

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REZONE 11.607 ACRES OF PROPERTY LOCATED AT SOUTHWEST CORNER OF DALLAS PARKWAY AND EXCEL PARKWAY FROM PLANNED DEVELOPMENT DISTRICT 008-054, AS AMENDED BY ORDINANCE 008-054, TO PLANNED DEVELOPMENT DISTRICT _____ FOR AN 11-STORY SENIOR LIVING FACILITY; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (the “City”) is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

WHEREAS, at its regular meeting held on September 15, 2020 the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1816-Z); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS THAT:

Section 1. The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

Section 2. Planned Development District _____ for an 11-story, senior living facility is hereby established for the 11.607 acres of land located at southwest corner of Dallas Parkway and Excel Parkway, and more specifically described in **Exhibit A**.

Section 3. Development within the Planned Development District shall be in accordance with the following requirements:

Sub-District A – Subdistrict A shall be improved in accordance with the site plan, landscape plans, and building elevations set forth in **Exhibit B**, and shall be subject to the following stipulations:

1. Permitted Uses by Right:

Residential uses are limited to continuing care retirement community, inclusive of independent living, assisted living, and memory care facility, for adults 55 and older.

Retail Uses are permitted only in connection with and as a part of a mixed use (with residential) development and are defined as:

Barber and beauty shop

Coffee shop, no seating on premises

Convenience store without the sale of alcohol for off-premise consumption, except through a Special Use Permit

Donut and pastry shop, no seating on premises

Drug store, retail sales only

Florist, retail sales only

Health club and Spa, private and public

Optician and optical store

Mixed use (with residential) -- As defined under article XXX of the Zoning Ordinance.

Medical office – As defined under article XXX of the Zoning Ordinance.

2. Special Uses:

Restaurant

Sale of alcohol for on-premises consumption in conjunction with a restaurant

Sale of beer and wine for off-premises consumption as part of a convenience store, but not including a store for which beer and wine sales constitute the primary source of revenue for the business

3. Accessory Uses:

Community, social, hobby, physical and occupational therapy, beauty/barber salon, health and wellness facilities, health care clinic and associated exam rooms, personal services, business office space for local bank, travel agency or laundry facilities, for the exclusive use by occupants of a residential development for seniors within the property which are customary to such residential developments

Recreation/open space and facilities

Parking and parking structures

Other uses customarily incidental and subordinate to permitted uses and any special uses

4. Building Height: Minimum of 11 stories, or 129 feet. No maximum height. All heights to be subject to FAA approval.
5. Building Setbacks: Minimum building setback for this sub-district is 10 feet along Addison Road, the new street between Dallas Parkway and Addison Road, and Excel Parkway (as shown on **Exhibit B**) exclusive of the motor court and loading/delivery areas. The minimum building setback from Dallas Parkway is 30 feet from back of curb. No minimum side yard or rear yard setback.
6. Lot Size and Coverage: No minimum lot area, width, or depth. Maximum lot coverage is 95%.
7. Dwelling Unit Size: Minimum residential dwelling unit size is as follows:

Independent Living

- Studio -- 800 square feet
- One Bedroom -- 1,018 square feet
- Two Bedroom -- 1,150 square feet

Assisted Living

- Studio -- 425 square feet
- One Bedroom -- 570 square feet
- Two Bedroom -- 800 square feet

Memory Care

- Studio -- 300 square feet

8. Parking

Residential Parking Requirements

- Independent Living --1 parking space per dwelling unit
- Assisted Living -- 0 .5 spaces per dwelling unit
- Memory Care -- 0.3 spaces space per dwelling unit.

A minimum of 65% of the required parking spaces shall be provided within a parking garage and a maximum of 20% of the required parking spaces may be provided in a surface parking lot.

Parking Requirements for Other Uses

- General retail -- (1/250) One space per each 250 square feet of gross floor area.
- Restaurant -- (1/100) One space per each 100 square feet of gross floor area.

Medical or dental clinics -- (1/200) One space per each 200 square feet of gross floor area.

Office -- (1/300) One space per each 300 square feet of gross floor area.

Health Club or Spa -- (1/100) One space per each 100 square feet of gross floor area.

Shared Parking – A parking study shall be required to demonstrate that parking can be shared between uses based on alternating time periods of use.

9. Open Space: The minimum park land dedication requirement is 20,907 square feet or .48 acres, or payment of a fee in lieu of dedication may be accepted by the city, based on a mutually acceptable price based on the market value of the land.

10. Streetscape Requirements:

Addison Road – In accordance with the Master Transportation Plan.

Excel Parkway -- In accordance with Commercial Collector with Urban Pedestrian standards contained within the Master Transportation Plan, except that no on-street parking shall be required.

New Street along the Southern Edge of Sub-District A – In accordance with Commercial Collector with Urban Pedestrian standards contained within the Master Transportation Plan, with on-street parking provided on both sides.

Dallas Parkway -- A minimum eight-foot wide sidewalk with parkway and landscape buffers with trees on either side.

11. Landscaping – Landscaping shall be provided in accordance with the requirements of the Urban Center district and the Town’s landscape regulations.

Sub-District B

Development within Sub-District B shall be in accordance with **Exhibit B**, with a minimum building height of 6 stories, a minimum of 550,000 square feet of office space, and with 70% structured parking.

Section 4. When the lot identified as Subdistrict B on **Exhibit B** develops, an amendment to this ordinance shall be required to establish additional development standards.

Section 5. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

Section 6. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm,

corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

Section 7. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 8. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 13th day of October 2020.

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Brenda N. McDonald, City Attorney

CASE NO:

PUBLISHED ON:

1794-Z/Prestonwood Place

EXHIBIT A

BEING a tract of land out of the William Lomax Survey, Abstract No. 792, in the City of Addison, Dallas County, Texas, being all of Lot 1R, Block 1 of Replat of Hanover Park Addition, an addition to the Town of Addison according to the plat thereof recorded in Volume 98096, Page 120, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for the west corner of a corner clip at the intersection of the south right-of-way line of Excel Parkway (80' ROW) and the west right-of-way line of the Dallas North Tollway (variable width ROW);

THENCE with said corner clip, South 58°22'43" East, a distance of 16.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 2°54'38", a radius of 1600.00 feet, a chord bearing and distance of South 27°30'06" East, 81.27 feet;

THENCE with said west right-of-way line, the following courses and distances to wit:

In a southeasterly direction, with said curve to the left, an arc distance of 81.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner from which a 5/8" iron rod stamped GSES bears North 83°41' West 2.1 feet;

South 24°59'49" East, a distance of 100.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner from which a 5/8" iron rod stamped GSES bears North 84°44' West 2.0 feet for the beginning of a non-tangent curve to the left having a central angle of 07°07'03", a radius of 1610.00 feet, a chord bearing and distance of South 36°04'06" East, 199.87 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 200.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 50°22'23" East, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 06°12'55", a radius of 1600.00 feet, a chord bearing and distance of South 42°44'05" East, 173.48 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 173.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 41°45'56" East, a distance of 100.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 48°29'23" East, a distance of 156.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner, being the easternmost corner of Lot 1R, Block 1, said Replat of Hanover Park Addition;

THENCE South $41^{\circ}30'37''$ West, departing said west right-of-way along the southeast line of said Lot 1R, a distance of 312.95 feet to a $5/8''$ iron rod with plastic cap stamped "KHA" set for corner;

THENCE North $82^{\circ}55'20''$ West, a distance of 47.57 feet to a $5/8''$ iron rod with plastic cap stamped "KHA" set for corner;

THENCE North $48^{\circ}31'12''$ West, along the southerly line of said Lot 1R, a distance of 335.12 feet to a $5/8''$ iron rod with plastic cap stamped "KHA" set for corner;

THENCE South $89^{\circ}06'20''$ West, continuing along the southerly line of said Lot 1R, a distance of 476.83 feet to a $5/8''$ iron rod with plastic cap stamped "KHA" set for corner in the east right-of-way line of Addison Road (variable width ROW);

THENCE North $0^{\circ}51'53''$ West, with said east right-of-way line, a distance of 629.26 feet to a $5/8''$ iron rod with plastic cap stamped "KHA" set for corner from which a $5/8''$ iron rod stamped GSES bears North $85^{\circ}19'$ West 2.1 feet for the south corner of a corner clip at the intersection of the said east right-of-way line and the said south right-of-way line of Excel Parkway;

THENCE North $44^{\circ}07'23''$ East, with said corner clip, a distance of 14.15 feet to a $5/8''$ iron rod with a plastic cap stamped "KHA" set for corner from which a $5/8''$ iron rod stamped GSES bears North $84^{\circ}24'$ West 2.1 feet for corner in said south right-of-way line;

