



PLANNING AND ZONING COMMISSION AGENDA

Tuesday, April 16, 2019

6:00 p.m.

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

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the February 19, 2019 Planning and Zoning Commission meeting.
2. Discuss and take action regarding approval of the minutes of the March 28, 2019 Joint Meeting of the City Council and Planning and Zoning Commission.
3. **PUBLIC HEARING** Case 1792-SUP/BoomerJack's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 401, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by amending an existing Special Use Permit for a restaurant and arcade with the sale of alcoholic beverages for on-premises consumption only, in order to allow expansion in floor area.
4. **PUBLIC HEARING** Case 1793-Z/14555 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14555 Dallas Parkway, which property is currently zoned PD, Planned Development, through Ordinances O16-028 and O17-05, by amending the conceptual site plan to include an outdoor display of a demo building related to the sale of equipment shelters.

Adjourn Meeting

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

Posted: _____

Irma Parker, City Secretary

Date: Friday, April 12, 2019

Time: 11:00 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: 04/16/2019

Agenda Caption:

Discuss and take action regarding approval of the minutes of the February 19, 2019 Planning and Zoning Commission meeting.

Attachments

February 19, 2019 P&Z Minutes

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

February 19, 2019
6:00 P.M. - Council Chambers
Addison Town Hall, 5300 Belt Line Road

Present: Chair Kathryn Wheeler; Commissioner Robert Catalani;
Commissioner Jerry Dougan; Commissioner John Meleky;
Commissioner Eileen Resnik; Commissioner Tom Souers

Absent: Vice Chair Linda Groce

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the January 15, 2019 Planning and Zoning Commission meeting.

Motion: Approval of the minutes as presented.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner John Meleky

AYE: Chair Kathryn Wheeler, Commissioner Robert Catalani,
Commissioner Jerry Dougan, Commissioner John Meleky,
Commissioner Eileen Resnik, Commissioner Tom Souers

Other: Vice Chair Linda Groce (ABSENT)

Passed

2. **PUBLIC HEARING** Case 1791-Z/Vitruvian Park. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Planned Development Ordinance 007-034, as amended by ordinances O13-026, O16-017, and O16-018, which zones that area of the Town known as Vitruvian Park, containing approximately 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road in order to add additional

permitted uses.

Discussion:

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

Commissioner Catalani inquired about mitigation of any possible sounds and odors potentially caused by the vet clinic. Charles Goff responded that while the Town does not specifically regulate such standards, the Building Code has regulations with regard to different use groups, which may help address these concerns. This, however, is most likely a consideration for the property owner in order to maintain the quality of suites and tenants.

Commissioner Souers inquired about the Town's ability to regulate the maintenance of the property with regard to the increased pet activity. Charles Goff responded that while it is in the property owner's best interest to maintain the property, if quality of the landscaping diminishes, it becomes a landscape code enforcement issue.

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 rezoning subject to no conditions.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner Robert Catalani

AYE: Chair Kathryn Wheeler, Commissioner Robert Catalani,
Commissioner Jerry Dougan, Commissioner John Meleky,
Commissioner Eileen Resnik, Commissioner Tom Souers

Other: Vice Chair Linda Groce (ABSENT)

Passed

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

Planning & Zoning Commission

Meeting Date: 04/16/2019

Agenda Caption:

Discuss and take action regarding approval of the minutes of the March 28, 2019 Joint Meeting of the City Council and Planning and Zoning Commission.

Attachments

March 28, 2019 Minutes

DRAFT
**OFFICIAL ACTIONS OF THE ADDISON
CITY COUNCIL
and
PLANNING & ZONING COMMISSION
JOINT SPECIAL MEETING**

Thursday, March 28, 2019 @ 6:00 pm

ADDISON TREEHOUSE
14681 Midway Road, Suite 200
Addison, Texas

City Council Present: Mayor Joe Chow; Mayor Pro-Tempore Paul Walden; Deputy Mayor Pro-Tempore Tom Braun; Council Member Ivan Hughes; Council Member Lori Ward; and Council Member Marlin Willesen

Council Absent: Council Member Guillermo Quintanilla

Commission Present: Chairman Kathryn Wheeler, Commissioner Linda Groce, Commissioner John Meleky, Commissioner Robert Catalani, Commissioner Jerry Dougan, Commissioner Tom Souers

Commission Absent: Commissioner Eileen Resnik

1. **Call to Order and Announce Quorum** – City Council and Planning & Zoning Commission.
2. **Present and Discuss the Development Code Review Process and Solicit Feedback on the Addison Development Regulations Assessment Report.**

Presentation: *Charles Goff, Assistant Director of Development Services; Clarion Associates, LLC – Matthew Goebel, Jim Spung, Jim Dougherty.* At the 2018 Strategic Plan Meeting a Milestone was created to set a goal of reviewing the town ordinances and regulations with a focus on modernization to facilitate re-development. Clarion Associates, LLC was hired to assist in the creation of a new Unified Development Code with the assistance of Staff and a Special Project Committee. A review of the Town's zoning, subdivision, landscaping and signage regulations have been conducted and public comment has been solicited online via the Town's

website and various social media outlets since March 8, 2019. On March 27, the Unified Development Code Special Project Committee met to discuss the findings of the Development Regulations Assessment created by Staff and consultants. and later that evening the public was invited to learn more about this project and provide feedback on the report.

COUNCIL COMMENTS: The Council listened to the presentation, provided feedback, and answered questions that were asked by the consultants and Staff to clarify direction regarding the assessment. Topics discussed included: (1) Reorganizing and strengthening the Town's existing zoning regulations by enhancing the use regulations and consolidating / updating accessory and temporary use and structure standards; (2) Improving and tailoring development standards to generally focus on infill and redevelopment, access and connectivity, parking standards, coordinate landscape, buffering, screening and tree protection to maximize efficiency, create town-wide building design standards, exterior lighting and consolidating grading and drainage standards; (3) Streamlining development review procedures by delegating more decision-making power to Staff, establishing common review procedures, codifying and updating the site plan review procedures, establishing distinct review procedures for the Airport; and (4) rewriting the sign regulations.

3. ADJOURN

There being no further business to come before the City Council and the Planning & Zoning Commission, Mayor Chow and Chairman Wheeler adjourned the meeting.

TOWN OF ADDISON, TEXAS

City Council

Planning & Zoning Commission

Joe Chow, Mayor

Kathryn Wheeler, Chairman

ATTEST:

Irma G. Parker, City Secretary

Planning & Zoning Commission

Meeting Date: 04/16/2019

Agenda Caption:

PUBLIC HEARING Case 1792-SUP/BoomerJack's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 401, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by amending an existing Special Use Permit for a restaurant and arcade with the sale of alcoholic beverages for on-premises consumption only, in order to allow expansion in floor area.

Attachments

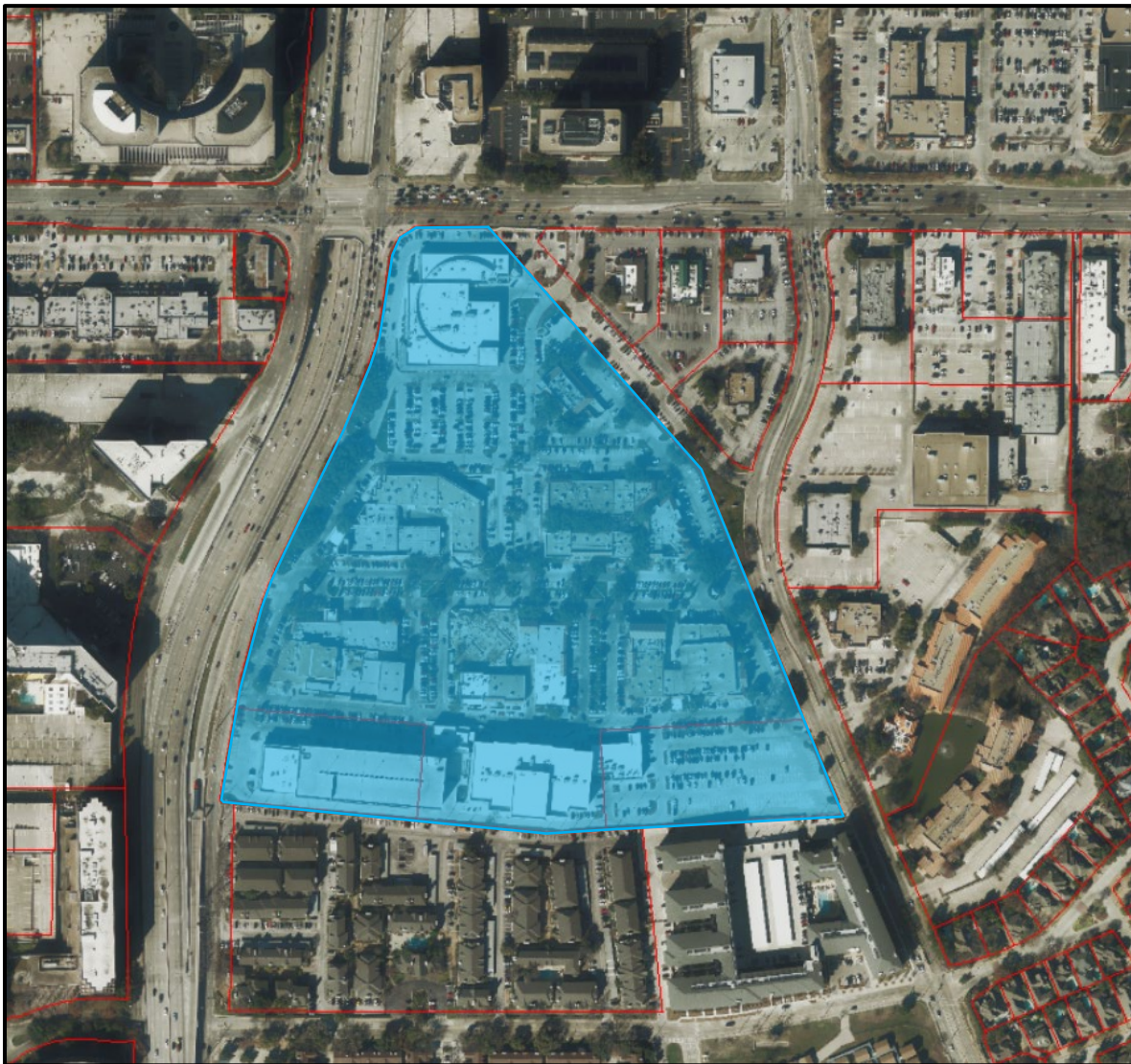
1792-SUP P&Z Packet

1792-SUP Plans

1792-SUP

PUBLIC HEARING Case 1792-SUP/BoomerJack's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 401, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by amending an existing Special Use Permit for a restaurant and arcade with the sale of alcoholic beverages for on-premises consumption only, in order to allow expansion in floor area.

LOCATION MAP





April 11, 2019

STAFF REPORT

RE: Case 1792-SUP/BoomerJack's

LOCATION: 5100 Belt Line Road Suite 401

REQUEST: Approval of an amendment to an existing Special Use Permit for a restaurant and arcade with the sale of alcoholic beverages for on-premises consumption only to allow a floor area increase in order to accommodate additional storage space.

APPLICANT: Bruce Hvidsten

DISCUSSION:

Background: BoomerJack's Grill and Bar is a traditional American fare and sports concept that is known for its patio atmosphere and variety of burgers. BoomerJack's currently has multiple locations around the DFW Metroplex. BoomerJack's received a Special Use Permit for a restaurant and arcade with the sale of alcoholic beverages for on-premises consumption only through ordinance O18-23 in July 2018. Since the SUP approval, the applicant started the finish out process and has determined that a larger kitchen storage area, as well as additional storage on the mezzanine level, are necessary to accommodate the operations of the establishment.

Proposed Plan: The applicant is proposing to add 414 square feet of additional kitchen storage on the ground level and 125 square feet of additional storage on the mezzanine level, increasing the total square footage of the establishment from 21,879 square feet to 22,418 square feet. The rest of the space remains as previously approved.

Parking: The Planned Development ordinance approved for this center allows most uses to be parked at a ratio of 1 space per 250 square feet. The development plans show that 2,240 spaces are provided, which is approximately 600 spaces more than the required number.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

BoomerJack's is a successful traditional American fare and sports concept, which has done very well throughout the DFW Metroplex. Staff recommends approval of the request, subject to the following conditions, which were part of the prior SUP approval:

- The applicant shall provide a path of travel through the patio and utilize design elements to differentiate the path from the remainder of the patio. These design elements shall be subject to approval by the Zoning Administrator.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

SITE PLAN NOTES

1. ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC 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.

GENERAL NOTES

1. DUMPSTER ENCLOSURE IS EXISTING AND WILL BE UNCHANGED BY NEW WORK.
2. PLANTERS TO BE MAINTAINED BY THE ESTABLISHMENT ACCORDINGLY.

