

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION FOR PROPERTY LOCATED AT 5294 BELT LINE ROAD, SUITE 106; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 5294 Belt Line Road, Suite 106, is zoned PD, Planned Development, through Ordinance Number O19-22; and

WHEREAS, at its regular meeting held on March 16, 2021 the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption (Case No.1822-SUP); 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 a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

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

SECTION 1. That 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. That a Special Use Permit authorizing a restaurant and authorizing the sale of alcoholic beverages for on-premises consumption only, on the property located at 5294 Belt Line Road, Suite 106, is hereby granted subject to the following conditions:

- (a) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.
- (b) The Special Use Permit granted herein for a restaurant with the sale of alcoholic beverages for on-premises consumption shall be limited to that particular area designated on the final site plan as encompassing a total area not to exceed 3,482 square feet.

- (c) No signs advertising sale of alcoholic beverages shall be permitted other than those authorized under the Liquor Control Act of the State of Texas, and any sign ordinance of the Town of Addison, Texas.
- (d) The sale of alcoholic beverages under this Special Use Permit shall be permitted in restaurants. Restaurants are hereby defined as establishments which receive at least sixty percent (60%) of their gross revenues from the sale of food.
- (e) Said establishment shall make available to the city or its agents, during reasonable hours its bookkeeping records for inspection, if required, by the city to ensure that the conditions of subparagraph (d) above are being met.
- (f) Any use of property considered as a nonconforming use under the Comprehensive Zoning Ordinance of the Town of Addison shall not be permitted to receive a license or permit for the sale of alcoholic beverages.
- (g) If the property for which this Special Use Permit is granted is not used for the purposes for which said permits were granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permits granted herein.
- (h) If a license or permit to sell alcoholic beverages on property covered by this Special Use Permit is revoked, terminated or cancelled by proper authorities, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permits granted herein.
- (i) The establishment shall not use the term “bar”, “tavern”, or any other terms or graphic depictions that relate to the sale of alcoholic beverages on any signs visible from the exterior of the premises, with the exception of the applicant’s full name, “The Biscuit Bar.”

SECTION 3. That 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 4. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

SECTION 5. That 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 6. That 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.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the 13TH day of APRIL 2021.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Brenda N. McDonald, City Attorney

EXHIBIT A

Design Collective

THE BISCUIT BAR, LLC
 5294 Belt Line Road, Suite 106
 Addison, TX 75234
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 Email: info@biscuitbar.com

ARCHITECT
 Design Collective
 1311 East Hubbard Blvd.
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 Addison, TX 75234
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 Email: info@designcollective.com

STRUCTURAL ENGINEER
 Design Collective
 1311 East Hubbard Blvd.
 Suite 100
 Addison, TX 75234
 Phone: 972.333.7006
 Email: info@designcollective.com

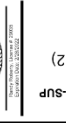
MET CONSULTANTS
 MET Consultants, Inc.
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 Email: info@metconsultants.com

MECHANICAL ENGINEER
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ELECTRICAL ENGINEER
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PLUMBING ENGINEER
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 Email: info@metconsultants.com

PA&Z SUBMISSION
 Design Collective
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 Email: info@designcollective.com



Biscuit Bar
 Town Project #1822-SUP
 5294 Belt Line Road, Suite 106
 Addison, TX 75234 (Dallas County)

Architectural Site Plan

A0

NO.	DESCRIPTION	DATE

NOTAL DATE
 12/18/2020

PROJECT NO.
 1219.01

DATE
 12/18/2020

INITIALS

GENERAL NOTES - SITE PLAN

1. Owner shall provide information as requested by the contractor that is necessary for meeting all applicable codes and regulations.
2. All dimensions are from finished surfaces to finished surfaces, unless noted otherwise.
3. All site building footprints shall be finished within the scope of project.
4. All dimensions are given to show the relationship of the building and other site improvements and are not to be construed as a guarantee of accuracy.
5. GC to address all applicable codes and regulations for all improvements, including but not limited to fire, electrical, mechanical, plumbing, and other applicable codes and regulations.
6. GC to coordinate with all applicable agencies and departments for all improvements, including but not limited to fire, electrical, mechanical, plumbing, and other applicable codes and regulations.
7. All dimensions are given to show the relationship of the building and other site improvements and are not to be construed as a guarantee of accuracy.
8. All dimensions are given to show the relationship of the building and other site improvements and are not to be construed as a guarantee of accuracy.

