

AMENDED AGENDA

Agenda Item #1: Corrected Typo to reference October 20, 2020 Meeting Minutes



PLANNING AND ZONING COMMISSION AGENDA

THURSDAY, DECEMBER 15, 2020

6:00 P.M.

ADDISON TOWN HALL

5300 BELT LINE ROAD, DALLAS, TX 75254

Notice is hereby given that the Addison Planning & Zoning Commission will conduct its REGULARLY SCHEDULED MEETING on Tuesday, December 15, 2020, at the Addison Town Hall, 5300 Belt Line Road, Dallas, TX. The Town will utilize telephone or videoconference for public meetings to facilitate public participation to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Commission. Email comments for Planning and Zoning meetings may also be submitted to wkerr@addisontx.gov by 3:00 pm the day of the meeting. Members of the public are entitled to participate remotely via Toll-Free Dial-in Number: 877-853-5247; Meeting ID: 409.327.0683#, Participant ID: #. The meeting will be live-streamed on Addison's website at www.addisontexas.net.

Call Meeting to Order

Pledge of Allegiance

Regular Agenda:

1. Discuss and take action regarding approval of the minutes of the ~~May 16, 2017~~ OCTOBER 20, 2020 Planning and Zoning Commission meeting.
2. **PUBLIC HEARING** Case 1819-Z/4135-4145 Belt Line Road. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on properties located at 4135 and 4145 Belt Line Road, from LR, Local Retail, to a PD, Planned Development District, based on LR with modified uses, in order to allow medical office use.

3. **PUBLIC HEARING** Case 1820-SUP/Dart Station. Public Hearing, discussion, and take action on a recommendation regarding an ordinance changing an existing Special Use Permit, through Ordinances 097-055 and 002-002, located at 4925 Arapaho Road, to include a rail station as an allowed use and amend development plans, in order to allow a rail station at the Addison Transit Center.

4. **FINAL PLAT/LOT 1, BLOCK A, EXCEL PARKWAY ADDITION.** Presentation and Consideration of a Final Plat for a Lot Totaling 9.975 Acres Located Generally at 4545 Excel Parkway.

Adjourn Meeting

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

**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.**

POSTED BY: _____

Irma G. Parker, City Secretary

DATE POSTED: Thursday, December 10, 2020

AMENDED AGENDA

POSTED: Friday, December 11, 2020

AMENDED TIME

TIME POSTED: 5:00 pm

POSTED: 5:00 pm

DATE REMOVED FROM BULLETIN BOARD: _____

REMOVED BY: _____

Planning & Zoning Commission
Meeting Date: 12/15/2020

2.

Agenda Caption:

Discuss and take action regarding approval of the minutes of the ~~May 16,~~
~~2017~~ OCTOBER 20, 2020 Planning and Zoning Commission meeting.

Attachments

10-20-2020 Minutes

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

October 20, 2020
6:00 P.M. - Council Chambers
Addison Town Hall, 5300 Belt Line Road

Present: Chair Kathryn Wheeler; Commissioner Robert Catalani; Commissioner Nancy Craig;
Commissioner Chris DeFrancisco; Commissioner John Meleky; Vice Chair Eileen Resnik;
Commissioner Tom Souers

Call Meeting to Order & Recite the Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the September 15, 2020 Planning and Zoning Commission meeting.

Motion: Approval of the minutes as presented.

Moved by Vice Chair Eileen Resnik Motion: Approval of the minutes as presented., Seconded by Commissioner Robert Catalani

AYE: Chair Kathryn Wheeler, Vice Chair Eileen Resnik,
Commissioner Robert Catalani, Commissioner Nancy Craig,
Commissioner Chris DeFrancisco, Commissioner John Meleky,
Commissioner Tom Souers

Passed

2. Case 1809-Z/Baumann Building. Discussion, and take action on a recommendation regarding an ordinance changing the zoning on a .57-acre property located at 4901 Arapaho Road, which property is currently zoned PD, Planned Development, through Ordinance O04-048, by approving a new PD district, to allow a 5-story mixed use building.

Discussion:

Wilson Kerr, Interim Planning and Development Manager, presented the Staff Report and answered questions from the Commission.

Commissioner Meleky and Resnik inquired about the previous meeting between Staff, the applicant, the FAA, and TXDOT with regard to the residential use. Wilson Kerr responded that Staff and the applicant received a letter from the FAA stating that if the Town approves a residential use then it would be a violation of the FAA grant assurances and the FAA could revoke future funding from the Addison Airport.

The applicant, Bob Baumann, and his team informed the Commission that, due to the FAA requirements, the residence would be removed from the plans and stated that the space would be used as extended showroom space for the applicant's business. The applicant stated that this use change would change the parking requirements to add two spaces to the minimum parking requirements. The applicant also stated that the second floor of the building will be able to be retrofitted to be used for additional parking if and when the building is sold to a new user.

Chair Wheeler and Commissioner Souers requested that the applicant resubmit updated plans for review and return to P&Z the following month. The applicant requested that the Commission vote on the proposal without updated plans. Commissioner Souers and Catalani voiced concerns about approving plans without a thorough Staff review.

Commissioner Craig requested more information about the second floor parking garage and how it would be accessed by cars once it is retrofitted. The applicant's representative responded that cars would access this garage through a vehicle lift that will initially be installed as a cargo lift with access from the first floor garage.

Chair Wheeler inquired about the mitigation of vehicle emissions once cars enter the second floor. The applicant's representative stated that the second floor windows would be removed upon the conversion to a parking garage to promote airflow.

The Commission requested more information about parking requirements and how the development would meet compliance. Wilson Kerr responded that the proposed development does not meet requirements based on gross square footage, as is Town standard,

but the applicant requested that the parking ratios be calculated based on net square footage, which result in compliance.

Motion: Recommend approval with the following conditions:

1. The top floor residence to be removed and replaced with extended show room space
2. That parking to be calculated on net square footage rather than gross square footage
3. Documentation showing that the second floor can accommodate future parking
4. That the future parking lift to access the second floor parking garage meet fire code

Moved by Vice Chair Eileen Resnik, Seconded by Commissioner Robert Catalani

AYE: Chair Kathryn Wheeler, Vice Chair Eileen Resnik, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner John Meleky

NAY: Commissioner Tom Souers

Passed

3. **PUBLIC HEARING** Case 1818-Z/3820 Belt Line Road. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 3820 Belt Line Road, from PD, Planned Development, to a new PD district to allow a two-story retail and office building.

Discussion:

Wilson Kerr, Interim Planning and Development Manager, presented the Staff Report and answered questions from the Commission.

Commissioner Souers inquired about the incorporation of the Master Transportation Plan. Wilson Kerr responded that the applicant is committed to providing 50% of the funding for the incorporation of the Master Transportation Plan along Belt Line Road.

Commissioner Souers requested more information on the future plans for the existing restaurant space located on the site. The applicant, Gregg Liscotti, responded that there are currently no plans to change the building and that they are currently looking for a new tenant for the restaurant space.

Commissioner Resnik inquired if the developers have a tenant for the new building. The applicant responded that they currently have one retail tenant that will be leasing one of the store fronts and that they are currently searching for other tenants.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing:

For: none

Against: none

On: Jane Lenz, 3942 Asbury Lane, Asbury Circle Townhomes, Addison. Ms. Lenz inquired as to whether or not the development's improvements along Belt Line Road would be done in accordance with the Belt Line 1.5 design plan and asked about the accuracy of the road labels on the site plan and public notice. These concerns were addressed by Staff.

Comments from Jane Lenz, 3942 Asbury Lane, Asbury Circle Townhomes, Addison:

Planning & Zoning Commissioners and Addison Staff and Officers:
I'm very pleased with the overall plans to build a small office building with retail space in the property at the entrance to the Asbury Circle townhomes, the community where I live. Please note the following:

The plans fail to accommodate the bus stop that is currently on the corner of Business Avenue and Belt Line. According to the "Midway to Marsh Belt Line 1.5" design plans, which are currently being implemented by the contractors of the Addison Parks Department, that bus stop should at least contain a standard black metal bench and garbage receptacle. As Belt Line is being refurbished and as new developers (such as Addison Grove) implement their plans, they are all working with DART and the Addison Parks staff to create pedestrian and commuter spaces on Belt Line that will increase the walkability of Belt Line and add to the ease of traveling the "last mile" to the new Silver Line rail service.

Although the plans for 3820 Belt Line mention that the Addison Parks Department has approved the streetscape plans, nowhere in these plans are the specific Belt Line 1.5 finishes and street furniture and landscaping addressed. Why not?

What will 3820 Belt Line look like from Belt Line? How will pedestrians walking on Belt Line enter this property, if they wish to?

Will there be a cut out leading into the parking lot where pedestrians can safely navigate their way to the stores and offices.

Will the sidewalks, any walls and other finishes match the materials and design being implemented along the rest of Belt Line in this area?

Commercial Drive on the location map of the cover of the presentation is drawn differently than it is now. Currently Commercial Drive turns west in back of 3820 Belt Line and continues west in front of Addison Town Center until it exits at Marsh Road. I believe this is also considered a Fire Lane since there is no parking allowed on this street.

On your location map, Commercial Road is shown turning south into the Asbury Circle Community. The westernmost street in Asbury Circle isn't named Commercial Drive, it's named Asbury Lane, which circles the Asbury Circle community. The addresses of the westernmost townhomes are "Asbury Lane" not "Commercial Drive." Your location map mistakenly shows the alleyway of these townhomes labeled as Asbury Lane. This alleyway currently doesn't have a name and neither do any of the alleyways in Asbury Circle.

Also, it appears that there will no longer be a vehicle entrance from the Asbury Circle community and from Commercial Drive directly into the Addison Town Center. Please look into these plans because they don't reflect what is there today.

Thank you.

Jane P. Lenz
3942 Asbury Lane
Addison, TX 75001

Chair Kathryn Wheeler closed the public hearing.

Motion: Recommended approval of the request without conditions

Moved by Commissioner Tom Souers, Seconded by Commissioner Nancy Craig

AYE: Chair Kathryn Wheeler, Vice Chair Eileen Resnik,
Commissioner Robert Catalani, Commissioner Nancy Craig,
Commissioner Chris DeFrancisco, Commissioner John Meleky,
Commissioner Tom Souers

Passed

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

Planning & Zoning Commission

3.

Meeting Date: 12/15/2020

Agenda Caption:

PUBLIC HEARING Case 1819-Z/4135-4145 Belt Line Road. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on properties located at 4135 and 4145 Belt Line Road, from LR, Local Retail, to a PD, Planned Development District, based on LR with modified uses, in order to allow medical office use.

