



PLANNING AND ZONING COMMISSION AGENDA

Tuesday, August 20, 2019

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 Commission 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. Take action regarding approval of the minutes of the June 18, 2019 Planning and Zoning Commission meeting.
2. REPLAT/ LOT 2R-1 AND LOT 2R-2, BLOCK 1, BELT LINE/MARSH BUSINESS PARK. Take action to approve a replat of two lots totaling 3.133 acres located generally at 15196 Marsh Lane.

Regular Agenda:

3. **PUBLIC HEARING** Case 1787-Z/Village on the Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 31-acre property located at 5100 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance O12-001, by allowing residential uses and approving development plans for a new office building with retail ground floor, a new 239-unit multifamily building with structured parking and ground floor retail, and an expansion of existing structured parking.

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

Date: Friday, August 16, 2019

Time: by 3:00 pm

**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: 08/20/2019

Agenda Caption:

Take action regarding approval of the minutes of the June 18, 2019 Planning and Zoning Commission meeting.

Attachments

June 18, 2019 P&Z Minutes

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

June 18, 2019

6:00 P.M. - Council Chambers

Addison Town Hall, 5300 Belt Line Road

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

Absent: Chair Kathryn Wheeler

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the May 21, 2019 Planning and Zoning Commission meeting.

Vice Chair Linda Groce presented a correction on page 5 of 9, where she voted "Aye" not "Nay" on Case 1796-Z/3820 Belt Line Road.

Motion: Approval of the minutes as corrected.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner John Meleky

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

Other: Chair Kathryn Wheeler (ABSENT)

Passed

2. AMENDING PLAT/QUORUM NORTH, BLOCK 3. Presentation, discussion and consideration of an amendment to an existing plat for one lot totaling 4.9798 acres located generally at 5015 Spectrum Drive.

Discussion:

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

Commissioner Resnik inquired whether the plat amendment results in any changes to the previously approved development plans. Charles Goff responded that there would be no above grade changes.

Commissioner Souers inquired what level of changes would be considered as a violation of previously approved development plans. Charles Goff responded that as long as the changes are below ground, such as utility lines, they are outside of zoning purview. However, if there are changes to the building or site plan, staff would review the proposal to determine whether such changes could be approved administratively.

Motion: Recommend approval of the request as presented.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner Jerry Dougan

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

Other: Chair Kathryn Wheeler (ABSENT)

Passed

3. **PUBLIC HEARING** Case 1801-Z/Holiday Inn. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4355 Beltway Drive, which property is currently zoned Planned Development (PD) through Ordinance O95-007, by amending the permitted uses to allow for the sale of alcoholic beverages for on-premises consumption only upon approval of a Special Use Permit, and by approving such Special Use Permit.

Discussion:

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

Commissioner Catalani inquired whether the request for alcohol sales is inclusive of red wine and spirits. Charles Goff confirmed.

Vice Chair Linda Groce opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Vice Chair Linda Groce closed the public hearing.

Applicant's representative Patrick Hilchey, with Lodging Host, answered questions from the Commission regarding meeting space, the scope of the hotel renovation, why the Special Use Permit was not obtained at the beginning of the renovation process, the difference between Holiday Inn Express and Holiday Inn, the ownership's experience in the hotel industry, increase of the volume of business, external advertising of the bar and restaurant, TABC licensing, proposed landscape changes to meet the Town's Landscape Ordinance, and the next steps in the hotel's operations.

Motion: Recommend approval of the request with 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 John Meleky, Seconded by Commissioner Jerry Dougan

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

Other: Chair Kathryn Wheeler (ABSENT)

Passed

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

Planning & Zoning Commission

Meeting Date: 08/20/2019

Agenda Caption:

REPLAT/ LOT 2R-1 AND LOT 2R-2, BLOCK 1, BELT LINE/MARSH BUSINESS PARK. Take action to approve a replat of two lots totaling 3.133 acres located generally at 15196 Marsh Lane.

Attachments

P&Z Packet

Plat Document

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

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

LOCATION MAP





August 16, 2019

STAFF REPORT

RE: REPLAT/ Lot 2R-1 And Lot 2R-2, Block 1, Belt Line/Marsh Business Park

LOCATION: Two lots totaling 3.133 acres located generally at 15196 Marsh Lane

REQUEST: Approval of a replat

APPLICANT: Travis Bousquet, Jones Carter

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.

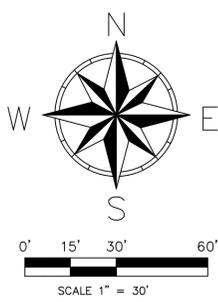
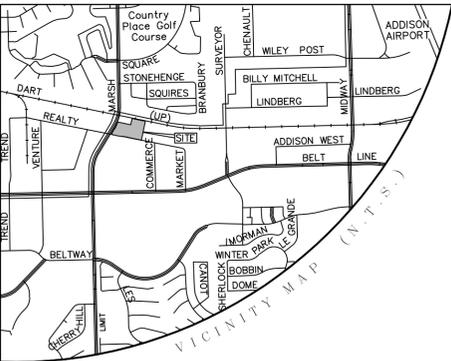
Lot 1 currently contains a RaceTrac gas station and Lot 2 is currently vacant. In 2018, both lots underwent a rezoning to allow RaceTrac to expand their building. In order to accommodate this development, the property line is being shifted to the east, maintaining two separate lots. Additionally, a 10-foot pedestrian easement is being established along Marsh Lane and Arapaho Road, the fire lane 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.

This plat was originally approved on August 21, 2018 but was not recorded due to change in ownership from Gingercrest to Mesquite Creek, both RaceTrac entities. Since last approval, the drainage easement was also increased by 5 feet to accommodate for a minor redesign of the necessary drainage improvements.

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	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:
JONES | CARTER
 4500 MERCANTILE PLAZA DRIVE, STE. 210
 FORT WORTH, TX 76137
 PHONE: 972-488-3880

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

OWNER:
MESQUITE CREEK DEVELOPMENT, 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.

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'

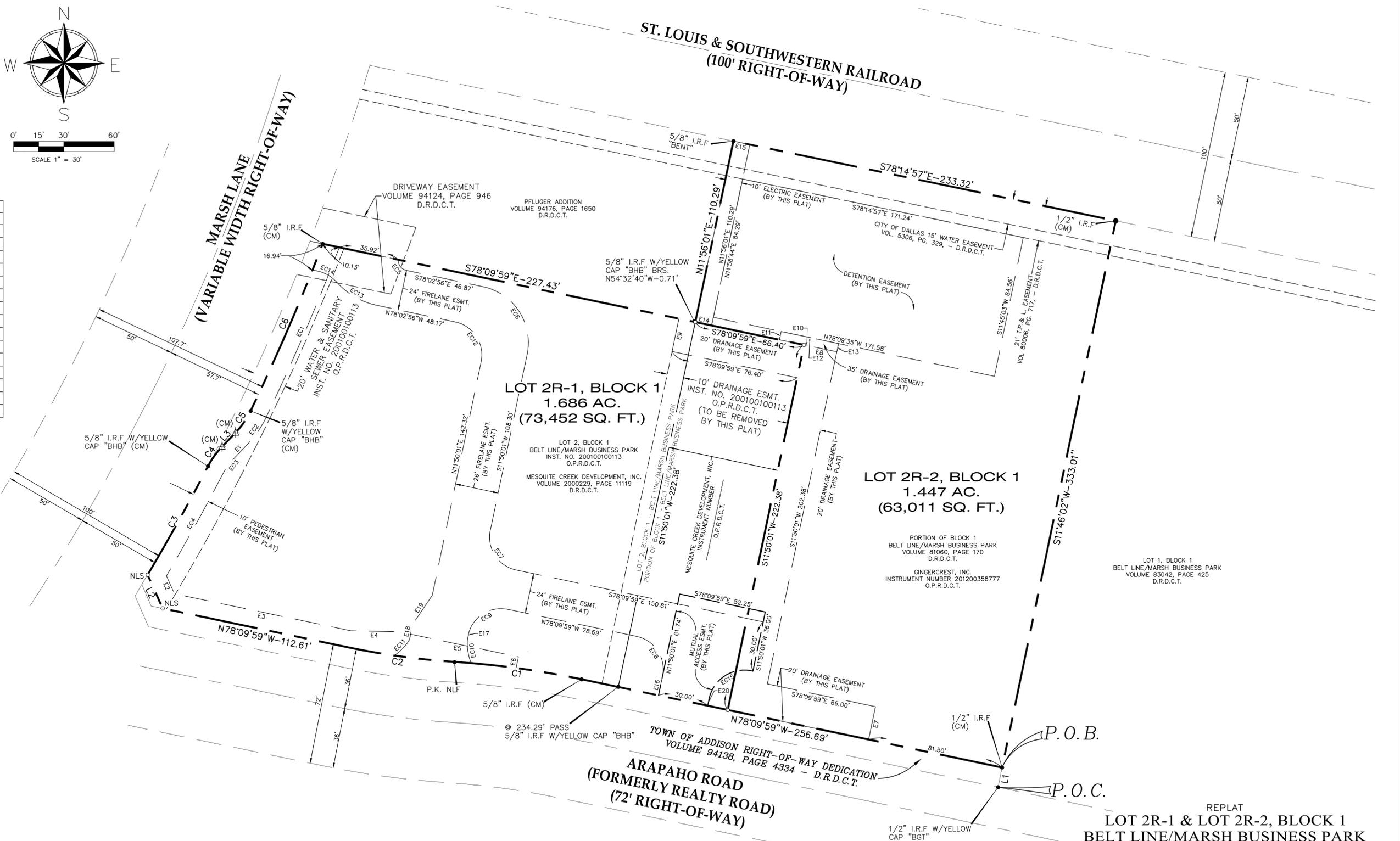
CURVE	DELTA	RADIUS	LENGTH
C1	8°06'35"	542.00'	76.72'
	CHORD BEARING		CHORD
N 82°13'16" W		76.65'	
C2	8°06'35"	458.00'	64.83'
	CHORD BEARING		CHORD
N 82°13'16" W		64.77'	

CURVE	DELTA	RADIUS	LENGTH
C3	3°12'27"	1323.24'	74.07'
	CHORD BEARING		CHORD
N 29°06'06" E		74.06'	
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'	
C6	4°40'24"	1331.24'	108.58'
	CHORD BEARING		CHORD
N 23°23'42" E		108.55'	

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	20.00'
E8	N78°09'59"W	20.00'
E9	S11°50'01"W	20.00'
E10	N78°09'59"W	35.00'

LINE	BEARING	LENGTH
E11	N11°49'12"E	5.01'
E12	S78°09'35"E	35.00'
E13	S11°49'12"W	5.00'
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-1 & LOT 2R-2, 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

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

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 20002229, 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 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 78.65 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 point for corner;
(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 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, 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 15.92 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 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: GINGERCREST, INC.

BY: MESQUITE CREEK DEVELOPMENT, INC.

BRIAN THORNTON
VICE PRESIDENT

BRIAN THORNTON
VICE PRESIDENT

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN THORNTON 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 _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN THORNTON 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 _____, 2019

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.

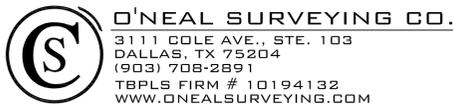
DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570
DATE: _____

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 _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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, GRANTEEES 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 ERRECT 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 ERRECT, 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 LOTS 2R-1 & 2R-2

ENGINEER:
JONES | CARTER
4500 MERCANTILE PLAZA DRIVE, STE. 210
FORT WORTH, TX 76137
PHONE: 972-488-3880

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

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

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON THIS THE _____ DAY OF _____, 2019

CHAIR OF THE PLANNING AND ZONING COMMISSION

CITY SECRETARY

REPLAT
LOT 2R-1 & LOT 2R-2, 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

Planning & Zoning Commission

Meeting Date: 08/20/2019

Agenda Caption:

Regular Agenda:

Planning & Zoning Commission

Meeting Date: 08/20/2019

Agenda Caption:

PUBLIC HEARING Case 1787-Z/Village on the Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 31-acre property located at 5100 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance O12-001, by allowing residential uses and approving development plans for a new office building with retail ground floor, a new 239-unit multifamily building with structured parking and ground floor retail, and an expansion of existing structured parking.

Attachments

1787-Z P&Z Packet

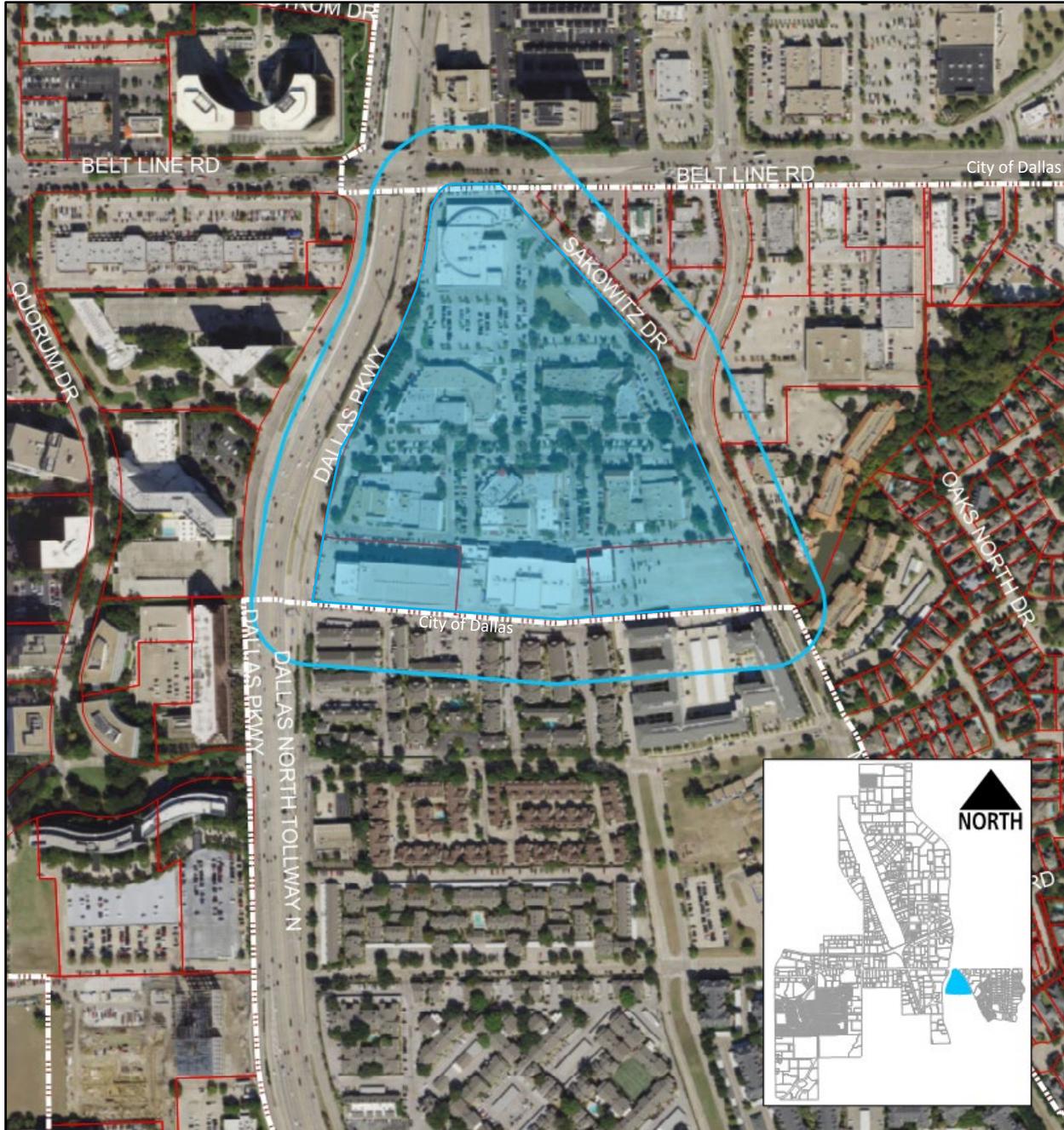
1787-Z Plans

Exceptional Elements Provided by Applicant

1787-Z

PUBLIC HEARING Case 1787-Z/Village on the Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 31-acre property located at 5100 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance O12-001, by allowing residential uses and approving development plans for a new office building with retail ground floor, a new 239-unit multifamily building with structured parking and ground floor retail, and an expansion of existing structured parking.

LOCATION MAP





August 16, 2019

STAFF REPORT

RE: 1787-Z/Village on the Parkway

LOCATION: 5100 Belt Line Road

REQUEST: Approval of an amendment to the existing Planned Development District, zoned through Ordinance O12-001, to allow residential uses and approval of development plans, in order to allow development of a new 31,006 square foot office building with retail ground floor, a new 269,875 square foot, 239-unit multifamily building with retail ground floor and structured parking, and 66,792 square foot expansion of existing structured parking garage

APPLICANT: Jonathan Vinson, Jackson Walker LLP

DISCUSSION:

Background: This property was developed in the late 1970's as the Sakowitz Village Shopping Center. The Sakowitz store occupied a three-story building on the corner of Dallas Parkway and Belt Line Road until 1986. The shopping center was renamed the Village on the Parkway, and the building sat vacant for several years, but was later occupied by Bed Bath and Beyond.

In 1996, Southwest Properties rezoned the center from Local Retail to Planned Development (Ordinance O96-003) in order to change some development standards and adopt a mixed-use parking ratio of 1 space per 250 square feet for all uses; the request did not include any physical changes to the center. The PD was subsequently amended (O96-028) to make minor changes to development standards, again no physical changes were proposed.

In 2000, the center was purchased by Dunhill Properties, which subdivided the property to create two separate lots on the southwest and southeast corners of the shopping center. Those lots provided required parking for the shopping center but were seldom used. Dunhill contracted to sell the two lots to a development group that wanted to build two residential towers on the parking

lots. In 2001, KS Development proposed to construct an apartment tower on the western lot, adjacent to the Dallas Parkway, and a condominium building on the east side of the property. The proposal also had retail and office space on the ground floor of the project, on the Montfort Drive side.

Staff supported amending the Comprehensive Plan to allow the KS Development plan to be built. At that time, Staff evaluated that project against the goals of Addison's Comprehensive Plan, and found it was consistent with those goals. Staff recommended the Comprehensive Plan be amended to designate this area as a mixed-use district that would allow for retail, condominium, and multifamily uses. The rezoning for KS Development was approved by City Council through Ordinance O02-001 on January 8, 2002. KS Development tried for many months to secure financing, but could not, and although the project was not built, the zoning remained in place.