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

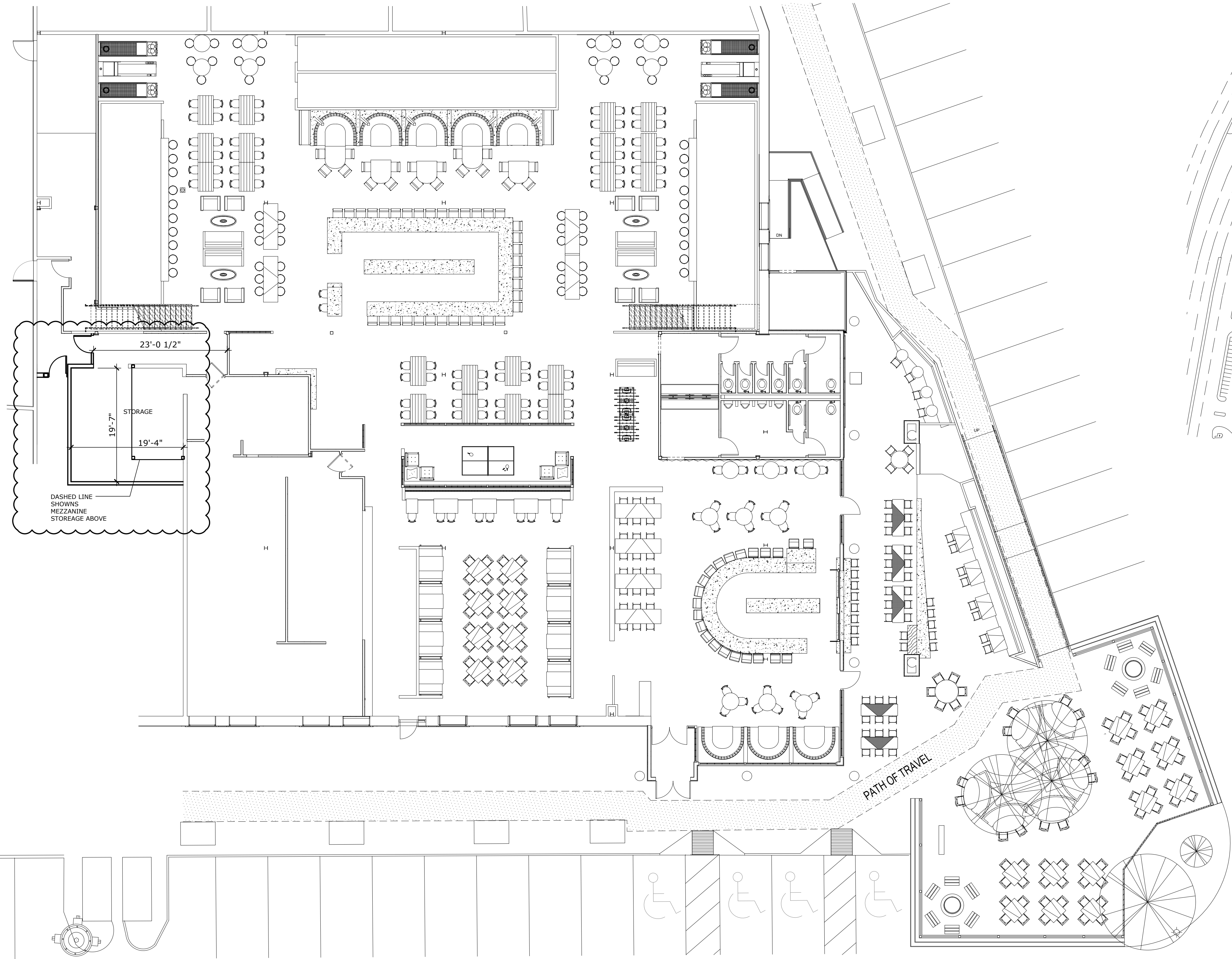
TOTAL PARKING

1,998 SURFACE PARKING STALLS

REQUIRE TENANT PARKING

BOOMERJACKS RESTAURANT: 18,659 SF
PATIO: 3,759 SF

22,418 SF/250 SF = 90 REQUIRED STALLS



02 DEVELOPMENT SITE PLAN
SCALE: N.T.S.



03 LOCATION PLAN
SCALE: N.T.S.

OWNER: KASEY MOORE
2515 MCKINNEY AVE. SUITE 800
DALLAS, TEXAS 75201
972.458.3327

APPLICANT: BRUCE HVIDSTEN
C/O BOOMER JACK'S
136 HARMON ROAD
HURST, TEXAS 76053
972.352.0666

ARCHITECT: HARRISON ARCHITECTURE
GEOFF SPAETE, TX LIC. #16706
14990 LANDMARK BLVD, SUITE 265
DALLAS, TEXAS 75254
972.807.9257

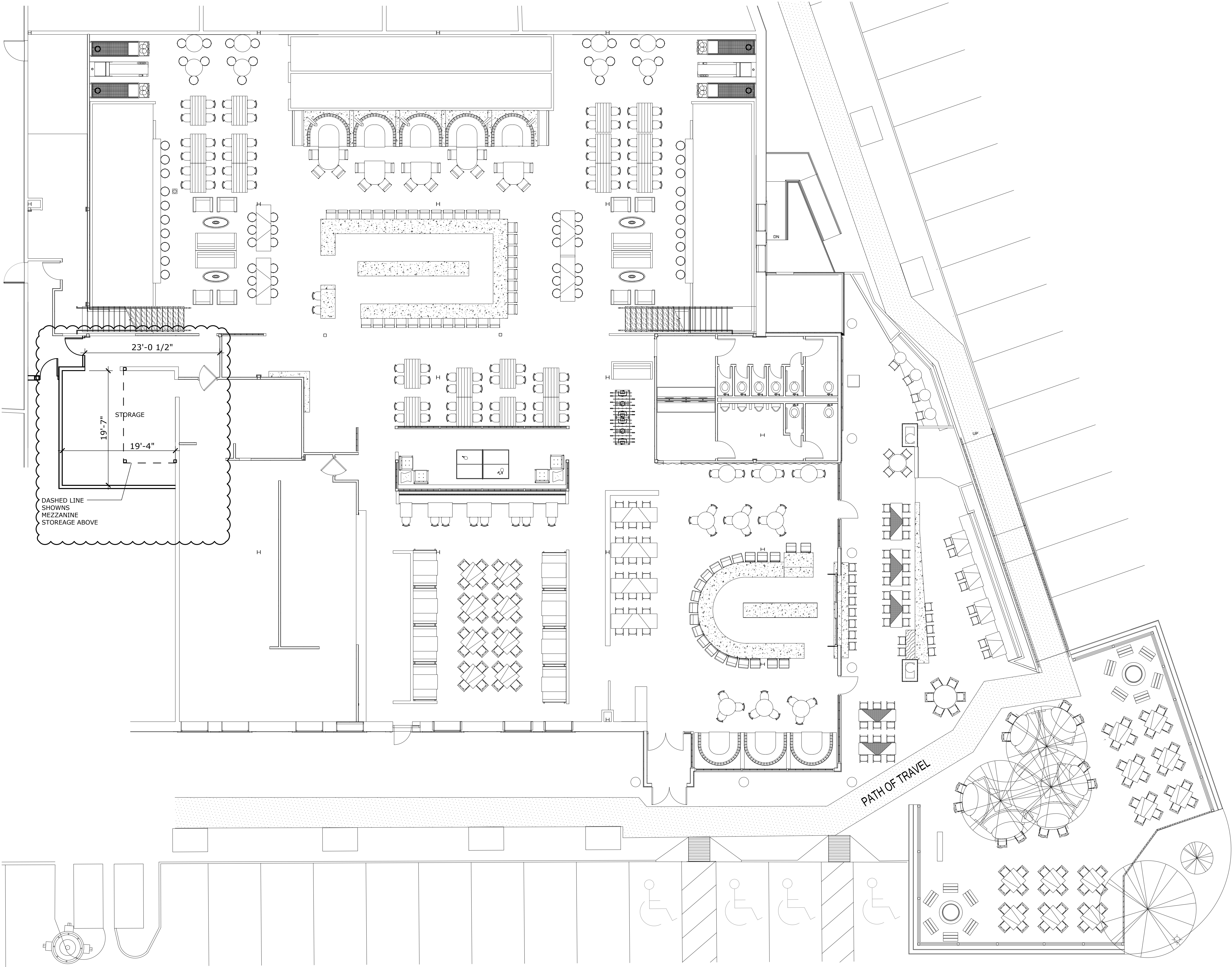
PRELIMINARY SITE PLAN FOR:

BOOMERJACK'S

BUILDING 400 - SUITE 401
VILLAGE ON THE PARKWAY
5100 BELT LINE RD.
ADDISON, TX 75254

SHEET NAME: SITE PLAN

ORIGINAL SUBMITTAL DATE: 05.11.18
REVISION 2: 03.28.19



SQUARE FOOTAGE		
FIRST FLOOR		
- ENTRY	135 SQ. FT.	
- DINING ROOM	4983 SQ. FT.	
- CORRIDOR	255 SQ. FT.	
- RESTROOMS	755 SQ. FT.	
- BAR DINING AREA	4460 SQ. FT.	
- PATIO (BAR, DINING, AREA)	547 SQ. FT.	
- PATIO (DINING AREA)	3212 SQ. FT.	
- KITCHEN	1971 SQ. FT.	
- STORAGE	247 SQ. FT.	
- GAMES	2537 SQ. FT.	
- NEW STORAGE AREA	414 SQ. FT.	
- TOTAL	19, 516 SQ. FT.	
MEZZANINE		
- STORAGE	461 SQ. FT.	
- DINING ROOM	1111 SQ. FT.	
- BREAK OUT	1205 SQ. FT.	
- NEW STORAGE ROOM	125 SQ. FT.	
- TOTAL	2902 SQ. FT.	
GRAND TOTAL	22, 418 SQ. FT.	

SEATING		
FIRST FLOOR		
- DINING	346 SEATS	
- BAR DINING AREA	59 SEATS	
- PATIO	163 SEATS	
- TOTAL	568 SEATS	
MEZZANINE		
- DINING	52 SEATS	
GRAND TOTAL	620 SEATS	

GAMES		
TYPE	QTY	
SHUFFLE BOARD	2	
BOCCE BALL	2	
PING PONG	1	
POP A SHOT (BASKETBALL NET)	4	
FOOSBALL	1	
DARTS	3	
JENGA	2	
CONNECT FOUR	1	
SKEE-BALL MACHINE	2	

OWNER:	KASEY MOORE 5100 BELT LINE ROAD INVESTORS, LLC 2515 MCKINNEY AVE, SUITE 800 DALLAS, TX 75201 972.458.3327 KASEY.MOORE@UBS.COM
APPLICANT:	BRUCE HVIDSTEN BOOMERJACKS ADDISION, LLC 136 HARMON ROAD HURST, TX 76053 972.352.0666 BRUCE@BOOMERJACKS.COM
ARCHITECT:	HARRISON ARCHITECTURE GEOFF SPAETE, TX LIC. #16706 14990 LANDMARK BLVD, SUITE 265 DALLAS, TX 75254 972.807.9257

PRELIMINARY FLOOR PLAN FOR:

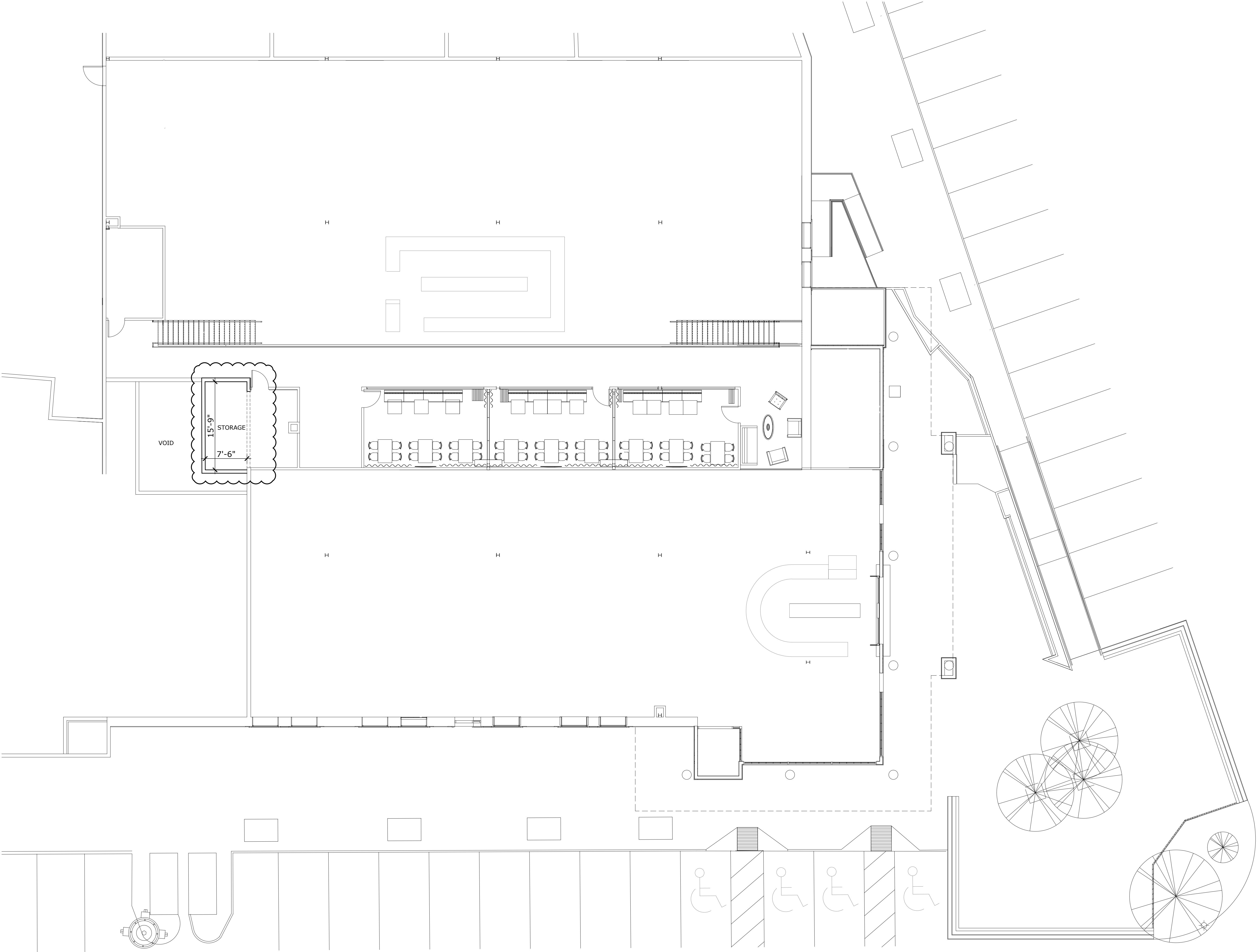
BOOMERJACK'S

BUILDING 400 - SUITE 401
VILLAGE ON THE PARKWAY
5100 BELT LINE RD.
ADDISON, TX 75254

SHEET NAME: FIRST FLOOR PLAN

ORIGINAL SUBMITTAL DATE: 05.11.18

REVISION 2: 03.28.19



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APPLICANT: BRUCE HVIDSTEN
BOOMERJACKS ADDISION, LLC
136 HARMON ROAD
HURST, TX 76053
972.352.0666
BRUCE@BOOMERJACKS.COM

ARCHITECT: HARRISON ARCHITECTURE
GEOFF SPAETE, TX LIC. #16706
14990 LANDMARK BLVD, SUITE 265
DALLAS, TX 75254
972.807.9257

PRELIMINARY FLOOR PLAN FOR:
BOOMERJACK'S
BUILDING 400 - SUITE 401
VILLAGE ON THE PARKWAY
5100 BELT LINE RD.
ADDISON, TX 75254

SHEET NAME: MEZZANINE PLAN

ORIGINAL SUBMITTAL DATE: 05.11.18
REVISION 2: 03.28.19

Planning & Zoning Commission

Meeting Date: 04/16/2019

Agenda Caption:

PUBLIC HEARING Case 1793-Z/14555 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14555 Dallas Parkway, which property is currently zoned PD, Planned Development, through Ordinances O16-028 and O17-05, by amending the conceptual site plan to include an outdoor display of a demo building related to the sale of equipment shelters.

Attachments

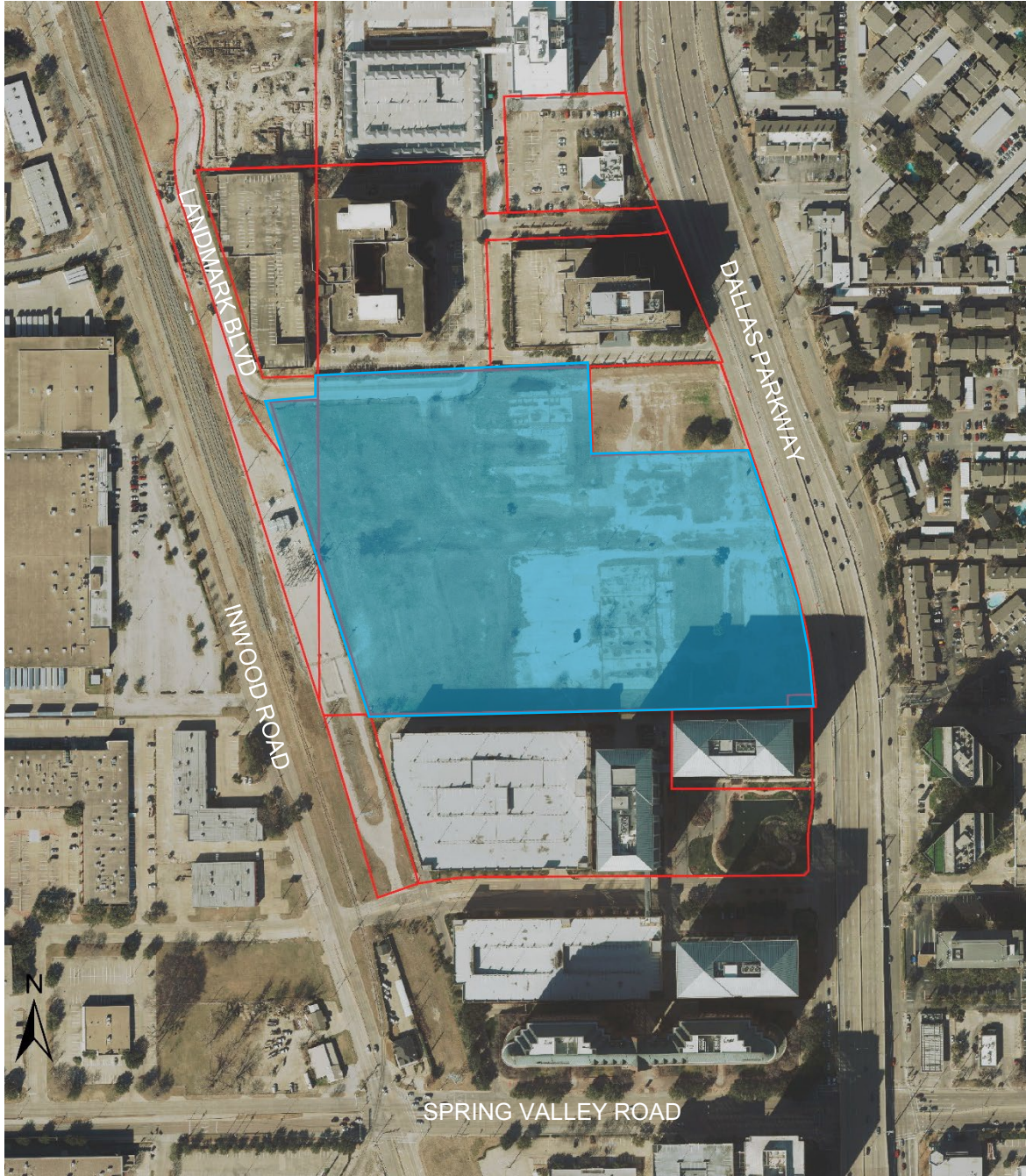
1793-Z P&Z Packet

1793-Z Plans

1793-Z

PUBLIC HEARING Case 1793-Z/14555 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14555 Dallas Parkway, which property is currently zoned PD, Planned Development, through Ordinances O16-028 and O17-05, by amending the conceptual site plan to include an outdoor display of a demo building related to the sale of equipment shelters.

LOCATION MAP



**INFRASTRUCTURE &
DEVELOPMENT SERVICES**

16801 Westgrove Drive
Addison, TX 75001

P.O. Box 9010
Addison, TX 75001

phone: 972.450.2880
fax: 972.450.2837

ADDISONTEXAS.NET

**IT ALL COMES
TOGETHER.**



April 11, 2019

STAFF REPORT

RE: Case 1793-Z/14555 Dallas Parkway

LOCATION: 14555 Dallas Parkway

REQUEST: Approval of a conceptual site plan amendment, additional use, and waiver to design standards to allow an outdoor display of a demo building related to the sale of datacenters/equipment shelters on the west side of the property

APPLICANT: John Tucker, BHC Rhodes

DISCUSSION:

Background: This application is for the Cawley Fourteen 555 Dallas Parkway office development consisting of two 245,000 square-foot, six-story office towers and a three-story amenity building known as "The Hub." The property was zoned as Planned Development through Ordinances O16-028 and amended through O17-05. The first office building and the amenity building have been completed and the second building is in the pre-leasing process.

Compass Datacenters is a technology company located in the first office building. While the data center industry has been focused on consolidated "hyperscale" datacenters (i.e. large 200,000+ square foot buildings) there are new technologies that require closer computing capacity. Edgepoint is a division within Compass Datacenters that offers small, 450 square-foot datacenters for next generation "edge" applications. These edge datacenters, or outdoor equipment shelters capable of servicing low latency, 5g enabled, technologies, are expected to be placed in multiple locations around cities.

Compass Datacenters is proposing to permanently place one of these datacenters on this property. This datacenter is envisioned as a demonstration building. Such action requires site plan amendment.

Proposed Plan: The applicant is requesting an amendment to the conceptual site plan in order to locate an outdoor display of the abovementioned demo datacenter on the surface parking lot on the west side of this property. No other changes are being proposed.

Exterior Appearance: The Planned Development standards require that all structures be constructed of 80% masonry, which can include brick, stone, glass, and split face concrete

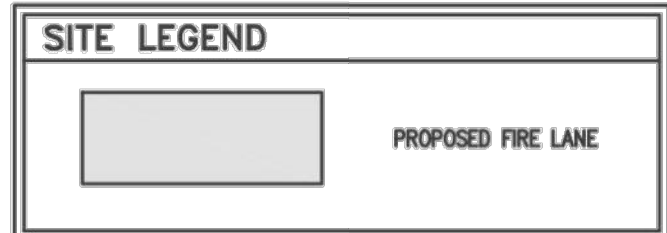
masonry units. The proposed datacenter is constructed of concrete and steel, which do not meet the masonry requirements. **Applicant is requesting a waiver of design standards in order to allow the demo datacenter to be constructed of concrete and steel.** Given that this building is meant as a showcase of the datacenters sold by Edgepoint, which are prefabricated in the materials shown, Staff recommends approval of this waiver.

Landscaping: The site complies with all landscape regulations. Since the proposed structure does not comply with the typical material requirements, the property will be adding new Juniper shrubs around the proposed datacenter. They will be planted at 12 feet in height, which should screen the datacenter from view.



















RECOMMENDATION: APPROVAL

Staff recommends approval of the waiver to design standards in order to allow a demo datacenter building constructed of primarily concrete and steel instead of 80% masonry.

Staff recommends approval of the request, to allow an outdoor display of a demo building related to the sale of datacenters/equipment shelters on the west side of the property subject to no conditions.



EXISTING LEGEND & ABBREVIATIONS

	FIRE HYDRANT	FH
	WATER VALVE	WV
	WATER METER	WM
	FIRE DEPARTMENT CONNECTION	FDC
	IRRIGATION CONTROL VALVE	ICV
	SANITARY SEWER MANHOLE	SSMH
	SANITARY SEWER CLEANOUT	SSCO
	GAS METER	GM
	POWER POLE	PP
	LIGHT POLE	LP
	TRAFFIC CONTROL BOX	TCB
	TRAFFIC SIGN	TS
	CURB INLET	CI
	BARRIER FREE RAMP	BFR
	WATER LINE	W
	SANITARY SEWER LINE	SS
	STORM SEWER LINE	STM
	STORM SEWER MANHOLE	STMHM

SITE DATA TABLE					
	LOT 2R (PHASE I)			MICRO DATA CENTER ADDITION (PART OF LOT 2R, BLOCK 1)	LOT 3 (PHASE II)
PROPOSED USE:	OFFICE			EQUIPMENT SHELTER	OFFICE
LOT AREA:	417,592 SQ. FT. = 9.586 AC			417,592 SQ. FT. = 9.586 AC	291,139 SQ. FT. = 6.683 AC
ZONED:	PLANNED DEVELOPMENT			PLANNED DEVELOPMENT	PLANNED DEVELOPMENT
	OFFICE A	HUB	TOTAL	MICRO DATA CENTER	OFFICE B
BUILDING FOOTPRINT	42,000 SQ. FT.	8,500 SQ. FT.	50,950 SQ. FT.	450 SQ. FT.	42,000 SQ. FT.
BUILDING AREA (NET)	245,000 SQ. FT.	12,000 SQ. FT.	257,450 SQ. FT.	450 SQ. FT.	245,000 SQ. FT.
MAX. BUILDING HEIGHT	6 STORY	3 STORY	N/A	1 STORY	6 STORY
TOTAL LOT COVERAGE	12.20%				14.43%
TOTAL FLOOR AREA RATIO	0.617				0.842
PARKING REQUIRED	257,000/300 = 857 SPACES				245,000/300 = 817 SPACES
PARKING PROVIDED	350 SURFACE+833 GARAGE = 1,183 SPACES				350 SURFACE+816 GARAGE = 1,166 SPACES
PARKING PERCENTAGES:	833 GARAGE/1,183 = 70.4% GARAGE 350 SURFACE/1,183 = 29.6% SURFACE				816 GARAGE/1,166 = 70.0% GARAGE 350 SURFACE/1,166 = 30.0% SURFACE
PARKING PERCENTAGES (TOTAL):	1,649 GARAGE/2,349 = 70.2%			700 SURFACE/2,349 = 29.8% SURFACE	
*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDS.					
NOTE:					
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE					

<u>ACTION</u>		
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.