Attachments

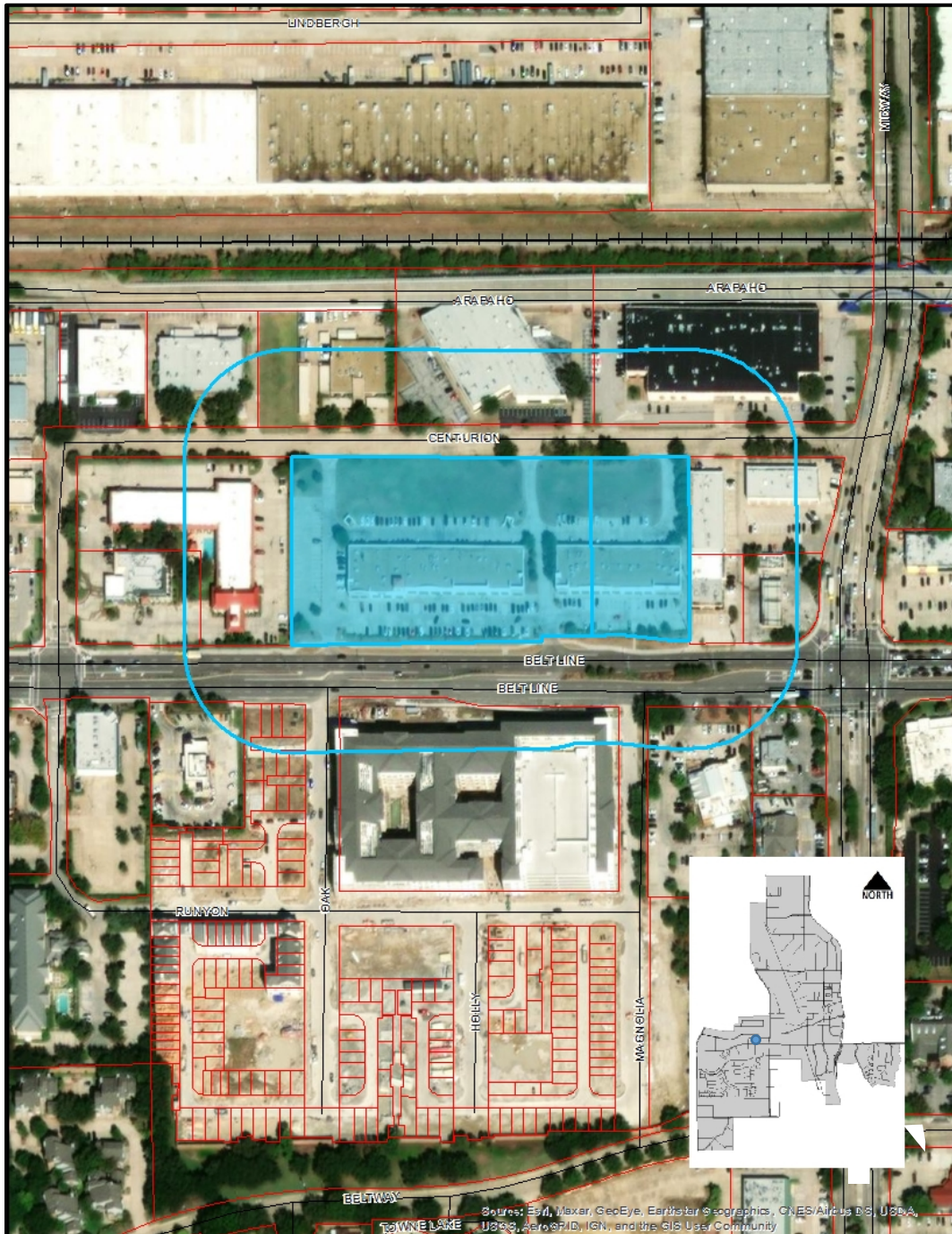
1819-Z P&Z Packet

1819-Z Plans

1819-Z

PUBLIC HEARING Case 1819-Z/4135-4145 Belt Line. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on properties located at 4135 and 4145 Belt Line Road, from LR, Local Retail, to a PD, Planned Development District, based on LR with modified uses, in order to allow medical office use.

LOCATION MAP



**DEVELOPMENT
SERVICES**

16801 Westgrove Drive
Addison, TX 75001

P.O. Box 9010
Addison, TX 75001

phone: 972.450.2880
fax: 972.450.2837

ADDISONTEXAS.NET

**IT ALL COMES
TOGETHER.**



December 9, 2020

STAFF REPORT

RE: 1819-Z/4135-4145 Belt Line

LOCATION: 4135-4145 Belt Line Road

REQUEST: Approval of an ordinance changing the zoning from Local Retail (LR) district to a Planned Development (PD) district based on LR district, with modified uses in order to allow medical office use.

APPLICANT: Richard Motycka, Beltline Realty Partners, LLC

DISCUSSION:

Background: This 5.95-acre property is currently zoned Local Retail (LR) and is comprised of two lots, both with existing developed retail frontage along Belt Line Road and vacant land in the back along Centurion Way. The property is located directly across Belt Line Road from the Addison Grove residential development.

The property owner, Belt Line Realty Partners Ltd. was recently approached by a potential urgent care tenant and would like to allow the new tenant to locate here. Since medical and dental offices are not permitted uses in the LR zoning district and would not currently be allowed on this property, such action would require a rezoning.

It should be noted that there is an existing dental use in Suite 208, the Certificate of Occupancy for which was approved in error by Staff in 2007. This space has been allowed to continue operation as a nonconforming use and will become conforming with this rezoning.

Proposed Plan: The applicant is proposing to rezone the property to a new Planned Development (PD) district, based on LR district standards with modified uses, allowing for medical office use as of right. The applicant is not proposing any exterior building changes.

Uses: The new PD district will have all the allowed uses as listed within the LR district, plus an allowance for a medical office uses.

Development Standards: The new PD district will follow the standards as listed within the LR district. Façade plans indicate that no exterior façade changes are being proposed.

Parking: The LR district requires a parking ratio of 1 space per 100 square feet for restaurant uses and 1 space per 200 square feet for retail uses. Medical uses require 1 space per 100 square feet of space. Based on the current tenant mix, the total parking requirement for this site is 318 parking spaces. Given the overall site plan shows a total of 340 parking spaces provided on site, this property currently meets the parking requirement. The property will also be able to accommodate the potential medical use in the future.

Landscaping: The Town's Landscape Ordinance requires that properties be brought up to current standards, where possible, when they go through a zoning process. The landscape plans have been reviewed by the Parks Department for compliance with the Landscape Ordinance and are determined to be in compliance with current requirements.

Streetscapes: The Master Transportation Plan (MTP) provides streetscape standards for various street types and as properties development, redevelopment, or go through the zoning process, it is the Town expectation that they be brought into compliance.

Belt Line Road corridor standards call for an eight-foot parkway buffer from the road, an eight-foot sidewalk, and at least a four-foot landscape buffer. The existing sidewalk along Belt Line Road was replaced by the Town after the utilities along this corridor were undergrounded. At that time, the Master Transportation Plan was underway but not yet adopted, so the Town installed sidewalks as closely as possible to the proposed standards, as was allowed by the project's funding. Therefore, in some areas, where additional work and cost would be required, the sidewalk was installed along the back of the curb. Currently, the western portion of the existing sidewalk along Belt Line Road, provides an eight-foot parkway buffer, a six-foot sidewalk, and a 20-foot landscape buffer; with the sidewalk just two feet shy of meeting the MTP standard. Along the eastern portion, the existing sidewalk is six-foot wide and along the back of the curb. **The applicant is requesting to maintain the existing sidewalk along Belt Line Road without improvements.**

Centurion Way is categorized as a local street, which calls for a seven-foot wide row of parallel parking, a six and a half-foot parkway buffer, and a five-foot sidewalk. This portion of the property is currently vacant and no sidewalk is provided. **Since no redevelopment or development of being proposed at the present time, the applicant is requesting to delay sidewalk improvements until future development of this portion of the site.**

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

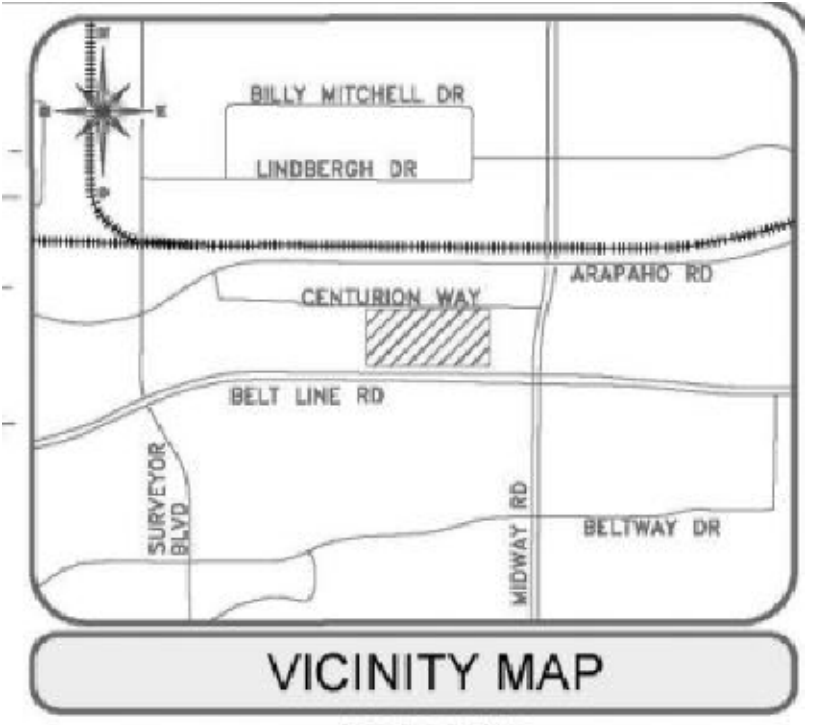
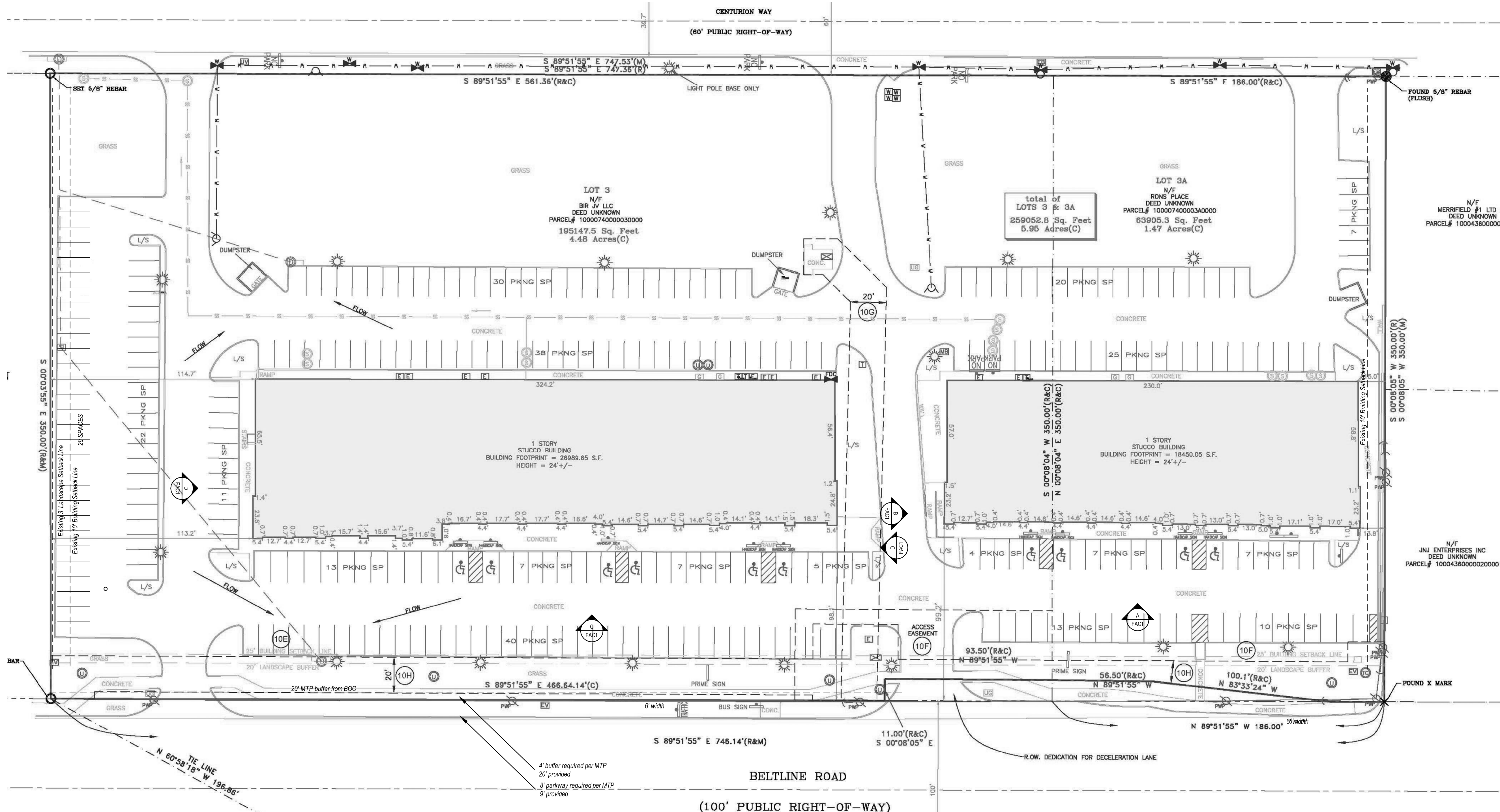
This property is located along one of the Town's busiest thoroughfares and Staff supports the applicant's request to rezone the property from Local Retail to a Planned Development in order to allow a medical office use. Staff believes that allowing medical and dental offices will improve the competitiveness of this site and ensure the continued success of the Belt Line Road corridor.