In 2005, Redwood Residential proposed to build only one tower on the east (Montfort) side of the property. Redwood Residential planned to build an 11-story condominium building, without ground floor retail or office uses, in the same footprint as the condominium building proposed by KS Development. The building would stand approximately 164 feet tall, which was 15 feet shorter than the height approved for KS Development, and 15 feet shorter than the 179 height that the FAA would approve. The zoning for the Amalfi Condominiums was approved by Council on June 28, 2005 through Ordinance O05-024; however, the project was never built.

In 2011, the center was sold to VOP, LP, a partnership entity formed between The Retail Connection and Lincoln Properties. They proposed to replat the two separate lots to combine the properties back into one and redevelop it as a shopping center with two anchor tenants and a parking garage structure. The new PD, along with two SUPs for a Whole Foods Grocery Store, with the sale of beer and wine for off-premises consumption, and a 12-screen movie theater, was approved on January 24th, 2012 through Ordinances O12-002, O12-003, and O12-004. When this zoning was approved, the prior approvals for residential development were negated.

In 2015, the property was sold to UBS Realty Investors, LLC in partnership with Vestar. Soon after the purchase, the new owners began studying how they could continue to redevelop the center.

Proposed Plan: At this time, the property owner would like to amend the existing Planned Development district to include residential uses. Additionally, they would like to amend the site plan and request development plan approval to include an office building on the northeast portion of the property, an expansion of the existing parking garage, and a multifamily building and parking garage in place of the parking lot at the southeast corner of the property.

The project also proposes other changes to the site. The existing driveway in the southeast corner of the property on to Montfort Drive would be closed. The next drive to the north on Montfort Drive would be adjusted to accommodate a new traffic signal. There would also be minor changes to the parking layout and drive aisles interior to the site in order to improve traffic flow and provide additional landscaping.

Office: Proposed plans include a new two-story, 32,831 square foot office building, of which 15,518 square feet are ground floor retail, 15,488 square feet of second floor office, and the potential for 1,825 square feet of outdoor patio space. This building is identified as Building 900 on the proposed site plan and is located on the site of the former TGI Fridays restaurant.

Building Height: The maximum building height is 41 feet 8 inches above grade.

Building Elevations: The building is proposed to be constructed of burnished block, stone, brick, and cement plaster with accents of metal screen and composite wood.

Parking Garage Expansion: Proposed plans include a one-level garage expansion of 33,396 square feet with a total of 103 additional parking spaces. The structure would be designed to accommodate additional levels as deemed necessary, and if approved, in the future.

Building Height: The maximum height of the proposed addition is 30 feet 6 inches above grade level.

Building Elevations: The addition is proposed to be constructed of smooth stone veneer with composite wood slat screen and metal screen paneling. The staircases are proposed to be screened with architectural mesh guardrail paneling on the north and east elevations.

Multifamily: The proposal includes a new 270,861 square foot, 239-unit multifamily building. The ground floor includes 3,530 square feet for the leasing office and amenity space as well as 11,000 square feet for ground floor retail. This building is identified as Building 100 on the proposed site plan. The residential units are located on the upper four levels, partially wrapping a portion of the 313,214 square foot structured parking garage, with a total of 731 parking spaces. The structure would also include three connected courtyards, including one swimming pool. To accommodate residents with dogs, a small dog run has been proposed along the east side of the building.

Building Height: Due to the property's grade variation, the proposed building varies in height, from seven stories on the west and eight stories on the east. The maximum building height is 82 feet above grade level.

Building Elevations: The Planned Development district standards do not provide a masonry requirement for the exterior walls of structures and the majority of the shopping center consists of stucco, with brick and stone accents throughout. The building is proposed to be constructed of stucco, stone, brick, metal paneling, and cementitious siding. The proposed materials were chosen to match the existing buildings.

Unit Sizes: The mix of residential units ranges from studio units of 584 square feet to two-bedroom units of 1,440. Overall, the average unit size is 857 square feet. This is in line with other recent multifamily developments in Addison. The breakdown of units proposed is as follows:

Unit Type	Square Footage	Number of Units
Efficiency	584-615 square feet	23
1-Bedroom	648-902 square feet	154
2-Bedroom	1,046-1,440 square feet	62
Total Units		239

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 and requires 1 parking space per 4 seats at the movie theater. Currently, the site has 1,581 parking spaces, with 959 surface spaces and 622 garage spaces.

The proposed plans show the new total gross leasable area for all office, retail, and restaurant uses, inclusive of patio areas, as 379,436 square feet, which would require 1,518 parking spaces. The movie theater has 1,282 seats and requires 428 parking spaces. The multifamily building is proposed with a total of 239 units and would require 301 parking spaces. Therefore, the new total parking requirement is 2,247 parking spaces.

The proposed site plan shows surface parking spaces restriped in order to add 377 additional parking spaces, the existing garage expansion would result in an additional 103 parking spaces, and the new parking garage at the southeast corner of the property would provide 731 parking spaces. This totals 2,792 parking spaces across the site. The proposed development plans provide 578 parking spaces more than required by the 1 space per 250 square foot requirement.

Landscaping: The proposed Landscape Plan has been reviewed by the Parks Department to comply with the Town's Landscape Ordinance. The Landscape Ordinance requires that properties be brought up to current standards, where possible, when they are rezoned.

One such requirement is a 25-foot landscaping setback from the street, which cannot be met without removing some of the center's most prominent parking spaces or impeding vehicular circulation throughout the site. Where possible, however, the landscape plans provide the buffer and enhance it with additional pedestrian improvements. Another requirement is a 1:1 tree mitigation. This means that if an 8 caliper inch tree is removed, the ordinance requires that it be replaced with a tree of equal or greater size. This cannot be fully met because of the large caliper size of the existing mature trees. However, the landscape plans propose to mitigate this by providing a larger total number of caliper than required.

Additionally, the site currently has 7.7% landscape coverage, out of the required 20%; the proposed landscape plans show a 5.4% increase, to a total of 13.1% landscape coverage.

It should also be noted that in lieu of being able to fully comply with the landscape regulations and the Master Transportation Plan requirements, the applicant has provided an improved bus stop and shelter along Montfort Drive with a space for public art in the future, as well as a landscaped shared use trail along the southern border of the property with shade structures and seating in an

effort to further the Town's vision of providing connectivity across Dallas Parkway and to the east side of Town.

Given the existing conditions and limitations of this site, Staff believes that while the landscape plans do not fully meet all of the requirements, the proposed improvements move the site closer into compliance while balancing the need to provide sufficient parking and circulation throughout the site.

Open Space: With residential development, the Town will require a dedication of open space to serve the residents. In the past, Staff has used the standard established in the Urban Center zoning district to determine what amount of open space must be dedicated. This standard requires two acres for every 1,000 residents, with an assumption that there are 1.5 persons per dwelling unit. Based on the number of units proposed, .717 acres of open space should be required.

As part of the Parks Recreation and Open Space Master Plan process and the new Unified Development Code, the Town has discussed guarding against smaller in-fill development creating parks that are too small and inefficient to maintain. Instead, the property owner is proposing two areas that are private open space that would be accessible by the public. One would be adjacent to the new office building and the other would be along Montfort Drive. Staff believes that this, in combination with the trail dedication along the southern property line, should be considered in lieu of an open space dedication.

Streetscape: The 2016 Master Transportation Plan (MTP) established streetscape standards for the various street types throughout the Town. Belt Line Road is identified as a Principal Arterial, which requires an 8-foot sidewalk and 6-foot parkway buffer, Montfort Drive is a Minor Arterial, which requires a 6-foot sidewalk and 5-foot parkway buffer, and Dallas Parkway is identified as Tollway, which requires a 6-foot sidewalk and a 6-foot buffer. The existing frontage along Belt Line Road does not currently comply with the MTP requirements. Due to the existing site limitations and complications associated with removing all the parking along that frontage, at the present time the applicant is unable to make these improvements. The submitted plans show improvements along Montfort Drive and Dallas Parkway where portions of the frontage meet the streetscape requirements. Given the difficulties of working with an existing development and the site limitations, Staff believes that the proposed improvements move the site closer into compliance.

To improve safety and the efficient flow of traffic on public streets, the Town's transportation design standards call for properties to have only one driveway along a public street. The standards provide for exceptions to this if the property generates sufficient vehicle trips to warrant additional access points. Currently, there are four driveways onto this site from Dallas Parkway and three from Montfort Drive. Given the traffic volume experienced by this property, Staff has only requested that the southern-most driveway along Dallas Parkway and the southern-most driveway along Montfort Dr be closed off, as they do not comply with driveway spacing requirements and pose safety concerns. This would leave three driveways off of Dallas Parkway, and alleviate the safety concerns, therefore, Staff does not believe that the property warrants an

exception in this specific driveway location. The proposed plans show the southern driveway on Montfort would be closed, but only show the southern driveway on Dallas Parkway to be slightly revised, not fully closed off. The applicant is asking that the Planning and Zoning Commission and City Council allow for this driveway to remain.

Traffic: Given the size and scope of the proposed development, a Traffic Impact Assessment (TIA) was required to determine what effect the proposed development would have on the roadway network in 2022 and 2027. Traffic Impact Analyses are based on an industry standard set by the *Trip Generation Manual* published by the Institute of Transportation Engineers. The Manual combines multiple studies of actual traffic counts from different uses to establish the average number of one-way trips that similar uses can be expected to generate in a day, as well as in the AM peak hour and the PM peak hour. Based on the analysis, the proposed development can be successfully incorporated into the surrounding roadway network without significantly affecting the existing vehicle traffic operations.

The TIA identified that a new traffic signal would be warranted on Montfort Drive, at the southeastern driveway, adjacent to the proposed multifamily development. While not required for minimum traffic operations, the analysis showed that a signalized intersection reduces turning movement delay into and out of Village on the Parkway and does not affect through traffic on Montfort Drive. Additionally, a traffic signal would be helpful for pedestrians wishing to cross between Verde Valley and Belt Line Road. The property owner has agreed to provide the new traffic signal, at their cost, in order to fulfill this requirement.

Fire Access: The plans have been reviewed by the Fire Marshal to ensure sufficient site access and building coverage. The submitted plans show most of the requirements will be met, with the exception of the combined fire lane and trail along the southern portion of the property where a roll-over curb is proposed in order to accommodate fire truck access.

2013 Comprehensive Plan: Zoning decisions should always be guided by the Comprehensive Plan. Village on the Parkway is discussed several times in the 2013 Comprehensive Plan. The Plan states the following:

Addison should consider mixed use developments as a viable alternative as sections of the Town face redevelopment. Several locations along Belt Line Road would lend themselves to mixed use development, as well as other locations such as the Village on the Parkway (5100 Belt Line Road) and the Prestonwood Place shopping center (5290 Belt Line Road). As the population of the United States and the Metroplex continues to increase and natural resources continue to dwindle, more and more cities will find themselves moving in the Live Above the Shop direction that Addison has already embraced.

Additionally, the Comprehensive Plan includes a map (Figure 1) identifying locations for future mixed-use development, which mirrors the language above in highlighting Village on the Parkway and Prestonwood Place.

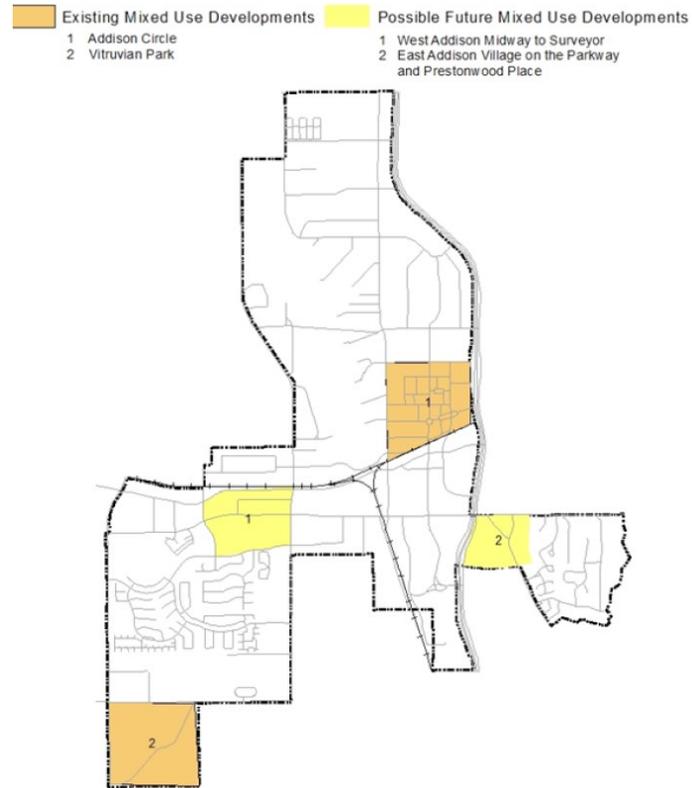


Figure 1

With the proposed improvements at Village on the Parkway adding a residential and office component, as well as the plans approved earlier in 2019 for the Prestonwood Place shopping center to add to retail and office components, Staff believes that the proposal complies with the direction established in the Comprehensive Plan.

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

- Where feasible and appropriate, new housing should increase the proportion of fee-simple ownership in Addison's housing mix. Apartment-only rezoning is unlikely to be approved, as currently the ratio of rental to ownership properties is higher than desired.

Staff believes that lower-density, owner-occupied housing, such as single-family homes or townhomes, is not feasible in this location due to the high development costs, the impact on parking, and the location within an existing retail development. While the policy gives general direction that apartments are unlikely to be approved, it states that special consideration may be given to exceptional projects.

- A proposal should offer a “best fit” mix of uses and housing choices within the context of the surrounding Addison community.
- New housing should create or enhance neighborhoods of urban character rather than locate on a stand-alone, nonintegrated property and should continue the high-quality design and walkability that make Addison’s existing neighborhoods distinctive.

Due to its proximity to retail, restaurants, and office uses, a residential use in this location adds a mixed-use element to this development. More broadly, the residential component of Village on the Parkway would be proximate to the adjacent multifamily residential in Dallas and single-family neighborhoods on the east side of Montfort in Addison.

- The City Council acknowledges that there may be exceptional projects that do not comply with elements of this policy. The Council encourages developers and Staff to pursue projects that represent the highest and best use of each property and that advance portions of this policy or other Town goals.

Staff believes that this project warrants special consideration as it represents the highest and best use of this particular property, while also promoting several elements of the housing policy and other Town goals in that it:

- Achieves the direction of the Comprehensive Plan to create a mixed-use development in this location.
- Makes improvements in line with the Master Transportation Plan as well as the installation of a new traffic signal. This addresses Council’s goal to pursue excellence in transportation systems.
- Advances the Town’s goal of creating an east/west pedestrian connection by securing a trail connection through Village on the Parkway.
- Enables the property owner to make other improvements to the property including addressing community concerns about parking.
- Provides additional residents to support the retail and restaurant offerings within Village on the Parkway, helping to ensure the long-term success of the development.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

In determining a recommendation, Staff considers several factors. First, Staff looks to how the proposal fits with adopted plans and policies. As discussed above, the proposal follows the guidance of the Comprehensive Plan, complies with the housing policy, and advances the goals of the Master Transportation Plan, Parks, Recreation and Open Space Master Plan, and Economic Development Strategic Plan.

Additionally, Staff reviews development requests for compliance with zoning, landscaping and other requirements and standards to ensure that the development will be functional and complementary to the adjacent uses. Again, Staff believes on the whole that the development will function well in this location. A few minor concerns are addressed below.

Lastly, Staff considers if the proposal represents the highest and best use of the property long-term. In this regard Staff believes that the proposal, including the addition of multifamily residential, does represent the highest and best use. The parking garage expansion and surface parking adjustments will improve how the site functions. The addition of a two-story office/retail building will add to the tenant diversity and, along with the residential component, will add a mixed-use component to the development.

Retail development is becoming increasingly difficult with the changes in the retail landscape. In looking at successful contemporary retail projects, they almost always include a mix of uses including residential. There is also a strong focus on the experience and the quality of place. The addition of residential units allows the property to address both issues. In Staff's opinion, this will improve the likelihood that Village on the Parkway will remain relevant and be able to compete with other new developments to the north and south of Addison for top tier tenants now and in the future.

With that said, Staff believes three adjustments should be made to the request.

Parking

In 1996, Staff recommended a mixed-use parking ratio because in a large shopping center, it is very difficult to keep up with a required parking count when office, retail, and restaurant uses are calculated separately. In a large center there is also generally an "economy of scale" that works to provide sufficient parking, though it may not be in as convenient of a location as customers would prefer. With the success of the redevelopment efforts to this point, parking has been a concern at Village on the Parkway. Therefore, Staff would suggest that the parking ratio be increased (meaning to require more parking per square foot) by changing the ratio from 1 space per 250 square feet to 1 space per 200 square feet for all uses except residential and theater. The 1 per 200 ratio matches the mixed-use ratio approved for the Prestonwood Place Shopping Center earlier this year. With the additional parking spaces added with the expansion of the existing garage and the new garage associated with the residential development, the property would still provide parking in excess of this new requirement.

Additional Open Space

While the proposed plans provide open space, including some limited amount of space immediately adjacent to the residential building for residents with dogs, the provided amount is too small and would most likely not be able to keep live grass as a result of extensive usage. Staff believes that since the property has such a large surplus of parking spaces over the requirement, the property would benefit more from the provision of a larger open space for dogs in place of some of the parking behind Yard House. Replacing

these parking spaces with additional green space would improve the quality of life for future residents with dogs.