DEVELOPER/APPLICANT:
CAWLEY PARTNERS
16400 W. DALLAS PARKWAY
SUITE 150
DALLAS, TEXAS 75248
PHONE: (817) 875-5535
CONTACT: MARK GODFREY

LANDSCAPE ARCHITECT
STANTEC CONSULTING SERVICES INC
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: TAL JACKSON

CIVIL ENGINEER/PREPARER:
STANTEC CONSULTING SERVICE
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: JOSHUA MILLSAP, P.E.
TBPE #: F-6324

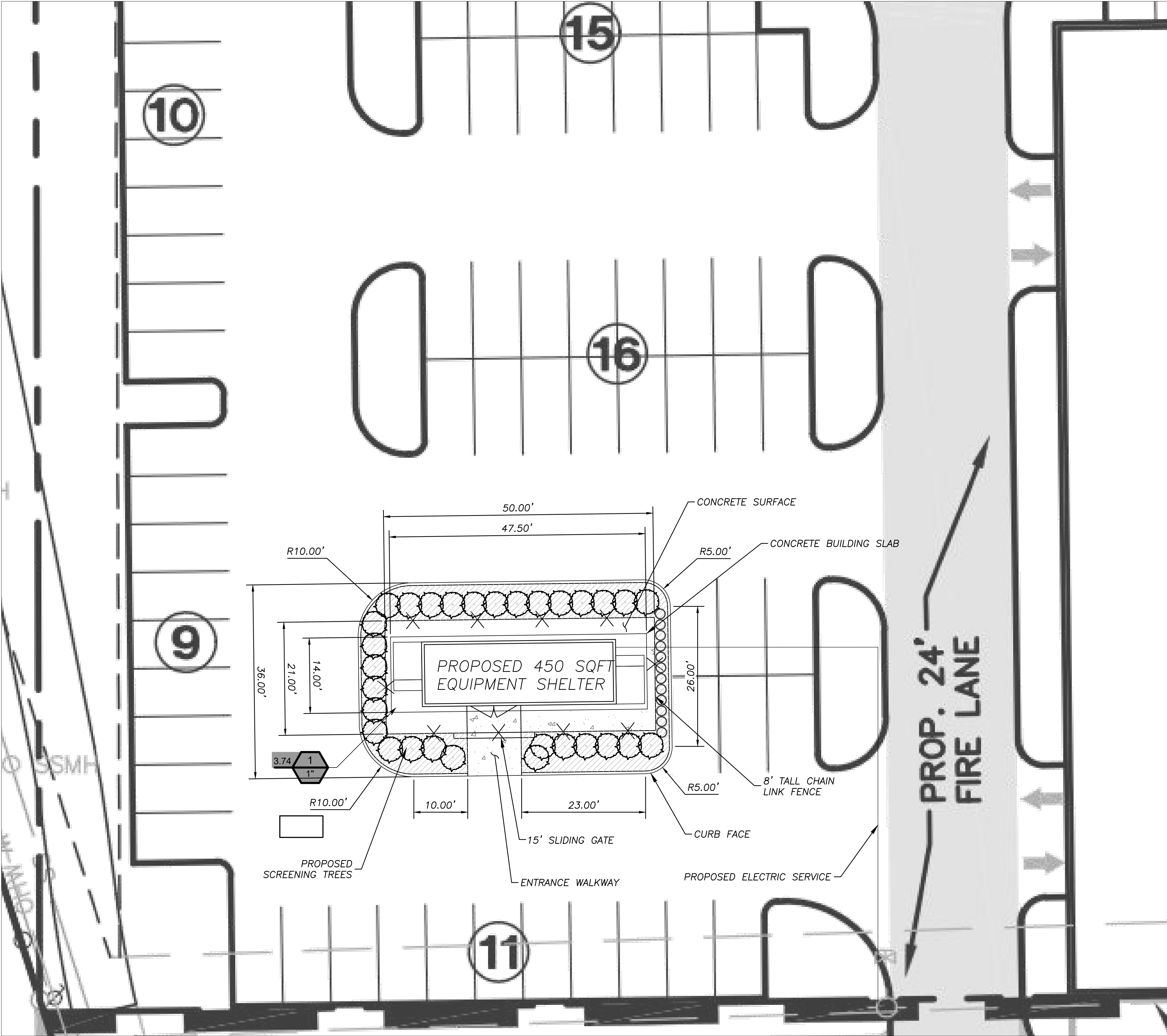
SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: DAVID DE WEIRDT R.P.L.S.
TBPLS #: F-10194229

CONCEPT SITE PLAN
S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

BEING A REPLAT OF LOT 2, BLOCK 1,
S. FINLEY EWING JR. ADDITION,
ACCORDING TO THE PLAT FILED FOR RECORD IN
VOL. 2007196, PG. 48, D.R.D.C.T. (AS CORRECTED INST. NO.
200806404501 Q.P.R.D.C.T.) &
TRACT 2, S. FINLEY EWING JR. ADDITION ACCORDING TO THE
PLAT FILED FOR RECORD IN VOL. 73083, PG. 1346
THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146,
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

JANUARY 9, 2017

[illegible]



MICRO DATA CENTER REVISION

THE PURPOSE OF THIS REVISION IS THE ADDITION OF AN EQUIPMENT SHELTER BUILDING IN THE PARKING LOT OF LOT 2R, BLOCK 1.

DISTURBED AREA: 2,280 SQ FT
FENCED AREA: 1,050 SQ FT
BUILDING: 450 SQ FT
HEIGHT: 10 FT
USE: EQUIPMENT SHELTER

10 PARKING SPACES TO BE REMOVED

DEVELOPER INFORMATION

COMPASS EDGEPOINT DATA CENTERS
14180 N DALLAS PARKWAY
SUITE 610
DALLAS, TX 75254
PHONE: 214-452-0350
CONTACT: SHARIF FOTOUH
EMAIL: SHARIF@EDGEPOINTSISTEMS.COM

ENGINEER/APPLICANT INFORMATION

BHC RHODES
7101 COLLEGE BLVD.
SUITE 400
OVERLAND PARK, KS 66210
PHONE: 913-663-1900
CONTACT: JOHN TUCKER
EMAIL: JOHN.TUCKER@IBHC.COM

TOWN OF ADDISON SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT 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 SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

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.

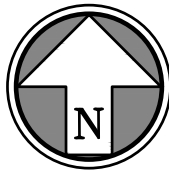
PROPERTY INFORMATION

OWNER: COWLEY PARTNERS
16400 W. DALLAS PARKWAY
SUITE 150
DALLAS TX, 75248
PHONE: (817) 875-5535

S. FINLEY EWING JR. ADDITION
LOT 2R, BLOCK 1
TOWN PROJECT NUMBER:

USE: OFFICE
LOT AREA: 9.586 AC
ZONED: PLANNED DEVELOPMENT

BEING A REPLAT OF LOT 2, BLOCK 1 S. FINLEY EWING JR. ADDITION, ACCORDING TO THE PLAT FILED FOR RECORD IN VOL 2001198, PG. 48, D.R.D.C.T. (AS CORRECTED INT. NO. 200660445021 O.P.R.D.C.T.) & TRACT 2, S. FINLEY EWING JR. ADDITION ACCORDING TO THE PLAT FILED FOR RECORD IN VOL 73093, PG 1346 THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, TOWN OF ADDISON, DALLAS COUNTY, TEXAS JANUARY 9, 2017.



SCALE: 1"=10'
0 10 20

NOT FOR
CONSTRUCTION

BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1900 F: (913) 663-1633
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Prepared For:

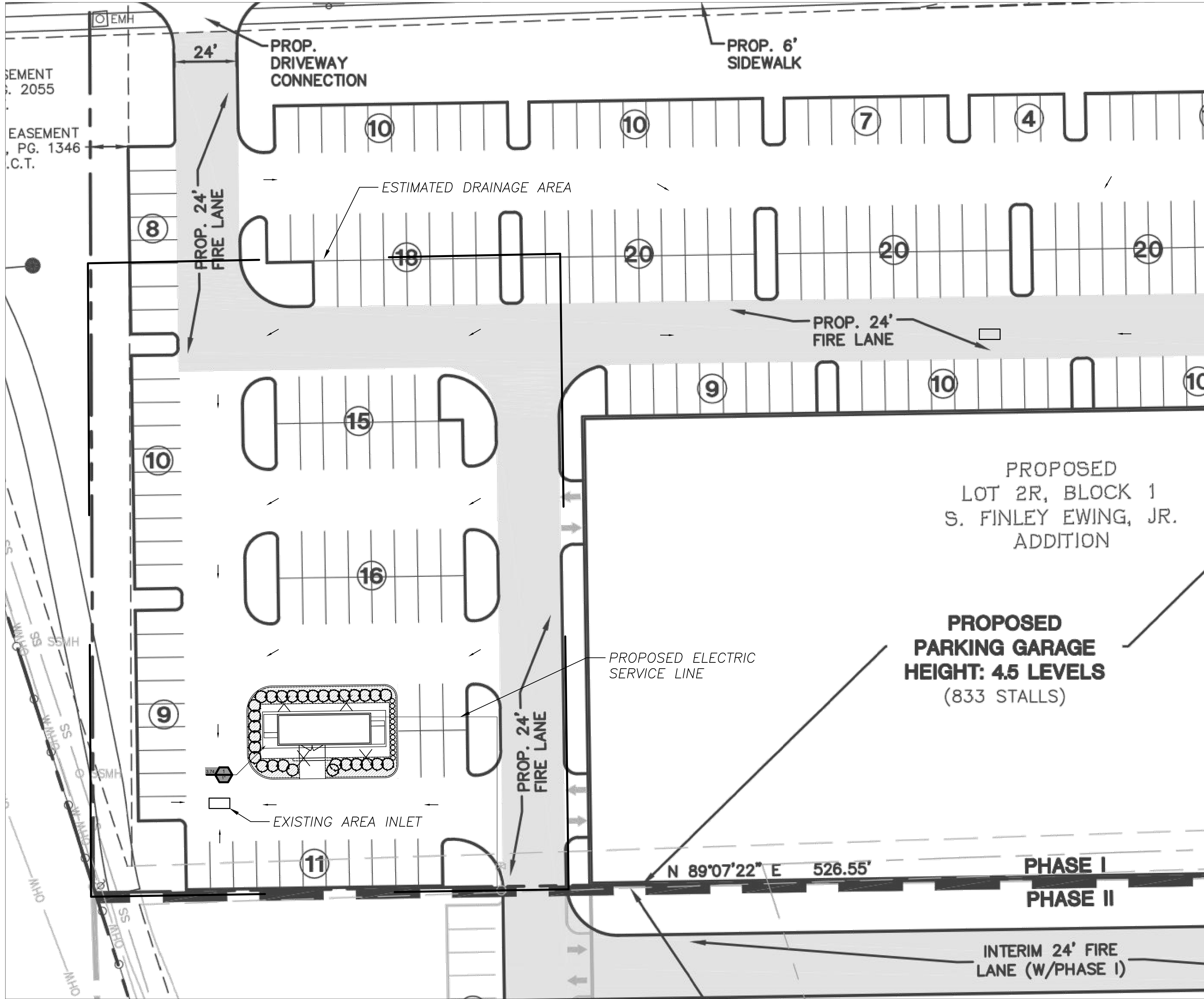
**14555 DALLAS PARKWAY
ADDISON, TX 75254
TOWN PROJECT NO. 1793-SUP
COMPASS DATA CENTER
MICRO DATA CENTER
CONCEPT SITE PLAN**

Design: RSV Drawn: RSV
Checked: JMT
Issue Date: 3/8/2019
Project Number: 025940

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Rev.	Date	Description	By	App.
1	4/4/2019	TOWN OF ADDISON COMMENTS	RSV	JMT



LOCATION MAP
N.T.S.

UTILITY NOTES

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

MICRO DATA CENTER BUILDING WILL NOT REQUIRE CONNECTIONS TO CITY WATER OR WASTE WATER SYSTEMS.