KEYNOTES - SITE PLAN

1. Mark to Show: _____
2. _____
3. _____
4. _____

TOWN OF ADDISON SITE PLAN NOTES

- Any measure that may be required for approval shall be subject to the discretion of the City Council.
- All dimensions are given to show the relationship of the building and other site improvements and are not to be construed as a guarantee of accuracy.
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- All dimensions are given to show the relationship of the building and other site improvements and are not to be construed as a guarantee of accuracy.

AREA BREAKDOWN

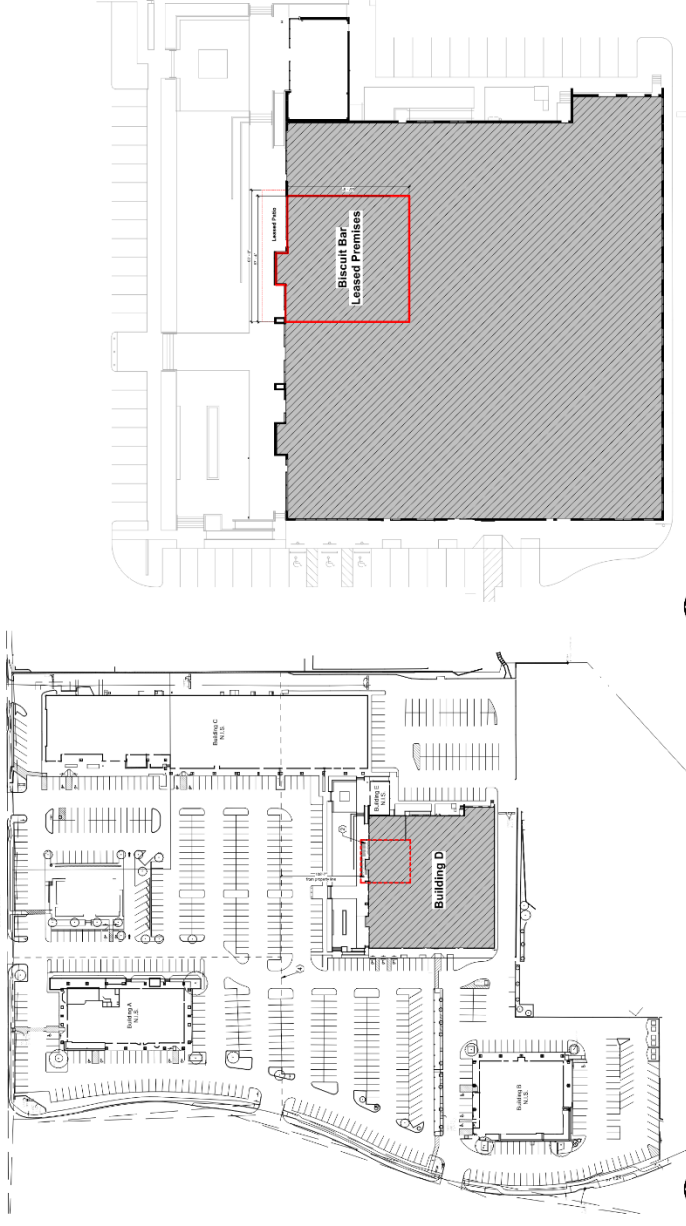
Front of House:	1,821 SF
Back of House:	1,275 SF
Interior Floor Area:	3,096 SF
Patio Area:	386 SF
Total SUP Area:	3,482 SF

VICINITY MAP



ACTION	
APPROVED	DENIED
STAFF	_____
COUNCIL	_____

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



Interior Tenant Improvement Area: 3,096 SF
Improved Patio Area: 386 SF
Total SUP Floor Area: 3,482 SF

