facilities is planning on adding approximately 30,000 square feet of climate controlled storage in the next two years. As a result, staff believes that there is insufficient demand to support this development and that the existing self-storage businesses would be adversely impacted by the addition of another storage facility, especially those businesses within proximity of the proposed development.

Finally, staff reviewed the Town's diminishing inventory of developable vacant land. Given the Town's small footprint, the last remaining undeveloped parcels should be developed to accommodate the highest quality development, providing the highest and best uses, that attract additional interest in the area. Staff believes that the proposed use would not provide additional economic opportunities for the Town. The low intensity of the proposed use is not likely to attract additional traffic to support the Town's retail and restaurant economy. Furthermore, negative perceptions of self-storage facilities may discourage redevelopment opportunities in the surrounding area.

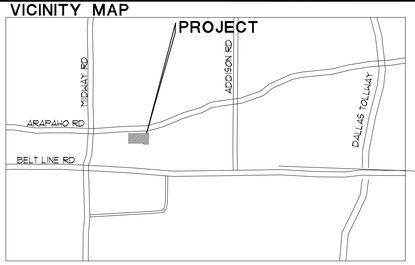
Land Use Analysis

Attributes of Success Matrix

Self-Storage, 4559 Belt Line Road **1755-Z**

Attribute	Comment	Score
Competitive	The proposed development will not enhance the competitiveness of this site or adjacent properties.	
Safe	The currently vacant site is said to have some on-going safety issues because it is somewhat secluded. The proposed development does not provide activation for this site, nor does it bring “eyes on the street.”	
Functional	Based on the proposed site, landscape, drainage, and utility plans the proposed development appears to be functional.	
Visually Appealing	As part of the Planned Development, staff is proposing to lower the masonry requirements to add some differentiation in building materials. The proposed design and quality do not add visual appeal.	
Supported with Amenities	The site is adjacent to hotels and restaurants. There does not appear to be a correlation between the proposed uses and the adjacent uses.	
Environmentally Responsible	The plan meets the Town’s landscaping requirements, but does not include other sustainable elements.	
Walkable	The site has an existing sidewalk adjacent to Arapaho, but does not provide a pedestrian path to Belt Line Road, though it is unlikely that pedestrian will travel to this use.	
Overall Assessment	**The proposed development does not represent the highest and best use of this site.**	

VICINITY MAP



ARAPAHO ROAD
32' CONCRETE
60' R.O.W. PER PLAT

MEDIAN

ARAPAHO ROAD
32' CONCRETE
60' R.O.W. PER PLAT

393'-9"± FRONTAGE

BRIDGE WALL

CONCRETE SIDEWALK

5' PEDESTRIAN GATE WITH KNOX LOCK

S 89°30'39" E 305.04'

C1 89.68+/-

6' BLACK DECORATIVE PICKET FENCE

TRASH ENCLOSURE SEE DETAIL THIS SHEET

25.0'

25' B.L. PER PLAT

CONNECT TO EXISTING FIRE LANE

8.0'X16.1' BRICK BLDG

EXISTING VEGETATION

15' DRAINAGE & UTILITY EASEMENT VOL. 90087, PG. 0513

3-STORY
SELF STORAGE BUILDING
42' HEIGHT
33,244 SF/FLR
99,732 TOTAL SF

EXIT

18'-0"

31'-6"

126'-0"

131'-0"

261'-0"

100'-0"

24' FIRE LANE

12 STALLS

OFFICE
1300 SF

HC

12 STALLS

EXIT

BRICK WALLS

N 00°36'55" W 195.13'

RODEWAY INN
VOL. 81052, PG. 775

S 00°43'00" W 217.55'

51 SPACES @ 8'6" WIDE

RESTRIPE EXISTING 17 SPACES @ 9'0" WIDE & 18 SPACES @ 8'5" WIDE

ADDISON RESTAURANT PARK ADDITION
LOT 5 BLOCK ONE
VOL. 97209, PG. 01075

1.798 ACRES
A PART OF
LOT 4
BLOCK 1

47'-0"

24'-0"

24' FIRE LANE

24'-0"

15' DRAINAGE & UTILITY EASEMENT
VOL. 90087, PG. 0513

EXISTING HEDGEROW

N 89°51'01" W 300.09'

EXISTING CONCRETE DRIVEWAY

POB

L1

N 89°56'42" W 91.48'

9.9'X17.9' STORAGE BLDG

ADDISON OAKS ADDITION
VOL. 89166, PG. 1974

UNPLATTED AREA

LEGEND

( ) = PLAT OR DEED CALL
CAP/IRF = CAPPED IRON ROD FOUND
CAP/IRS = CAPPED IRON ROD SET
P.U.E. = PRIVATE UTILITY EASEMENT
P.A.E. = PRIVATE ACCESS EASEMENT
CM = CONTROLLING MONUMENT
POB = POINT OF BEGINNING
B.L. = BUILDING LINE
= SANITARY SEWER MANHOLE
= TELEPHONE RISER
= ELECTRIC TRANSFORMER
= LIGHT POLE
= UTILITY VAULT
= ELECTRIC METER
= GAS PIPELINE SIGN
CONCRETE

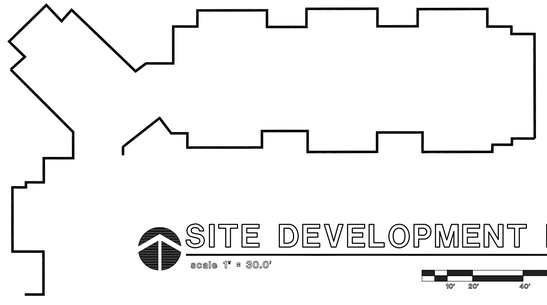
TOWN OF ADDISON SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT WHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

OWNER
TMI HOSPITALITY
4800 32ND AVE
FARGO, NORTH DAKOTA 58104

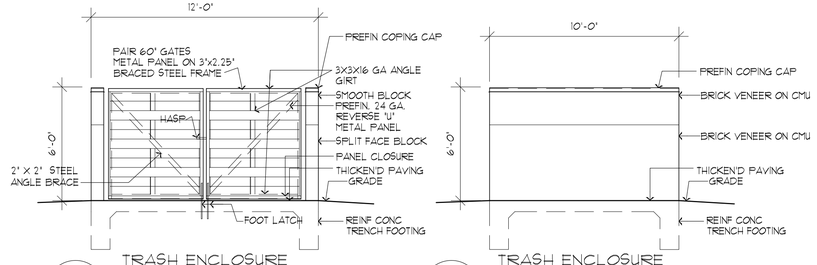
APPLICANT
HANOVER FINANCIAL LLC
33 DOANS LAKE
DALLAS, TEXAS 75230
JOAN SULLIVAN
PHONE 972-743-0400

ARCHITECT
KAUFMAN DESIGN GROUP, INC
12371 E LINCOLN CT
WICHITA, KS 67207
SALLY KAUFMAN
PHONE 316-618-0448



SITE DEVELOPMENT PLAN

scale 1" = 30.0'



1 TRASH ENCLOSURE
GATE ELEVATION
SCALE : 1/4"=1'-0"

2 TRASH ENCLOSURE
WALL ELEVATION
SCALE : 1/4"=1'-0"

SITE DATA

STORAGE SITE 78,332 GSF
1.798 ACRES

BUILDING DATA

99,732 TOTAL SF
INCLUDES 1300 SQ FT OFFICE

PARKING

OFFICE 1/300 SF
1300 SQ FT OFFICE/300 = 4 CARS
STORAGE 1/5000 SF
98663 SQ FT STORAGE/5000 = 20 CARS

REQUIRED PARKING 24 CARS
PROVIDED PARKING 24 CARS

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land lying and being situated in the Town of Addison, Dallas County, Texas and being a part of Lot 4, Block 1, Addison Restaurant Park, an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 97209, Page 1069, Plat Records, Dallas County, Texas .

1.798 ACRES IN THE E. COOK SURVEY,
ABSTRACT NUMBER 326,
DALLAS COUNTY, TX

PREPARATION DATE 3/27/2017
CITY OF ADDISON

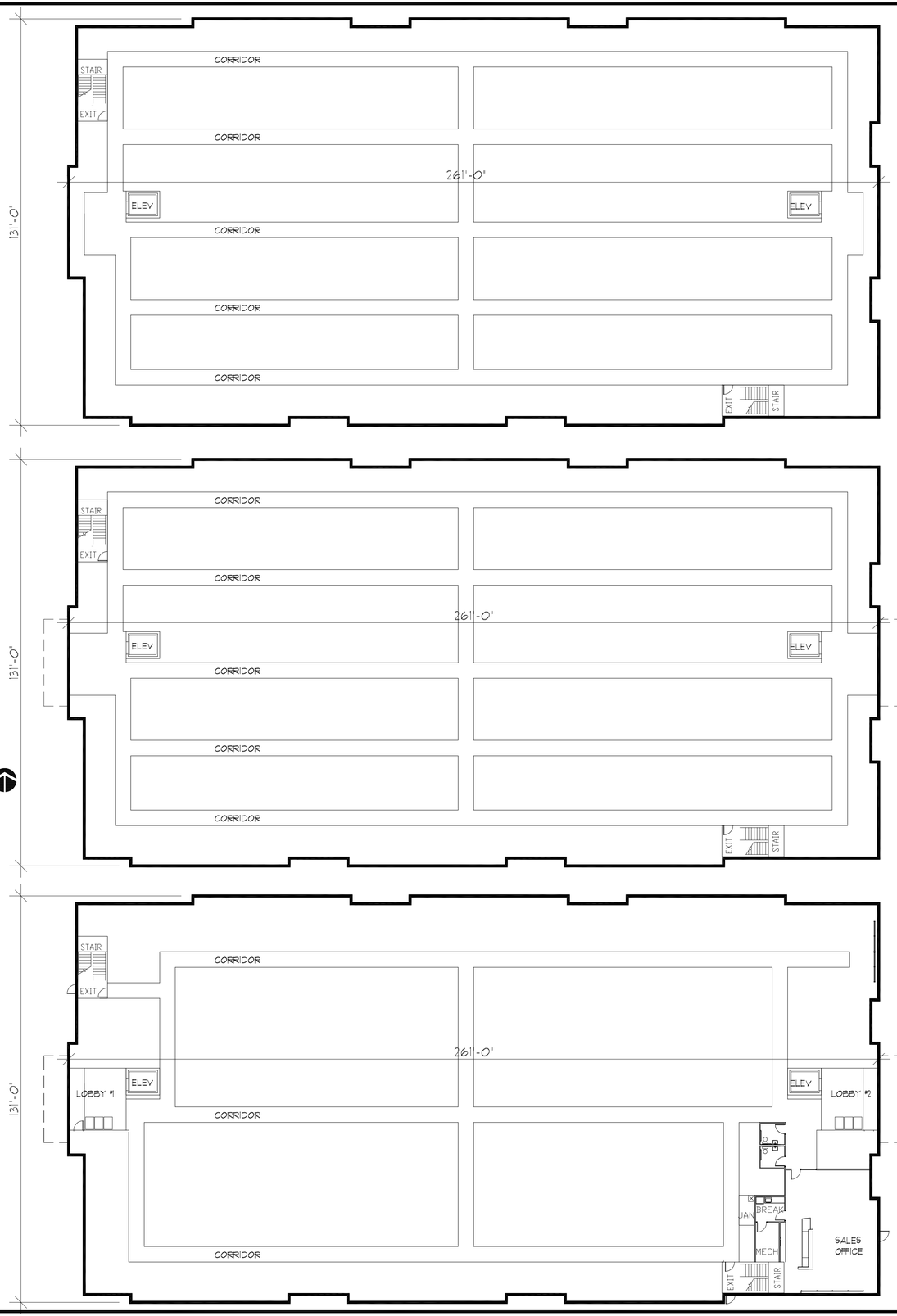
ISSUE	DATE
REVISED	9/5/2017
	9/8/2017
	9/11/2017
	9/18/2017
	9/25/2017
	10/16/2017
	11/8/2017

PROPOSED
SELF STORAGE
4559 BELT LINE ROAD
ADDISON, TX

Kaufman Design Group
ARCHITECTURE
12371 E. LINCOLN CT.
WICHITA,KS 67207
(316) 618-0448
(316) 618-0048 fax
skaufman@cox.net

SHEET TITLE
SITE PLAN

SHEET NUMBER
SA1
OF SHEETS



3 THIRD FLOOR PLAN
33,244 SF
scale 1" = 20.0'
10' 20' 40'

2 SECOND FLOOR PLAN
33,244 SF
scale 1" = 20.0'
10' 20' 40'

1 FIRST FLOOR PLAN
33,244 SF
INCLUDES 1300 SQ FT OFFICE
scale 1" = 20.0'
10' 20' 40'

ISSUE	DATE
REVISED	9/5/2017
	9/9/2017
	9/11/2017
	9/18/2017
	9/25/2017
	10/12/2017
	11/2/2017

PROPOSED
SELF STORAGE
4559 BELT LINE ROAD
ADDISON, TX

Kaufman Design Group

ARCHITECTURE

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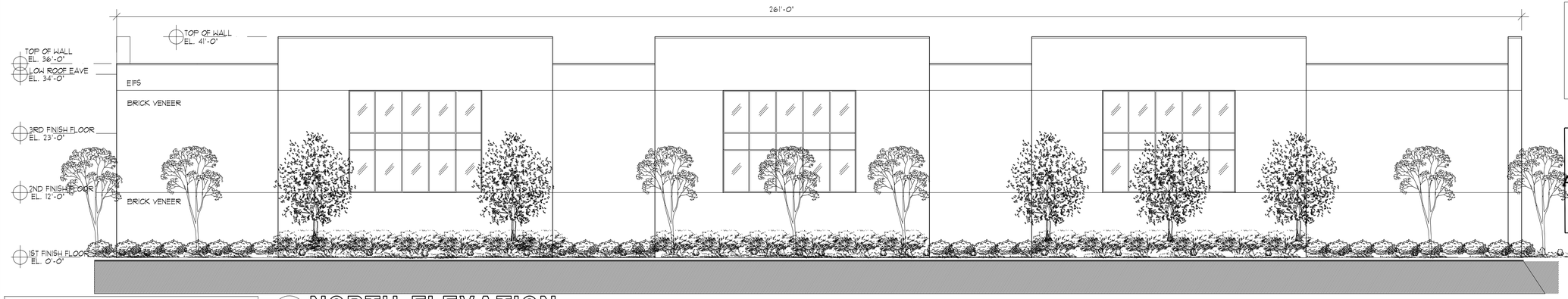
WICHITA,KS 67207
(316) 618-0448
(316) 618-0048 fax
skaufman@cox.net

SHEET TITLE
FLOOR PLAN

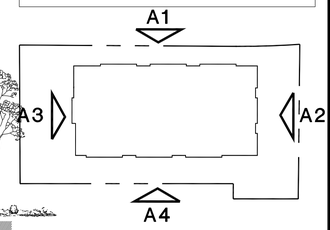
SHEET NUMBER
A1

OF SHEETS



FACADE PLAN NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRED 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 INTRNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.



ELEVATION KEY

NORTH ELEVATION
MATERIAL CALCULATIONS

BUILDING FACADE	10,008 SQ FT	
GLAZING OR DOORS	1,406 SQ FT	
NET FACADE	8602 SQ FT	
BRICK VENEER	2,208 SQ FT	80%
EIFS	1716 SQ FT	20%

A1 NORTH ELEVATION
FRONTAGE ON ARAPAHO RD

SCALE : 3/32"=1'-0"

10' 20' 40'

WEST ELEVATION
MATERIAL CALCULATIONS

BUILDING FACADE	4965 SQ FT	
GLAZING OR DOORS	732 SQ FT	
NET FACADE	4,233 SQ FT	
BRICK VENEER	3,385 SQ FT	80%
EIFS	848 SQ FT	20%

A3 WEST ELEVATION

SCALE : 3/32"=1'-0"

10' 20' 40'

EAST ELEVATION
MATERIAL CALCULATIONS

BUILDING FACADE	4965 SQ FT	
GLAZING OR DOORS	1255 SQ FT	
NET FACADE	3710 SQ FT	
BRICK VENEER	2965 SQ FT	80%
EIFS	740 SQ FT	20%

A2 EAST ELEVATION
FRONTAGE ON ACCESS ROAD

SCALE : 3/32"=1'-0"

10' 20' 40'

SOUTH ELEVATION
MATERIAL CALCULATIONS

BUILDING FACADE	10,033 SQ FT	
GLAZING OR DOORS	1992 SQ FT	
NET FACADE	8,041 SQ FT	
BRICK VENEER	6443 SQ FT	80%
EIFS	1598 SQ FT	20%

A4 SOUTH ELEVATION

SCALE : 3/32"=1'-0"

10' 20' 40'

OWNER
TMI HOSPITALITY
4890 32ND AVE
FARGO, NORTH DAKOTA 58104

APPLICANT
HANOVER FINANCIAL LLC
33 DOANS LAKE
DALLAS, TEXAS 75230
JOHN SULLIVAN
PHONE 972-743-0400

ARCHITECT
KAUFMAN DESIGN GROUP, INC
12371 E LINCOLN CT
WICHITA, KS 67207
SALLY KAUFMAN
PHONE 316-618-0448

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land lying and being situated in the Town of Addison, Dallas County, Texas and being a part of Lot 4, Block 1, Addison Restaurant Park, an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 97209, Page 1069, Plat Records, Dallas County, Texas.

1.798 ACRES IN THE E. COOK SURVEY,
ABSTRACT NUMBER 326,
DALLAS COUNTY, TX

PREPARATION DATE 3/27/2017

CITY OF ADDISON
DALLAS COUNTY, TX
TOWN PROJECT NUMBER x

Kaufman Design Group
ARCHITECTURE
12371 E. LINCOLN CT.
WICHITA,KS 67207
(316) 618-0448
(316) 618-0448 fax
skaufman@cox.net

PROPOSED

SELF STORAGE

4559 BELT LINE ROAD
ADDISON, TX

ISSUE	DATE
REVIEW	9/5/2017
	9/11/2017
	9/12/2017
	9/13/2017
	9/18/2017
	10/17/2017
	11/8/2017

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A2

87

DATE: MAY 2004	SCALE: 1"=200'	JOB NO.: 02-320	
DRAWN: G&A	DESIGN: AKC	REVIEWED: BRG	DWG: 320DRNAREA

ARAPAHO ROAD PHASE III

DRAINAGE AREA MAP - SHEET 2

TOWN OF ADDISON

STATE OF TEXAS
A. KATURA CURRY
87679
REGISTERED PROFESSIONAL ENGINEER
7/21/04

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY: A. KATURA CURRY ON 7-21-04.
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Grantham & Associates, Inc.
1919 S. SHILOH ROAD, SUITE 310, L.B. 8
GARLAND, TEXAS 75042
(972) 864-2333 (TEL)
(972) 864-2334 (FAX)

SHT. D-2

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	PLAN REVIEW	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Daniel Dewey, P.E.
P.E. No. 93961 Date: 11.02.2017

JBI PARTNERS
16301 Quorum Drive
Suite 200 B
Addison, Texas 75001
Main 972.248.7676
Fax 972.248.1414
www.jbipartners.com
Texas Registered Engineering Firm F-438

PRELIMINARY UTILITY AND DRAINAGE PLAN
SELF STORAGE 4559 BELT LINE ROAD
LOT 4, BLOCK ONE ADDISON RESTAURANT PARK ADDITION
Town of Addison, Dallas County, Texas

PROJECT NO. HAF001
SHEET NO. PE-2

Drawing: H:\Projects\HAF001\DWG\Engineering\HAF001-PRELIM-ENG.dwg Saved By: ddewey Save Time: 11/1/2017 4:12 PM
Plotted by: ddewey Plot Date: 11/2/2017 9:54 AM

N O R T H

GRAPHIC SCALE 1"=30'

30 0 30 60

THIS PLAN CONFORMS WITH THE DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

THE DRAINAGE AREA MAP FOR THE PROPOSED DEVELOPMENT IS ENCOMPASSED AND CONFORMS TO THE DRAINAGE AREA MAP FOR ARAPAHO ROAD PHASE III, DRAINAGE AREA MAP - SHEET 2, PREPARED BY GRANTHAM & ASSOCIATES, INC. THE PROPOSED DEVELOPMENT IS CONTAINED WITHIN AREAS 21C, 22, AND 23.

Lot 4 drains to the 9'x5' RCB located in the Arapaho Road right-of-way. Lateral A-7 (30" RCP on 10.75% slope) is stubbed out to Lot 4 and has a capacity of 135 cfs. Lot 4 is approximately 1.94 acres in size and is contained within drainage areas 21 (C=0.8, Tc=10 minutes), 23 (C=0.7, Tc=10 minutes), and 21B (C=0.58, Tc=39.50 minutes). The area within 21B will get into the system prior to the Tc=39.5 minutes, thus detaining any of the flow within this area would result in a greater peak flow entering the system. The delta between a fully developed Lot 4, C=0.9, Tc=10 minutes, and the lower C-values of C=0.7 is:

C=0.9 - Q = CiA = 0.9 x 8.74 in/hr x 1.94 acres = 15.26 cfs
C=0.7 - Q = CiA = 0.7 x 8.74 in/hr x 1.94 acres = 11.86 cfs

The existing 9'x5' RCB at Lateral A-7 has a design flow of 393.3 cfs and a capacity of 489.7 cfs. By removing the drainage swale and connecting directly into the system will result in an increased flow of 3.4 cfs which is a 0.25% increase. There will be negligible impacts on the system given the minute increase in flow and the ample capacity within the existing 9'x5' RCB.

ARAPAHO ROAD
32' CONCRETE
60' R.O.W. PER PLAT

EX. 9' x 5' RCB

MEDIAN

EX. 21"RCP

EX. 30" RCP

EX. 30"RCP

BRIDGE WALL

CONCRETE SIDEWALK

CONSTRUCT 2'x2' WYE INLET WITH CONCRETE APRON. CONNECT TO EX. 30" RCP WITH 18" RCP.

EX. 8" W APPEARS TO BE OUT OF EASEMENT. EASEMENT WILL BE DEDICATED WITH PLAT.

CONSTRUCT MANHOLE OVER EXISTING 30" RCP AND INSTALL 30" RCP TO EXISTING HEADWALL. EXISTING HEADWALL TO BE REMOVED.

INSTALL 6" FIRE SERVICE INTO BUILDING. MEP TO LOCATE FDC ON BUILDING OUTER WALL.

Δ=4°20'38"
R=1182.92'
L=89.68'
T=44.86'
CB=N88°19'02"E
CH=89.66'

INSTALL FIRE HYDRANT AND 8" VALVE ON EX. 8" W MAIN. FIRE HYDRANT LEAD TO EXTEND 25 LF AS SHOWN.

EX. 8"W

S 89°39'39" E 505.04'

6' BLACK DECORATIVE PICKET FENCE

EX. 8"W

PROP. WATER ESMT.

25' B.L. PER PLAT

PROP. 30" RCP

EX Q100=24cfs

PROP. DRAINAGE ESMT.

EX. 24"ADS STM

PROP. 18" RCP

CONNECT TO EXISTING FIRE LANE

FOUR EXISTING SPACES WILL BE REMOVED TO MAKE FIRE LANE CONNECTION.

CONSTRUCT 3-GRATE INLET AND 18" RCP

8.0'X16.1' BRICK BLDG

INSTALL FIRE HYDRANT AND 8" VALVE ON EX. 8" WATER MAIN, PROVIDE PEDESTRIAN GATE WITH KNOX LOCK ACCESS FOR FIRE DEPT.

EXISTING DRAINAGE FLUME TO BE REMOVED AND REPLACED BY PIPED SYSTEM.

DRAINAGE FLUME

622

624

626

628

21B
8.93
38.9

BRICK WALLS

PROPOSED DUMPSTER LOCATION

**

A
1.03
8.13

SEE NOTE BELOW

EX. 30"ADS STM

RESTRIPE EXISTING 17 SPACES @ 8.0' WIDE TO 19 SPACES @ 8.5' WIDE

LOT 5

23
1.50
9.2

EX. 8"W

29B
10.95
47.9

EXISTING QUALITY SUITES
ADDISON RESTAURANT PARK ADDITION
LOT 5, BLOCK ONE
VOL. 97209, PG. 01075

RODEWAY INN
VOL. 81052, PG. 775

N 00°06'55" W 195.13'

VOL. 80087, PG. 1501 DRAINAGE & UTILITY EASEMENT

76.1'

102.0' 12 SPACES @ 8.5' WIDE

24' FIRE LANE

100.00'

12 STALLS

1.798 ACRES
ADDISON RESTAURANT PARK ADDITION
LOT 4, BLOCK ONE
BUILDING A (3-STORY)
SELF STORAGE
42' HEIGHT 3-STORY
33,244 sf/floor
99,732 TOTAL SF

ROOF DRAINAGE SYSTEM WILL BE EVALUATED WITH BUILDING DESIGN.

EX. 24" RCP WILL BE REQUIRED TO BE RELOCATED IN THE EVENT ANY STRUCTURE NEEDS TO BE LOCATED ALONG THE SOUTH PROPERTY LINE.

INSTALL FIRE HYDRANT ON PROP. 8" W

SLIDING DOOR ACCESS TO LOBBY

OFFICE

1300 SF OFFICE

HC

12 STALLS

N 00°43'00" W 217.55'

EXISTING CURB TO BE MODIFIED AND PARKING RESTRIPED TO OBTAIN AN ADDITIONAL PARKING STALL.

CONNECT TO EX. 8" W INSTALL NEW 8" WATER MAIN WITHIN FIRELANE

47.03'

24' FIRE LANE TURNAROUND

21C
6.17
43.1

24' FIRE LANE

NEW 2" DOMESTIC WATER SERVICE FROM EX. 8" WATER MAIN

EX. TRANS.

EX. FH

EX. Water

EXISTING MOTEL 6

INSTALL FIRE HYDRANT AND 8" VALVE ON PROP. 8" WATER MAIN

VOL. 80087, PG. 1513

EX. 24" RCP

EX. 9'MH

N 89°51'01" W 300.09'

9.9'X17.9' STOAGE BLDG

LOT 1,
ADDISON OAKS ADDITION
VOL. 89166, PG. 1974

CONCRETE

NEW 6" SS SEWER SERVICE OUT OF EX. MANHOLE

L1

CONCRETE DRIVEWAY

EX. 8"W

EX. 30"ADS STM

EX. 24"ADS STM

N 89°56'42" W 91.48'

CONNECT TO EX. 8" W

UNPLATTED AREA

EXISTING HOMEWOOD SUITES

** AREA A = 1.03 ACRES OF DEVELOPED FLOW THAT WILL BE DIRECTED TO EX. 30" RCP. EX. C VALUE = 0.7 PER ARAPAHO DESIGN. PROPOSED C=0.9, NET INCREASE OF 1.8 CFS.

