

## Ken Schmidt, Planning and Zoning Commission

I participated in the meeting with the Developer for the old Super Eight site and here are my observations and concerns.

1. I was impressed with the developer and the architect. It was obvious they are professionals at what they do.
2. I think the product they are proposing is compatible with the Town Lake development.
3. They should be applauded for taking the time to meet with adjacent property owners prior to the P and Z meeting. That was a class move.
4. It would be preferable if they could dedicate more property to the town for the jogging trail extension, but the committee did discuss that this would be one of the more challenging locations to achieve the 100 feet.
5. Obviously the town has never been afraid of density if it is done right, but the parking and circulation seems to be challenging with this many units.
6. My primary concern is about the units facing Beltway for the following reasons.
  - a. What happens to the 7 mature Oak trees that are in between their proposed 10 condos and Beltway Drive?
  - b. Why would we sacrifice those trees for a sidewalk and a little green space when there is a sidewalk across the

- street? The trees are within the towns 10 feet of right of way, so why would we let the developer take those out?
- c. Addressing the condos on Beltway is not something we have allowed any other development. Presently there is no parking on Beltway, because there is no reason to park there. It will be almost impossible to prevent people parking and deliveries from occurring on Beltway if the units are addressed on that street and one of our primary objectives has been to try to protect Beltway.
  - d. Will the construction of the condos facing Beltway necessitate closing of part of a lane like on Marsh Lane where the apartments have been under construction for a number of months? There is a cost to inconveniencing the public that I think sometimes get over looked.
  - e. The additional parking aside from the garages is not adequate and will cause people to want to park on Beltway and other places. People put stuff in their garages and can't always park two cars.

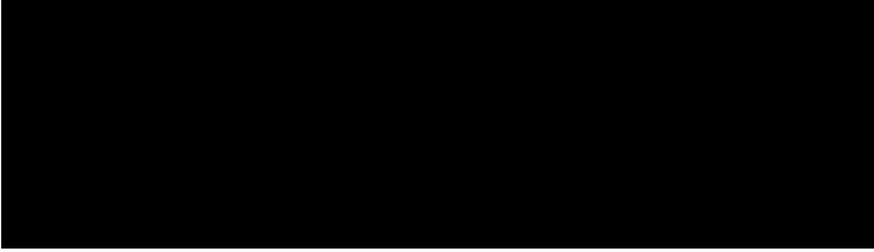
I use to tell Planning and Zoning and Council's that our job was not to redesign people's projects. Our job was to act on the proposal before us and that is what needs to happen in this case in my opinion. If everyone thinks this development checks most of their boxes then they need to approve it, but if you don't then try to resist redesigning it when it is in front of Council.

The committee was asked to look at the redevelopment potential for 70+ acres that is south of Beltway Drive all the way down to Hornet Drive. We haven't submitted our report yet, but I understand the developer has some deadlines they have to meet to purchase the property. It is difficult being the first property considered for rezoning.

Thanks for considering my thoughts. I know everyone will do the best they can.

Ron Whitehead

3919 Bobbin



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**From:** [REDACTED]

**Sent:** Wednesday, February 23, 2022 12:16 PM

**To:** Irma Parker <[iparker@addisontx.gov](mailto:iparker@addisontx.gov)>; Ken Schmidt <[kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)>

**Subject:** Cobalt Project

Hello -

My husband, David Eriksen, and I live at 14876 Towne Lake Circle, Addison, Texas 75001.

