PLANNING AND ZONING COMMISSION AGENDA

Tuesday, August 21, 2018
6:00 p.m.
Council Chambers, Addison Town Hall
5300 Belt Line Road, Dallas, Texas 75254

Pledge of Allegiance

Consent Agenda:
All items listed under the Consent Agenda are considered routine by the Planning and Zoning and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.

1. Discuss and take action regarding approval of the minutes of the July 17, 2018 Planning and Zoning Commission meeting.

2. REPLAT/ ADDISON OFFICE CONDOS, LOT 1R, BLOCK 8231. Presentation, discussion and consideration of a replat of two lots totaling .410 of an acre located generally at 16420 Addison Road.

3. REPLAT/ BELT LINE/MARSH BUSINESS PARK, LOT 2R, BLOCK 1. Presentation, discussion and consideration of a replat of two lots totaling 3.133 acres located generally at 15196 Marsh Lane.

Regular Agenda:

1. **PUBLIC HEARING** Case 1782-Z/Western International Offices. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on the vacant parcel, generally located at 15275 Quorum Drive, on the southwest corner of Edwin Lewis Drive and Quorum Drive, which property is currently zoned Planned Development (PD) through Ordinance No. O18-013, to a new PD in order to allow the development of a two story single-tenant office building with surface

parking.

2. **PUBLIC HEARING** Case 1783-Z/Addison Office Condos. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on 1.446 acres generally located at 16360-16400 Addison Road, which properties are currently zoned Commercial-1 (C-1), to a Planned Development (PD) zoning district, allowing shared parking across property lines.

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: _____
Irma Parker, City Secretary
Friday, August 17, 2018
Time: 9:00 am

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: 08/21/2018

Agenda Caption:

Discuss and take action regarding approval of the minutes of the July 17, 2018 Planning and Zoning Commission meeting.

Attachments

July 17, 2018 P&Z Minutes

D R A F T

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

July 17, 2018
6:00 P.M. - Council Chambers
Addison Town Hall, 5300 Belt Line Road

Present: Chair Kathryn Wheeler; Vice Chair Linda Groce; Commissioner Robert Catalani; Commissioner Jerry Dougan; Commissioner Eileen Resnik; Commissioner Tom Souers

Absent: Commissioner John Meleky

Pledge of Allegiance

1. Administer the Oath of Office to newly appointed Planning and Zoning Commission Member.

   Charles Goff, Assistant Director of Development Services and Planning, administered the Oath of Office to Commissioner Robert Catalani.

2. Discuss and take action regarding approval of the minutes of the June 19, 2018 Planning and Zoning Commission meeting.

   Motion: Approval of the minutes subject to the revisions to item number 2, changing the spelling of crape myrtle to crepe myrtle.

   Moved by Commissioner Eileen Resnik, Seconded by Vice Chair Linda Groce

   AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner Robert Catalani, Commissioner Jerry Dougan, Commissioner Eileen Resnik, Commissioner Tom Souers

   Passed

3. FINAL PLAT/S. FINLEY EWING JR. ADDITION LOTS 2R and 3, BLOCK 1. Presentation, discussion and consideration of a replat for two lots totaling 16.270 acres located generally at 14555 Dallas Parkway.

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

Motion: Recommend approval of the proposed replat without conditions.

Moved by Vice Chair Linda Groce, Seconded by Commissioner Eileen Resnik

AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner Robert Catalani, Commissioner Jerry Dougan, Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

4. **PUBLIC HEARING** Case 1780-SUP/Lupe Tortilla. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4535 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance 089-015, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow for revised development plans.

Discussion:
Olga Chernomorets, Senior Planner for Development Services, presented the Staff Report.

Commissioner Groce inquired about the masonry percentages for the revised facades. Olga Chernomorets clarified that the north façade will have 62% stucco and 38% masonry, the south façade 32% stucco and 68% masonry, the east façade 85% stucco and 15% masonry, and the west façade 44% stucco and 56% masonry, which are improvements from the existing, primarily stucco, facades.

The applicant, Roger Saenz, answered questions from the Commission regarding the outdoor patio cover and heat protection, and anticipated opening date.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing:
There were no speakers on this item.

Chair Kathryn Wheeler closed the public hearing.

Motion: Recommend approval of the proposed Special Use Permit subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner Jerry Dougan

AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner Robert Catalani, Commissioner Jerry Dougan, Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

5. **PUBLIC HEARING** Case 1781-SUP/Cinco Tacos Cocina & Tequila and 67 Street Food. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5000 Belt Line Road, Suite 850, which property is currently zoned PD, Planned Development, through Ordinance 004-001, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow an additional restaurant concept and floor plan revision within the existing restaurant.

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

Commissioner Souers inquired whether the applicant has been informed about the upcoming discussion on size and wording of the existing sign. Charles Goff confirmed that the applicant is aware and acknowledges that while having the word “tequila” in the sign is important to him, moving forward with this new concept will most likely result in a smaller sign and possibly the inclusion of the Town’s requirement against the use of terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

The applicant's representative, Edna Lopez, answered questions from the Commission regarding the restaurant brand, new concept and menu, business operations for both concepts, as well as signage.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing:
There were no speakers on this item.

Chair Kathryn Wheeler closed the public hearing.

Commissioner Resnik inquired whether changing the name of the restaurant would require going back through the Special Use Permit Process. Charles Goff indicated that the Special Use Permit process adopts a floor plan and any restaurant abiding by this floor plan can operate, despite changes in their name.

Commissioner Souers added that without the Town's typical condition restricting the use of terms or graphic depictions that relate to alcoholic beverages in any exterior signage, if this restaurant closes, a new restaurant will be able to install exterior signage related to alcoholic beverages. The commission had a discussion with regard to this restriction.

Motion: Recommend approval of the proposed Special Use Permit subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Moved by Commissioner Tom Souers, Seconded by Vice Chair Linda Groce

AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner Robert Catalani, Commissioner Jerry Dougan, Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

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

Planning & Zoning Commission

Meeting Date: 08/21/2018

Agenda Caption:

REPLAT/ ADDISON OFFICE CONDOS, LOT 1R, BLOCK 8231. Presentation, discussion and consideration of a replat of two lots totaling .410 of an acre located generally at 16420 Addison Road.

Attachments

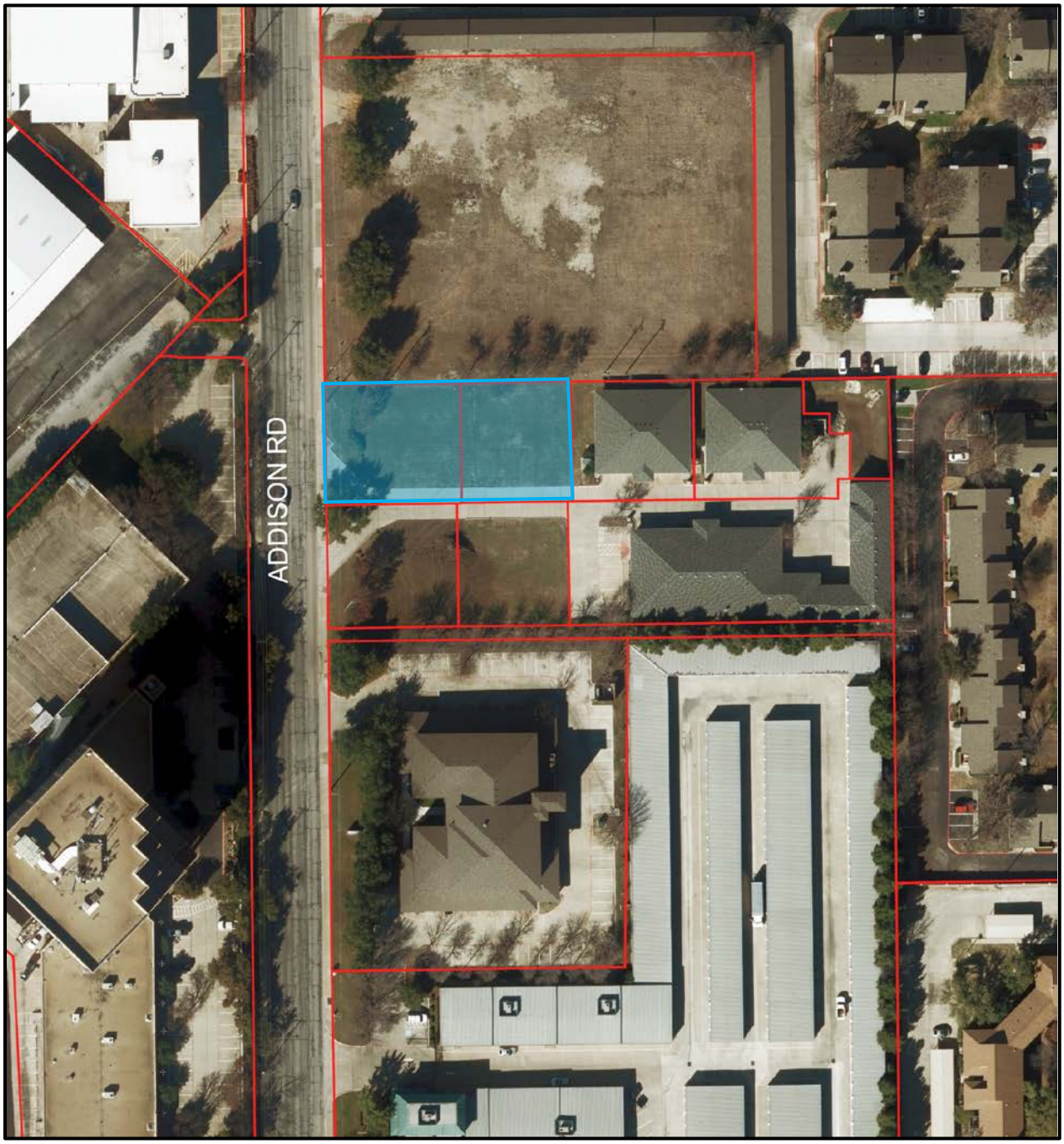
Addison Office Condos P&Z Packet

Plat Document

REPLAT/ADDISON OFFICE CONDOS, LOT 1R, BLOCK 8231

REPLAT/ ADDISON OFFICE CONDOS, LOT 1R, BLOCK 8231. Presentation, discussion and consideration of a replat of two lots totaling .410 of an acre located generally at 16420 Addison Road.

LOCATION MAP



August 16, 2018

STAFF REPORT

RE:	REPLAT/ Addison Office Condos, Lot 1R, Block 8231
LOCATION:	Two lots totaling .410 of an acre located generally at 16420 Addison Road
REQUEST:	Approval of a replat
APPLICANT:	Tony Degelia, A&W Surveyors Inc.

DISCUSSION:

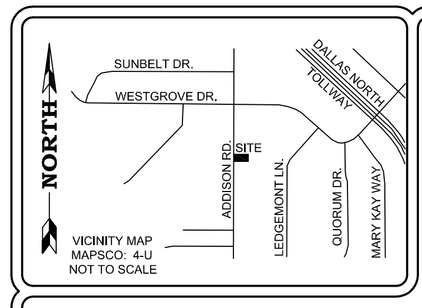
Background. This is a replat of Lots 1 and 2, Block 8231, located generally at 16420 Addison Road, directly north of 16360 Addison Rd, into one lot totaling .410 of an acre. The plat consists of Block 8231, Lot 1R.

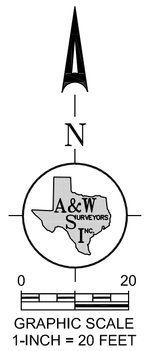
The two properties are currently vacant and under contract by Norman Rosenberg, CPA, who intends to develop a one-story office building as his headquarters. In order to accommodate this development the property lines are being erased to create one continuous lot and the waterline easement on the eastern portion of the lot is being abandoned.

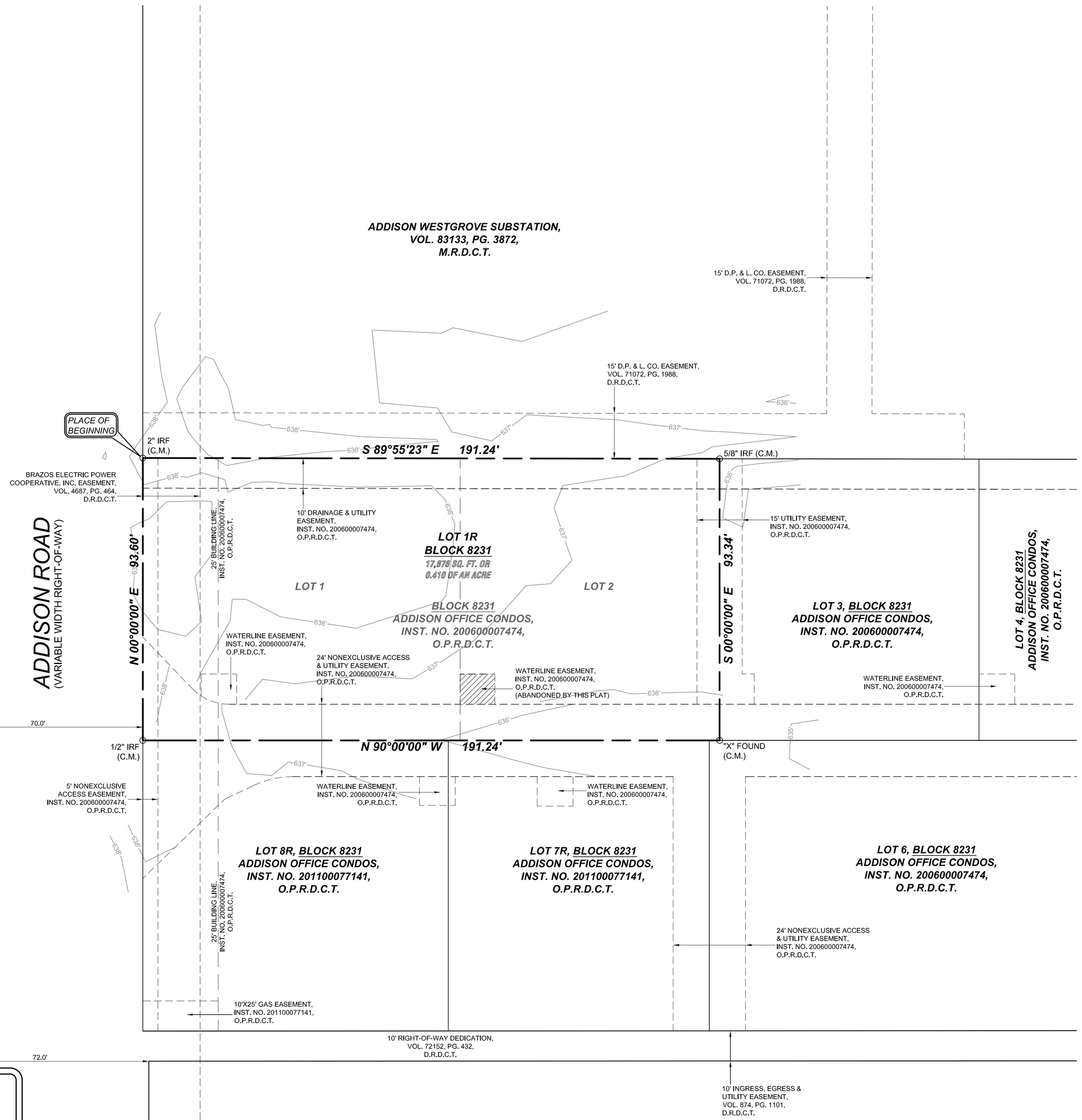
Engineering Review. The plat has been reviewed by Town staff and found to be in compliance with all requirements.