LEGEND

XX
X.XX
XX.XX

DRAINAGE AREA NAME
AREA (ac.)
100-YEAR RUNOFF

SITE DATA	
STORAGE SITE	78,332 GSF 1.798 ACRES
BUILDING DATA	
95,136 TOTAL GSF INCLUDES 1300 SQ FT OFFICE	

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	PLAN REVIEW	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

PRELIMINARY
FOR REVIEW ONLY
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ENGINEER: Daniel Dewey, P.E.
P.E. No. 93961 Date: 11.07.2017

JBI PARTNERS
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PRELIMINARY UTILITY AND DRAINAGE PLAN
SELF STORAGE 4559 BELT LINE ROAD
LOT 4, BLOCK ONE ADDISON RESTAURANT PARK ADDITION
Town of Addison, Dallas County, Texas

PROJECT NO. HAF001

SHEET NO. PE-1

Plotted by: ddewey Plot Date: 11/8/2017 8:43 AM

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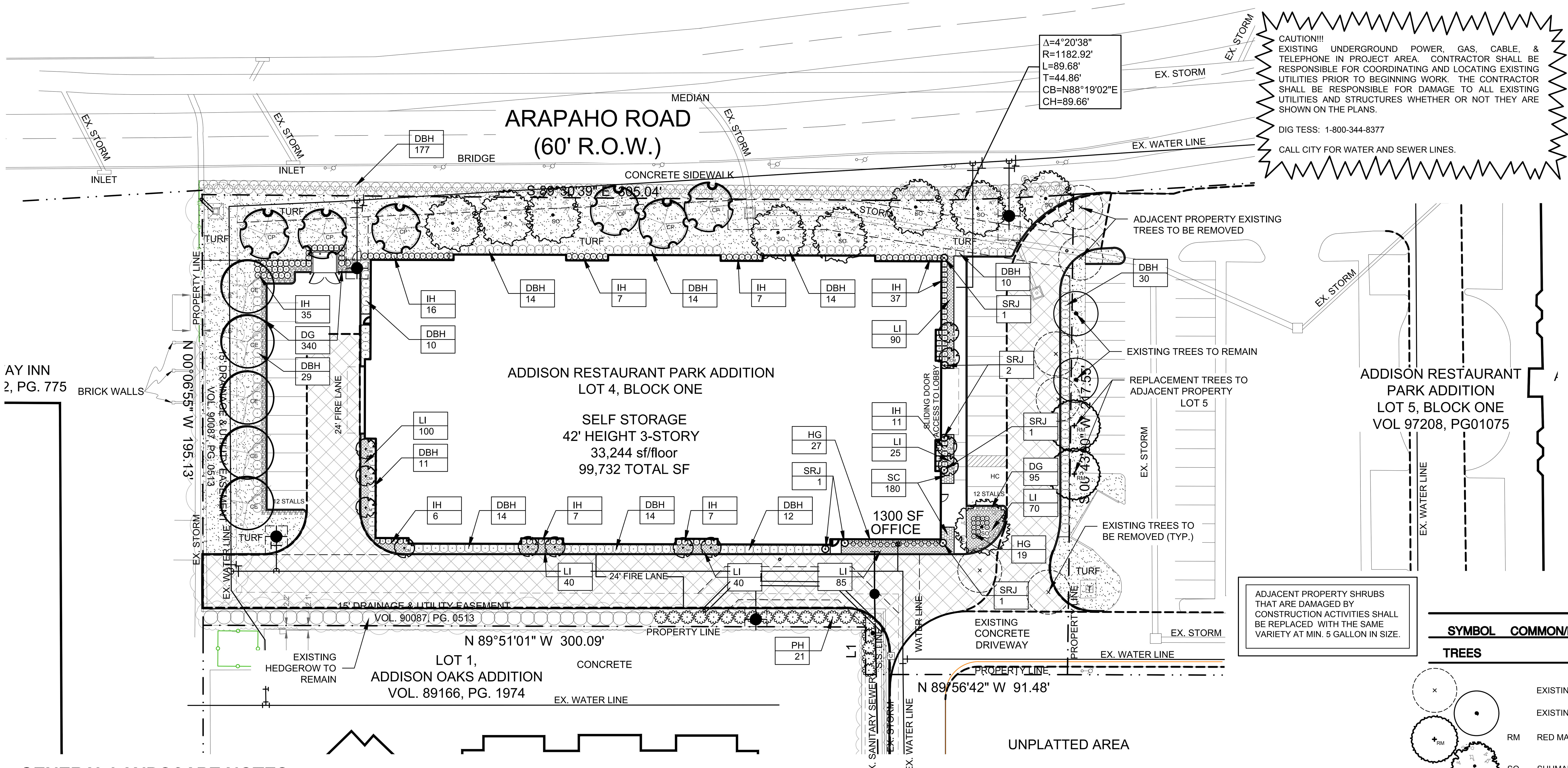
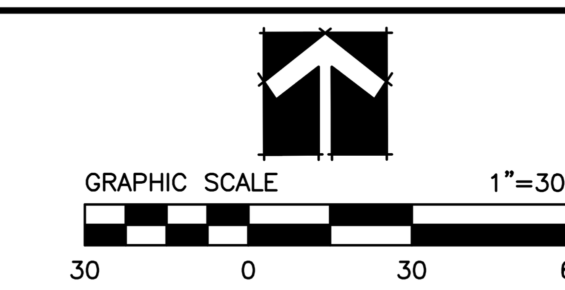




LANDSCAPE REQUIREMENTS

1. SITE LANDSCAPE REQUIREMENTS.

1.1. LANDSCAPE DESIGN STANDARDS:
1.1.1. REQUIRED: AT LEAST 20 PERCENT OF THE GROSS SITE (78,332 S.F. X .20=15,667 S.F.)
1.1.2. PROVIDED: 20,494 S.F. OF MAINTAINED LANDSCAPE AREA IS PROVIDED.

2. FRONTAGE REQUIREMENTS.
2.1. STREET TREES REQUIREMENTS ARAPAHO ROAD:
2.1.1. REQUIRED: ONE (1) FOUR INCHES (4") CALIPER TREE FOR EVERY 30 L.F. OF FRONTAGE (390/30=13 TREES)
2.1.2. PROVIDED: THIRTEEN (13) FOUR INCH (4") CALIPER CANOPY TREES ARE PROVIDED.
2.2. SHRUBS REQUIREMENTS:
2.2.1. REQUIRED: ONE (1) SHRUB PER 3.0-3.5 FEET ON CENTER (390'/3.5=111.42 TREES)
2.2.2. PROVIDED: A DOUBLE ROW OF ONE HUNDRED EIGHTY THREE (183) DWARF BURFORD HOLLY SHRUBS AT 3.0-3.5 FEET ON CENTER ALONG FRONTAGE ROAD.

3. PARKING LOT LANDSCAPE PERIMETER REQUIREMENTS:
3.1. TREES REQUIREMENTS
3.1.1. REQUIRED: ONE (1) FOUR INCH CALIPER (4") SHADE TREE PER THIRTY FIVE (35) LINEAR FEET OF PERIMETER (158.5/35=4.53 TREES)
3.1.2. PROVIDED: FIVE (5) FOUR INCH CALIPER (4") SHADE TREES (CEDAR ELM) ARE PROVIDED.
3.2. SHRUBS REQUIREMENTS.
3.2.1. REQUIRED: ONE (1) SHRUB PER 3.0-3.5 FEET ON CENTER ON A MIN 3' WIDE LANDSCAPE STRIP (158.5/3.5=45.29 SHRUBS).
3.2.2. PROVIDED: SEVENTY FOUR (74) DWARF BURFORD HOLLY AND INDIAN HAWKTHORN SHRUBS AT 3.0-3.5 FEET ON CENTER AROUND THE PARKING LOT PERIMETER WITH A MIN 3' LANDSCAPE STRIP.

4. PARKING LOT LANDSCAPE INTERIOR REQUIREMENTS
4.1. TREES REQUIREMENTS
4.1.1. REQUIRED: ONE (1) FOUR INCH CALIPER (4") SHADE TREE FOR EACH TEN (10) REQUIRED PARKING SPACES (24/10=2.4 TREE)
4.1.2. PROVIDED: FIVE (5) SHADE TREES ARE PROVIDED (ONE (1) SHUMARD OAK, TWO (2) RED MAPLES, AND TWO (2) EXISTING SHADE TREES.
4.2. REQUIRED: FIVE PERCENT (5%) FOR TOTAL PARKING AREA OF SEVEN THOUSAND (7,000) TO FORTY NINE THOUSAND NINE HUNDRED NINETY NINE (49,999) SQUARE FEET OF TOTAL PARKING AREA (12,426X5%=621.3 SF)
4.2.1. PROVIDED: THREE THOUSAND SIX HUNDRED FORTY NINE (3,649) SQUARE FEET OF LANDSCAPE AREA.

5. ADJACENT PROPERTY LANDSCAPE MODIFICATIONS .
5.1. LANDSCAPE REMOVED FOR FIRE LANE CONNECTION:
5.1.1. REMOVED: 70.5 S.F. FOR CONNECTION AND TWO (2) SHADE TREES
5.1.2. PROVIDED: 45.5 S.F. IN LANDSCAPE ISLAND AT END OF PARKING BAY AND TWO (2) RED MAPLES TREE REPLACEMENTS
5.1.3. TOTAL LANDSCAPE REMOVED FROM ADJACENT PROPERTY= -25 S.F.

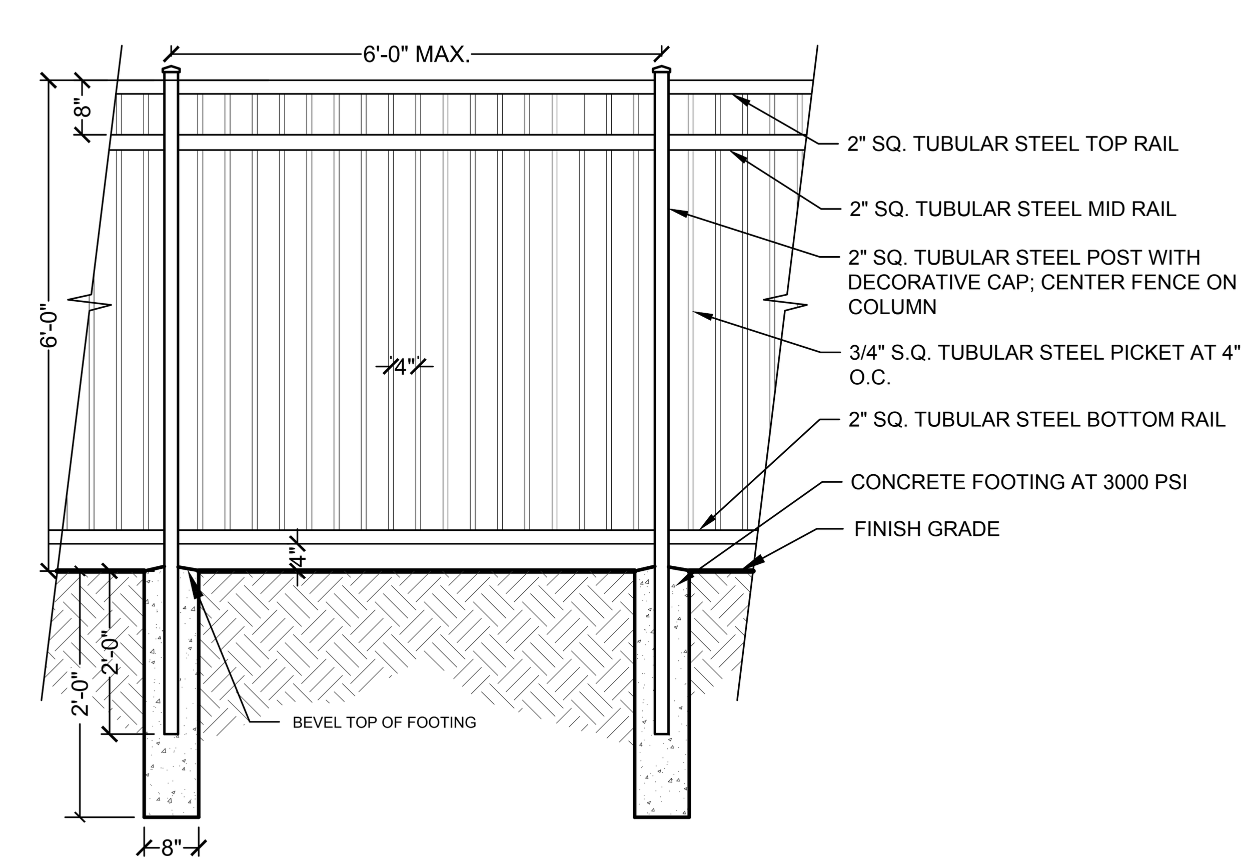
SELF STORAGE 4559 BELT LINE ROAD - PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES					
	EXISTING TREES TO BE REMOVED				
	EXISTING TREES TO REMAIN				
RM	RED MAPLE/ACER RUBRUM	4" CALIPER	AS SHOWN	2	6' MINIMUM SPREAD; 12' MINIMUM HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
SO	SHUMARD RED OAK/QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	9	6' MINIMUM SPREAD; 12' MINIMUM HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CE	CEDAR ELM/ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	5	6' MINIMUM SPREAD; 12' MINIMUM HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CP	CHINESE PISTACHE/PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	6	6' MINIMUM SPREAD; 12' MINIMUM HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CM	CRAPE MYRTLE/LAGERSTROEMIA INDICA 'DALLAS RED'	10'-12'	AS SHOWN	12	MINIMUM 10'-12' HEIGHT X 5' SPREAD; 3-5 MULTI-TRUNK; NURSERY GROWN
SHRUBS					
SRJ	SKYROCKET JUNIPER/ JUNIPERUS VIRGINIANNA 'SKYROCKET'	10 GALLON	AS SHOWN	7	MINIMUM 5' HEIGHT X 2' SPREAD; FULL PLANTS TO GROUND; NURSERY GROWN; CONTAINER GROWN.
IH	INDIAN HAWTHORN/ RAPHIOLEPSIS INDICA 'BALLERINA'	5 GALLON	AS SHOWN	133	MINIMUM 2' HEIGHT X 2' SPREAD; FULL PLANTS TO GROUND; NURSERY GROWN; CONTAINER GROWN.
DBH	DWARF BURFORD HOLLY/ ILEX CORNUTA	5 GALLON	AS SHOWN	349	MINIMUM 3' HEIGHT X 2' SPREAD; FULL PLANTS TO GROUND; NURSERY GROWN; CONTAINER GROWN.
PH	PHOTINIA/PHOTINIA X FRASERI	5 GALLON	AS SHOWN	21	MINIMUM 3' HEIGHT X 2' SPREAD; FULL PLANTS TO GROUND; NURSERY GROWN; CONTAINER GROWN.
HG	HAMELN GRASS/PENNISETUM ALOPECUROIDES 'HAMELN'	1 GALLON	AS SHOWN	46	MINIMUM 18" HEIGHT X 12" SPREAD; FULL PLANTS; CONTAINER GROWN; NURSERY STOCK
GROUNDCOVERS					
LI	LIRIOPE/LIRIOPE MUSCARI 'MAJESTIC'	1 GALLON	18" O.C.	450	MIN. 10" HEIGHT X 10" SPREAD; FULL PLANT; CONTAINER GROWN; NURSERY STOCK
SC	SEASONAL COLOR	4" POTS	8" O.C.	180	VARIETY TO BE DETERMINED AT TIME OF PLANTING
TURF	BERMUDAGRASS / CYNODON DACTYLON		SQ. YD.	1,505	COMMON BERMUDA, PROVIDE AND PLANT SEASONAL GRASS AS NEEDED FOR TEMPORARY COVER, INCLUDING FINE GRADING, PREPARATION, FERTILIZER AND PERMANENT SEEDING AT CORRECT PLANTING TIME FOR COVER.
DG	DECOMPOSED GRANITE		SQ. FT.	425	DECOMPOSED GRANITE AT MIN 5" DEPTH; SUBMIT SAMPLES FOR OWNERS APPROVAL

NOTES:
1. VERIFY PLANT QUANTITIES DIRECTLY FROM THE PLANS. THE QUANTITIES SHOWN HERE ARE AN AID TO THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANT QUANTITIES SHOWN ON THE PLANS.
2. ALL PLANT MATERIALS ARE TO BE HIGH QUALITY AND SHALL MEET OR EXCEED GRADES AND STANDARDS SET FORTH BY THE TEXAS ASSOCIATION OF NURSERYMEN AND "AMERICAN STANDARDS FOR NURSERY STOCK". PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE SIZE, HEIGHT, SPREAD AND CONDITION REMARKS AS SHOWN IN THE PLANT LIST.

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES. REF. CIVIL PLANS FOR PROPOSED UTILITY LINE LOCATIONS.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. ALL TREES AND PLANTING BEDS ARE TO BE LAID OUT IN THE FIELD BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OR PREPARATION OF PLANTING AREAS. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR FAILURE TO OBTAIN OWNER'S REVIEW OF THE LAYOUT INCLUDING MODIFICATIONS REQUIRED.
4. THE LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE AT (+,-) 0.1' OF FINISH GRADE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR ADDING TOPSOIL AS NEEDED FOR THE INCLUSION OF THE SOIL AMENDMENTS.
6. PLANTING AREA PREPARATION TO INCLUDE A MINIMUM OF 3" OF APPROVED ORGANIC MATTER TILLED INTO THE TOP 8" OF PLANTING AREA SOIL UNLESS OTHERWISE SPECIFIED. REMOVE ALL ROCKS, CLODS AND DEBRIS. LEAVE PLANTING AREAS SMOOTH AND ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
7. SEASONAL COLOR PLANTINGS ARE TO BE DETERMINED AT THE TIME OF PLANTING.
8. ALL LAWN AND LANDSCAPE AREAS ARE TO BE SEPARATED BY RYERSON STEEL EDGING.
9. ALL PLANTING BEDS AND TREE PITS ARE TO RECEIVE A MINIMUM OF 2" OF SHREDDED HARDWOOD MULCH. SAVE THIS OPERATION UNTIL NEAR FINAL INSPECTION.
10. ALL SHRUBS ARE TO BE LOCATED A MINIMUM OF 3' FROM STEEL EDGING, CURBS, WALKS, TREES, AND BUILDINGS.
11. ALL TREES ARE TO BE LOCATED A MINIMUM OF 5' FROM ALL WALKS, CURBS, WALLS, FIRE HYDRANTS, AND 8' FROM UTILITY LINES AND OTHER UNDERGROUND STRUCTURES. TREES ARE NOT TO BE PLANTED WITHIN EASEMENTS.
12. TREES TO BE PLANTED IN PARKING LOT ISLANDS LESS THAN TEN FEET (10') WIDE SHALL INSTALL A ROOT BARRIER PANELS. ROOT BARRIERS ARE ONLY TO BE INSTALLED LINEAR ALONG THE HARDSCAPE AND NOT TO SURROUND THE TREES.
13. ALL TURF AREAS SHALL HAVE THE TOP 2" OF SOIL MECHANICALLY TILLED. RAKE ALL AREAS REMOVING DEBRIS, CLODS AND ROCKS 1" DIA. AND GREATER. RENDER SOIL LOOSE AND FINELY GRADED. ELIMINATE ALL DEPRESSIONS AND RIDGES AND PROVIDE A SMOOTH, AND EVEN FINISH GRADE.
14. ALL TURF AREAS ARE TO BE HYDROMULCHED WITH COMMON BERMUDA (IF WATER RESTRICTIONS ALLOW) OR APPROVED SEASONAL GRASS ALONG WITH 15:5:10: FERTILIZER OR AS SPECIFIED.
15. SHALL WATER RESTRICTIONS NOT ALLOW FOR HYDROMULCH CONTRACTOR SHALL NOTIFY OWNER/REPRESENTATIVES TO COORDINATE ALTERNATIVES PRIOR TO THE ORDERING OF ANY MATERIAL. FAILURE TO DO SO MAY RESULT IN REWORK AT NO ADDITIONAL COST TO THE OWNER
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS AND SHALL COORDINATE INSTALLATION OF THE LANDSCAPING WITH INSTALLATION OF THE IRRIGATION SYSTEM.
17. THE SITE SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SPRINKLER SYSTEM AND SHALL HAVE RAIN AND FREEZE SENSORS.
18. ALL PLANTING AREAS SHALL BE MAINTAINED WEED FREE UNTIL FINAL ACCEPTANCE.
19. ALL WORK SHALL BE GUARANTEED AGAINST ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1-YEAR FROM THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR LOSS AS THE RESULT OF NEGLIGENT MAINTENANCE, FIRE, FREEZE, FLOOD, THEFT, VANDALISM, DISEASE, OR INSECTS UNLESS THE CONTRACTOR HAS BEEN CONTRACTED TO PERFORM MAINTENANCE OPERATIONS ON THE PROJECT.
21. THE CONTRACTOR SHALL ADJUST FINAL PLANT MATERIAL LOCATIONS AS NEEDED TO ACCOMMODATE LIGHT FIXTURES, UNDERGROUND SERVICE LINES, AND OTHER UTILITIES.
22. CONTRACTOR IS RESPONSIBLE FOR THE REMOVING OF TOPSOIL AS NECESSARY TO ACCOMMODATE INCORPORATION OF SOIL AMENDMENTS INCLUDING TOPDRESSING
23. CONTRACTOR TO ASSURE PROPER PLANTING AREA EDGE CONDITIONS AT HARDSCAPE. PROPER BED TAPER WILL BE REQUIRED. ABRUPT BED DROPOFFS AT PAVING WILL NOT BE ALLOWED.



TUBULAR STEEL FENCE
ELEVATION
SCALE: 1/2"= 1'-0"

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	PLAN REVIEW	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

REGISTERED LANDSCAPE ARCHITECT RUBEN P. GRACIANO 2893 STATE OF TEXAS
November 8, 2017

JBI PARTNERS
16301 Quorum Drive
Suite 200 B
Addison, Texas 75001
Main 972.248.7676
Fax 972.248.1414
www.jbipartners.com
Texas Registered Engineering Firm F-438

LANDSCAPE PLANTING PLAN
SELF STORAGE 4559 BELT LINE ROAD
LOT 4, BLOCK ONE ADDISON RESTAURANT PARK ADDITION
Town of Addison, Dallas County, Texas

PROJECT NO. HAF 001
SHEET NO. LP-1

Plotted by: rgraciano Plot Date: 11/8/2017 12:13 PM
Drawing: H:\Projects\HAF001\DWG\Landscape\HAF001-LSP.dwg Saved By: rgraciano Save Time: 11/8/2017 12:10 PM

ARCHITECTURAL ILLUSTRATIONS, INC.

Planning & Zoning Commission
Meeting Date: 11/21/2017

Agenda Caption:

PUBLIC HEARING Case 1765-Z/Arapaho Rd Rowhouses. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning approximately 1.4 acres of land located at 5002 Arapaho Road, which property is currently zoned PD, Planned Development, through Ordinance 098-032, in order to create a new Planned Development district for residential use with modified development standards, on application from Texas InTown Homes.

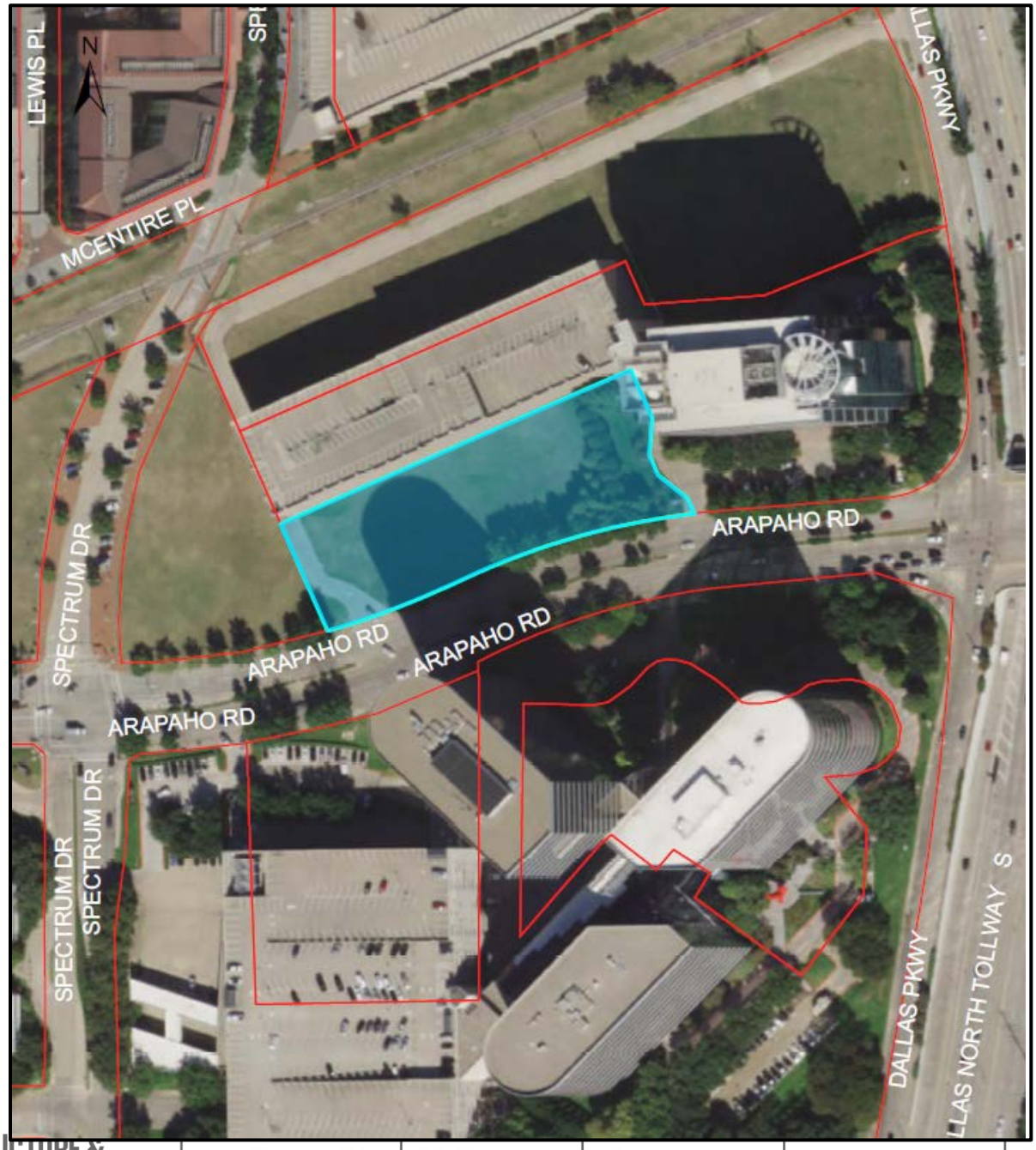
Attachments

1765-Z P&Z Packet
1765-Z Plans

1765-Z

PUBLIC HEARING Case 1765-Z/Arapaho Rd Rowhouses. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning approximately 1.4 acres of land located at 5002 Arapaho Road, which property is currently zoned PD, Planned Development, through Ordinance 098-032, in order to create a new Planned Development district for residential use with modified development standards, on application from Texas InTown Homes, represented by Mr. Frank Liu.

LOCATION MAP



November 16, 2017

STAFF REPORT

RE:	Case 1765-Z/Arapaho Road Rowhouses
LOCATION:	5002 Arapaho Rd
REQUEST:	Approval of a new Planned Development (PD) district providing residential use, with modified development standards, and approval of development plans
APPLICANT:	Texas InTown Homes, represented by Mr. Frank Liu

DISCUSSION:

Background: This 1.4431-acre site was intended to be Phase III of the Millennium Park Master Plan, zoned through Planned Development 098-032 and was supposed to be an 11-story office or hotel building. The site is currently undeveloped and abuts an eight-story parking structure to the North, and the 14 story Millennium Office Tower to the East. The Colonnade office development, with 16 story buildings, is located on the south side of Arapaho, immediately across from this property. Historically, the Town has considered land along the Dallas Parkway to be a valuable asset, and has generally promoted higher-density office development.

Proposed Plan: InTown Homes is proposing to construct 17 townhomes. 12 would front Arapaho Road, and five of would be adjacent to the eight-story parking structure with approximately six feet of separation. The townhomes range between three and four stories, three to four bedrooms, and 2,436 square feet and 2,950 square feet.

In working with the applicant, staff has approached this project as an extension of Addison Circle. Accordingly, staff encouraged the developer to follow the Urban Center (UC) zoning district standards. The developer is requesting that the property be rezoned to a Planned Development (PD) based on the UC standards with certain alternative development standards. The PD would also allow the streetscapes to be designed in accordance with the recently adopted Master Transportation Plan.

Development Standards: There are several ways in which the proposed development does not comply with the UC standards where the developer is asking for alternative requirements.

- The minimum lot width for townhomes should be 25 feet. Eleven of the proposed townhomes fronting Arapaho Road range from 21 feet to 24 feet in width.
- The minimum lot depth for townhomes should be 60 feet. The five proposed townhomes adjacent to the parking structure are 44 feet in depth.
- The maximum building height for townhomes should be 42 feet. Eleven of the proposed townhomes fronting Arapaho Road range from 48 feet to 50 feet in height.
- The maximum lot coverage for townhomes should be 60 percent. The proposed townhomes, cover more than 60 percent of each lot.
- The setback for townhomes should be 40 feet from public Right-of-Way. Ten of the proposed townhomes fronting Arapaho Road, range from 25 feet to 38 feet in setback.