However, Staff does not believe this location is appropriate for 24-hour medical uses, or surgical medical uses.

Additionally, as mentioned above, a rezoning triggers that the property be brought into compliance with the MTP, both along Belt Line Road and Centurion Way. Staff acknowledges that the applicant is making a very minor request to add a use that in most other communities would be allowed in a LR zoning district and is not proposing any new development at this time. Therefore, Staff believes that the applicant should be allowed to maintain the existing vacant portion of the property, along Centurion Way, without sidewalk improvements, which would be required at the time of development. However, Staff believes that the sidewalk improvements along Belt Line Road should be provided at the present time.

Staff recommends approval of the request subject to the following conditions:

1. There shall be no 24-hour medical uses and no surgical medical uses.
2. Prior to the issuance of a full Certificate of Occupancy of the new medical office tenant, the property owner shall make improvements along Belt Line Road in accordance with the Master Transportation Plan.



- 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.

SITE DATA

EXISTING ZONING: LR
PROPOSED ZONING: PD BASED ON LR WITH LIMITED MEDICAL USE ALLOWED

SETBACKS

FRONT: 25 FEET
SIDE: 25 CORNER LOT, 10 FEET WHEN ADJOINING SINGLE-FAMILY OR APARTMENT DISTRICT
REAR: 0 FEET, 0 FEET WHEN ADJOINING SINGLE-FAMILY OR APARTMENT DISTRICT

HEIGHT RESTRICTIONS: NOT TO EXCEED 2.5 STORIES OR 29 FEET

PARKING REQUIRED:
1 SPACE PER 200 SFT. RETAIL USE PER APPROVED SITE PLAN
1 SPACE PER 100 SFT RESTAURANT USE PER APPROVED SITE PLAN

PARKING PROVIDED:
REGULAR = 340 SPACES
HANDICAP = 10 SPACES
TOTAL SPACES PROVIDED: 340

NOTES REGARDING TABLE A ITEM 1B:
NO WETLAND AREAS DELINEATED BY APPROPRIATE AUTHORITIES AT TIME OF SURVEY

SQUARE FOOTAGE BREAKDOWN:
LANDSCAPE: 100,759.04 S.F. / 2.313 ACRES
NON-LANDSCAPE: 77,487.25 S.F. / 1.779 ACRES

BELT LINE ROAD AND CENTURION WAY ARE BOTH CONTIGUOUS TO THE PROPERTY WITH NO GAPS OR GORES PRESENT

UNDERGROUND WATER AND SEWER LINES ARE SHOWN AS PER PLANS PROVIDED BY DAVID WILDE, INSPECTOR, INFRASTRUCTURE & DEVELOPMENT SERVICES, TOWN OF ADDISON, 214-215-6528

UNDERGROUND GAS LINES: L.J. ROBINSON OF ATMOS ENERGY 214-206-2941 HAS BEEN CALLED. NO PLANS HAVE BEEN PROVIDED AT THE TIME OF THIS REVISION

Midway Plaza
4135-4145 Beltline Road
Addison, TX
PARKING ANALYSIS

Approximate Total: 45,230 sf Available Parking Spaces: 340

Suite	Tenant	Use	Area (SF)	Parking Req.
BUILDING 1				
100	Higuma Ramen	Restaurant	2,600	26
102	Salons of Addison	Retail/Office	8,590	43
110	SPHARMED Beauty Supply	Retail	1,660	8
112-114	Best Thai	Restaurant	3,632	36
116	Luxury Nails	Retail	1,600	8
118	Anime Pop	Retail	1,832	9
120	Which Wich	Restaurant	1,871	19
122	Baylor Institute for Rehab	Retail/Medical	2,271	11
124	Vacant	Retail	3,000	15
BUILDING 2				
200	The Hub / Rons	Restaurant	6,220	62
208	Keystone Dental	Retail / Medical	2,222	11
210	Foot Cozy	Retail	1,363	7
212	The UPS Store	Retail	1,760	9
214	American Shaman	Retail	1,253	6
216	Vacant	Retail	1,389	7
218	Sigree Café	Retail	3,967	40
Total			45,230	318

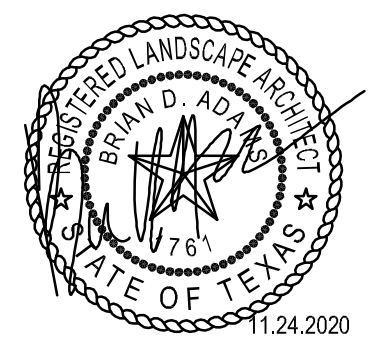
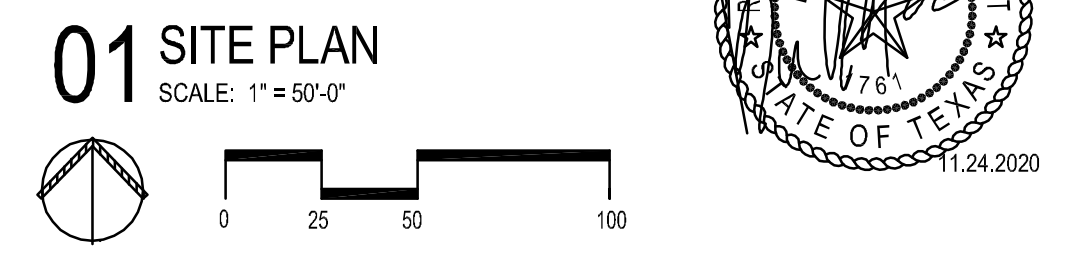
Prepared: _____

LEGAL DESCRIPTION

BEING LOT 3 AND LOT 3A OF SURVEYOR ADDITION, IN ADDISON WEST INDUSTRIAL PARK, AN ADDITION TO THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 93212, PAGE 6350, MAP RECORDS OF DALLAS COUNTY, TEXAS

APPLICANT:
RICHARD MOTYCKA
BELTLINE REALTY PARTNERS, LTD.
P.O. BOX 24942
Midian, Texas 79702
(432) 683 8484
rickm@midwayrealestate.net

OWNER:
BELTLINE REALTY PARTNERS, LTD.
P.O. BOX 24942
Midian, Texas 79702
(432) 683 8484
rickm@midwayrealestate.net



REV.	DATE	REMARKS

SITE PLAN

4135 - 4145 BELT LINE ROAD

LOT 3 AND 3A, BLOCK A - Addison West Industrial

TOWN OF ADDISON, TEXAS

SMR 1708 NORTH GRIFFIN
Dallas, Texas 75302 Office: 214 871 0083
landscape architects, inc.

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	11.24.2020	1"=40'			SP.1



A EXISTING SOUTH FACADE: 4145 BELT LINE
Scale: NONE



B EXISTING WEST FACADE: 4145 BELT LINE
Scale: NONE



C EXISTING SOUTH FACADE: 4135 BELT LINE
Scale: NONE



D EXISTING EAST FACADE: 4135 BELT LINE
Scale: NONE



E EXISTING WEST FACADE: 4135 BELT LINE
Scale: NONE

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

NO FACADE CHANGES ARE BEING PROPOSED AS PART OF THIS REZONING REQUEST

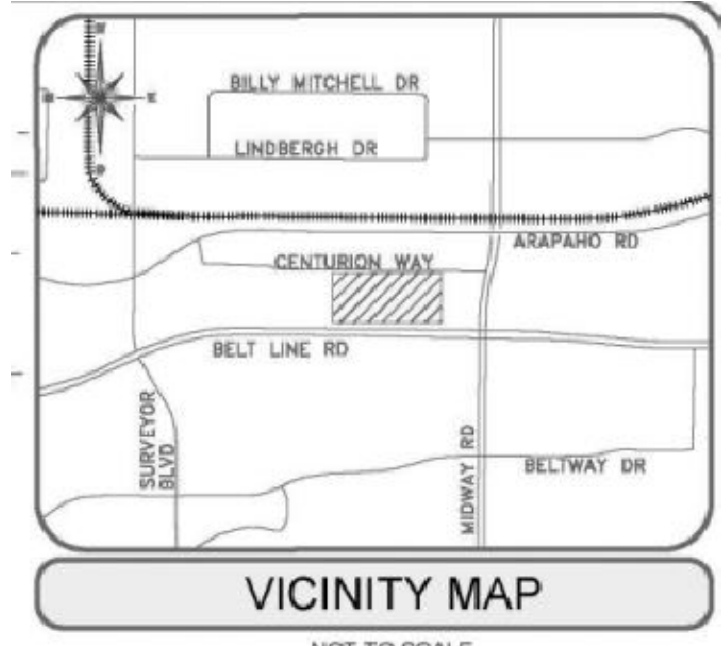
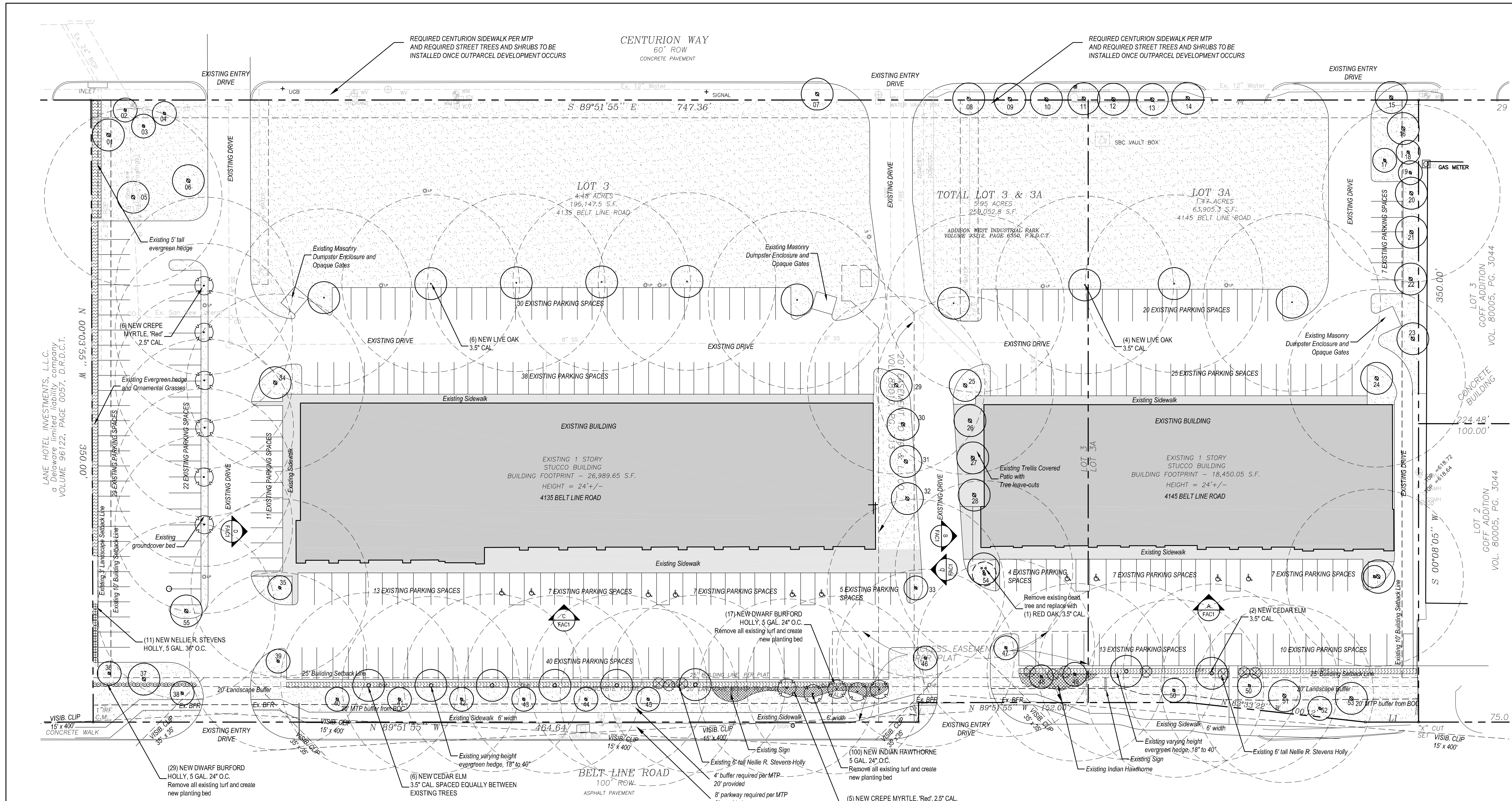
ACTION	
APPROVED	DENIED
STAFF	INITIALS
Date	
COUNCIL	INITIALS
Date	

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

APPLICANT:
 RICHARD MOTYCKA
 BELT LINE REALTY PARTNERS, LTD.
 P.O. BOX 24942
 Midland, Texas 79702
 (432) 683 8484
 rickm@midwayrealestate.net

OWNER:
 BELT LINE REALTY PARTNERS, LTD.
 P.O. BOX 24942
 Midland, Texas 79702
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 rickm@midwayrealestate.net

REV.	DATE	REMARKS				
EXISTING FACADES						
4135 - 4145 BELT LINE ROAD						
LOT 3 AND 3A, BLOCK A - Addison West Industrial						
TOWN OF ADDISON, TEXAS						
smr landscape architects, inc.		1708 NORTH GRIFFIN Dallas, Texas 75202 Office: 214 871 0083				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	11.12.2020	NONE			FAC.1



LANDSCAPE TABULATIONS

SITE REQUIREMENTS
 Requirements: 20% of gross site to be landscape
 Total Site: 259,052.8 s.f.
 Required: 51,810.56 s.f. (20%) Provided: 100,754 s.f. (24.9%)

STREET FRONTAGE
 Requirements: 20' buffer along street frontage
 (1) tree 4" cal. per 30 l.f., (8) shrubs per 20 l.f.