Lot Area (SF)	75,571
Lot Area (Acres)	10.88
Existing Zoning	PD
Proposed Zoning	PD
Proposed Use	Restaurant
Building Area (SF)	135,000
Lot Coverage	21.9%
Parking Ratio	1/200
Required Parking	675
Provided Parking	788
Staff Size	8.5 @ 17'

Handicap parking is provided in accordance with ADA Standards

Dumpster enclosure is existing and not within scope of project

EXHIBIT A

Design Collective

OWNER:
The Biscuit Bar, LLC, 5294 Belt Line Road, Suite 106, Addison, TX 75254
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DESIGNER:
Design Collective Architecture
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Email: info@designcollective.com

ARCHITECTURAL ENGINEER:
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MECHANICAL ENGINEER:
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GENERAL CONTRACTOR:
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FOOD SERVICES:
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Email: info@thebiscuitbar.com

SEATING:
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Phone: 972.752.9333
Email: info@thebiscuitbar.com

TABLES:
The Biscuit Bar, LLC, 5294 Belt Line Road, Suite 106, Addison, TX 75254
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Email: info@thebiscuitbar.com



P&Z Submission

Town Project #1822-SUP

The Biscuit Bar - Addison, TX (TX12)

5294 Belt Line Road, Suite 106
Addison, TX 75254 (Dallas County)

DATE:
12/18/2020

PROJECT NO.:
1219.01

Schematic Floor Plan

A1

GENERAL NOTES - SCHEMATIC PLAN

1. Bar, Dining, and Kitchen areas are to adhere to the respective code requirements for seating configuration.
2. All dimensions are from finished surface to finished surface unless noted otherwise.

KEYNOTES - SCHEMATIC PLAN

SEATING ANALYSIS

Bar: 17
Bar Dining: 38
Main Dining: 68
Total Interior Seating: 123

Patio Seating: 34
Total Seating Capacity: 157

AREA BREAKDOWN

Front of House: 1,821 SF
Back of House: 1,275 SF
Interior Floor Area: 3,096 SF

Patio Area: 386 SF
Total SUP Area: 3,482 SF

SCHEDULE - BOOTHS

Type	Description	Size	Material	Finish	Qty
18-1	Booth	10' x 10'	Dark Wood	Dark Wood	1
18-2	Booth	10' x 10'	Dark Wood	Dark Wood	1
18-3	Booth	10' x 10'	Dark Wood	Dark Wood	1
18-4	Booth	10' x 10'	Dark Wood	Dark Wood	1
18-5	Booth	10' x 10'	Dark Wood	Dark Wood	1
18-6	Booth	10' x 10'	Dark Wood	Dark Wood	1
18-7	Booth	10' x 10'	Dark Wood	Dark Wood	1