Building Elevations: The plans show that the building materials for the exterior facades consists primarily of brick, with some fiber cement siding. Urban Center standards require building facades to be a minimum of 90% brick or stone. The proposed townhomes provide between 97% and 100% brick per façade.

Parking: Each townhome includes a private two-car garage on the ground floor, with four additional surface parking spaces on the eastern portion of the property. Urban Center standards require that one parking space be provided per bedroom, to a maximum of two spaces per unit. The property complies with these standards.

Landscaping: The landscape plan shows that the developer is proposing to mimic the requirements, found in the UC zoning district for Addison Circle, along Arapaho Road with street trees in planting beds.

Open Space: There is no open space dedication proposed with this project. The Urban Center zoning standards require that open space be provided at a certain acreage per resident. Using this ratio, there is currently a surplus of Open Space provided in Addison Circle. The proposed townhomes would use a portion of this surplus, leaving a remaining surplus of just over 7 acres. See calculation below:

Addison Circle Open Space Required (Existing):	7.518 acres
Additional Open Space Required for Townhomes:	0.039 acres
Total Open Space Required with Townhomes:	7.557 acres
Addison Circle Open Space Provided:	14.74 acres
Surplus Open Space Remaining in Addison Circle:	**7.183 acres**

Streetscapes: The recently adopted Master Transportation Plan established streetscape standards for the various street types. Arapaho Road is defined as a Minor Arterial. The applicant is proposing to keep the existing five-foot wide sidewalk along Arapaho Road. The Master Transportation Plan requires that a Minor Arterial be developed to at least the Typical Standards, which requires at least a six-foot wide sidewalk.

2013 Comprehensive Plan: The Comprehensive Plan does not specifically address this property, The Plan does discuss future office development and provides that four tracts along the Tollway

corridor, should be reserved for “high-density” office buildings, specifically warning that those tracts not be used for residential uses (page 80).

Staff believes that the proposed townhomes do not meet the goals and objectives established in the Comprehensive Plan. Allowing a lower density residential use on a parcel adjacent to the Dallas Parkway, which is prime for office development, does not align with the Plan. Given the limited size of the site, the intricate layout of the below-grade utilities, and the sensitivity of fire vehicle access to the individual townhomes, the site better lends itself toward the development of an office building. Furthermore, Arapaho Road is considered a Minor Arterial which includes a higher intensity vehicular use, which would likely be a nuisance to owner occupied residential properties.

Housing Policy: To help guide future housing decisions, the City Council adopted a housing policy in 2015 and amended it in early 2017. The applicable sections are discussed below.

- Where feasible and appropriate, 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.

  Staff believes that lower-density, owner-occupied housing, such as townhomes, is not feasible in this location, given the Urban Center lot dimensions, due to the high development costs and necessary infrastructure upgrades. Several of the proposed townhome lots do not comply with the Urban Center zoning standards, which would ultimately reduce the total number of townhomes to be constructed. Such a reduction results in lower revenue for the developer, which could ultimately result in lower quality of the development of overall. Furthermore, given the intensity of the adjacent commercial uses, staff believes that this is not an appropriate location for a townhome development.

- 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.

  While this property is in proximity to the Addison Circle retail, restaurants, and the surrounding office uses, a residential use in this location results in a stand-alone, nonintegrated property. Additionally, Urban Center standards restrictions on height would result in three-story townhomes. This would appear out of place in comparison to the adjacent fourteen-story Millennium tower, it’s eight-story parking structure, and the sixteen-story Colonnade towers. Additionally, the applicant is not proposing to make improvements to the existing sidewalk that would add walkability.

- The City Council acknowledges that there may be exceptional projects that do not comply with elements of this policy. The Council encourages developers and staff to pursue

projects that represent the highest and best use of each property and that advance portions of this policy or other Town goals.

While this type of development would be encouraged in more appropriate areas of the Town, staff believes that this project does not represent the highest and best use for this particular site. Staff believes that the proposed development does not reflect the principles identified by the Housing Policy and would not warrant special consideration.

RECOMMENDATION: **DENIAL**

The current zoning for the property allows for office and hotel uses on this property. This more closely reflects the Comprehensive Plan's goal to reserve properties along the tollway for office use. Furthermore, staff believes that the proposed use of the property for a Townhome development would be out of character from the adjacent properties, would appear out of place, and would likely cause issues for future residents of these townhomes. If Townhomes were appropriate for this site, staff believes that they should more closely align with the Urban Center requirements.

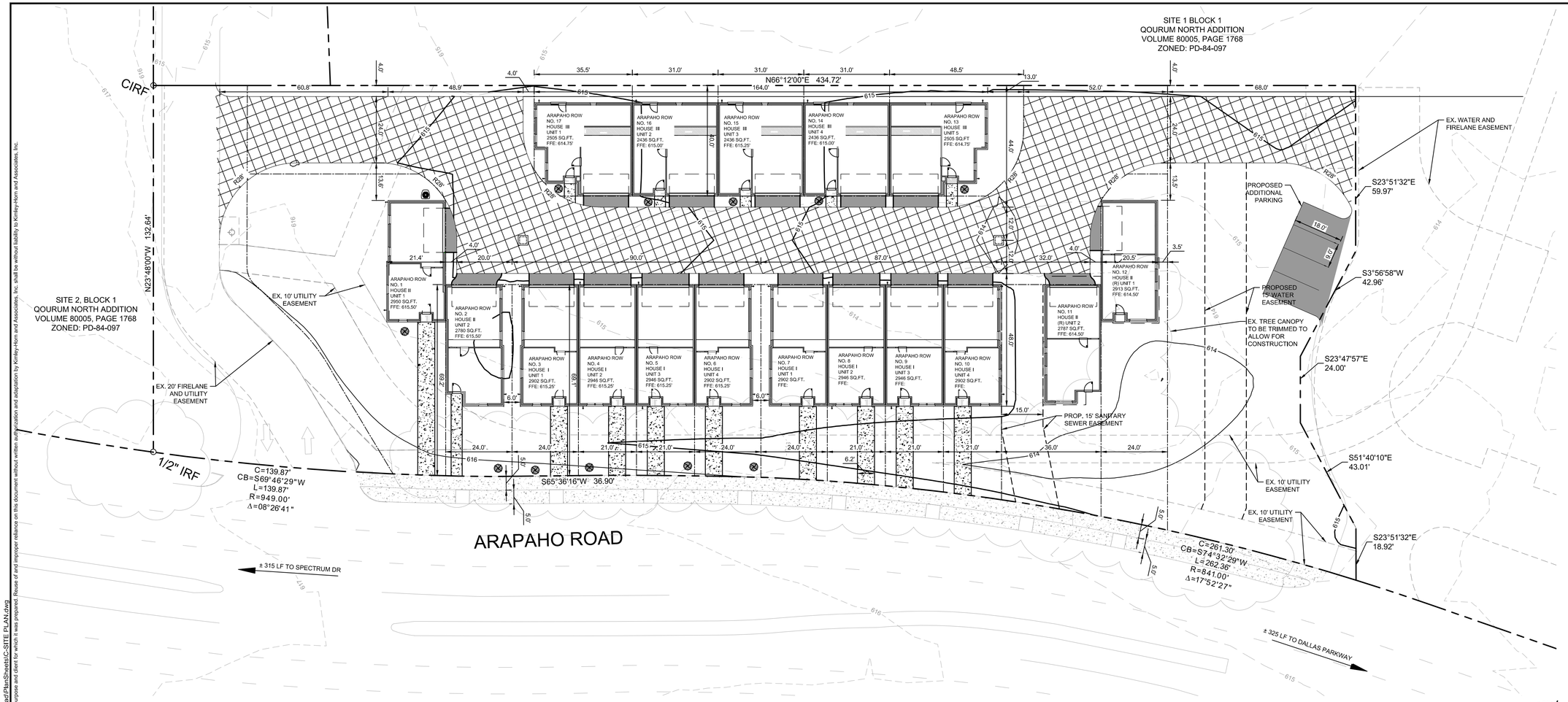
The Town is about to initiate a Special Area Study for the properties adjacent to the Cotton Belt rail line to establish a vision for future development along the rail corridor. This will be one of the properties included in that study. Staff believes that before such a drastic change in use is approved, that the study process should be completed and provide guidance on this property.

Land Use Analysis

Attributes of Success Matrix

Arapaho Road Rowhouses, 5002 Arapaho Road **1765-Z**

Attribute	Comment	Score
Competitive	The proposed development would not enhance the long-term competitiveness of this property and does not represent the highest and best use.	
Safe	The proposed development would directly abut a parking structure, which is not active after office hours. This may not be the safest approach for this location.	
Functional	Based on the proposed site, landscape, drainage, and utility plans the proposed development appears to be functional.	
Visually Appealing	While the facades meet the masonry requirements for the Town, considering the adjacent office towers, the proposed design does not fit in with the surrounding character.	
Supported with Amenities	The site is in a very amenity-rich area with easy access to both Addison Circle and the uses along Belt Line.	
Environmentally Responsible	This would be an extension of the Addison Circle neighborhood, which is an environmentally responsible development.	
Walkable	The proposed development provides connectivity but does not go above and beyond in providing an improved pedestrian experience.	
Overall Assessment	**The proposed development does not represent the highest and best use of this site.**	



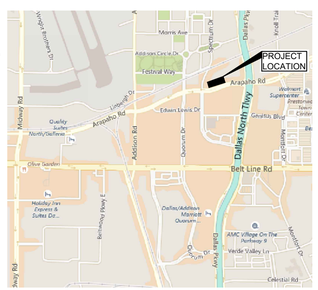
BUILDING INFORMATION				
BLDG NO.	BLDG TYPE	HEIGHT (FT)	NO. OF STORIES	BLDG AREA (SF)
1	HOUSE II	45	4	2950
2	HOUSE II	45	4	2780
3	HOUSE I	45	4	2902
4	HOUSE I	45	4	2946
5	HOUSE I	45	4	2946
6	HOUSE I	45	4	2902
7	HOUSE I	45	4	2902
8	HOUSE I	45	4	2946
9	HOUSE I	45	4	2946
10	HOUSE I	45	4	2902
11	HOUSE II	45	4	2787
12	HOUSE II	45	4	2913
13	HOUSE III	33.5	3	2505
14	HOUSE III	33.5	3	2436
15	HOUSE III	33.5	3	2436
16	HOUSE III	33.5	3	2436
17	HOUSE III	33.5	3	2505

LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED FIRE LANE, DRAINAGE, AND UTILITY EASEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- EXISTING FIRE HYDRANT
- PROPOSED GRATE INLET

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1" = 20'



SITE SPECIFIC NOTES:
1. NO FLOODPLAIN EXISTS ON THIS SITE PER FEMA MAP NUMBER 48113C0180K DATED JULY 7, 2017.
2. PER AS-BUILTS FOR MILLENNIUM PHASE I (B18-1) THE EXISTING DRAINAGE SYSTEM WAS DESIGNED TO EXCEPT THE FULLY DEVELOPED FLOW FROM THIS SITE; THEREFORE, NO DETENTION IS ANTICIPATED.

TOWN OF ADDISON SITE PLAN NOTES:
1. ANY REVISION TO THIS SITE PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AND 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.
4 . ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL

AREA: 1.4431 ACRES 62,861.436 SF
DENSITY: 11.78 D.U./AC.

OWNER: CMA LAND LLC
ADDRESS: 740 FAIRFIELD RD NW, ATLANTA GA, 30327

DEVELOPER: INTOWN HOMES
ADDRESS: 1919 MCKINNEY AVE. DALLAS, TX 75201

MILLENNIUM PHASE III
PART OF SITE 1 AND SITE 2, BLOCK 1 QUORUM NORTH ADDITION
VOLUME 80005, PAGE 1768
SITUATED IN THE G.W. FISHER SURVEY, ABSTRACT NO. 482 & ROBERT WILBURN SURVEY, ABSTRACT NO. 1580
PREPARED JUNE 1ST, 1999
TOWN OF ADDISON, TEXAS
PROJECT NUMBER:

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.

ACTION

APPROVED DENIED

STAFF _____ Date _____ Initials

COUNCIL _____ Date _____ Initials

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

No.	REVISIONS	DATE	BY

Kimley»Horn
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801 CHERRY STREET, UNIT 11, SUITE 1300, FORT WORTH, TX 76102
PHONE: 817.335.6511
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Prepared for Concept Plan submittal
Not for construction purposes or permits.
Kimley»Horn
Engineer JOHN D. AINSWORTH
P.E. No. 123258 Date NOV. 2, 2017

KHA PROJECT 061289707
DATE 9/29/2017
SCALE AS SHOWN
DESIGNED BY JDA
DRAWN BY MPO
CHECKED BY BDM

SITE PLAN

ARAPAHO ROW
PREPARED FOR
INTOWN HOMES
ADDISON TEXAS

SHEET NUMBER
C-01

Plotted By:OReilly, Michael Sheet Set:InTown Arapaho Layout:C-01 November 02, 2017 03:13:31pm K:\FTW_Marketing\Middleton\InTown Arapaho\Cad\PlanSheets\C-SITE PLAN.dwg
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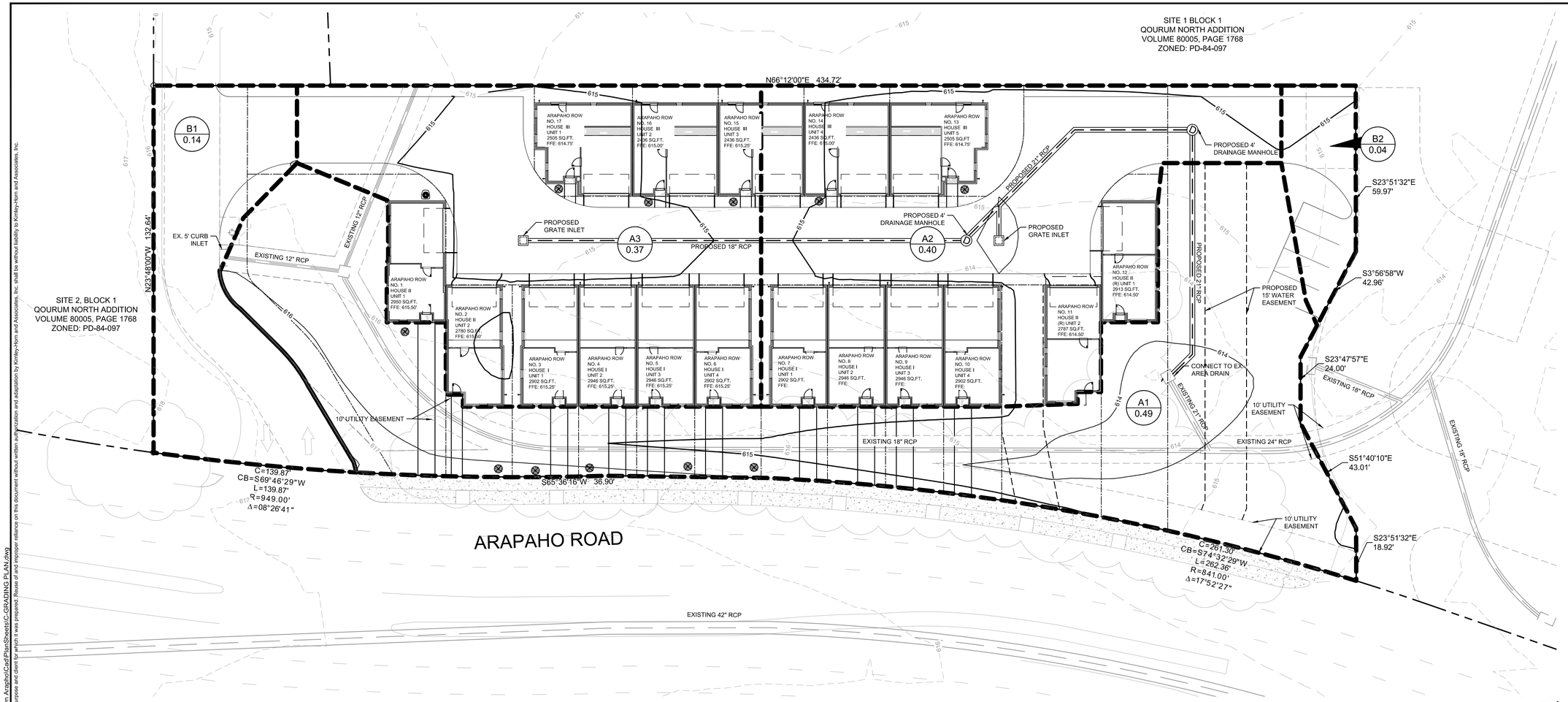


PROPOSED DRAINAGE AREA SUMMARY				
DRAINAGE AREA DESIGNATION	C	AREA (AC)	I_{100}	Q_{100} (CFS)
A1	0.88	0.49	8.88	3.83
A2	0.88	0.40	8.88	3.13
A3	0.88	0.37	8.88	2.89
B1	0.88	0.14	8.88	1.09
B2	0.88	0.04	8.88	0.31

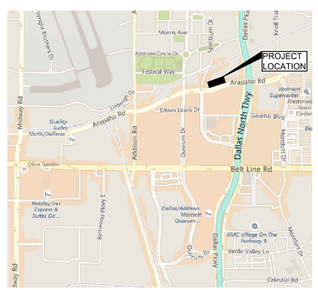
NOTE: PER AS-BUILTS FOR MILLENNIUM PHASE I (B18-1) THE EXISTING DRAINAGE SYSTEM WAS DESIGNED TO ACCEPT THE FULLY DEVELOPED FLOW FROM THIS SITE; THEREFORE, NO DETENTION IS ANTICIPATED.

LEGEND:

- PROPERTY LINE
- LOT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING DRAINAGE LINE
- PROPOSED DRAINAGE LINE
- PROPOSED GRATE INLET
- PROPOSED DRAINAGE MANHOLE (D)
- PROPOSED DRAINAGE AREA — A2 / 0.50
- DRAINAGE AREA DESIGNATION

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1" = 20'



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.

ACTION

APPROVED **DENIED**

STAFF _____ Date _____ Initials

COUNCIL _____ Date _____ Initials

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

No.	REVISIONS	DATE	BY

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801 CHERRY STREET, UNIT 11, SUITE 950, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-6541
WWW.KIMLEY-HORN.COM TX F-928

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Engineer JOHN D. AINSWORTH
P.E. No. 123258 Date NOV. 2, 2017

KHA PROJECT	061289707
DATE	9/29/2017
SCALE	AS SHOWN
DESIGNED BY	JDA
DRAWN BY	MPO
CHECKED BY	BDM

PRELIMINARY GRADING & DRAINAGE PLAN

ARAPAHO ROW
PREPARED FOR
INTOWN HOMES
ADDISON TEXAS

SHEET NUMBER
C-02

Plotted By:OReilly, Michael Sheet Set:InTown Arapaho Layout:GRADING PLAN November 02, 2017 03:12:39pm K:\FTW_Marketing\Middleton\InTown Arapaho\Cad\PlanSheets\C-GRADING PLAN.dwg
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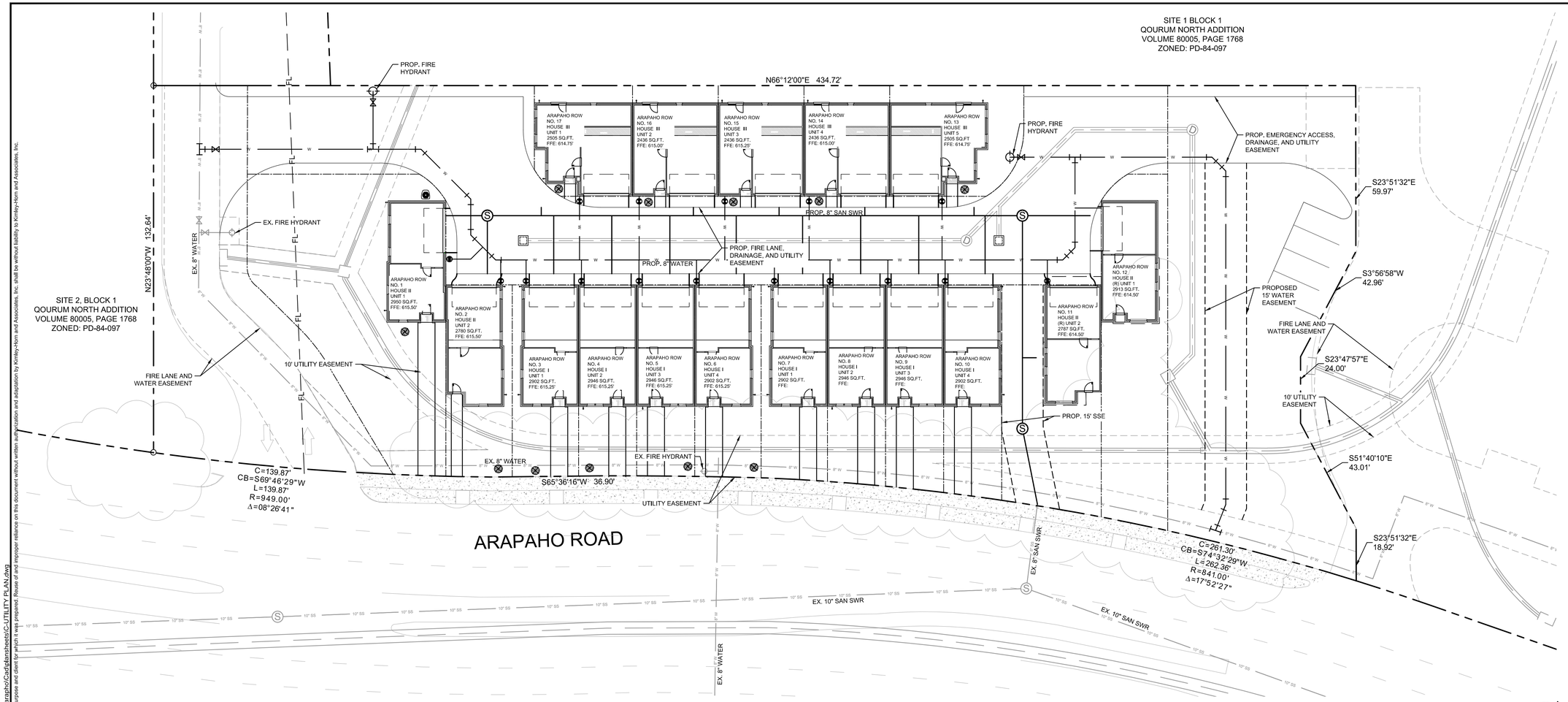

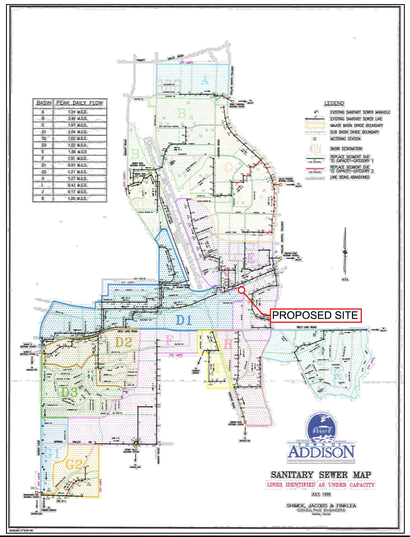

LEGEND:

- PROPERTY LINE
- LOT LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED 1" WATER METER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

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.

ACTION

APPROVED **DENIED**

STAFF _____ Date _____ Initials

COUNCIL _____ Date _____ Initials

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

No.	REVISIONS	DATE	BY

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801 CHERRY STREET, UNIT 11, SUITE 1300, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-6851
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P.E. No. 123258 Date NOV. 2, 2017

KHA PROJECT	061289707
DATE	9/29/2017
SCALE	AS SHOWN
DESIGNED BY	JDA
DRAWN BY	MPO
CHECKED BY	BDM

PRELIMINARY UTILITY PLAN

ARAPAHO ROW
PREPARED FOR
INTOWN HOMES
ADDISON TEXAS

SHEET NUMBER
C-03

Plotted By:OReilly, Michael Sheet Set:InTown Arapaho Layout:C-UTILITY PLAN November 02, 2017 03:13:59pm K:\ltw_marketing\middleton\intown arapaho\Cad\plansheets\C-UTILITY PLAN.dwg
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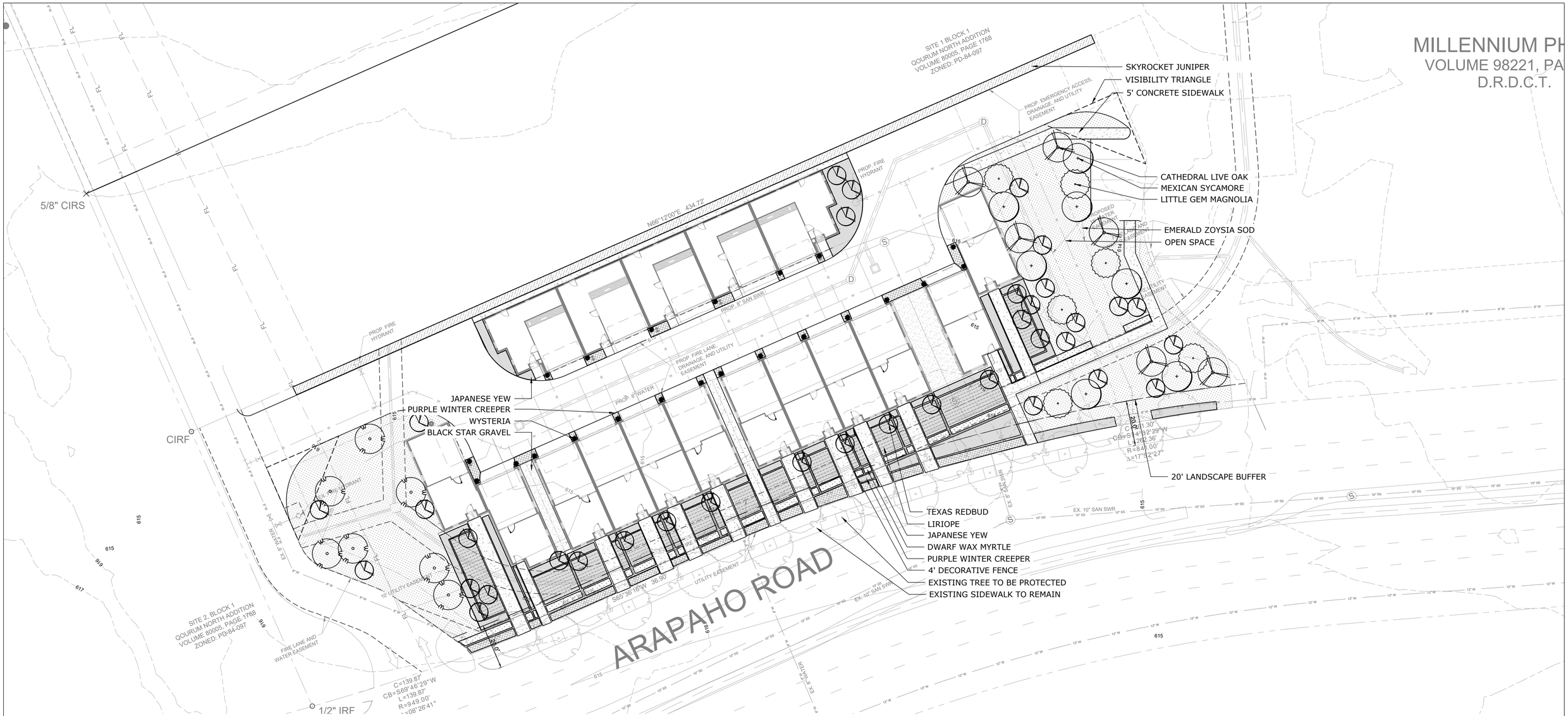


1 SITE PLAN

SCALE: 1"=20'

PLANT + MATERIAL LEGEND

- LITTLE GEM MAGNOLIA, 45 gal
- CATHEDRAL LIVE OAK, 100 gal
- MEXICAN SYCAMORE, 100 gal
- BALD CYPRESS, 100 gal
- TEXAS REDBUD, 45 gal
- TEXAS WISTERIA, 1 GAL.
- EXISTING TREES TO BE PRESERVED AND PROTECTED DURING CONSTRUCTION. SPECIES: SHUMARD RED OAK CALIPER: VARIES 4"-24"
- DWARF WAX MYRTLE, 5 GAL.
- JAPANESE YEW, 5 GAL.
- LIRIOPE, 1 GAL.
- SKYROCKET JUNIPER, 5 GAL.
- PURPLE WINTER CREEPER, 5 GAL.
- EMERALD ZOYSIA SOD
- BLACK STAR GRAVEL

SITE SQUARE FOOTAGE: 62,860 SF

LANDSCAPE AREA REQUIREMENTS:

REQUIRED LANDSCAPE AREA: 20% OF SITE = 12,572 SF
PROPOSED LANDSCAPE AREA: 31.81% OF SITE = 20,000 SF
PROPOSED OPEN SPACE AREA: 21.47% OF SITE = 13,500 SF

20' LANDSCAPE BUFFER REQUIREMENTS:

APPLICABLE PERIMETER: 350'
CANOPY TREES REQUIRED: 7
ESTIMATED PRESERVED CANOPY TREES: 19
DISTANCE BETWEEN EXISTING STREET TREES: APPROX. 17'
SHRUBS REQUIRED: 350' LINEAR BUFFER
SHRUBS PROPOSED: 350' LINEAR BUFFER

STATE OF TEXAS
KEIJI ASAKURA
1170
REGISTERED LANDSCAPE ARCHITECT

11-8-2017

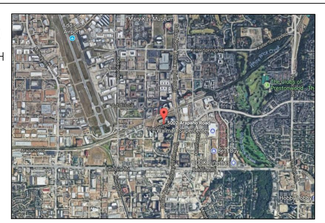
asakura robinson
Planning Urban Design Landscape Architecture
1902 Washington Ave., Suite A Houston, Texas 77007 P: 713.337.5830

PREPARED BY:

ASAKURA ROBINSON COMPANY
1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE: 713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM

NORTH



VICINITY MAP
NOT TO SCALE

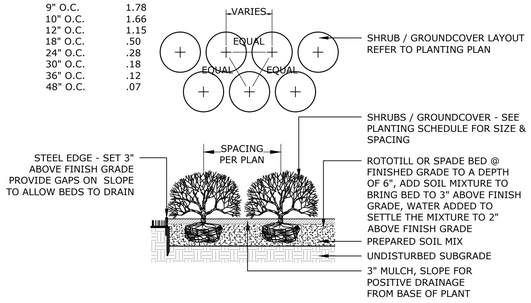
L1.0 LANDSCAPE PLAN

ARAPAHO ROAD
PLAT: MILLENNIUM PHASE 3
ADDRESS: 5002 ARAPAHO RD.