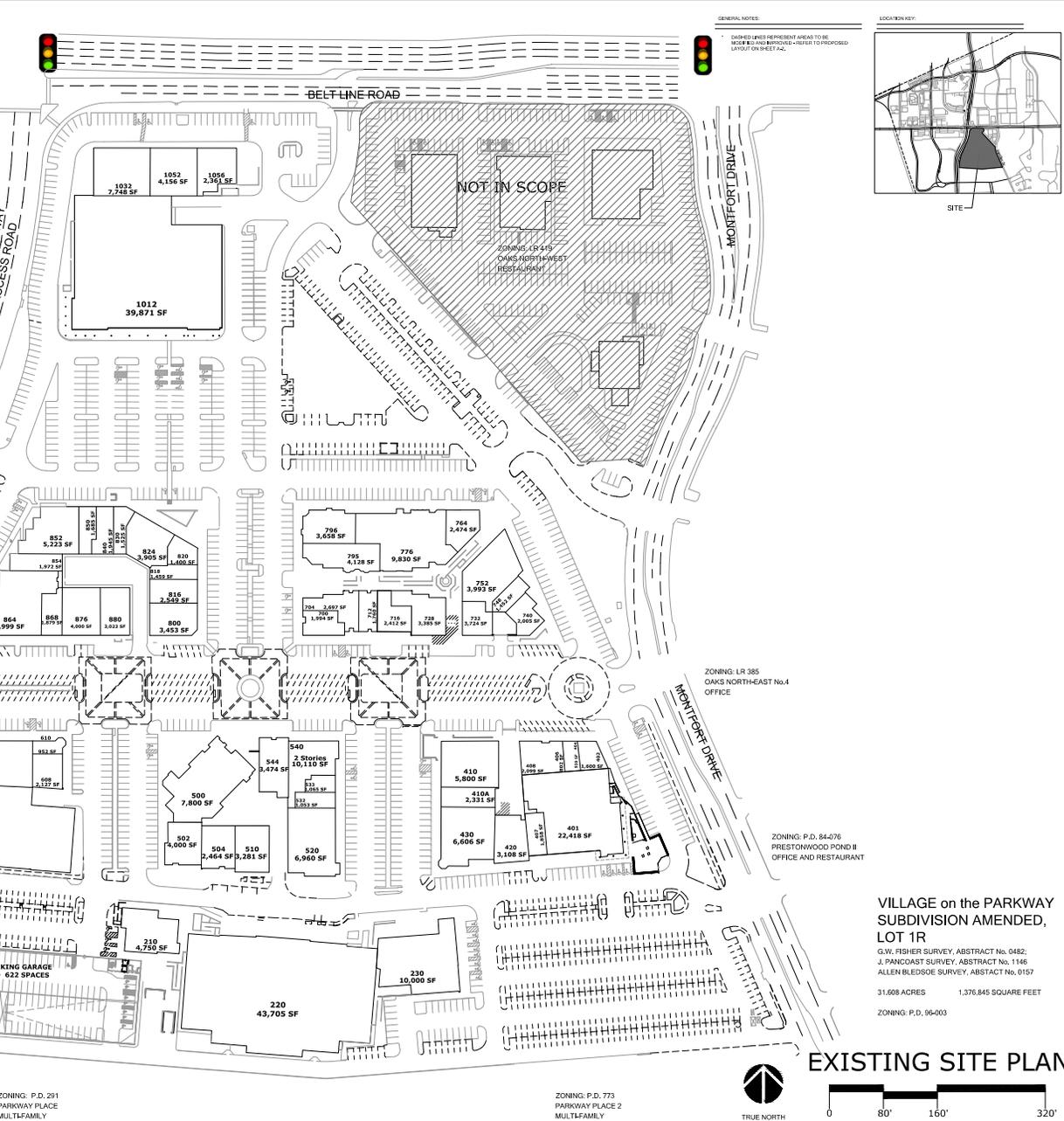
Southwestern Driveway to Dallas Parkway

Currently, there is a driveway at the southwestern corner of the property. Due to the curvature of Dallas Parkway, it is very difficult for vehicles leaving Village on the Parkway to see oncoming traffic on the street. This creates an unsafe condition that should not have been allowed. Due to the design of the multifamily garage, residents leaving the garage have a straight shot to this driveway. This would likely increase the usage of this driveway and increase the likelihood of accidents. Therefore, Staff requested that the driveway be closed. The property owner has expressed concerns about limiting access to the tenants near that drive and would like the drive to remain open.

With that explanation, Staff recommends approval of the request, subject to the following conditions:

1. Parking ratio should be revised to one parking space per 200 square feet for all uses except residential and movie theater.
2. The 17 parking spaces behind Yard House should be converted to additional open space for use by residents of the adjacent multifamily building.
3. The southern most driveway on Dallas Parkway shall be removed and replaced with additional landscaping.

BUILDING AREAS	PARKING TABULATION	BUILDING TO LAND RATIO TABULATION
Village on the Parkway Building Area *All GFA areas shown do NOT include patio	EXISTING BUILDING AREAS TOTAL GROSS LEASABLE AREA (GLA) including Park spaces: 376,138 SF GLA WITH THEATERS: 100,411 SF THEATER: 1 SPACES SEATS THEATER SEAT COUNT: 1,352 SEATS PARKING SPACES PROVIDED: 622 SPACES TOTAL PARKING REQUIRED: 1,700 SPACES TOTAL PROJECT PARKING PROVIDED: 2,251 SPACES (NOTE: Site has 512 spaces over the required parking requirement)	SITE AREA: 31,608 ACRES 1,376,844 SF OVERALL BLDG. SQUARE FEET: (gross build) 334,695 SF FLOOR AREA RATIO: 0.24
BUILDING 001 Existing Parking Area See Parking Table		
BUILDING 200 RESTAURANT Patio FLOOR AREA		
BUILDING 300 Patio FLOOR AREA		
BUILDING 400 Patio FLOOR AREA		
BUILDING 500 Patio FLOOR AREA		
BUILDING 600 Patio FLOOR AREA		
BUILDING 700 Patio FLOOR AREA		
BUILDING 800 Patio FLOOR AREA		
BUILDING 900 Existing Parking Area See Parking Table		
BUILDING 000 Patio FLOOR AREA		
STONKS S100 100 S100 200 S100 300 S100 400 S100 500 S100 600 S100 700 S100 800 S100 900 Patio Total		
PROJ01 FLOOR (Not including Theater) Overall with Patio Overall without Patio		



GENERAL NOTES

DASHED LINES REPRESENT AREAS TO BE MOVED AND APPROVED - REFER TO PROPOSED LAYOUT ON SHEET 04.

LOCATION KEY

ZONING: LR 66
DALBELT ADDITION
RETAIL

ZONING: P.D. 004/001
PLAZA ON QUORUM REPLAT
OFFICE

ZONING: C-1 66
ADDITION QUORUM
OFFICE

ZONING: P.D. 566
MARKSIF AT THE QUORUM
HOSPITALITY

ZONING: P.D. 291
PARKWAY PLACE
MULTI-FAMILY

ZONING: P.D. 773
PARKWAY PLACE 2
MULTI-FAMILY

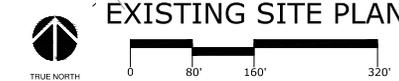
ZONING: LR 385
OAKS NORTH-EAST No.4
OFFICE

ZONING: P.D. 84/076
PRESTONWOOD POND II
OFFICE AND RESTAURANT

**VILLAGE on the PARKWAY
SUBDIVISION AMENDED,
LOT 1R**

G.W. FISHER SURVEY, ABSTRACT No. 0482;
J. PANCAST SURVEY, ABSTRACT No. 1146
ALLEN BLEDSOE SURVEY, ABSTRACT No. 0157
31.608 ACRES 1,376,845 SQUARE FEET
ZONING: P.D. 96-003

EXISTING SITE PLAN



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

gff ARCHITECTS

2805 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

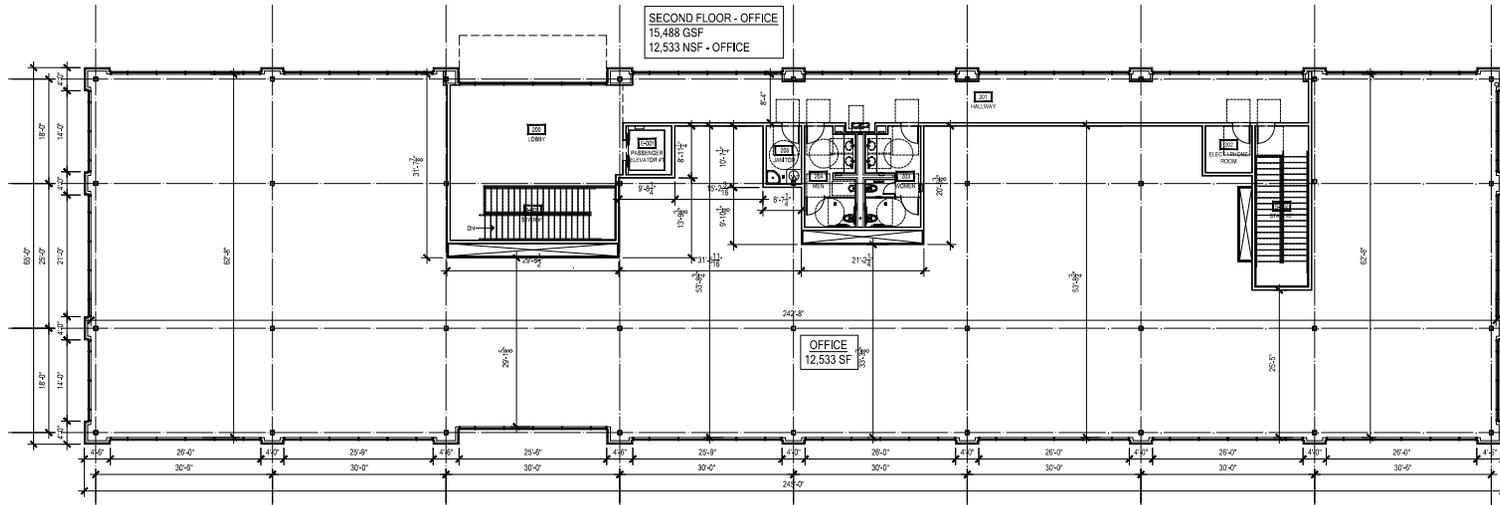
3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, TX 76107
817.810.9076

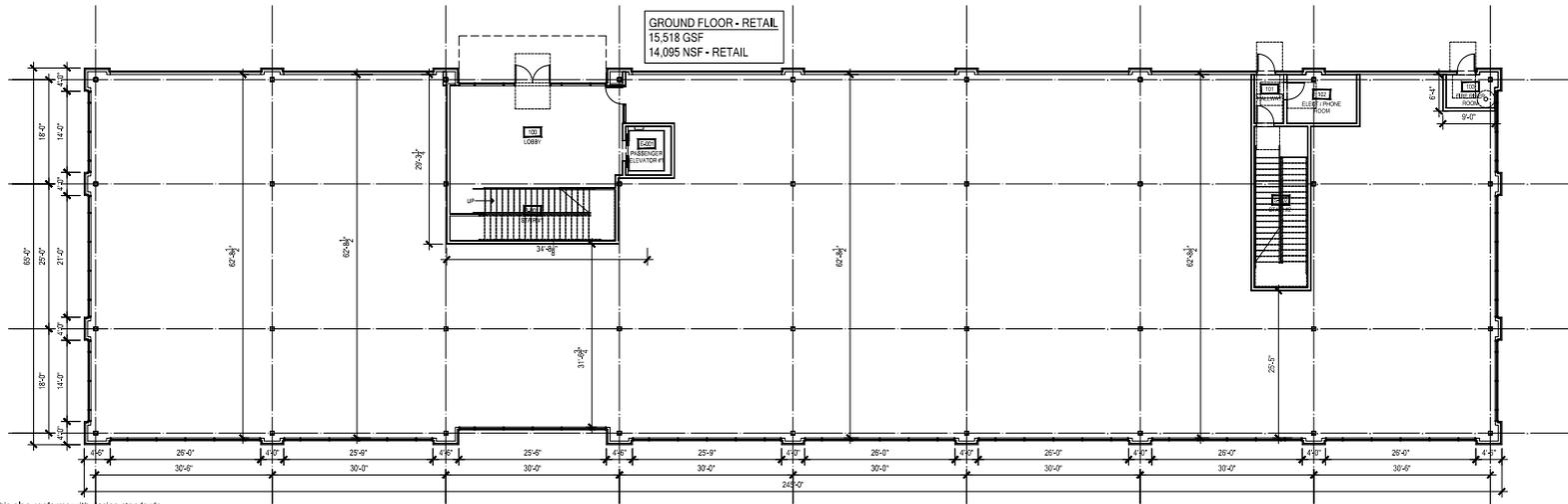
VILLAGE on the PARKWAY
SUBDIVISION, AMENDED
Block # N/A
Lot # 1R
Town Project #: No. 1787-2

EXISTING SITE PLAN
GFF Project No. 17003.00
Date 08.12.19



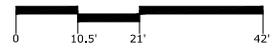
SECOND FLOOR PLAN - SUITES 920 - 929

SCALE: $\frac{1}{32}'' = 1'-0''$



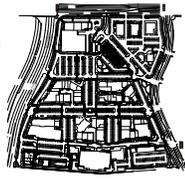
GROUND FLOOR PLAN - SUITES 900 - 919

SCALE: $\frac{1}{32}'' = 1'-0''$



TOWN OF ADDISON SITE PLAN NOTES:

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



KEY PLAN

APPROVED ACTION DENIED
STAFF

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

ARCHITECTS



3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2805 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, TX 76107
817.810.9076



VILLAGE PARKWAY

SUBDIVISION, AMENDED
Block # N/A
Lot # 1R
Town Project #: No. 1787-2

OFFICE / RETAIL FLOOR PLANS - BLDG. 900

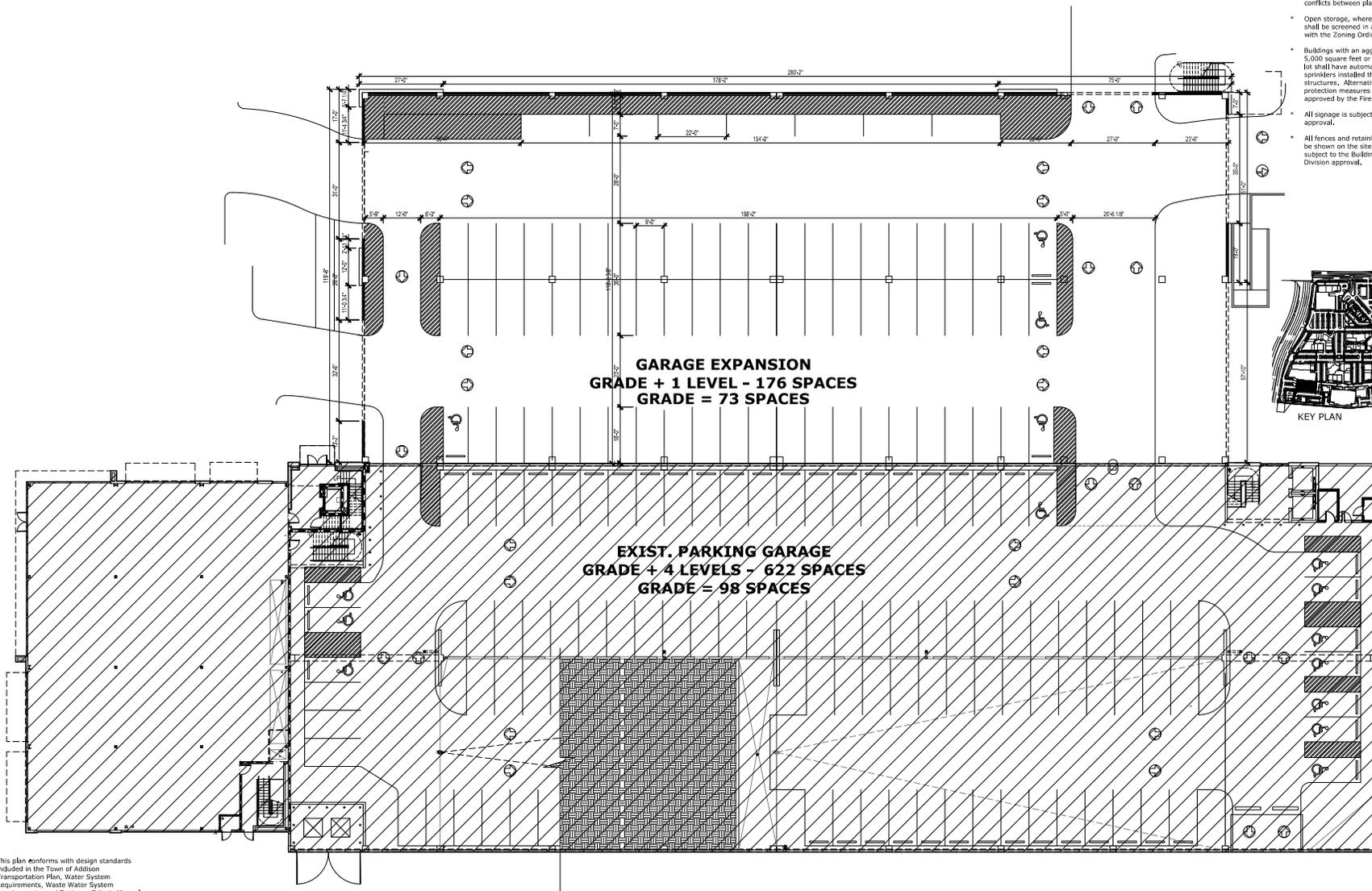
GFF Project No. 17003.00
Date 08.12.19



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.

GARAGE STRUCTURE WILL BE DESIGNED TO FACILITATE THE ADDITION OF FUTURE LEVELS.
TOWN OF ADDISON SITE
PLAN NOTES:

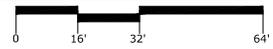
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Buildings with an aggregate sum of 5,000 square feet or greater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



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.