SCHEDULE - SEATING

Type	Description	Material	Finish	Qty
19-1	Bar Stool	Dark Wood	Dark Wood	17
19-2	Bar Stool	Dark Wood	Dark Wood	38
19-3	Bar Stool	Dark Wood	Dark Wood	68
19-4	Bar Stool	Dark Wood	Dark Wood	34
19-5	Bar Stool	Dark Wood	Dark Wood	34
19-6	Bar Stool	Dark Wood	Dark Wood	34
19-7	Bar Stool	Dark Wood	Dark Wood	34
19-8	Bar Stool	Dark Wood	Dark Wood	34
19-9	Bar Stool	Dark Wood	Dark Wood	34
19-10	Bar Stool	Dark Wood	Dark Wood	34
19-11	Bar Stool	Dark Wood	Dark Wood	34
19-12	Bar Stool	Dark Wood	Dark Wood	34
19-13	Bar Stool	Dark Wood	Dark Wood	34
19-14	Bar Stool	Dark Wood	Dark Wood	34
19-15	Bar Stool	Dark Wood	Dark Wood	34
19-16	Bar Stool	Dark Wood	Dark Wood	34
19-17	Bar Stool	Dark Wood	Dark Wood	34
19-18	Bar Stool	Dark Wood	Dark Wood	34
19-19	Bar Stool	Dark Wood	Dark Wood	34
19-20	Bar Stool	Dark Wood	Dark Wood	34
19-21	Bar Stool	Dark Wood	Dark Wood	34
19-22	Bar Stool	Dark Wood	Dark Wood	34
19-23	Bar Stool	Dark Wood	Dark Wood	34
19-24	Bar Stool	Dark Wood	Dark Wood	34
19-25	Bar Stool	Dark Wood	Dark Wood	34
19-26	Bar Stool	Dark Wood	Dark Wood	34
19-27	Bar Stool	Dark Wood	Dark Wood	34
19-28	Bar Stool	Dark Wood	Dark Wood	34
19-29	Bar Stool	Dark Wood	Dark Wood	34
19-30	Bar Stool	Dark Wood	Dark Wood	34
19-31	Bar Stool	Dark Wood	Dark Wood	34
19-32	Bar Stool	Dark Wood	Dark Wood	34
19-33	Bar Stool	Dark Wood	Dark Wood	34
19-34	Bar Stool	Dark Wood	Dark Wood	34
19-35	Bar Stool	Dark Wood	Dark Wood	34
19-36	Bar Stool	Dark Wood	Dark Wood	34
19-37	Bar Stool	Dark Wood	Dark Wood	34
19-38	Bar Stool	Dark Wood	Dark Wood	34
19-39	Bar Stool	Dark Wood	Dark Wood	34
19-40	Bar Stool	Dark Wood	Dark Wood	34
19-41	Bar Stool	Dark Wood	Dark Wood	34
19-42	Bar Stool	Dark Wood	Dark Wood	34
19-43	Bar Stool	Dark Wood	Dark Wood	34
19-44	Bar Stool	Dark Wood	Dark Wood	34
19-45	Bar Stool	Dark Wood	Dark Wood	34
19-46	Bar Stool	Dark Wood	Dark Wood	34
19-47	Bar Stool	Dark Wood	Dark Wood	34
19-48	Bar Stool	Dark Wood	Dark Wood	34
19-49	Bar Stool	Dark Wood	Dark Wood	34
19-50	Bar Stool	Dark Wood	Dark Wood	34

SCHEDULE - TABLES

Type	Description	Material	Finish	Qty
20-1	Table	Dark Wood	Dark Wood	1
20-2	Table	Dark Wood	Dark Wood	1
20-3	Table	Dark Wood	Dark Wood	1
20-4	Table	Dark Wood	Dark Wood	1
20-5	Table	Dark Wood	Dark Wood	1
20-6	Table	Dark Wood	Dark Wood	1
20-7	Table	Dark Wood	Dark Wood	1
20-8	Table	Dark Wood	Dark Wood	1
20-9	Table	Dark Wood	Dark Wood	1
20-10	Table	Dark Wood	Dark Wood	1
20-11	Table	Dark Wood	Dark Wood	1
20-12	Table	Dark Wood	Dark Wood	1
20-13	Table	Dark Wood	Dark Wood	1
20-14	Table	Dark Wood	Dark Wood	1
20-15	Table	Dark Wood	Dark Wood	1
20-16	Table	Dark Wood	Dark Wood	1
20-17	Table	Dark Wood	Dark Wood	1
20-18	Table	Dark Wood	Dark Wood	1
20-19	Table	Dark Wood	Dark Wood	1
20-20	Table	Dark Wood	Dark Wood	1
20-21	Table	Dark Wood	Dark Wood	1
20-22	Table	Dark Wood	Dark Wood	1
20-23	Table	Dark Wood	Dark Wood	1
20-24	Table	Dark Wood	Dark Wood	1
20-25	Table	Dark Wood	Dark Wood	1
20-26	Table	Dark Wood	Dark Wood	1
20-27	Table	Dark Wood	Dark Wood	1
20-28	Table	Dark Wood	Dark Wood	1
20-29	Table	Dark Wood	Dark Wood	1
20-30	Table	Dark Wood	Dark Wood	1
20-31	Table	Dark Wood	Dark Wood	1
20-32	Table	Dark Wood	Dark Wood	1
20-33	Table	Dark Wood	Dark Wood	1
20-34	Table	Dark Wood	Dark Wood	1
20-35	Table	Dark Wood	Dark Wood	1
20-36	Table	Dark Wood	Dark Wood	1
20-37	Table	Dark Wood	Dark Wood	1
20-38	Table	Dark Wood	Dark Wood	1
20-39	Table	Dark Wood	Dark Wood	1
20-40	Table	Dark Wood	Dark Wood	1
20-41	Table	Dark Wood	Dark Wood	1
20-42	Table	Dark Wood	Dark Wood	1
20-43	Table	Dark Wood	Dark Wood	1
20-44	Table	Dark Wood	Dark Wood	1
20-45	Table	Dark Wood	Dark Wood	1
20-46	Table	Dark Wood	Dark Wood	1
20-47	Table	Dark Wood	Dark Wood	1
20-48	Table	Dark Wood	Dark Wood	1
20-49	Table	Dark Wood	Dark Wood	1
20-50	Table	Dark Wood	Dark Wood	1