RECOMMENDATION:

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







OWNER'S CERTIFICATE

WHEREAS 16420 Addison Road, LTD. is the sole owner of a tract of land located in the WILLIAM LOMAX SURVEY, Abstract No. 792, the Town of Addison, Dallas County, Texas, and being Lots 1 and 2, Block 8231, of Addison Office Condos, an Addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600007474, Official Public Records, Dallas County, Texas, and being the same tract of land described in deed to 16420 Addison Road, LTD., recorded in Volume 2005002, Page 7425, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 2" iron rod found in the East line of Addison Road, a variable width right-of-way, at the Southwest corner of Addison Westgrove Substation, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 83133, Page 3872, Map Records, Dallas County, Texas, same being the Northwest corner of said Lot 2, Block 8231;

Thence South 89°55'23" East, a distance of 191.24' to a 1/2" iron rod found in the South line of said Addison Westgrove Substation, at the Northwest corner of Lot 3, Block 8231, of said Addison Office Condos, same being the Northeast corner of said Lot 2, Block 8231;

Thence South, a distance of 93.34' to an "X" found in the North line of Lot 6, Block 8231, of said Addison Office Condos, at the Southwest corner of said Lot 3, same being the Southeast corner of said Lot 2, Block 8231;

Thence West, a distance of 191.24' to a 1/2" iron rod found in the said East line of Addison Road, at the Northwest corner of Lot 8R, Block 8231, of Addison Office Condos, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201100077141, Official Public Records, Dallas County, Texas, same being the Southwest corner of said Lot 1, Block 8231;

Thence North, along said East line, a distance of 93.60' to the PLACE OF BEGINNING and containing 17,876 square feet or 0.410 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon actually exist and that their location, size and material are correctly shown, were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the Town of Addison, Texas.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 2018.

PRELIMINARY - FOR REVIEW PURPOSES ONLY

_____
John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 16420 Addison Road, LTD., acting by and through its duly authorized agent, James R. Feagin does hereby adopt this plat designating the herein above property as ***LOT 1R, BLOCK 8231, ADDISON OFFICE CONDOS***, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

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

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

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

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

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

The plans shall contain all necessary information for construction of the project, including screening walls. All materials specified shall conform to the standard specifications of the Town of Addison.

Each sheet of the plans shall contain a title block incliuding space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made.

After review of the plat and plans by the public works department and town engineer, the plat and plans shall be submitted to the planning and zoning commission and the city council for their consideration. If approved by those bodies subject tro changes, the engineer for the owner shall make all changes required. The director of public works or his designated agent will approve all plans and return sufficient approved sets of the plans to the engineer for the owner for use by the contractors. Each contractor shall maintain one set of plans, stamped with town approval, on the project at all times during construction.

_____
Name: James R. Feagin
Title: Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, James R. Feagin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2018.

_____
Notary Public in and for The State of Texas

CERTIFICATE OF APPROVAL

Approved and accepted by the Planning and Zoning Commission of the Town of Addison this ____ day of _____, 2018.

_____
Planning and Zoning Chair

_____
City Secretary, Town of Addison

SURVEYOR'S NOTES

1. ALL 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310".

2. BASIS OF BEARINGS IS THE EAST RIGHT-OF-WAY LINE OF ADDISON ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 200600007474, O.P.R.D.C.T.

3. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORDINANCE NO. 66 AS AMENDED.

4. THE PURPOSE OF THIS PLAT IS TO MAKE TWO (2) PLATTED LOTS, INTO ONE (1) PLATTED LOTS.

5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.

7. SUBJECT PROPERTY IS ZONED AS C-1.

FILED: _____ DOCUMENT NO. _____, O.P.R.D.C.T.

FLOOD

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48113C 0180K, dated 07-07-2014. The property is located in Zone "X".

LEGEND

D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	Iron rod found
IRS	1/2" Iron rod with a yellow cap stamped "RPLS 5310" set

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 16420 Addison Rd., Addison, TX ~

Owner: 16420 Addison Road, LTD.
~ 16660 N. Dallas Parkway, Suite 2900, Dallas, TX 75248 ~
~ 972-380-5900 ~

Job No.: 18-1621	Drawn by: 517	Date:07-25-2018	Revised:

"A professional company operating in your best interest"

FINAL PLAT
OF
LOT 1R, BLOCK 8231
ADDISON OFFICE CONDOS

BEING A REPLAT OF
LOTS 1 AND 2, BLOCK 8231, ADDISON OFFICE CONDOS
INSTRUMENT NO. 200600007474, O.P.R.D.C.T.
IN THE TOWN OF ADDISON,
DALLAS COUNTY, TEXAS
WILLIAM LOMAX SURVEY, ABSTRACT NO. 792
17,876 SQUARE FEET OR 0.410 OF AN ACRE / 1 LOT

Planning & Zoning Commission

Meeting Date: 08/21/2018

Agenda Caption:

REPLAT/ BELT LINE/MARSH BUSINESS PARK, LOT 2R, BLOCK 1.
Presentation, discussion and consideration of a replat of two lots totaling 3.133 acres located generally at 15196 Marsh Lane.

Attachments

Racetrac P&Z Packet

Plat Document

REPLAT/BELT LINE/MARSH BUSINESS PARK, LOT 2R, BLOCK 1

REPLAT/ BELT LINE/MARSH BUSINESS PARK, LOT 2R, BLOCK 1. Presentation, discussion and consideration of a replat of two lots totaling 3.133 acres located generally at 15196 Marsh Lane.

LOCATION MAP

August 16, 2018

STAFF REPORT

RE:	REPLAT/ Belt Line/Marsh Business Park, Lot 2R, Block 1
LOCATION:	Two lots totaling 3.133 acres located generally at 15196 Marsh Lane
REQUEST:	Approval of a replat
APPLICANT:	Travis Bousquet, The Bousquet Group, Inc.

DISCUSSION:

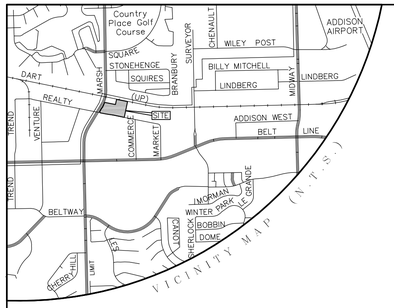
Background. This is a replat of Lots 1 and 2, Block 1, located generally at 15196 Marsh Lane, on the northeast corner of Marsh Lane and Arapaho Road. The plat consists of Block 1, Lots 2R-1 and 2R-2.

Lot 1 currently contains a Racetrac gas station and Lot 2 is currently vacant. Both lots recently underwent a rezoning to allow Racetrac to expand their building. In order to accommodate this development the property line is being shifted to the east, maintaining two separate lots. Additionally, a 10-foot pedestrian easement is being established along Marsh Lane and Arapaho Road, the firelane easement is being expanded across both lots, an access easement is being established between the two lots, a 10-foot drainage easement is being abandoned, new 10-foot, 20-foot, 25-foot, and 36-foot drainage easements are being established with a new pond easement, and a 10-foot electric easement is being established.

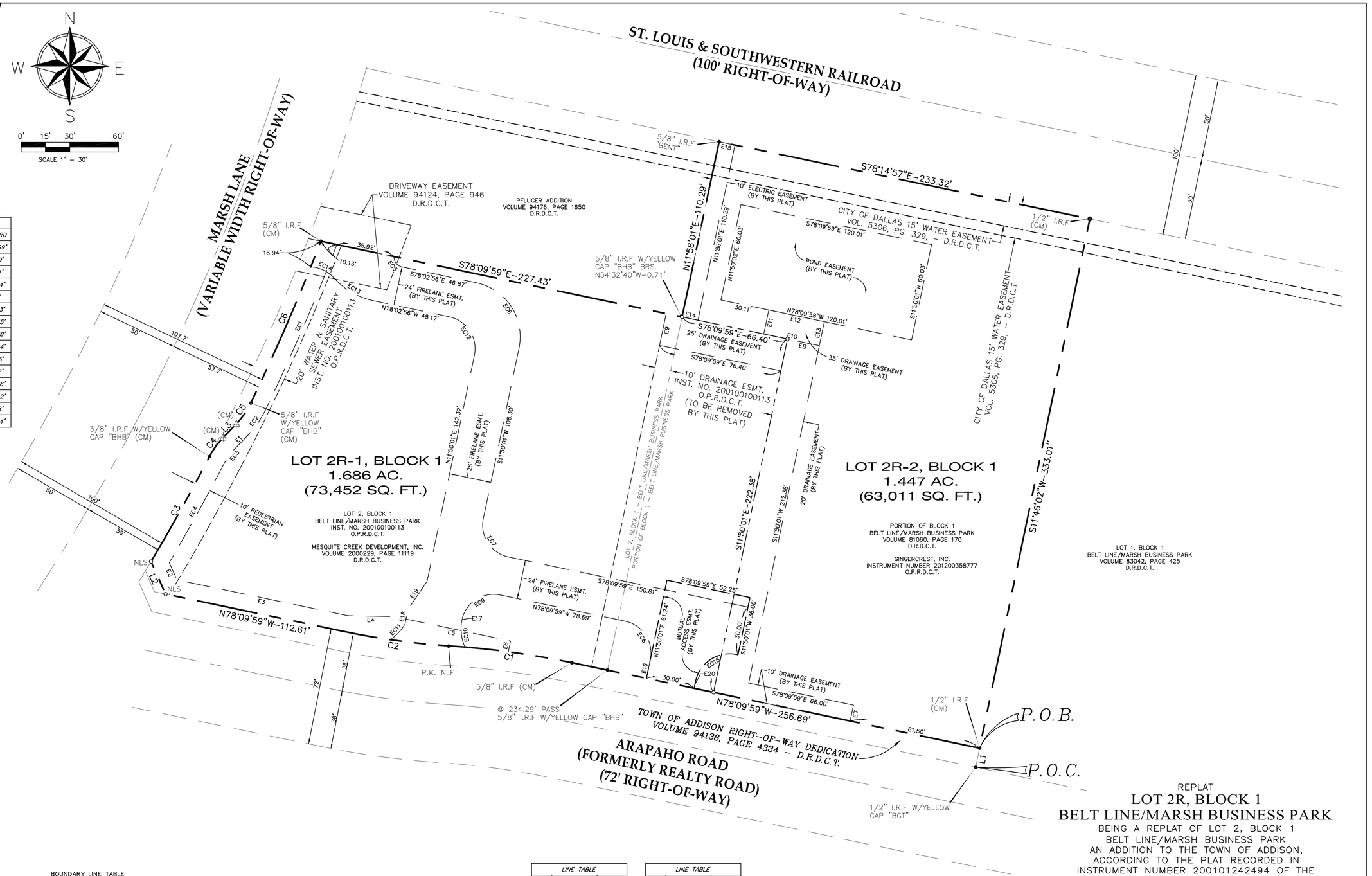
Engineering Review. The plat has been reviewed by Town staff and found to be in compliance with all requirements.

RECOMMENDATION:

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



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
EC1	4°44'33"	1341.24'	55.54'	111.02'	N23°21'37"E	110.99'
EC2	18°12'31"	60.00'	9.62'	19.07'	N34°50'09"E	18.99'
EC3	16°26'38"	40.00'	5.78'	11.48'	N35°43'05"E	11.44'
EC4	2°59'04"	1333.24'	34.73'	69.45'	N28°59'24"E	69.44'
EC5	80°29'29"	6.29'	5.32'	8.83'	S37°48'12"E	8.13'
EC6	89°52'57"	34.00'	33.93'	53.34'	S33°06'27"E	48.03'
EC7	87°04'35"	20.00'	19.00'	30.40'	S34°37'41"E	27.55'
EC8	90°00'00"	20.00'	20.00'	31.42'	N33°09'59"W	28.28'
EC9	83°30'36"	20.00'	17.85'	29.15'	S60°04'43"W	26.64'
EC10	29°00'38"	29.44'	7.62'	14.91'	S8°22'14"E	14.75'
EC11	25°57'23"	29.33'	6.76'	13.29'	N43°41'01"E	13.17'
EC12	89°52'57"	20.00'	19.96'	31.37'	N33°06'27"W	28.26'
EC13	36°18'51"	44.00'	14.43'	27.89'	N59°53'31"W	27.42'
EC14	44°45'30"	21.25'	8.75'	16.60'	N64°06'50"W	16.18'
EC15	92°02'02"	21.50'	22.28'	34.54'	S57°48'57"W	30.94'



LEGEND

(CM)	CONTROLLING MONUMENT
○	1/2" IRON ROD W/RED CAP STAMPED "ONEAL 6570" SET (UNLESS NOTED)
●	MONUMENT FOUND (AS NOTED)
⊼	P.K. NAIL FOUND WITH WASHER STAMPED "BHB" FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
N.L.S.	MAG NAIL SET
ESMT.	EASEMENT

ENGINEER:
THE BOUSQUET GROUP, INC.
505 SIMMONS STREET
DENTON, TX 76205
PHONE: 940-566-0088

OWNER/DEVELOPER:
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE, STE. 900
ATLANTA, GEORGIA 30339
(770)431-7600

OWNER:
GINGERCREST, INC.
200 GALLERIA PARKWAY SE, STE. 900
ATLANTA, GEORGIA 30339
(770)431-7600

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.

DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 66 AS AMENDED.

GENERAL NOTES:

1. THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.

O'NEAL SURVEYING CO.
3111 COLE AVE., STE. 103
DALLAS, TX 75204
(903) 708-2891
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°46'02" E	12.00'
L2	N 24°03'39" W	21.96'
L3	N 43°56'25" E	11.66'

CURVE	DELTA	RADIUS	LENGTH
C1	8°06'35"	542.00'	76.72'
	CHORD BEARING		CHORD
	N 82°13'16" W		76.65'
CURVE	DELTA	RADIUS	LENGTH
C2	8°06'35"	458.00'	64.83'
	CHORD BEARING		CHORD
	N 82°13'16" W		64.77'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C3	3°12'27"	1323.24'	74.07'
	CHORD BEARING		CHORD
	N 29°06'06" E		74.06'
CURVE	DELTA	RADIUS	LENGTH
C4	16°26'38"	50.00'	14.35'
	CHORD BEARING		CHORD
	N 35°43'06" E		14.30'

CURVE	DELTA	RADIUS	LENGTH
C5	18°12'31"	50.00'	15.89'
	CHORD BEARING		CHORD
	N 34°50'09" E		15.82'
CURVE	DELTA	RADIUS	LENGTH
C6	4°40'24"	1331.24'	108.58'
	CHORD BEARING		CHORD
	N 23°23'42" E		108.55'

LINE TABLE		
LINE	BEARING	LENGTH
E1	S43°56'25"W	11.66'
E2	S24°03'39"E	11.68'
E3	S78°09'59"E	107.50'
E4	S88°54'52"E	28.62'
E5	S78°09'59"E	73.23'
E6	S11°50'01"W	6.79'
E7	S11°50'01"W	10.00'
E8	N78°09'59"W	20.00'
E9	S11°50'01"W	20.00'
E10	N78°09'59"W	35.00'

LINE TABLE		
LINE	BEARING	LENGTH
E11	N11°50'01"E	15.11'
E12	S78°09'58"E	35.00'
E13	S11°50'01"W	15.11'
E14	S78°03'59"E	10.00'
E15	N78°03'59"W	10.00'
E16	N11°50'01"E	11.74'
E17	S11°50'01"W	4.26'
E18	N11°10'21"E	9.04'
E19	N34°03'59"E	21.18'
E20	S11°50'01"W	4.24'

REPLAT
LOT 2R, BLOCK 1
BELT LINE/MARSH BUSINESS PARK

BEING A REPLAT OF LOT 2, BLOCK 1
BELT LINE/MARSH BUSINESS PARK
AN ADDITION TO THE TOWN OF ADDISON,
ACCORDING TO THE PLAT RECORDED IN
INSTRUMENT NUMBER 200101242494 OF THE
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
AND
A PORTION OF BLOCK 1,
BELT LINE/MARSH BUSINESS PARK,
AN ADDITION TO THE TOWN OF ADDISON,
ACCORDING TO THE PLAT RECORDED IN
VOLUME 81060, PAGE 170 OF THE
DEED RECORDS OF DALLAS COUNTY, TEXAS
AND BEING
3.133 ACRES OF LAND OUT OF THE
D. MYERS SURVEY, ABSTRACT NUMBER 923
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