GARAGE GROUND FLOOR PLAN

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



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

ARCHITECTS

gff

2805 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076



VILLAGE PARKWAY

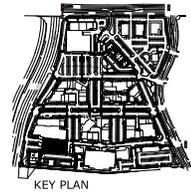
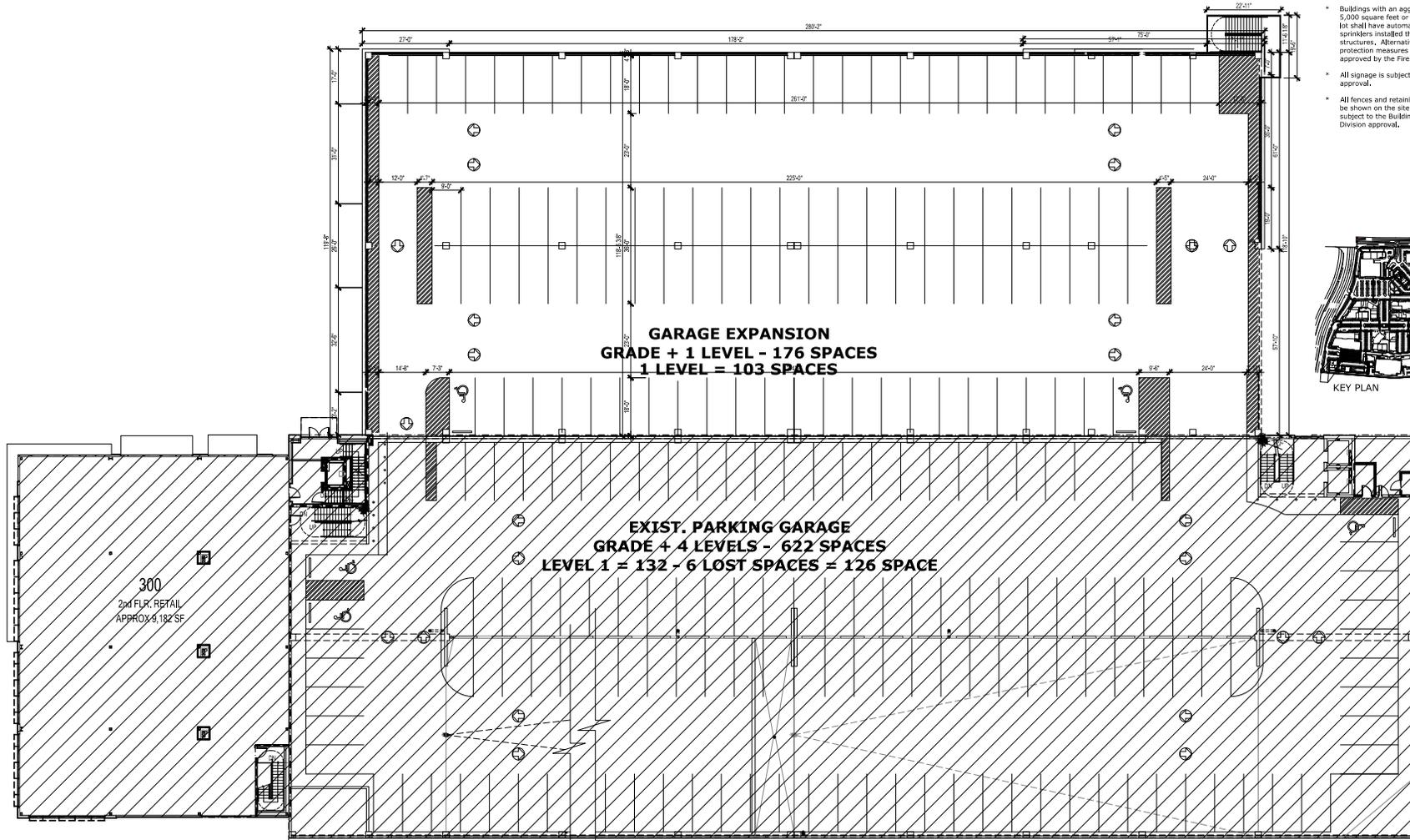
SUBDIVISION, AMENDED N/A
Block # 1R
Lot # 1R
Town Project #: No. 1787-2

**GARAGE GROUND FLR.
PLAN - BLDG. 300**

GFF Project No. 17003.00
Date 08.12.19

GARAGE STRUCTURE WILL BE DESIGNED TO FACILITATE THE ADDITION OF FUTURE LEVELS.
TOWN OF ADDISON SITE PLAN NOTES:

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



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.

GARAGE SECOND FLOOR PLAN

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



APPROVED ACTION DENIED
STAFF _____

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



3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2805 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076



VILLAGE PARKWAY

SUBDIVISION, AMENDED
Block # N/A
Lot # 1R
Town Project #: No. 1787-2

**GARAGE SECOND FLR.
PLAN - BLDG. 300**

GFF Project No. 17003.00
Date 08.12.19

PRELIMINARY PROJECT TABULATION

Site Acreage 1.42 Gross Acres (estimated - not individually plotted)
 Project Density 168.31 Units Per Acre

[Residential Bldgs. Only]

Unit	E1	E2	A1	A2	A3	A4	A5	A6	A6E	B1	B2	B3	B4	B5	B6	Unit
TOTAL	5	18	20	33	25	20	23	29	4	44	10	30	5	5	5	228
BEDROOM COUNT	5	18	20	33	25	20	23	29	4	44	20	30	10	10	10	301
PARKING REQ'D (1.5 SPACES PER UNIT)	5	18	30	33	25	20	23	29	4	44	20	30	10	10	10	301
																RESIDENTIAL PARKING TOTAL 301
																RETAIL PARKING TOTAL 44
																ADD'L RETAIL PARKING TOTAL 386
																TOTAL GARAGE PARKING 127
																SURFACE PARKING 16
																TOTAL PROVIDED PARKING 345

RETAIL GSF	11,000
MULTIFAMILY GSF	259,863 Includes Leasing
GARAGE GSF	313,214 Excludes Leasing, Retail
TOTAL BUILDING GSF	584,075

PROJECT DATA	
Zoning:	PD
Proposed Use:	MF over structured parking & retail
MF Units:	228 Units 852 SF avg.
Building Area:	584,075 GSF
Building Height:	82' above average grade
Leasing/Amenity:	3,330 s.f.
Retail:	11,000 s.f.
Parking Required	301 spaces
Residential (1.5 sp per bedroom, 2 sp max per unit):	301 spaces
Retail:	44 spaces (1,277 s.f. @ 300)
Total Required:	345 spaces
Add'l Retail Parking:	386 spaces
Parking Provided	345 spaces
Podium (5.5 lvs):	731 spaces
Surface:	16 spaces
Total:	747 spaces

Note: Handicap parking is provided in accordance with ADA standards.

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

ACTION
 APPROVED _____ DENIED _____

STAFF

COUNCIL

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

ARCHITECTS
 GFF ARCHITECTS
 3300 West 7th Street, Suite 110
 Fort Worth, Texas 76107 | 817.303.1500

ARCHITECTS
 GFF ARCHITECTS
 2808 Fairmount Street, Suite 300
 Dallas, Texas 75201 | 214.303.1500

Owner:
 5100 Belt Line Road Investors, LLC.
 455 Market Street, 1000
 San Francisco, CA 94105
 415-538-4820

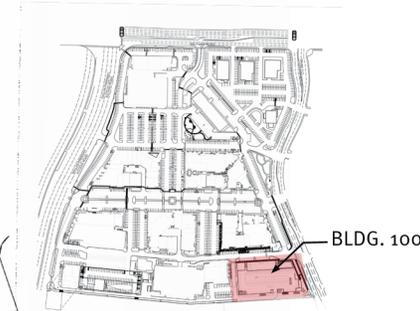
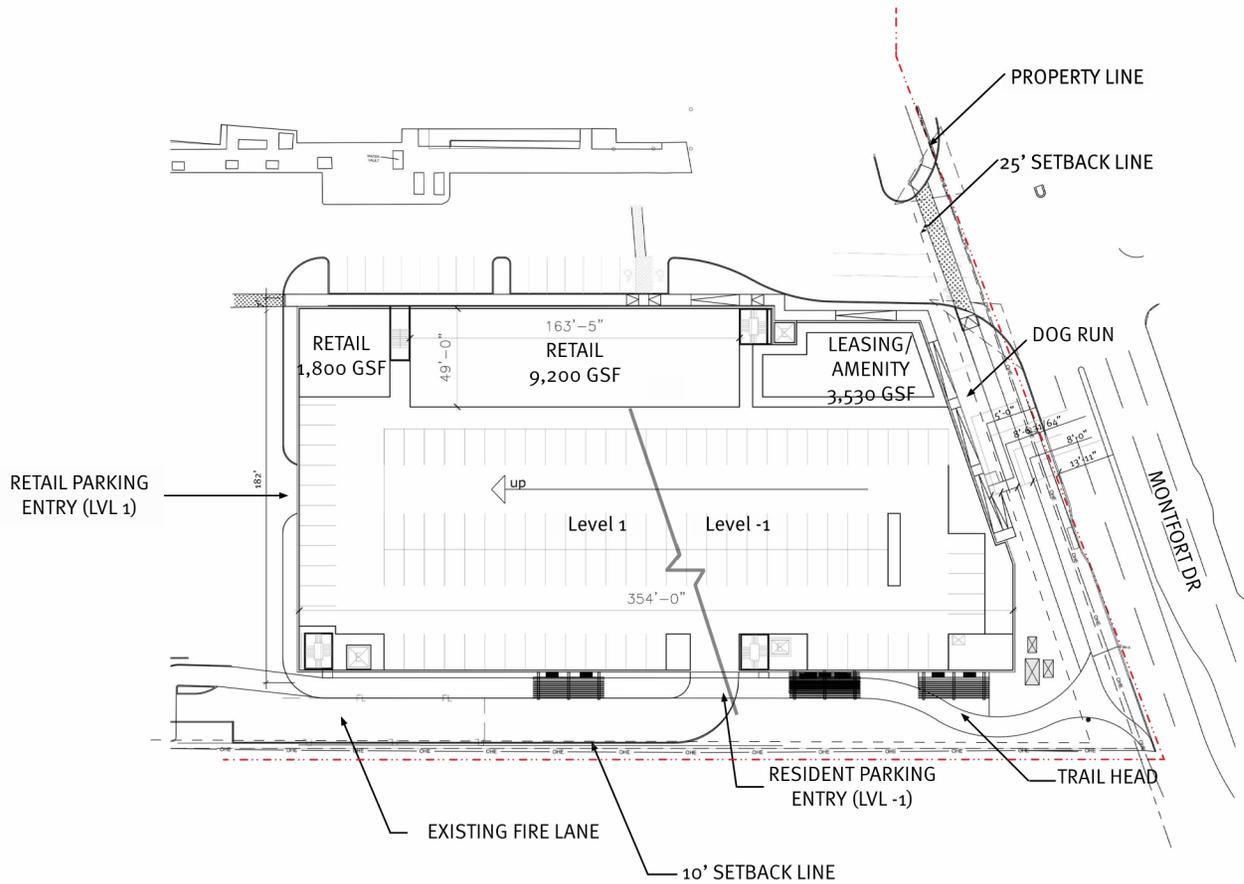
Applicant:
 Vestar Properties
 816 Foch Street
 Fort Worth, TX 76107
 817.810.9076

VILLAGE PARKWAY
 SUBDIVISION, AMENDED
 Block # N/A
 Lot # 1R
 Town Project # No. 1787-z

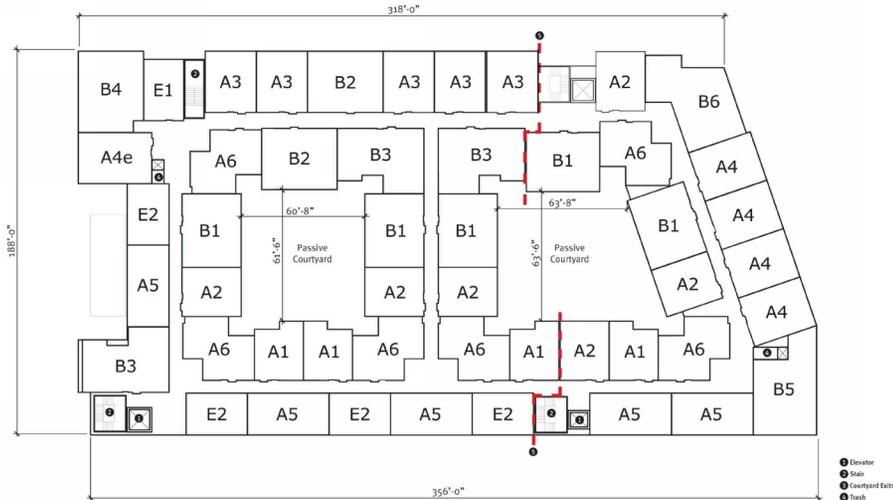
MULTIFAMILY PRELIMINARY SITE PLAN BLDG. 100

GFF Project No. 17003.00
 Date 08/12/2019

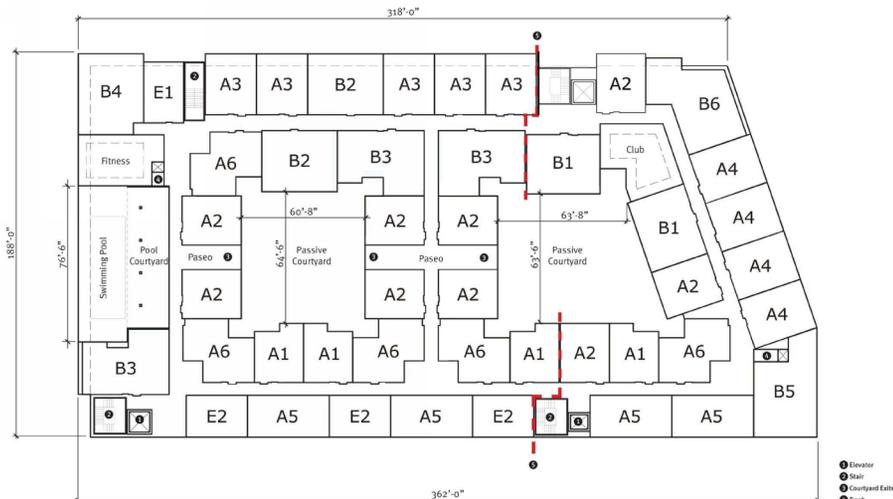
A-9.1



Unit	E1	E2	A1	A2	A3	A4	A5	A6	A6E	B1	B2	B3	B4	B5	B6	Unit										
Description	18/1B	28/2B	28/2B	28/2B	28/2B	28/2B	28/2B	Totals/Avg.																		
Total Number	4	18	20	33	25	20	22	29	3	22	30	15	5	3	2	232										
Net Square Footage	584	432	448	498	767	871	820	877	802	1,046	1,112	1,192	1,241	1,340	1,440	887										
Units/Square Footage	684	415	448	685	702	807	820	872	802	1,046	1,112	1,192	1,241	1,340	1,440	687										
Percent of Total	2.1%	7.5%	8.4%	13.8%	10.5%	8.4%	9.6%	10.1%	1.7%	9.2%	9.2%	6.3%	2.1%	2.1%	2.1%	100.0%										
Percentage of Mix	8.6%		8.4%		13.8%		10.5%		8.4%		10.1%		1.7%		9.2%		9.2%		6.3%		2.1%		2.1%		100.0%	



01 Levels 4 Thru 7 Residential



02 Level 3 Residential (Podium)



ACTION
 APPROVED _____ DENIED _____
 STAFF _____
 COUNCIL _____
 See the Staff Approval Letter or Council Meeting Memo for any conditions associated with the approval for the project.

ARCHITECTS



3000 West 7th Street, Suite 110
 Fort Worth, Texas 76107 | 817.303.1500

2808 Fairwood Street, Suite 300
 Dallas, Texas 75201 | 214.303.1500

Owner:
 5100 Belt Line Road Investors, LLC.
 455 Market Street, 1000
 San Francisco, CA 94105
 415-538-4820

Applicant:
 Vestar Properties
 816 Foch Street
 Fort Worth, TX 76107
 817.810.9076

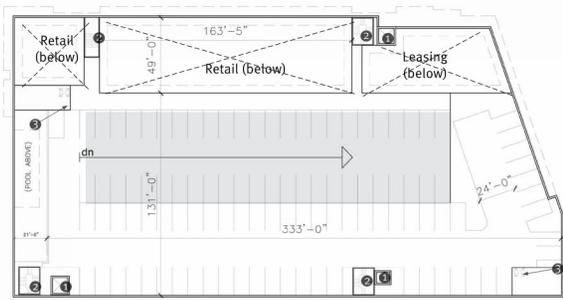
VILLAGE PARKWAY

SUBDIVISION, AMENDED
 Block # N/A
 Lot # 1R
 Town Project #: No. 1787-2

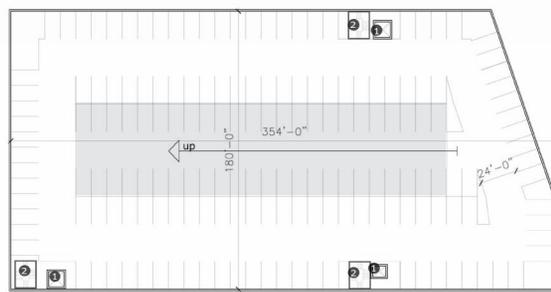
**MULTIFAMILY
 FLOOR PLAN
 BLDG. LEVEL 3
 & LEVELS 4-7
 BLDG. 100**

GFF Project No. 17003.00
 Date 08/12/2019

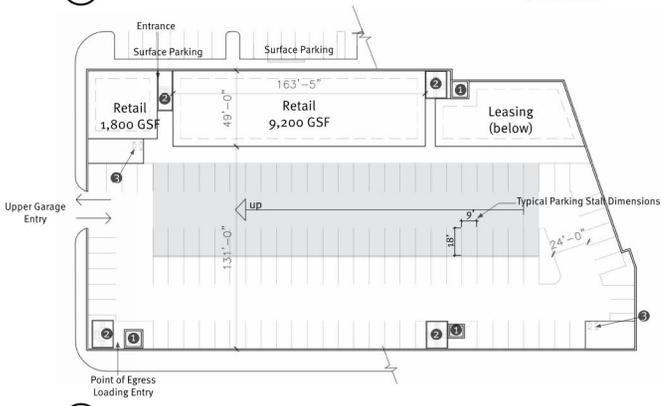
A-9.2



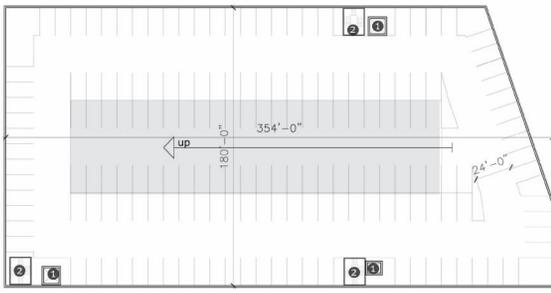
01 Level 2
59 Parking Spaces



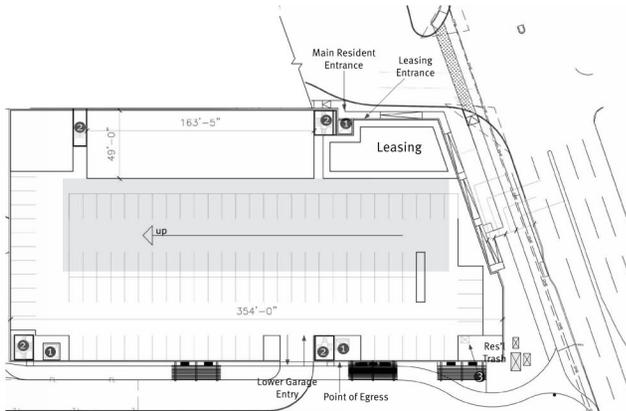
04 Level -2
174 Parking Spaces



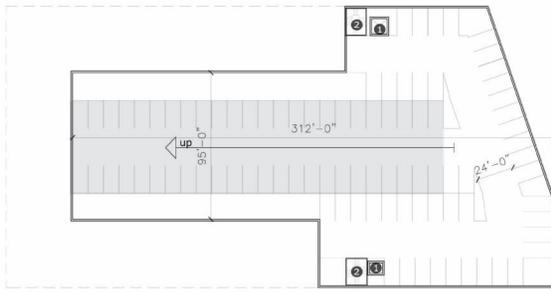
02 Level 1 (Upper Grade Level)
117 Parking Spaces + 16 Surface Spaces