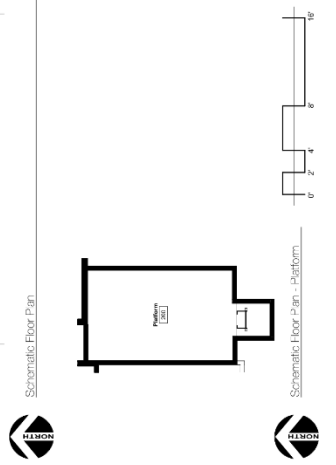
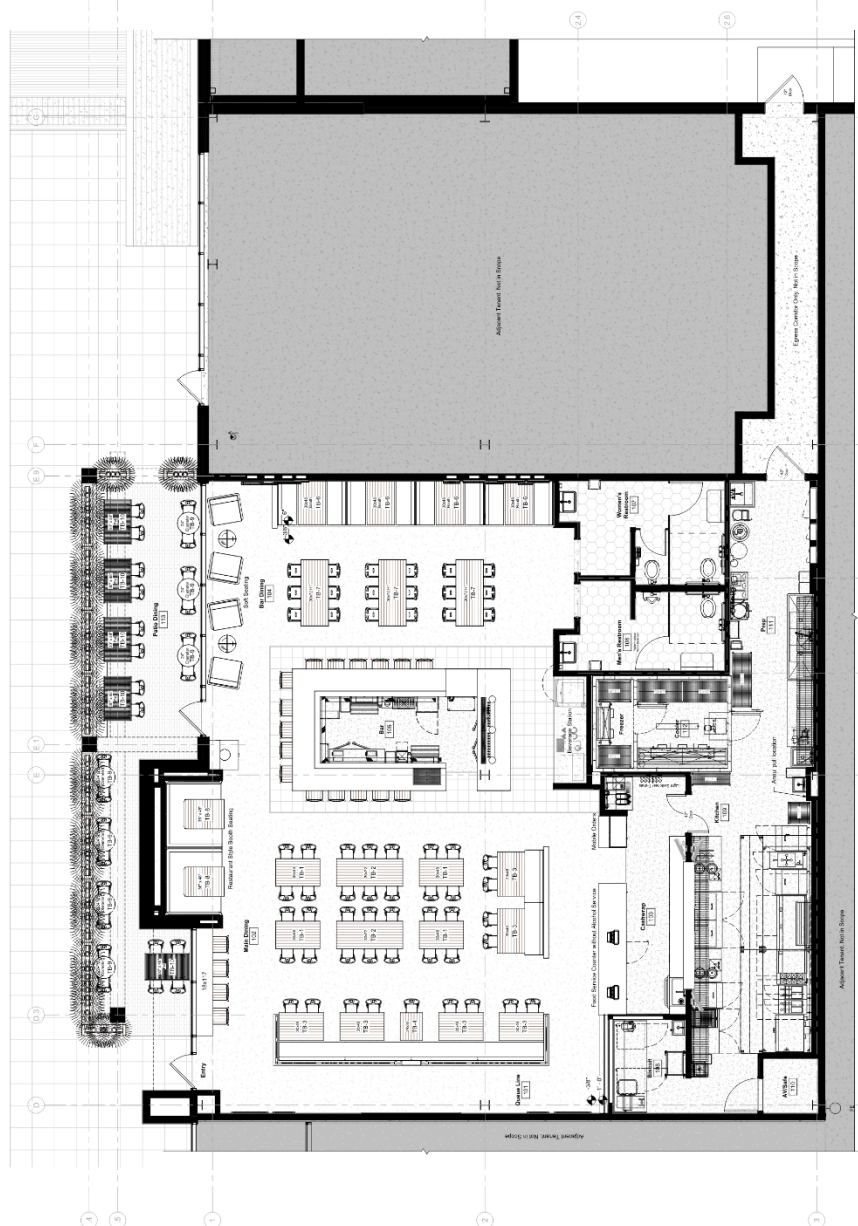