TOWN PROJECT NUMBER:

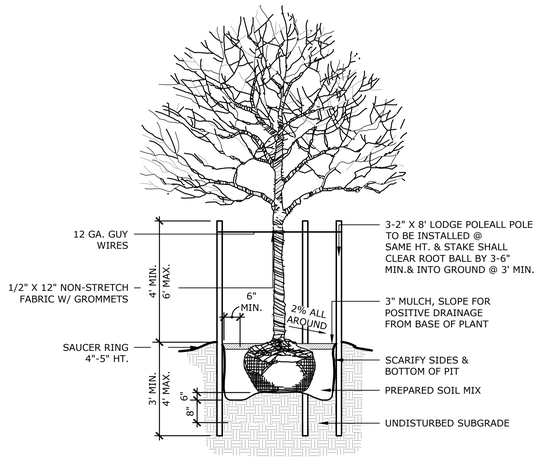
DATE PREPARED: NOVEMBER 8, 2017

SPACING	PLANTS/SF
6" O.C.	4.61
8" O.C.	2.60
9" O.C.	1.78
10" O.C.	1.66
12" O.C.	1.15
18" O.C.	.50
24" O.C.	.28
30" O.C.	.18
36" O.C.	.12
48" O.C.	.07



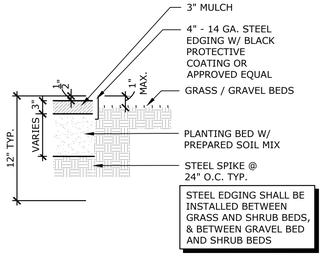
1 TYPICAL SHRUB / GROUND COVER PLANTING DETAIL & SPACING CHART

SCALE: 3/8" = 1'-0"



2 TYPICAL TREE PLANTING DETAIL

SCALE: 3/8" = 1'-0"



3 TYPICAL STEEL EDGING DETAIL

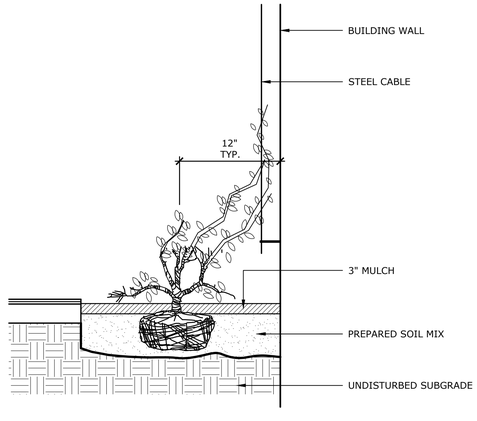
SCALE: 1-1/2" = 1'-0"

PLANTING NOTES :

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
2. CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURINGTHE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
3. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
5. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
6. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
7. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIAL.
8. PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES.
9. CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
10. CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
12. CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
14. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
15. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
16. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
17. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH.
18. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.
19. TREE SPECIFICATIONS SHALL COMPLY WITH AMERICAN STANDARDS FOR NURSERY STOCK.
20. ALL REQUIRED LANDSCAPE AREAS MUST BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM BEFORE A CO WILL BE ISSUED

PREPARED SOIL MIX SHALL CONTAIN:

1. SANDY LOAM TOPSOIL
2. DOUBLE GROUND AGED RICE HULL COMPOST
3. #1 BANK SAND
4. GROWERS GRADE PINE BARK
5. FOREST FLOOR MULCH (BLACK HUMUS)
6. ALL MATERIAL ARE SCREENED TO PROVIDE 99% 1" MINUS SIZING THEN BLENDED TO PROVIDE A UNIFORM MIXTURE. A MINIMUM OF 40% COMPOSTED ORGANIC ARE UTILIZED TO ADD NATURAL NUTRIENTS, PROVIDE AERATION AND OPTIMUM MOISTURE RETENTION CAPACITIES.



4 TYPICAL VINE DETAIL

SCALE: 3/4" = 1'-0"

PLANT SCHEDULE

QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE CALIPER	HEIGHT	SPREAD	COMMENTS
	(TREES/SHRUB/GROUND COVER/VINE/GRASS)				
6	Little Gem Magnolia Magnolia grandiflora 'little gem'	2'' 45 gal	10-12'	5-6'	CONTAINER GROWN, FULL + WELL ROOTED
6	Cathedral Live Oak Quercus virginiana 'cathedral'	4'' 100 gal	14-16'	7-8'	CONTAINER GROWN, FULL & WELL ROOTED
7	Mexican Sycamore Platanus mexicana	4'' 100 gal	14-16'	7-8'	CONTAINER GROWN, FULL & WELL ROOTED
7	Bald Cypress Taxodium distichum	4'' 100 gal	14-16'	6-7'	CONTAINER GROWN, FULL & WELL ROOTED
36	Texas Redbud Cersis canadensis	2'' 45 gal	10-12'	5-6'	CONTAINER GROWN, FULL & WELL ROOTED
22	Texas Wisteria Wisteria macrostachya	5 gal	10-12''	8-10''	CONTAINER GROWN, FULL & WELL ROOTED
700 sf	Dwarf Wax Myrtle Myrica pusilla Raf.	5 gal	24-36''	12-18''	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 24" O.C. TRIANGULATED SPACING
2500 sf	Japanese Yew Taxus cuspidata	5 gal	18-24''	18-24''	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 24" O.C. TRIANGULATED SPACING
1000 sf	Purple Wintercreeper Eunoymus fortunei 'coloratus'	1 gal	10-12''	8-10''	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 16" O.C. TRIANGULATED SPACING
3000 sf	Liriope Liriope muscari	1 gal	10-12''	8-10''	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 16" O.C. TRIANGULATED SPACING
400 lf	Skyrocket Juniper Juniperus scopulorum 'skyrocket'	5 gal	24-36''	12-18''	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 36" SINGLE ROW
13000 sf	Emerald Zoysia Zoysia japonica				SOLID SOD
1000 sf	Black Star Gravel				1/4-1" DIAMETER, 4'' DEEP

11-8-2017

asakura robinson
Planning Urban Design Landscape Architecture
1902 Washington Ave., Suite A Houston, Texas 77007 P: 713.337.5830

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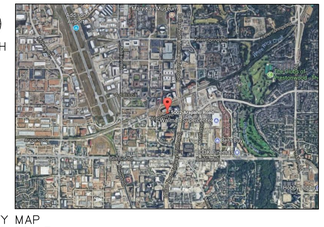
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE: 713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM

NORTH



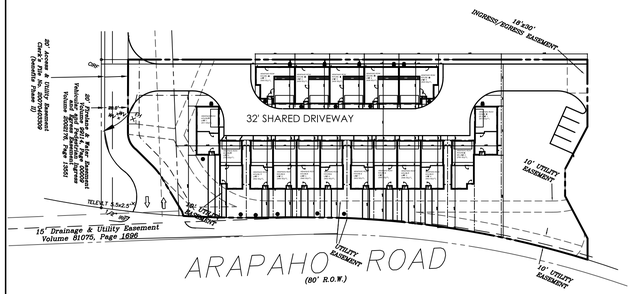
VICINITY MAP
NOT TO SCALE

L1.1 LANDSCAPE DETAILS

ARAPAHO ROAD
PLAT: MILLENNIUM PHASE 3
ADDRESS: 5002 ARAPAHO RD.

TOWN PROJECT NUMBER:

DATE PREPARED: NOVEMBER 8, 2017



FRONT/ARAPAHO		
MATERIAL CALCULATION TABLE		
SIDING	68	2.5%
BRICK	2671	97.5%
GLAZING	986	26.5%
TOTAL SURFACE AREA	3725	

LEGEND

BRICK

FIBER CEMENT SIDING

FACADE PLAN NOTES

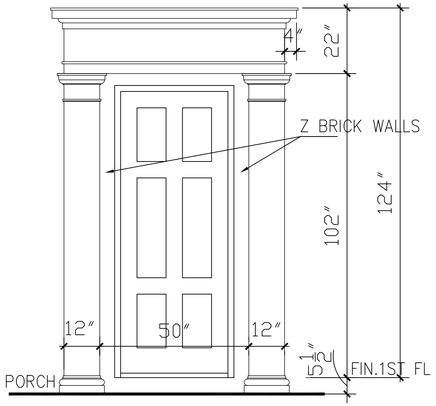
* THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
* ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
* WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE 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

ADDITIONAL BUILDING MATERIALS

* CAST. STONE PEDIMENT AT ENTRY
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* FIXED SHUTTERS
* 4"X4"X8" WOOD OR EIFS BLOCKS
* 4" BRICK DENTILS
* METAL FLASHING CAP
* OGEE GUTTER

south(front/arapaho road) elevation

SCALE: 1/4" = 1'-0"



STONE PEDIMENT E

SCALE: 1/2" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: N.Z./F.M.
Original Date Issued: 09/14/2017
Scale: 1/4" = 1'-0"
Last Updated: 11/03/2017

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ARAPAHO ROW HOUSE I

FRONT ELEVATION

PLAN NO.	
UNIT 1	2902
UNIT 2	2946
UNIT 3	2946
UNIT 4	2902

SHEET NO.
A-3.1

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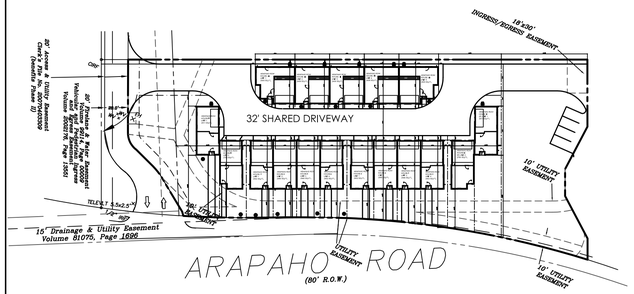

REAR/DRIVEWAY

MATERIAL CALCULATION TABLE		
SIDING	20	0.7%
BRICK	2679	99.3%
GLAZING	548	16.7%
TOTAL SURFACE AREA	3247	

LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

- CAST. STONE PEDIMENT AT ENTRY
- COMPOSITION SHINGLES TYPICAL ROOF
- METAL CLAD WOOD WINDOWS
- FIXED SHUTTERS
- 4"X4"X8" WOOD OR EIFS BLOCKS
- 4" BRICK DENTILS
- METAL FLASHING CAP
- OGEE GUTTER

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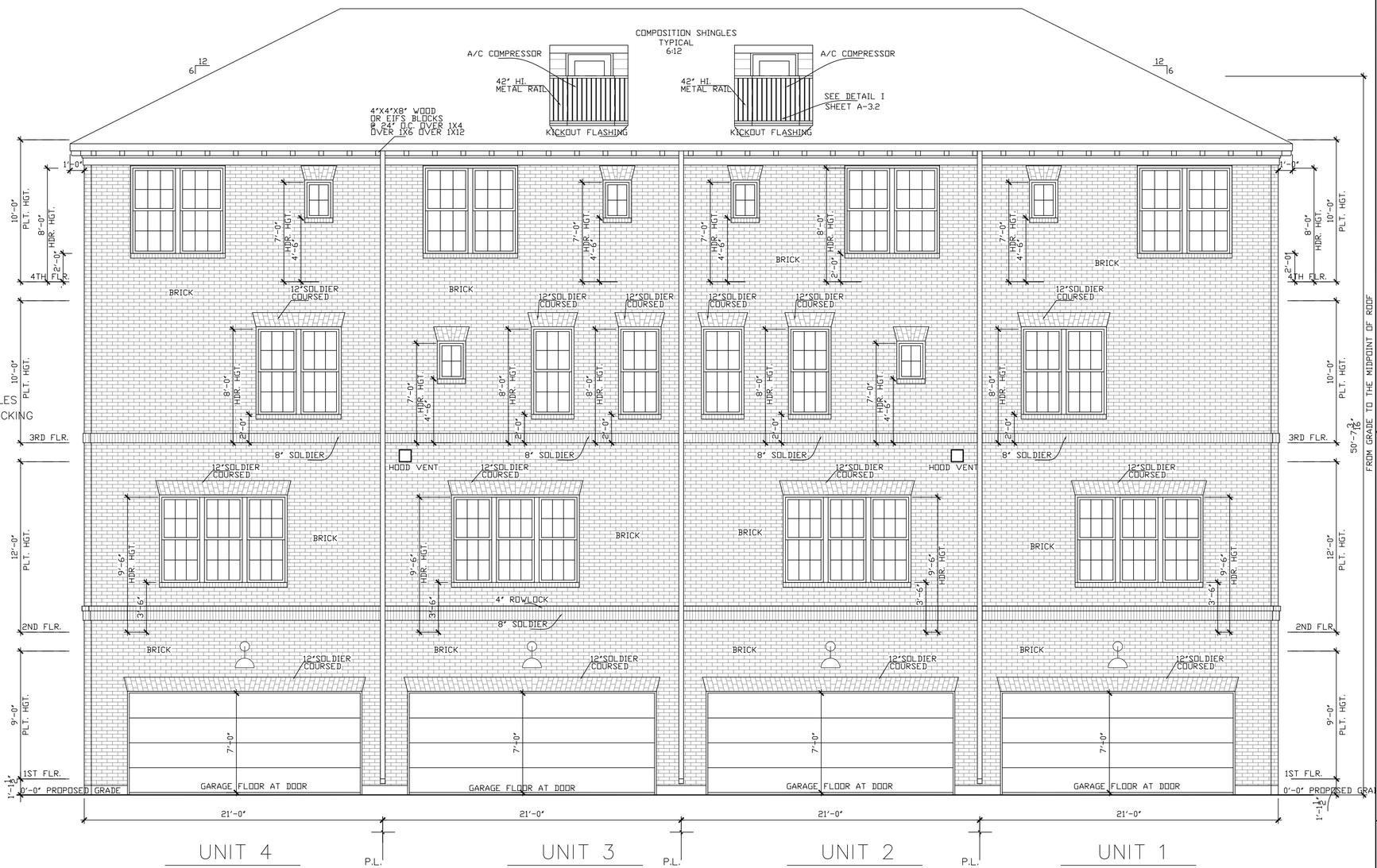
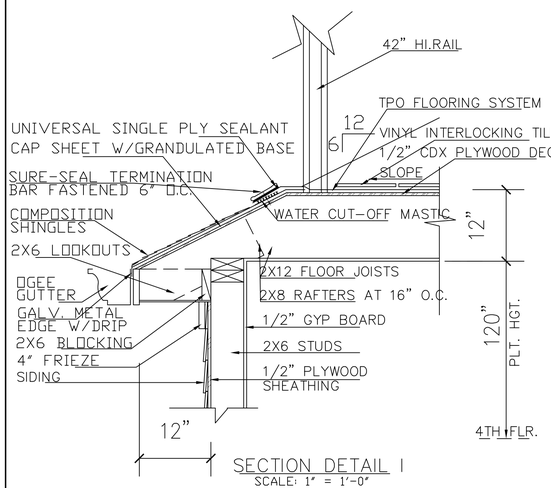
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL





SECTION DETAIL I
SCALE: 1" = 1'-0"

north(rear/shared driveway) elevation
SCALE: 1/4" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: N.Z./F.M.
Original Date Issued: 09/14/2017
Scale: 1/4" = 1'-0"
Last Updated: 11/03/2017

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ARAPAHO ROW HOUSE I

FRONT ELEVATION

PLAN NO.

UNIT 1	2902
UNIT 2	2946
UNIT 3	2946
UNIT 4	2902

SHEET NO.
A-3.2

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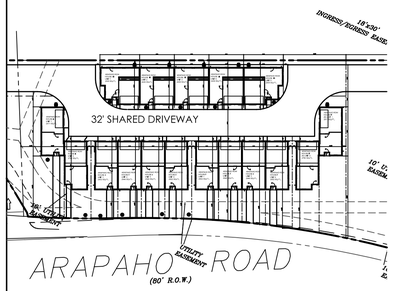

RIGHT/NEIGHBOR

MATERIAL CALCULATION TABLE		
SIDING	47	2.7%
BRICK	1726	97.3%
GLAZING	177	9%
TOTAL SURFACE AREA	1950	

LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

- CAST. STONE PEDIMENT AT ENTRY
- COMPOSITION SHINGLES TYPICAL ROOF
- METAL CLAD WOOD WINDOWS
- FIXED SHUTTERS
- 4"X4"X8" WOOD OR EIFS BLOCKS
- 4" BRICK DENTILS
- METAL FLASHING CAP
- OGEE GUTTER

FACADE PLAN NOTES

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LEFT/NEIGHBOR

MATERIAL CALCULATION TABLE		
SIDING	47	2.7%
BRICK	1726	97.3%
GLAZING	177	9%
TOTAL SURFACE AREA	1950	

LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

- CAST. STONE PEDIMENT AT ENTRY
- COMPOSITION SHINGLES TYPICAL ROOF
- METAL CLAD WOOD WINDOWS
- FIXED SHUTTERS
- 4"X4"X8" WOOD OR EIFS BLOCKS
- 4" BRICK DENTILS
- METAL FLASHING CAP
- OGEE GUTTER

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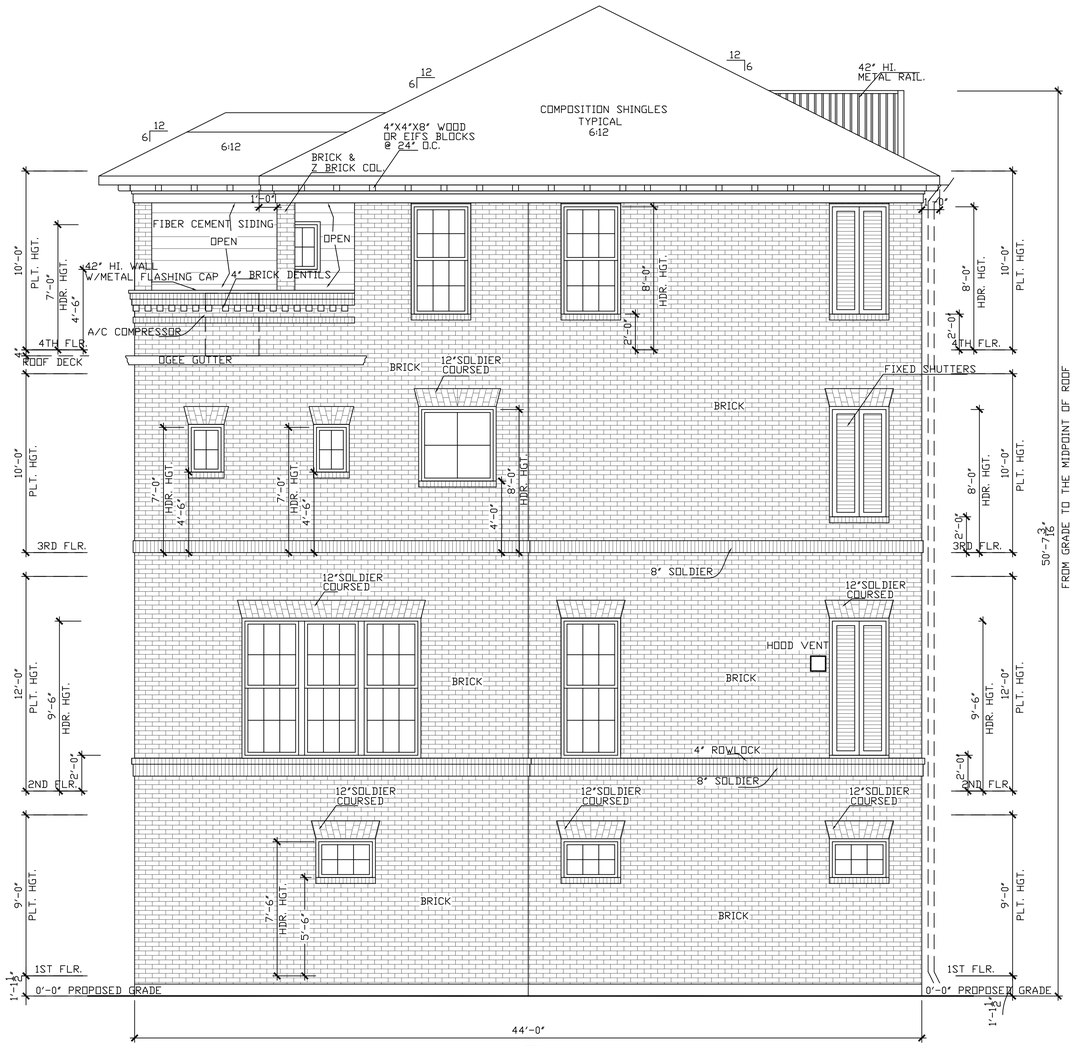
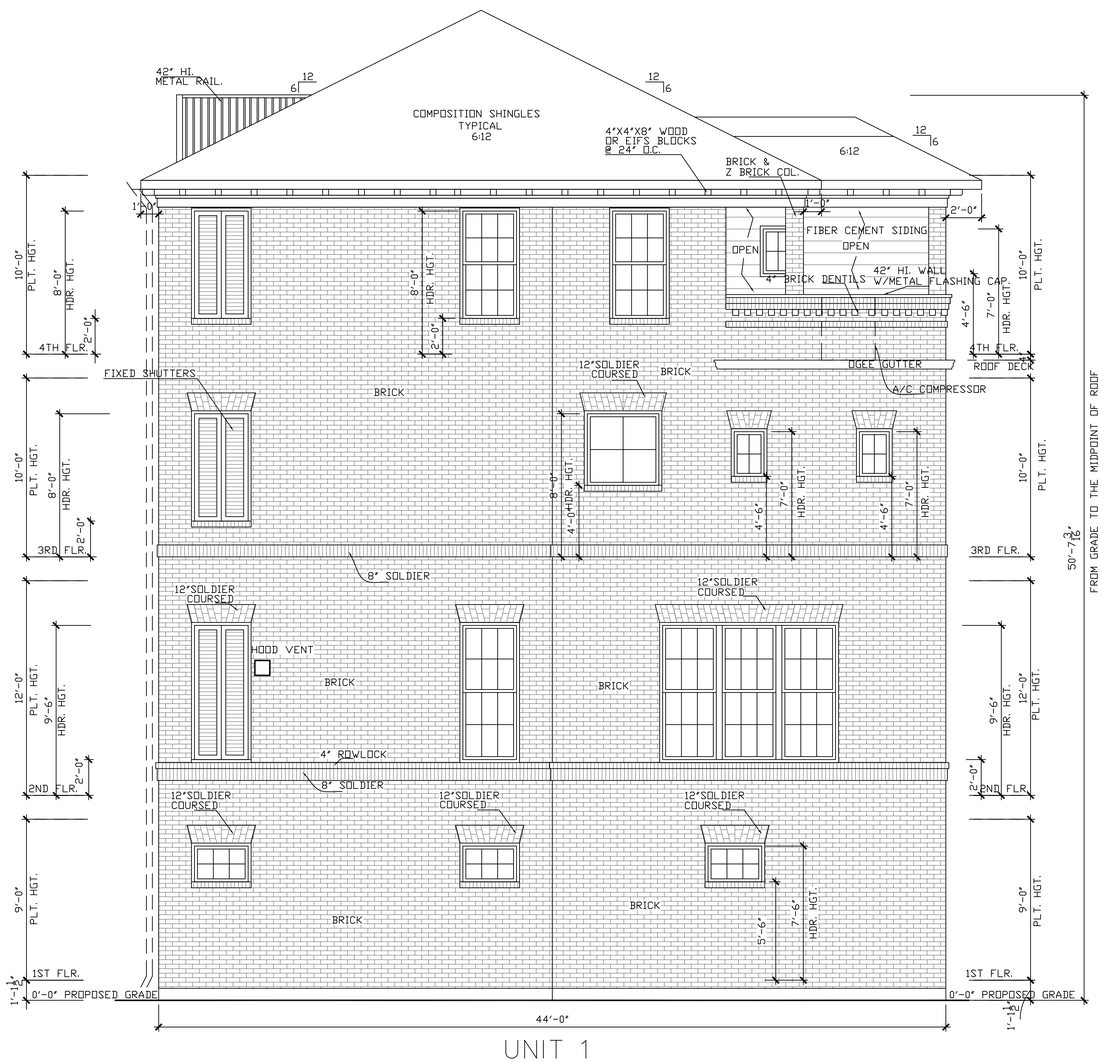


UNIT 4

east(right/neighbor) elevation

SCALE: 1/4" = 1'-0"



UNIT 1

west(left/neighbor) elevation

SCALE: 1/4" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: N.Z./F.M.
Original Date Issued: 09/14/2017
Scale: 1/4" = 1'-0"
Last Updated: 11/03/2017

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ARAPAHO ROW HOUSE I

FRONT ELEVATION

PLAN NO.

UNIT 1	2902
UNIT 2	2946
UNIT 3	2946
UNIT 4	2902

SHEET NO.