THENCE North $89^{\circ}06'38''$ East, with said south right-of-way line, a distance of 461.03 feet to the POINT OF BEGINNING and containing 11.607 acres or 505,611 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT B

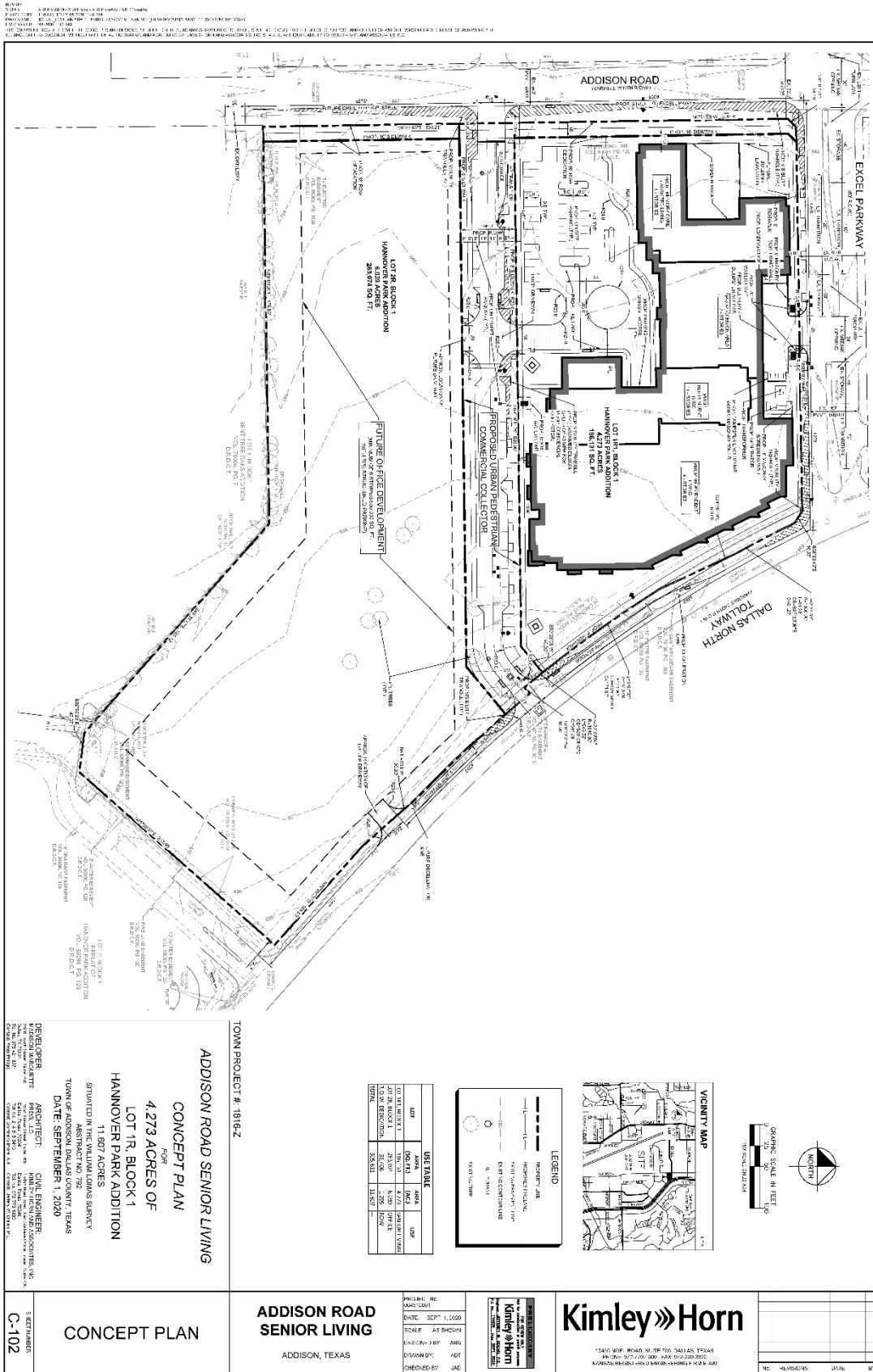


EXHIBIT B

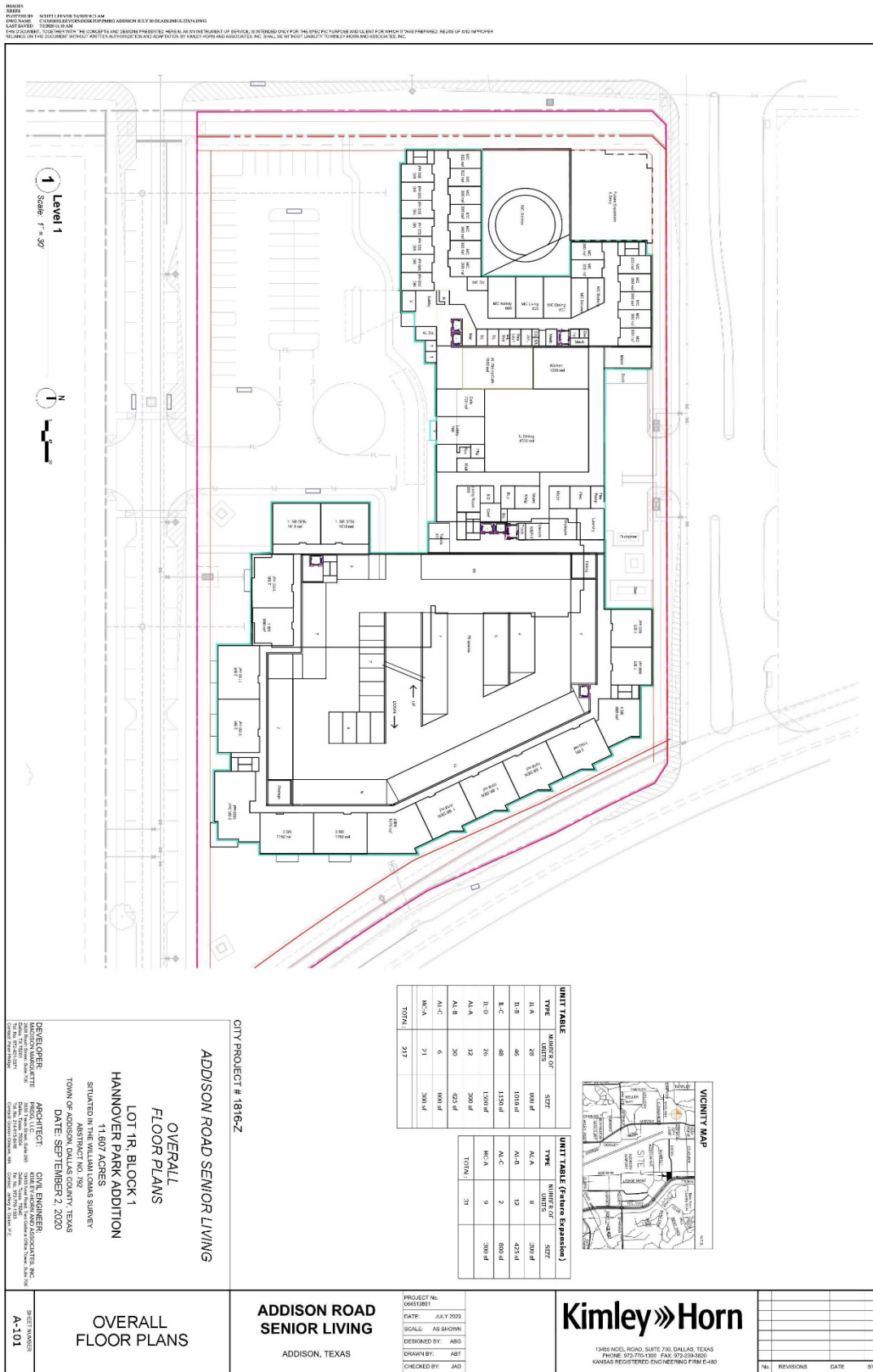
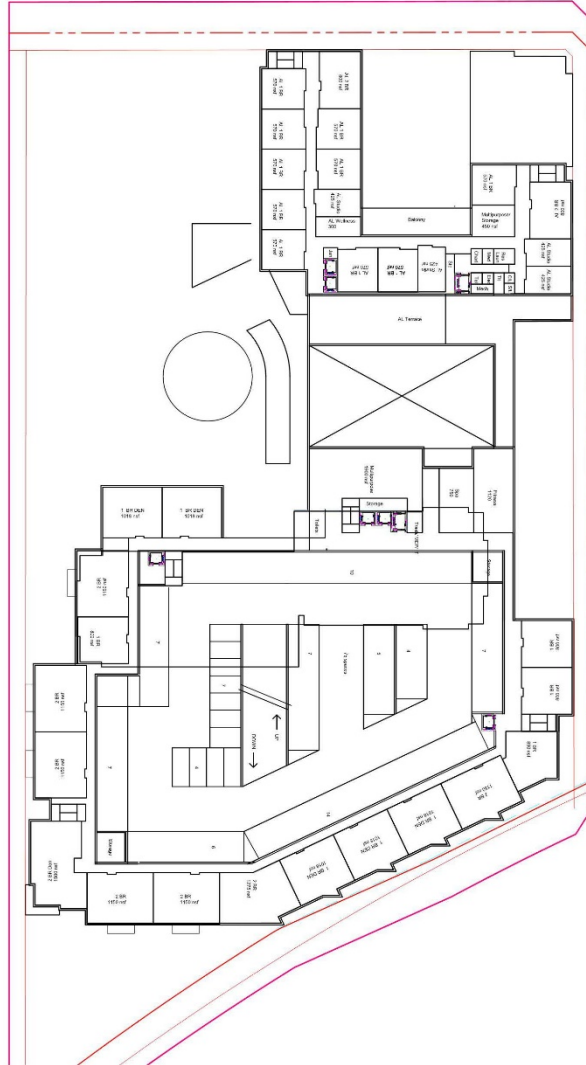