05 Level -3
174 Parking Spaces

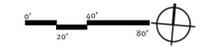


03 Level -1 (Lower Grade Level)
115 Parking Spaces



06 Level -4
92 Parking Spaces

- Ⓔ Elevator
- Ⓕ Stair
- Ⓖ Trash



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

ARCHITECTS
gff
2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500
3000 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, TX 76107
817.810.9076

VILLAGE PARKWAY
SUBDIVISION, AMENDED
Block # N/A
Lot # 1R
Town Project # No. 1787-z

MULTIFAMILY GARAGE PLANS BLDG. 100

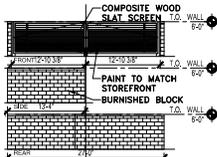
GFF Project No. 17003.00
Date 08/12/2019

A-9.3

EXTERIOR MATERIAL CALCULATIONS		OFFICE/RETAIL			
MATERIAL	North	South	EAST	West	
Total Façade Area	3,008 sf	3,008 sf	9,950 sf	9,950 sf	
Burnished Block	168 sf 5.6%	168 sf 5.6%	347 sf 3.5%	347 sf 3.5%	
Brick Masonry	1,185 sf 38.7%	1,185 sf 38.7%	1,412 sf 14.2%	1,412 sf 14.2%	
Smooth Stone	420 sf 14.0%	294 sf 9.8%	133 sf 1.3%	133 sf 1.3%	
Composite Wood	0 sf 0.0%	186 sf 6.2%	811 sf 8.2%	811 sf 8.2%	
Perforated/Corrugated Metal	445 sf 14.8%	445 sf 14.8%	1,069 sf 10.8%	1,069 sf 10.8%	
Cement Plaster	94 sf 3.1%	94 sf 3.1%	4,907 sf 49.3%	666 sf 6.7%	
Aluminum Storefront	718 sf 23.9%	718 sf 23.9%	279 sf 2.8%	4,790 sf 47.5%	
Painted doors			230 sf 2.3%		



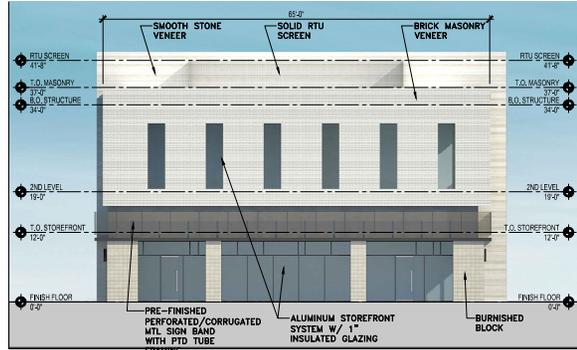
KEY Plan



DUMPSTER ELEVATIONS

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

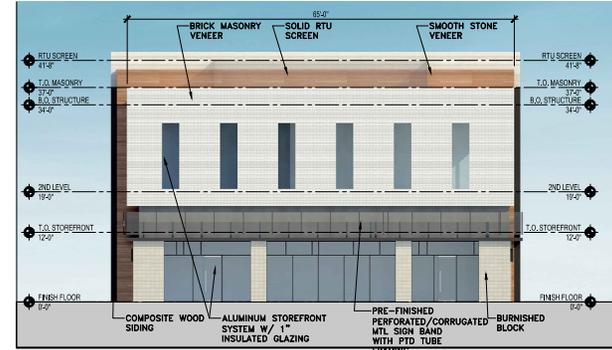
05



NORTH ELEVATION

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

04



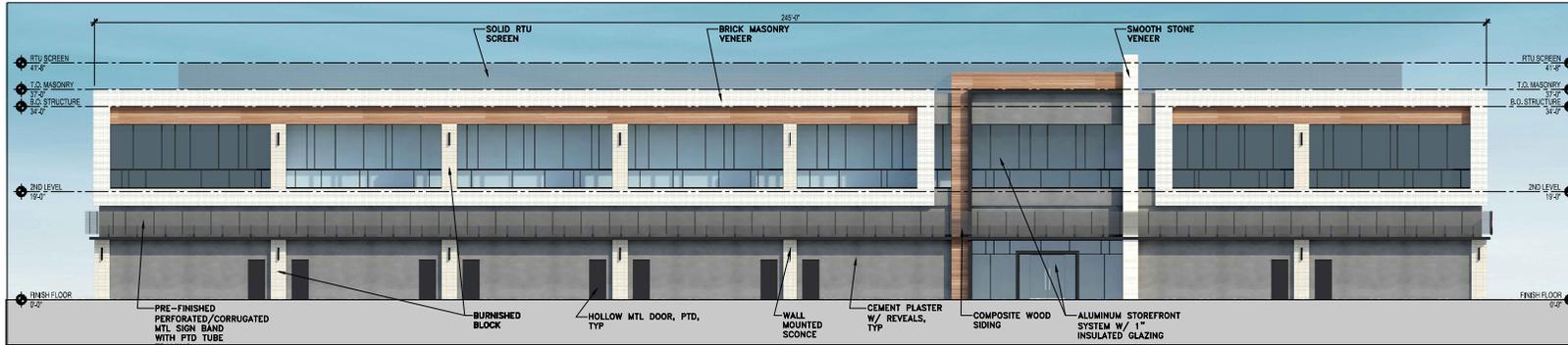
SOUTH ELEVATION

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

03

FACADE PLAN NOTES:

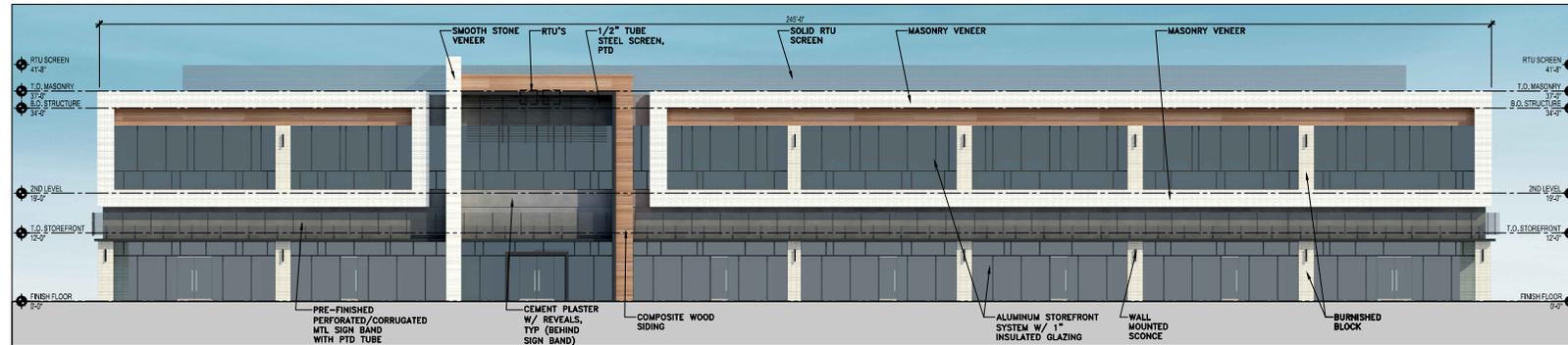
- * This Façade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- * All mechanical units shall be screened from public view as required by the Zoning Ordinance.
- * When permitted, exposed utility boxes and conduits shall be painted to match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



EAST ELEVATION

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

02

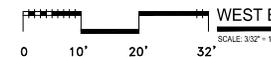


WEST ELEVATION

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

01

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.



MATERIAL LEGEND:
 Burnished Blck: FEATHERLITE BUILDING PRODUCTS - Hill Country Stone - Limestone
 Brick Masonry Veneer: ACME - Glacier White
 Smooth Stone Veneer: TEXAS QUARRIES - Cordova Cream Smooth Stone
 Composite Wood Siding: NICHHA - Cedar
 Pre-finished Perforated/Corrugated Metal: CENTRIA - EcoScreen Econolap 3" - Slate Gray
 Cement Plaster: STO & SHERWIN WILLIAMS - SW-7019 Gauntlet Gray
 Aluminum Storefront framing system: KAWNEER - Black
ACTION DENIED
STAFF
COUNCIL
 See the Staff Approval Letter or Council Resolution Memo for any conditions associated with the approval of the project.



3305 West 7th Street, Suite 110 Fort Worth, Texas 76107 | 817.303.1500
 2805 Fairmount Street, Suite 300 Dallas, Texas 75201 | 214.303.1500

Owner:
 5100 Belt Line Road Investors, LLC.
 455 Market Street, 1000
 San Francisco, CA 94105
 415-538-4820

Applicant:
 Vestar Properties
 816 Foch Street
 Fort Worth, Tx 76107
 817.810.9076

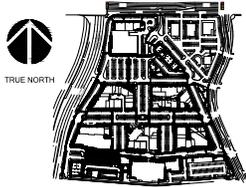
VILLAGE PARKWAY
 SUBDIVISION, AMENDED
 Block # N/A
 Lot # 1R
 Town Project #: No. 1787-2

OFFICE / RETAIL ELEV. BUILDING 900

GFF Project No. 17003.00
 Date 08.12.19

A-10

EXTERIOR MATERIAL CALCULATIONS	GARAGE		EAST	West
	North	South		
Total Façade Area	2,077 sf	0 sf	1,704 sf	2,213 sf
Burnished Block	0 sf	0.0%	0 sf	0.0%
Brick Masonry	0 sf	0.0%	0 sf	0.0%
Smooth Stone	1,008 sf	48.5%	747 sf	42.3%
Composite Wood	663 sf	31.9%	709 sf	40.2%
Perforated/Corrugated Metal	406 sf	19.5%	208 sf	17.5%
			1,022 sf	46.2%



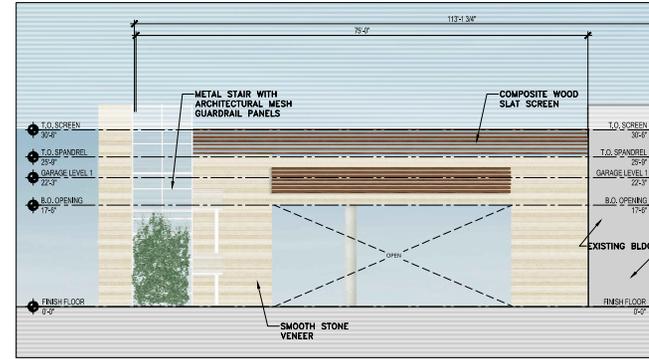
KEY Plan

FACADE PLAN NOTES:

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

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.

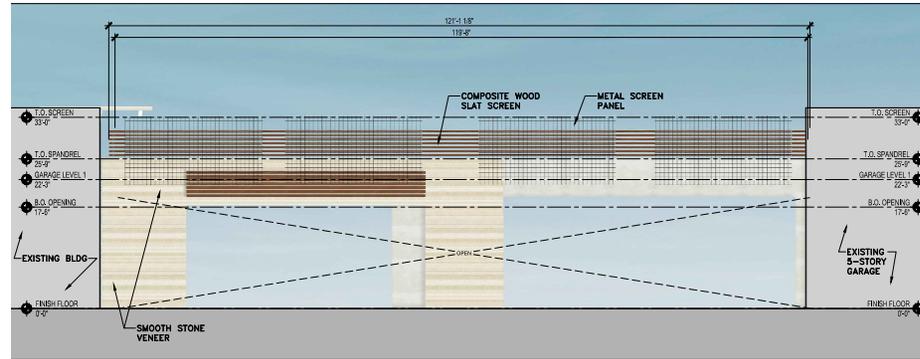
GARAGE STRUCTURE WILL BE DESIGNED TO FACILITATE THE ADDITION OF FUTURE LEVELS.



NORTH ELEVATION

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

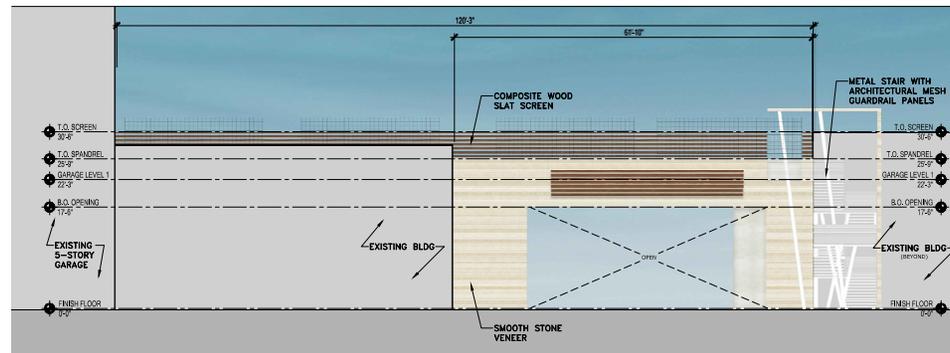
03



WEST ELEVATION

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

02



EAST ELEVATION

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

01

MATERIAL LEGEND:

- Burnished Bkck: FEATHERLITE BUILDING PRODUCTS - Hill Country Stone - Limestone
- Brick Masonry Veneer: ACME - Glacier White
- Smooth Stone Veneer: TEXAS QUARRIES - Cordova Cream Smooth Stone
- Composite Wood Siding: NICHINA - Cedar
- Pre-Finished Perforated/Corrugated Metal: CENTRIA - EcoScreen Ecomat 3" - Slate Gray
- Cement Plaster: STO & SHERWIN WILLIAMS - SW-7019 Gauntlet Gray
- Aluminum Storefront framing system: KAWNEER - Black

APPROVED	ACTION	DENIED
STAFF	Date	Initial

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



3305 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2805 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076



VILLAGE PARKWAY

SUBDIVISION, AMENDED
Block # N/A
Lot # 1R
Town Project #: No. 1787-2

**GARAGE ELEVATIONS
BUILDING 300**

GFF Project No. 17003.00
Date 08.12.19

A-11



01 North Elevation

NORTH ELEVATION						
Stucco	Brick	Stone	Prestained Cementitious Siding	Horizontal Cementitious Rainscreen	Metal Composite Panel	TOTAL WALL AREA
32%	15%	8.40%	22%	6.60%	16%	100%



02 West Elevation

WEST ELEVATION						
Stucco	Brick	Stone	Prestained Cementitious Siding	Horizontal Cementitious Rainscreen	Metal Composite Panel	TOTAL WALL AREA
51%	0.0%	13.7%	22.50%	12.80%	0%	100%

-  STUCCO 1
HERON PLUME
SW 6970
-  STUCCO 2
WORLDLY GRAY
SW 7943
-  PRESTAINED CEMENTITIOUS SIDING
TEXAS TOFFEE
-  HORIZONTAL CEMENTITIOUS RAIN SCREEN SYSTEM
-  STONE
-  METAL COMPOSITE PANEL ORANGE (ACCENT) 1
-  Cast Stone Veneer
-  METAL COMPOSITE PANEL 2
-  METAL COMPOSITE PANEL 3
-  METAL BALCONY RAILING
-  Brick

APPROVED **ACTION** DENIED
STAFF **OK**
COUNCIL **OK**
See the Staff Approval Letter or Council Meeting Memo for any conditions associated with the approval for the project.

NOTE:
This facade plan is for conceptual purposes only. All building plans require review and approval by Development Services.
All mechanical units will be screened from public view as required by the Zoning Ordinance either behind parapet wall or/w additional screening
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
All mechanical equipment to be screened by parapet
Note 2: Roof top mechanical equipment will be located behind parapet walls with additional provided if needed.

APPROVED **ACTION** DENIED
STAFF **OK**
COUNCIL **OK**
See the Staff Approval Letter or Council Meeting Memo for any conditions associated with the approval for the project.