A-3.3

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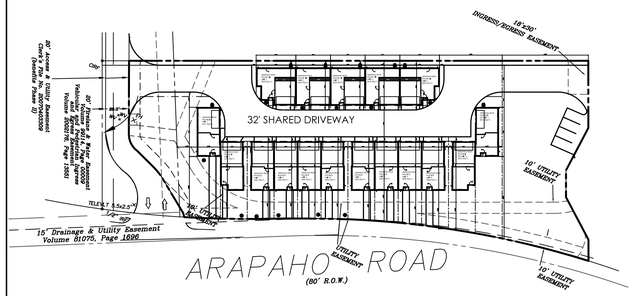
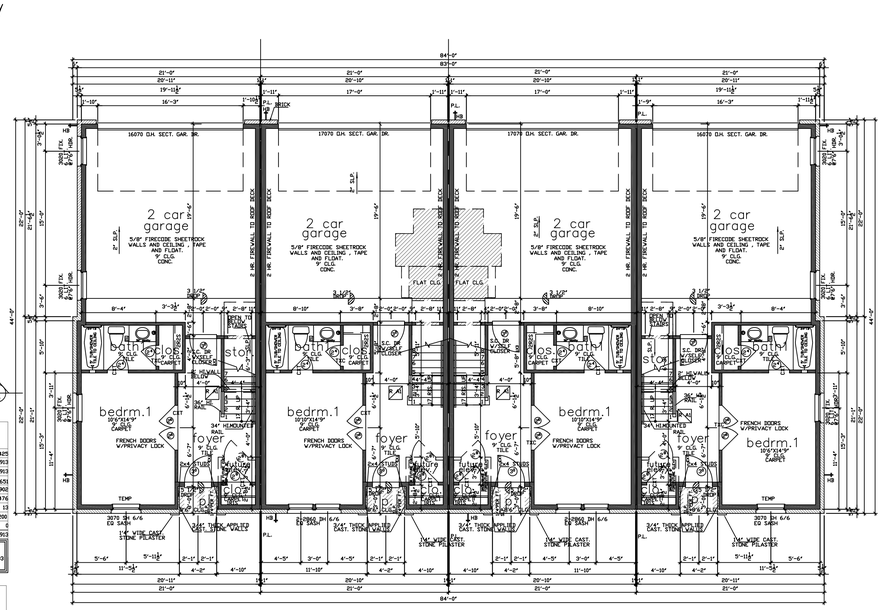




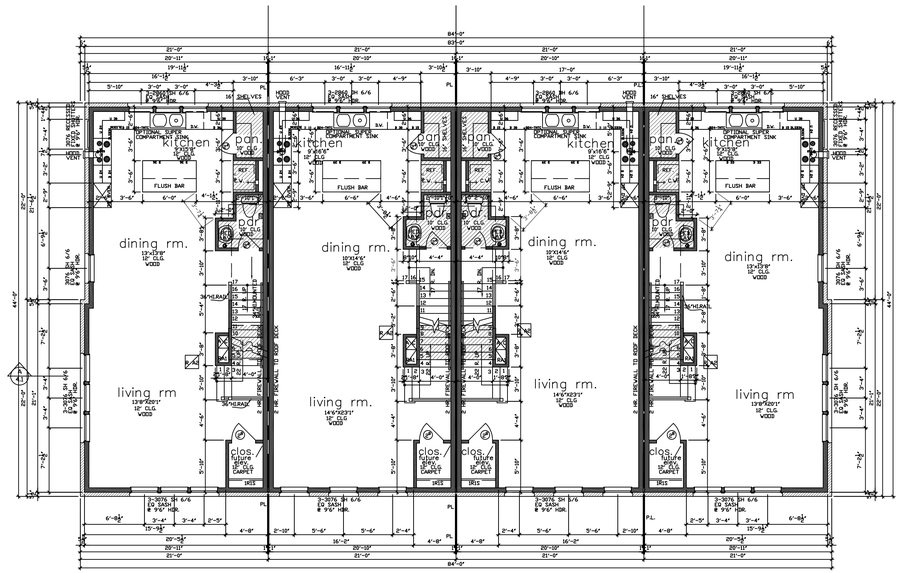
first floor plan
NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME
SCALE: 1/8" = 1'-0"

unit 1&4 square footage	
FIRST FLOOR	425
SECOND FLOOR	913
THIRD FLOOR	913
ROOF TERRACE	651
TOTAL LIVING AREA	2902
GARAGE	476
PORCH	13
ROOF DECK	200
BALCONY	0
TOTAL SLAB AREA	913

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2&3 square footage	
FIRST FLOOR	436
SECOND FLOOR	924
THIRD FLOOR	924
ROOF TERRACE	662
TOTAL LIVING AREA	2946
GARAGE	475
PORCH	13
ROOF DECK	200
BALCONY	0
TOTAL SLAB AREA	924

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY



second floor plan
NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME
SCALE: 1/8" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: N.Z./F.M.
Original Date Issued: 09/14/2017
Scale: 1/8" = 1'-0"
Last Updated: 11/03/2017

TEXAS INTOWN HOMES
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(713)880-4811 TEL (713)426-4410 FAX

ARAPAHO ROW HOUSE I

FLOOR PLAN

PLAN NO.
UNIT 1 2902
UNIT 2 2946
UNIT 3 2946
UNIT 4 2902

SHEET NO.
A-2.1

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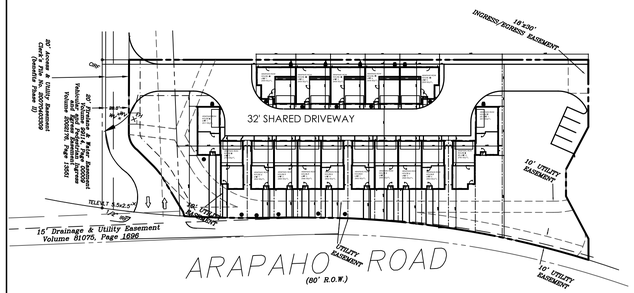

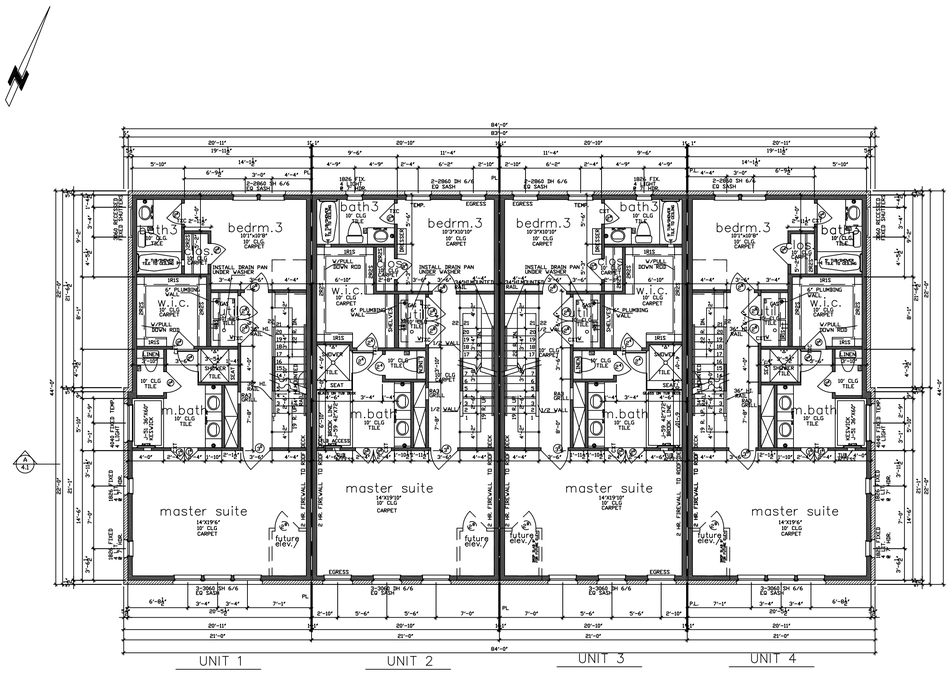

third floor plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

fourth floor plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

TEXAS INTOWN HOMES
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PHONE: 713-961-3877

Drawn By/Checked By: N.Z./F.M.
Original Date Issued: 09/14/2017
Scale: 1/8" = 1'-0"
Last Updated: 11/03/2017

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ARAPAHO ROW HOUSE I

FLOOR PLAN

PLAN NO.
UNIT 1 2902
UNIT 2 2946
UNIT 3 2946
UNIT 4 2902

SHEET NO.
A-2.2

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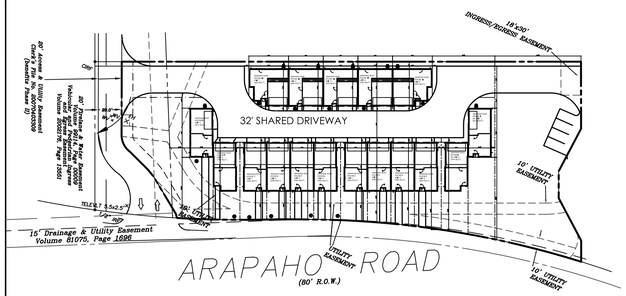

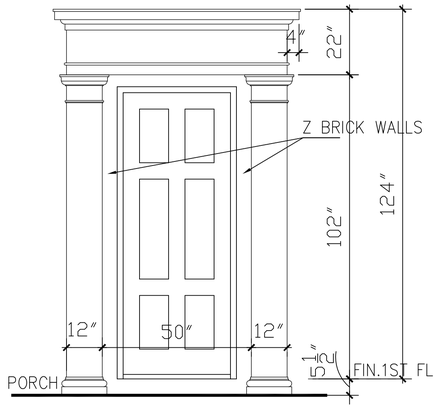

STONE PEDIMENT E

SCALE: 1/2" = 1'-0"

FRONT/ARAPAHO

MATERIAL CALCULATION TABLE		
SIDING	11	0.8%
BRICK	1351	99.2%
GLAZING	489	36.2%
TOTAL SURFACE AREA	1851	

LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

UNIT 1
- CAST STONE PEDIMENT AT ENTRY
- METAL CLAD WOOD WINDOWS
- 4"X4"X8" WOOD OR EIFS BLOCKS
- GALV. METAL FLASHING CAP.
- CONC. STEP
- COMPOSITION SHINGLES TYPICAL ROOF
- BRICK SOLIDER

UNIT 2
- METAL CLAD WOOD WINDOWS
- 4"X4"X8" WOOD OR EIFS BLOCKS
- GALV. METAL FLASHING CAP.
- CONC. STEP
- COMPOSITION SHINGLES TYPICAL ROOF

FACADE PLAN NOTES

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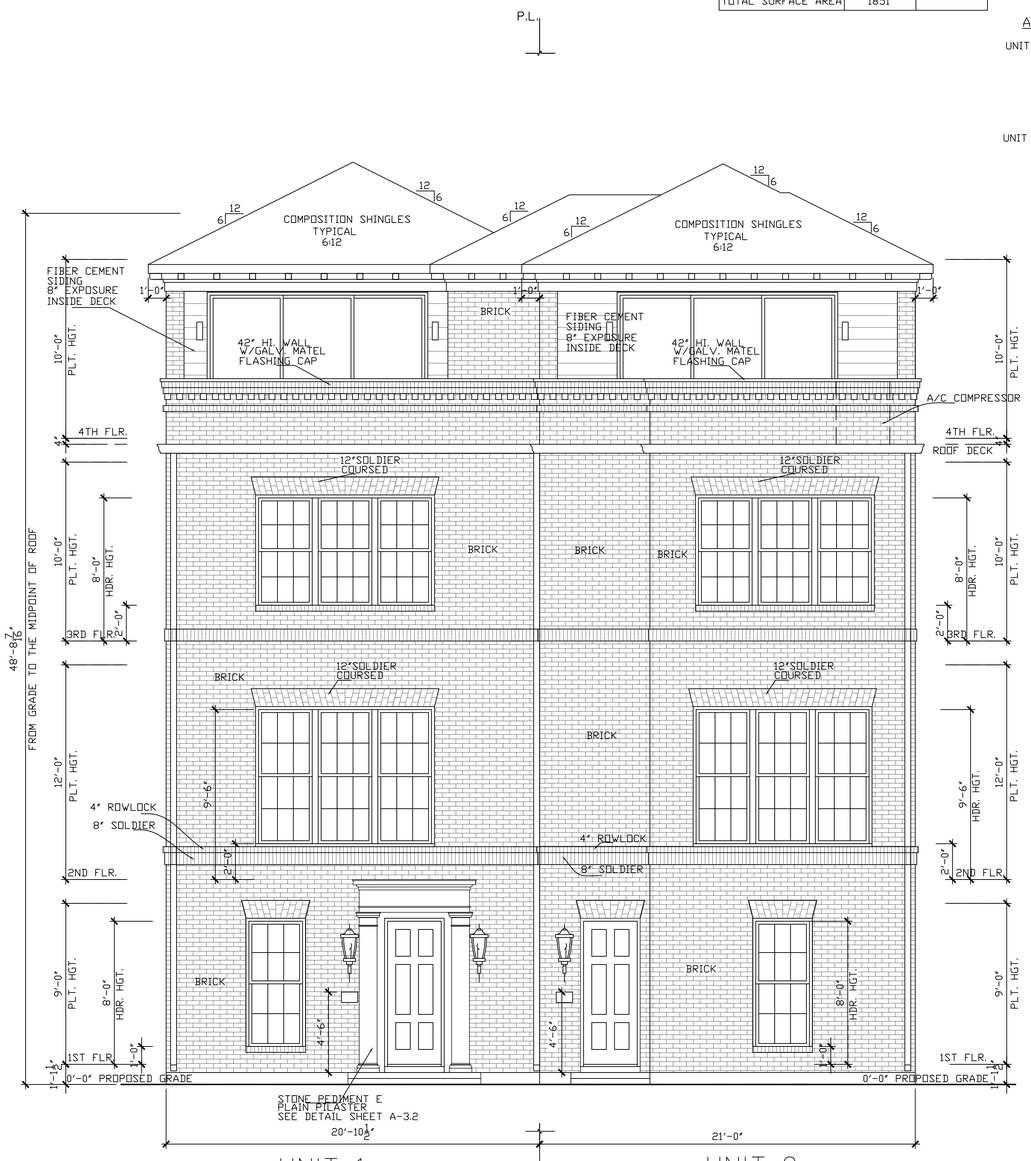

south(front/arapaho road) elevation

SCALE: 1/4" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: B.M./F.M.
Original Date Issued: 09/15/2017
Scale: 1/4" = 1'-0"
Last Updated: 11/03/2017

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)961-3877 TEL (713)961-4270 FAX

ARAPAHO ROW HOUSE II

FRONT ELEVATION

PLAN NO.
UNIT 1 2911
UNIT 2 2780

SHEET NO.
A3.1

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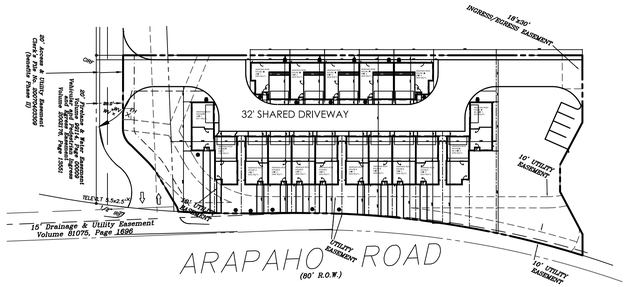

REAR/DRIVEWAY

MATERIAL CALCULATION TABLE		
SIDING	0	0
BRICK	1543	100%
GLAZING	192	11.1%
TOTAL SURFACE AREA	1735	

LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

UNIT 1
- * METAL CLAD WOOD WINDOWS
- * 4"X4"X8" WOOD OR EIFS BLOCKS
- * COMPOSITION SHINGLES TYPICAL ROOF
- * BRICK SOLIDER

UNIT 2
- * METAL CLAD WOOD WINDOWS
- * 4"X4"X8" WOOD OR EIFS BLOCKS
- * COMPOSITION SHINGLES TYPICAL ROOF

FACADE PLAN NOTES

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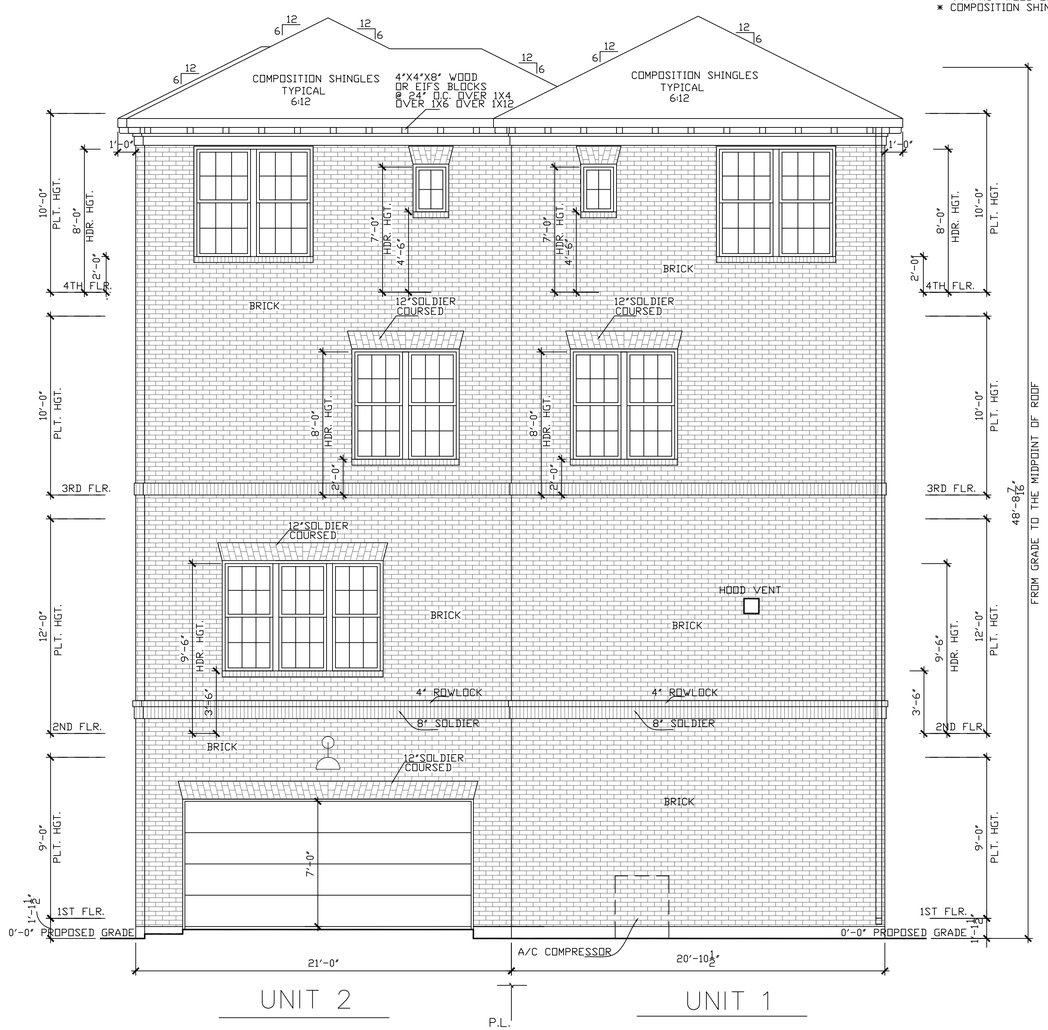

north(rear/shared driveway) elevation

SCALE: 1/4" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: B.M./F.M.
Original Date Issued: 09/15/2017
Scale: 1/4" = 1'-0"
Last Updated: 11/03/2017

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1520 OLIVER STREET, HOUSTON, TX 77007
(713)961-3877 TEL (713)961-4270 FAX

ARAPAHO ROW HOUSE II

FRONT ELEVATION

PLAN NO.
UNIT 1 2911
UNIT 2 2780

SHEET NO.
A3.2

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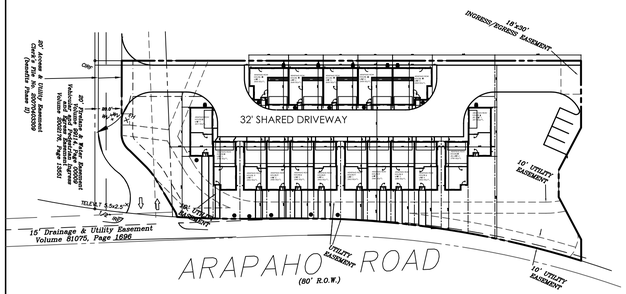

LEFT/10' UTILITY EASEMENT

MATERIAL CALCULATION TABLE		
SIDING	55	1.9%
BRICK	2849	98.1%
GLAZING	286	9%
TOTAL SURFACE AREA	3190	

LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

UNIT 1
- METAL CLAD WOOD WINDOWS
- 4"X4"X8" WOOD OR EIFS BLOCKS
- COMPOSITION SHINGLES TYPICAL ROOF
- BRICK SOLDIER
- GALV. METAL FLASHING CAP.

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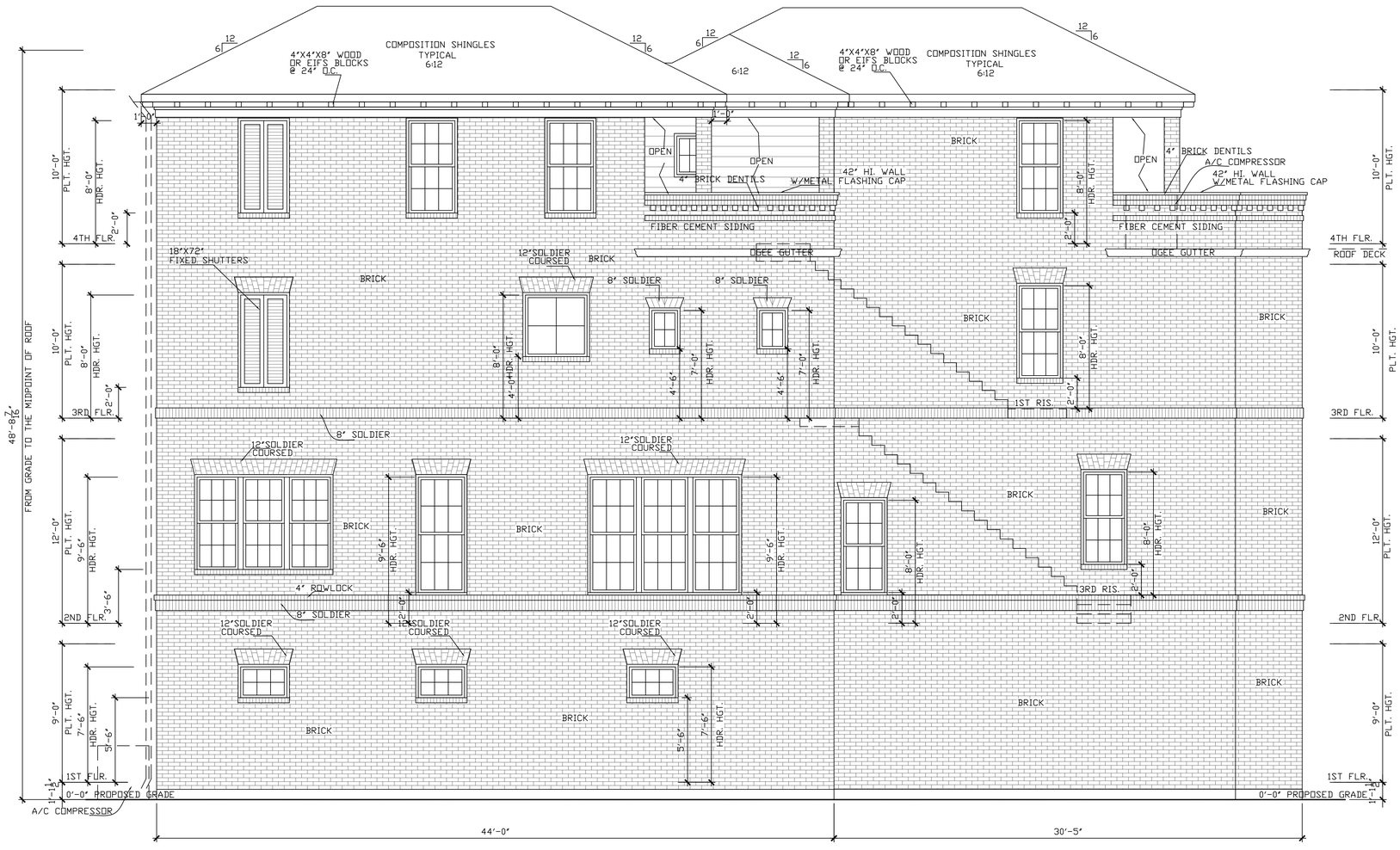

UNIT 1 UNIT 2

west(left/10' utility easement) elevation

SCALE: 1/4" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

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(713)961-3877 TEL (713)961-4270 FAX

ARAPAHO ROW HOUSE II

FRONT ELEVATION

PLAN NO.
UNIT 1 2911
UNIT 2 2780

SHEET NO.
A3.3

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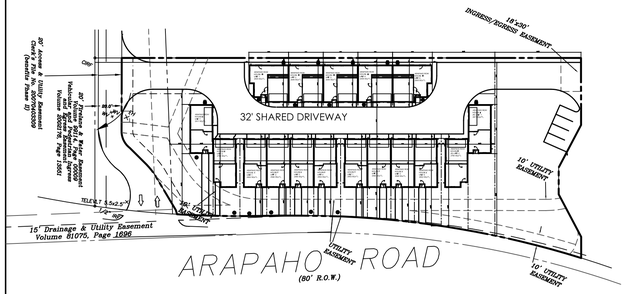

RIGHT/NEIGHBOR

MATERIAL CALCULATION TABLE		
SIDING	0	0
BRICK	2847	100%
GLAZING	248	8%
TOTAL SURFACE AREA	3095	

LEGEND

BRICK

FIBER CEMENT SIDING

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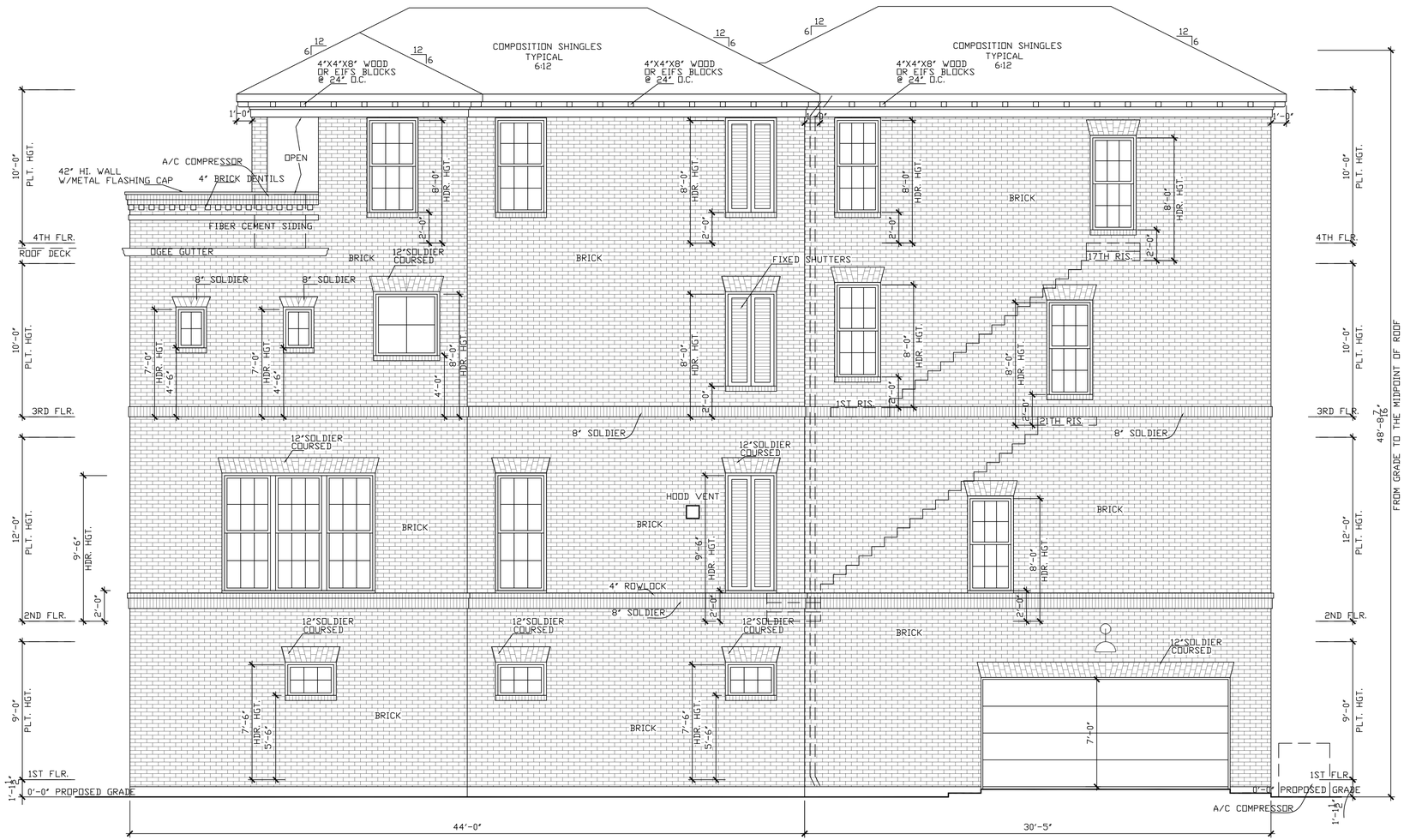
ADDITIONAL BUILDING MATERIALS

UNIT 2
* METAL CLAD WOOD WINDOWS
* 4"X4"X8" WOOD OR EIFS BLOCKS
* COMPOSITION SHINGLES TYPICAL ROOF
* BRICK SOLDIER
* GALV. METAL FLASHING CAP.