EXHIBIT B

MADE BY: SCOTT LEWIS, 10/20/2010 AM
 DRAWN BY: CLEBERLETON/SUSAN KOPPING ADDISON RILEY IN DALLAS, TEXAS
 PROJECT NAME: 1816-Z
 DATE: 10/20/2010
 4:40 PM
 PROJECT LOCATION: 1816-Z
 THIS DOCUMENT IS THE PROPERTY AND DESIGN OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED IN THIS DOCUMENT WITHOUT LIABILITY TO THE ARCHITECT OR ANY ASSOCIATED, INC. SHALL BE RESPONSIBLE TO THE CLIENT AND ASSOCIATES, INC.

1
 Level 2
 Scale: 1" = 30'



ADDISON ROAD SENIOR LIVING
OVERALL FLOOR PLANS
 LOT 1R, BLOCK 1
 HANNOVER PARK ADDITION
 11807 ADDRESS
 SITUATED IN THE
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 2, 2020

DEVELOPER: ADDISON LAND PARTNERS, L.P.
ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.

OVERALL FLOOR PLANS
 A-102

ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

PROJECT NO. 1816-Z
 DATE: JULY 2020
 SCALE: AS SHOWN
 DESIGNED BY: ABG
 DRAWN BY: ABT
 CHECKED BY: JAD

Kimley»Horn
 13455 NOEL ROAD, SUITE 700 DALLAS, TEXAS
 PHONE: 972.772.1000 FAX: 972.238.3400
 KANSAS REGISTERED ENGINEERING FIRM # 6480

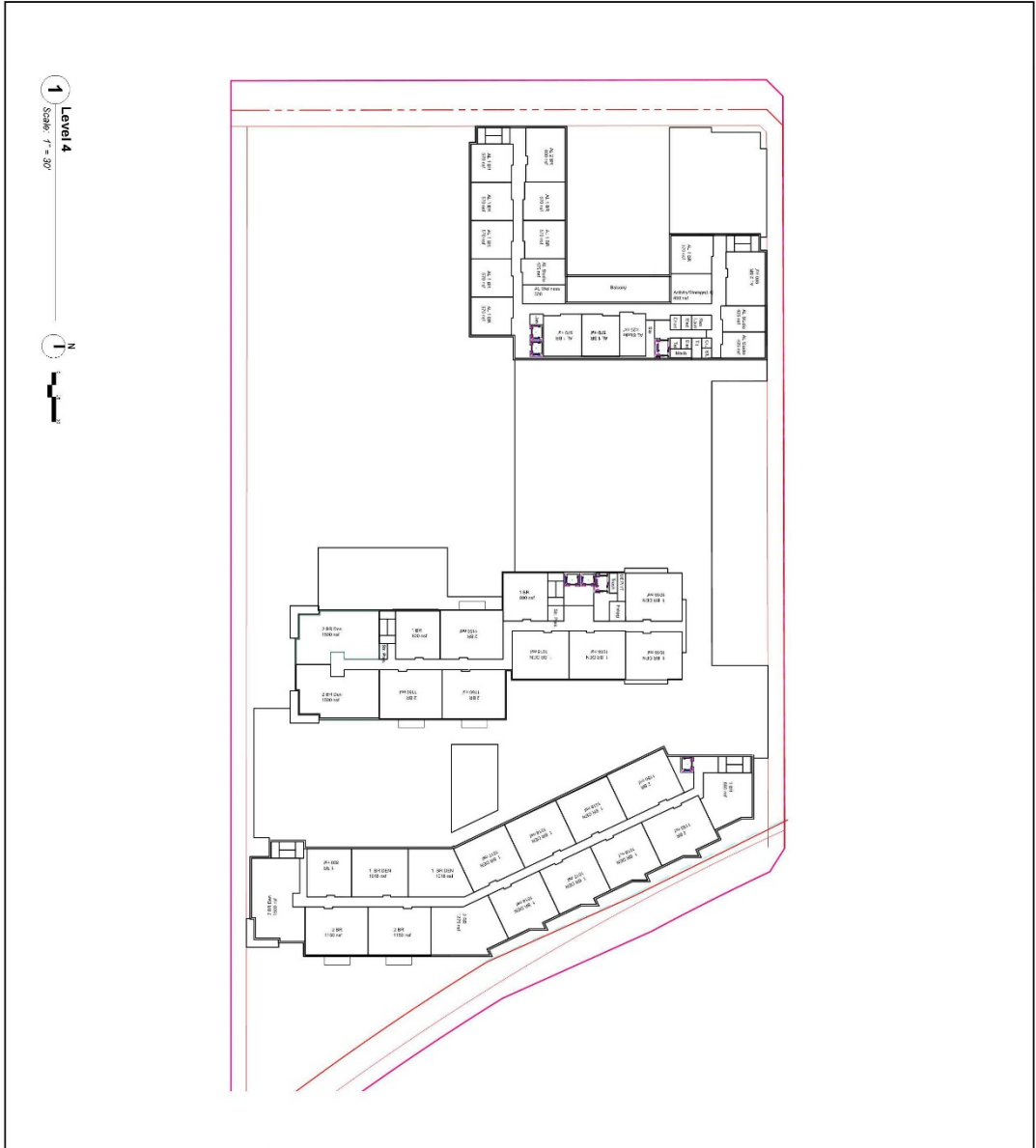
NO.	REVISIONS	DATE	BY

EXHIBIT B



EXHIBIT B

DESIGNER: BOOTH LEBLANC ARCHITECTS
 PLANNED BY: THE HANNOVER PARK ADDITION TO THE ADDISON SENIOR LIVING DEVELOPMENT
 LAYOUT DATE: FEBRUARY 2020
 THIS DOCUMENT IS FOR THE CONCEPT AND DESIGN PRESENTATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



ADDISON ROAD SENIOR LIVING
OVERALL FLOOR PLANS
LOT 1R, BLOCK 1
HANNOVER PARK ADDITION
 11.697 ACRES
 SITUATED IN THE WILLOW LOANS SURVEY
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 17, 2020

PERFORMER: BOOTH LEBLANC ARCHITECTS
ARCHITECT: BOOTH LEBLANC ARCHITECTS
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.

CITY PROJECT # 1816-Z

ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

PROJECT No. 2018-001
 DATE: JULY 2020
 SCALE: AS SHOWN
 DESIGNED BY: ABG
 DRAWN BY: ABT
 CHECKED BY: JAG

VICINITY MAP

Kimley»Horn

13426 NORWELL ROAD, SUITE 700, DALLAS, TEXAS 75244
 PHONE: 972.770.1300 FAX: 972.238.3800
 KANSAS REG. LICENSED ENGINEER-PROF. FIRM E-485

No.	REVISIONS	DATE	BY

SHEET NUMBER A-104	OVERALL FLOOR PLANS	ADDISON ROAD SENIOR LIVING ADDISON, TEXAS	PROJECT No. 2018-001	Kimley»Horn	13426 NORWELL ROAD, SUITE 700, DALLAS, TEXAS 75244 PHONE: 972.770.1300 FAX: 972.238.3800 KANSAS REG. LICENSED ENGINEER-PROF. FIRM E-485
			DATE: JULY 2020		