ELECTRIC UTILITY SERVICE DESIGN AND CONNECTION TO BE COORDINATED WITH LOCAL POWER COMPANY.

DRAINAGE NOTES

CALCULATIONS FROM DRAINAGE AREA:
TOTAL AREA: 44,770 SQ FT
EXISTING IMPERVIOUS: 36,383 SQ FT
PROPOSED IMPERVIOUS: 35,985 SQ FT

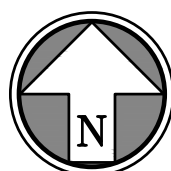
PROPOSED MICRO DATA CENTER IMPROVEMENTS WILL DECREASE TOTAL IMPERVIOUS GROUND COVER AND THEREFORE THERE WILL BE LESS TOTAL RUNOFF ENTERING THE EXISTING STORM SYSTEM.

DEVELOPER INFORMATION

COMPASS EDGEPOINT DATA CENTERS
14180 N DALLAS PARKWAY
SUITE 610
DALLAS, TX 75254
PHONE: 214-452-0350
CONTACT: SHARIF FOTOUH
EMAIL: SHARIF@EDGEPOINTSISTEMS.COM

ENGINEER/APPLICANT INFORMATION

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SCALE: 1"=10'
0 10 20

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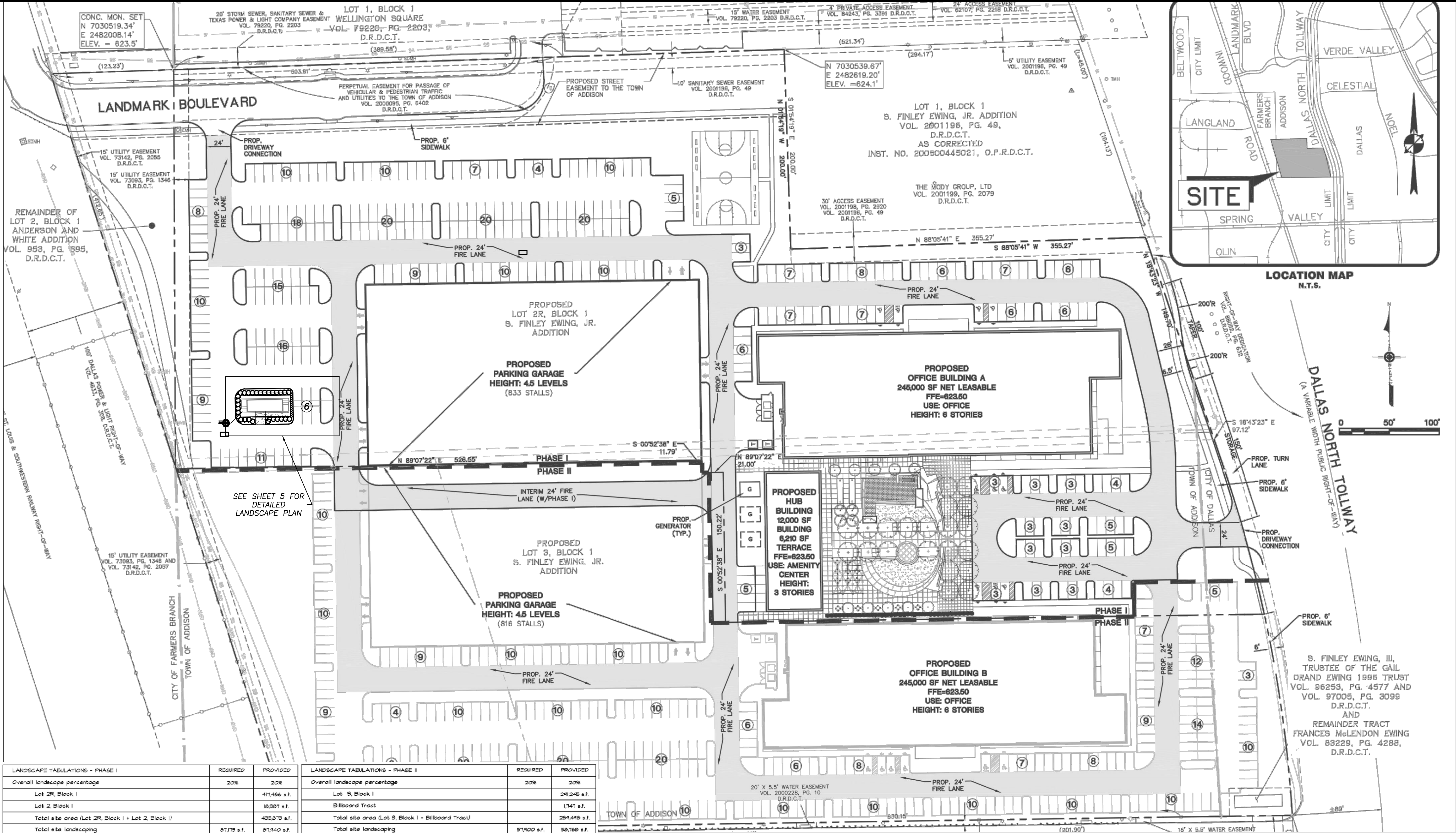
Prepared For:

14555 DALLAS PARKWAY
ADDISON, TX 75254
TOWN PROJECT NO. 1793-SUP
COMPASS DATA CENTER
MICRO DATA CENTER
UTILITY AND DRAINAGE

Design: RSV Drawn: RSV
Checked: JMT
Issue Date: 3/8/2019
Project Number: 025940

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LANDSCAPE TABULATIONS - PHASE I		
Overall landscape percentage	20%	20%
Lot 2R, Block 1	417,486 s.f.	
Lot 2, Block 1	18,987 s.f.	
Total site area (Lot 2R, Block 1 + Lot 2, Block 1)	435,873 s.f.	
Total site landscaping	87,175 s.f.	87,140 s.f.
Street landscape buffer	25'	25'
Length of street frontage		731'
Trees (30' o.c.)	25	24
Shrubs (5' o.c.)	244	255
Off-street loading screen	No	No
Visibility triangles	Yes	Yes
Parking Lot Screening (from adjacent streets)		
Length of parking lot adjacent to public or private street	822'	
Landscape options	Option I-Vegetative screening (5' o.c.)	
Shrubs	108	125
Parking lot screening (perimeter)		
Length of property line adjacent to parking lot		494'
Landscape Options	5' perimeter landscape strip with trees (30' o.c.) and shrubs (5' o.c.)	
Shrubs	318	450
Trees	28	28
Parking lot landscaping (interior)	10,856 s.f.	16,095 s.f.

LANDSCAPE TABULATIONS - PHASE II		
Overall landscape percentage	20%	20%
Lot 3, Block 1	241,245 s.f.	
Billboard Tract	1,741 s.f.	
Total site area (Lot 3, Block 1 - Billboard Tract)	284,445 s.f.	
Total site landscaping	57,900 s.f.	58,768 s.f.
Street landscape buffer	25'	25'
Length of street frontage		256'
Trees (30' o.c.)	8	8
Shrubs (5' o.c.)	74	74
Off-street loading screen	No	No
Visibility triangles	Yes	Yes
Parking Lot Screening (from adjacent streets)		
Length of parking lot adjacent to public or private street		218'
Landscape options	Option I-Vegetative screening (5' o.c.)	
Shrubs	73	78
Parking lot screening (perimeter)		
Length of property line adjacent to parking lot		818'
Landscape Options	5' perimeter landscape strip with trees (30' o.c.) and shrubs (5' o.c.)	
Shrubs	271	404
Trees	24	28
Parking lot landscaping (interior)	11,444 s.f.	17,049 s.f.

LANDSCAPE TABULATIONS - MICRO DATA CENTER ADDITION	REQUIRED	PROVIDED
Overall Landscape Percentage	20%	20%
Area lot 2R, Block 1		417,486 s.f.
Lot 2, Block 1		18,387 s.f.
Total Site Area		435,873 s.f.
Micro Data Center Additional Landscaping		414 s.f.
Total Site Landscaping	87,175	88,354 s.f.
Trees (Spartan Juniper)		30
Trees (Blue Arrow Juniper)		12
Final Parking Lot Screening Tree Total	28	68

NOTE: 2 EXISTING CEDAR ELM TREES TO BE REMOVED WHERE MICRO DATA CENTER ADDITION IS TO BE PLACED. 42 ADDITIONAL TREES TO BE PLANTED FOR SCREENING.



Prepared For:

**14555 DALLAS PARKWAY
ADDISON, TX 75254
TOWN PROJECT NO. 1793-SUP
COMPASS DATA CENTER
REVISED CONCEPT
CONCEPT LANDSCAPE PLAN**

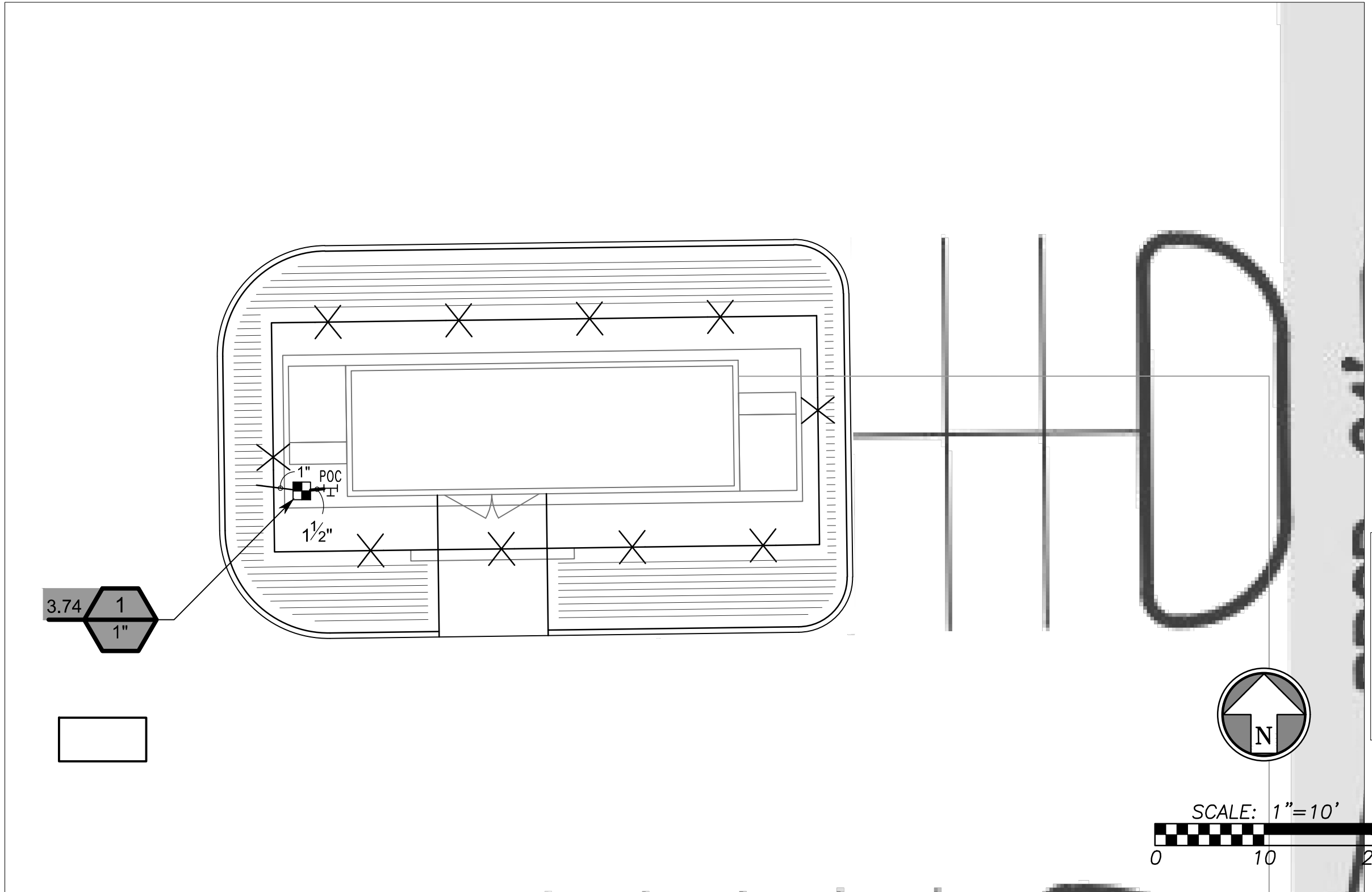
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Checked: JMT
Issue Date: 3/15/2019
Project Number: 025940

4 of 7

4

BHC RHODES
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Rev.	Date	Description	By	App.
1	4/4/2019	TOWN OF ADDISON COMMENTS	RSV	JMT