ARCHITECTS
3000 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.203.1500
2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

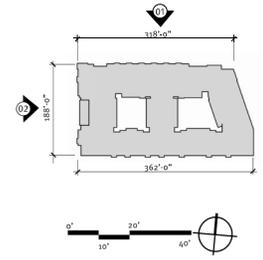
Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

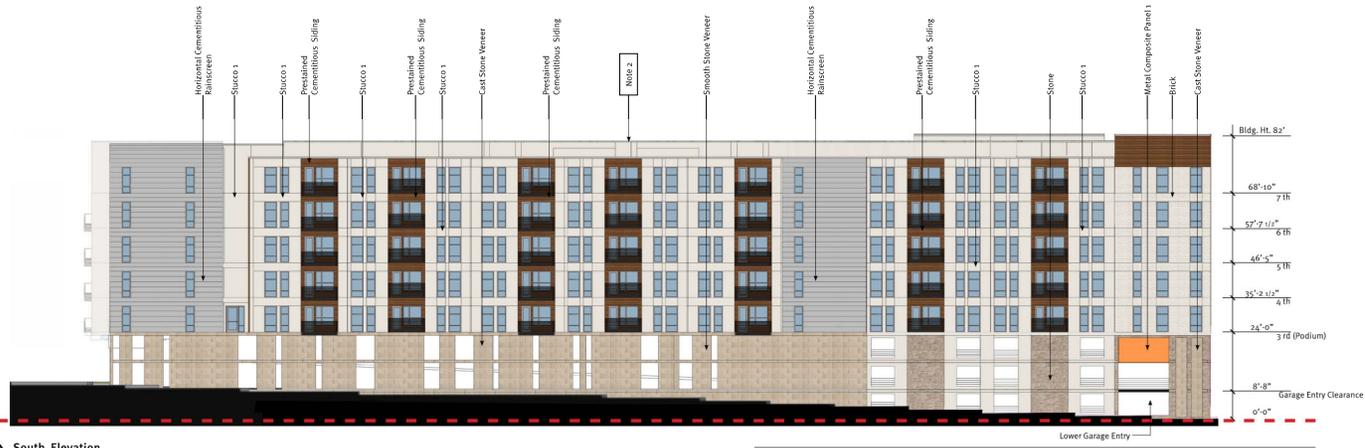
Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076

VILLAGE PARKWAY
SUBDIVISION, AMENDED
Block # N/A
Lot # 1R
Town Project #: No. 1787-2

MULTIFAMILY
ELEVATIONS
NORTH & WEST
BLDG. 100

GFF Project No. 17003.00
Date 08/12/2019





01 South Elevation

SOUTH ELEVATION						
Stucco	Brick	Stone	Prestained Cementitious Siding	Horizontal Cementitious Rainscreen	Metal Composite Panel	TOTAL WALL AREA
36.2%	5.1%	22.9%	24%	11.39%	0.50%	100%



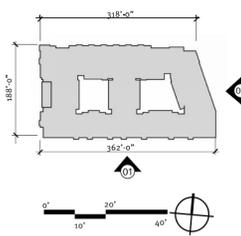
02 East Elevation (facing Montfort Rd)

EAST ELEVATION						
Stucco	Brick	Stone	Prestained Cementitious Siding	Horizontal Cementitious Rainscreen	Metal Composite Panel	TOTAL WALL AREA
5%	23.1%	23.9%	29%	0.6%	19%	100%

-  STUCCO 1
HERON PLUME
SW 6970
-  STUCCO 2
WORLDLY GRAY
SW 7943
-  PRESTAINED CEMENTITIOUS SIDING
TEXAS TOFFEE
-  HORIZONTAL CEMENTITIOUS RAIN SCREEN SYSTEM
-  STONE
-  METAL COMPOSITE PANEL ORANGE (ACCENT) 1
-  Cast Stone Veneer
-  METAL COMPOSITE PANEL 2
-  METAL COMPOSITE PANEL 3
-  METAL BALCONY RAILING
-  Brick

NOTE:
 This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
 All mechanical units will be screened from public view as required by the Zoning Ordinance Either behind parapet wall or w/ additional screening
 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
 All mechanical equipment to be screened by parapet

Note 2:
 Roof top mechanical equipment will be located behind parapet walls with additional provided if needed.



APPROVED **ACTION** DENIED
 STAFF **OK**
 COUNCIL **OK**
 See the Staff Approval Letter or Council Approval Memo for any conditions associated with the approval for the project.

3000 West 7th Street, Suite 110
 Fort Worth, Texas 76107 | 817.303.1500



Owner:
 5100 Belt Line Road Investors, LLC.
 455 Market Street, 1000
 San Francisco, CA 94105
 415-538-4820

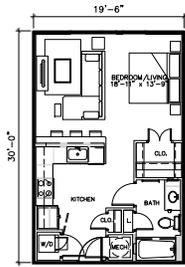
Applicant:
 Vestar Properties
 816 Foch Street
 Fort Worth, Tx 76107
 817.810.9076

VILLAGE PARKWAY
 SUBDIVISION, AMENDED
 Block # N/A
 Lot # 1R
 Town Project #: No. 1787-Z

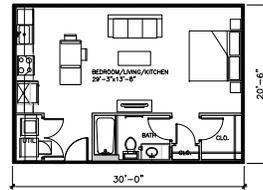
MULTIFAMILY ELEVATIONS SOUTH & EAST BLDG. 100

GFF Project No. 17003.00
 Date 08/12/2019

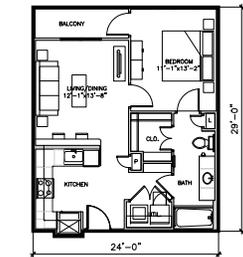




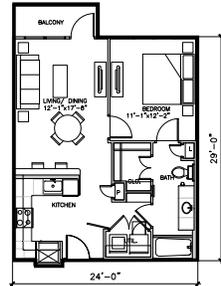
10 Unit E1
584 NET S.F.



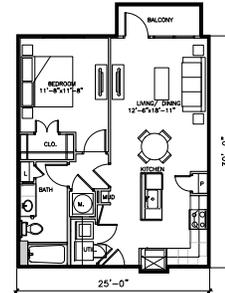
11 Unit E2
615 NET S.F.



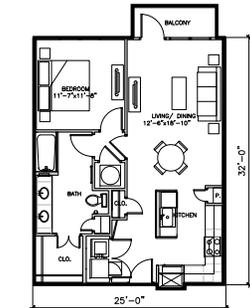
01 Unit A1
648 NET S.F.



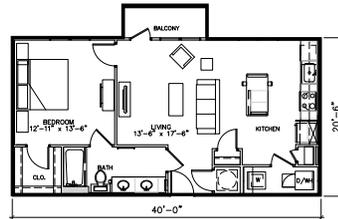
02 Unit A2
698 NET S.F.



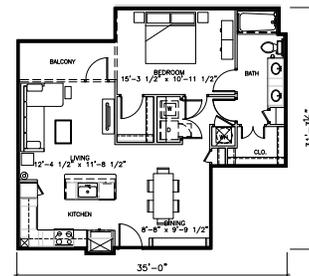
03 Unit A3
752 NET S.F.



04 Unit A4
802 NET S.F.



05 Unit A5
820 NET S.F.



06 Unit A6
872 NET S.F.

Note:
-No linoleum or Formica surfaces in the units.
-All units shall be equipped with energy efficient appliances.
-All counter tops must be granite.



APPROVED ACTION DENIED
STAFF
COUNCIL
See the Staff Approval Letter or Council Meeting Memo for any conditions associated with the approval for the project.

ff ARCHITECTS
2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500
3000 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.203.1500

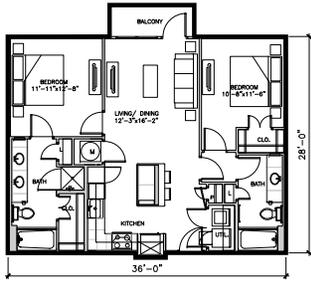
Owner:
5100 Bell Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, TX 76107
817.810.9076

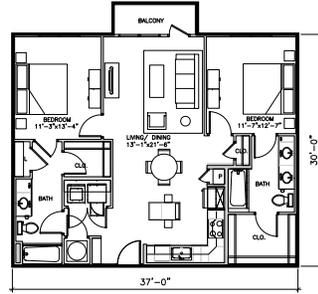
VILLAGE PARKWAY
SUBDIVISION, AMENDED
Block # N/A
Lot # 1R
Town Project #: No. 1787-z

MULTIFAMILY
UNIT PLANS
BLDG. 100

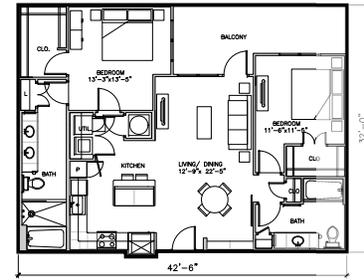
GFF Project No. 17003.00
Date 08/12/2019



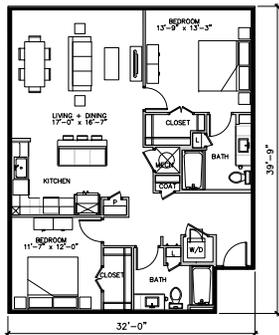
07 Unit B1
1046 NET S.F.



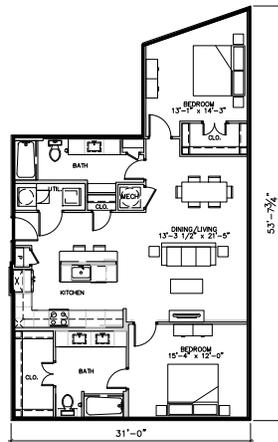
08 Unit B2
1112 NET S.F.



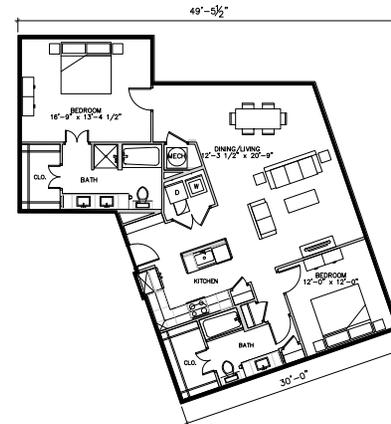
09 Unit B3
1192 NET S.F.



12 Unit B4
1243 NET S.F.



12 Unit B5
1345 NET S.F.



12 Unit B6
1440 NET S.F.

Note:
-No linoleum or Formica surfaces in the units.
-All units shall be equipped with energy efficient appliances.
-All counter tops must be granite.

APPROVED **ACTION** DENIED
STAFF
COUNCIL
See the Staff Approval Letter or Council Meeting Memo for any conditions associated with the approval for this project.



2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.393.1500

3000 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.263.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

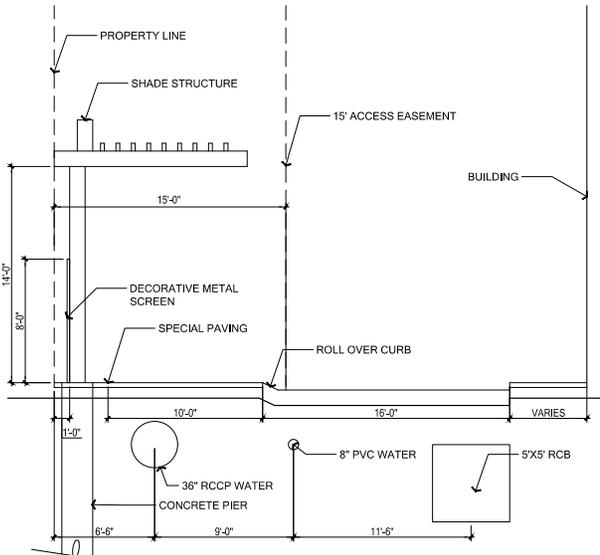
Applicant:
Vestar Properties
816 Foch Street
Fort Worth, TX 76107
817.810.9076

VILLAGE PARKWAY
SUBDIVISION, AMENDED
Block # N/A
Lot # 1R
Town Project #: No. 1787-z

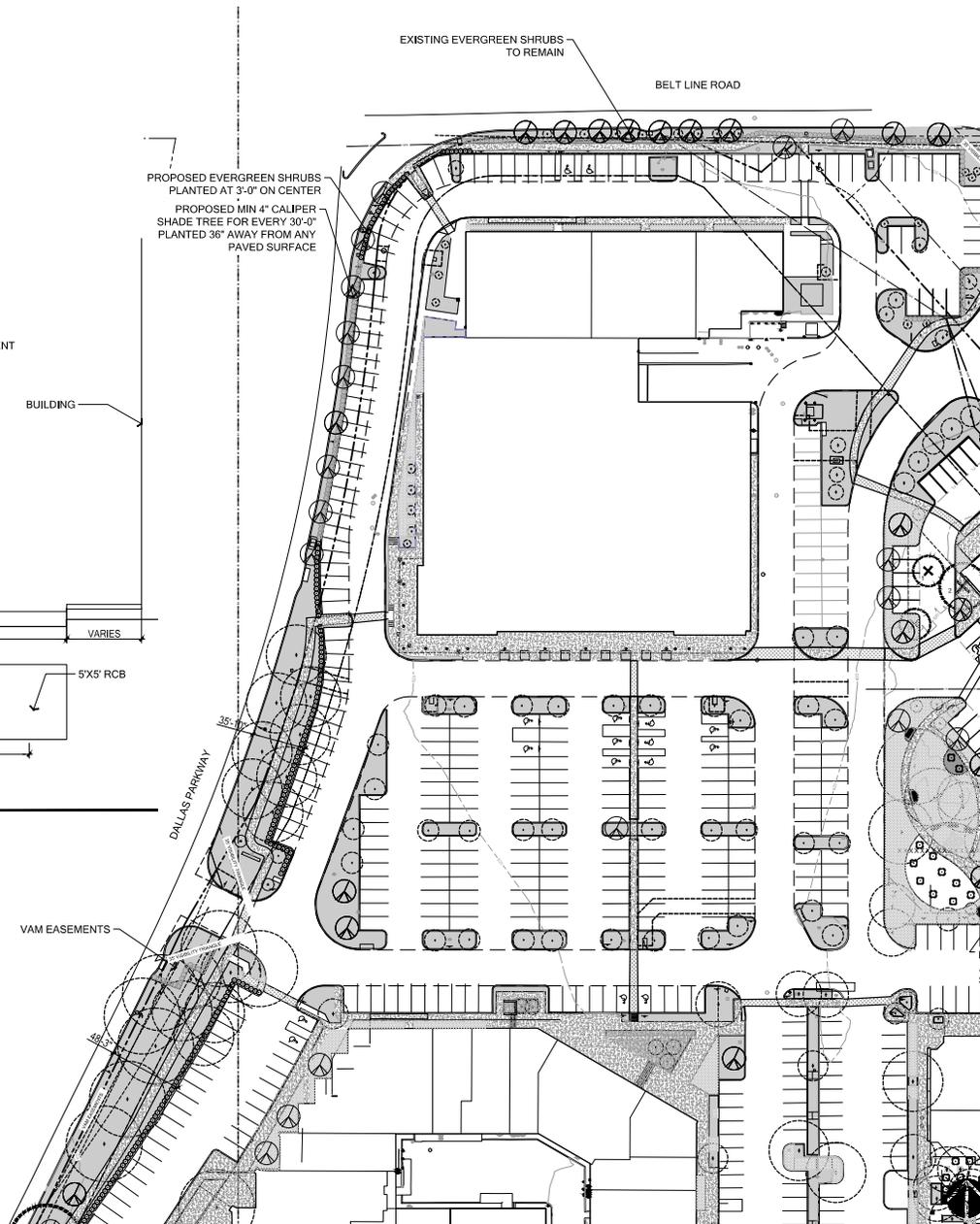
MULTIFAMILY
UNIT PLANS
BLDG. 100

GFF Project No. 17003.00
Date 08/12/2019





01-SECTION: PROPOSED TRAIL
SCALE: 1/4" = 1'-0"



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (8" CAL. MIN. 14'-16" TALL) (LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
- PROPOSED ORNAMENTAL TREE (2.5" CAL. MIN) (DESERT WILLOW, TEXAS REDBUD (8'-10" TALL MIN), CRAPE MYRTLE (6'-8" TALL MIN))
- EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING, 5 GAL MIN, FULL BODIED) (DWARF WAX MYRTLE, TEXAS SAGE, NANDINA, JUNIPER)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EXISTING LANDSCAPE SITE AREA
- PROPOSED LANDSCAPE SITE AREA
- CROSSWALK
- CONCRETE WALK
- SPECIAL PAVING FOR TRAIL
- 4 FT DECORATIVE METAL FENCE
- PROPERTY LINE

IRRIGATION NOTES

- ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

SOIL NOTES

- EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 48 INCHES (75% OF SURFACE AREA = 83.25 SQ. FT.)
- EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25% OF SURFACE AREA = 62.5 SQ. FT.)

TREE MITIGATION NOTES

- ALL EXISTING SHADE TREES 4" CALIBER INCHES AND GREATER OR ORNAMENTAL TREES 2.5" OR GREATER TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CODES OF ORDINANCES TREE MITIGATION REQUIREMENTS. ANY HURTS, TREE DISEASES OR UNSURVEYABLY DAMAGED MUST BE REPLACED WITH ONE TREE OF A SPECIES TYPE APPROVED BY THE BUILDING OFFICIAL.

PLANTING LOCATION NOTES

- TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE BUILDING OFFICIAL IN THE EVENT EXISTING OR PROPOSED UTILITIES OR ANY OTHER UNFORSEEN OBSTACLES OR ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.



THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
MARK S. BOWLES
TEXAS LIC NO. 2767

APPROVED ACTION DENIED
STAFF DATE TIME
COUNCIL DATE TIME
See the Staff Approval Letter or Council Meeting Memo for any conditions associated with the approval of the project.