UNIT 2 UNIT 1

east(right/neighbor) elevation

SCALE: 1/4" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

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Original Date Issued: 09/15/2017
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(713)961-3877 TEL (713)961-4270 FAX

ARAPAHO ROW HOUSE II

FRONT ELEVATION

PLAN NO.
UNIT 1 2911
UNIT 2 2780

SHEET NO.
A3.4

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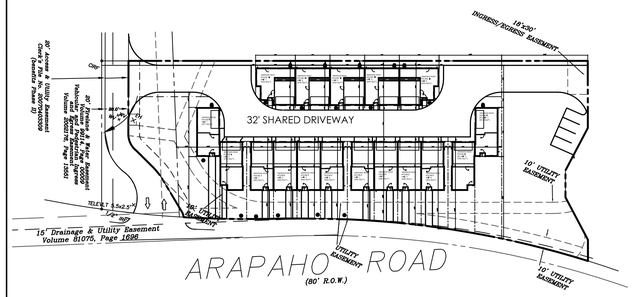
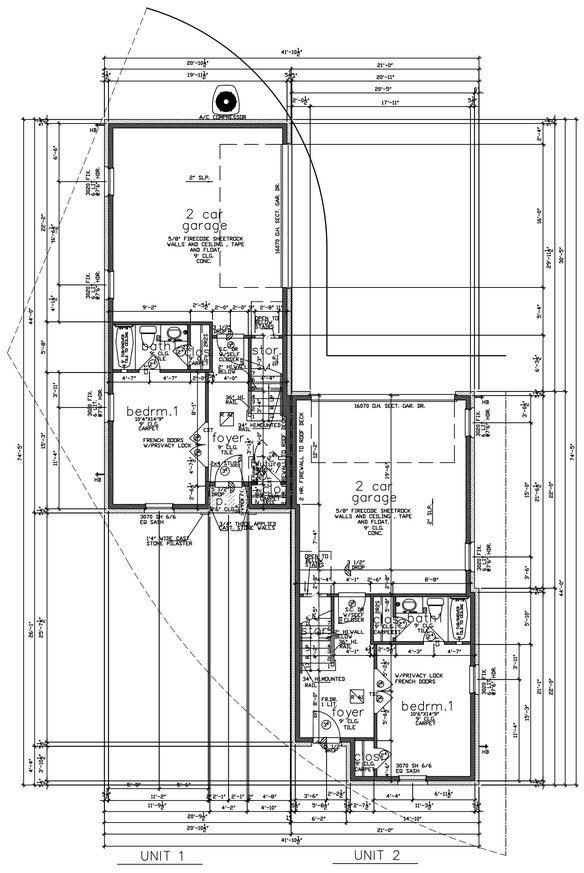
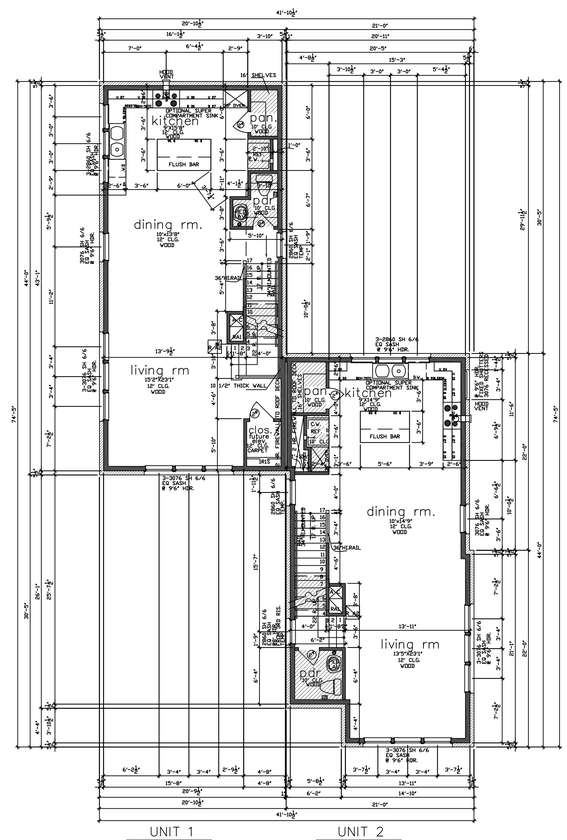




first floor plan NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

SCALE: 1/8" = 1'-0"



second floor plan NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

SCALE: 1/8" = 1'-0"

unit 1 square footage	
FIRST FLOOR	420
SECOND FLOOR	959
THIRD FLOOR	959
ROOF TERRACE	653
TOTAL LIVING AREA	2911
GARAGE	485
PORCH	53
ROOF DECK	198
BALCONY	0
TOTAL SLAB AREA	938

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS BRAVINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2 square footage	
FIRST FLOOR	423
SECOND FLOOR	886
THIRD FLOOR	886
ROOF TERRACE	585
TOTAL LIVING AREA	2780
GARAGE	463
PORCH	0
ROOF DECK	235
BALCONY	0
TOTAL SLAB AREA	886

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS BRAVINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: B.M./F.M.
Original Date Issued: 09/15/2017
Scale: 1/8" = 1'-0"
Last Updated: 11/03/2017

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)961-3877 TEL (713)961-4270 FAX

ARAPAHO ROW HOUSE II

FLOOR PLAN

PLAN NO.
UNIT 1 2911
UNIT 2 2780

SHEET NO.
A-2.1

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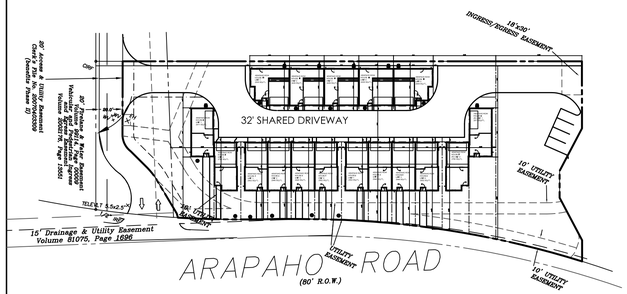
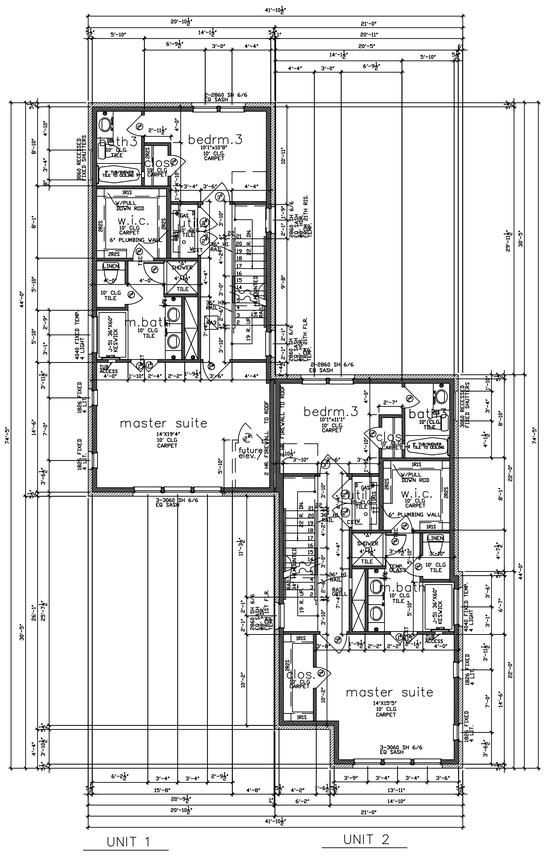
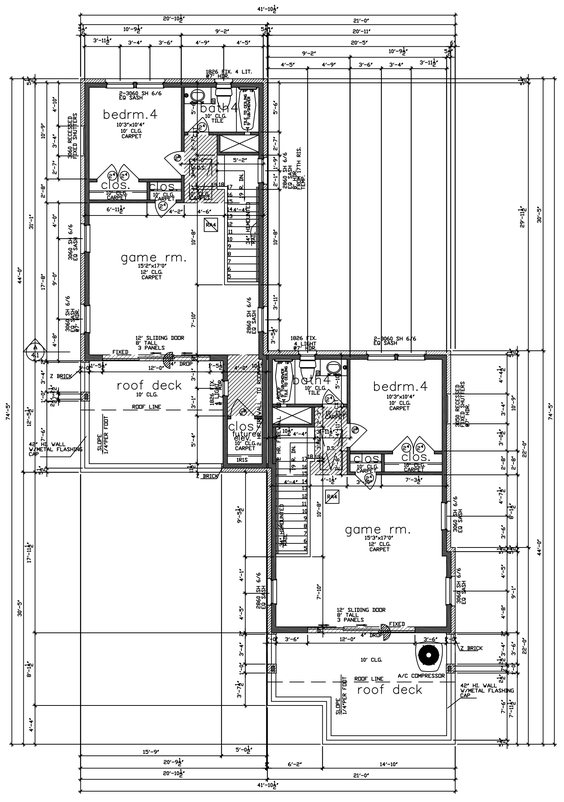




third floor plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME



fourth floor plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

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(713)961-3877 TEL (713)961-4270 FAX

ARAPAHO ROW HOUSE II

FLOOR PLAN

PLAN NO.
UNIT 1 2911
UNIT 2 2780

SHEET NO.
A-2.2

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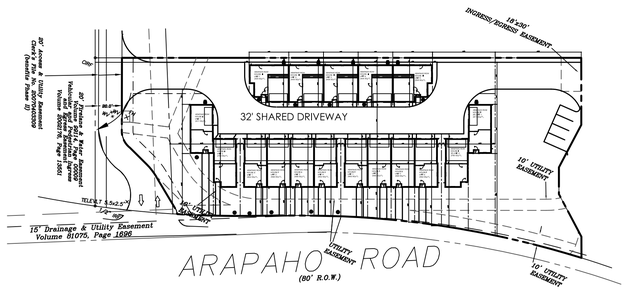

NOTE: FRAME DORMERS USING 2X4 FOR STUDS & RAFTERS

FACADE PLAN NOTES

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LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

* CAST. STONE PEDIMENT AT ENTRY
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* FIXED SHUTTERS
* 4"X4"X8" WOOD OR EIFS BLOCKS
* 4" BRICK DENTILS
* METAL FLASHING CAP
* 14" HI. METAL ROD GUARDRAIL

EAST/FRONT

MATERIAL CALCULATION TABLE		
SIDING	165	4.3%
BRICK	3651	95.7%
GLAZING	840	18.0%
TOTAL SURFACE AREA	4656	

south(front/shared driveway) elevation

SCALE: 1/4" = 1'-0"

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Last Updated: 11/03/2017

TEXAS INTOWN HOMES
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(713)880-4811 TEL (713)426-4410 FAX

ARAPAHO ROW HOUSE III
ELEVATIONS

PLAN NO.

UNIT 1	2505
UNIT 2	2436
UNIT 3	2436
UNIT 4	2436
UNIT 5	2505

SHEET NO.
A-3.1A

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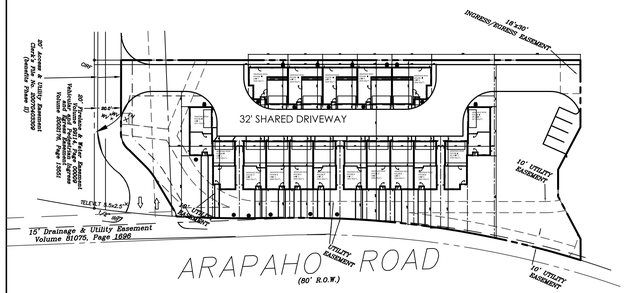

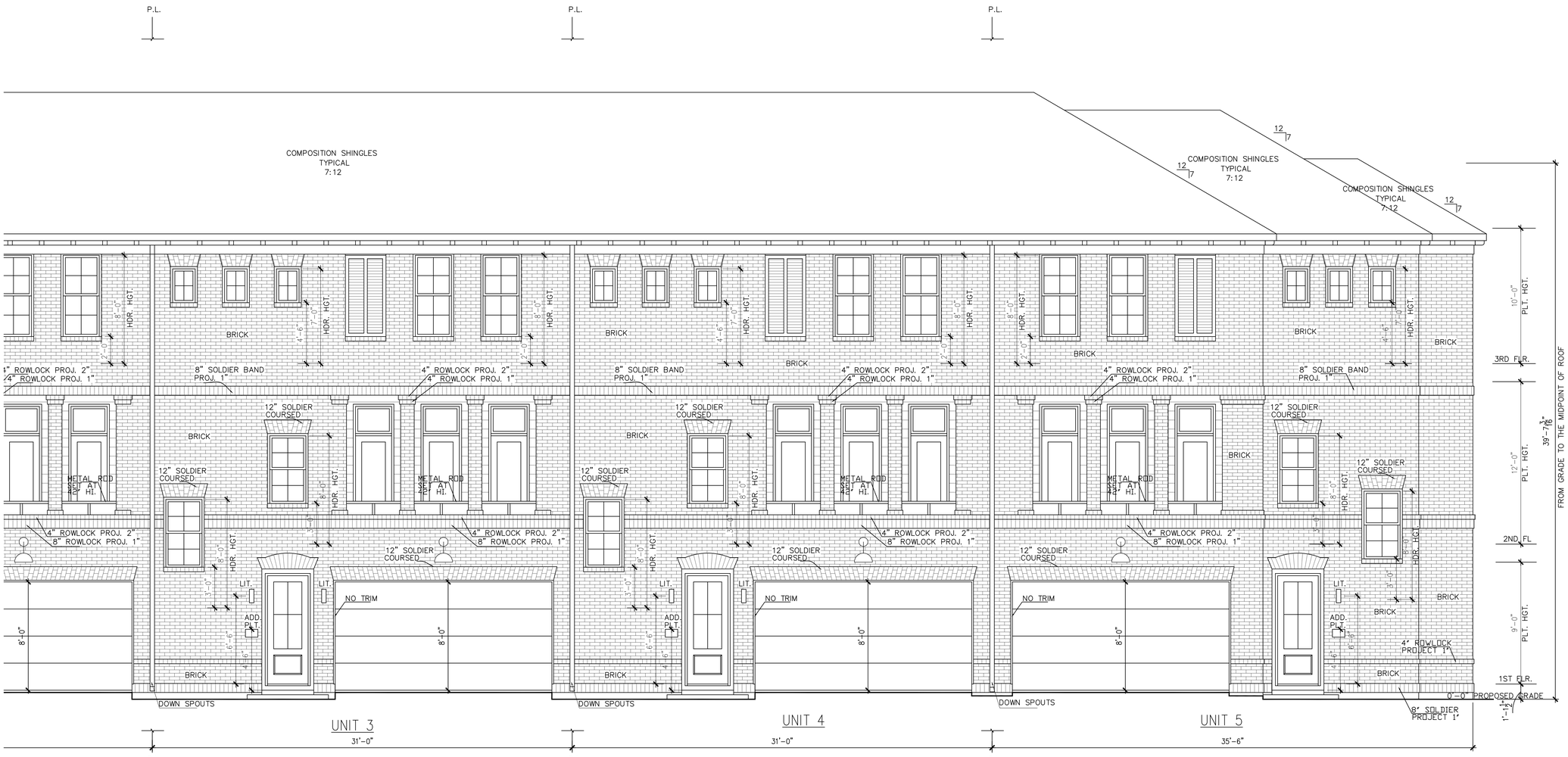

south(front/shared driveway) elevation

SCALE: 1/4" = 1'-0"

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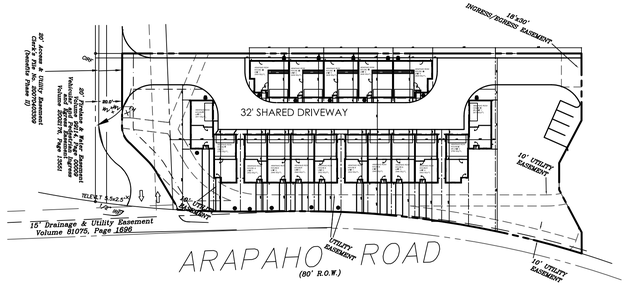
ARAPAHO ROW HOUSE III
ELEVATIONS

PLAN NO.

UNIT 1	2505
UNIT 2	2436
UNIT 3	2436
UNIT 4	2436
UNIT 5	2505

SHEET NO.
A-3.1B



north(rear) elevation

SCALE: 1/4" = 1'-0"

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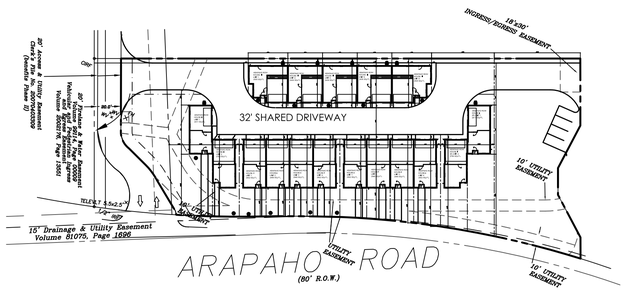
ARAPAHO ROW HOUSE III
ELEVATIONS

PLAN NO.

UNIT 1	2505
UNIT 2	2436
UNIT 3	2436
UNIT 4	2436
UNIT 5	2505

SHEET NO.
A-3.2A



north(rear) elevation

SCALE: 1/4" = 1'-0"

FACADE PLAN NOTES

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LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

* CAST. STONE PEDIMENT AT ENTRY
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* FIXED SHUTTERS
* 4"X4"X8" WOOD OR EIFS BLOCKS
* 4" BRICK DENTILS
* METAL FLASHING CAP
* 14" HI. METAL ROD GUARDRAIL

WEST/REAR

MATERIAL CALCULATION TABLE		
BRICK	4328	100%
GLAZING	981	18.5%
TOTAL SURFACE AREA	5309	

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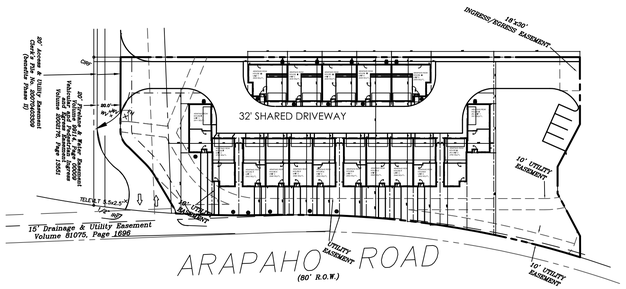
ARAPAHO ROW HOUSE III

ELEVATIONS

PLAN NO.

UNIT 1	2505
UNIT 2	2436
UNIT 3	2436
UNIT 4	2436
UNIT 5	2505

SHEET NO.
A-3.2B



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LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

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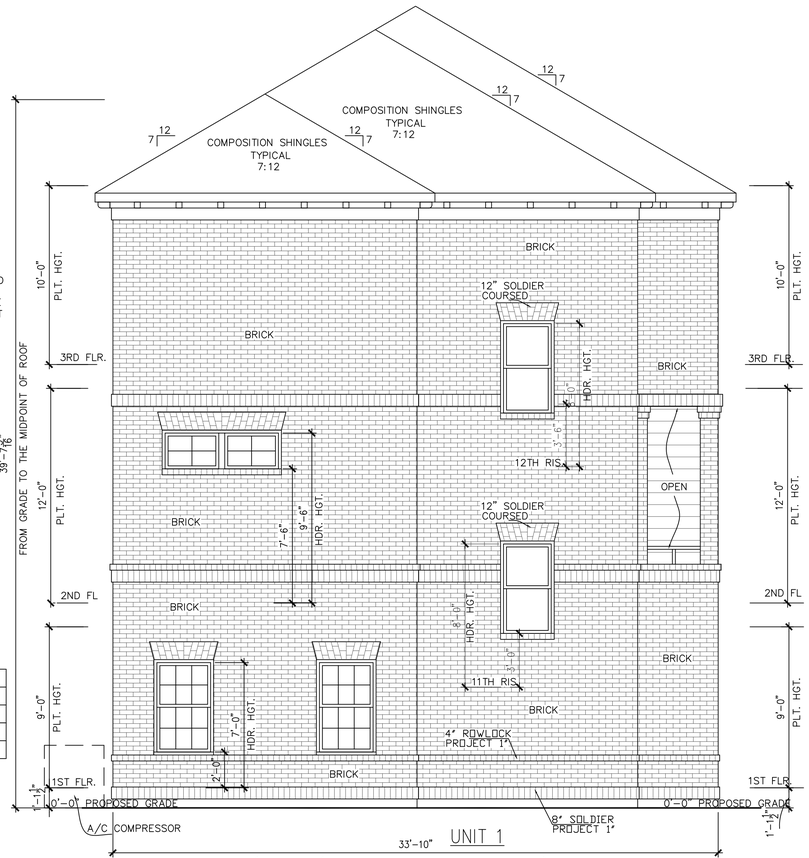
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* FIXED SHUTTERS
* 4"X4"X8" WOOD OR EIFS BLOCKS
* 4" BRICK DENTILS
* METAL FLASHING CAP
* 14" HI. METAL ROD GUARDRAIL

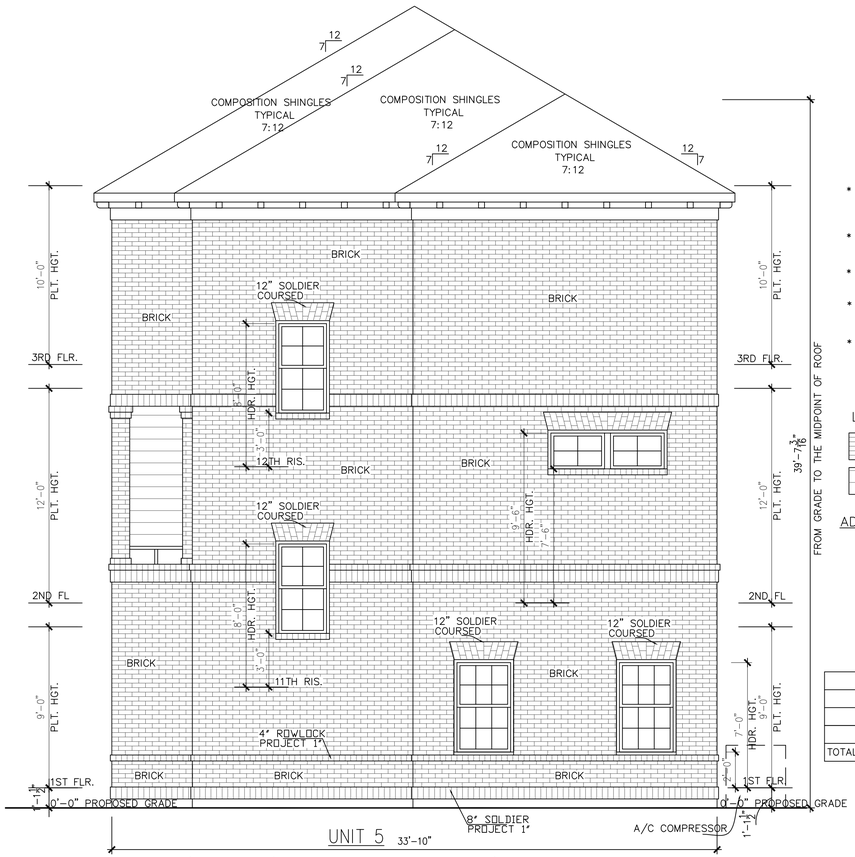
LEFT

MATERIAL CALCULATION TABLE		
SIDING	26	2.5%
BRICK	1000	97.5%
GLAZING	69	18.0%
TOTAL SURFACE AREA	1095	6.3%



west(left/shared driveway) elevation

SCALE: 1/4" = 1'-0"



east(right/shared driveway) elevation

SCALE: 1/4" = 1'-0"

FACADE PLAN NOTES

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LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

* CAST. STONE PEDIMENT AT ENTRY
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* FIXED SHUTTERS
* 4"X4"X8" WOOD OR EIFS BLOCKS
* 4" BRICK DENTILS
* METAL FLASHING CAP
* 14" HI. METAL ROD GUARDRAIL

RIGHT

MATERIAL CALCULATION TABLE		
SIDING	26	2.5%
BRICK	1000	97.5%
GLAZING	69	18.0%
TOTAL SURFACE AREA	1095	6.3%

TEXAS INTOWN HOMES
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(713)880-4811 TEL (713)426-4410 FAX

ARAPAHO ROW HOUSE III

ELEVATIONS

PLAN NO.