Belt Line Road: 700.00 l.f.
 Required: (23) trees, 4" cal. Provided: (16) ex. trees, 3.5" cal. - 8" cal.
 (280) shrubs, 5 gal. (13) new trees 2.5" / 3.5" cal.
 Centurion Way: 675.36 l.f.
 Required: (23) trees, 4" cal. Provided: (14) ex. trees, 4"-12" cal.
 (270) shrubs, 5 gal. (9) new trees, 3.5" cal. (270) shrubs, 5 gal. **FUTURE**

PARKING LOT SCREEN
 Requirements: 20' ht., 3' o.c.
 Provided: 36" ht., 3' o.c. linear row

PARKING LOT PERIMETER LANDSCAPE
 Requirements: 5' wide buffer, (1) 4" cal. tree per 35 l.f. and (1) shrub per 3 l.f.

West Property Line: 248 l.f.
 Required: (6) trees, 4" cal. Provided: (0) trees, 0" cal.
 (83) shrubs, 5 gal. (48) shrubs, 5 gal.

East Property Line: 63 l.f.
 Required: (2) trees, 4" cal. Provided: (3) trees, 8" cal.
 (2) shrubs, 5 gal. (0) shrubs, 5 gal.

PARKING LOT - INTERIOR LANDSCAPE
 Requirement: 5% of the parking area must be landscape
 Parking lot: 103,018 s.f.
 Required: 5,151 s.f. (5%) Provided: 5,484 s.f. (5.3%)

PARKING LOT
 Requirement: (1) tree per 10 regular spaces
 Total Parking: 305 spaces
 Required: (30) trees Provided: (14) ex. trees, 3" - 30" cal.
 (16) new trees, 2.5" - 3.5" cal.

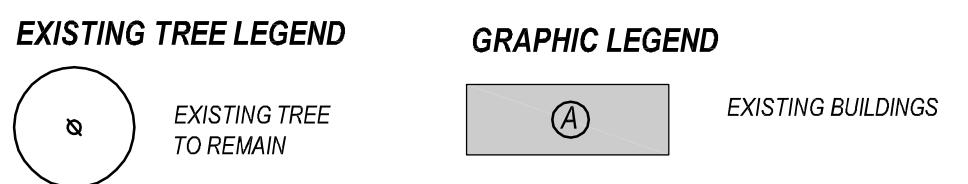
LEGAL DESCRIPTION
 BEING LOT 3 AND LOT 3A OF SURVEYOR ADDITION, IN ADDISON WEST INDUSTRIAL PARK, AN ADDITION TO THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 93212, PAGE 6350, MAP RECORDS OF DALLAS COUNTY, TEXAS

EXISTING TREE CHART

NO.	SIZE	SPECIES (COMMON NAME)	REMARKS
01	10" cal.	LIVE OAK	TO REMAIN
02	16" ht. / 4"	CREPE MYRTLE	TO REMAIN
03	16" ht. / 4"	CREPE MYRTLE	TO REMAIN
04	8" cal.	LIVE OAK	TO REMAIN
05	6" cal.	RED OAK	TO REMAIN
06	30" cal.	LIVE OAK	TO REMAIN
07	10" cal.	CEDAR ELM	TO REMAIN
08	12" cal.	LIVE OAK	TO REMAIN
09	8" cal.	CEDAR ELM	TO REMAIN
10	10" cal.	CEDAR ELM	TO REMAIN
11	10" cal.	CEDAR ELM	TO REMAIN
12	7" cal.	CEDAR ELM	TO REMAIN
13	12" cal.	LIVE OAK	TO REMAIN
14	10" cal.	LIVE OAK	TO REMAIN
15	12" cal.	LIVE OAK	TO REMAIN
16	7" cal.	LIVE OAK	TO REMAIN
17	16" ht. / 4"	CREPE MYRTLE	TO REMAIN
18	16" ht. / 4"	CREPE MYRTLE	TO REMAIN
19	16" ht. / 4"	CREPE MYRTLE	TO REMAIN
20	8" cal.	RED OAK	TO REMAIN
21	8" cal.	RED OAK	TO REMAIN
22	8" cal.	RED OAK	TO REMAIN
23	10" cal.	LIVE OAK	TO REMAIN
24	8" cal.	RED OAK	TO REMAIN
25	10" cal.	RED OAK	TO REMAIN
26	8" cal.	LIVE OAK	TO REMAIN: in patio
27	8" cal.	LIVE OAK	TO REMAIN: in patio

EXISTING TREE CHART

NO.	SIZE	SPECIES (COMMON NAME)	REMARKS
28	6" cal.	LIVE OAK	TO REMAIN
29	9" cal.	RED OAK	TO REMAIN
30	6" cal.	LIVE OAK	TO REMAIN
31	6" cal.	LIVE OAK	TO REMAIN
32	6" cal.	LIVE OAK	TO REMAIN
33	3" cal.	RED OAK	TO REMAIN
34	18" cal.	RED OAK	TO REMAIN
35	10" ht.	HOLLY	TO REMAIN
36	16" ht. / 4"	CREPE MYRTLE	TO REMAIN
37	10" cal.	RED OAK	TO REMAIN
38	3" cal.	LIVE OAK	TO REMAIN
39	3" cal.	LIVE OAK	TO REMAIN
40	3.5" cal.	RED OAK	TO REMAIN
41	3.5" cal.	RED OAK	TO REMAIN
42	3.5" cal.	RED OAK	TO REMAIN
43	3.5" cal.	RED OAK	TO REMAIN
44	3.5" cal.	RED OAK	TO REMAIN
45	3.5" cal.	RED OAK	TO REMAIN
46	3" cal.	RED OAK	TO REMAIN
47	3" cal.	RED OAK	TO REMAIN
48	14" ht. / 4"	CREPE MYRTLE	TO REMAIN
49	14" ht. / 4"	CREPE MYRTLE	TO REMAIN
50	16" ht. / 4"	CREPE MYRTLE (2)	TO REMAIN
51	8" cal.	LIVE OAK	TO REMAIN
52	3" cal.	LIVE OAK	TO REMAIN
53	8" cal.	LIVE OAK	TO REMAIN
54	8" ht.	HOLLY	TO REMAIN
55	8" cal.	LIVE OAK	TO REMAIN



any dead Evergreen hedges will be replaced to a height to match the other existing Evergreen hedges

SITE DATA
 EXISTING ZONING: LR
 PROPOSED ZONING: PD BASED ON LR WITH LIMITED MEDICAL USE ALLOWED

SETBACKS
 FRONT: 25 FEET
 SIDE: 25 CORNER LOT, 10 FEET WEN ADJOINING SINGLE-FAMILY OR APARTMENT DISTRICT
 REAR: 0 FEET, 10 FEET WEN ADJOINING SINGLE-FAMILY OR APARTMENT DISTRICT

HEIGHT RESTRICTIONS: NOT TO EXCEED 2.5 STORIES OR 29 FEET

PARKING REQUIRED:
 1 SPACE PER 200 SFT. RETAIL USE PER APPROVED SITE PLAN
 1 SPACE PER 100 SFT RESTAURANT USE PER APPROVED SITE PLAN

PARKING PROVIDED
 REGULAR = 294 SPACES
 HANDICAP = 10 SPACES
 TOTAL SPACES PROVIDED: 305

SITE DATA
 NOTES REGARDING TABLE A ITEM 18:
 NO WETLAND AREAS DELINEATED BY APPROPRIATE AUTHORITIES AT TIME OF SURVEY

SQUARE FOOTGAE BREAKDOWN:
 LANDSCAPE: 100,759.04 S.F. / 2.313 ACRES
 NON-LANDSCAPE: 77,487.25 S.F. / 1.779 ACRES

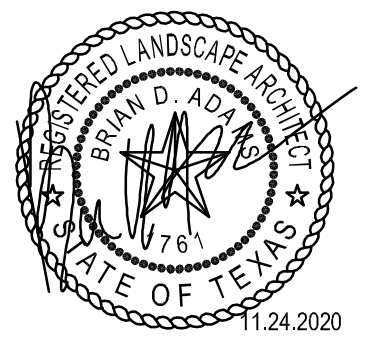
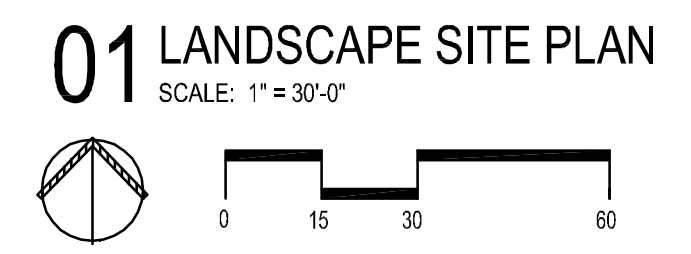
BELT LINE ROAD AND CENTURION WAY ARE BOTH CONTIGUOUS TO THE PROPERTY WITH NO GAPS OR GORES PRESENT

UNDERGROUND WATER AND SEWER LINES ARE SHOWN AS PER PLANS PROVIDED BY DAVID WILDE, INSPECTOR, INFRASTRUCTURE & DEVELOPMENT SERVICES, TOWN OF ADDISON, 214-215-6528

UNDERGROUND GAS LINES: L.J. ROBINSON OF ATMOS ENERGY 214-206-2941 HAS BEEN CALLED. NO PLANS HAVE BEEN PROVIDED AT THE TIME OF THIS REVISION

APPLICANT:
 RICHARD MOTYCKA
 BELT LINE REALTY PARTNERS, LTD.
 P.O. BOX 24942
 Midian, Texas 75702
 (432) 683 8484
 rickm@midwayrealestate.net

OWNER:
 BELT LINE REALTY PARTNERS, LTD.
 P.O. BOX 24942
 Midian, Texas 75702
 (432) 683 8484
 rickm@midwayrealestate.net



REV.	DATE	REMARKS

LANDSCAPE SITE PLAN
 4135 - 4145 BELT LINE ROAD
 LOT 3 AND 3A, BLOCK A - Addison West Industrial
 TOWN OF ADDISON, TEXAS

smr landscape architects, inc. 1708 NORTH GRIFFIN
 Dallas, Texas 75202 Office: 214 871 0083

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	11.24.2020	1"=40'			LSP.1

Planning & Zoning Commission

4.

Meeting Date: 12/15/2020

Agenda Caption:

PUBLIC HEARING Case 1820-SUP/Dart Station. Public Hearing, discussion, and take action on a recommendation regarding an ordinance changing an existing Special Use Permit, through Ordinances 097-055 and 002-002, located at 4925 Arapaho Road, to include a rail station as an allowed use and amend development plans, in order to allow a rail station at the Addison Transit Center.