EXHIBIT B

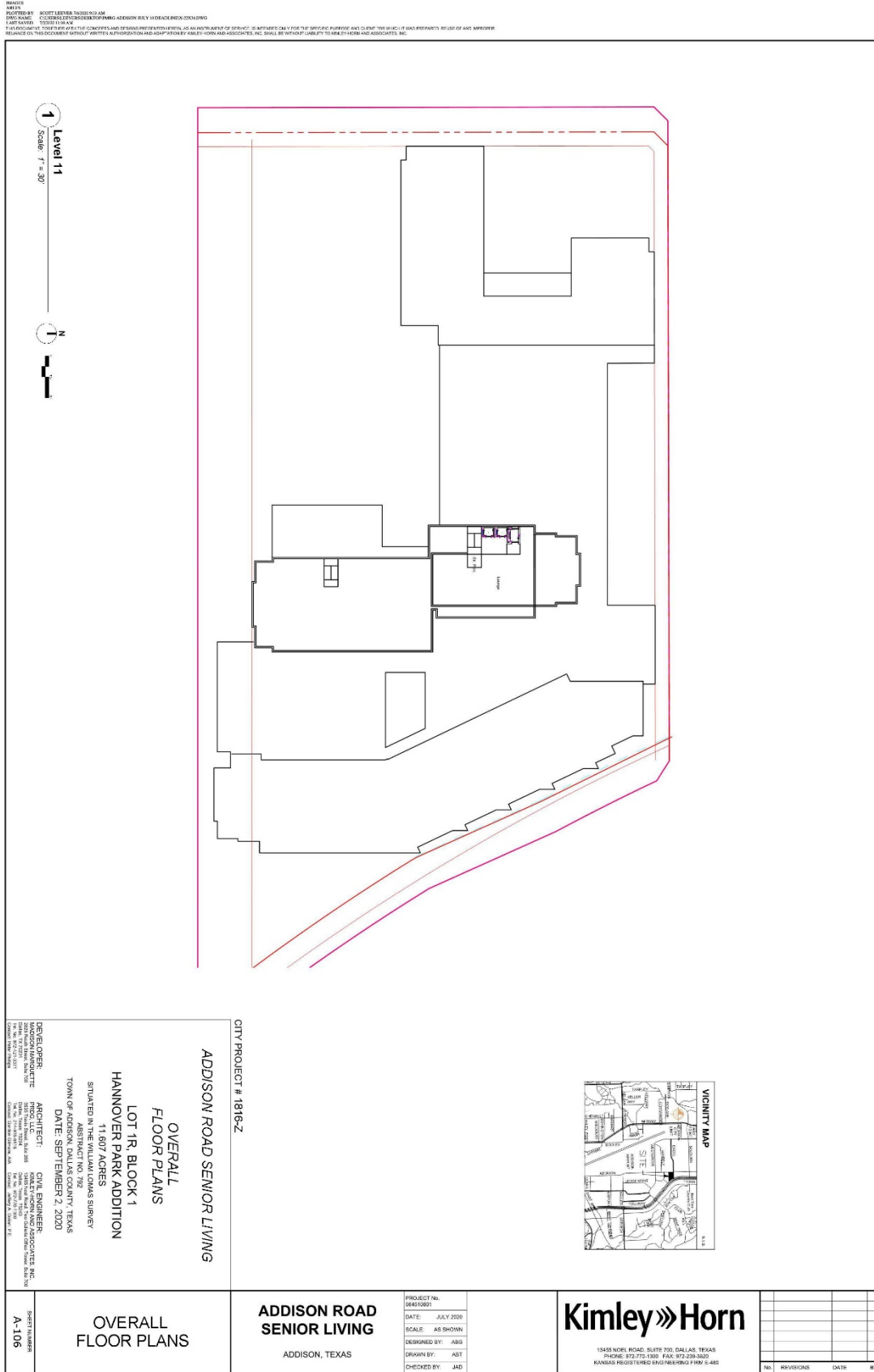


EXHIBIT B

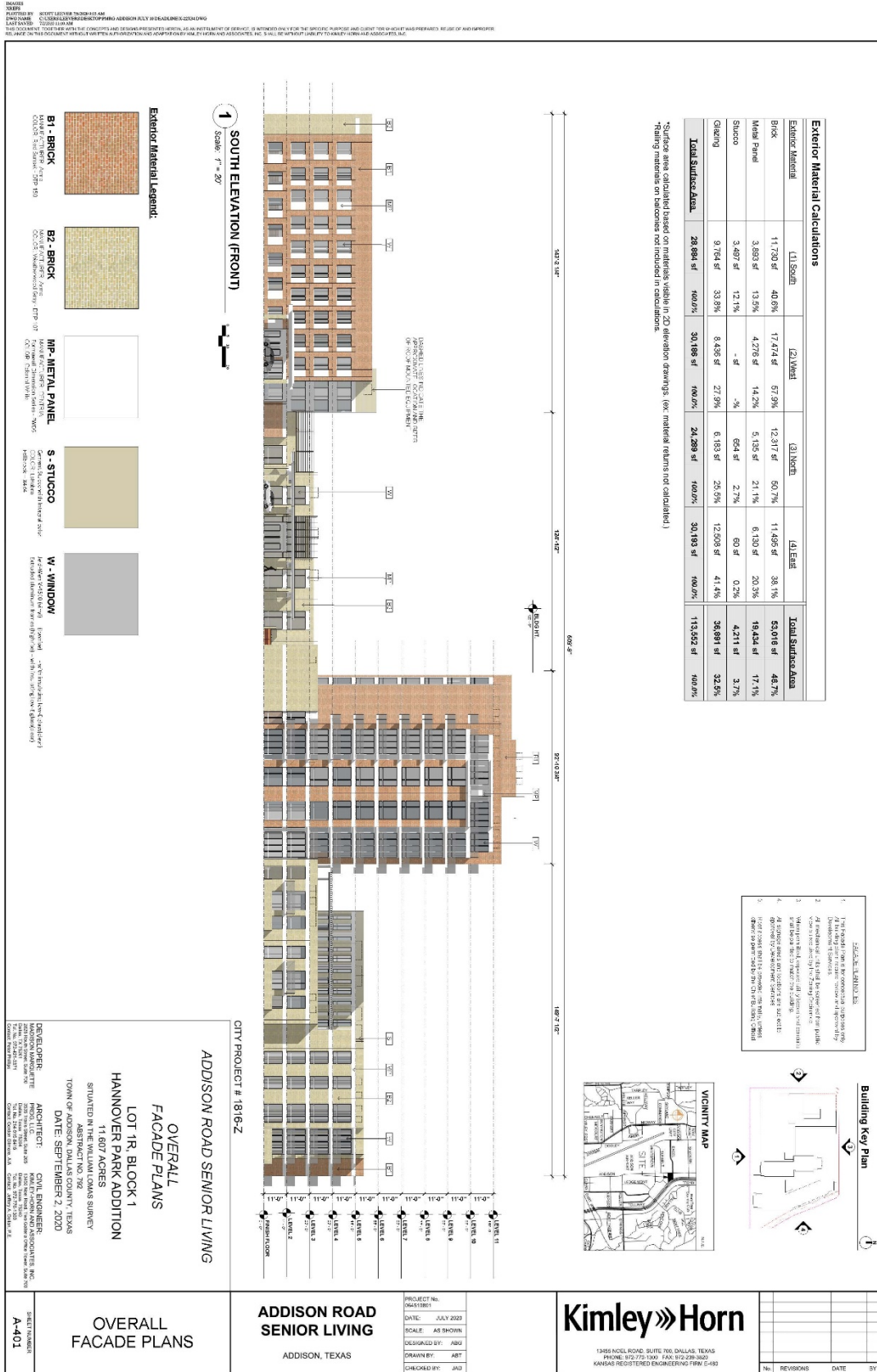


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