UNIT 1	2505
UNIT 2	2436
UNIT 3	2436
UNIT 4	2436
UNIT 5	2505

SHEET NO. A-3.3

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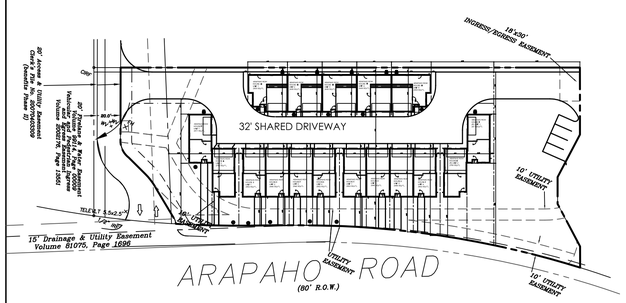
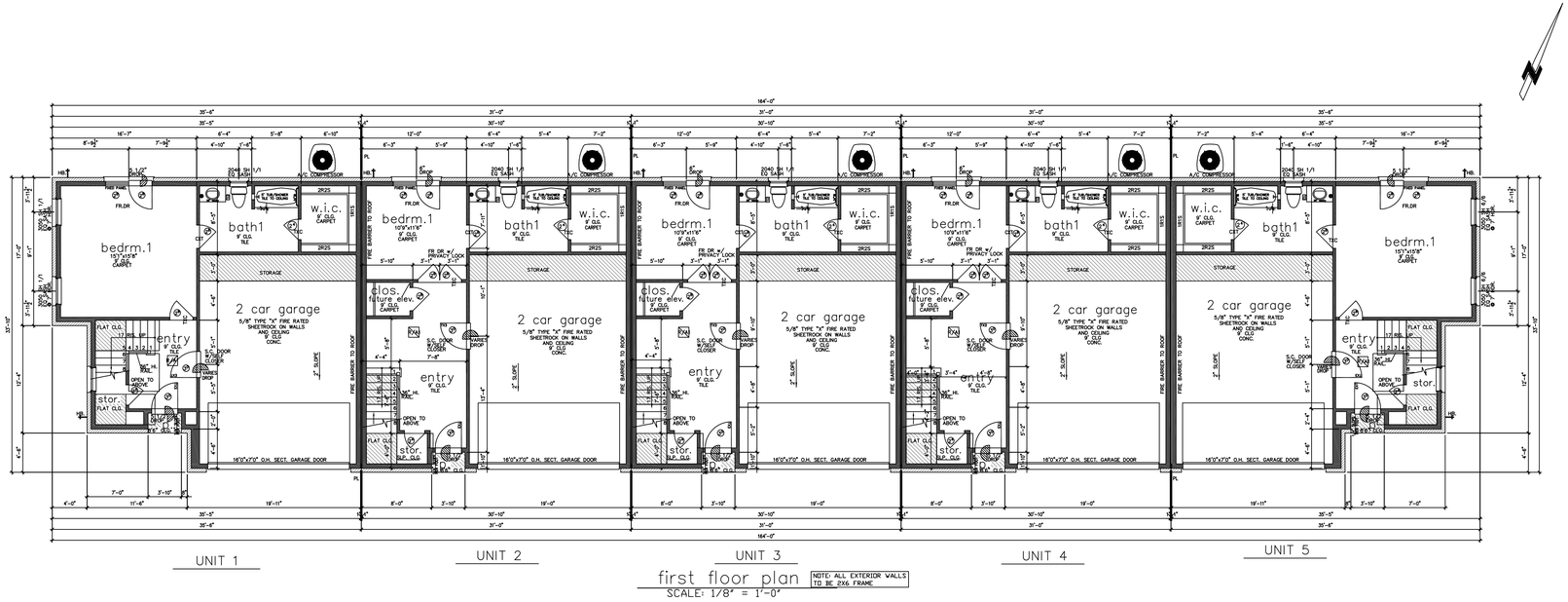




first floor plan

SCALE: 1/8" = 1'-0"

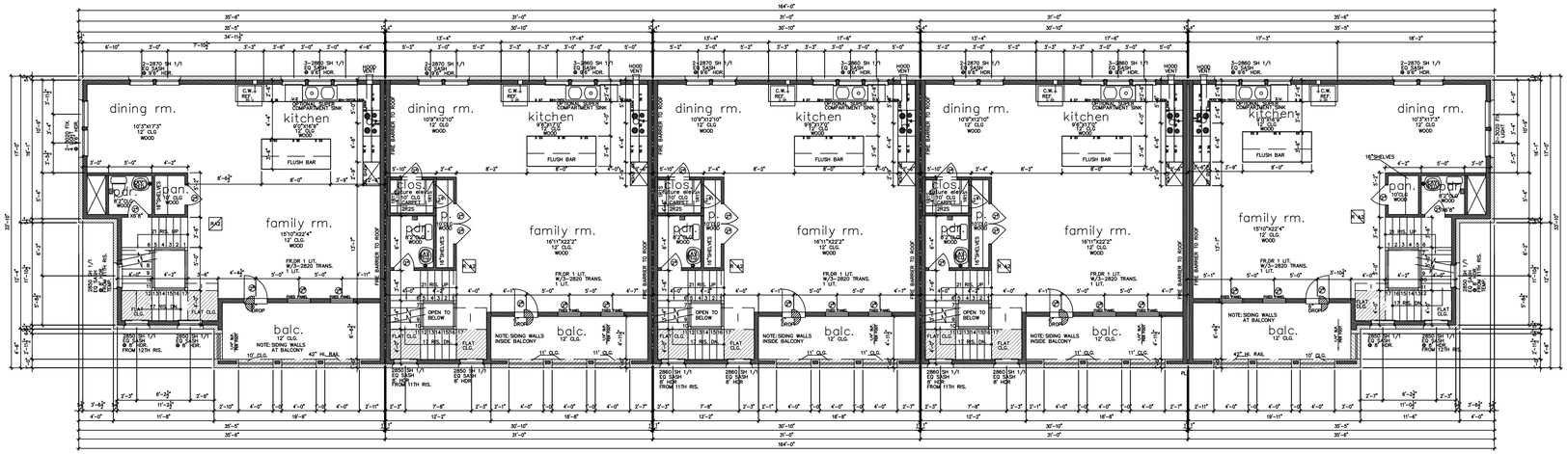
NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

unit 1&5 square footage	
FIRST FLOOR	598
SECOND FLOOR	920
THIRD FLOOR	987
TOTAL LIVING AREA	2505
GARAGE	470
PORCH	9
BALCONY	147
TOTAL SLAB AREA	1082

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2&3&4 square footage	
FIRST FLOOR	575
SECOND FLOOR	928
THIRD FLOOR	933
TOTAL LIVING AREA	2436
GARAGE	465
PORCH	9
BALCONY	112
TOTAL SLAB AREA	1049

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY



second floor plan

SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

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ARAPAHO ROW HOUSE III

FLOOR PLAN

PLAN NO.

UNIT 1	2505
UNIT 2	2436
UNIT 3	2436
UNIT 4	2436
UNIT 5	2505

SHEET NO. A-2.1

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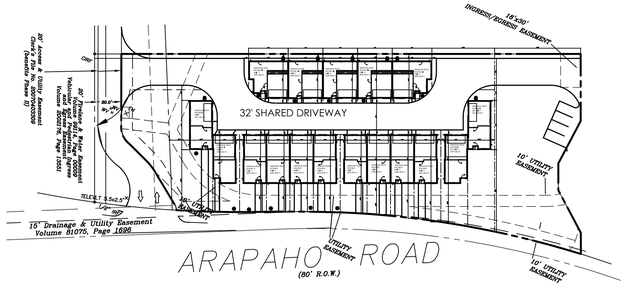

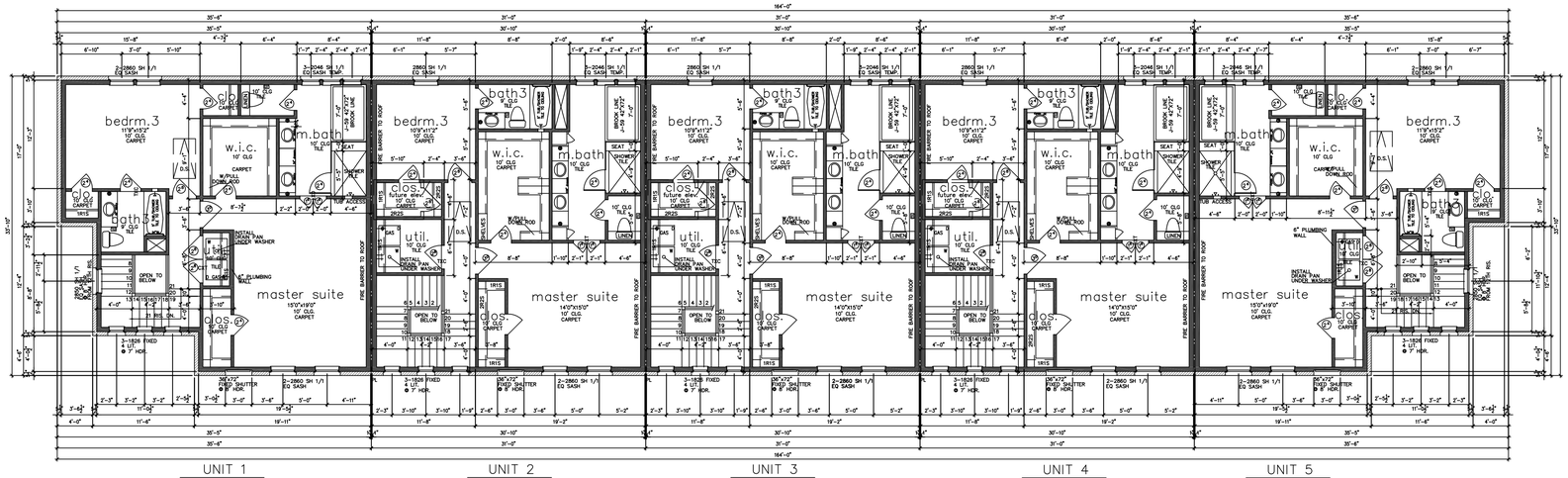

third floor plan

SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

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ARAPAHO ROW HOUSE III

FLOOR PLAN

PLAN NO.

UNIT 1	2505
UNIT 2	2436
UNIT 3	2436
UNIT 4	2436
UNIT 5	2505

SHEET NO.
A-2.2

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Planning & Zoning Commission
Meeting Date: 11/21/2017

Agenda Caption:

PUBLIC HEARING Case 1766-Z/Fish Gallery. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15003 Inwood Rd., which property is currently zoned C-1, to a PD, Planned Development district, allowing all C-1 uses, plus manufacturing and assembly uses, and establishing modified development standards.

Attachments

1766-Z P&Z Packet
1766-Z Plans

1766-Z

PUBLIC HEARING Case 1766-Z/Fish Gallery. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15003 Inwood Rd., which property is currently zoned C-1, to a PD, Planned Development district, allowing all C-1 uses, plus manufacturing and assembly uses, and establishing modified development standards.

LOCATION MAP

November 16, 2017

STAFF REPORT

RE:	Case 1766-Z/Fish Gallery
LOCATION:	15003 Inwood Road
REQUEST:	Approval of an ordinance rezoning the property from C-1 (Commercial-1) to a PD (Planned Development), with modified development standards
APPLICANT:	Roger Degregori

DISCUSSION:

Background: The property located at 15003 Inwood Road is currently a vacant one-story retail building of approximately 18,500 square feet, and was most recently occupied by Sigel's liquor store. The site is bordered by another single-story retail center to the south and a self-storage facility, consisting of several single-story buildings, to the north and west.

The site is zoned Comerrcial-1, C-1, which allows for a variety of retail/showroom and office uses, but does not allow manufacturing or parts assembly.

The site was developed in 1983 and is required to abide by the zoning requirements in place at that time. The current landscaping regulations were approved in 2008, meaning that this site, as it is today, is exempted from these regulations. However, the regulations state that they become applicable at such time a property is rezoned, including to a Planned Development district.

Proposed Use: Fish Gallery is proposing to purchase this building and use a third of the space into retail/showroom and office space totaling approximately 6,300 square feet. Most of the building, 12,200 square feet, would be converted to manufacturing and aquarium assembly space, inclusive of a large oven for molding glass, a welding room, an acrylic sanding and polishing room, a build room with finishing tables, and a separate space with a variety of machinery.

Manufacturing and parts assembly uses are considered industrial type uses and are currently only allowed in the Town's three Industrial districts. Development standards in the Industrial district are typically lower than those in the Town's other zoning districts and are not in keeping with the Town's vision for this corridor. In working with the applicant, staff indicated that elevating the quality of development on this corridor was an important goal for the Town. Therefore, Fish Gallery is requesting to rezone the property to a Planned Development primarily to adjust the list of allowed uses to include manufacturing and parts assembly, as well as provide for modified standards.

Proposed Plan: The application is proposing to repurpose the existing single-story building for the proposed uses. The exterior facades of the building would be upgraded to add masonry. The site would also see increases in the amount of landscaping as well as the construction of sidewalks.

Additionally, the applicant has agreed to donate the southern portion of this property for street right-of-way to assist the Town's vision of creating a street that would provide a connection between Beltway Drive and Inwood Road.

Exterior Facades: The building is primarily constructed from concrete masonry units (CMU). The applicant is proposing to add brick over the CMU and a small percentage of Nichiha's Illumination fiber cement panels, made to look like wood, which would be a first time use for this type of product within the Town of Addison. However, several surrounding cities, such as Richardson and Farmers Branch, have already allowed the use of this material as part of their masonry requirement and have a very favorable outlook on the quality of this product.

Parking: The parking requirements for this Planned Development would mirror the general requirements found in the Commercial-1 district and Industrial-1 district for manufacturing uses. The uses being proposed would be parked at a retail ratio requiring 1 space per 200 square feet and a manufacturing ratio requiring 1 space per 1,000 square feet. Based on 6,300 square feet of proposed retail space, 32 parking spaces would be required, and based on 12,200 square feet of manufacturing space, 12 parking spaces would be required.

Fire Access: The plans have been reviewed by the Fire Marshal to ensure sufficient site access and building coverage. Current requirements call for a 24-foot-wide fire lane. The submitted site plans show that such requirement will be met.

Landscaping: In addition to the proposed Landscape Plan, the applicant has submitted an interim plan that will govern until the future street connection is made along the southern portion of this property. Both plans have been reviewed by the Parks Department to ensure compliance with the Town's Landscape Ordinance. The Landscape Ordinance requires that properties be

brought up to current standards when they are rezoned, which calls for 20 percent of the entire site to be landscaped, parking lot landscaping, and a 25-foot landscaping setback from the street. While not all requirements are met, staff believes that given the site constraints, as well as the applicant's willingness to donate a portion on the property for street right-of-way, the provided landscape plans are adequate.

Comprehensive Plan: In 2016, the Town completed the Inwood Road Enhancement Zone Study. The findings of this study were ultimately adopted in 2017 as a Comprehensive Plan amendment, identifying goals of promoting higher density, diverse, mixed-use redevelopment with focus on pedestrian safety, walkability, and connectivity especially through additional east/west connections. In addition to these goals, the Plan describes "character districts" that were intended to guide future zoning decisions on land use and development standards.

This property falls within the Inwood District. According to the Plan, the permissible uses in the Inwood District include dining/retail, office, hotel or some mix of those uses. The Plan also calls for transitioning to multi-level buildings of 2-4 stories.

Based on the recent Comprehensive Plan amendment, staff has concerns with the proposed density and use, which do not comply with the Town's vision for this area.

RECOMMENDATION: **DENIAL**

While this business would be appropriate (and welcomed) in the Town's industrial districts, the Comprehensive Plan is very clear regarding the Town's vision for this area. This plan does advance elements of the Comprehensive Plan such as improving pedestrian connectivity and beginning to establish an alignment for a future street connection between Beltway Drive and Inwood Road. These elements, however, are not unique to this proposal and would likely be required of any future rezoning of this property.

Due to the manufacturing/assembly component of this use, staff is recommending denial of this request. The Inwood character district was not intended to include industrial type uses such as manufacturing. Furthermore, the vision created in the Inwood Road Enhancement Zone was for larger scale, higher density development with a mix of uses. The proposed plan does not move this property towards that vision.

Should the Commission desire to approve this project, staff would propose that, given the Town's vision for a more activated streetscape, the applicant revise the façade to include more glazing along the retail/showroom space of this building.

Land Use Analysis

Attributes of Success Matrix

Fish Gallery, 15003 Inwood Road **1766-Z**

Attribute	Comment	Score
Competitive	The proposed use would not enhance the long-term competitiveness of this property.	
Safe	The property will provide sidewalks to allow for safer pedestrian travel. Additionally, the building will be required to upgrade their fire suppression system.	
Functional	Based on the proposed site, landscape, drainage, and utility plans the project appears to be functional.	
Visually Appealing	While the facades meet the masonry requirements for the Town, the proposed design could be adjusted to provide additional visual appeal.	
Supported with Amenities	The site is not surrounded by many amenities.	
Environmentally Responsible	The plan meets the Town's landscaping requirements, but does not include other sustainable elements.	
Walkable	The proposed site and landscape plans meet the Master Transportation Plan requirements, but is not well connected to additional other uses.	
Overall Assessment	**The proposed development does not represent the highest and best use of this site and done not comply with the Comprehensive Plan.**	

LEGEND

- Repl. 3' Hedges
- Replacement Trees (Will adhere to Addison Landscape Standards)
- New Road
- Green Space
- Sidewalk
- Fence
- Handicap Loading
- Handicap Parking

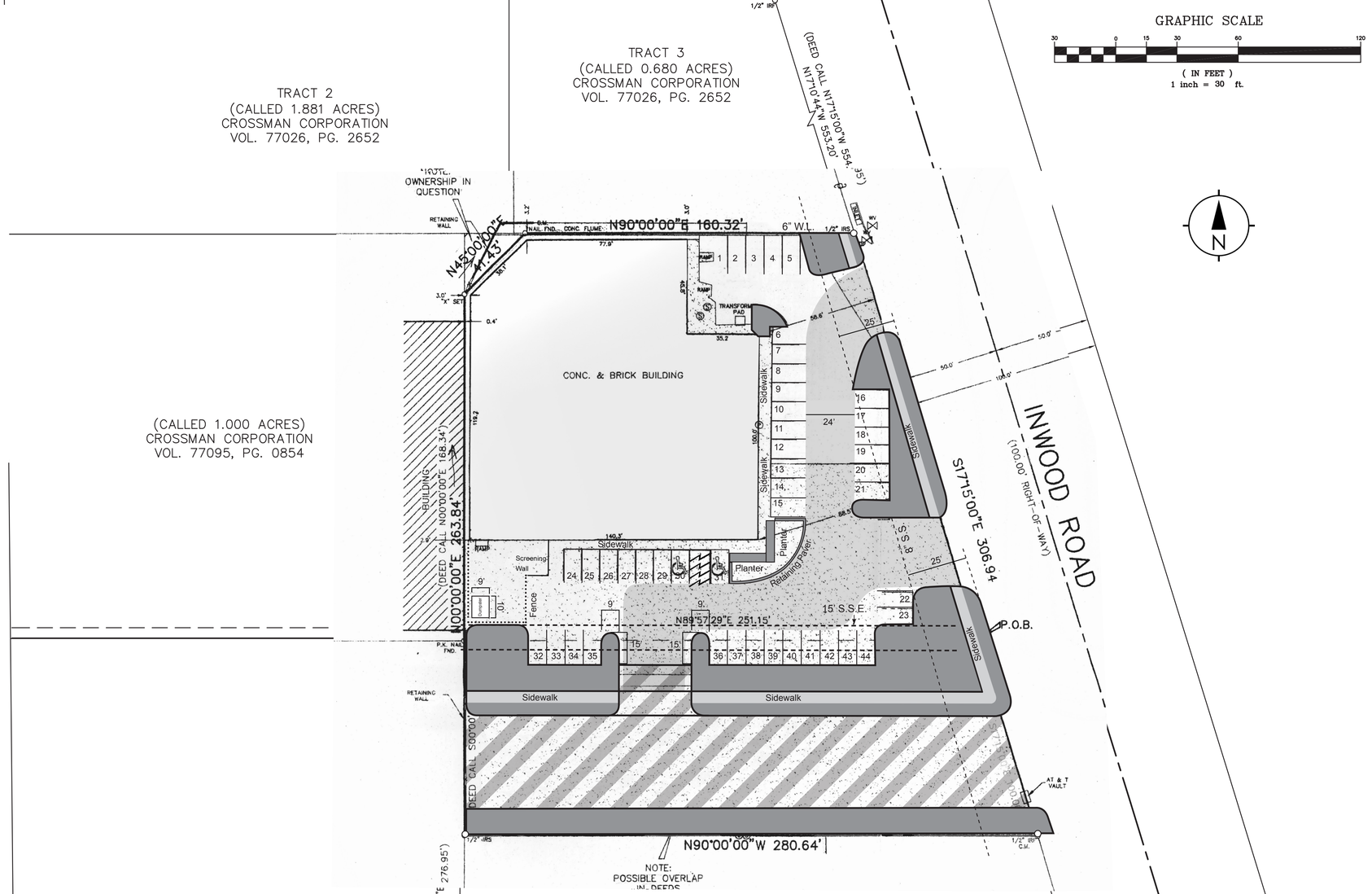
Fence will adhere to Addison Landscape Standards

- Firelane

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



SITE PLAN

SITE PLAN NOTES

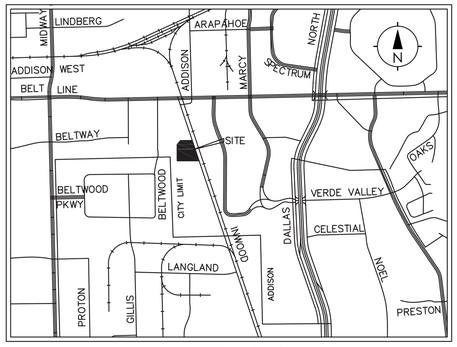
1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the zoning Ordinace.
3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic sprinklers installed throughout all structures.
   Alternative fire protection measures may be approved by the Fire Department.
4. All signage is subject to town approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to building Inspection Division approval.
6. No existing trees will be preserved

Current Zoning: Commercial 1
Proposed Zoning: PD
Proposed Use: Office/Warehouse/Retail/Assembly
Total LOT area: 50,221 SQ. FT (1.153 Acres)
Building area: 18,500 Sq. ft
Required Greenspace: 20%/10,044 Sq. ft.
Greenspace Provided: 23%/11,380 Sq. ft
Height: 27 Ft., 1 story
lot coverage: 37%
Sq. Ft. of impervious surface: 38,841 Sq. Ft
Total Parking: 5/per 1,000 Retail
1 per/Thousand warehouse (Est. 44 needed)
Current number of parking: 44
Handicap parking is provided in accordance with ada standards
Planter Dimensions: 20'x4'x3'

THE FISH GALLERY - 15003 INWOOD ROAD ADDISON, TX 75001

LEGAL 1: JOSIAH PANCOAST ABST 1146 PG 536
LEGAL 4: VOL87001/3230 EX122986 CO-DALLAS
Lot Number: Lot 1 Block 1
Acreage: 1.153 Acres
Survey number: P-3670
Prep. Dates: 9/8/2017, 10/9/2017, 10/14/2017, 10/21/2017, 10/27/2017, 11/3/2017, 11/8/2017

LOCATION KEY



VICINITY MAP
NOT TO SCALE

ACTION

APPROVED DENIED

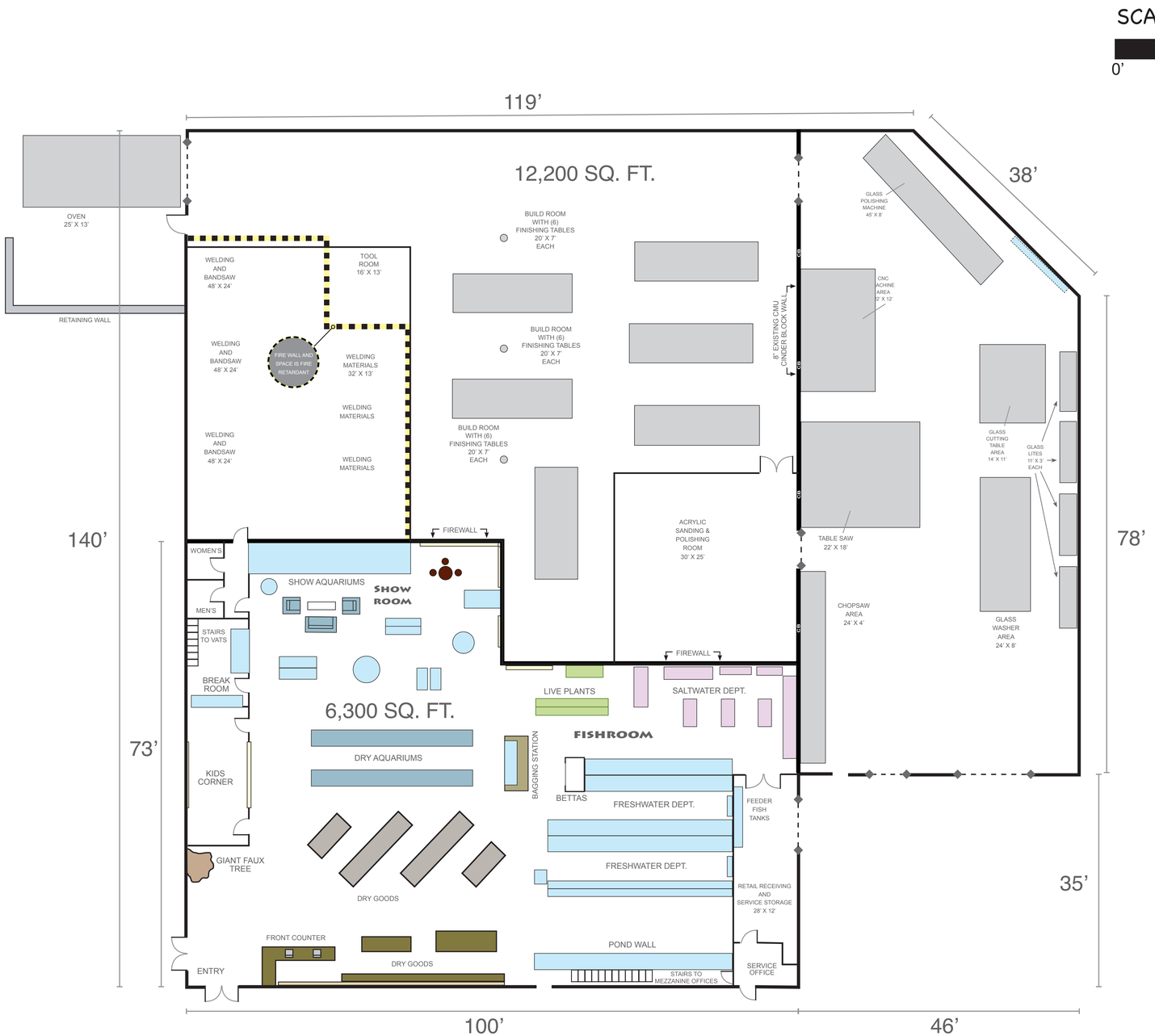
STAFF _____ Date _____ Initials

COUNCIL _____ Date _____ Initials

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

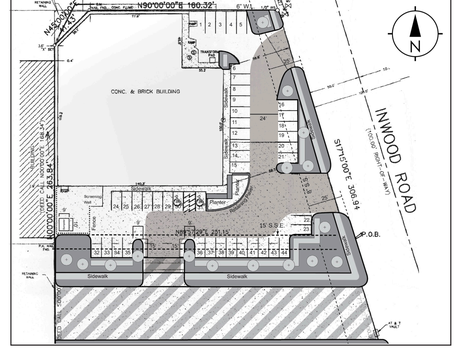
Owner:
Joe C. Thompson Jr.
3322 Shorecrest Drive #235
Dallas, TX, 75235
214-707-6463

Applicant:
Roger DeGregori
2909 Fountain View Drive
Houston TX, 77057



Total Square Footage 18,500
Retail 6,300 SQ. FT. (34%)
Warehouse/Fabrication 12,200 SQ. Ft. (66%)

LOCATION KEY



THE FISH GALLERY -
15003 INWOOD ROAD ADDISON, TX 75001

LEGAL 1: JOSIAH PANCOAST ABST 1146 PG 536
LEGAL 4: VOL87001/3230 EX122986 CO-DALLAS
LOT NUMBER: LOT 1 BLOCK 1
ACREAGE: 1.153 ACRES
SURVEY NUMBER: P-3670
Prep. Dates: 9/8/2017, 10/9/2017, 10/14/2017, 10/21/2017, 10/27/2017, 11/3/2017, 11/8/2017

Owner:
Joe C. Thompson Jr.
3322 Shorecrest Drive #235
Dallas, TX, 75235
214-707-6463