Attachments

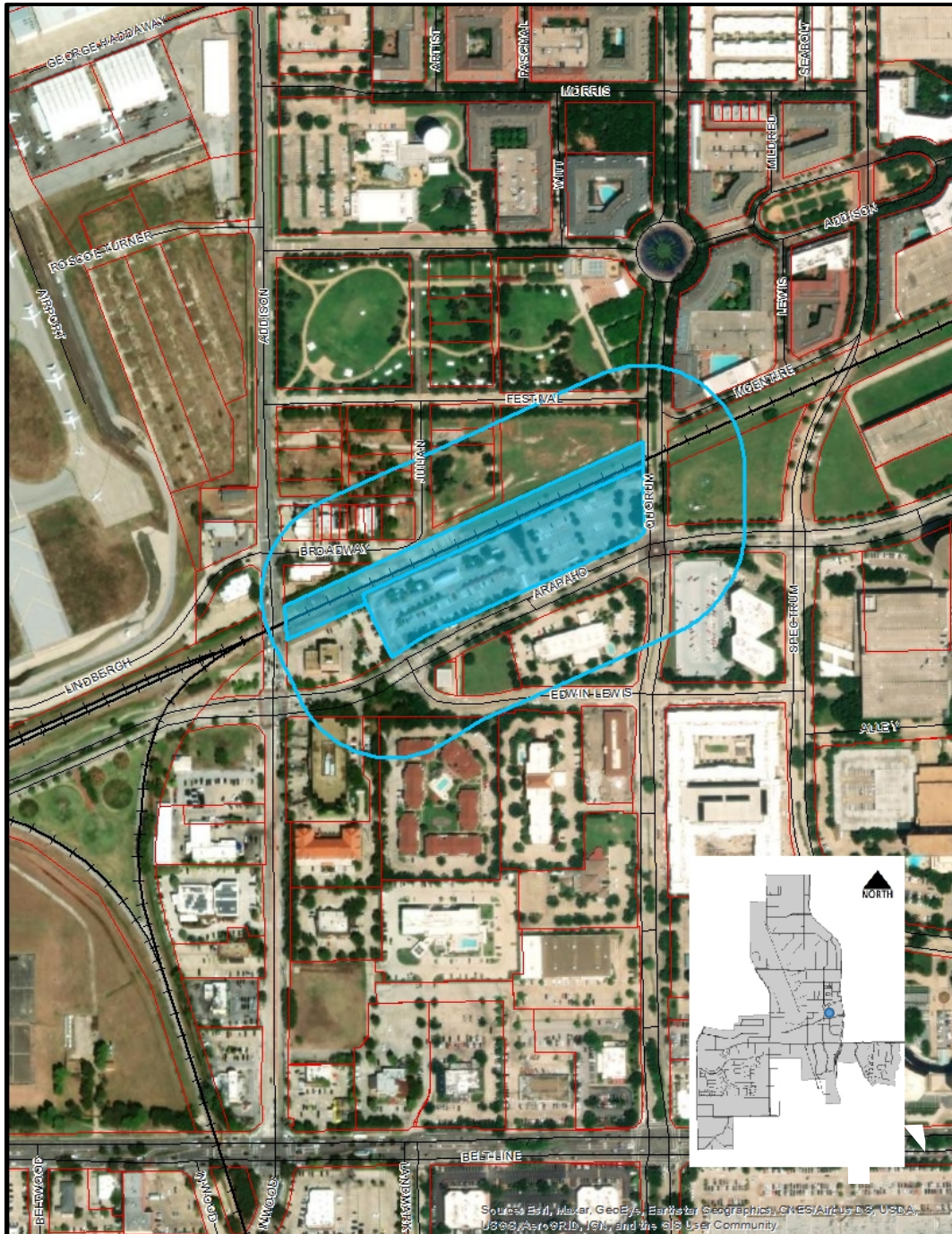
1820-SUP P&Z Packet

1820-SUP Plans

1820-SUP

PUBLIC HEARING Case 1820-SUP/DART Transit Station. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing an existing Special Use Permit, through Ordinances 097-055 and 002-002, located at 4925 Arapaho Road, to include a rail station as an allowed use and amend development plans, in order to allow a rail station at the Addison Transit Center.

LOCATION MAP





December 15, 2020

STAFF REPORT

RE: Case 1820-SUP/DART Transit Station

LOCATION: 4925 Arapaho Road

REQUEST: Approval of an ordinance changing an existing Special Use Permit, through Ordinances 097-055 and 002-002, located at 4925 Arapaho Road, to include a rail station as an allowed use and amend development plans, for the Addison Transit Center.

APPLICANT: Karl Crawley, Masterplan Consultants

DISCUSSION:

Background: The Addison Transit Center was built in 1997 on a 5.147-acre site located at the on the northwest corner of Arapaho Road and Quorum Drive to accommodate DART bus service. As the Addison Transit Center is located adjacent to existing rail infrastructure that had been designated for transit expansion by DART, the original plans indicated the future development of a rail station on the site.

Following an extensive planning process DART broke ground on the Silver Line rail transit line at the end of 2019. This will connect passengers from DFW Airport to the Shiloh Road Station in Plano with multiple stops along the route, including the Addison Transit Center. The Silver Line is anticipated to be completed in 2023, with the Addison Transit Center expected to see nearly 2,000 rail riders per weekday by 2040.

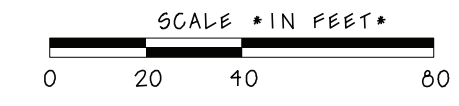
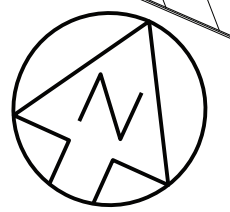
Proposed Plans: The applicant is proposing to build four covered rail platforms adjacent to the rail tracks that will be used for the DART Silver Line. Two of the platforms will be located on the north side of the tracks and two will be located on the south side of the tracks. The train platforms will be located adjacent to the existing Addison Transit Center, allowing passengers to use the existing facilities and easily transfer to DART buses. The station will include the special lighting, pavers, and art as approved by the Addison Art and Design Committee.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

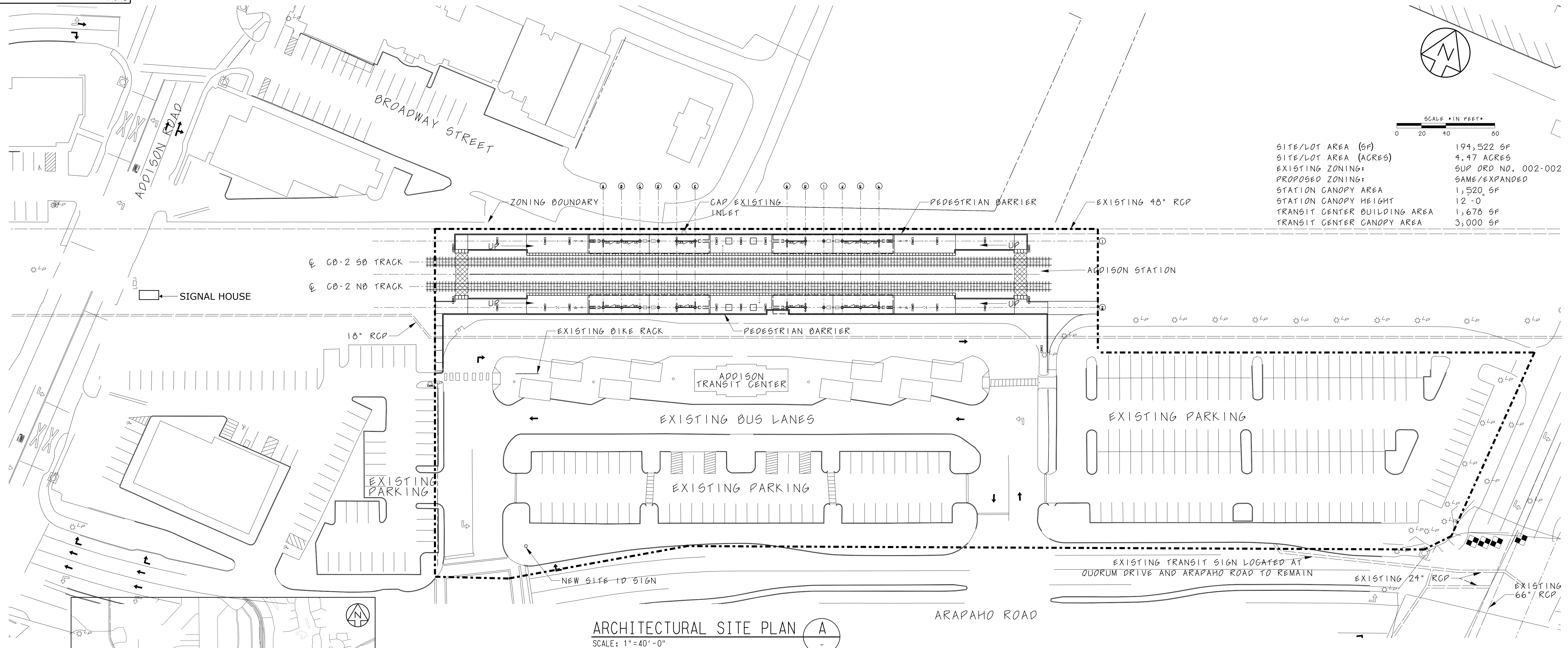
The proposed rail station supports the Town's vision for the future of the Addison Transit Center and will act as an anchor for the future Addison Circle transit oriented development.

Staff recommends approval with the following condition:

1. The DART rail station must be built in accordance with the design guidelines set forth by the Addison Art and Design Committee.

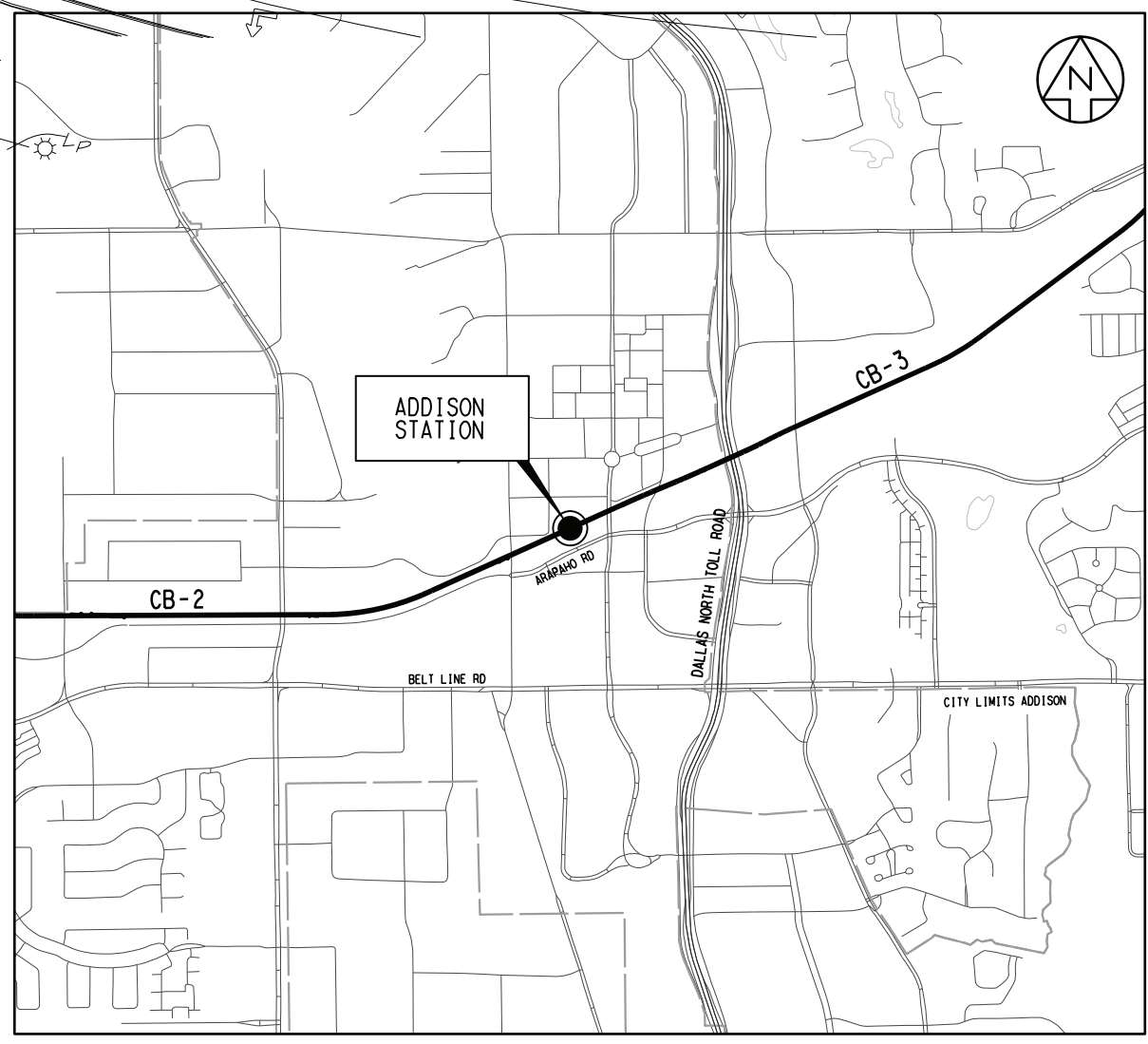


SITE/LOT AREA (SF)	194,522 SF
SITE/LOT AREA (ACRES)	4.47 ACRES
EXISTING ZONING:	SUP ORD NO. 002-002
PROPOSED ZONING:	SAME/EXPANDED
STATION CANOPY AREA	1,520 SF
STATION CANOPY HEIGHT	12'-0"
TRANSIT CENTER BUILDING AREA	1,678 SF
TRANSIT CENTER CANOPY AREA	3,000 SF