LANDSCAPE



3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, TX 76107
817.810.9076



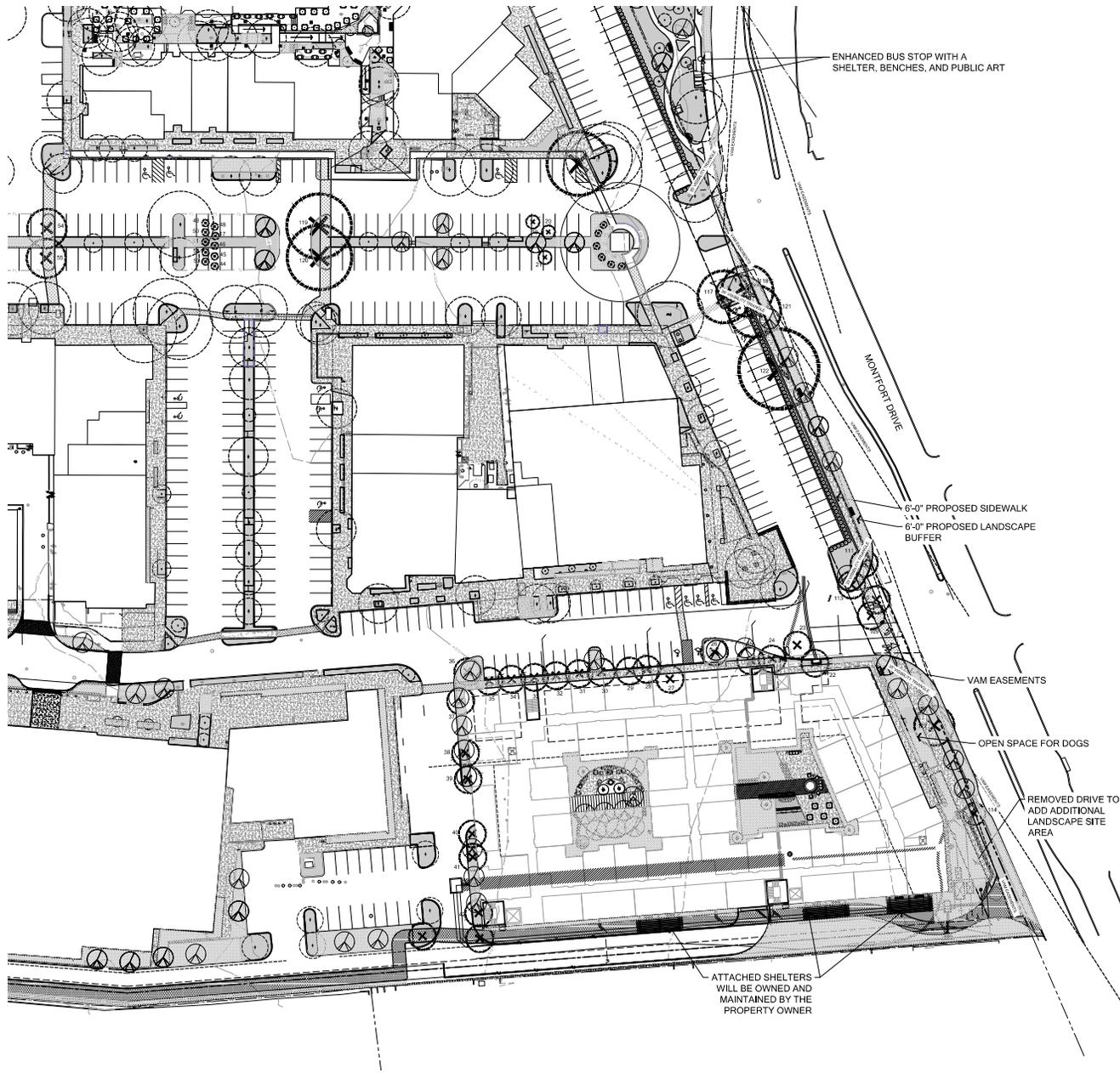
VILLAGE PARKWAY

Block # N/A
Lot # 1R
Town Project #: No. 1787-Z

NW LANDSCAPE ENLARGEMENT PLAN

GFF Project No. 17003.00
Date 08.12.19

LS-101



LANDSCAPE LEGEND

-  PROPOSED CANOPY TREE (8" CAL. MIN, 14'-16" TALL) (LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
-  PROPOSED ORNAMENTAL TREE (2.5" CAL. MIN) (DESERT WILLOW, TEXAS REDBUD (8'-10" TALL MIN), Crape Myrtle (6'-8" TALL MIN))
-  EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING, 5 CAL. MIN, FULL BODIED) (DWARF WAX MYRTLE, TEXAS SAGE, NANDINA, JUNIPER)
-  EXISTING TREE TO BE PRESERVED
-  EXISTING TREE TO BE REMOVED
-  EXISTING LANDSCAPE SITE AREA
-  PROPOSED LANDSCAPE SITE AREA
-  CROSSWALK
-  CONCRETE WALK
-  SPECIAL PAVING FOR TRAIL
-  4 FT DECORATIVE METAL FENCE
-  PROPERTY LINE

IRRIGATION NOTES

• ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

SOIL NOTES

• EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25% OF SURFACE AREA = 83.25sq.ft.)
 • EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25% OF SURFACE AREA = 62.5sq.ft.)

TREE MITIGATION NOTES

• ALL EXISTING SHADE TREES 4" CALIPER INCHES AND GREATER OR ORNAMENTAL TREES 2", 3" OR GREATER TO BE MITIGATED IN ACCORDANCE WITH DARBON CODE OF ORDINANCES TREE MITIGATION REQUIREMENTS. ANY RETAINED TREES THAT DIE OR IS IRREPARABLY DAMAGED MUST BE REPLACED WITH ONE TREE OF A SPECIES TYPE APPROVED BY THE BUILDING OFFICIAL.

PLANTING LOCATION NOTES

• TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE BUILDING OFFICIAL IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

APPROVED STAFF	ACTION	
	DATE	TITLE
COUNCIL	DATE	TITLE

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

LANDSCAPE

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2606 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

gff

Owner:
 5100 Belt Line Road Investors, LLC.
 455 Market Street, 1000
 San Francisco, CA 94105
 415-538-4820

Applicant:
 Vestar Properties
 816 Foch Street
 Fort Worth, TX 76107
 817.810.9076

VILLAGE PARKWAY

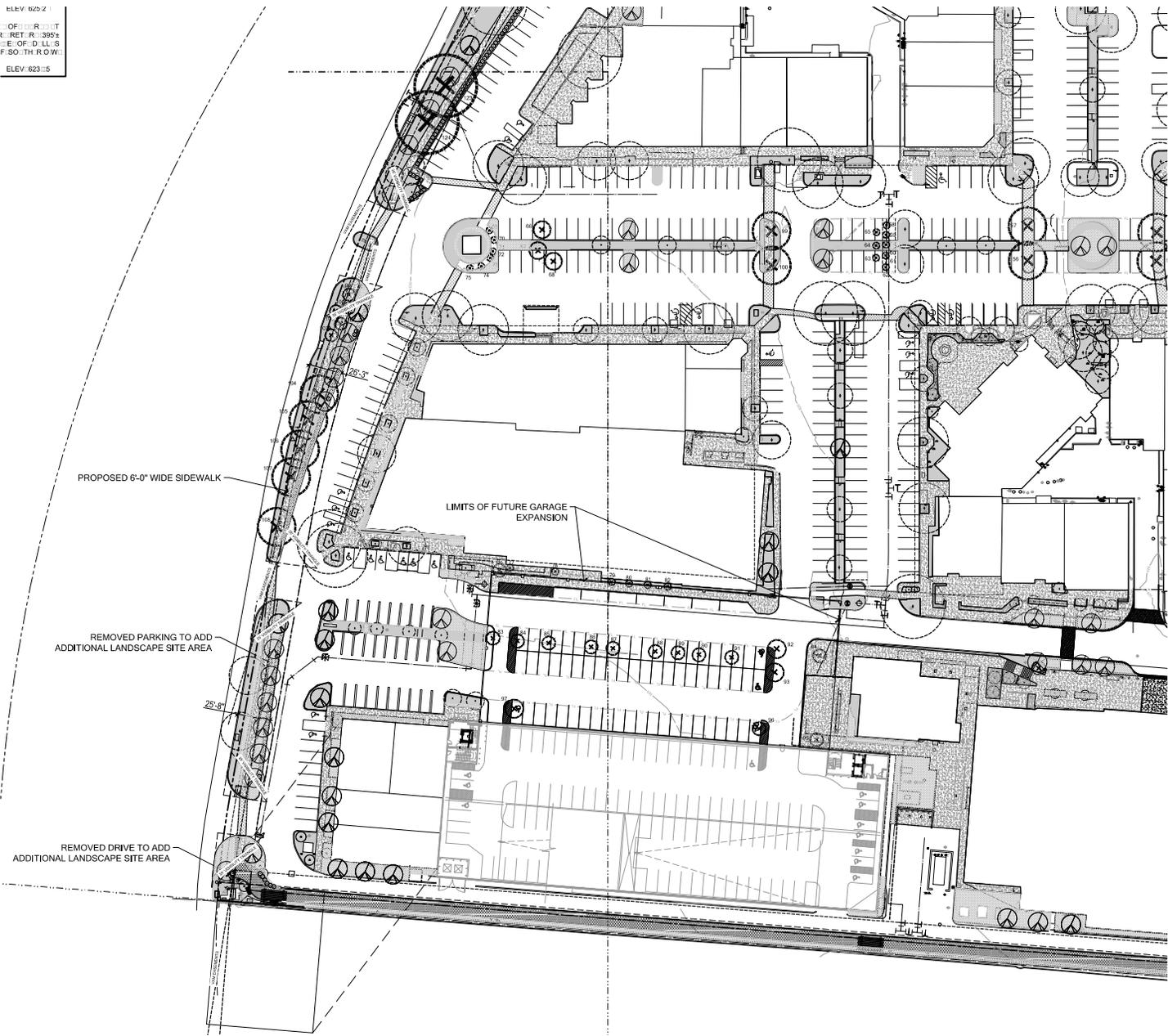
Block # N/A
 Lot # 1R
 Town Project #: No. 1787-Z

SE LANDSCAPE ENLARGEMENT PLAN

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
 MARK S. BOWLES
 TEXAS LIC NO. 2767

GFF Project No. 17003.00
 Date 08.12.19

ELEV 625.21
 OF PROPOSED
 L. RET. R. 1385.2
 E. OF D. L.L.S
 F. SOUTH R.O.W.
 ELEV 623.15



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (8" CAL. MIN, 14'-16" TALL) (LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
- PROPOSED ORNAMENTAL TREE (2.5" CAL. MIN) (DESERT WILLOW, TEXAS REDBUD (8'-10' TALL MIN), CRAPE MYRTLE (6'-8' TALL MIN))
- EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING, 5 GAL MIN, FULL BODIED) (DWARF WAX MYRTLE, TEXAS SAGE, NANDINA, JUNIPER)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EXISTING LANDSCAPE SITE AREA
- PROPOSED LANDSCAPE SITE AREA
- CROSSWALK
- CONCRETE WALK
- SPECIAL PAVING FOR TRAIL
- 4 FT DECORATIVE METAL FENCE
- PROPERTY LINE

IRRIGATION NOTES

• ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

SOIL NOTES

• EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25% OF SURFACE AREA = 83.25sq.ft.)
 • EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25% OF SURFACE AREA = 62.5sq.ft.)

TREE MITIGATION NOTES

• ALL EXISTING SHADE TREES 4" CALIPER INCHES AND GREATER OR ORNAMENTAL TREES 2" A, 3" OR GREATER TO BE MITIGATED IN ACCORDANCE WITH DARBON CODE OF ORDINANCES TREE MITIGATION REQUIREMENTS. ANY RETAINED TREE THAT DIES OR IS IRREPARABLY DAMAGED MUST BE REPLACED WITH ONE TREE OF A SPECIES TYPE APPROVED BY THE BUILDING OFFICIAL.

PLANTING LOCATION NOTES

• TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE BUILDING OFFICIAL IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

APPROVED	ACTION	DENIED
_____	_____	_____
STAFF	DATE	TITLE
COUNCIL	DATE	TITLE

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

LANDSCAPE



3300 West 7th Street, Suite 110
 Fort Worth, Texas 76107 | 817.303.1500

2606 Fairmount Street, Suite 300
 Dallas, Texas 75201 | 214.303.1500

Owner:
 5100 Belt Line Road Investors, LLC.
 455 Market Street, 1000
 San Francisco, CA 94105
 415-538-4820

Applicant:
 Vestar Properties
 816 Foch Street
 Fort Worth, Tx 76107
 817.810.9076



VILLAGE PARKWAY

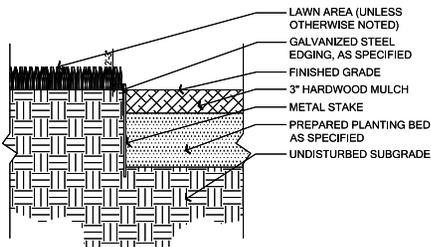
Block # N/A
 Lot # 1R
 Town Project #: No. 1787-Z

SW LANDSCAPE ENLARGEMENT PLAN

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
 MARK S. BOWLES
 TEXAS LIC NO. 2787



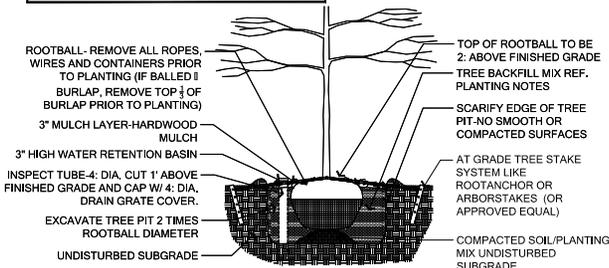
GFF Project No. 17003.00
 Date 08.12.19



04-DETAIL: STEEL EDGING

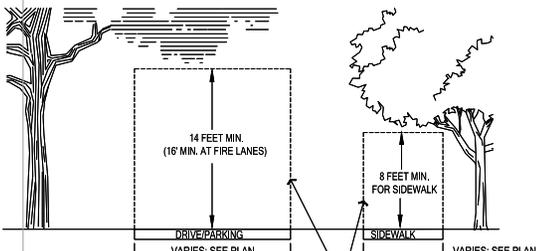
SCALE: 1/2" = 1'-0"

- NOTES:
1. ONLY STAKE TREES THAT ARE NOT CAPABLE OF STANDING UPRIGHT WITHOUT FALLING OR LEANING.
 2. USE (3) TREE STABILIZER TREE TUBES PER TREE. PLACE 1" TO 12" DEGREES APART.
 3. INSTALL INSPECTION TUBE CAPS AND TREE TIES PER MANUFACTURER'S SPECIFICATIONS.
 4. REF. PLANTING NOTES FOR MORE INFORMATION.



05-DETAIL: TYPICAL TREE PLANTING

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



NOTE:
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE PARKING LOT/DRIVE LANES (16 FEET ABOVE FIRE LANES) MUST BE MAINTAINED.

06-DETAIL: TREE BRANCH CLEARANCE

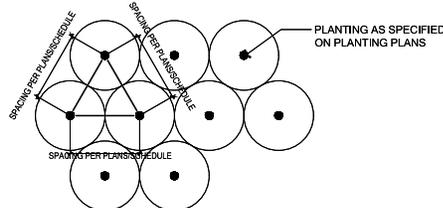
SCALE: 1/4" = 1'-0"

TREE PLANTING SCHEDULE

Canopy Trees							
QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
36	Bald Cypress	<i>Taxodium distichum</i>	8" cal.	14'-16'	5'-6'	as shown	Full Symmetrical Canopy/ Matched/ Container Grown
36	Chinkapin Oak	<i>Quercus muhlenbergii</i>	8" cal.	14'-16'	5'-6'	as shown	Full Symmetrical Canopy/ Matched/ Container Grown
35	Live Oak	<i>Quercus virginiana</i>	8" cal.	14'-16'	5'-6'	as shown	Full Symmetrical Canopy/ Matched/ Container Grown
35	Texas Red Oak	<i>Quercus buckleyi</i>	8" cal.	14'-16'	5'-6'	as shown	Full Symmetrical Canopy/ Matched/ Container Grown
Ornamental Trees							
19	Crape Myrtle	<i>Lagerstroemia spp.</i>	2.5" Cal.	8'-10'	4'-6'	as shown	Full Symmetrical Canopy/ Matched/ Container Grown
19	Desert Willow	<i>Chilopsis linearis</i>	2.5" Cal.	8'-10'	4'-6'	as shown	Full Symmetrical Canopy/ Matched/ Container Grown
19	Texas Redbud	<i>Cercis canadense</i>	2.5" Cal.	8'-10'	4'-6'	as shown	Full Symmetrical Canopy/ Matched/ Container Grown

REQUIRED CALIPER INCHES	PROVIDED CALIPER INCHES	QUANTITY OF PROPOSED TREES
1169	1278.5	142 SHADE TREES AT 8 INCHES EACH 57 ORNAMENTAL TREES AT 2.5 INCHES EACH

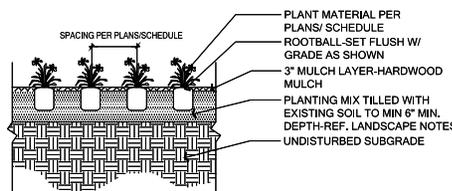
ANY REMAINING INCHES OR OPEN SPACE REQUIREMENTS WILL BE PAID INTO A FUND AS DISCUSSED WITH THE CITY



NOTE: THIS SPACING DIAGRAM REFERS TO ALL SHRUB, ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL AND SEASONAL COLOR PLANTINGS UNLESS OTHERWISE NOTED.

01-DETAIL: TYPICAL TRIANGULAR SPACING

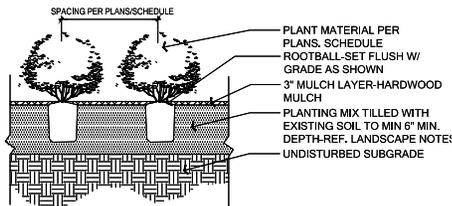
SCALE: 1/2" = 1'-0"



NOTE: THIS DETAIL REFERS TO ALL GROUNDCOVER, PERENNIAL, AND SEASONAL COLOR PLANTINGS UNLESS OTHERWISE NOTED.

02-DETAIL: TYPICAL GROUND COVER PLANTING

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



NOTE: THIS DETAIL REFERS TO ALL SHRUB AND ORNAMENTAL GRASS PLANTINGS UNLESS OTHERWISE NOTED.