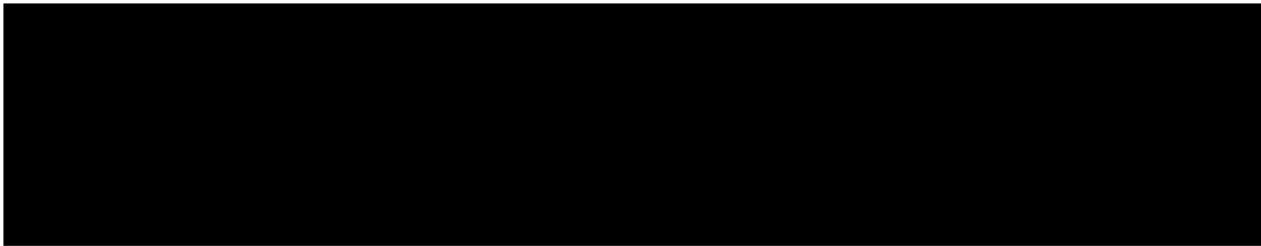
We enthusiastically support the Cobalt Homes project that is proposed for the old Super 8 location on Beltway, Addison, Texas, for the following reasons:

- The developers are also the builders of the project. Addison will deal with the same decision-makers to finish the project, assuming this project moves forward.
- Cobalt Homes specializes in small, in-fill, urban projects, and their expertise has been proven by their other projects.
- They revised their plans in response to community involvement. Being responsive to our concerns about parking, noise, architectural style, etc., goes a long way toward being a good neighbor.
- Adding 31 high-end townhomes is highly compatible with Towne Lake and is the most beneficial to the surrounding area.
- Adding 31 high-end townhomes increases the tax base significantly while spurring other development in the area.

Please share our comments with Addison Town Council in support of the Cobalt Homes project. We urge the Towne Council to accept the recommendation from the Planning & Zoning Committee and approve the zoning change for this project.

Thank you,

Kathryn & David Eriksen  
14876 Towne Lake Circle  
Addison, Texas 75001  
[REDACTED]



**From:** Sherry Jahani [REDACTED]  
**Sent:** Thursday, February 24, 2022 8:35 AM  
**To:** Ken Schmidt <kschmidt@addisontx.gov>; Irma Parker <iparker@addisontx.gov>  
**Subject:** Cobalt Townhomes on the Super 8 Property

Good morning Ken and Irma,

I hope you are doing well. My husband and I are the residence in Towne Lake community and would like to express our support for the Cobalt Townhome project.

I appreciate your attention and thank you for taking good care of our community.

Sherry and Siavosh Jahani  
4157 Towne Green Circle  
Addison TX 75001  
[REDACTED]

Warmest Regards,



*Sherry Jahani*



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**From:** Debbie Johnson [REDACTED]  
**Sent:** Wednesday, February 23, 2022 9:31 AM  
**To:** Ken Schmidt <[kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)>  
**Subject:** Support for Cobalt project

Good morning,

Please accept this email as confirmation that I am in support of the Cobalt Townhome project to be built in the previous Super 8 Motel location. I currently live in the Towne Lake community, which is located beside that property. I am also a co-owner of a business, Relocation Synergy Group, located nearby at 4201 Spring Valley Rd., Suite 850. I believe this townhome complex would be a great addition to the community.

Best regards,  
Debbie Johnson  
4147 Towne Green Circle  
Addison, TX 75001

*Debbie Johnson, CRP*



4201 Spring Valley Rd., Suite 850  
Dallas, TX 75244



*Taking Service to New Places*

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**From:** TL [REDACTED]  
**Sent:** Wednesday, February 23, 2022 9:29 AM  
**To:** Irma Parker <[iparker@addisontx.gov](mailto:iparker@addisontx.gov)>  
**Cc:** TL - [REDACTED]; Ken Schmidt <[kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)>  
**Subject:** Approval Support for Cobalt Home's Rezoning Request

Greetings Ms. Parker,

As Addison's City Secretary, please accept this email as a declaration of my support for the rezoning of the Motel 8 Parcel of land located at 4150 Beltway Drive from Planned Development (PD) through Ordinance 083-039, to a new Planned Development (PD) District to Allow a Townhome Development Comprised of 31 Townhome Lots and Associated Open Space and Common Area Lots. Case 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes).

Please register my support at the March 08, 2022 City Council Meeting.