EXHIBIT A



DESIGNER
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5294 Belt Line Road, Suite 106
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REGISTERED ARCHITECTS
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REGISTERED ENGINEERS
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REGISTERED PROFESSIONALS
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CLIENT
The Biscuit Bar, LLC
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Addison, TX 75254
Phone: 972.722.2524
Email: info@biscuitbar.com

PROJECT LOCATION
5294 Belt Line Road, Suite 106
Addison, TX 75254

PROJECT NUMBER
1822-SP

DATE
12/18/2020



PROJECT NAME
The Biscuit Bar - Addison, TX (TX12)

Town Project #1822-SP

Address: 5294 Belt Line Road, Suite 106
Addison, TX 75254 (Dallas County)

NO.	REVISION	DATE

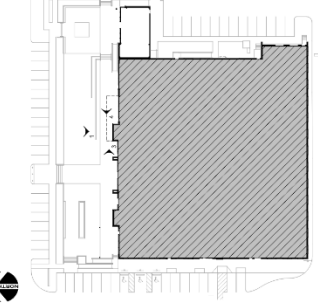
MATERIAL TAKEOFF DATE
12/18/2020

PROJECT NO.
1219.01

Exterior Elevations

A4

- ### GENERAL NOTES - EXTERIOR ELEVATIONS
1. Do not scale drawings. Dimensions are in feet and inches. The contractor shall be responsible for verifying dimensions.
 2. All dimensions are from finished grade to finished grade, unless noted otherwise.
- ### KEYNOTES - EXTERIOR ELEVATIONS
1. Refer to keynotes on other drawings for details not shown on this drawing.
 2. All dimensions are from finished grade to finished grade, unless noted otherwise.
 3. Contractor shall verify conditions in the field prior to installation of materials.
 4. Contractor shall verify conditions in the field prior to installation of materials.
 5. Contractor shall verify conditions in the field prior to installation of materials.
 6. Contractor shall verify conditions in the field prior to installation of materials.
 7. Contractor shall verify conditions in the field prior to installation of materials.
 8. Contractor shall verify conditions in the field prior to installation of materials.
 9. Contractor shall verify conditions in the field prior to installation of materials.
 10. Do not construct until all annotations have been reviewed and approved by the architect.



SCHEDULE - FINISHES

Type	Manufacturer	Material	Notes
SK1			
SK2			
SK3			
SK4			

NOTE: City Engineer available review. All other finishes as indicated on sheets.

- ### FACADE PLAN NOTES
- 1. The facade plan is for information purposes only. It is not to be used for construction.
 - 2. The facade plan is for information purposes only. It is not to be used for construction.
 - 3. The facade plan is for information purposes only. It is not to be used for construction.
 - 4. The facade plan is for information purposes only. It is not to be used for construction.
 - 5. The facade plan is for information purposes only. It is not to be used for construction.
 - 6. The facade plan is for information purposes only. It is not to be used for construction.
 - 7. The facade plan is for information purposes only. It is not to be used for construction.