ARCHITECTURAL SITE PLAN A
SCALE: 1"=40'-0"

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



VICINITY MAP NO SCALE

ACTION		
APPROVED	DENIED	
STAFF	Date	Initials
COUNCIL	Date	Initials

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

CONTRACT SHEET No. _____ OF _____

REV	AMEND	CR	DATE	DESCRIPTION	BY	ENG	CHK	APP

IN-PROGRESS REVIEW

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF:

ROBERT MANLEY, R.A. 20027
ON
18-AUG-2020 13:59
JACOBS
TBPE FIRM NO. F-2966

IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.



DART PROJECT

© DART, all rights reserved, 1987-2020

SCALE	1"=40'-0"
DRAWN	K. SURGUINE
DESIGNED	M. DEBLIEUX
CHECKED	R. MANLEY
IN CHARGE	A. ZREET
DATE	17 AUG 20

COTTON BELT REGIONAL RAIL LINE SECTION CB-2

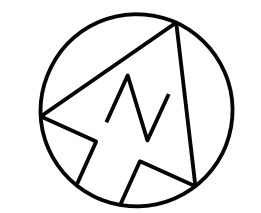
ADDISON STATION

ARCHITECTURAL SITE PLAN

SPECIFIC USE PERMIT ORDINANCE 097-055

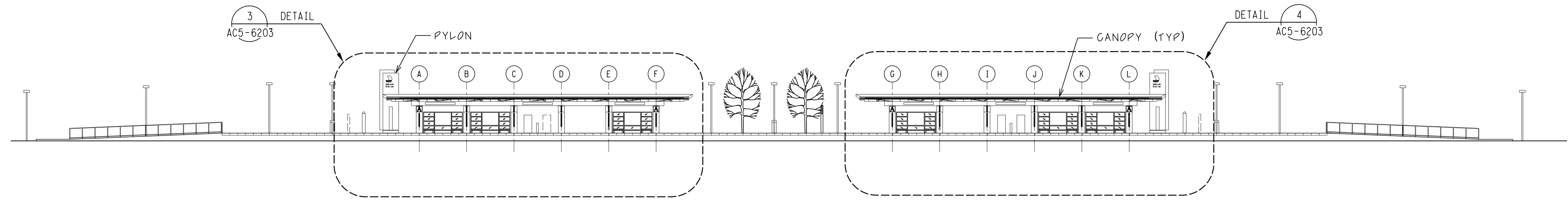
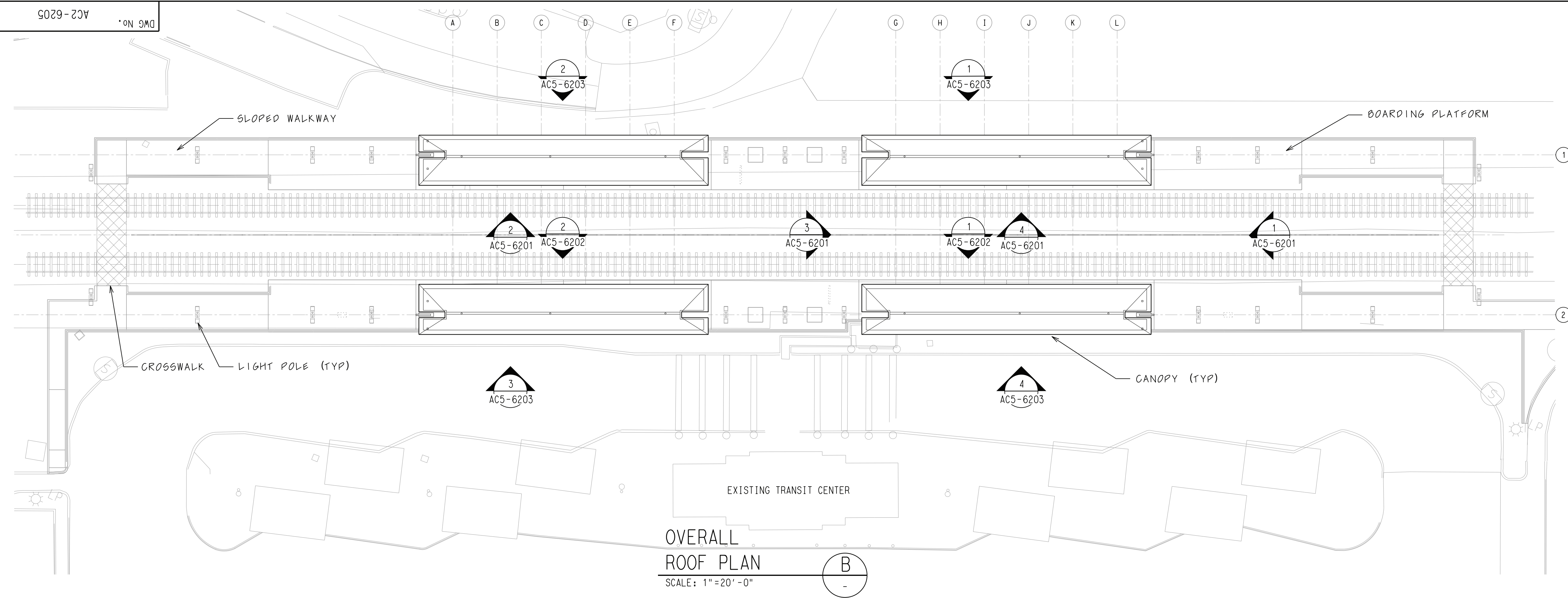
CONTRACT C-2033270-01 DWG No. AC1-6201 REV B

14-SEP-2020 15:31 CB02-AC1-6201_040



SCALE (IN FEET)
0 10 20 40

GENERAL NOTE:
ALL DESIGNS AND MATERIALS
NEED TO MEET THE REQUIREMENTS
SET BY THE ADDISON ART AND
DESIGN COMMITTEE.



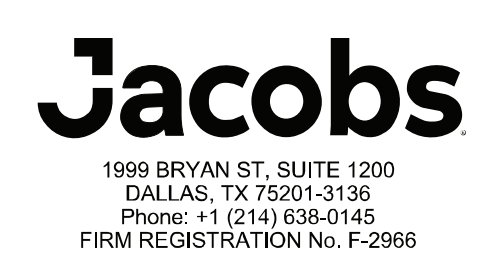
AC2-6201
AC2-6202
AC2-6203
AC2-6204

NOT AN APPROVED DRAWING
IN-PROGRESS 60% DESIGN

CONTRACT SHEET No. _____ OF _____

COTTON BELT REGIONAL RAIL
LINE SECTION CB-2
ADDISON STATION
OVERALL PLATFORM ROOF PLAN
AND ELEVATION
SPECIFIC USE PERMIT
ORDINANCE 097-055

IN-PROGRESS REVIEW
THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW UNDER THE
AUTHORITY OF:
ROBERT MANLEY, R.A. 20027
ON
18-AUG-2020 13:59
JACOBS
TBPE FIRM NO. F-2966
IT IS NOT TO BE USED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.