SCALE: 1"=30' FEBRUARY, 2018 SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, MESQUITE CREEK DEVELOPMENT, INC. AND GINGERCREST, INC. ARE THE OWNERS OF A TRACT OR PARCEL OF LAND SITUATED IN THE D. MYERS SURVEY, ABSTRACT NUMBER 923, TOWN OF ADDISON, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK 1, BELT LINE/MARSH BUSINESS PARK, AN ADDITION TO THE TOWN OF ADDISON BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200100100113, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AS CONVEYED TO MESQUITE CREEK DEVELOPMENT, INC. BY DEED RECORDED IN VOLUME 2000229, PAGE 11119, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND ALL OF THAT TRACT OF LAND CONVEYED TO GINGERCREST, INC. BY DEED RECORDED IN INSTRUMENT NUMBER 201200358777, (O.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a 1/2"iron rod with yellow cap stamped "BGT"found at the southeast corner of a tract of land conveyed to Town of Addison for right-of-way dedication by instrument recorded in Volume 94138, Page 4334, (D.R.D.C.T.) at the southwest corner of Lot 1, Block 1, Belt Line – Marsh Business Park, an addition to the City of Addison by plat thereof recorded in Volume 83042, Page 425, (D.R.D.C.T.) and being in the original north line of Arapaho Road (60' right-of-way formerly known as Realty Road) as dedicated by Belt Line/Marsh Business Park, an addition to the City of Addison by plat thereof recorded in Volume 81060, Page 170, (D.R.D.C.T.);

Thence North 11 Degrees 46 Minutes 02 Seconds East, along the west line of the above mentioned Lot 1, Block 1 and the common east line of the above mentioned Town of Addison tract, a distance of 12.00 feet to a 1/2"iron rod found at the southeast corner of the above mentioned Gingercrest, Inc. tract, same being the northeast corner of said Town of Addison tract for the POINT OF BEGINNING of the herein described 3.133 acre tract;

THENCE along the south line of said Gingercrest, Inc. tract and the above mentioned Lot 2, Block 1, same being the common north line of said Town of Addison tract, the following four (4) courses and distances:

(1) North 78 Degrees 09 Minutes 59 Seconds West, at a distance of 234.29 feet pass a 5/8"iron rod with yellow cap stamped "BHB"found at the southwest corner of said Gingercrest, Inc. tract, same being the southeast corner of said Lot 2, Block 1, and continuing for a total distance of 256.69 feet to a 5/8"iron rod found at the beginning of a tangent curve to the left having a delta angle of 8 Degrees 06 Minutes 35 Seconds, a radius of 542.00 feet and a long chord that bears North 82 Degrees 13 Minutes 16 Seconds West for a distance of 76.65 feet;
(2) Northwesterly, along the above mentioned tangent curve to the left, an arc length of 76.72 feet to a p.k. nail found at the beginning of a reverse curve to the right having a delta angle of 8 Degrees 06 Minutes 35 Seconds, a radius of 458.00 feet and a long chord that bears North 82 Degrees 13 Minutes 16 Seconds West for a distance of 64.77 feet;
(3) Northwesterly, along the above mentioned reverse curve to the right, an arc length of 64.83 feet to a 1/2"iron rod with red cap stamped "ONEAL 6570"set;
(4) North 78 Degrees 09 Minutes 59 Seconds West, a distance of 112.61 feet to a mag nail set at the south end of a corner clip for right-of-way dedication to City of Addison as shown on the above mentioned Belt Line/Marsh Business Park addition (Inst. No. 200100100113), same being the most southerly southwest corner of said Lot 2, Block 1;

THENCE North 24 Degrees 03 Minutes 39 Seconds West, a distance of 21.96 feet to a mag nail set at the north end of the above mentioned corner clip, same being the most northerly southwest corner of said Lot 2, Block 1 and being in the east right-of-way line of Marsh Lane and being at the beginning of a non-tangent curve to the left having a delta angle of 3 Degrees 12 Minutes 27 Seconds, a radius of 1323.24 feet and a long chord that bears North 29 Degrees 06 Minutes 06 Seconds East, a distance of 74.06 feet

THENCE along the above mentioned east right-of-way line of Marsh Lane and the common west line of said Lot 2, Block 1, the following five (5) courses and distances:

(1) Northeasterly, along the above mentioned non-tangent curve to the left, an arc length of 74.07 feet to a 5/8"iron rod with yellow cap stamped "BHB"found at the beginning of a non-tangent curve to the right having a delta angle of 16 Degrees 26 Minutes 38 Seconds East, a radius of 50.00 feet and a long chord that bears North 35 Degrees 43 Minutes 06 Seconds East for a distance of 14.30 feet;
(2) Northeasterly, along the above mentioned non-tangent curve to the right, an arc length of 14.35 feet to a p.k. nail with washer stamped "BHB"found;
(3) North 43 Degrees 56 Minutes 25 Seconds East, a distance of 11.66 feet to a p.k. nail with washer stamped "BHB"found at the beginning of a tangent curve to the left having a delta angle of 18 Degrees 12 Minutes 31 Seconds, a radius of 50.00 feet and a long chord that bears North 34 Degrees 50 Minutes 09 Seconds East for a distance of 15.82 feet;
(4) Northeasterly, along the above mentioned tangent curve to the left, an arc length of 15.89 feet to a 5/8"iron rod with yellow cap stamped "BHB"found at the beginning of a tangent curve to the left having a delta angle of 4 Degrees 40 Minutes 24 Seconds, a radius of 1331.24 feet and a long chord that bears North 23 Degrees 23 Minutes 42 Seconds East for a distance of 108.55 feet;
(5) Northeasterly, along the above mentioned tangent curve to the left, an arc length of 108.58 feet to a 5/8"iron rod found at the northwest corner of said Lot 2, Block 1 and the southwest corner of the Pfluger Addition, an addition to the City of Addison by plat thereof recorded in Volume 94176, Page 1650, (D.R.D.C.T.);

THENCE South 78 Degrees 09 Minutes 59 Seconds East, a distance of 227.43 feet to a 1/2"iron rod with red cap stamped "ONEAL 6570"set in the west line of the above mentioned Gingercrest, Inc. tract and being at the northeast corner of said Lot 2, Block 1 and the southeast corner of the above mentioned Pfluger Addition, from which a 5/8"iron rod with yellow cap stamped "BHB"found bears North 54 Degrees 32 Minutes 40 Seconds West, a distance of 0.71 feet;

THENCE North 11 Degrees 56 Minutes 01 Seconds East, a distance of 110.29 feet to a 5/8"iron rod found (bent) in the south line of the St. Louis & Southwestern Railroad (100' right-of-way) at the northeast corner of said Pfluger Addition and the northwest corner of said Gingercrest, Inc. tract;

THENCE South 78 Degrees 14 Minutes 57 Seconds East, along the south line of said St. Louis & Southwestern Railroad right-of-way, a distance of 233.32 feet to a 1/2"iron rod found at the northeast corner of said Gingercrest, Inc., same being the northwest corner of the above mentioned Lot 1, Block 1 Belt Line – Marsh Business Park (Vol. 83042, Pg. 425);

THENCE South 11 Degrees 46 Minutes 02 Seconds West, along the west line of said Lot 1, Block 1 Belt Line – Marsh Business Park and the common east line of said Gingercrest, Inc. tract, a distance of 333.01 feet to the POINT OF BEGINNING and containing 3.133 acres (136,463 square feet) of land, more or less.

BY: <NAME>

_____
BY:
<NAME>

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2018

_____
NOTARY PUBLIC IN AND FOR THE STATE OF _____.

SURVEYOR'S CERTIFICATION

I, DANIEL CHASE O'NEAL, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE TOWN OF ADDISON.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

_____
DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570
DATE:_____.

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2018

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

O'NEAL SURVEYING CO.
3111 COLE AVE., STE. 103
DALLAS, TX 75204
(903) 708-2891
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM

DETENTION AREA EASEMENT STATEMENT

THIS PLAT IS APPROVED BY THE TOWN OF ADDISON AND ACCEPTED BY THE OWNER(S), SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNER(S), HIS HEIRS, GRANTEES AND SUCCESSORS, AND ASSIGNS:

THE PROPOSED DETENTION AREA EASEMENT(S) WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREA(S) TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNER(S) OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREA(S). THE TOWN OF ADDISON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREA(S) OR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREA(S), OR FOR THE CONTROL OF EROSION.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION ARE(S) UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, PROVIDED: HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN OF ADDISON TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS, THEN, IN SUCH EVENT, THE TOWN OF ADDISON SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREA(S) AT ANY POINT, OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DETENTION AREA(S) TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR BLOCKAGE OF THE DRAINAGE. THE TOWN OF ADDISON SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER(S), OR TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE DETENTION AREA(S) AS IN THE CASE OF ALL DETENTION AREAS ARE SUBJECT TO STORM WATER OVERFLOW(S) TO AN EXTENT WHICH CANNOT BE CLEARLY DEFINED. THE TOWN OF ADDISON SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCES OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DETENTION AREA(S) OR SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREA EASEMENT LINE IDENTIFIED ON THIS PLAT SHOWS THE DETENTION AREA(S) SERVING THIS ADDITION.

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON THIS THE _____ DAY OF _____, 2018

_____
CHAIR OF THE PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

ENGINEER:
THE BOUSQUET GROUP, INC.
505 SIMMONS STREET
DENTON, TX 76205
PHONE: 940-566-0088

OWNER/DEVELOPER:
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE, STE. 900
ATLANTA, GEORGIA 30339
(770)431-7600

OWNER:
GINGERCREST, INC.
200 GALLERIA PARKWAY SE, STE. 900
ATLANTA, GEORGIA 30339
(770)431-7600

REPLAT
LOT 2R, BLOCK 1
BELT LINE/MARSH BUSINESS PARK

BEING A REPLAT OF LOT 2, BLOCK 1
BELT LINE/MARSH BUSINESS PARK
AN ADDITION TO THE TOWN OF ADDISON,
ACCORDING TO THE PLAT RECORDED IN
INSTRUMENT NUMBER 200101242494 OF THE
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
AND
A PORTION OF BLOCK 1,
BELT LINE/MARSH BUSINESS PARK,
AN ADDITION TO THE TOWN OF ADDISON,
ACCORDING TO THE PLAT RECORDED IN
VOLUME 81060, PAGE 170 OF THE
DEED RECORDS OF DALLAS COUNTY, TEXAS
AND BEING
3.133 ACRES OF LAND OUT OF THE
D. MYERS SURVEY, ABSTRACT NUMBER 923
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

SCALE: 1"=30' FEBRUARY, 2018 SHEET 2 OF 2

Planning & Zoning Commission

Meeting Date: 08/21/2018

Agenda Caption:

PUBLIC HEARING Case 1782-Z/Western International Offices. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on the vacant parcel, generally located at 15275 Quorum Drive, on the southwest corner of Edwin Lewis Drive and Quorum Drive, which property is currently zoned Planned Development (PD) through Ordinance No. O18-013, to a new PD in order to allow the development of a two story single-tenant office building with surface parking.

Attachments

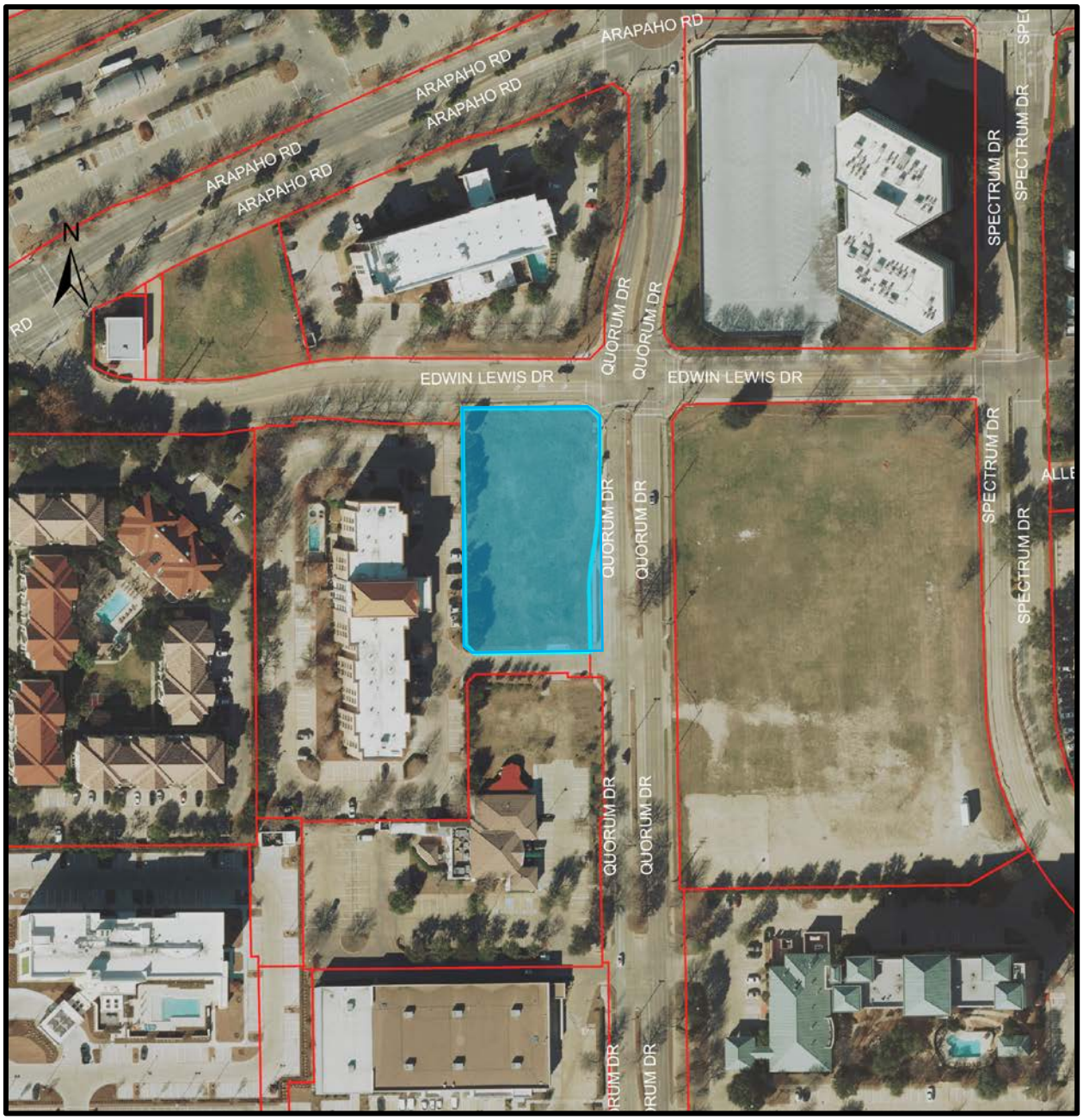
1782-Z P&Z Packet

1782-Z Plans

1782-Z

PUBLIC HEARING Case 1782-Z/Western International Offices. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on the vacant parcel, generally located at 15275 Quorum Drive, on the southwest corner of Edwin Lewis Drive and Quorum Drive, which property is currently zoned Planned Development (PD) through Ordinance No. O18-013, to a new PD in order to allow the development of a two story single-tenant office building with surface parking.

LOCATION MAP



August 16, 2018

STAFF REPORT

RE:	Case 1782-Z/Western International Offices
LOCATION:	Generally located at 15275 Quorum Drive, on the southwest corner of Edwin Lewis Drive and Quorum Drive
REQUEST:	Approval of an ordinance changing the zoning on the vacant parcel, directly to the east of Springhill Suites by Marriott, at the southwest corner of Edwin Lewis Drive and Quorum Drive, which property is currently zoned Planned Development (PD) through Ordinance No. O18-013, to a new PD to allow the development of a two story single-tenant office building with surface parking
APPLICANT:	Ron Smith, with Mayse and Associates Inc.

DISCUSSION:

Background: This 1.0193-acre vacant site was originally part of a Planned Development (PD) district, approved in 1992 through Ordinance No. 092-020 for a proposed big box retail development. Subsequently, portions of the larger site were carved out, rezoned and developed as the Springhill Suites by Marriott, Hyatt House Addison and Arthur's Prime Steaks and Seafood restaurant. These actions left the remaining site vacant with zoning requirements that can no longer be met.

In April 2018, the site was rezoned to a new Planned Development (PD) district through Ordinance No. O18-013, in order to allow Western International, a Dallas-based developer, owner and manager of Marriott and Hilton franchised hotels, to develop a one-story office building over a parking garage. Since that time, due to the shift in the economic climate, developer has not been able to financially support structured parking and has proposed to revise the plan in order to provide surface parking instead. Such action requires rezoning.

Proposed Plan: The applicant is proposing a two story, single-tenant, 17,860 square-foot office building with surface parking.