CRITICAL ANALYSIS

Generated:	2019-03-15 15:48
P.O.C. NUMBER: 01	
Water Source Information:	System to connect to
FLOW AVAILABLE	
Point of Connection Size:	1"
Flow Available:	20.24 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	45.00 psi
Pressure Available:	45.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	3.74 gpm
Flow Available at POC:	20.24 gpm
Residual Flow Available:	16.50 gpm
Pressure Req. at Critical Station:	39.55 psi
Loss for Fittings:	0.00 psi
Loss for Main Line:	0.00 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Critical Station Pressure at POC:	39.55 psi
Pressure Available:	45.00 psi
Residual Pressure Available:	5.45 psi

RUNTIME SCHEDULE

TIME	CONTROLLER	NUMBER	ACTION
00:00	C	1	ON
00:07	C	1	OFF
08:07	C	1	ON
08:14	C	1	OFF
16:14	C	1	ON
16:19	C	1	OFF

IRRIGATION SCHEDULE

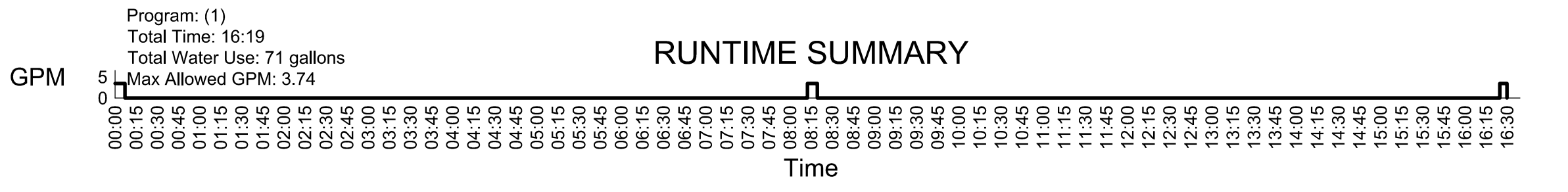
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Drip Control Kit, Rain Bird X CZ-LF-100-PRF 1" Low Flow Drip Control Kit, 1" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi Pressure Regulator. 0.2gpm-5gpm.	1
	Area to Receive Dripline Rain Bird XFS-09-18 (18) XFS Sub-Surface Pressure Compensating Landscape Dripline w/Copper Shield Technology, 0.9GPH emitters at 18.0" O.C. Dripline laterals spaced at 18.0" apart, with emitters offset for triangular pattern. UV Resistant.	519.1 s.f.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Point of Connection 1" System to connect to existing through stub from island	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	4.2 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	2.7 l.f.
	Valve Callout Valve Number Valve Flow Valve Size	

GENERAL IRRIGATION NOTES

- IRRIGATION PLAN TO NOT INTERFERE WITH ANY PROPOSED IMPROVEMENTS SHOWN WITHIN PLANS.
- IRRIGATION SYSTEM DESIGN TO BE BASED ON AVAILABLE PSI- TO BE DETERMINED BUT NOT TO EXCEED 70 PSI.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL POWER SERVICE TO THE CONTROLLER AND SHALL MAKE ALL HOOK-UPS FROM THE ELECTRICAL SERVICE TO THE AUTOMATIC CONTROLLER. ALL EXPOSED LOW VOLTAGE WIRE SHALL BE ENCLOSED IN A CONDUIT.
- PLACE VALVE BOXES 12" MINIMUM FROM AND PARALLEL TO CURBS AND WALKS, GROUPED VALVES TO BE EQUALLY SPACED.
- INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
- GENERAL CONTRACTOR SHALL PROVIDE 110V, NON-INTERRUPTED ELECTRICAL SERVICE FOR THE IRRIGATION CONTROLLER.
- IRRIGATION CONTROLLER AND RAIN SENSOR SHALL BE LOCATED IN OWNER APPROVED LOCATIONS.
- IRRIGATION TO CONNECT INTO THE EXISTING SYSTEM FROM STUB IN ISLAND.

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	IN./WEEK	MIN./WEEK
1	Drip Control Kit, Rain Bird X CZ-LF-100-PRF	Area for Dripline	0.69 in/h	20 min	20 min	20 min	20 min	20 min	20 min	20 min	1.58	137
TOTALS:		20	20	20	20	20	20	20	20	137	512.0	73.1

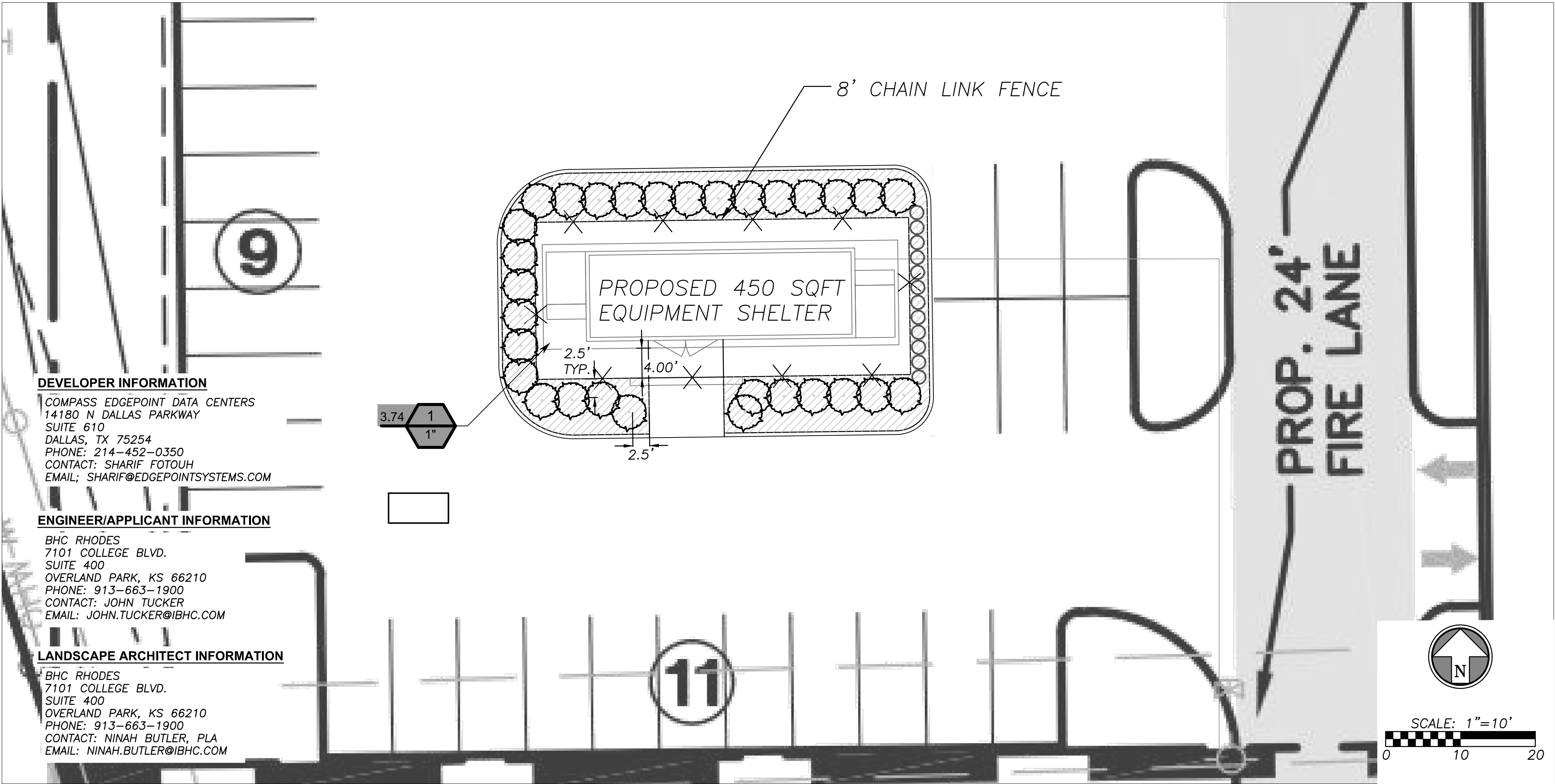


PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT	SPACING
	Juniperus chinensis 'Spartan' / Spartan Juniper	5 gal	12' Ht	4' OC
	Juniperus Scopulorum 'Blue Arrow' / Blue Arrow Juniper	5 gal	12' Ht	2' OC
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT.		SPACING
	Euonymus fortunei 'Radicans' / Low Purple-leaf Wintercreeper	1 gal		12" o.c.

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADE WITH THE LANDSCAPE ARCHITECT AND OR DESIGN TEAM PRIOR TO COMPLETION.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE TOWN OF ADDISON, TEXAS AND THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL THE TIME THAT A PERMANENT WATER SOURCE IS READY.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR NEWLY LANDSCAPED AREAS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVE-COLORED, VIBLE TURF AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.



DEVELOPER INFORMATION

COMPASS EDGEPOINT DATA CENTERS
14180 N DALLAS PARKWAY
SUITE 610
DALLAS, TX 75254
PHONE: 214-452-0350
CONTACT: SHARIF FOTOUH
EMAIL: SHARIF@EDGEPOINTSISTEMS.COM

ENGINEER/APPLICANT INFORMATION

BHC RHODES
7101 COLLEGE BLVD.
SUITE 400
OVERLAND PARK, KS 66210
PHONE: 913-663-1900
CONTACT: JOHN TUCKER
EMAIL: JOHN.TUCKER@IBHC.COM

LANDSCAPE ARCHITECT INFORMATION

BHC RHODES
7101 COLLEGE BLVD.
SUITE 400
OVERLAND PARK, KS 66210
PHONE: 913-663-1900
CONTACT: NINAH BUTLER, PLA
EMAIL: NINAH.BUTLER@IBHC.COM

NOT FOR
CONSTRUCTION

BHC RHODES
Civil Engineering • Surveying • Utilities
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Overland Park, Kansas 66210
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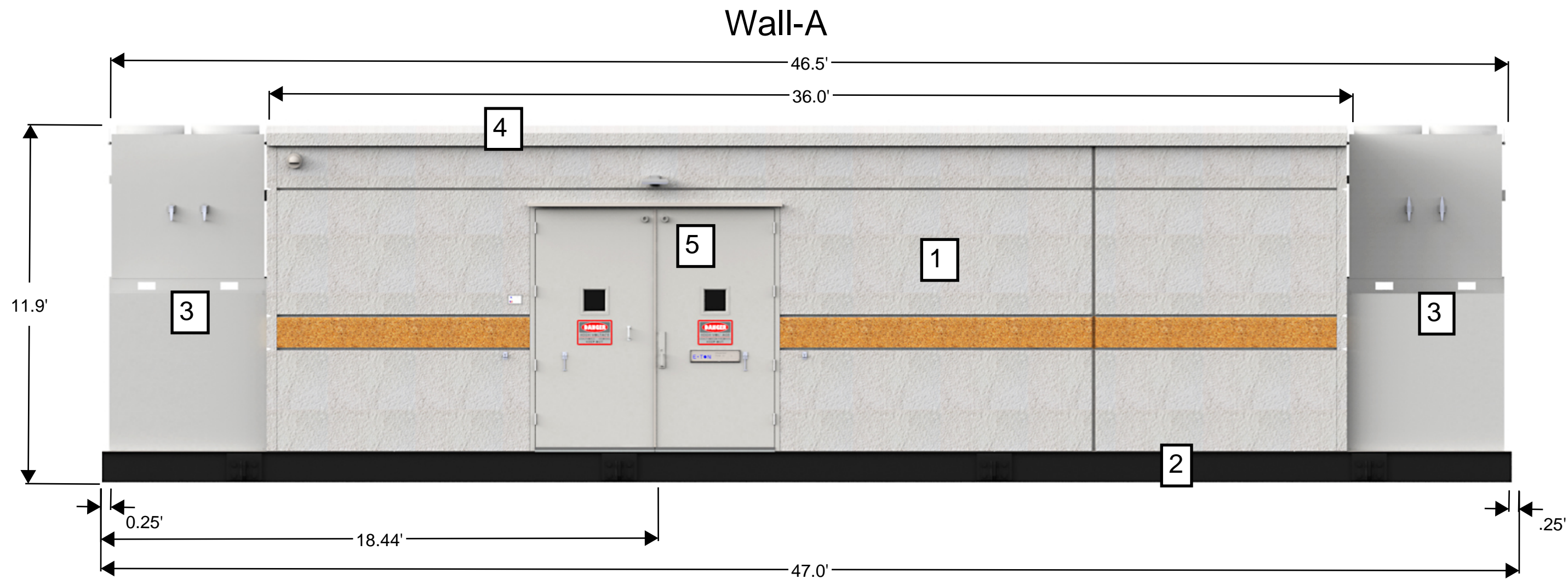
14555 DALLAS PARKWAY
ADDISON, TX 75254
TOWN PROJECT NO. 1793-SUP
COMPASS DATA CENTER
MICRO DATA CENTER
CONCEPT LANDSCAPE PLAN

Design: NAB | Drawn: NAB
Checked: JMT
Issue Date: 3/8/2019
Project Number: 025940

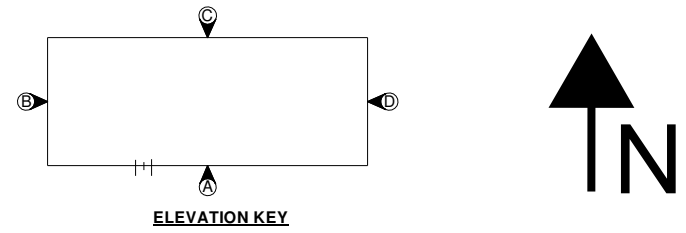
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5

Apr 04, 2019 -- 2:27pm Plotted By: Robert Vascaro T:\025940--Micro--Data Center On--Call Civil\DWG\Eng\Sheet\Addison\PD PLAN\025940--Planned Development.dwg Layout: FACADE



Call Out	Description	Material	% Surface
1	Concrete Exterior	Concrete	62
2	Steel I Beam Skid	Steel	8
3	30 TON HVAC	Steel	20
4	Metal Roof Edge	Steel	1
5	Exterior Metal Door	Steel	9



FACADE PLAN NOTES

- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.