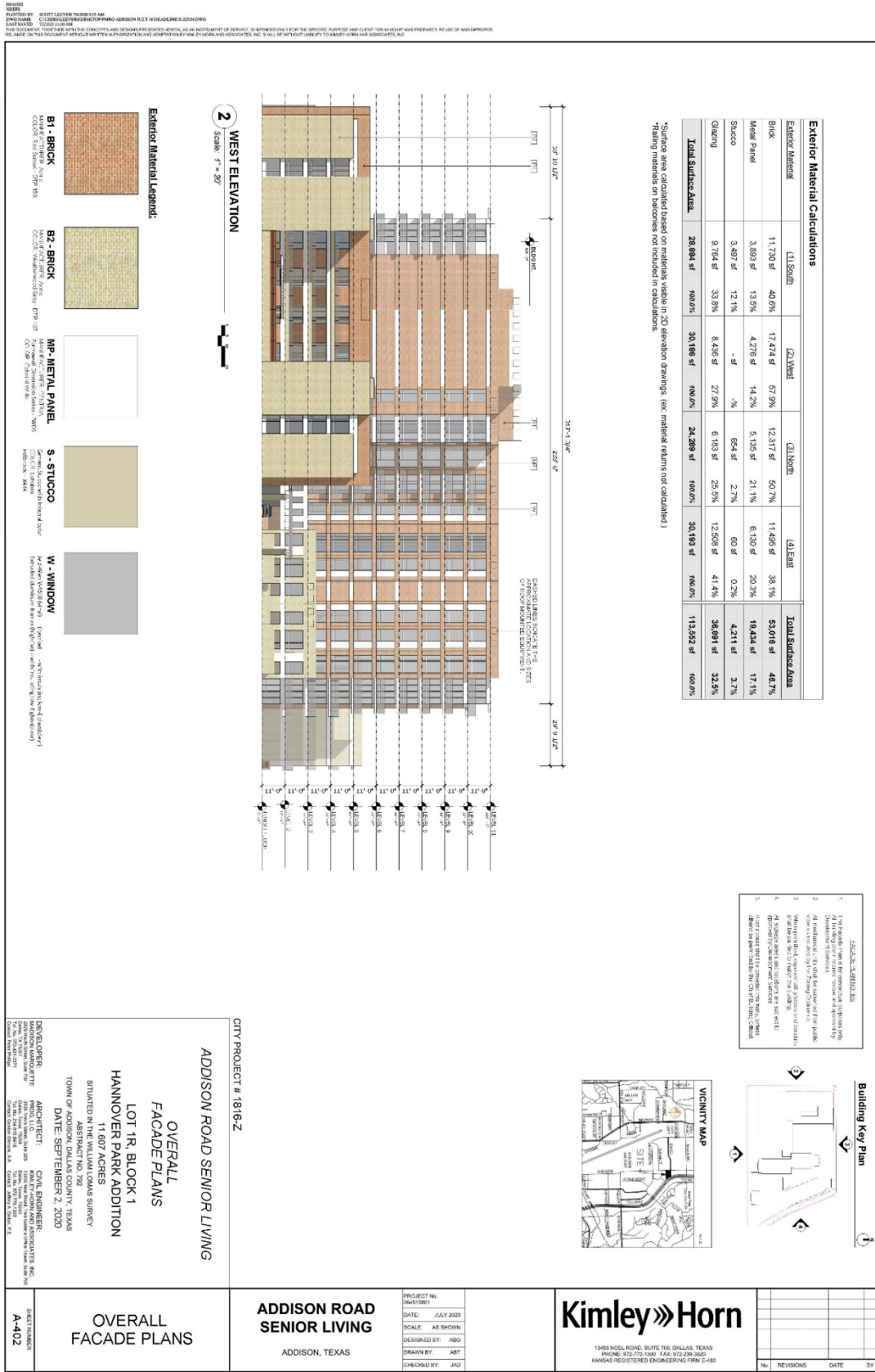


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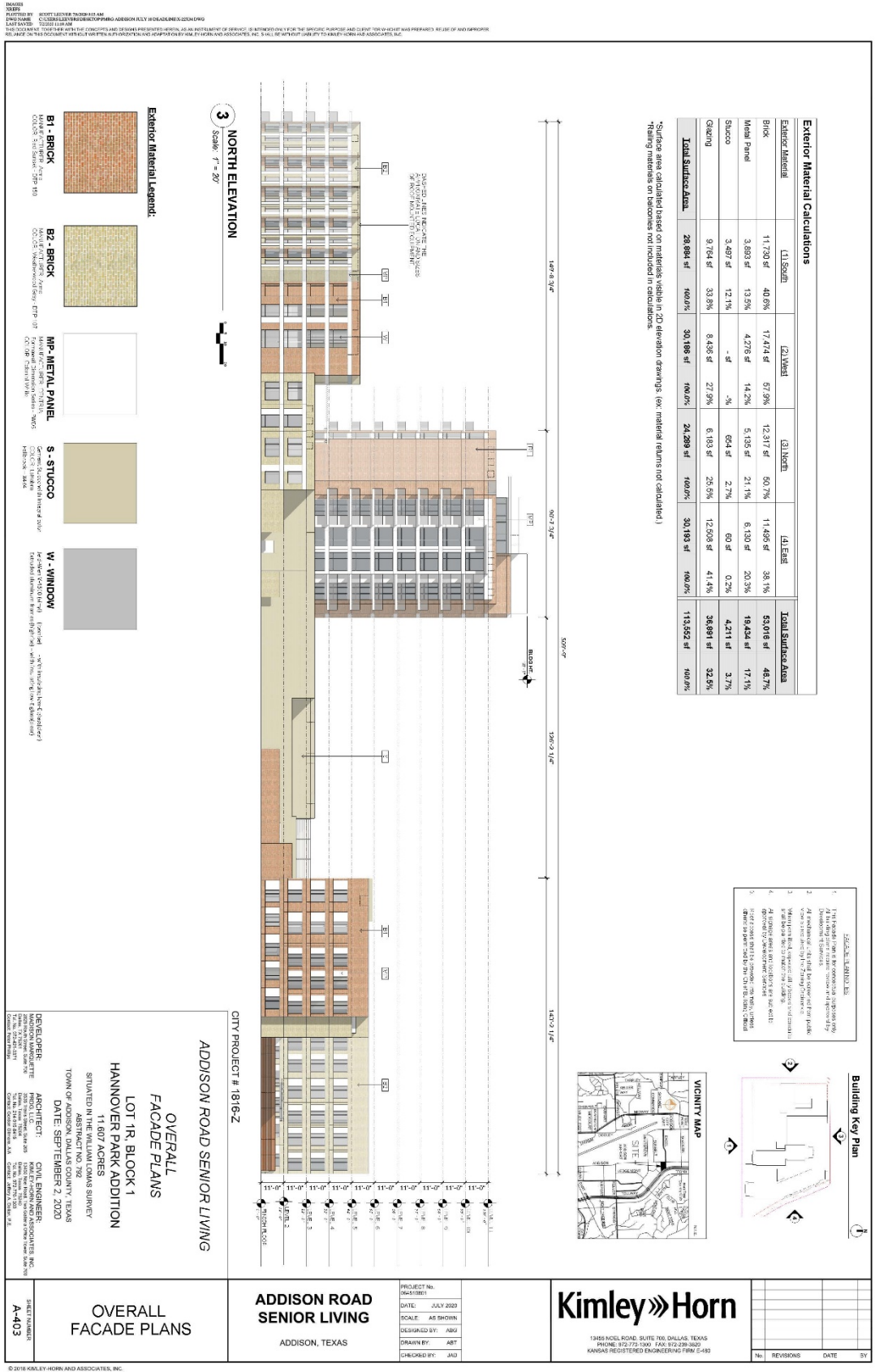
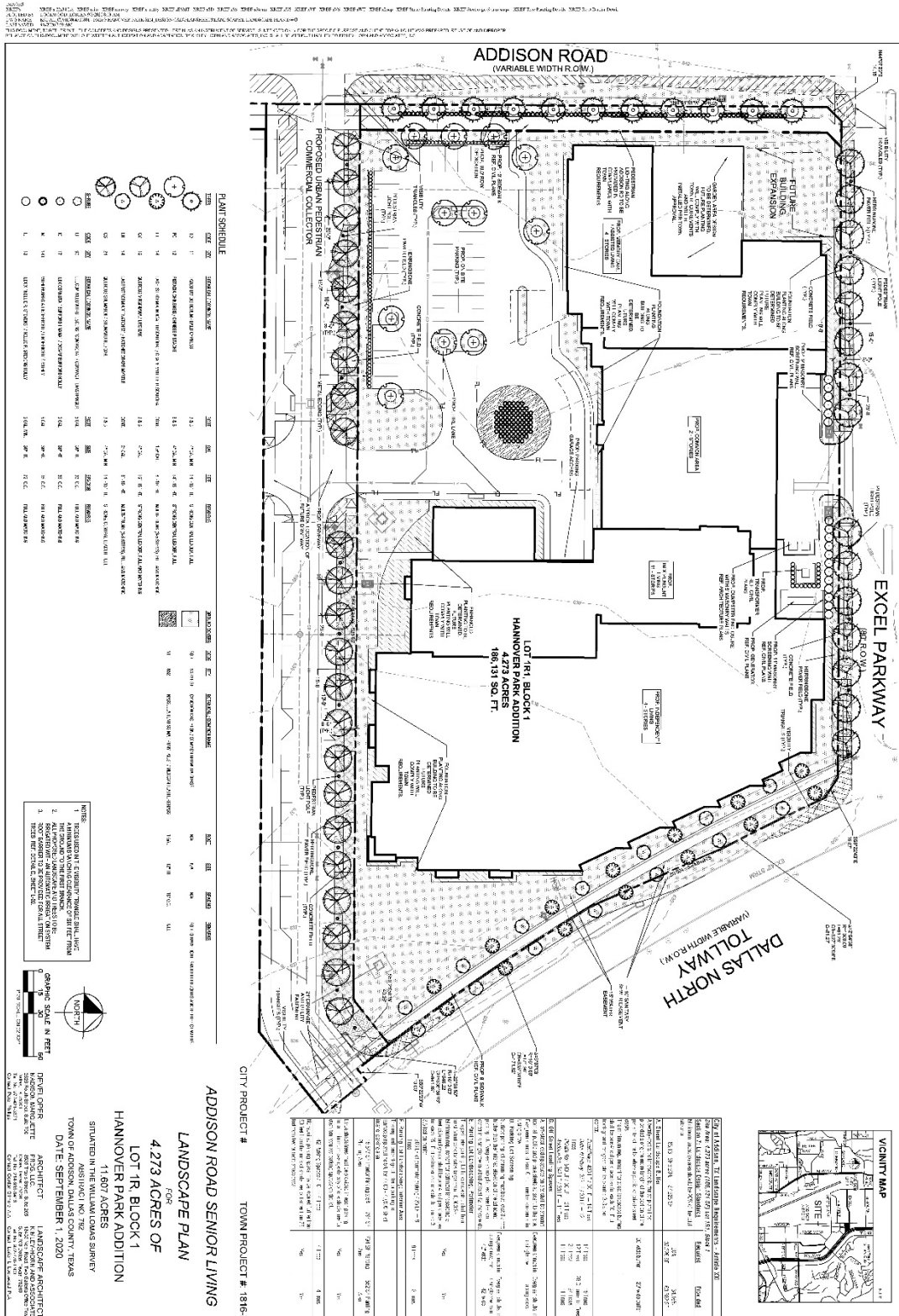