MATERIAL CALCULATIONS

MATERIAL	Quantity	Material Percentage
SK1	600 SF	40%
SK2	433 SF	30%
SK3	143 SF	9%
SK4	250 SF	16%
SK5	45 SF	3%
SK6	317 SF	20%

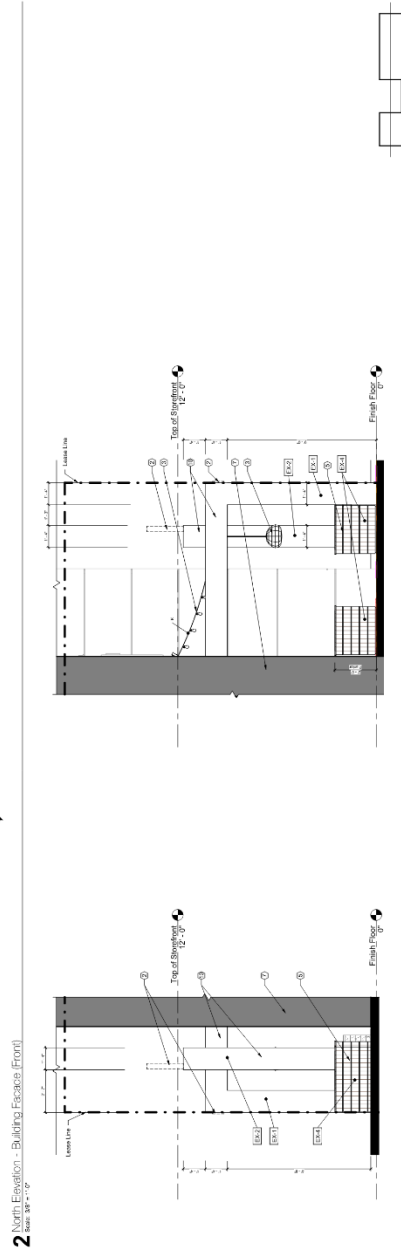
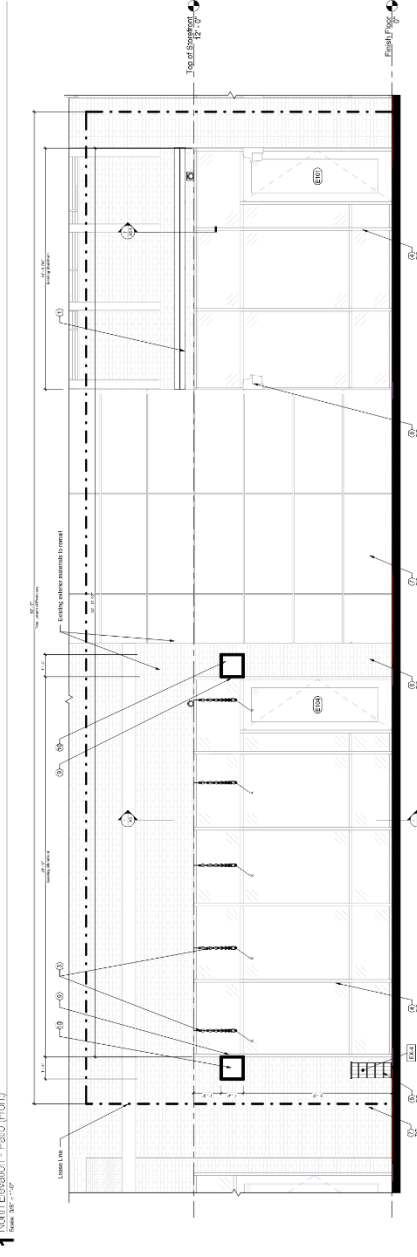
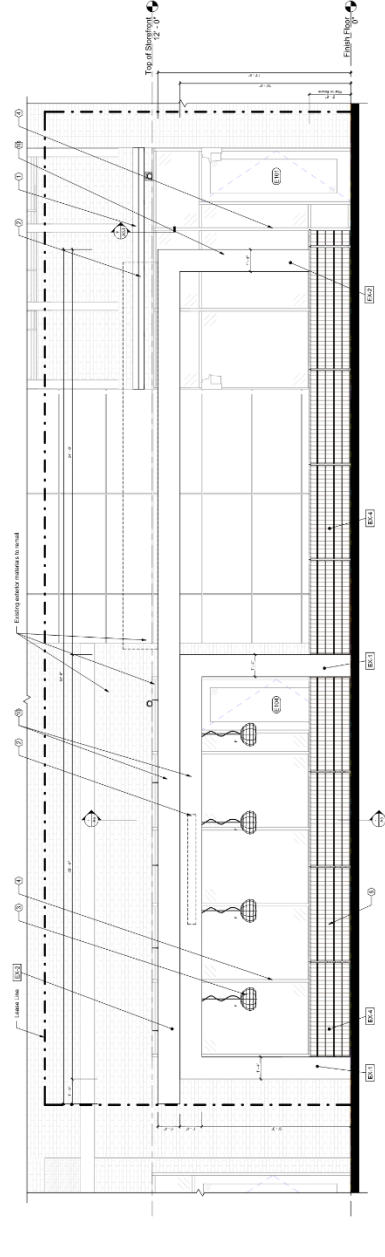