- All mechanical units shall be screened from public view as required by Zoning Ordinance.

- When permitted, exposed utility boxes and conduits shall be painted to match the building.

- All signage areas and locations are subject to approval by Development Services.

- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.

BUILDING MANUFACTURER

FIBERBOND POWER
1000 ERWIN THOMPSON DR
MINDEN, LA 71055
PHONE: 800-824-2614
WWW.FIBREBOND.COM

DEVELOPER INFORMATION

COMPASS EDGEPOINT DATA CENTERS
14180 N DALLAS PARKWAY
SUITE 610
DALLAS, TX 75254
PHONE: 214-452-0350
CONTACT: SHARIF FOTOUH
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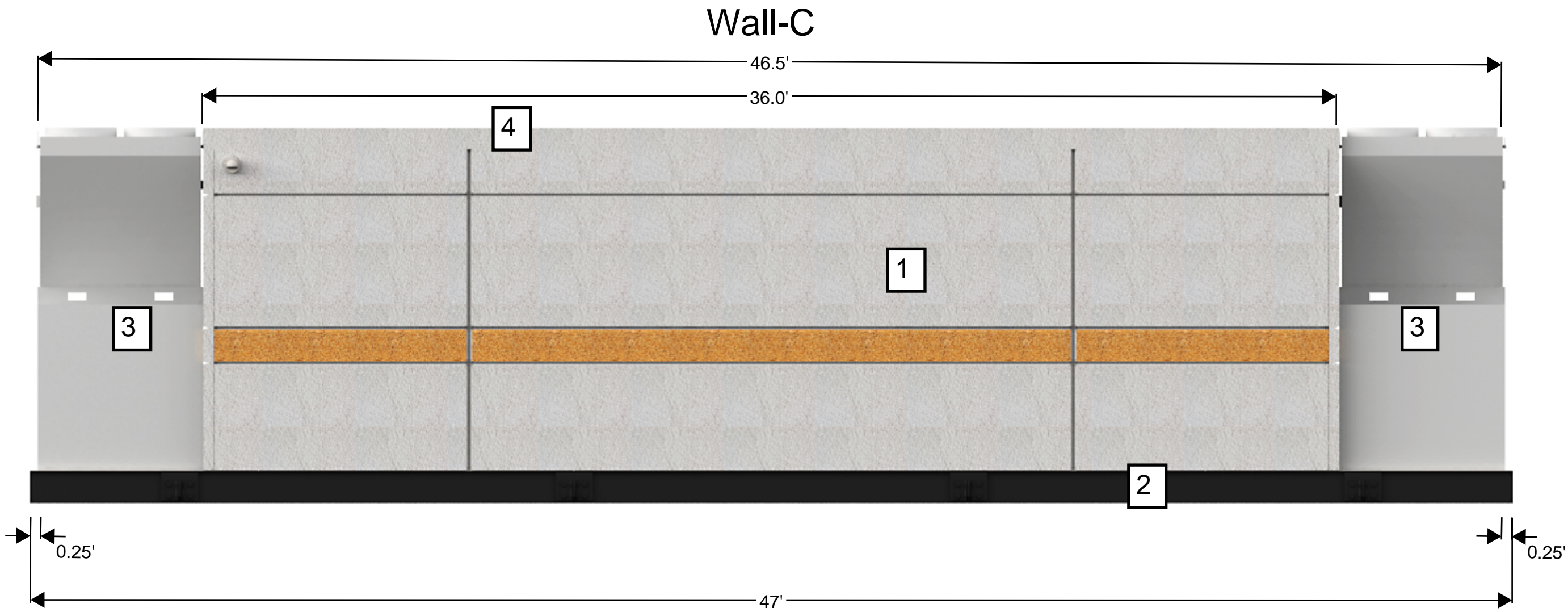
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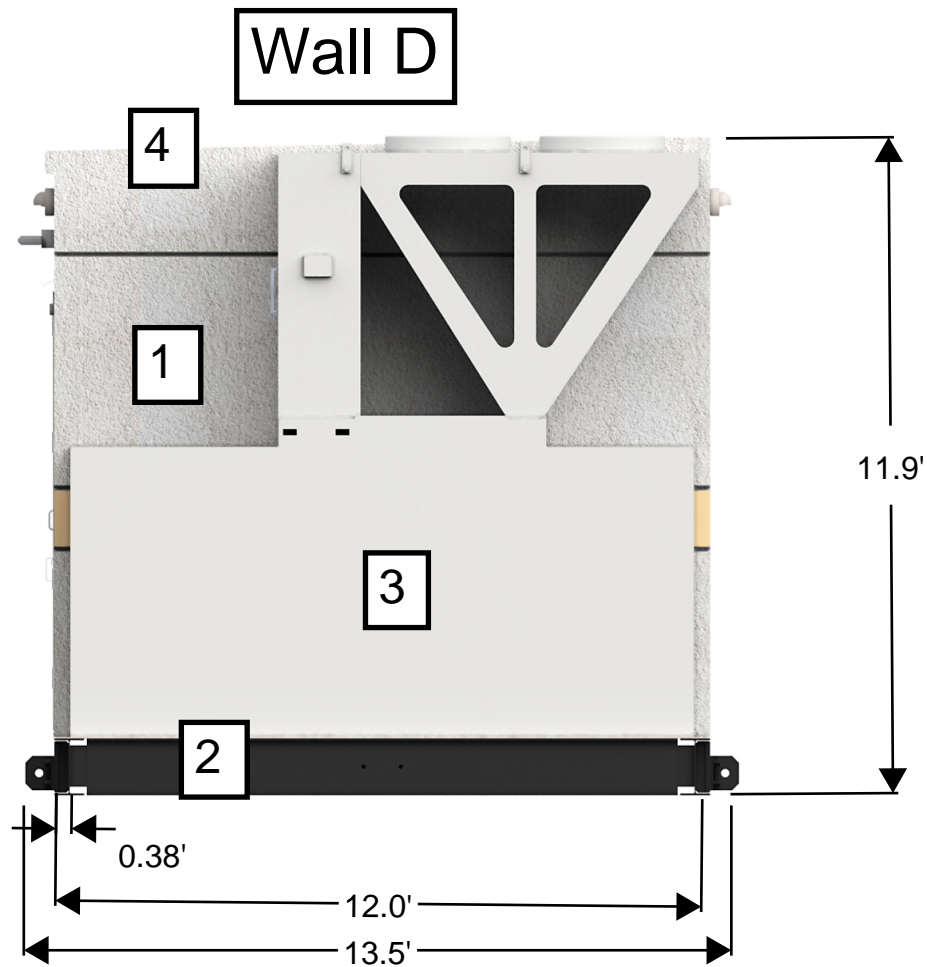
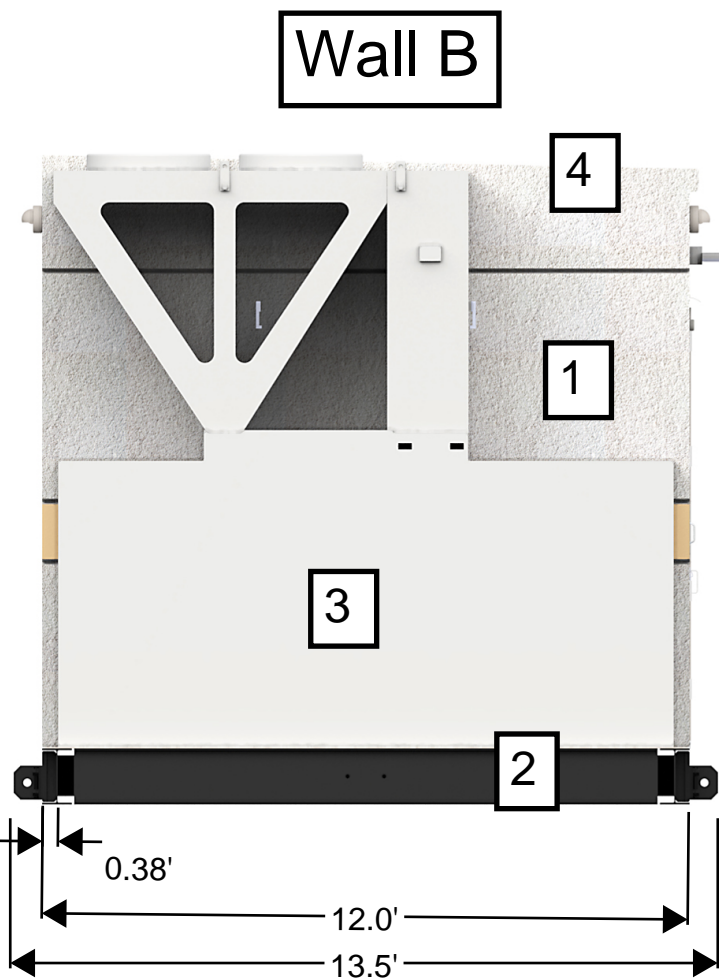
S. FINLEY EWING JR. ADDITION
LOT 2R, BLOCK 1
TOWN PROJECT NUMBER:

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Call Out	Description	Material	% Surface
1	Concrete Exterior	Concrete	71
2	Steel I Beam Skid	Steel	8
3	30 TON HVAC	Steel	20
4	Metal Roof Edge	Steel	1



Call Out	Description	Material	% Surface
1	Concrete Exterior	Concrete	31
2	Steel I Beam Skid	Steel	8
3	30 TON HVAC	Steel	60
4	Metal Roof Edge	Steel	1