EXHIBIT B



PLANT SCHEDULE

SYM	QTY	PLANT SPECIES	SIZE	DATE	REMARKS
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EXHIBIT B

PROJECT NO. 064-518611
 DATE: JULY 2020
 SCALE: AS SHOWN
 DESIGNED BY: ABG
 DRAWN BY: ABT
 CHECKED BY: JMJ

13485 NICEL ROAD, SUITE 700 DALLAS, TEXAS
 PHONE: 972.772.1300 FAX: 972.236.2627
 KANSAS REGISTERED ENGINEERING FIRM C-410

Kimley»Horn

ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

PERSPECTIVES

PERSPECTIVES

ADDISON ROAD SENIOR LIVING
PERSPECTIVES

LOT 1R, BLOCK 1
HANNOVER PARK ADDITION
 11.807 ACRES
 SITUATED IN THE WILMAI LOUIS SURVEY
 TOWN OF HANNOVER, COUNTY OF DALLAS, TEXAS
 DATE: SEPTEMBER 2, 2020

DEVELOPER: HANNOVER PARK ADDITION
ARCHITECT: CIVIL ENGINEERS AND ARCHITECTS, INC.
 1000 WEST WILLOW ROAD, SUITE 200
 WILLOW PARK, TEXAS 75087
 PHONE: 972.462.8844 FAX: 972.462.8845
 WWW.CIVIL-ENGINEERS-AND-ARCHITECTS.COM

CITY PROJECT # 1816-Z

ADDISON ROAD SENIOR LIVING
PERSPECTIVES

LOT 1R, BLOCK 1
HANNOVER PARK ADDITION
 11.807 ACRES
 SITUATED IN THE WILMAI LOUIS SURVEY
 TOWN OF HANNOVER, COUNTY OF DALLAS, TEXAS
 DATE: SEPTEMBER 2, 2020

DEVELOPER: HANNOVER PARK ADDITION
ARCHITECT: CIVIL ENGINEERS AND ARCHITECTS, INC.
 1000 WEST WILLOW ROAD, SUITE 200
 WILLOW PARK, TEXAS 75087
 PHONE: 972.462.8844 FAX: 972.462.8845
 WWW.CIVIL-ENGINEERS-AND-ARCHITECTS.COM

VICINITY MAP

Perspective 1

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

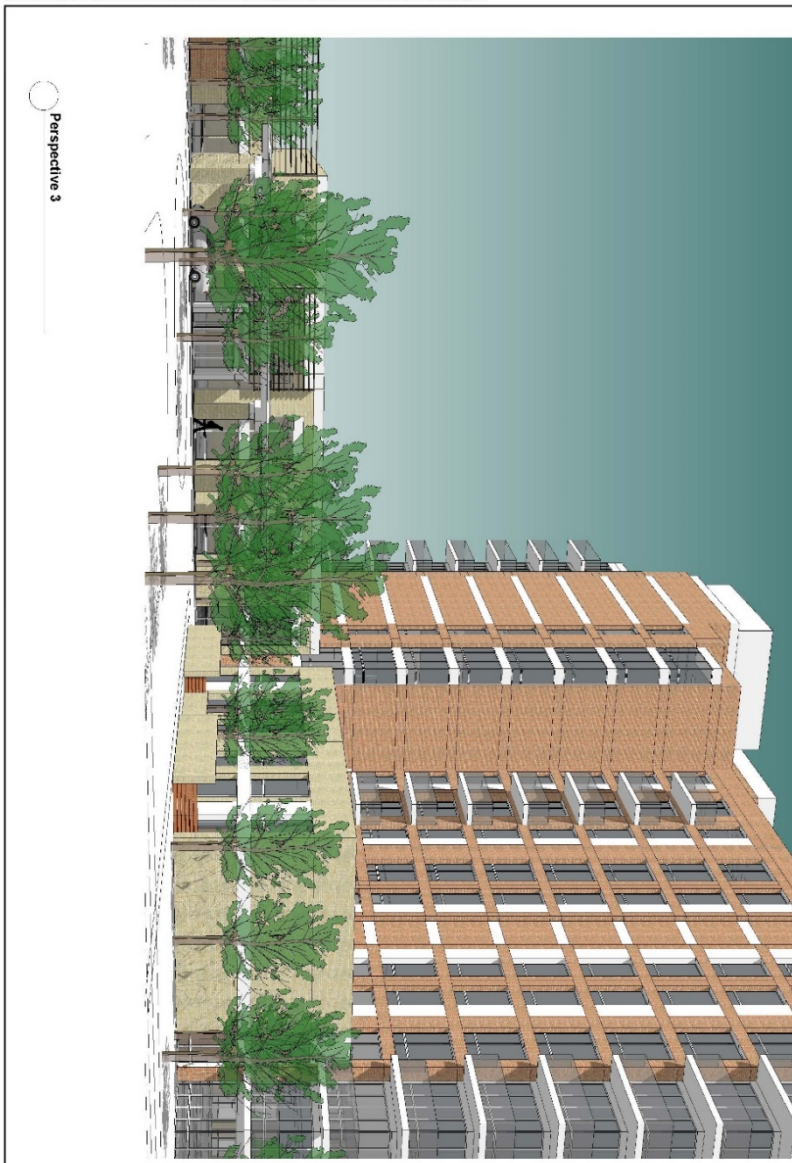
EXHIBIT B

DESIGNED BY: KIMLEY-HORN AND ASSOCIATES, INC.
 ENGINEER: CIVIL ENGINEER
 DATE: SEPTEMBER 2, 2020
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<p>Perspective 2</p>		<p>VICINITY MAP</p> 																				
<p>CITY PROJECT # 1816-Z</p> <p>ADDISON ROAD SENIOR LIVING</p> <p>PERSPECTIVES</p> <p>LOT 1R, BLOCK 1 HANNOVER PARK ADDITION 11.607 ACRES SITUATED IN THE WILLIAM LOUIS SURVEY TOWN OF ADDISON COUNTY, TEXAS DATE: SEPTEMBER 2, 2020</p> <p>DEVELOPER: ARCHITECT: CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 13486 NCEL ROAD, SUITE 700, DALLAS, TEXAS 75244 PHONE: 972.772.2000 FAX: 972.239.3500 KANSAS REGISTERED ENGINEERING FIRM E-483</p>																						
<p>PERSPECTIVES</p>	<p>ADDISON ROAD SENIOR LIVING</p> <p>ADDISON, TEXAS</p>	<p>Kimley»Horn</p> <p>13486 NCEL ROAD, SUITE 700, DALLAS, TEXAS PHONE: 972.772.2000 FAX: 972.239.3500 KANSAS REGISTERED ENGINEERING FIRM E-483</p>																				
<p>A-902</p>	<p>PROJECT NUMBER</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	REVISIONS	DATE	BY																
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<p>© 2018 KIMLEY-HORN AND ASSOCIATES, INC.</p>																						

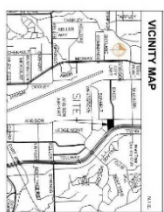
EXHIBIT B

ISSUED: 07/23/2020
 PROJECT NO.: 1816-Z
 DRAWN BY: ABT
 CHECKED BY: JAD
 DATE: JULY 2020
 SCALE: AS SHOWN
 DESIGNED BY: ABK
 DRAWN BY: ABT
 CHECKED BY: JAD