EXHIBIT A

**Design
Collective**

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BISCUIT BAR
Town Project #1822-SUP
The Biscuit Bar - Addison, TX (TX112)
The Biscuit Bar, LLC
5294 Belt Line Road, Suite 106
Addison, TX 75234 (Dallas County)

Revision	Description

DATE:
12/18/2020
PROJECT NO.:
1219.01

3D Views

G1



1 Schematic 3D View
Not for issue



2 Schematic 3D View
Not for issue



3 Schematic 3D View
Not for issue



4 Schematic 3D View
Not for issue



5 Schematic 3D View
Not for issue



6 Schematic 3D View
Not for issue



7 Schematic 3D View
Not for issue



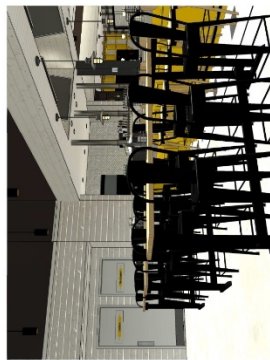
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Not for issue



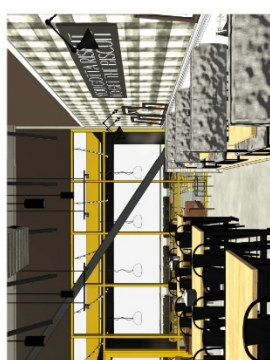
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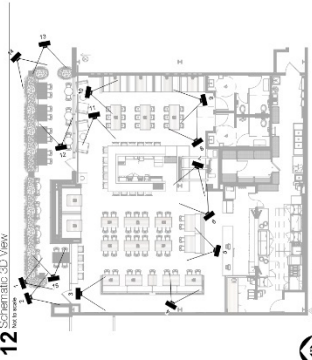
10 Schematic 3D View
Not for issue



11 Schematic 3D View
Not for issue



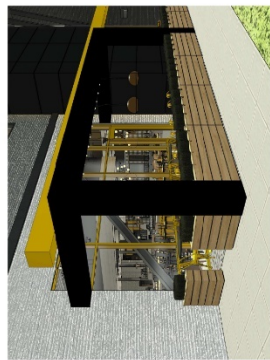
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Not for issue



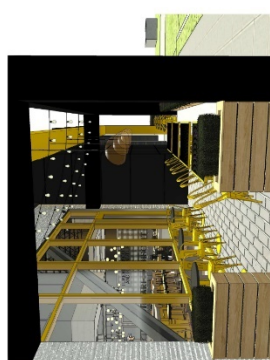
13 Schematic 3D Views
Not for issue



14 Schematic 3D View
Not for issue



15 Schematic 3D View
Not for issue



16 Schematic 3D View
Not for issue