Recently, the Town has emphasized extending Addison Circle south toward Belt Line Road. The Town developed the Quorum Art Walk Concept which calls for increased pedestrian connections and amenities along Quorum from Addison Circle through the South Quorum Area. In subsequent development requests, the Town worked with property owners along this corridor to follow the Urban Center (UC) zoning standards and to require streetscape improvements in accordance with the new Master Transportation Plan. This is most notably seen in the 2017 approval of the AMLI residential development, located across Quorum Drive from this property.

Staff and the applicant have approached this project as an extension of Addison Circle. A new Planned Development district is being proposed based, in part, on the Urban Center zoning district standards as well as the streetscape standards established in the Master Transportation Plan. The remainder of this report will note how the proposed development does and does not follow these requirements.

Building Height: Urban Center standards state that all buildings must be at least 40 feet in height. This was intended to require multi-story structures. The previously approved building was proposed as a single story, sitting on top of mostly below-grade parking structure, 34 feet above grade level with a tower structure on the southeast corner of the building extending to 40.5 feet. The newly proposed building is a two-story office building, with the main parapet extending 34 feet and 6 inches above grade. Staff believes that the proposed height is reasonable for this property given its relatively small size.

Building Setback: The Urban Center standards typically require that buildings be set back 10 feet from the edge of the sidewalk. For AMLI, the Town kept the 10-foot requirement for Quorum Drive, but allowed the setback along Edwin Lewis to be as little as 2 feet. Staff is proposing to mirror the AMLI requirements for this property. The previously approved building was setback 10 feet from Quorum Drive and 2 feet from Edwin Lewis. The new site plan shows the building to be setback 10 feet from Quorum Drive and between 5 and 9 feet from Edwin Lewis Drive.

Additionally, the Urban Center requirements have allowed for patios and overhangs to extend beyond the setback requirement up to the edge of the sidewalk. The proposed plans show a patio at the northeast corner of the building extending 5 feet 7 inches on the Quorum frontage. The patio along Quorum Drive is consistent with what has been approved for other structures under the Urban Center requirement.

Building Elevations: Urban Center standards require all exterior building facades fronting or visible from public streets to be a minimum of 90% brick. The Town has provided some flexibility to this requirement in the past allowing for additional accent materials. AMLI and Meridian Square, for example, were allowed to include stone bands, with the remainder of the facades predominately brick. Following these examples, the applicant is proposing a predominantly warm tone brick building with leuders stone accents. The West elevation shows 63% brick, 35% lueders stone, and 2% cast stone, the East elevation shows 72% brick, 24% lueders stone, and 4% cast stone, the South elevation shows 58% brick, 40% lueders stone, and 2% cast stone, and the North elevation shows 57% brick, 41% lueders stone, and 2% cast stone.

Parking: The Urban Center standards require that one parking space be provided per 300 square feet of office use. Based on the proposed building area of 17,860 square feet, the applicant is required to provide 60 parking spaces. The plan provides a total of 60 new parking spaces, with 50 spaces in the surface parking lot, and 10 spaces within the public right-of-way as on-street parking along Quorum Drive and Edwin Lewis Drive.

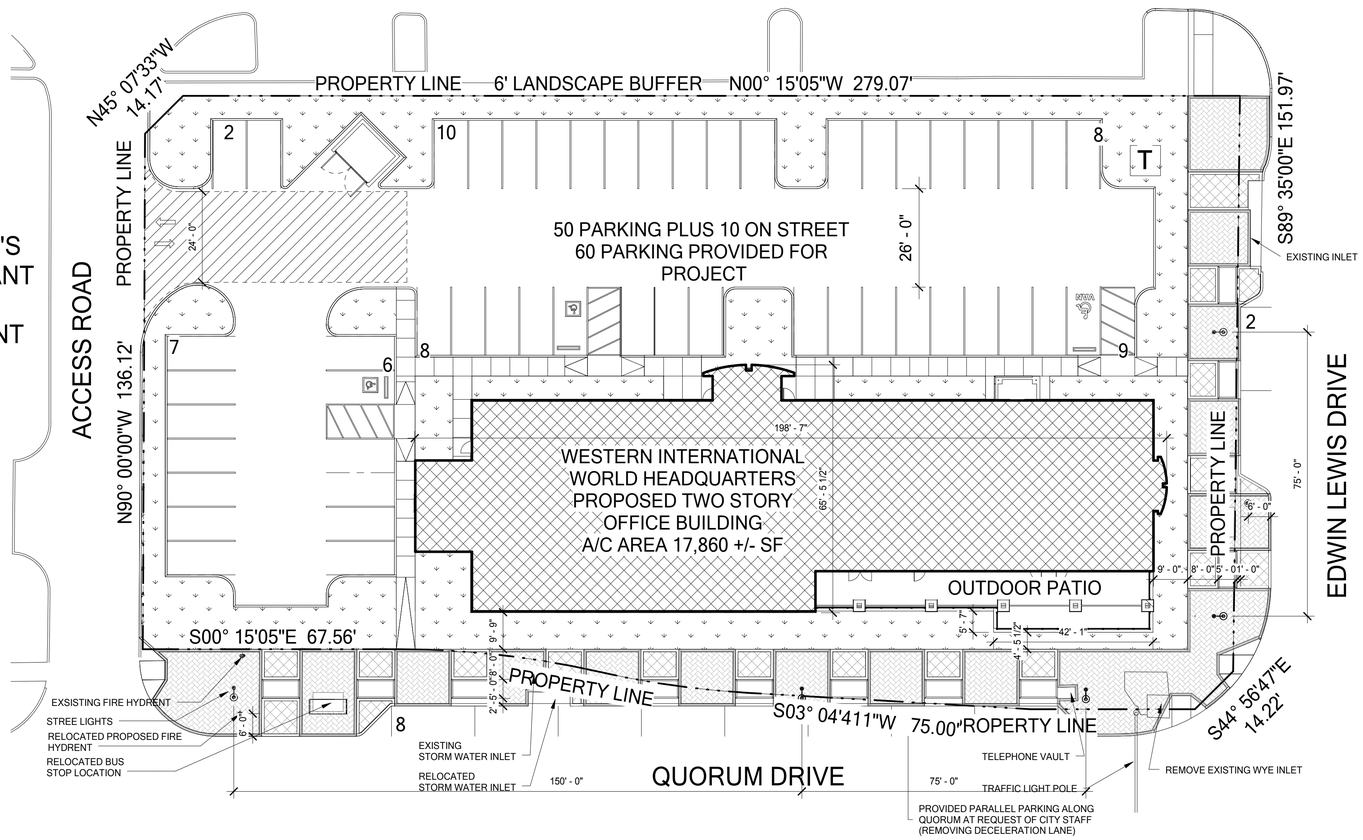
Landscaping: The landscape plans have been reviewed by the Parks Department to ensure compliance with the Town's Landscape Ordinance. The plans show that the developer is proposing to mimic the requirements found in the UC zoning district for Addison Circle along Quorum Drive and Edwin Lewis Drive with street trees in planting beds and a 10-foot minimum front yard with landscaping along Quorum Drive.

Streetscapes: In 2014, the Town developed a conceptual plan to enhance the pedestrian experience between Addison Circle and the office buildings south of Belt Line Road. The Quorum Art Walk focused on improving Quorum Drive with wider sidewalks and pedestrian lighting, moving to a more urban design standard with street trees and smaller building setbacks, providing east/west trails to get pedestrians to Quorum, and providing spaces for enhanced bus shelters and public art. The concepts were included in the recently adopted Master Transportation Plan (MTP). The MTP established streetscape standards for the various street types. Quorum Drive is a Minor Arterials and Edwin Lewis Drive is a Commercial Collector. As previously approved, the applicant is still proposing to construct Quorum and Edwin Lewis to the Urban Pedestrian standard which includes on-street parking, landscape beds with street trees and an 8-foot-wide sidewalk.

RECOMMENDATION: **ACONDITIONAL APPROVAL**

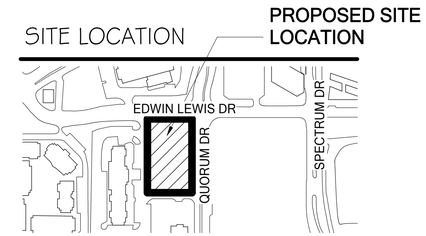
The submitted plans for this development for the most part reflect the Urban Center (UC) zoning district standards. Ideally, the district calls for larger more dense development. That being said, given this site's size limitations, physical constraints, existing utility locations, and the applicant's efforts toward providing enhanced streetscape, Staff recommends approval of the proposed Planned Development district, subject to the following condition:

- The property be replatted to dedicate the areas adjacent to the property as either public right-of-way or as easements allowing for the placement of public sidewalks, utilities and street lights



1 A1 SITE PLAN
1" = 20'-0"

0 10' 20' 40'
SCALE IN FEET



PARKING TABULATION

PARKING SPACE REQUIRED:

60 SPACES REQUIRED

PARKING SPACE PROVIDED:

REGULAR CARS -9'x18'- SURFACE	47
HANDICAP CAR PARKING -9'x18'- SURFACE	3
PARALLEL PARKING -8'x22' - STREET	10
TOTAL PARKING PROVIDED	**60**

*NOTE: "HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS".

SITE LEGEND

- LANDSCAPE
- SIDEWALK
- RETAINING WALL
- PARKING EASEMENT
- FIRE LANE
- INDICATES TRAFFIC DIRECTION
- PROPERTY LINE
- EASEMENT LINE AS INDICATED

SITE INFORMATION

PROPOSED SUBDIVISION NAME
LOT 1,2 AND 3 QUORUM CENTRE - EAST NO. 2 ADDITION, TOWN OF ADDISON

BLOCK DESIGNATION
BLOCK A

LOT NUMBER
LOT 2

LOT ACREAGE
1.0193 ACRES

ABSTRACT/ SURVEY NAME
W. FISHER SURVEY

ABSTRACT/ SURVEY NUMBER
482

TOWN PROJECT NUMBER
18-04

PREPARATION DATE
07.13.2018

SITE DATA SUMMARY

ZONING	PLANNED DEVELOPMENT
PROPOSED USE	OFFICE
LOT AREA	1.0193 ACRES (44,400 SQUARE FT)
BUILDING AREA A/C SPACE	17,860 SQUARE FT
BUILDING HEIGHT	140' APPROX. 2 STORY
LOT COVERAGE	39%
PARKING REQUIRED	60 (1:300 SQ FT)
PARKING PROVIDED	60

LANDSCAPE SQUARE FOOTAGE

AREA	AREA PER FLOOR SF
PERVIOUS AREA	9,805SF
IMPERVIOUS AREA	34,722SF
TOTAL SITE AREA	44,400SF

TOWN OF ADDISON SITE PLAN NOTES

1. ANY REVISIONS TO THIS PALN 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 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.

LOT 2
QUORUM CENTRE- EAST NO. 2 ADDITION
TOWN OF ADDISON
LOCATED IN THE G.W. FISHER SURVEY,
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

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

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ALLEN, TX 75013
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EMAIL: CHRIS@STUDIOGREENSPOT.COM

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MICHAEL R. MAYSE, ARCHITECT
TEXAS # 8306

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Engineer:

WESTERN INTERNATIONAL OFFICE BUILDING

15275 QUORUM DR.
ADDISON, TX 75001

TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL
13647 MONFORT DRIVE
DALLAS, TX 75240

Revisions:

#	No
1	
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date
08/08/2018

job no.
17161

sheet title
SITE PLAN

sheet no.
A1

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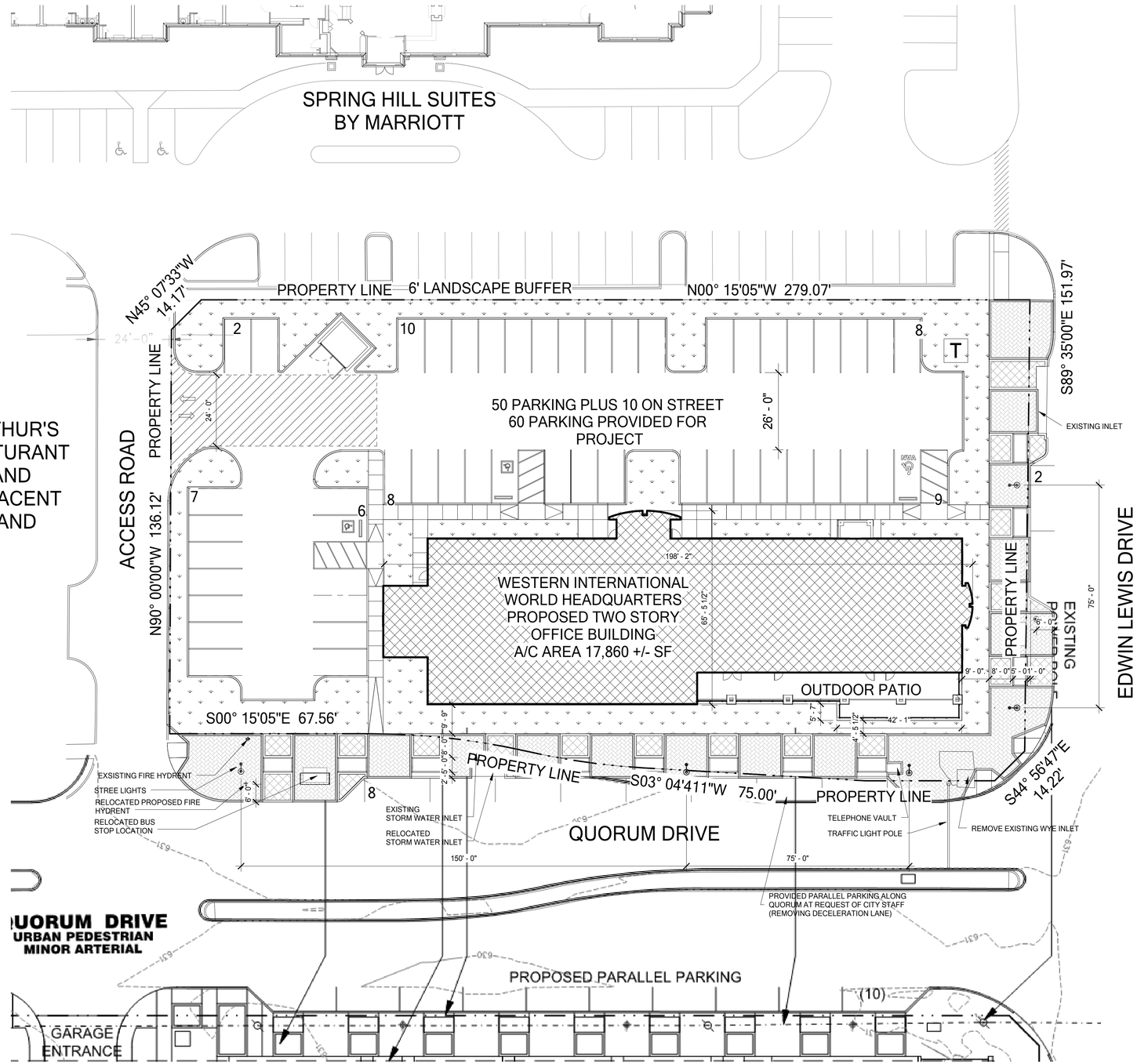

1 MASTER PLAN
A0.4 A2
1" = 20'-0"

0 10' 20' 40'
SCALE IN FEET

OWNER	ARCHITECT	CIVIL	LANDSCAPE ARCHITECT
ASPIRING PROPERTY, LP 13647 MONTFORT DRIVE DALLAS, TX 75240 PHONE: 972.934.8699 EMAIL: MHMAHONEY.MM@GMAIL.COM	MAYSE & ASSOCIATES CONTACT: RONALD K. SMITH, AIA, P.E RADHIKA GAMMAMPILA 14881QUORUM DRIVE, SUITE 800 DALLAS, TX 75254 PHONE: 972.386.0338 EMAIL: RSMITH@MAYSEASSOCIATES.COM RGAMMAMPILA@MAYSEASSOCIATES.COM	RLG CONSULTING ENGINEERS CONTACT: PHILLIP BRUGGER, P.E 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: PBRUGGER@RLGINC.COM	STUDIO GREEN SPOT, INC. CONTACT: CHRIS TRANZANO, RLA 1794 W. MCDERMOTT DRIVE, SUITE 110, ALLEN, TX 75013 PHONE: 469.369.4448 EMAIL: CHRIS@STUDIOGREENSPOT.COM

ACTION

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STAFF	Date	Initials
COUNCIL	Date	Initials

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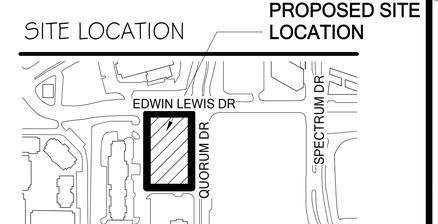
SITE LOCATION



PARKING TABULATION

PARKING SPACE REQUIRED:

60 SPACES REQUIRED

PARKING SPACE PROVIDED:

REGULAR CARS -9'x18'- SURFACE	47
HANDICAP CAR PARKING -9'x18'- SURFACE	3
PARALLEL PARKING -8'x22' - STREET	10
TOTAL PARKING PROVIDED	**60**

*NOTE: "HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS".