Perspective 3

VICINITY MAP



ADDISON ROAD SENIOR LIVING
PERSPECTIVES

LOT 1R, BLOCK 1
HANNOVER PARK ADDITION
 11.607 ACRES
 SITUATED IN THE WILLIAM LOMAS SURVEY
 TOWN OF ADDISON, CITY OF TEXAS
 ABSTRACT NO. 792
 DATE: SEPTEMBER 2, 2020

DEVELOPER: CIVIL ENGINEER, ARCHITECTS, INC.
 13950 RACELL HOME, SUITE 700, DALLAS, TEXAS
 PHONE: 972.775.1000 FAX: 972.298.8622
 KANSAS REGISTERED ENGINEERING FIRM E-493

PROJECT NO.: 1816-Z
DATE: JULY 2020
SCALE: AS SHOWN
DESIGNED BY: ABK
DRAWN BY: ABT
CHECKED BY: JAD

ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

Kimley»Horn
 13950 RACELL HOME, SUITE 700, DALLAS, TEXAS
 PHONE: 972.775.1000 FAX: 972.298.8622
 KANSAS REGISTERED ENGINEERING FIRM E-493

NO.	REVISIONS	DATE	BY

PERSPECTIVES

A-303

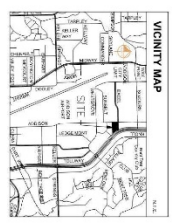
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EXHIBIT B

PROJECT: HORNLEY SENIOR LIVING ADDISON
 CLIENT: HORNLEY SENIOR LIVING ADDISON
 ARCHITECT: HORNLEY SENIOR LIVING ADDISON
 ENGINEER: HORNLEY SENIOR LIVING ADDISON
 DATE: 2020
 SCALE: AS SHOWN
 DRAWN BY: ABT
 CHECKED BY: JMD



Perspective 4



CITY PROJECT # 1816-Z
ADDISON ROAD SENIOR LIVING
PERSPECTIVES
LOT 1R, BLOCK 1
HANNOVER PARK ADDITION
 11.807 ACRES
 SITUATED IN THE WILLIAM LOUIS SURVEY
 TOWN OF ADDISON, TARRANT COUNTY, TEXAS
 DATE: SEPTEMBER 2, 2020

DEVELOPER: HORNLEY SENIOR LIVING ADDISON
ARCHITECT: HORNLEY SENIOR LIVING ADDISON
CIVIL ENGINEER: HORNLEY SENIOR LIVING ADDISON
DATE: SEPTEMBER 2, 2020

<p>ADDISON ROAD SENIOR LIVING ADDISON, TEXAS</p>	<p>PROJECT NO: 06451801</p>	<p>Kimley»Horn</p> <p>1945 NOEL ROAD, SUITE 700, DALLAS, TEXAS PHONE: 972-772-1900 FAX: 972-299-2020 KANSAS REGISTERED ENGINEERING FIRM E-483</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	BY				
	NO.			REVISIONS	DATE	BY					
<p>PERSPECTIVES</p>	<p>DATE: JULY 2020 SCALE: AS SHOWN DESIGNED BY: ABG DRAWN BY: ABT CHECKED BY: JMD</p>										

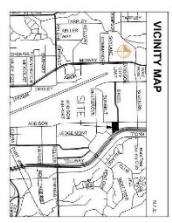
PERSPECTIVES
A-904

EXHIBIT B

PROJECT: SEVENTH STREET SENIOR LIVING
 SHEET: PERSPECTIVE 5
 DATE: 07/20/2020
 DRAWN BY: ABT
 CHECKED BY: JMD
 PROJECT NO: 064518001
 DATE: JULY 2020
 SCALE: AS SHOWN
 DESIGNED BY: ABG
 DRAWN BY: ABT
 CHECKED BY: JMD



Perspective 5



<p>CITY PROJECT # 1816-Z</p> <p>ADDISON ROAD SENIOR LIVING</p> <p>PERSPECTIVES</p> <p>LOT 1R, BLOCK 1</p> <p>HANNOVER PARK ADDITION</p> <p>11.807 ACRES SITUATED IN THE WILLIAM LOUIS SURVEY TOWN OF ADDISON, TARRANT COUNTY, TEXAS</p> <p>DATE: SEPTEMBER 2, 2020</p> <p>DEVELOPER: HANNOVER PARK SENIOR LIVING, LLC 1000 W. WILLOW STREET, SUITE 100 ADDISON, TEXAS 75001</p> <p>ARCHITECT: CIVIL ENGINEERS AND ARCHITECTS, INC. 1000 W. WILLOW STREET, SUITE 100 ADDISON, TEXAS 75001</p>	<p>ADDISON ROAD SENIOR LIVING</p> <p>ADDISON, TEXAS</p>	<p>Kimley»Horn</p> <p>19455 NOEL ROAD, SUITE 700, DALLAS, TEXAS PHONE: 972-772-1900 FAX: 972-299-2020 KANSAS REGISTERED ENGINEERING FIRM E-483</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	BY				
NO.	REVISIONS	DATE	BY								
<p>PERSPECTIVES</p> <p>A-905</p>	<p>PROJECT NO: 064518001 DATE: JULY 2020 SCALE: AS SHOWN DESIGNED BY: ABG DRAWN BY: ABT CHECKED BY: JMD</p>	<p>Kimley»Horn</p> <p>19455 NOEL ROAD, SUITE 700, DALLAS, TEXAS PHONE: 972-772-1900 FAX: 972-299-2020 KANSAS REGISTERED ENGINEERING FIRM E-483</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	BY				
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EXHIBIT B