DART PROJECT



© DART, all rights reserved, 1987-2020

SCALE	1"=40'-0"
DRAWN	K. SURGUINE
DESIGNED	M. DEBLIEUX
CHECKED	R. MANLEY
IN CHARGE	A. ZREET
DATE	17 AUG 20

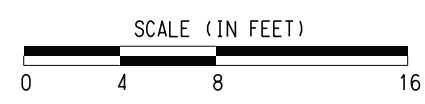


CONTRACT C-2033270-01 DWG No. AC2-6205 REV B

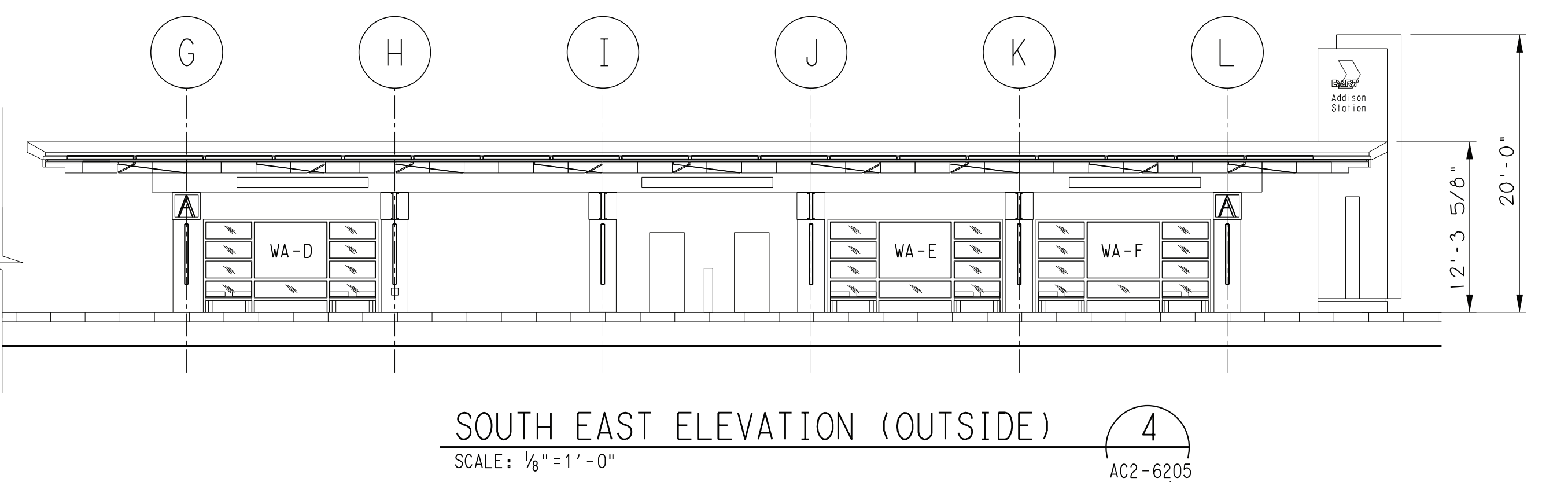
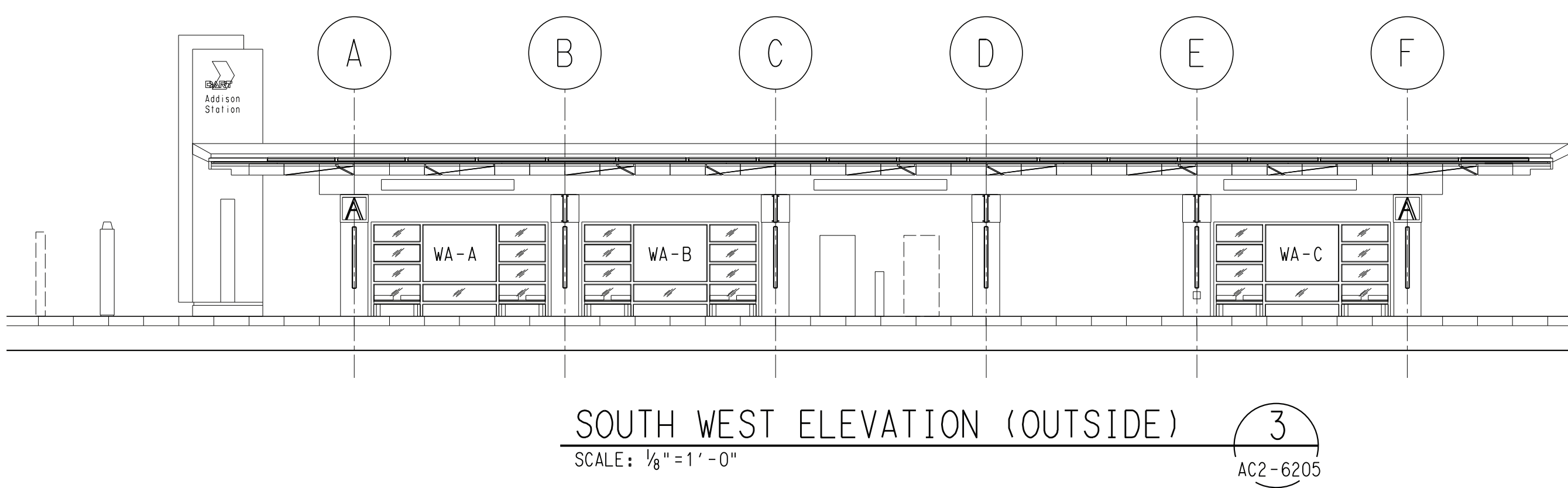
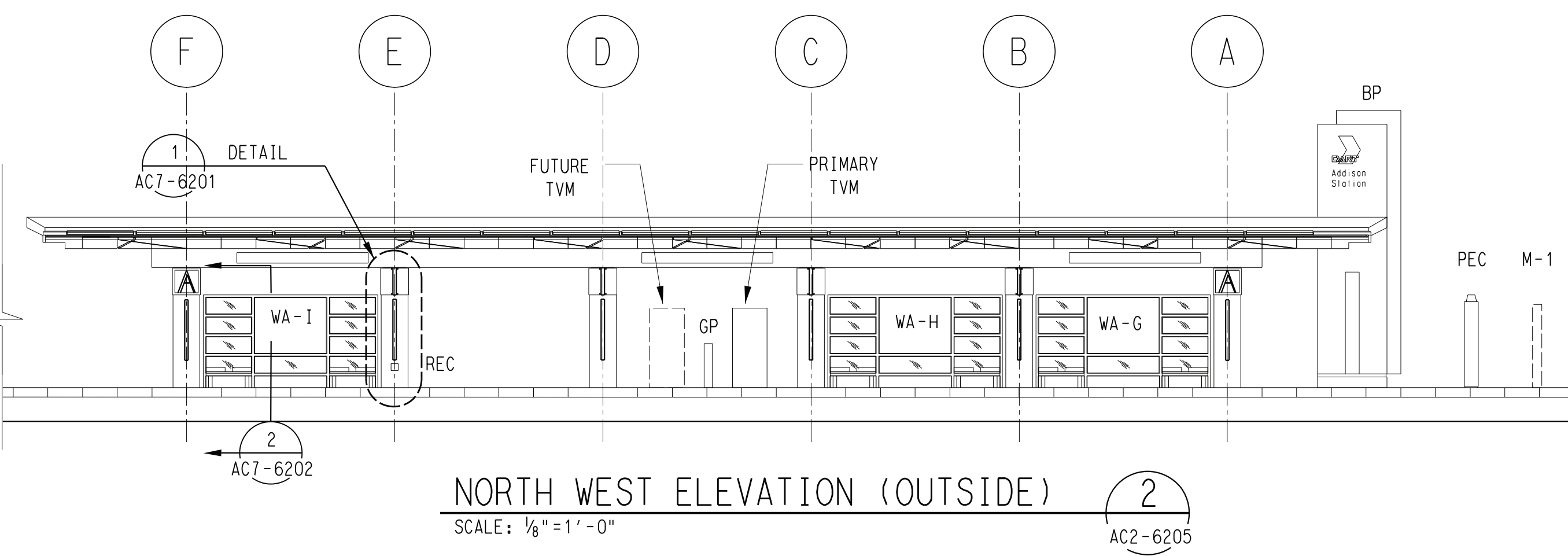
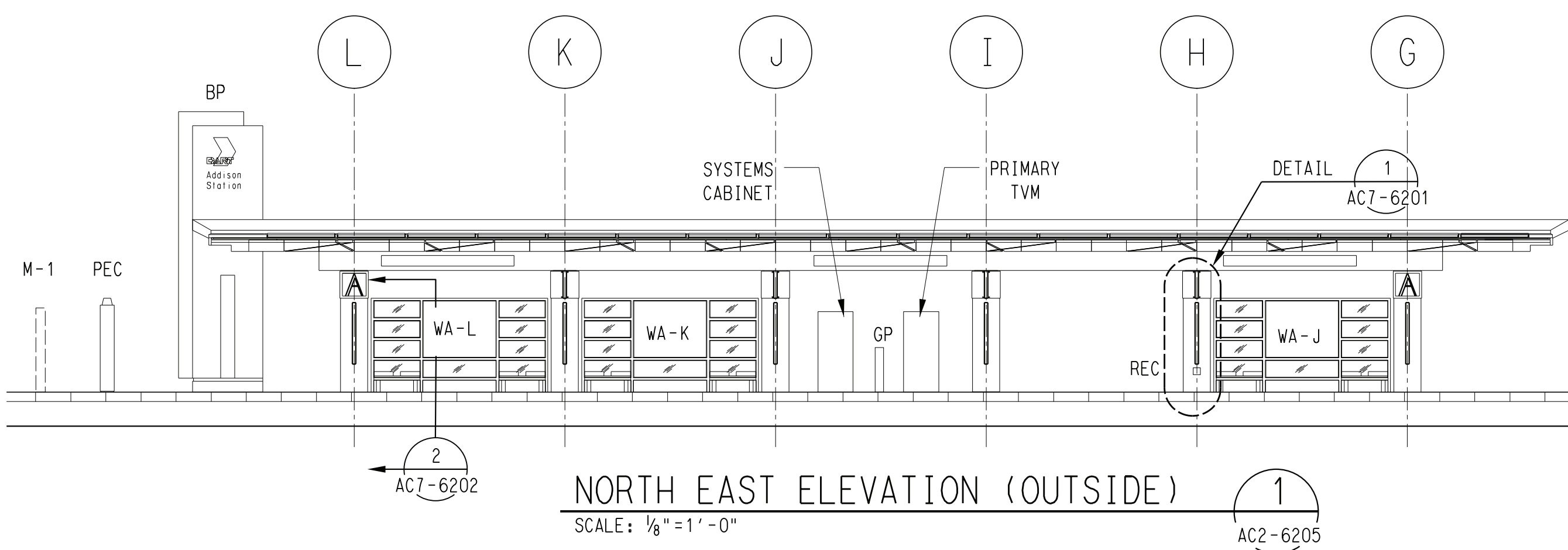
15-SEP-2020 10:34 CB02-AC2-6205.DWG

K8056703 Default1

REV	AMEND	CR	DATE	DESCRIPTION	BY	ENG	CHK	APP



NOTE:
 1. ALL STRUCTURAL STEEL COMPONENTS SHALL BE PAINTED PER STATION FINISH SCHEDULE.



NOT AN APPROVED DRAWING
 IN-PROGRESS 60% DESIGN

CONTRACT SHEET No.	OF
COTTON BELT REGIONAL RAIL LINE SECTION CB-2 ADDISON STATION ENLARGED CANOPY ELEVATIONS SPECIFIC USE PERMIT ORDINANCE 097-055	
CONTRACT C-2033270-01	DWG No. AC5-6203

IN-PROGRESS REVIEW
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF:
 ROBERT MANLEY, R.A. 20027
 ON
 18-AUG-2020 13:59
 JACOBS
 TBPE FIRM NO. F-2966
 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.



DART PROJECT



© DART, all rights reserved, 1987-2020

SCALE	1" = 40'-0"
DRAWN	K. SURGUINE
DESIGNED	M. DEBLIEUX
CHECKED	R. MANLEY
IN CHARGE	A. ZREET
DATE	17 AUG 20



REV	AMEND	CR	DATE	DESCRIPTION	BY	ENG	CHK	APP

15-SEP-2020 10:44
 CB02-AC5-6203_008
 KB056703
 Default

Planning & Zoning Commission
Meeting Date: 12/15/2020

5.

Agenda Caption:

FINAL PLAT/LOT 1, BLOCK A, EXCEL PARKWAY ADDITION. Presentation and Consideration of a Final Plat for a Lot Totaling 9.975 Acres Located Generally at 4545 Excel Parkway.

Staff Report:

The Staff Report and Plat Documents are attached.

Attachments

Document
Packet Information

OWNER'S CERTIFICATE

WHEREAS, HEDK Real Estate, LLC, is the owner of a 42,486 square foot (0.975 acre) tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas; said tract being part of Lot 5 and Lot 19, Block B, of Carroll Estates, an addition to the Town of Addison, Texas according to the plat recorded in Volume 10, Page 473 of the Map Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to HEDK Real Estate, LLC recorded in Instrument No. 201900099535 in the Official Public Records of Dallas County Texas; said 42,486 square foot (0.975 acre) tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the north right-of-way line of Excel Parkway (a variable width right-of-way); said point being the southeast corner of Lot 2, Block A, Westgrove/Bent Tree Plaza Addition, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 2002096, Page 25 in the Deed Records of Dallas County, Texas;

THENCE, North 00 degrees, 49 minutes, 31 seconds West, departing the said north line of Excel Parkway and along the east line of said Lot 2, Block A, a distance of 307.75 feet to a 3/4-inch iron pipe found for corner in the south line of Bent Tree Gardens Phase II, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 79193, Page 2282 in said Deed Records; said point also being the northeast corner of said Lot 2, Block A;

THENCE, North 89 degrees, 34 minutes, 30 seconds East, along the said south line of Bent Tree Gardens Phase II and the south line of Graymark Addition, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 83076, Page 1978 in said Deed Records, at a distance of 98.55 feet passing the southeast corner of said Bent Tree Gardens Phase II and the southwest corner of the said Graymark Addition, continuing in all a total distance of 138.06 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northwest corner of The Atrium, a Replat of Part of Lot 19, Carroll Estates, an addition to the Town of Addison, Texas according to the plat recorded in Volume 82006, Page 361 in said Deed Records; from said point a 3/8-inch iron rod found bears South 15 degrees, 35 minutes West a distance of 2.1 feet;

THENCE, South 00 degrees, 49 minutes, 31 seconds East, departing the said south line of Graymark Addition and along the west line of said The Atrium, a Replat of Part of Lot 19, Carroll Estates, a distance of 307.75 feet to a 1/2-inch iron rod with "C.B.G. SURVEYING" cap found for corner in the said north line of Excel Parkway; said point also being the southwest corner of said The Atrium, a Replat of Part of Lot 19, Carroll Estates;

THENCE, South 89 degrees, 34 minutes, 30 seconds West, along the said north line of Excel Parkway, a distance of 138.06 feet to the POINT OF BEGINNING;

CONTAINING, 42,486 square feet or 0.975 acres of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS

COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle C. Harris, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying. I further affirm that monumentation shown herein was either found or placed in compliance with the Town of Addison; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2020.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 11/10/20.

Kyle C. Harris, Texas Registered Professional Land Surveyor, No. 6266

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle C. Harris, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

OWNER

HEDK REAL ESTATE, LLC
4202 BELTWAY DRIVE
ADDISON, TEXAS 75001
PH: (214) 520-8878
CONTACT: ERIK EARNSHAW

SURVEYOR / ENGINEER

PACHECO KOCH CONSULTING ENGINEERS INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE HARRIS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HEDK REAL ESTATE, LLC, do hereby adopt this plat, designating the herein above described property as EXCEL PARKWAY ADDITION, an addition to the Town of Addison, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owners. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

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

WITNESS my hand at Addison, Texas, this the ____ day of _____, 2020.