SITE LEGEND

- LANDSCAPE
- SIDEWALK
- RETAINING WALL
- PARKING EASEMENT
- FIRE LANE
- INDICATES TRAFFIC DIRECTION
- PROPERTY LINE
- EASEMENT LINE AS INDICATED

SITE INFORMATION

PROPOSED SUBDIVISION NAME
LOT 1,2 AND 3 QUORUM CENTRE - EAST NO. 2 ADDITION, TOWN OF ADDISON

BLOCK DESIGNATION
BLOCK A

LOT NUMBER
LOT 2

LOT ACREAGE
1.0193 ACRES

ABSTRACT/ SURVEY NAME
W. FISHER SURVEY

ABSTRACT/ SURVEY NUMBER
482

TOWN PROJECT NUMBER
18-04

PREPARATION DATE
07.13.2018

RESUBMITTAL DATE
08.06.2018

SITE DATA SUMMARY

ZONING	PLANNED DEVELOPMENT
PROPOSED USE	OFFICE
LOT AREA	1.0193 ACRES (44,400 SQUARE FT)
BUILDING AREA A/C SPACE	17,860 SQUARE FT
BUILDING HEIGHT	140' APPROX. 2 STORY
LOT COVERAGE	39%
PARKING REQUIRED	60 (1:300 SQ FT)
PARKING PROVIDED	60

LOT 2
QUORUM CENTRE- EAST NO. 2 ADDITION
TOWN OF ADDISON
LOCATED IN THE G.W. FISHER SURVEY,
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

TOWN OF ADDISON SITE PLAN NOTES

1. ANY REVISIONS TO THIS PALN 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 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.

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TEXAS # 8306

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Engineer:

WESTERN INTERNATIONAL OFFICE BUILDING

**15275 QUORUM DR.
ADDISON, TX 75001**

TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL
13647 MONFORT DRIVE
DALLAS, TX 75240

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08/08/2018

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sheet title
MASTER SITE PLAN

sheet no.
A2

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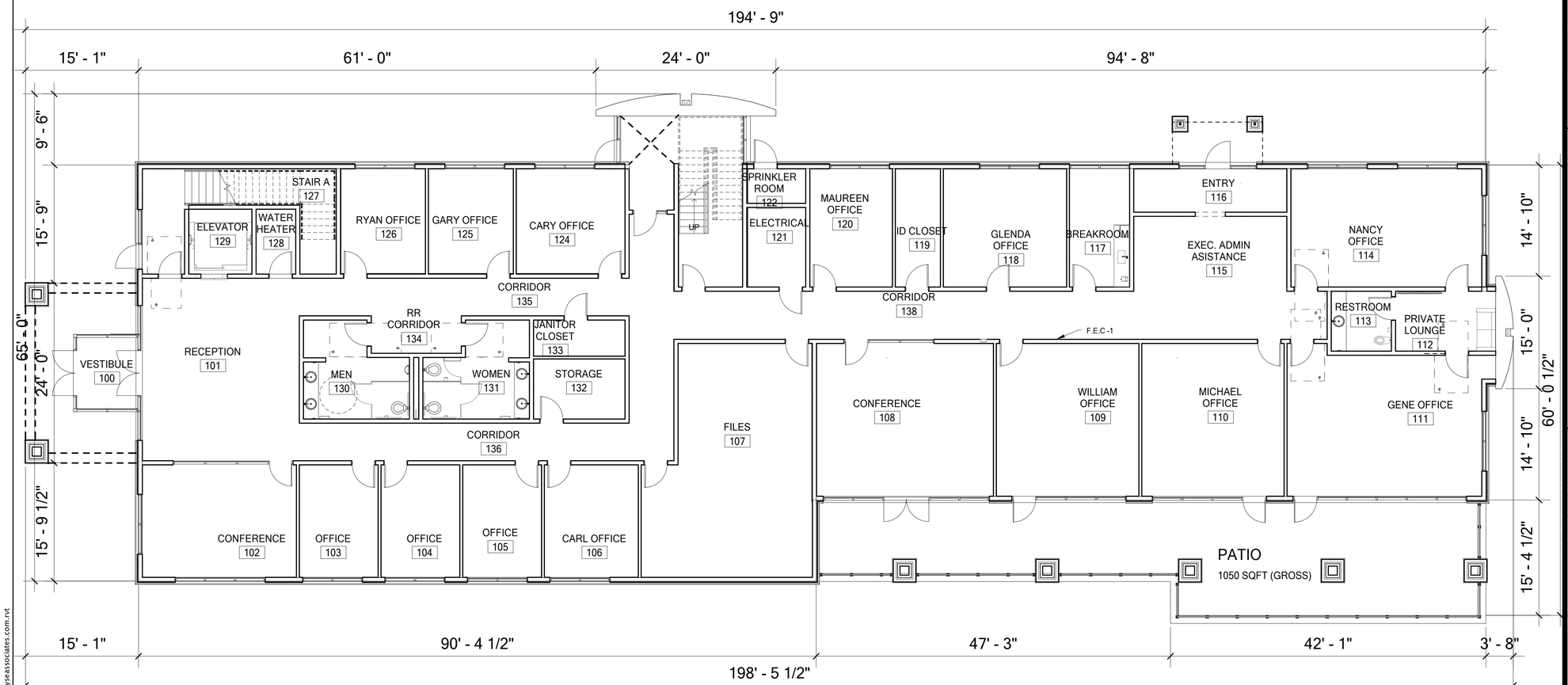

1 FLOOR PLAN - LEVEL 1
A0.4 A5 1/8" = 1'-0"

0 4' 8' 16'
1/8"=1'-0"

GROSS BUILDING SQUARE FOOTAGE

FLOOR	AREA PER FLOOR SF
1ST LEVEL	8,980.00 SF
2ND LEVEL	8,880.00 SF
TOTAL	**17,860.00 SF**
NON A/C PATIO	**1,050.00 SF**

PARKING TABULATION

PARKING SPACE REQUIRED:

60 SPACES REQUIRED

PARKING SPACE PROVIDED:

REGULAR CARS -9'x18'- SURFACE	47
HANDICAP CAR PARKING -9'x18'- SURFACE	3
PARALLEL PARKING -8'x22' - STREET	10
TOTAL PARKING PROVIDED	**60**

*NOTE: "HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS".

SITE INFORMATION

PROPOSED SUBDIVISION NAME
LOT 1,2 AND 3 QUORUM CENTRE - EAST NO. 2 ADDITION, TOWN OF ADDISON

BLOCK DESIGNATION
BLOCK A

LOT NUMBER
LOT 2

LOT ACREAGE
1.0193 ACRES

ABSTRACT/ SURVEY NAME
W. FISHER SURVEY

ABSTRACT/ SURVEY NUMBER
482

TOWN PROJECT NUMBER
18-04

PREPARATION DATE
07.13.2018

RESUBMITTAL DATE
08.06.2018

SITE DATA SUMMARY

ZONING	PLANNED DEVELOPMENT
PROPOSED USE	OFFICE
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BUILDING HEIGHT	140' APPROX. 2 STORY
LOT COVERAGE	39%
PARKING REQUIRED	60 (1:300 SQ FT)
PARKING PROVIDED	60

LOT 2
QUORUM CENTRE- EAST NO. 2 ADDITION
TOWN OF ADDISON
LOCATED IN THE G.W. FISHER SURVEY,
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

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ACTION

	APPROVED	DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

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TEXAS # 8306

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Engineer:

WESTERN INTERNATIONAL OFFICE BUILDING

15275 QUORUM DR.
ADDISON, TX 75001

TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL
13647 MONFORT DRIVE
DALLAS, TX 75240

Revisions:

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date
08/08/2018

job no.
17161

sheet title
1ST FLOOR PLAN

sheet no.
A5

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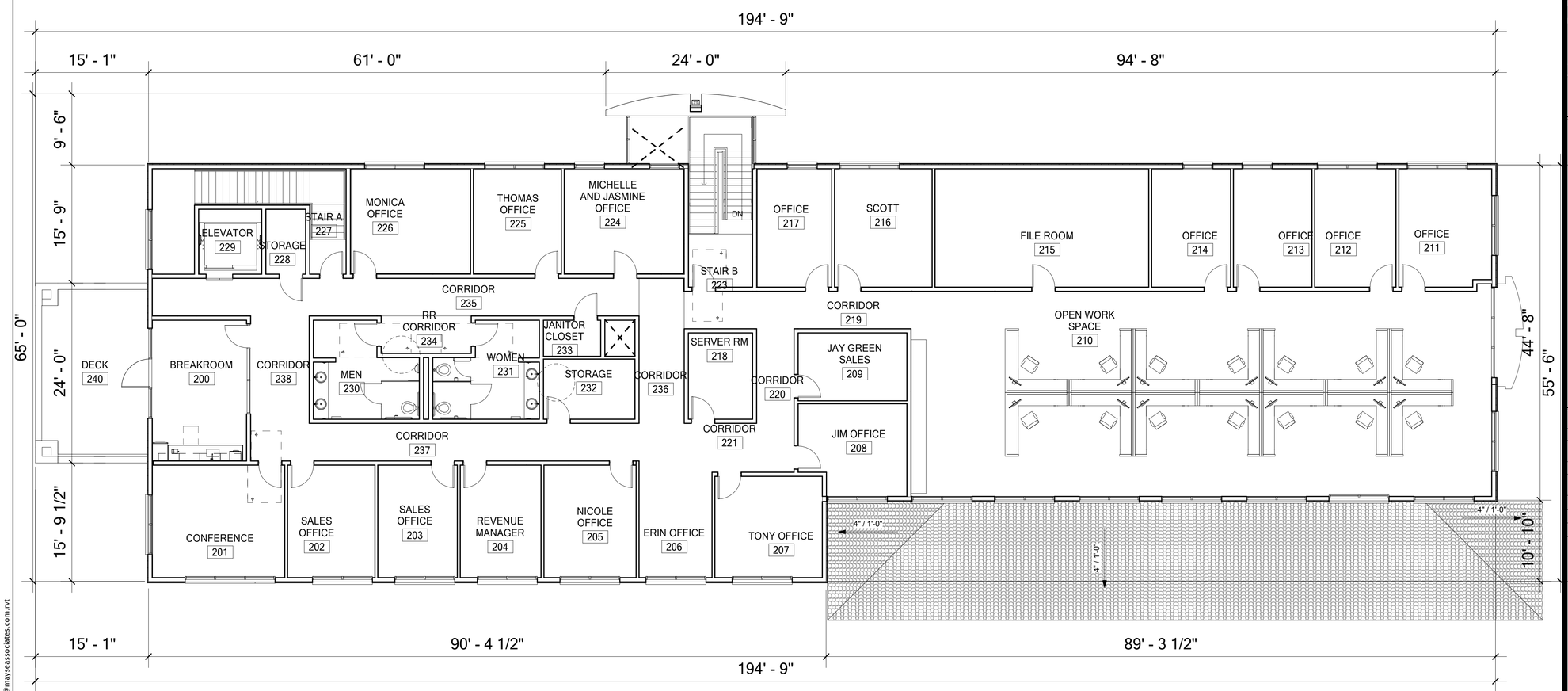

1 A3.0 A6 FLOOR PLAN - LEVEL 2

1/8" = 1'-0"

0 4' 8' 16'
1/8"=1'-0"

GROSS BUILDING SQUARE FOOTAGE

FLOOR	AREA PER FLOOR SF
1ST LEVEL	8,980.00 SF
2ND LEVEL	8,880.00 SF
TOTAL	**17,860.00 SF**

NON A/C PATIO **1,050.00 SF**

PARKING TABULATION

PARKING SPACE REQUIRED:

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SITE INFORMATION

PROPOSED SUBDIVISION NAME
LOT 1,2 AND 3 QUORUM CENTRE - EAST NO. 2 ADDITION, TOWN OF ADDISON

BLOCK DESIGNATION
BLOCK A

LOT NUMBER
LOT 2

LOT ACREAGE
1.0193 ACRES

ABSTRACT/ SURVEY NAME
W. FISHER SURVEY

ABSTRACT/ SURVEY NUMBER
482

TOWN PROJECT NUMBER
18-04

PREPARATION DATE
07.13.2018

RESUBMITTAL DATE
08.06.2018

SITE DATA SUMMARY

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TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL
13647 MONFORT DRIVE
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date
08/08/2018

job no.
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sheet title
2ND FLOOR PLAN

sheet no.
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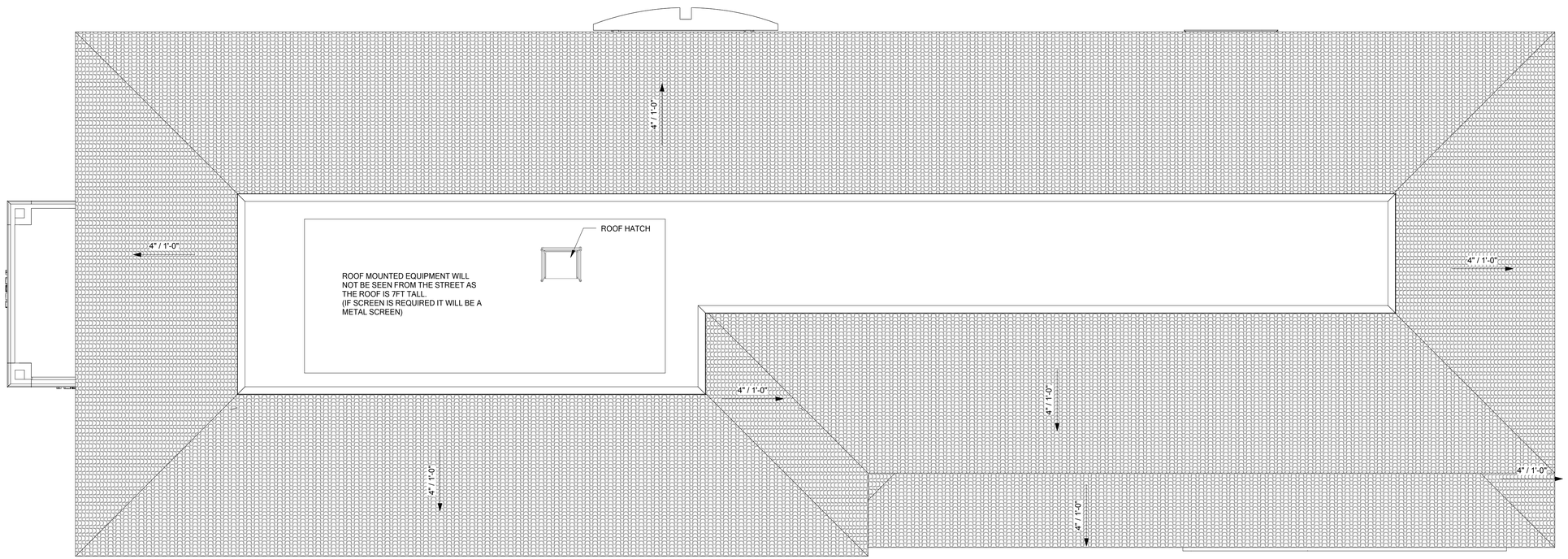

1 A7 ROOF PLAN
1/8" = 1'-0"

0 4' 8' 16'
1/8"=1'-0"