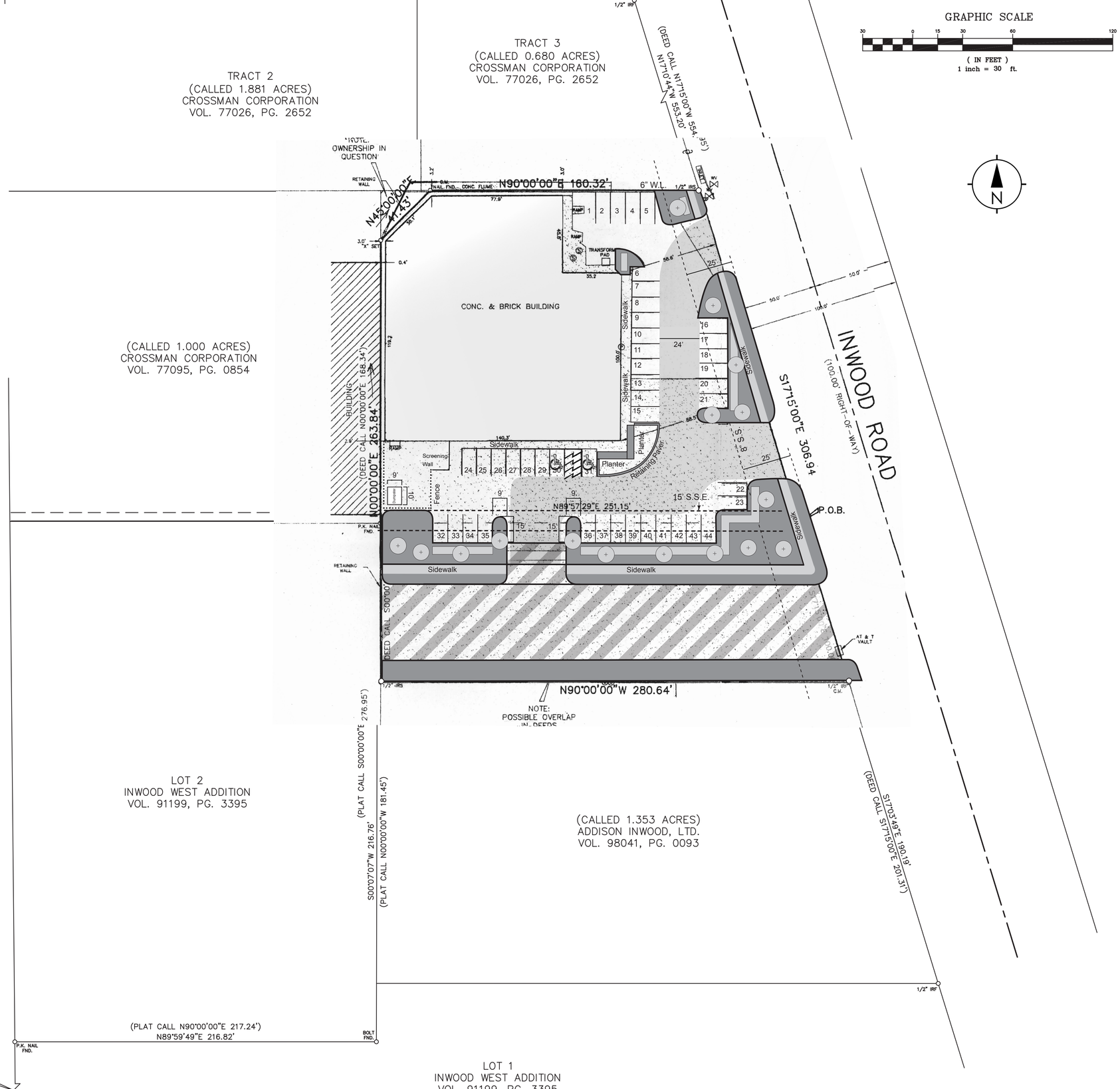
Applicant:
Roger DeGregori
2909 Fountain View Drive
Houston TX, 77057

LEGEND

- Repl. 3' Hedges
- Replacement Trees (Will adhere to Addison Landscape Standards)
- New Road
- Green Space
- Sidewalk
- Fence
- Handicap Loading
- Handicap Parking

Fence will adhere to Addison Landscape Standards

- Firelane



LANDSCAPE PLAN

SITE PLAN NOTES

1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the zoning Ordinace.
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4. All signage is subject to town approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to building Inspection Division approval.
6. No existing trees will be preserved

Current Zoning: Commercial 1
Proposed Zoning: PD
Proposed Use: Office/Warehouse/Retail/Assembly
Total LOT area: 50,221 SQ. FT (1.153 Acres)
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Required Greenspace: 20%/10,044 Sq. ft.
Greenspace Provided: 23%/11,380 Sq. ft
Height: 27 Ft., 1 story
lot coverage: 37%
Sq. Ft. of impervious surface: 38,841 Sq. Ft
Total Parking: 5/per 1,000 Retail
1 per/Thousand warehouse (Est. 44 needed)
Current number of parking: 44
Handicap parking is provided in accordance with ada standards
Planter Dimensions: 20'x4'x3'

THE FISH GALLERY - 15003 INWOOD ROAD ADDISON, TX 75001

LEGAL 1: JOSIAH PANCOAST ABST 1146 PG 536
LEGAL 4: VOL87001/3230 EX122986 CO-DALLAS
Lot Number: Lot 1 Block 1
Acreage: 1.153 Acres
Survey number: P-3670
Prep. Dates: 9/8/2017, 10/9/2017, 10/14/2017, 10/21/2017, 10/27/2017, 11/3/2017, 11/8/2017

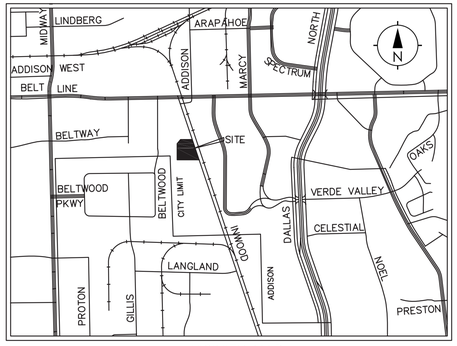
Tree Requirement

1 tree per 30 feet of linear frontage.
Trees needed on east side (8)
Trees proved on east side (8)
Trees needed on south side (8.8)
Trees provided on south side (9)

Shrubbery Requirement

One shrub planted Three to Three and one half feet on center – will comply with Addison Landscape Code.

LOCATION KEY



VICINITY MAP
NOT TO SCALE

ACTION		
	APPROVED	DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

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

Owner:
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Dallas, TX, 75235
214-707-6463

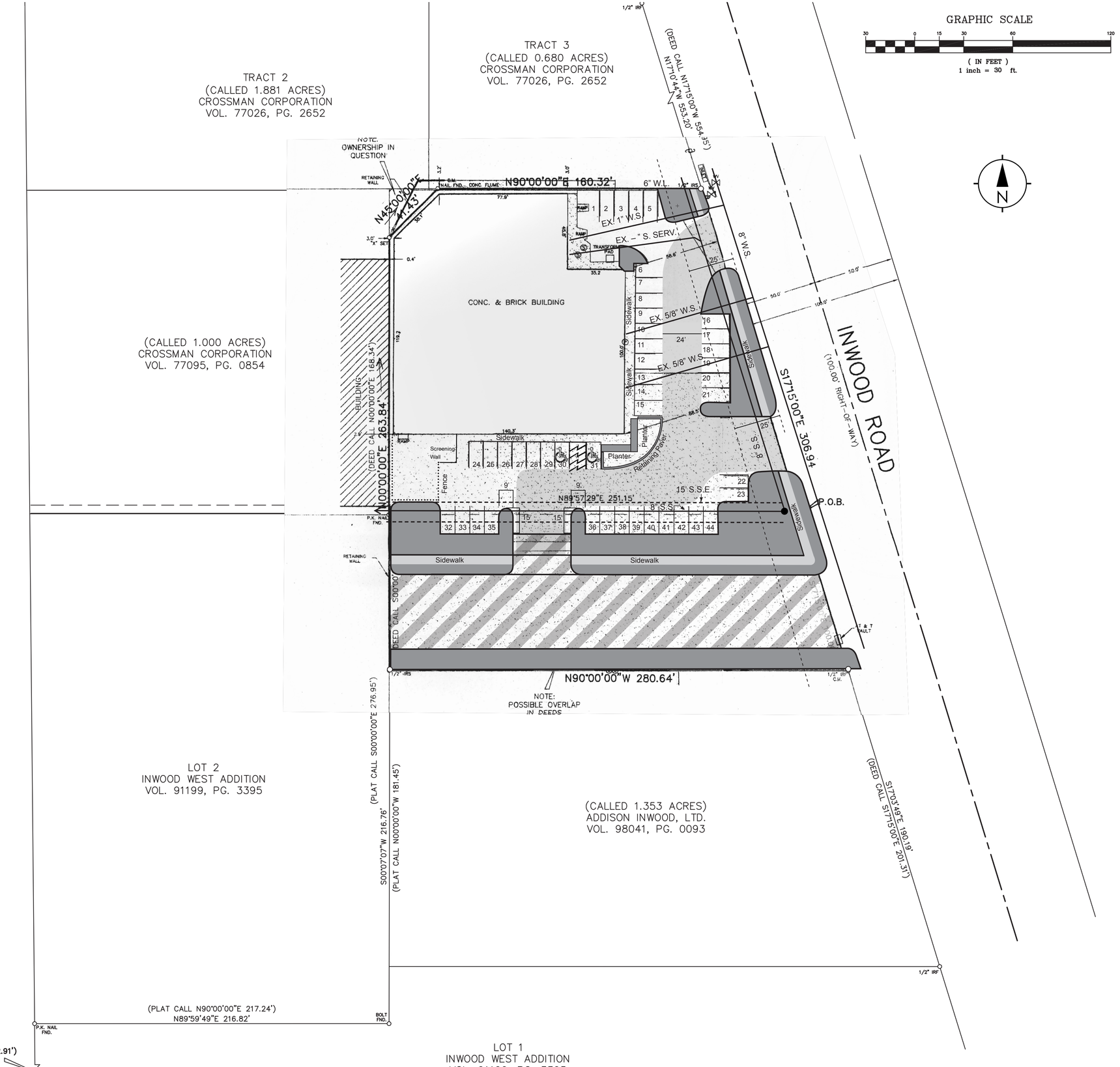
Applicant:
Roger DeGregori
2909 Fountain View Drive
Houston TX, 77057

LEGEND

- Repl. 3' Hedges
- Replacement Trees (Will adhere to Addison Landscape Standards)
- New Road
- Green Space
- Sidewalk
- Fence
- Handicap Loading
- Handicap Parking

Fence will adhere to Addison Landscape Standards

- Firelane



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

DRAINAGE PLAN

SITE PLAN NOTES

1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the zoning Ordinace.
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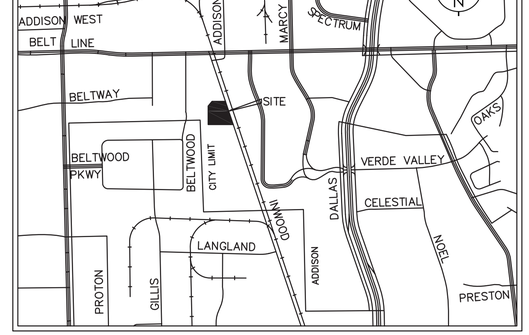
4. All signage is subject to town approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to building Inspection Division approval.
6. No existing trees will be preserved

Current Zoning: Commercial 1
Proposed Zoning: PD
Proposed Use: Office/Warehouse/Retail/Assembly
Total LOT area: 50,221 SQ. FT (1.153 Acres)
Building area: 18,500 Sq. ft
Required Greenspace: 20%/10,044 Sq. ft.
Greenspace Provided: 23%/11,380 Sq. ft
Height: 27 Ft., 1 story
lot coverage: 37%
Sq. Ft. of impervious surface: 38,841 Sq. Ft
Total Parking: 5/per 1,000 Retail
1 per/Thousand warehouse (Est. 44 needed)
Current number of parking: 44
Handicap parking is provided in accordance with ada standards
Planter Dimensions: 20'x4'x3'

THE FISH GALLERY - 15003 INWOOD ROAD ADDISON, TX 75001

LEGAL 1: JOSIAH PANCOAST ABST 1146 PG 536
LEGAL 4: VOL87001/3230 EX122986 CO-DALLAS
Lot Number: Lot 1 Block 1
Acreage: 1.153 Acres
Survey number: P-3670
Prep. Dates: 9/8/2017, 10/9/2017, 10/14/2017, 10/21/2017, 10/27/2017, 11/3/2017, 11/8/2017

LOCATION KEY



VICINITY MAP
NOT TO SCALE

ACTION

APPROVED DENIED

STAFF _____ _____
Date Initials

COUNCIL _____ _____
Date Initials

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Dallas, TX, 75235
214-707-6463

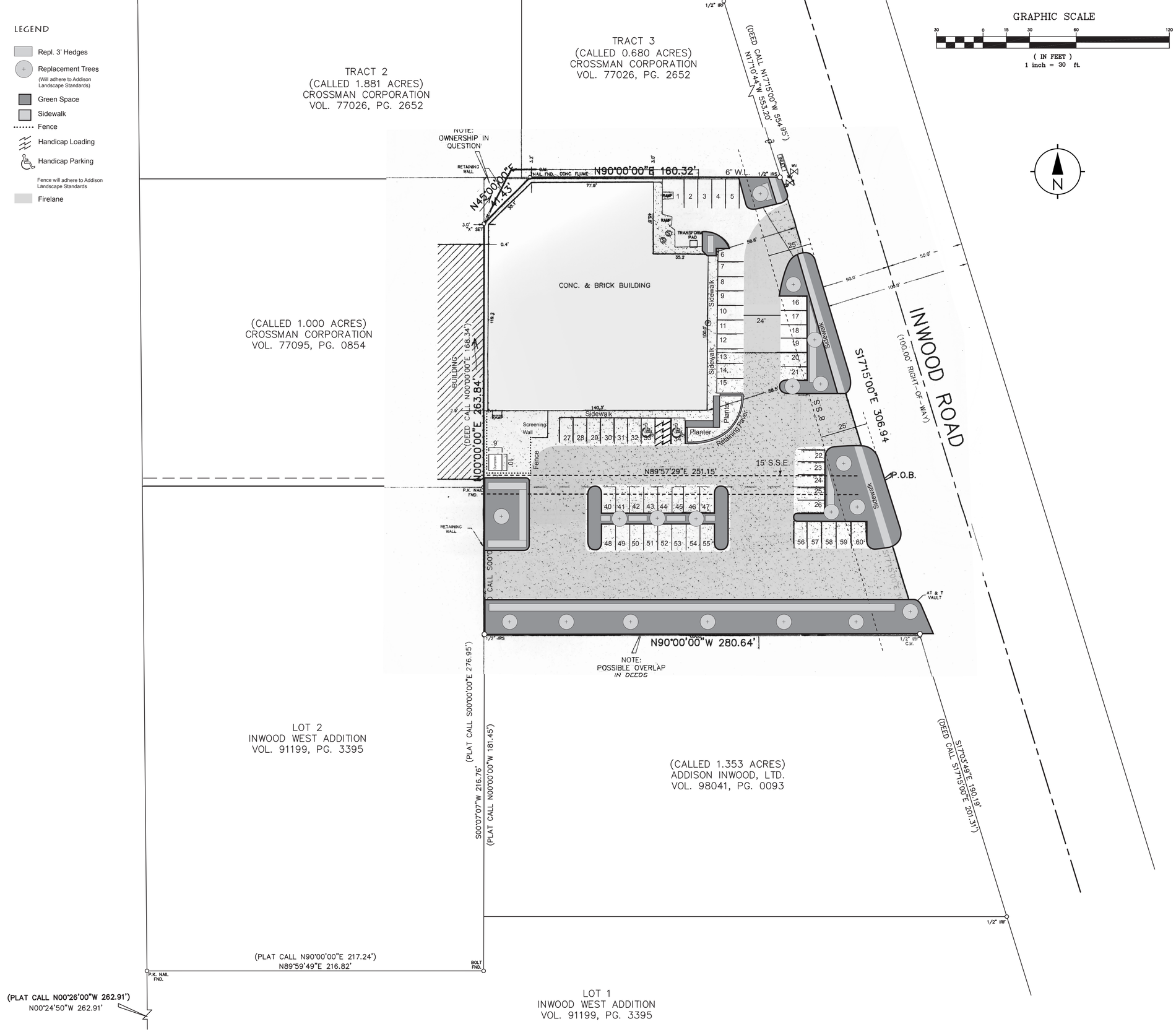
Applicant:
Roger DeGregori
2909 Fountain View Drive
Houston TX, 77057

LEGEND

- Repl. 3' Hedges
- Replacement Trees (Will adhere to Addison Landscape Standards)
- Green Space
- Sidewalk
- Fence
- Handicap Loading
- Handicap Parking

Fence will adhere to Addison Landscape Standards

- Firelane



PRELIMINARY LANDSCAPE PLAN

SITE PLAN NOTES

1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the zoning Ordinace.
3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
4. All signage is subject to town approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to building Inspection Division approval.
6. No existing trees will be preserved

Current Zoning: Commercial 1
Proposed Zoning: PD
Proposed Use: Office/Warehouse/Retail/Assembly
Total LOT area: 65,538 SQ. FT (1.153 Acres)
Building area: 18,500 Sq. ft
Required Greenspace: 20%/13,107 Sq. ft.
Greenspace Provided: 21%/14,070 Sq. ft
Height: 27 Ft., 1 story
Lot coverage: 28%
Sq. Ft. of impervious surface: 51,513 Sq. Ft
Total Parking: 5/per 1,000 Retail
1 per/Thousand warehouse (Est. 44 needed)
Current number of parking: 60
Handicap parking is provided in accordance with ada standards
Planter Dimensions: 20'x4'x3'

THE FISH GALLERY - 15003 INWOOD ROAD ADDISON, TX 75001

LEGAL 1: JOSIAH PANCOAST ABST 1146 PG 536
LEGAL 4: VOL87001/3230 EX122986 CO-DALLAS
Lot Number: Lot 1 Block 1
Acreage: 1.153 Acres
Survey number: P-3670
Prep. Dates: 9/8/2017, 10/9/2017, 10/14/2017, 10/21/2017, 10/27/2017, 11/3/2017, 11/8/2017

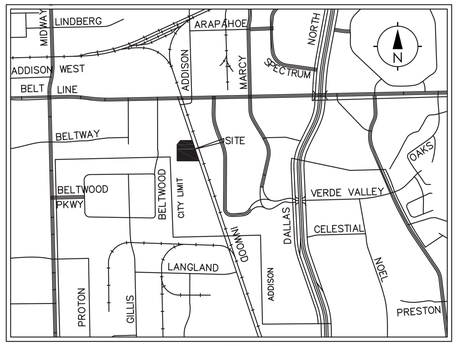
Tree Requirement

1 tree per 30 feet of linear frontage.
Trees needed 10.2
Trees provided 19
Trees needed on south side (8.8)
Trees provided on south side (9)

Shrubbery Requirement

One shrub planted Three to Three and one half feet on center – will comply with Addison Landscape Code.

LOCATION KEY



VICINITY MAP
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ACTION

APPROVED DENIED

STAFF _____ (Date) _____ (Initials)

COUNCIL _____ (Date) _____ (Initials)

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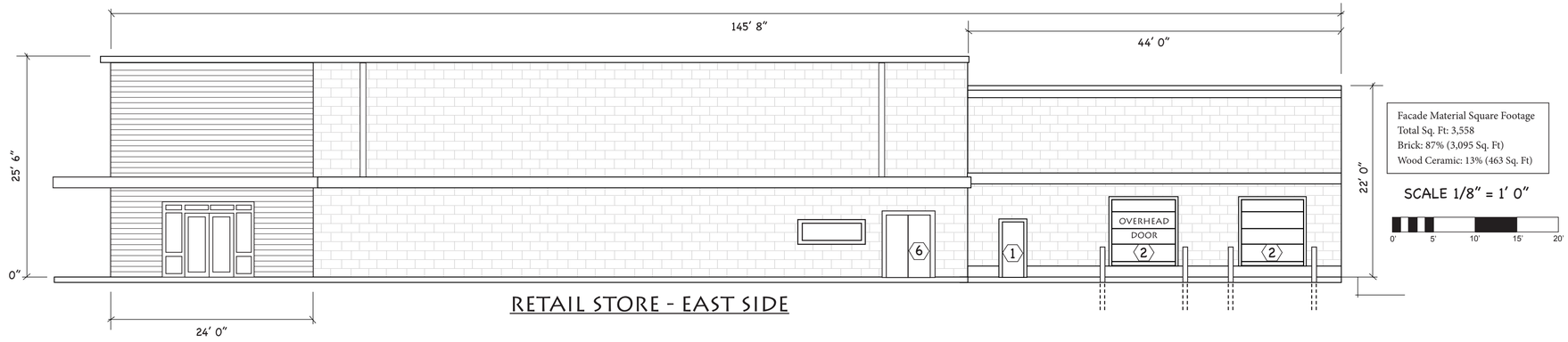
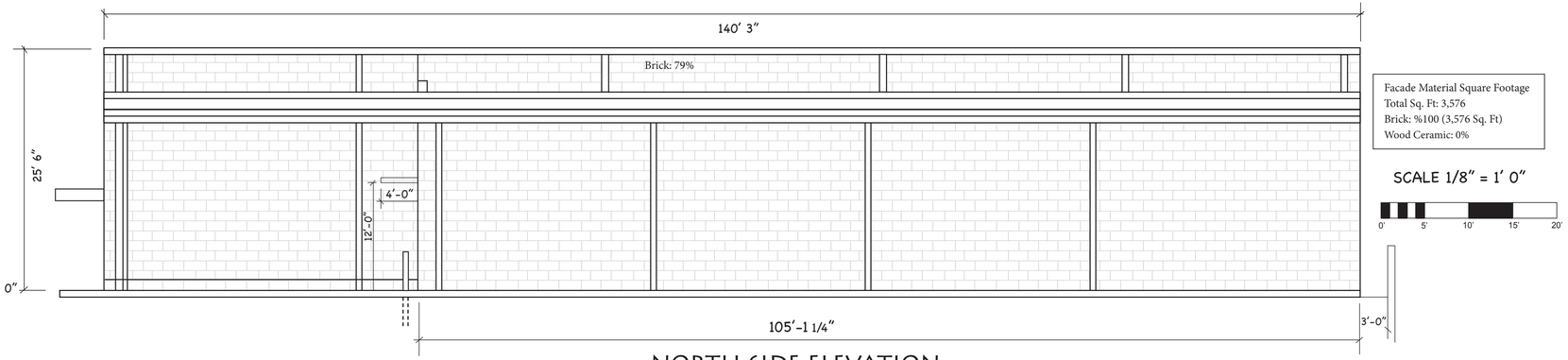


RETAIL STORE - EAST SIDE

Facade Material Square Footage
Total Sq. Ft: 3,558
Brick: 87% (3,095 Sq. Ft)
Wood Ceramic: 13% (463 Sq. Ft)

SCALE 1/8" = 1' 0"

0' 5' 10' 15' 20'

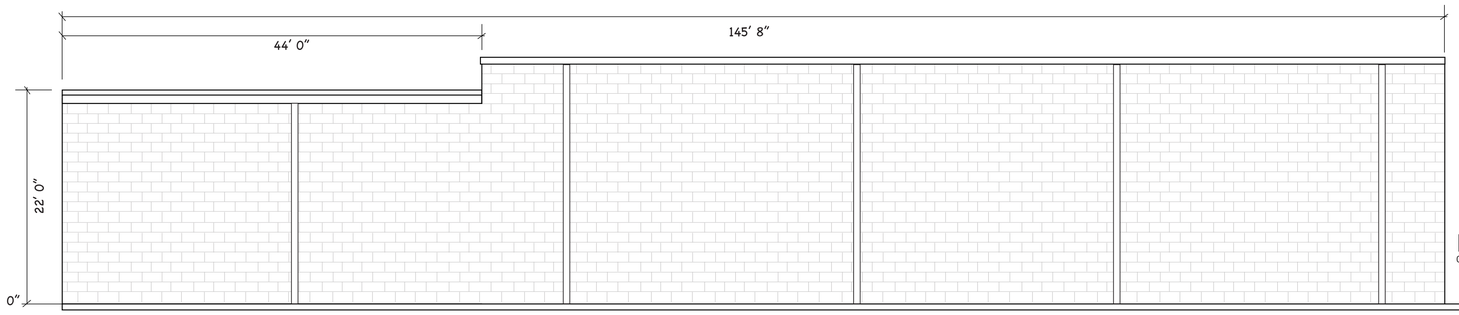


NORTH SIDE ELEVATION

Facade Material Square Footage
Total Sq. Ft: 3,576
Brick: %100 (3,576 Sq. Ft)
Wood Ceramic: 0%

SCALE 1/8" = 1' 0"

0' 5' 10' 15' 20'

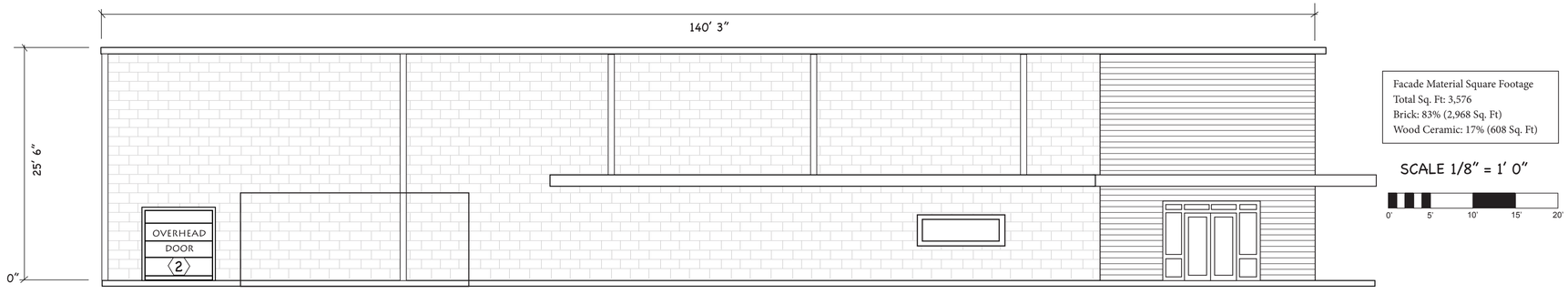


RETAIL STORE - WEST SIDE

Facade Material Square Footage
Total Sq. Ft: 3,558
Brick:100% (3,558 Sq. Ft)
Wood Ceramic: 0% (0 Sq. Ft)

SCALE 1/8" = 1' 0"

0' 5' 10' 15' 20'



SOUTH SIDE ELEVATION

Facade Material Square Footage
Total Sq. Ft: 3,576
Brick: 83% (2,968 Sq. Ft)
Wood Ceramic: 17% (608 Sq. Ft)

SCALE 1/8" = 1' 0"

0' 5' 10' 15' 20'

15003 INWOOD ROAD ELEVATION

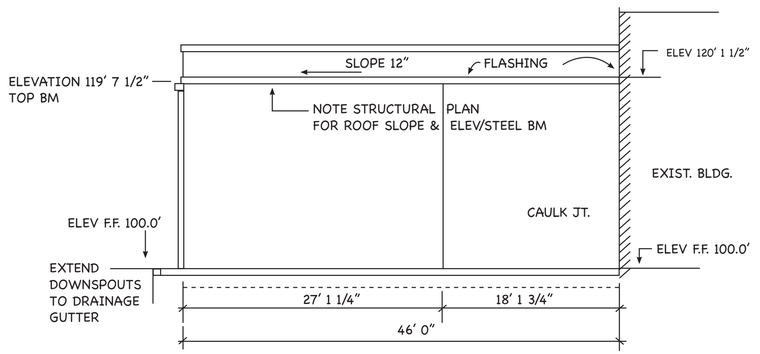
'BRICK' (95% COVERAGE)
CREAM COLOR.

'VINTAGE WOOD CERAMIC' (5% COVERAGE)
DARK BROWN.

EXTERIOR CERAMIC PANELS OFFER A SIMPLE CLIP INSTALLATION SYSTEM AND AN INTEGRATED RAINSCREEN.

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.

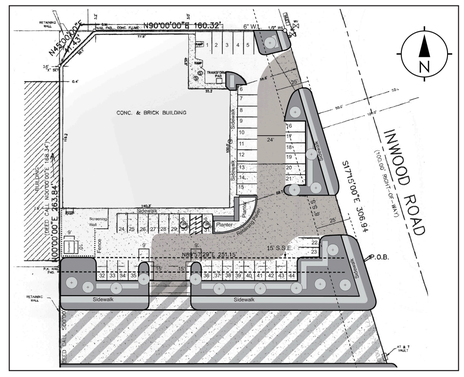


REAR ELEVATION

SCALE 1/8" = 1' 0"

0' 5' 10' 15' 20'

LOCATION KEY



THE FISH GALLERY -
15003 INWOOD ROAD ADDISON, TX 75001

LEGAL 1: JOSIAH PANCOAST ABST 1146 PG 536
LEGAL 4: VOL87001/3230 EX122986 CO-DALLAS
LOT NUMBER: LOT 1 BLOCK 1
ACREAGE: 1.153 ACRES
SURVEY NUMBER: P-3670
Prep. Dates: 9/8/2017, 10/9/2017, 10/14/2017, 10/21/2017, 10/27/2017, 11/3/2017, 11/8/2017

OWNER:
JOE C. THOMPSON JR.
3322 SHORECREST DRIVE #235
DALLAS, TX, 75235
214-707-6463

APPLICANT:
ROGER DEGREGORI
2909 FOUNTAIN VIEW DRIVE
HOUSTON TX, 77057