By: HEDK REAL ESTATE, LLC, a Delaware limited liability company

By: Erik Earnshaw, Manager

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Erik Earnshaw, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.

CERTIFICATE OF APPROVAL

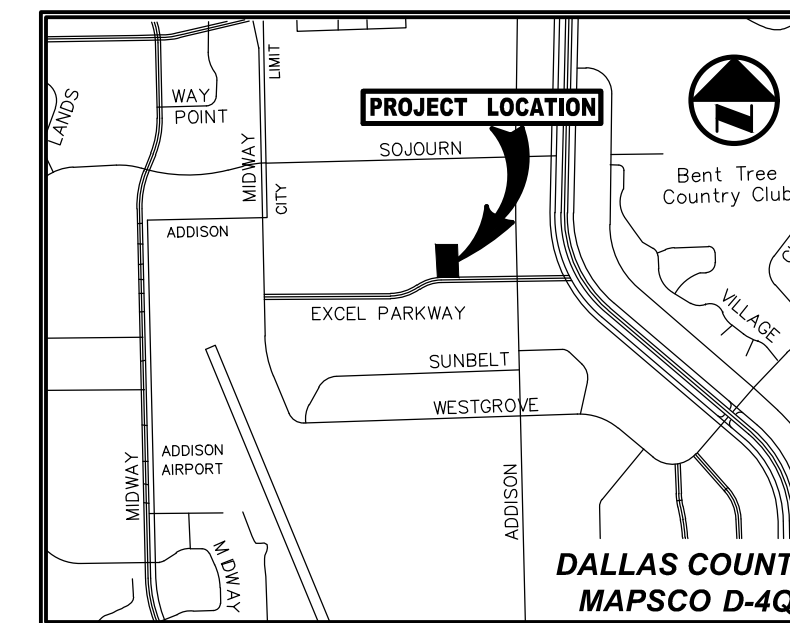
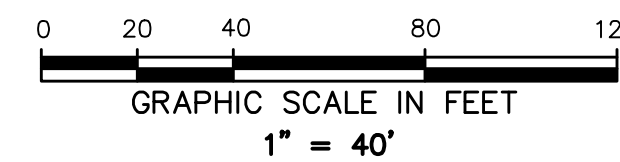
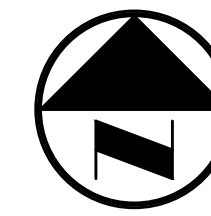
Approved and Accepted by the Planning and Zoning Commission of the Town of Addison this ____ day of _____, 2020

Chair, Planning and Zoning Commission, Town of Addison

City Secretary, Town of Addison

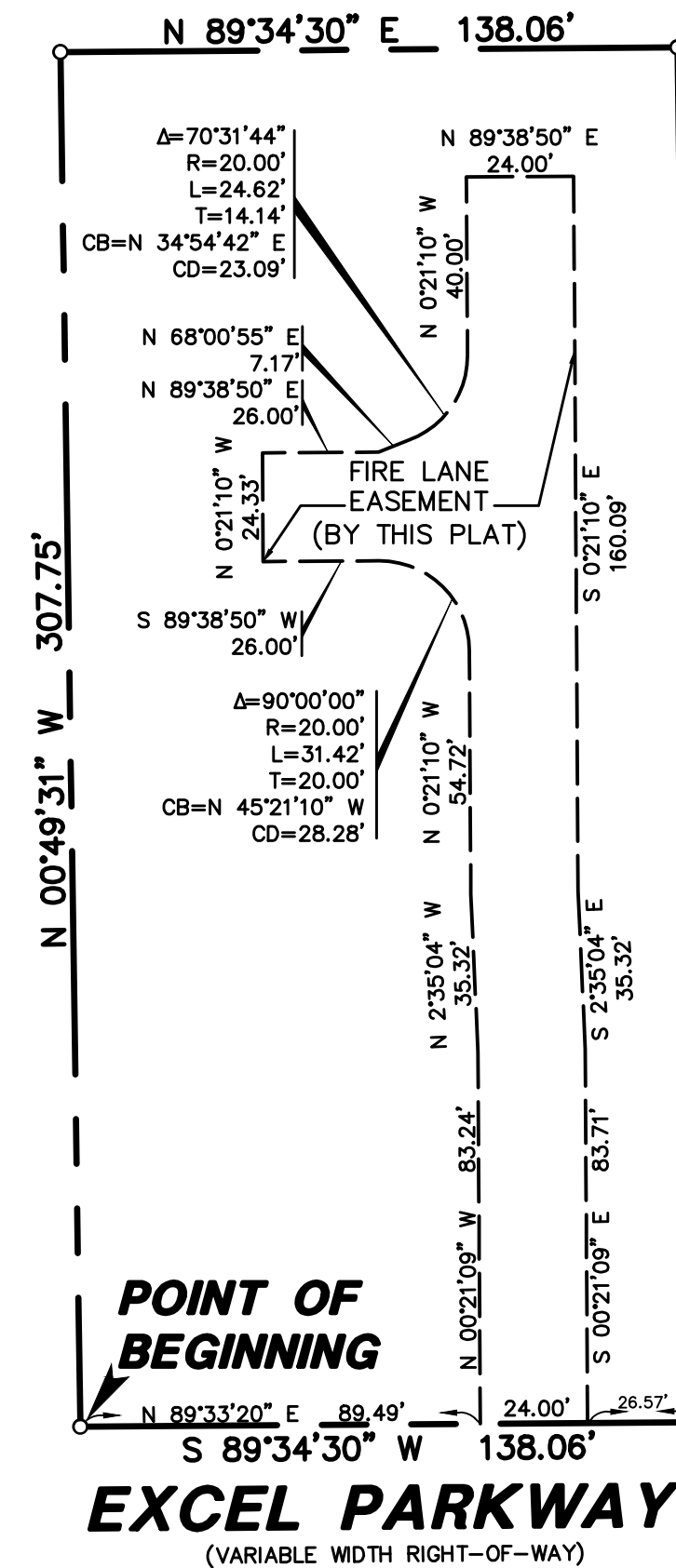
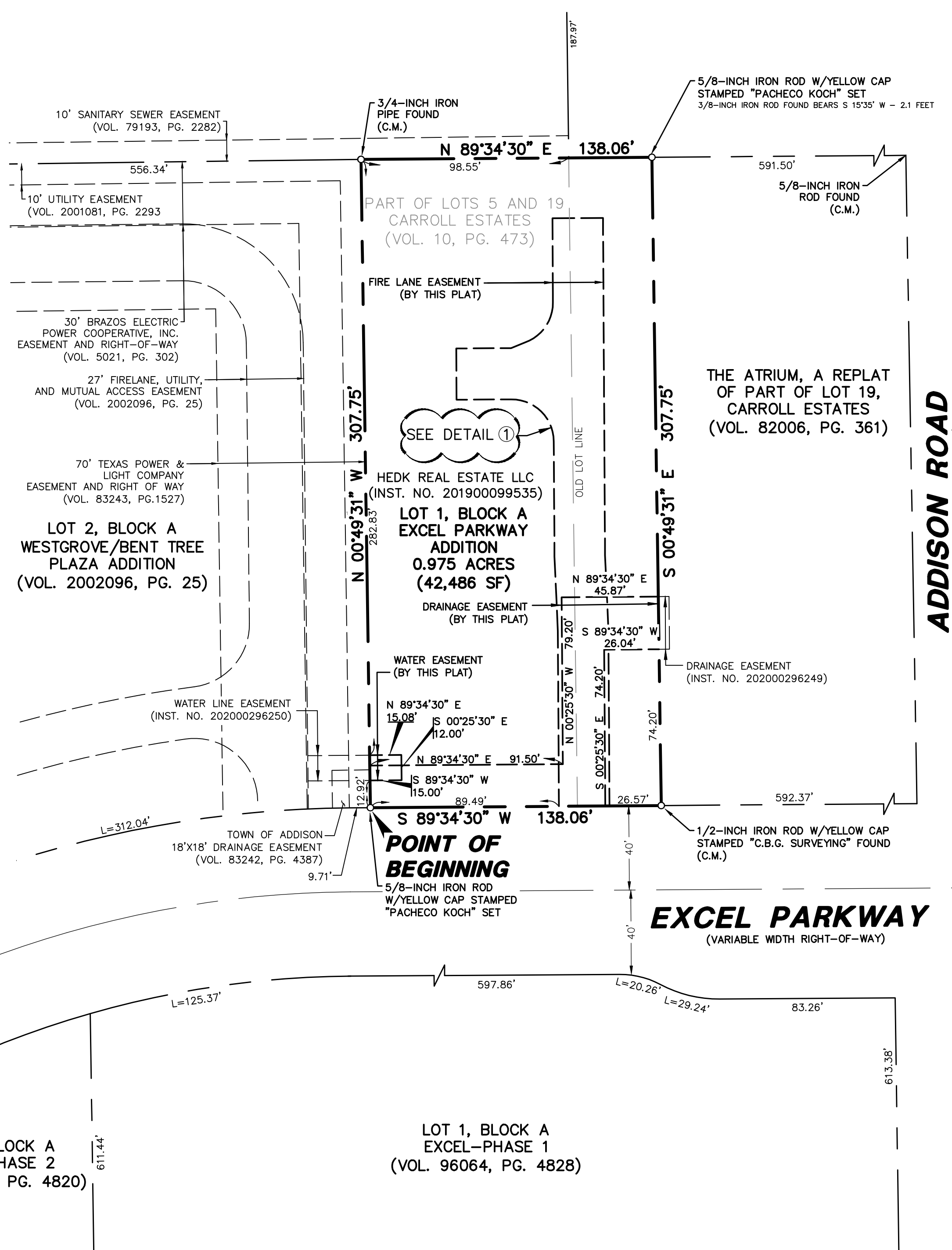
LEGEND

- PROPERTY LINE
EASEMENT LINE
PROPOSED EASEMENT LINE
SETBACK LINE
CONTROLLING MONUMENT



VICINITY MAP (NOT TO SCALE)

BENT TREE GARDENS PHASE II (VOL. 79193, PG. 2282)
GRAYMARK ADDITION (VOL. 83076, PG. 1978)



1 DETAIL (NOT TO SCALE)

FINAL PLAT LOT 1, BLOCK A EXCEL PARKWAY ADDITION

42,486 SQUARE FEET/0.975 ACRE BEING OUT OF THE WILLIAM LOMAX SURVEY, ABSTRACT NO. 792, TOWN OF ADDISON, DALLAS COUNTY, TEXAS TOWN PROJECT NO. 19-04D

Table with 5 columns: DRAWN BY (DHM), CHECKED BY (LMG), SCALE (1"=40'), DATE (NOV. 2020), JOB NUMBER (2112-19.055)

12/17/2020 2:36 PM L:\DWG-21\2112-19.055\DWG\SURVEY_C3D_2018\12-19.055\FP.DWG

FINAL PLAT - EXCEL PARKWAY ADDITION

FINAL PLAT/LOT 1, BLOCK A, EXCEL PARKWAY ADDITION

FINAL PLAT/LOT 1, BLOCK A, EXCEL PARKWAY ADDITION. Presentation, discussion and consideration of a final plat for a lot totaling 0.975 acres located generally at 4595 Excel Parkway.

LOCATION MAP





December 15, 2020

STAFF REPORT

RE: FINAL PLAT/ Lot 1, Block A Excel Parkway Addition

LOCATION: One lot totaling 0.975 Acre located generally at 4595 Excel Parkway

REQUEST: Approval of a final plat

APPLICANT: Joshua Jezek, Pacheco Koch

DISCUSSION:

Background. This is a final plat of Lot 1, Block A Excel Parkway Addition, located generally at 4595 Excel Parkway, near the northwest corner of Excel Parkway and Addison Road.

Lot 1 currently contains the newly built headquarters for HEDK Architects. In 2019, the property underwent a zoning process to allow the development of a two story, 12,754 square-foot office building. This plat document establishes drainage, water, and fire lane easements dedicated to the Town.

The property has also recorded, through separate instruments with the adjacent properties, a drainage easement on the east side and a water easement on the west side.

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.