OWNER	ARCHITECT	STRUCTURAL	CIVIL	SURVEY	LANDSCAPE ARCHITECT
ASPIRING PROPERTY, LP 13647 MONTFORT DRIVE DALLAS, TX 75240 PHONE: 972.934.8699 EMAIL: MHMAHONEY.MM@GMAIL.COM	MAYSE & ASSOCIATES CONTACT: RONALD K. SMITH, AIA, P.E RADHIKA GAMMAMPILA 14881QUORUM DRIVE, SUITE 800 DALLAS, TX 75254 PHONE: 972.386.0338 EMAIL: RSMITH@MAYSEASSOCIATES.COM RGAMMAMPILA@MAYSEASSOCIATES.COM	RLG CONSULTING ENGINEERS CONTACT: DAVID A. CUMMIN, P.E, S.E 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: DCUMMING@RLGINC.COM	RLG CONSULTING ENGINEERS CONTACT: PHILLIP BRUGGER, P.E 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: PBRUGGER@RLGINC.COM	RLG CONSULTING ENGINEERS CONTACT: BRIAN R WADE,LA, RPLS 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: BWADE@RLGINC.COM	STUDIO GREEN SPOT, INC. CONTACT: CHRIS TRANZANO, RLA 1794 W. MCDERMOTT DRIVE, SUITE 110, ALLEN, TX 75013 PHONE: 469.369.4448 EMAIL: CHRIS@STUDIOGREENSPOT.COM

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LOT NUMBER
LOT 2

LOT ACREAGE
1.0193 ACRES

ABSTRACT/ SURVEY NAME
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ABSTRACT/ SURVEY NUMBER
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ADDISON, TX 75001

TEXAS WESTERN HOSPITALITY

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job no. 17161

sheet title ROOF PLAN

sheet no. A7

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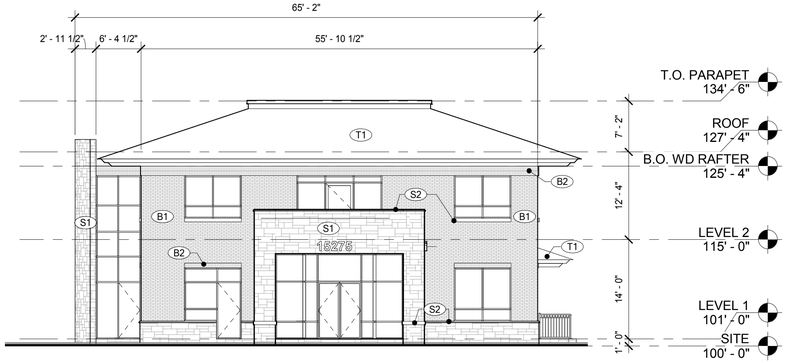
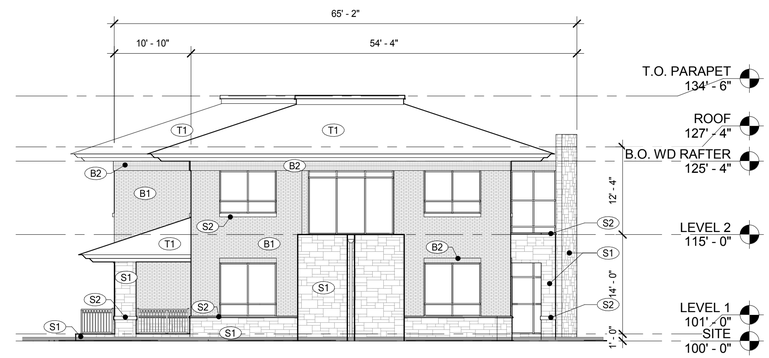


4 SOUTH BUILDING ELEVATION

A8 3/32" = 1'-0"

0 4' 8' 16'
3/32"=1'-0"



3 NORTH BUILDING ELEVATION

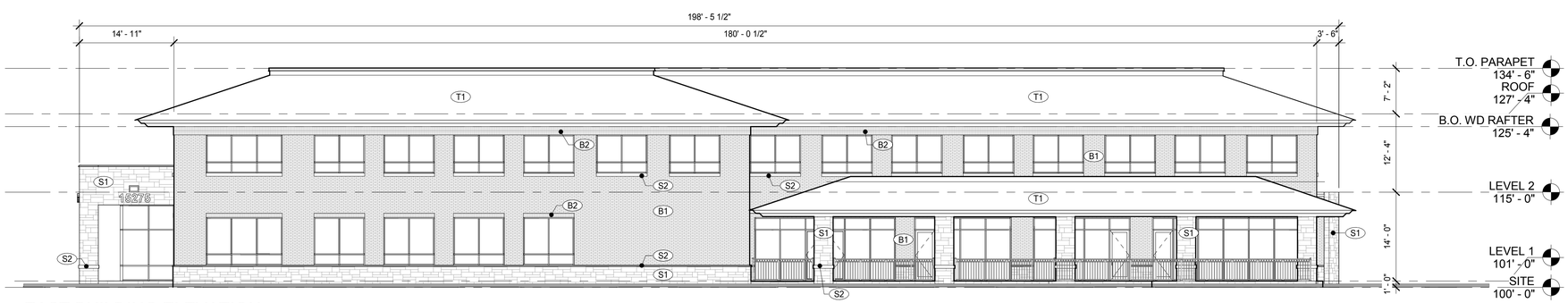
A8 3/32" = 1'-0"

0 4' 8' 16'
3/32"=1'-0"

2 WEST BUILDING ELEVATION

A8 3/32" = 1'-0"

0 4' 8' 16'
3/32"=1'-0"



1 EAST BUILDING ELEVATION

A8 3/32" = 1'-0"

0 4' 8' 16'
3/32"=1'-0"

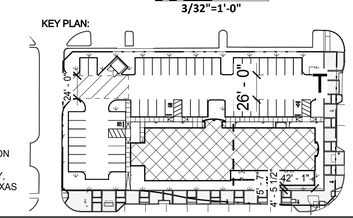
OWNER	ARCHITECT	CIVIL	LANDSCAPE ARCHITECT
ASPIRING PROPERTY, LP 13647 MONTFORT DRIVE DALLAS, TX 75240 PHONE: 972.934.8699 EMAIL: MHMAHONEY.MM@GMAIL.COM	MAYSE & ASSOCIATES CONTACT: RONALD K. SMITH, AIA, P.E RADHIKA GAMMAMPILA 14881QUORUM DRIVE, SUITE 800 DALLAS, TX 75254 PHONE: 972.386.0338 EMAIL: RSMITH@MAYSEASSOCIATES.COM RGAMMAMPILA@MAYSEASSOCIATES.COM	RLG CONSULTING ENGINEERS CONTACT: PHILLIP BRUGGER, P.E 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: PBRUGGER@RLGINC.COM	STUDIO GREEN SPOT, INC. CONTACT: CHRIS TRANZANO, RLA 1794 W. MCDERMOTT DRIVE, SUITE 110, ALLEN, TX 75013 PHONE: 469.369.4448 EMAIL: CHRIS@STUDIOGREENSPOT.COM

ACTION

	APPROVED	DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

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

KEY PLAN:



LOT 2
QUORUM CENTRE- EAST NO. 2 ADDITION
TOWN OF ADDISON
LOCATED IN THE G.W. FISHER SURVEY,
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

SITE INFORMATION

PROPOSED SUBDIVISION NAME
LOT 1,2 AND 3 QUORUM CENTRE - EAST NO. 2 ADDITION, TOWN OF ADDISON

BLOCK DESIGNATION
BLOCK A

LOT NUMBER
LOT 2

LOT ACREAGE
1.0193 ACRES

ABSTRACT/ SURVEY NAME
W. FISHER SURVEY

ABSTRACT/ SURVEY NUMBER
482

TOWN PROJECT NUMBER
18-04

PREPARATION DATE
07.13.2018

RESUBMITTAL DATE
08.06.2018

EXTERIOR BUILDING MATERIAL

WEST ELEVATION- 3,824 SQFT
BRICK - 63%
LUEDERS STONE - 35%
CAST STONE - 2%

MASONRY - 100%

EAST ELEVATION- 2,359 SQFT
BRICK - 72%
LUEDERS STONE - 24%
CAST STONE - 4%

MASONRY- 100%

SOUTH ELEVATION- 981 SQFT
BRICK - 58%
LUEDERS STONE - 40%
CAST STONE - 2%

MASONRY- 100%

NORTH ELEVATION - 1,136 SQFT
BRICK - 57%
LUEDERS STONE - 41%
CAST STONE - 2%

MASONRY - 100%

TOTAL EXTERIOR BUILDING MATERIAL %

BRICK - 64%
LUEDERS STONE - 33%
CAST STONE - 3%

MASONRY - 100%

EXTERIOR FINISH LEGEND

- S1 LUEDERS LIMESTONE VENEER
- S2 CAST STONE
- B1 BRICK RUNNING BOND VENEER MAJAVE VELOUR 60%- ACME BRICK FL MANGANESE VELOUR 40%
- B2 BRICK SOILDER COURSE VENEER MAJAVE VELOUR 60% - ACME BRICK FL MANGANESE VELOUR 40%
- T1 BARRAL CLAY TILE SPANISH CIMARRON - CLAYMEX

TOWN OF ADDISON FACADE PLAN NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS AHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.
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- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED NY THE CHEIF BUILDING OFFICIAL.

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MICHAEL R. MAYSE, ARCHITECT
TEXAS # 8306

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Engineer:

WESTERN INTERNATIONAL OFFICE BUILDING

15275 QUORUM DR.
ADDISON, TX 75001

TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL
13647 MONFORT DRIVE
DALLAS, TX 75240

Revisions:

#	No
1	
2	

date 08/08/2018

job no. 17161

sheet title EXTERIOR ELEVATIONS

sheet no. A8

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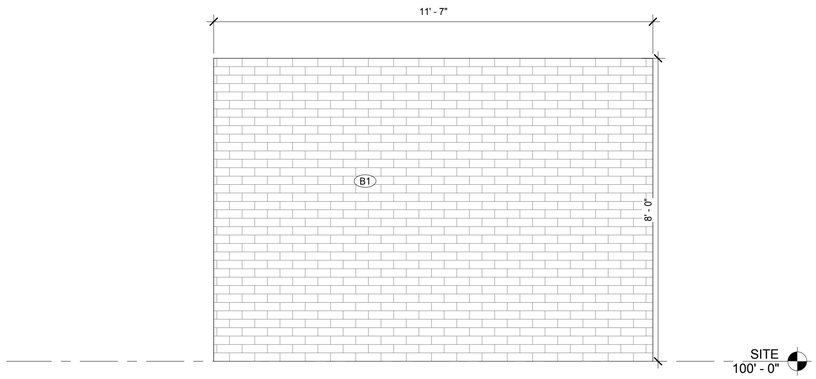
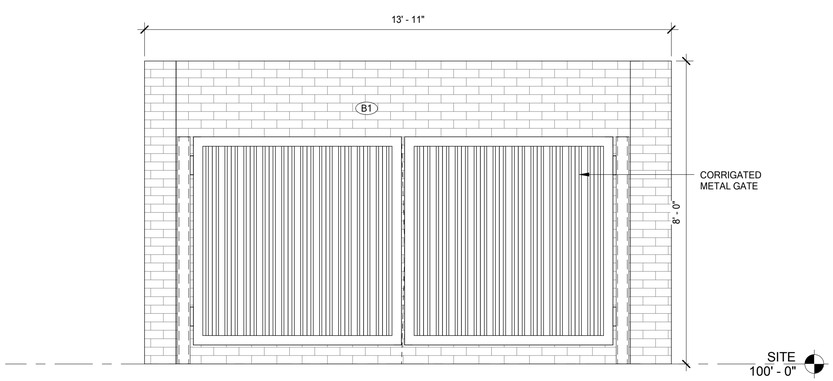


3 DUMPSTER ENCLOSURE - SIDE ELEVATION

A9 1/2" = 1'-0"

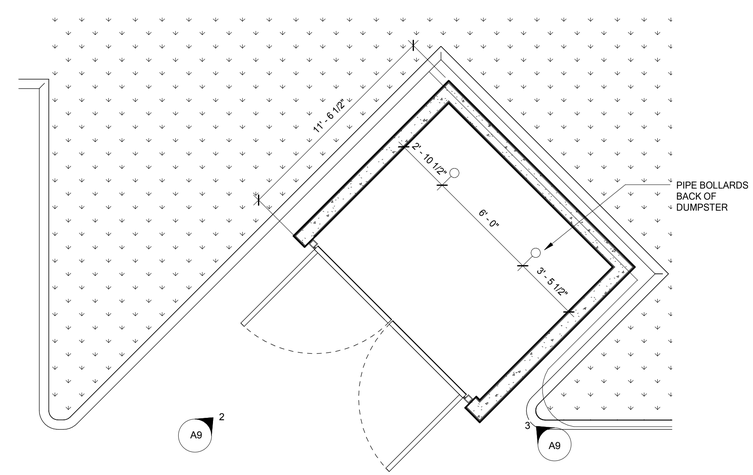
0 1' 2' 4'
1/2"=1'-0"



2 DUMPSTER ENCLOSURE - FRONT ELEVATION

A9 1/2" = 1'-0"

0 1' 2' 4'
1/2"=1'-0"



1 SITE PLAN - DUMPSTER ENCLOSURE

A0.2/A9 1/4" = 1'-0"

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

OWNER	ARCHITECT	CIVIL	LANDSCAPE ARCHITECT
ASPIRING PROPERTY, LP 13647 MONTFORT DRIVE DALLAS, TX 75240 PHONE: 972.934.8699 EMAIL: MHMAHONEY.MM@GMAIL.COM	MAYSE & ASSOCIATES CONTACT: RONALD K. SMITH, AIA, P.E RADHIKA GAMMAMPILA 14881QUORUM DRIVE, SUITE 800 DALLAS, TX 75254 PHONE: 972.386.0338 EMAIL: RSMITH@MAYSEASSOCIATES.COM RGAMMAMPILA@MAYSEASSOCIATES.COM	RLG CONSULTING ENGINEERS CONTACT: PHILLIP BRUGGER, P.E 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: PBRUGGER@RLGINC.COM	STUDIO GREEN SPOT, INC. CONTACT: CHRIS TRANZANO, RLA 1794 W. MCDERMOTT DRIVE, SUITE 110, ALLEN, TX 75013 PHONE: 469.369.4448 EMAIL: CHRIS@STUDIOGREENSPOT.COM

ACTION

	APPROVED	DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

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

SITE INFORMATION

PROPOSED SUBDIVISION NAME
LOT 1,2 AND 3 QUORUM CENTRE - EAST NO. 2 ADDITION, TOWN OF ADDISON

BLOCK DESIGNATION
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LOT NUMBER
LOT 2

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ABSTRACT/ SURVEY NUMBER
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TEXAS # 8306

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Engineer:

WESTERN INTERNATIONAL OFFICE BUILDING

15275 QUORUM DR.
ADDISON, TX 75001

TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL
13647 MONFORT DRIVE
DALLAS, TX 75240

Revisions:

#	No
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date
08/08/2018

job no.
17161

sheet title
DUMPSTER ENCLOSURE ELEVATION

sheet no.
A9

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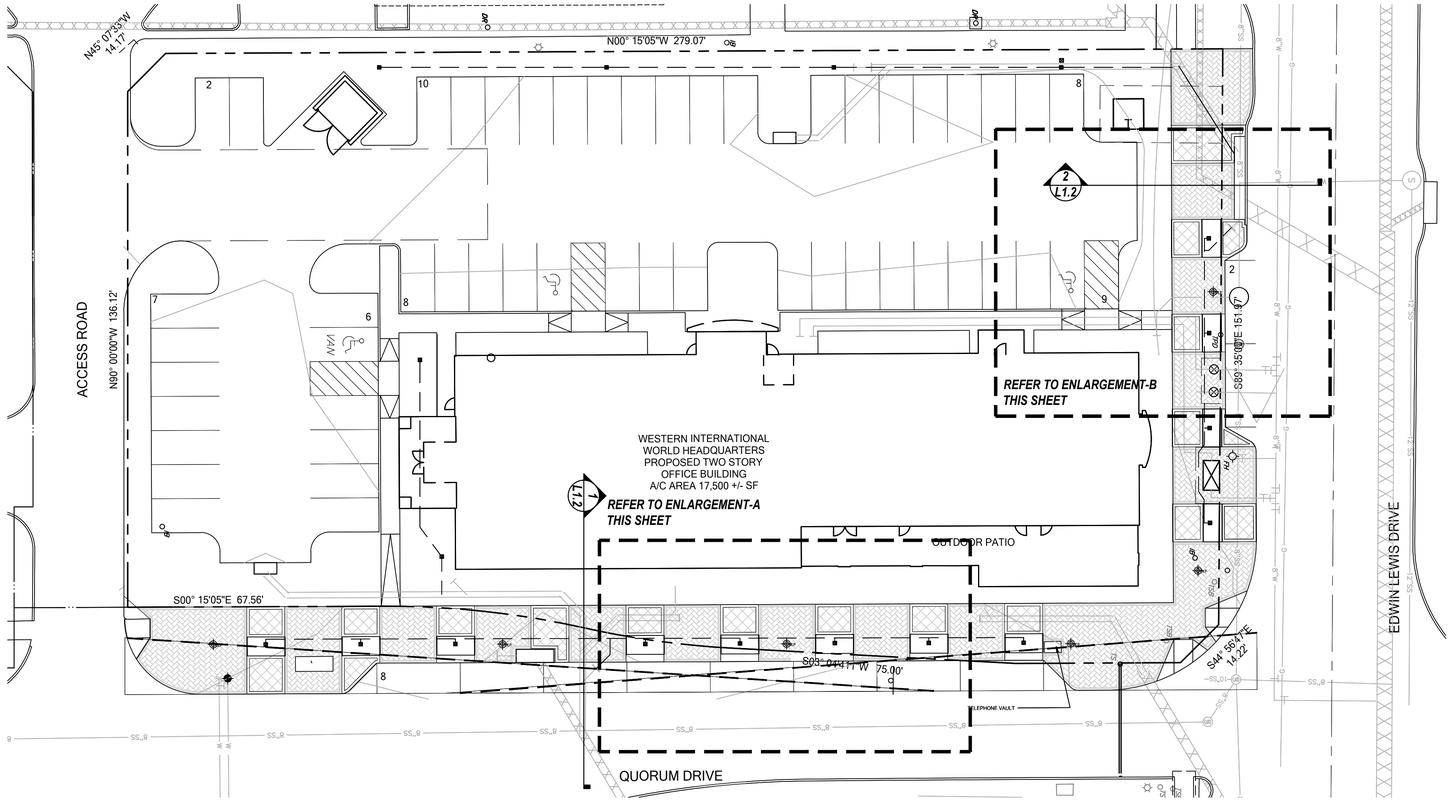


01 LANDSCAPE SITE PLAN
SCALE 1"=20'-0"

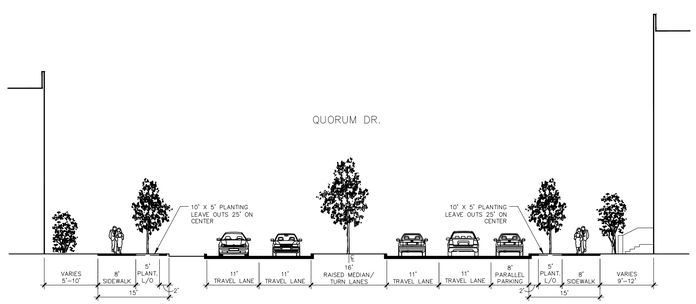
0 10 20 40

DRAINAGE NOTES

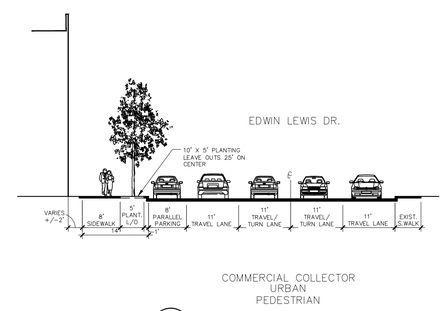
1. Contractor responsible for providing all materials and labor for the installation of the subsurface drainage system.
2. All drainlines to be 4" PVC minimum.
3. There shall be a minimum half (1/2 %) percent flow line fall along drainage lines.
4. All catch basins shall be 9" square NDS drain basins. Area drains in the turf area shall have flat drain grates, drains in planting areas shall have atrium drain grates. Contractor to submit catch basin specs. to Landscape Architect for approval before installation.
5. Contractor to provide a minimum two (2 %) percent fall away from all structures.
6. Contractor to verify all propsed grades and report any problems to the Landscape Architect.

CONCRETE ROCK SALT FINISH NOTES

1. *Apply course grained rock salt as concrete reaches initial set. Application of rock salt to be seeded with hand held spreader. Alternative methods must be approved by Architect / Owner prior to beginning of work.*
2. *Cover concrete with one-mil. plastic sheeting and float and trowel surface to trap salt into concrete surface. Remove plastic sheeting immediately after floating and troweling.*
3. *Saturate concrete surface with water and sweep to remove salt after final set.*
4. *The architect reserves the right to reject any and all work executed by the Contractor which does not meet his/her expectations and Manufacturers Specifications.*
5. *The Contractor shall construct a sample panel 5'-0" by 5'-0" on site, at no expense to the Owner, for approval be the Architect / Owner prior to commencing work.*



01 QUORUM DRIVE
SCALE 1/16"=1'-0"



02 EDWIN LEWIS DRIVE
SCALE 1/16"=1'-0"

STREETSCAPE EXAMPLE AT IDA CLAIRE - QUORUM DRIVE STREET FRONTAGE

LOT 2
QUORUM CENTRE- EAST NO. 2 ADDITION
TOWN OF ADDISON
LOCATED IN THE G.W. FISHER SURVEY,
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

ACTION		
APPROVED		DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

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MAYSE & ASSOCIATES, INC.
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WESTERN INTERNATIONAL OFFICE BUILDING

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ADDISON, TX 75001

TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL
13647 MONFORT DRIVE
DALLAS, TX 75240

Revisions:

1 1 No
2

date
08/08/2018

job no.
17161

sheet title
HARDSCAPE PLAN

sheet no.
L1.1

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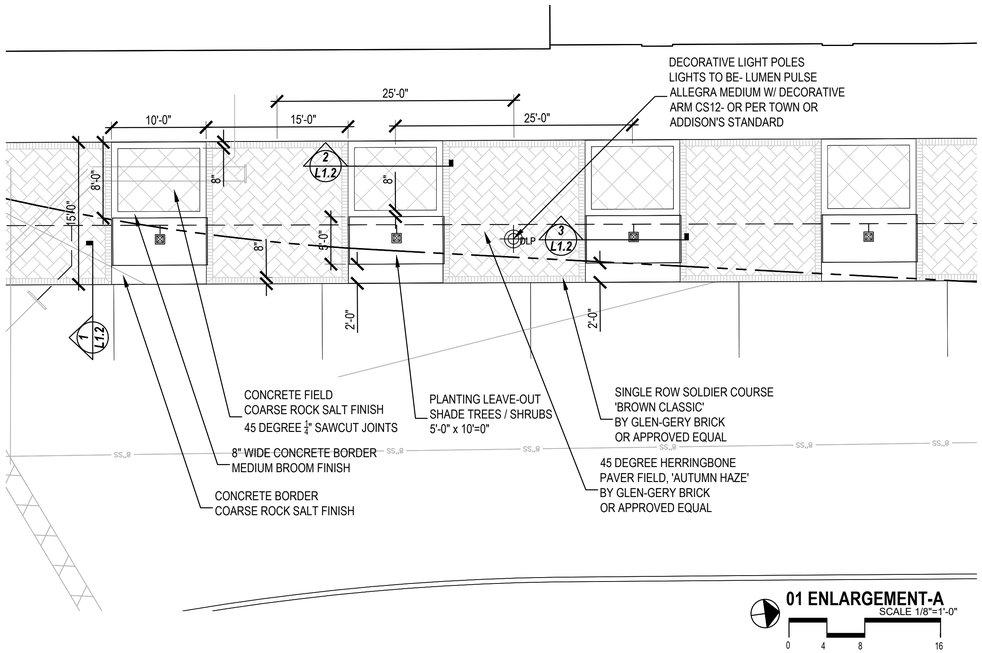
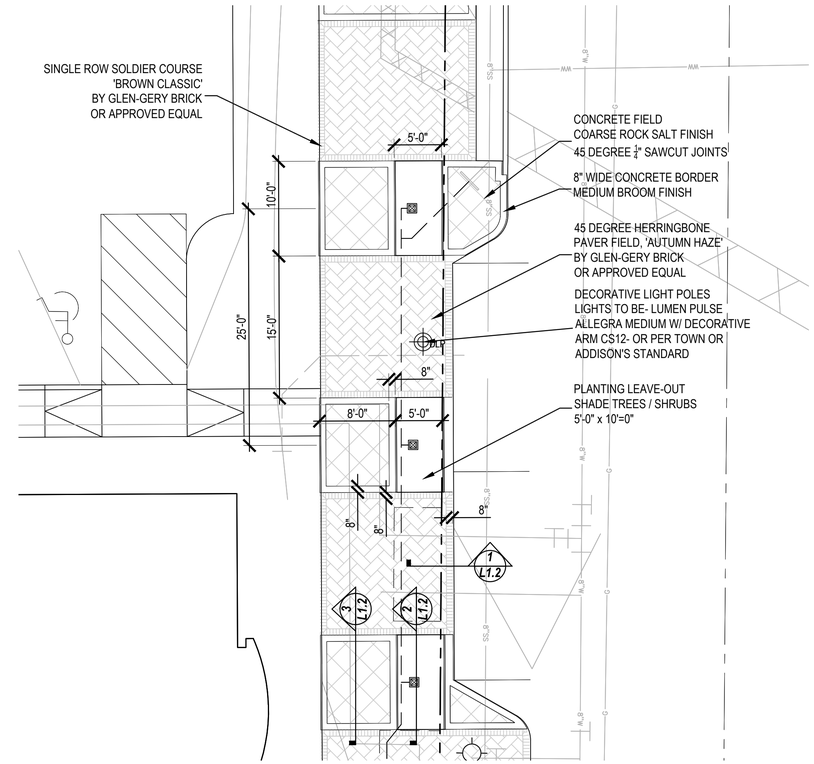
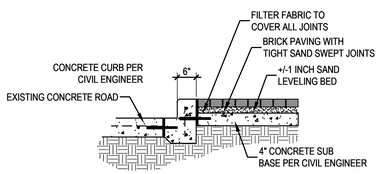


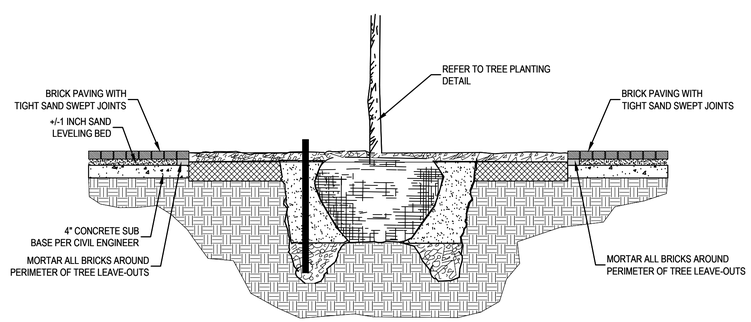
01 ENLARGEMENT-A
SCALE 1/8"=1'-0"
0 4 8 16



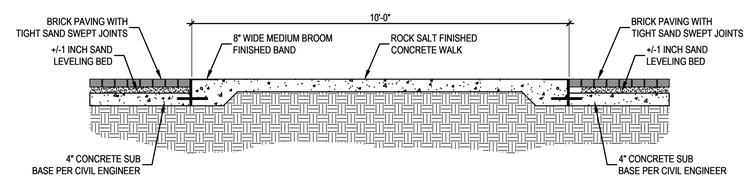
02ENLARGEMENT-B
SCALE 1/8"=1'-0"
0 4 8 16



01 PAVERS AT CURB
SCALE 1/2"=1'-0"



02 PAVERS AT TREE LEAVE OUT
SCALE 1/2"=1'-0"



03 PAVERS AT CONCRETE WALK
SCALE 1/2"=1'-0"

LOT 2
QUORUM CENTRE- EAST NO. 2 ADDITION
TOWN OF ADDISON
LOCATED IN THE G.W. FISHER SURVEY,
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

ACTION		
	APPROVED	DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

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SEAL:

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONZANO
2042
STATE OF TEXAS

08.08.2018

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LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
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SUITE 110
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WESTERN INTERNATIONAL OFFICE BUILDING

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13647 MONFORT DRIVE
DALLAS, TX 75240

Revisions:

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date
08/08/2018
job no.
17161
sheet title
HARDSCAPE DETAILS
sheet no.
L1.2

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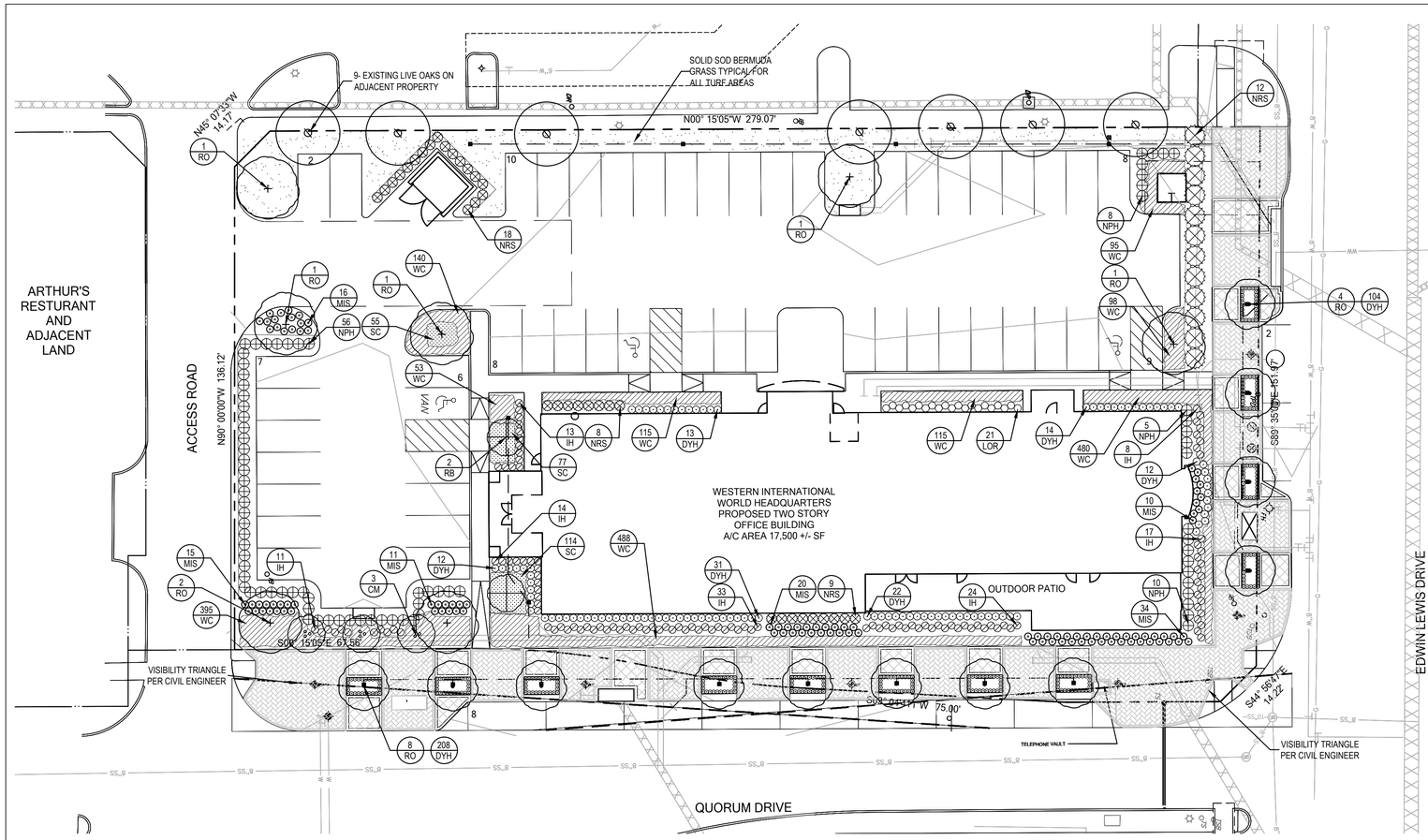


01 LANDSCAPE PLAN
SCALE 1"=20'-0"

0 10 20 40

PLANT MATERIAL SCHEDULE

TREES

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	3	Crepe Myrtle 'Natchez'	*Lagerstroemia indica 'Natchez'*	8' ht.	container, 3 or 5 trunks, tree form
RB	2	'Dura Heat' River Birch	*Betula nigra 'Dura Heat'*	10' ht.	container or b&b, 3 trunks, tree form
RO	19	Shrumard Red Oak	*Quercus shumardii*	4" cal.	container, 14' ht., 6' spread, 5' clear straight trunk

SHRUBS

TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	416	Dwarf Yaupon Holly 'Stokes'	*Ilex vomitoria 'nana'*	5 gal.	container grown,12" spread
IH	120	Indian Hawthorn 'Clara'	*Rhaphiolepis indica 'clara'*	5 gal.	container full, well rooted
NPH	79	Needlepoint Holly	*Ilex cornuta "Needlepoint'*	7 gal.	container, 30" ht., 24" spread
NRS	47	Nellie R. Stevens Holly	*Ilex x 'Nellie R. Stevens'*	6' ht.	container, 4' spread, full to base
MIS	106	Adagio Maiden Grass	*Miscanthus sinensis 'Adagio'*	5 gal.	container full, well rooted
LOR	21	Loropetalum 'Ruby'	*Lorpetalum chinensis 'Ruby'*	5 gal.	container, 24" ht., 20" spread

GROUNDCOVERS

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	246	Seasonal Color	*Euonymus fortunei 'Coloradus'*	4" pots	selection by owner, 12" o.c.
WC	1979	Purple Wintercreeper '419' Bermudagrass	*Cynodon dactylon '419'*	1 gal.	container, 5- 12" runners min., 12" o.c. Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

NOTE: BELOW GROUND TREE STAKING SYSTEM TO BE USED FOR TREE STAKING. REFER TO DETAIL 1 / SHEET L.2 FOR STAKING SYSTEM

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID SOD NOTES

1 FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.

2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

SITE REQUIREMENTS
Requirements: 20% of gross site to be landscape
Total Site: 44,391 s.f.