03-DETAIL: TYPICAL SHRUB PLANTING

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

TREE MITIGATION NOTES

Tree #	Species	Caliper Inches Removed	64	ARBORVITAE	5
1	OAK	8	65	ARBORVITAE	5
2	OAK	14	66	MAGNOLIA	5
3	OAK	13	67	MAGNOLIA	5
4	OAK	12	68	MAGNOLIA	5
5	LIVE OAK	19	69	ARBORVITAE	10
6	OAK	18	70	ARBORVITAE	10
7	OAK	14	71	ARBORVITAE	10
8	OAK	24	72	ARBORVITAE	10
9	OAK	14	73	ARBORVITAE	10
10	ELM	20	74	ARBORVITAE	10
11	LIVE OAK	19	75	ARBORVITAE	10
12	ARBORVITAE	7	76	CRAPE MYRTLE	6
13	ARBORVITAE	7	77	ARBORVITAE	8
14	ARBORVITAE	7	78	ARBORVITAE	8
15	ARBORVITAE	7	79	ARBORVITAE	7
16	ARBORVITAE	7	80	ARBORVITAE	7
17	ARBORVITAE	7	81	ARBORVITAE	7
18	ARBORVITAE	7	82	ARBORVITAE	7
19	MAGNOLIA	5	83	CHINESE PISTACHE	5
20	MAGNOLIA	5	84	CHINESE PISTACHE	7
21	MAGNOLIA	5	85	CHINESE PISTACHE	7
22	ELM	11	86	CHINESE PISTACHE	7
23	ELM	11	87	CHINESE PISTACHE	6
24	ELM	8	88	CHINESE PISTACHE	6
25	ELM	9	89	CHINESE PISTACHE	6
26	ELM	13	90	CHINESE PISTACHE	7
27	ELM	7	91	CHINESE PISTACHE	6
28	ELM	6	92	CRAPE MYRTLE	11
29	ELM	7	93	CRAPE MYRTLE	6
30	ELM	7	94	CHINESE PISTACHE	5
31	ELM	7	95	CRAPE MYRTLE	3
32	ELM	8	96	CHINESE PISTACHE	7
33	ELM	10	97	CRAPE MYRTLE	3
34	ELM	9	98	CHINESE PISTACHE	8
35	ELM	9	99	CRAPE MYRTLE	3
36	CHINESE PISTACHE	5	100	CRAPE MYRTLE	4
37	CHINESE PISTACHE	6	101	CRAPE MYRTLE	3
38	CHINESE PISTACHE	5	102	CRAPE MYRTLE	5
39	CHINESE PISTACHE	5	103	CRAPE MYRTLE	4
40	CHINESE PISTACHE	5	104	LIVE OAK	19
41	CHINESE PISTACHE	5	105	LIVE OAK	13
42	CHINESE PISTACHE	7	106	LIVE OAK	14
43	CHINESE PISTACHE	5	107	LIVE OAK	9
44	ARBORVITAE	6	108	LIVE OAK	13
45	ARBORVITAE	6	109	LIVE OAK	22
46	ARBORVITAE	6	110	LIVE OAK	18
47	ARBORVITAE	6	111	LIVE OAK	12
48	ARBORVITAE	6	112	CRAPE MYRTLE	25
49	ARBORVITAE	6	113	LIVE OAK	19
50	ARBORVITAE	6	114	LIVE OAK	8
51	ARBORVITAE	6	115	OAK	14
52	ARBORVITAE	6	116	OAK	11
53	ARBORVITAE	6	117	LIVE OAK	15
54	LIVE OAK	16	118	LIVE OAK	13
55	LIVE OAK	17	119	LIVE OAK	17
56	LIVE OAK	18	120	LIVE OAK	19
57	LIVE OAK	9	121	LIVE OAK	15
58	ARBORVITAE	5	122	LIVE OAK	24
59	ARBORVITAE	5	123	LIVE OAK	20
60	ARBORVITAE	5	124	LIVE OAK	25
61	ARBORVITAE	5	125	CHINESE PISTACHE	6
62	ARBORVITAE	5			
63	ARBORVITAE	5			
				Total Removed	1169

LANDSCAPE CALCULATIONS

Landscape Ordinance Calculations Addison, Texas Village on the Parkway			
	Percent	SQ. FT.	
Total Site Area		1,376,884 (31.6 ACRES)	
Total Landscape Site Area			
Landscape Site Area Required	20%	275,348	
Landscape Site Area Existing	7.70%	106,974	
Landscape Site Area Provided	13.1%	180,084	
Parking Lot Planting Area			
		Percent	SQ. FT.
General Planting Area Required	10%	51,616	
General Planting Area Provided	20.63%	106,496	
20'-0" Buffer Requirement			
		LINEAR FT.	SQ. FT.
20' Buffer Required		2,165	35,704
20' Buffer Provided		1,238	36,057
Multi-family Building			
		Units	239
Publicly Accessible Greenspace		13,919	SF
Privately Accessible Greenspace		9,735	SF

APPROVED _____ ACTION _____ DENIED _____
STAFF _____

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

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.393.1500

LANDSCAPE

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.393.1500

Owner:
5100 Belt Line Road Investors, LLC,
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, TX 76107
817.810.9076

VILLAGE PARKWAY

Block # N/A
Lot # 1R
Town Project #: No. 1787-Z

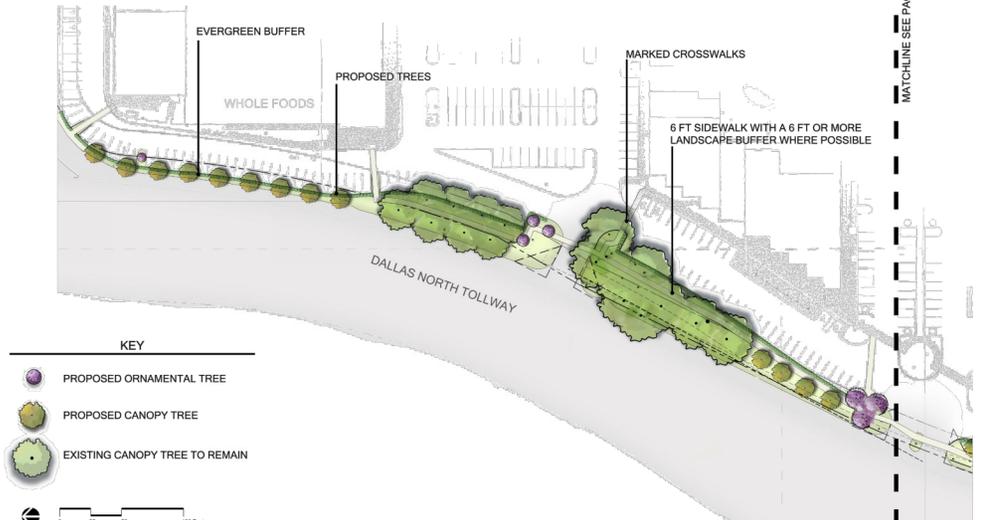
LANDSCAPE CALCULATIONS

GFF Project No. 17003.00
Date 08.12.19

PROPOSED TOLLWAY CONNECTION



OVERALL PROPOSED TOLLWAY CONNECTION



NORTHERN PROPOSED TOLLWAY CONNECTION

APPROVED	ACTION	DENIED
STAFF	DATE	REASON
COUNCIL	DATE	REASON

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

LANDSCAPE



3000 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.393.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.393.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076



VILLAGE PARKWAY

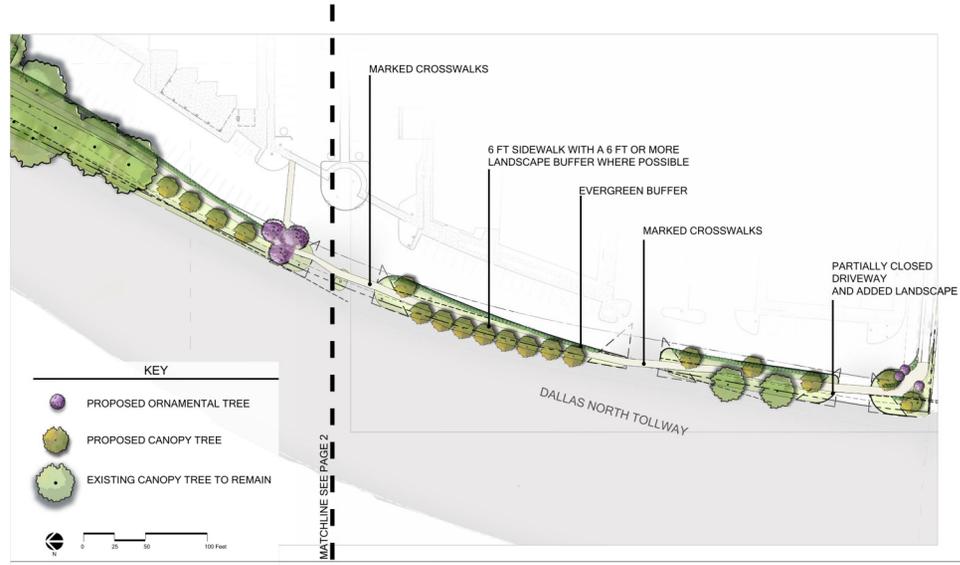
Block # N/A
Lot # 1R
Town Project #: No. 1787-Z

TOLLWAY RENDERINGS

GFF Project No. 17003.00
Date 08.12.19

LS-106

PROPOSED TOLLWAY CONNECTION



SOUTHERN PROPOSED TOLLWAY CONNECTION

	APPROVED	ACTION	DENIED
STAFF	_____	_____	_____
COUNCIL	_____	_____	_____

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

LANDSCAPE



2808 Fairmount Street, Suite 200
Dallas, Texas 75201 | 214.393.1500

3000 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.263.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076



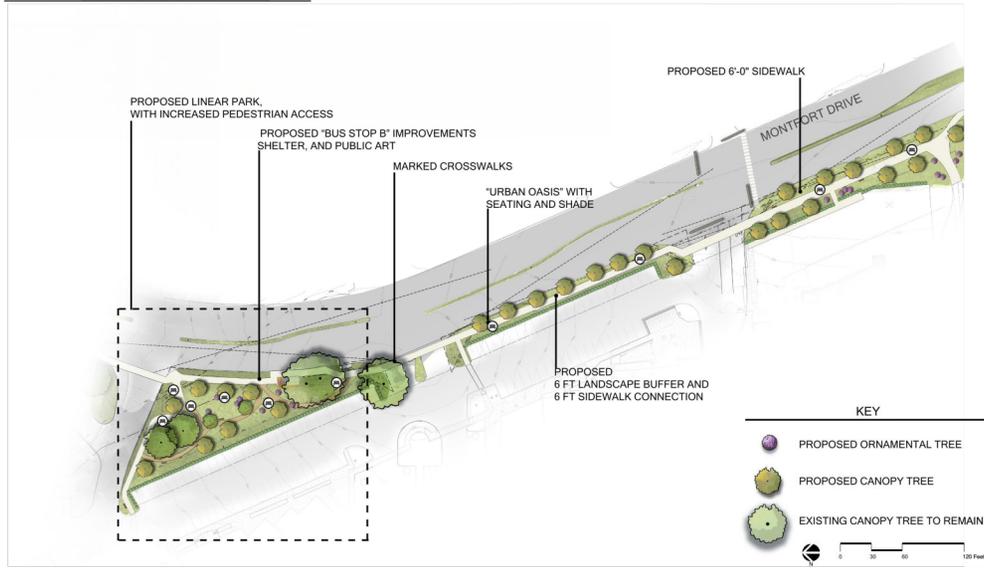
VILLAGE PARKWAY

Block # N/A
Lot # 1R
Town Project #: No. 1787-Z

TOLLWAY RENDERINGS

GFF Project No. 17003.00
Date 08.12.19

PROPOSED MONTFORT CONNECTION



PROPOSED MONTFORT CONNECTION

1

PROPOSED "BUS STOP B" IMPROVEMENT RENDERING



PROPOSED LINEAR PARK

2

APPROVED _____ ACTION _____ DENIED _____
 STAFF _____ DATE _____
 COUNCIL _____
 See the Staff Approval Letter or Council/Result Memo for any conditions associated with the approval of the project.

LANDSCAPE



3000 West 7th Street, Suite 110
 Fort Worth, Texas 76107 | 817.393.1500

2808 Fairmount Street, Suite 200
 Dallas, Texas 75201 | 214.393.1500

Owner:
 5100 Belt Line Road Investors, LLC.
 455 Market Street, 1000
 San Francisco, CA 94105
 415-538-4820

Applicant:
 Vestar Properties
 816 Foch Street
 Fort Worth, Tx 76107
 817.810.9076



VILLAGE PARKWAY

Block # N/A
 Lot # 1R
 Town Project #: No. 1787-Z

MONTFORT RENDERINGS

GFF Project No. 17003.00
 Date 08.12.19

PROPOSED TRIANGLE OPEN-SPACE

- 1. OPEN LAWN AREA
- 2. QUIET SEATING NODES
- 3. MIXED PLANTING
- 4. OUTDOOR EATING AREA
- 5. SMALL GAME LAWN

LEGEND

-  PROPOSED ORNAMENTAL TREE
-  PROPOSED SHADE TREE
-  EXISTING SHADE TREE TO REMAIN



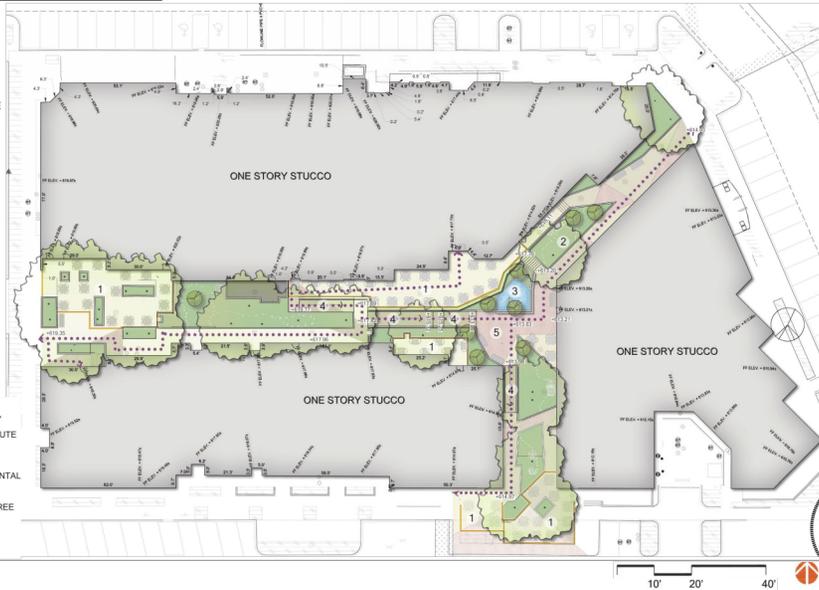
TRIANGLE DESIGN

PROPOSED ADA ACCESSIBLE COURTYARD

- 1. RESTAURANT PATIO
- 2. GARDEN SEATING
- 3. SHALLOW WATER FEATURE
- 4. ADA RAMP
(5.1 - 8.3% SLOPE, MAX DISTANCE OF 30'-0")
- 5. PUBLIC GATHERING SPACE

LEGEND

-  ADA ACCESSIBLE ROUTE
-  PATIO OUTLINE
-  PROPOSED ORNAMENTAL TREE
-  EXISTING CANOPY TREE TO REMAIN
-  BRICK PAVERS



COURTYARD DESIGN

APPROVED _____ ACTION _____ DENIED _____
 STAFF _____ DATE _____
 COUNCIL _____
 See the Staff Approval Letter or Council/Result Memo for any conditions associated with the approval of the project.

LANDSCAPE



3000 West 7th Street, Suite 110
 Fort Worth, Texas 76107 | 817.393.1500

2808 Fairmount Street, Suite 200
 Dallas, Texas 75201 | 214.393.1500

Owner:
 5100 Belt Line Road Investors, LLC.
 455 Market Street, 1000
 San Francisco, CA 94105
 415-538-4820

Applicant:
 Vestar Properties
 816 Foch Street
 Fort Worth, TX 76107
 817.810.9076



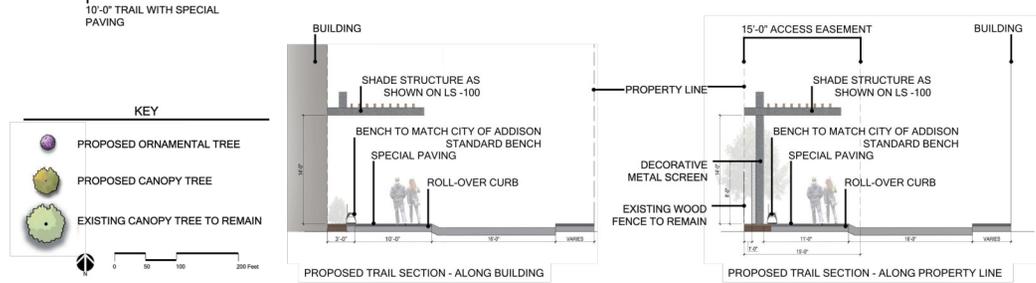
VILLAGE PARKWAY

Block # N/A
 Lot # 1R
 Town Project #: No. 1787-Z

LANDSCAPE RENDERINGS

GFF Project No. 17003.00
 Date 08.12.19

PROPOSED PEDESTRIAN TRAIL



PEDESTRIAN TRAIL AT SOUTHERN PROPERTY BORDER

1

APPROVED	ACTION	DENIED
STAFF	DATE	REASON
COUNCIL	DATE	REASON

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

LANDSCAPE

gff

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.392.1500

3000 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.263.1500

Owner:
5100 Belt Line Road Investors, LLC.
455 Market Street, 1000
San Francisco, CA 94105
415-538-4820

Applicant:
Vestar Properties
816 Foch Street
Fort Worth, Tx 76107
817.810.9076



VILLAGE PARKWAY

Block # N/A
Lot # 1R
Town Project #: No. 1787-Z

LANDSCAPE RENDERINGS

GFF Project No. 17003.00
Date 08.12.19

Design elements we have incorporated into the project to make it exceptional include:

1. Provide a pedestrian trail system across the project, along the south property line. We have been told that this is a very high priority for the Town and would facilitate future trail linkages.
2. Removal of existing surface parking and narrowing of one drive entry to provide an enhanced pedestrian pathway along the Dallas North Tollway service road.
3. Enhanced pedestrian pathways and connections throughout the site.
4. Improved landscaping and enhanced pedestrian connections along Montfort Drive.
5. Creation of an open space/park at the north end of the development.
6. Upgraded exterior building finishes, including masonry on the proposed new buildings.
7. Improved wayfinding signage, facilitating and enhancing walkability.
8. Willingness to provide a traffic light on Montfort (at developer's cost, not the Town's as in the development agreement).
9. Closure of multiple ingress/egress locations throughout the project to simplify and reduce traffic circulation, as well as enhancing the pedestrian experience.
10. The expansion of the parking garage. While not required, the proactive expansion of the garage obviously adds available spaces, and also makes the existing garage safer and more integrated into the remainder of the center.
11. Enhancement of the bus stop per the Town's Montfort plan (including public art).
12. Upgrades along Montfort per the Town's plan.
13. Renovated courtyard at Building 700.
14. Closed driveway at the southeast corner.
15. Improved drive at the southwest corner.
16. This is not a standalone multifamily project. It is a crucial component of a successful mixed-use project. This is an evolution of the retail industry in general and this project (specifically). If we want to continue to evolve this project, residential has to be part of it.
17. We are activating the weakest portion of the shopping center. This is an area that has traditionally been vacant/under-leased. We need to give tenants/operators in that area the best

chance to succeed that we can. Vacant or underperforming space is a detriment to the Town and the neighbors, not just to the project.

18. Perhaps most importantly, a residential project allows ownership to spend the necessary capital to add/enhance/improve all of the other items listed above. Without this piece, most of the other improvements will not move forward, which severely impacts the future of the project. We have an opportunity to do these things now, but without the residential piece, it would be infeasible for the owners to spend the millions in funds necessary for the Town's requests.