14555 DALLAS PARKWAY
ADDISON, TX 75254
TOWN PROJECT NO. 1793-SUP
COMPASS DATA CENTER
MICO DATA CENTER
FACADE PLAN

Design: RSV Drawn: RSV
Checked: JMT
Issue Date: 3/8/2019
Project Number: 025940

6 of 7
6

NOT FOR
CONSTRUCTION

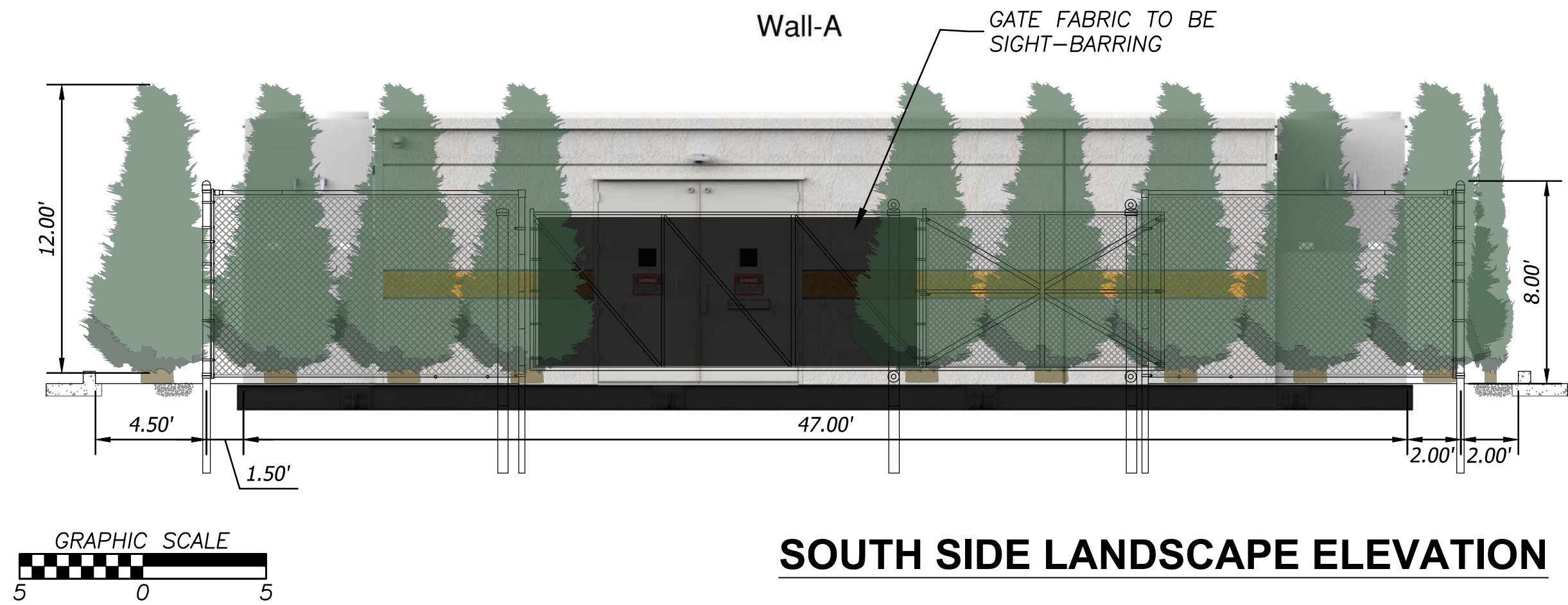
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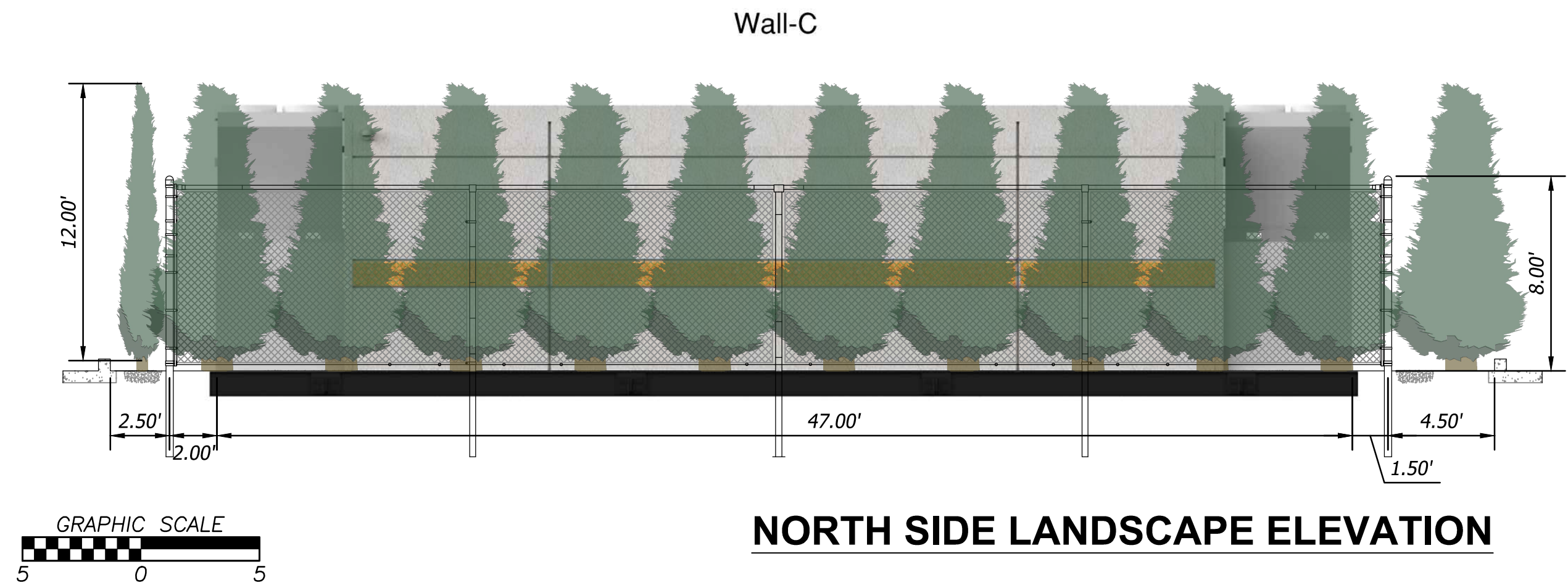
RSV By JMT
Description
Date
Rev.

TOWN OF ADDISON COMMENTS
RSV By JMT
App.

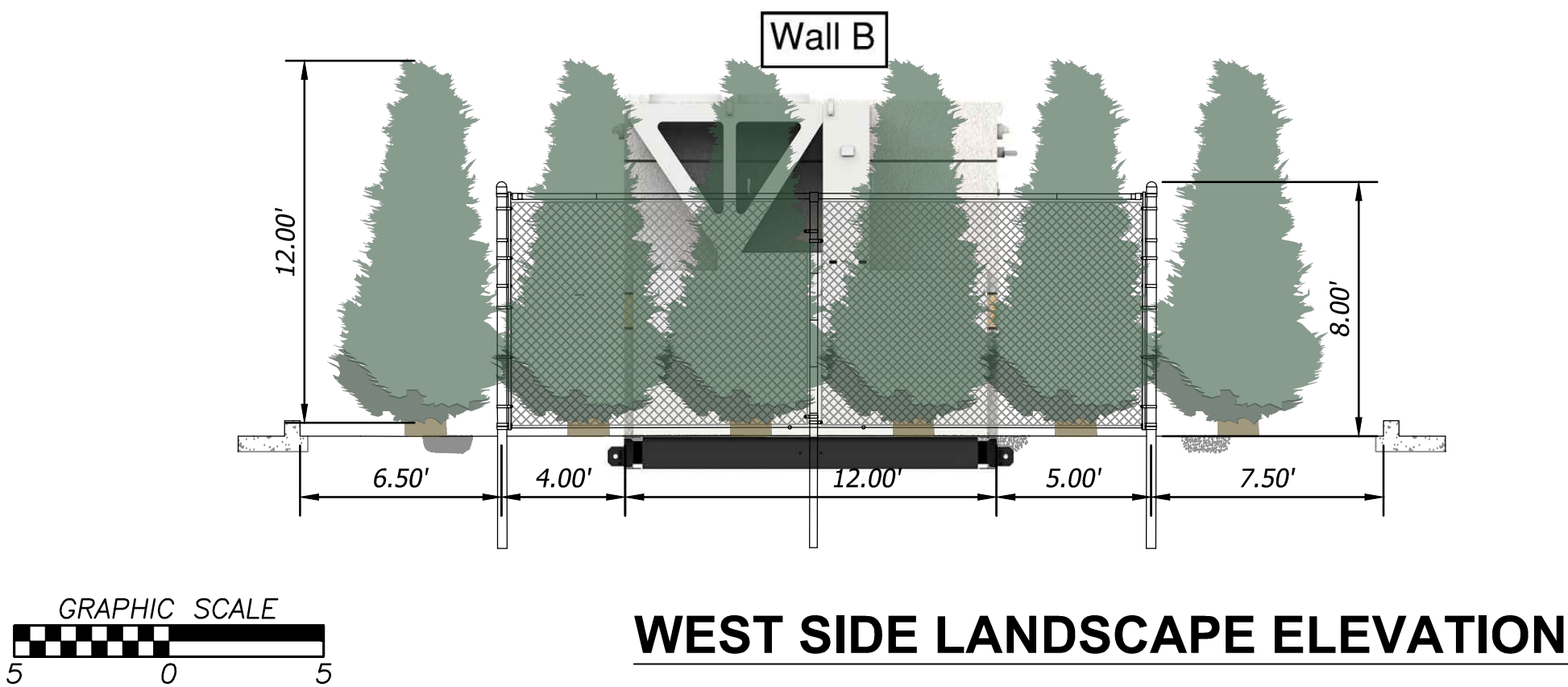
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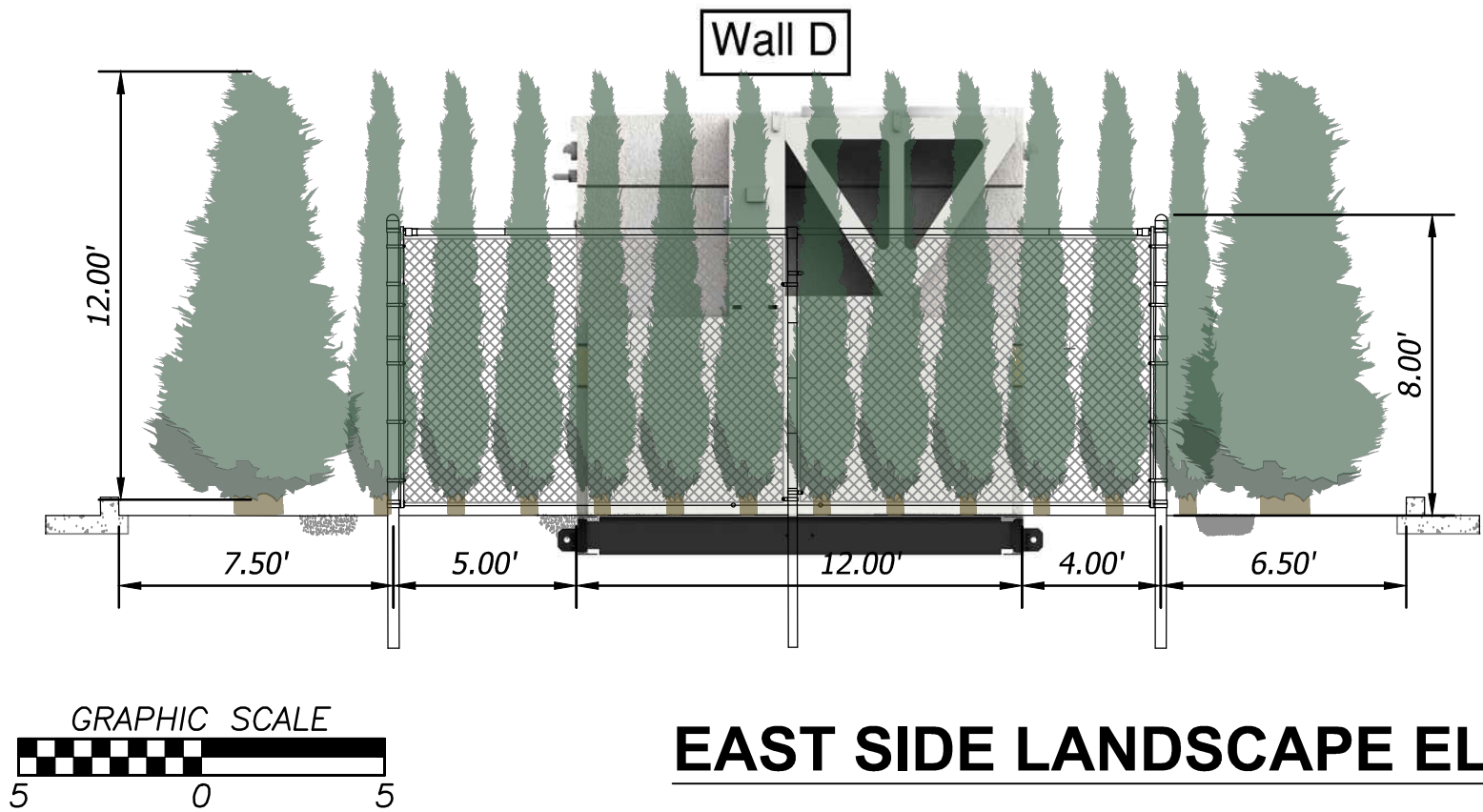
SOUTH SIDE LANDSCAPE ELEVATION



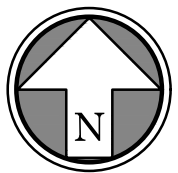
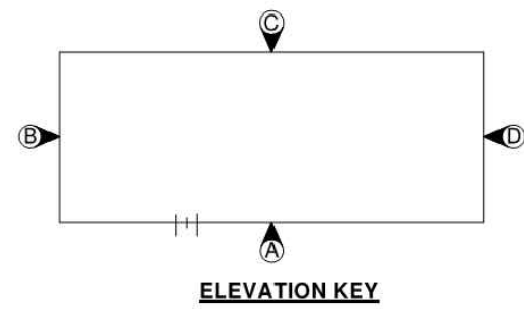
NORTH SIDE LANDSCAPE ELEVATION



WEST SIDE LANDSCAPE ELEVATION



EAST SIDE LANDSCAPE ELEVATION



14555 DALLAS PARKWAY ADDISON, TX 75254 TOWN PROJECT NO. 1793-SUP		COMPASS DATA CENTER CONCEPT PLAN LANDSCAPE ELEVATIONS		Design: NAB Drawn: NAB Checked: JMT Issue Date: 3/15/2019 Project Number: 025940		7 of 7	
Prepared For:		BHC RHODES Civil Engineering • Surveying • Utilities 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P: (913) 663-1900 F: (913) 663-1633 BHC Projects is a trademark of Bannister-Petersen & Company, P.A.		Rev.		Date	
				1		4/4/2019	
				Description		By	
				TOWN OF ADDISON COMMENTS		NAB	
						JMT	
						App.	