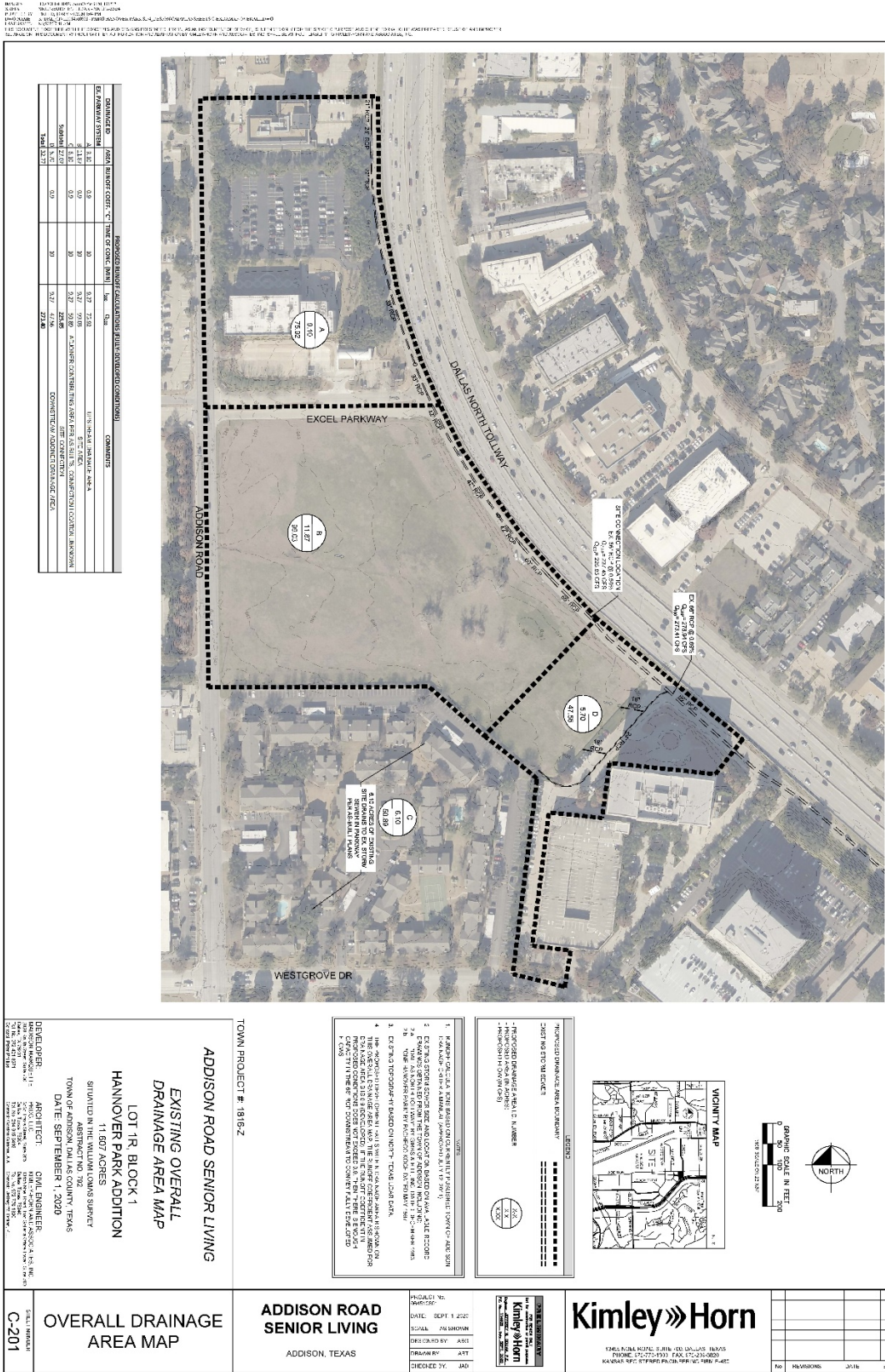


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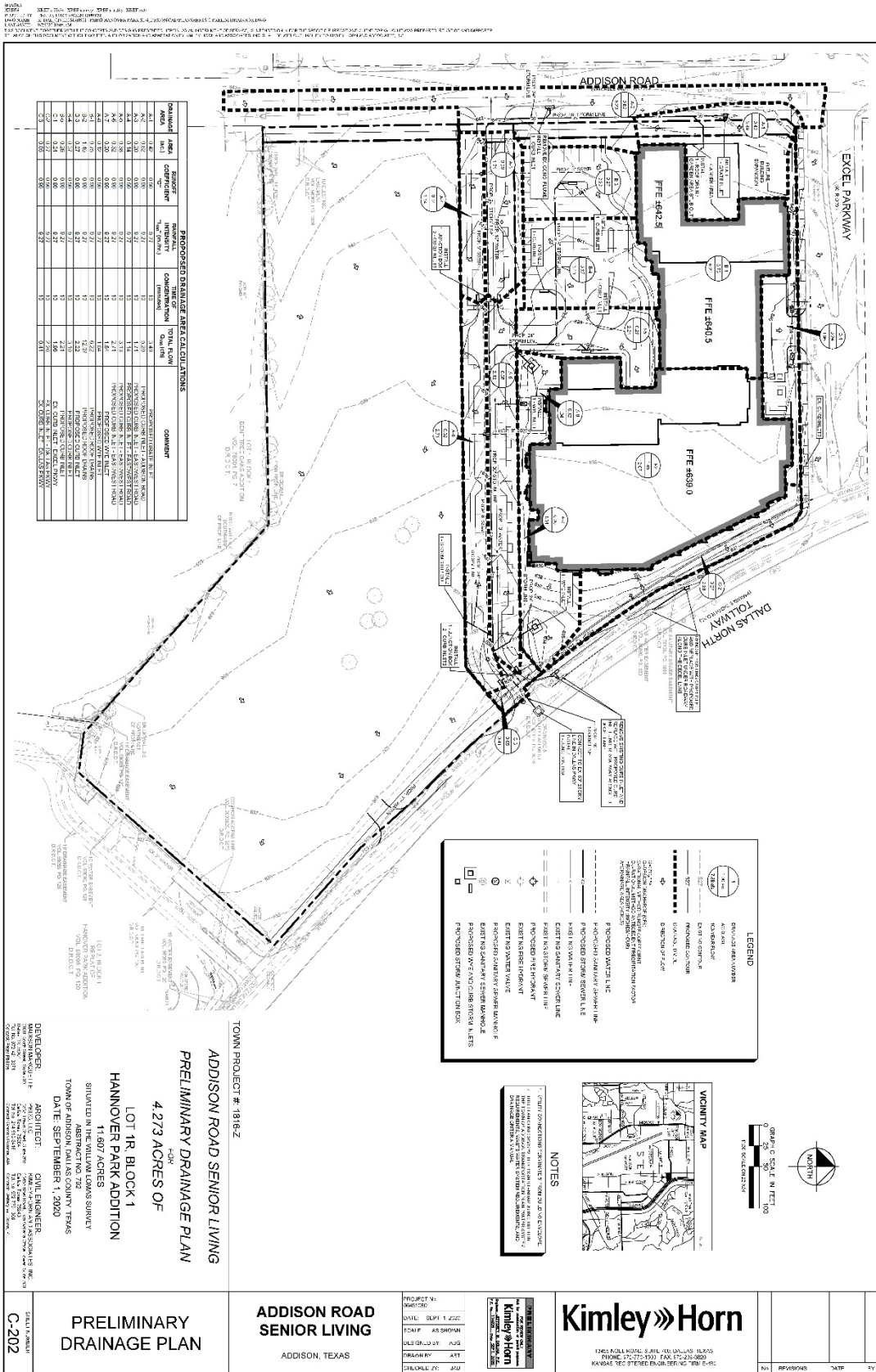
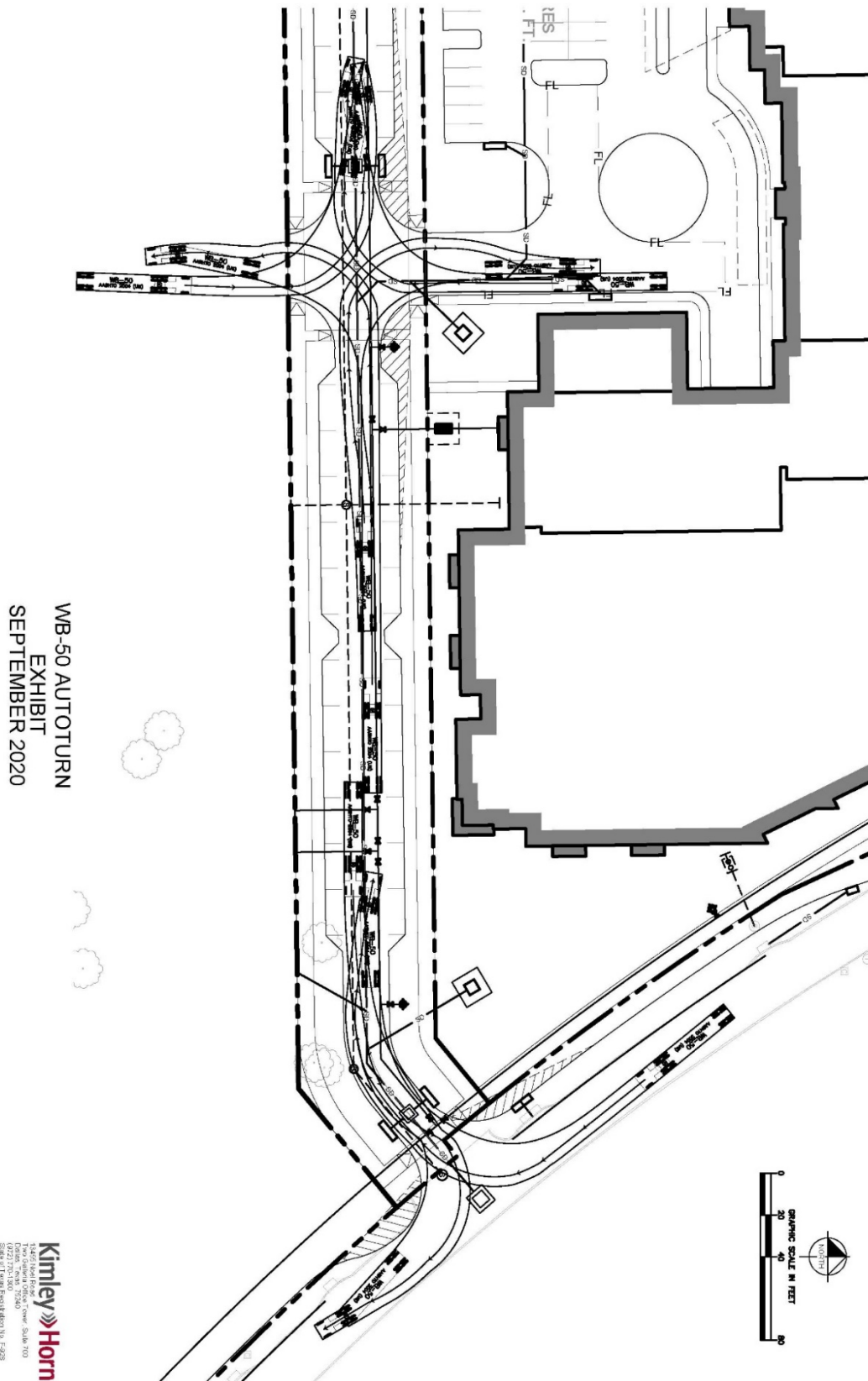


EXHIBIT B



WB-50 AUTOTURN
EXHIBIT
SEPTEMBER 2020

Kimley
Horn
INCORPORATED
10000 W. LAMAR AVENUE, SUITE 700
DALLAS, TEXAS 75240
OFFICE: 214.343.7000
FAX: 214.343.7001
STATE OF TEXAS PROFESSIONAL No. F-2428