Required	Provided
8,878 s.f. (20%)	9,583 s.f (22%)

STREET FRONTAGE
Requirements: 10' buffer along street frontage
(1) tree 4" cal. per 25-30 l.f. o.c., evergreen shrubs planted around the perimeter of tree wells

Quorum Drive:

Required	Provided
(10) trees, 4" cal. shrubs planter around tree wells	(8) trees, 4" cal. Dwarf Yaupon Holly shrubs planted around tree wells

Edwin Lewis Drive:

Required	Provided
(5) trees, 4" cal. shrubs planter around tree wells	(4) trees, 4" cal. Dwarf Yaupon Holly shrubs planted around tree wells

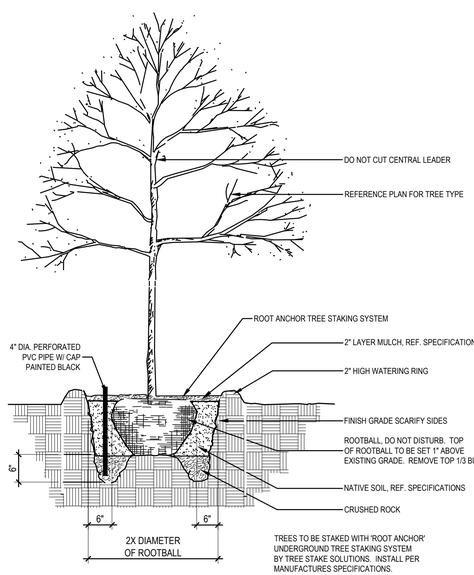
PARKING LOT SCREEN-

Required	Provided
24" ht., screen hedge	24" ht., evergreen screen hedge

LOT 2
QUORUM CENTRE- EAST NO. 2 ADDITION
TOWN OF ADDISON
LOCATED IN THE G.W. FISHER SURVEY,
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

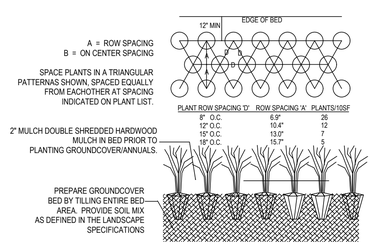
ACTION		
APPROVED		DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

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

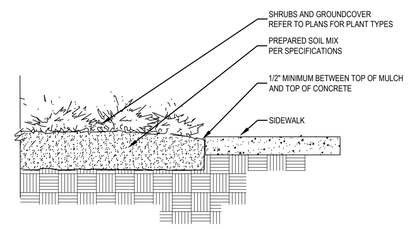


TREES TO BE STAKED WITH 'ROOT ANCHOR' UNDERGROUND TREE STAKING SYSTEM BY TREE STAKE SOLUTIONS. INSTALL PER MANUFACTURES SPECIFICATIONS. ROOT ANCHOR TO BE SIZED PER MANUFACTURES SIZE CHART

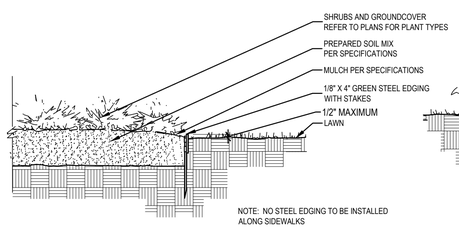
01 TREE PLANTING DETAIL
NOT TO SCALE



02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

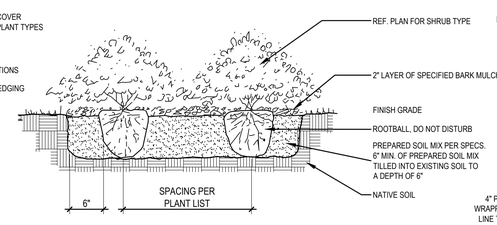


03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE

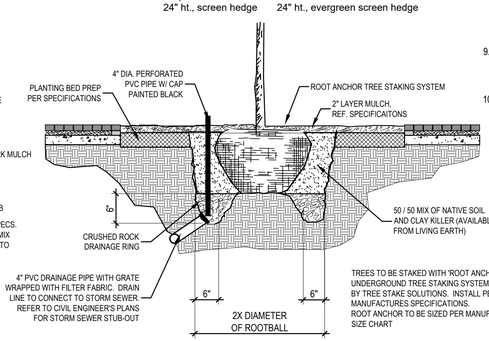


NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS

04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE



TREES TO BE STAKED WITH 'ROOT ANCHOR' UNDERGROUND TREE STAKING SYSTEM BY TREE STAKE SOLUTIONS. INSTALL PER MANUFACTURES SPECIFICATIONS. ROOT ANCHOR TO BE SIZED PER MANUFACTURES SIZE CHART

06 TREE PLANTING AT TREE LEAVE-OUT
NOT TO SCALE

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SEAL:

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONZANO
2042
STATE OF TEXAS
08.08.2018

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WESTERN INTERNATIONAL
13647 MONFORT DRIVE
DALLAS, TX 75240

Revisions:

1	1	No
2		

date
08/08/2018

job no.
17161

sheet title
LANDSCAPE PLAN

sheet no.
L1.3

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SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

LOT 2
QUORUM CENTRE- EAST NO. 2 ADDITION
TOWN OF ADDISON
LOCATED IN THE G.W. FISHER SURVEY,
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

ACTION

	APPROVED	DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

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

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Revisions:

1 No
2

date 08/08/2018
job no. 17161
sheet title LANDSCAPE SPECIFICAITONS
sheet no. L1.4

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Planning & Zoning Commission

Meeting Date: 08/21/2018

Agenda Caption:

PUBLIC HEARING Case 1783-Z/Addison Office Condos. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on 1.446 acres generally located at 16360-16400 Addison Road, which properties are currently zoned Commercial-1 (C-1), to a Planned Development (PD) zoning district, allowing shared parking across property lines.

Attachments

1783-Z P&Z Packet

1783-Z Site Plan

1783-Z

PUBLIC HEARING Case 1783-Z/Addison Office Condos. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on 1.446 acres generally located at 16360-16400 Addison Road, which properties are currently zoned Commercial-1 (C-1), to a Planned Development (PD) zoning district, allowing shared parking across property lines.

LOCATION MAP

August 16, 2018

STAFF REPORT

RE:	Case 1783-Z/Addison Office Condos
LOCATION:	16360-16400 Addison Road
REQUEST:	Approval of a zoning change from a Commercial-1 (C-1) to a Planned Development (PD) district to allow shared parking across property lines.
APPLICANT:	Town of Addison

DISCUSSION:

Background: The properties located at 16360, 16370, 16380, 16390, and 16400 Addison Road occupy 1.446 acres. Originally, these properties were a part one property, 16420 Addison Road, with site plan and elevations approved in 2005 as part of a Board of Zoning Adjustments, case BZA-048, which requested a variance for reduced side and rear yard setbacks. The development plans showed seven office buildings with surface parking as well as 7 private garages. The property was subsequently subdivided it into eight lots, seven lots with individual office buildings, and one lot as a drainage easement.

These properties are currently zoned Commercial-1 (C-1), which requires one parking space per 300 square feet of office to be provided on the same platted lot as the use. While the Town's records are not clear, three of these lots have been developed out of compliance with this parking requirement and one lot was developed with surface parking as well as private parking garages. It is staff's understanding that the other property owners on this development site have an option to lease the garages for individual use.

Two of the remaining undeveloped lots, addressed 16420 and 16410 Addison Road, are currently being replatted to accommodate a one-story, two-tenant office building, which will be able to provide the required number of parking spaces. However, the last remaining undeveloped lot is not able to be developed on its own as it would not be able to provide enough parking spaces onsite to meet the zoning requirement.

In order to allow development of the remaining lot and bring the other properties into compliance, the properties located at 16360, 16370, 16380, 16390, and 16400 Addison Road need to be rezoned. Given the difficulties associated with coordinating multiple property owners, the Town of

Addison is initiating a zoning change on these properties, exclusive of 16420 and 16410 Addison Road lots, to a new Planned Development (PD) district that would allow shared parking across property lines.

Proposed Plan: The Town of Addison requests that the properties located at 16360, 16370, 16380, 16390, and 16400 Addison Road be rezoned to a Planned Development (PD), reflecting the requirements of a Commercial-1 (C-1) district, with a special condition allowing shared parking across property lines, to bring these sites into compliance.

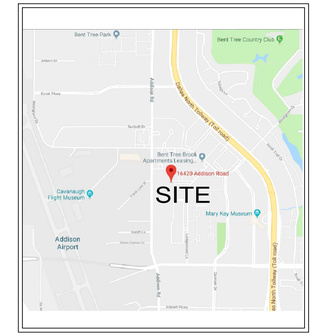
Site Plan: There are no site plan changes proposed as part of this request. The site plan for this office development shows a total of 14,627 square feet of office space and provides a total of 53 parking spaces, inclusive of the private garages. Per the zoning requirement, 49 parking spaces would be required.

Landscaping: There are no landscape changes proposed as part of this request. Rezoning typically requires that property be brought up to current requirements. There are some minor landscape requirements which are lacking, but given the unusual circumstances necessitating this request, staff believes that the property owners should not be required to invest in such improvements at this time.

Building Elevations: There are no building elevation changes proposed as part of this request and the existing buildings comply with the masonry requirements for the C-1 district.

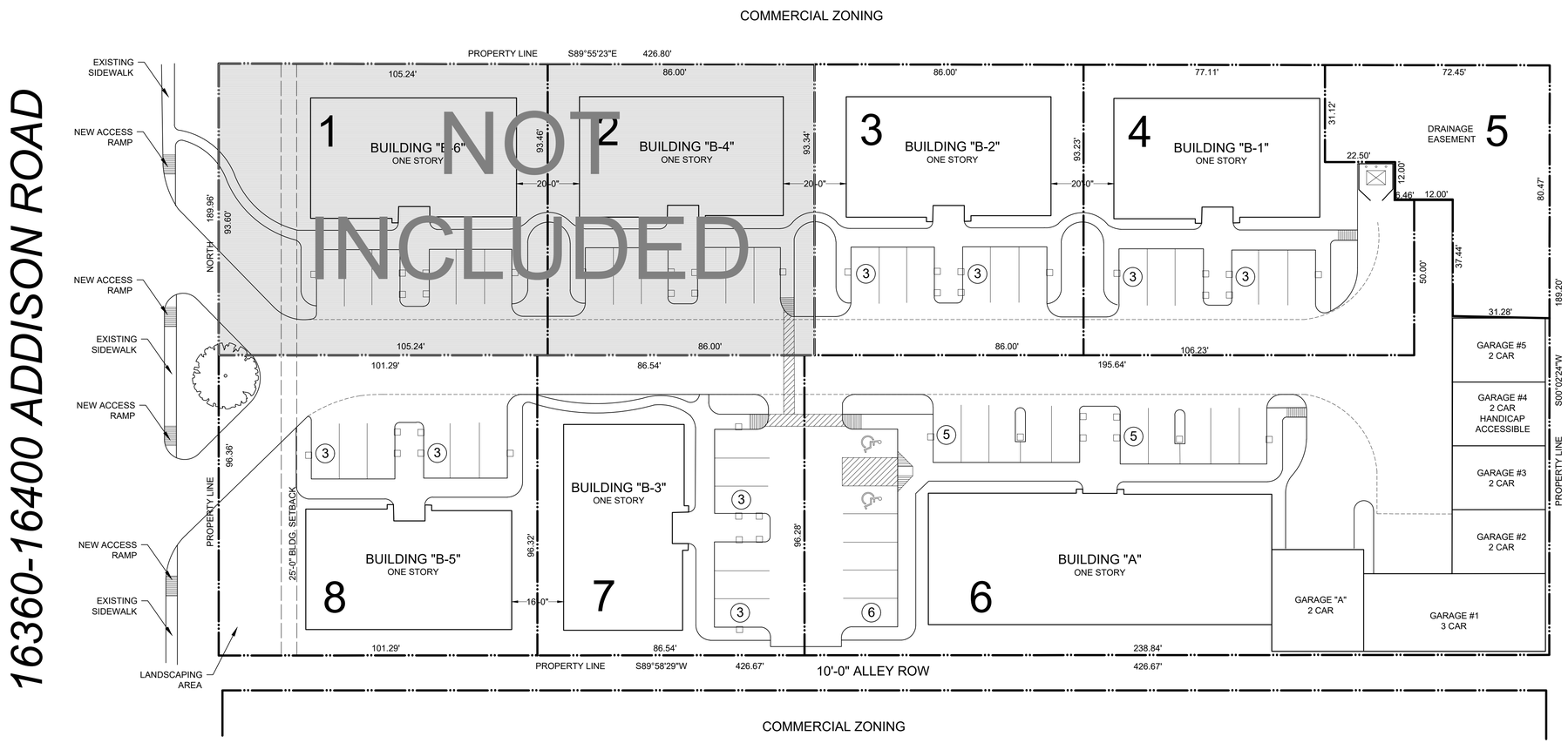
RECOMMENDATION: **APPROVAL**

After in depth review of the zoning background and permitting history of this property, staff was unable to determine how these properties came to be constructed in violation of the parking requirements. However, given that the leased garages provide the lots with sufficient parking, if this development site is considered as one office park, there are more than enough parking spaces to meet the zoning requirement. Rezoning these properties would allow for the development of the last remaining lot as well as bring the rest of the lots into compliance with zoning. Staff recommends approval of the request, subject to no conditions.



VICINITY MAP

NTS



PROJECT PROGRAM DATA

SITE AREA:	1.446 ACRES
SITE ZONING:	C-1 COMMERCIAL
SITE DESCRIPTION:	LOT 1 VOLUME 72152 PAGE 432
PROPOSED USE:	OFFICE CONDOMINIUMS
BUILDING "A" - 1 TOTAL:	4,603 SF (GARAGE: 1000 SF)
BUILDING "B" - 4 TOTAL:	10,024 SF (4 x 2,506 SF)
GARAGE BUILDING - 1 TOTAL:	3,957 SF
TOTAL OFFICE AREA:	14,627 SF
TOTAL BUILDING AREA:	19,584 SF
BUILDING COVERAGE:	25% SITE COVERAGE
PARKING REQUIRED:	49 @ 1 SPACE/300 SF
PARKING PROVIDED:	53 TOTAL SPACES

16360-16400 Addison Road
SITE PLAN

1

SCALE: 1" = 20'-0"

20 0 10 20 40 80

08/14/2018

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