Thank you and Best Regards,  
Judy Lindloff  
14891 Towne Lake Circle  
Addison, Texas 75001  
[REDACTED]

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**From:** James Ross [REDACTED]  
**Sent:** Wednesday, February 23, 2022 10:31 AM  
**To:** Ken Schmidt <[kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)>  
**Subject:** Cobalt Town Homes on Super 8 Property



**Jim Ross** 10:26 AM  
To: [ksvhmidt@addisontx.gov](mailto:ksvhmidt@addisontx.gov) >

**Cobalt Town Homes on the Super 8 property**

I am James T. Ross living at 4152 Towne Green Circle. I have been to the meetings and I do approve of the plan to build 31 units on the old Super 8 Property. I hope you will approve the plan. Thanks. Jim Ross

Sent from my iPhone



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[REDACTED]

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**From:** [REDACTED]  
**Sent:** Wednesday, February 23, 2022 11:04 AM  
**To:** Ken Schmidt <[kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)>  
**Subject:** Super 8

Ken, I support the rezoning of the Super 8 parcel of land to allow Cobalt Homes build townhomes on that site. Thank YOU 😊

Tanya Thomas

[REDACTED]  
14879 Towne Lake Circle  
Addison, Texas 75001

*Tanya-*



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[REDACTED]

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From: **Albert Vigil** [REDACTED]

Date: Wed, Feb 23, 2022 at 8:52 PM

Subject: Rezoning of the Super 8 parcel of land for townhomes by Cobalt Homes

To: Irma Parker <[iparker@addisontx.gov](mailto:iparker@addisontx.gov)>, Ken Schmidt <[dschmidt@addisontx.gov](mailto:dschmidt@addisontx.gov)>

Ms. Parker and Mr. Schmidt,

We own a townhome in the Town Lake development adjacent to the Super 8 parcel and we are writing to urge you to approve the rezoning of this property to allow Cobalt homes to build their proposed project.

This is a high-quality development that will enhance the value of our properties and two orders of magnitude preferable to the old motel or anything else that may be put on this site that is not residential.

Regards,

Al Vigil

[REDACTED]  
Zhanna Vigil

[REDACTED]  
14853 Towne Lake Cir, Addison, TX 75001

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attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from any email. If you are unsure about the message, please click on the [Phish Alert](#) button above to report.

# V.V.I., Inc.

February 14, 2022

Via E-mail: [jtedrick@addisontx.gov](mailto:jtedrick@addisontx.gov)  
[kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)

Town of Addison  
Planning and Zoning Commission  
Attn: Mr. Ken Schmidt  
Attn: Ms. Jenifer Tedrick  
16801 Westgrove Drive  
Addison, Texas 75001

Re: Case No. 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes)

Dear Mr. Schmidt & Ms. Tedrick:

V.V.I., Inc., is the owner of approximately 8.1676-acres of land and property directly adjacent to the entire eastern and southern boundaries of the proposed development in Case No. 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes), commonly known as 14831 and 14833 Midway Road, Addison, Texas 75001. A public hearing in this case is scheduled for Tuesday, February 15, 2022 at 6:00 p.m. V.V.I., Inc. does hereby protest against the proposed zoning change described in the referenced case number. We respectfully request that this letter of protest be entered into the public record at the public hearing.

The proposed action on a recommendation regarding an ordinance changing the zoning of the 1.804-acre property located at 4150 Beltway Drive, from Planned Development (PD) through Ordinance 083-039, to a new Planned Development (PD) District to allow a townhome development comprised of 33 townhome lots and associated open space and common area lots would have a negative impact on the land of V.V.I, Inc.'s adjacent land and the community.

Specifically, V.V.I., Inc. protests the proposed ordinance changing the zoning of the herein referenced 1.804-acre property on the following issues:

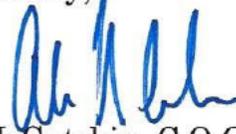
1. V.V.I., Inc. is a successor, assign or licensee of the Grantee as described in the 24-foot access and utility easement attached as Exhibit "A". V.V.I., Inc. is not aware of, and has not been consulted on, how it's 24-foot access and utility easement upon and across the 1.804-acre property will be affected by the proposed zoning change and 33

- townhome lot development. Currently, the 24-foot access and utility easement runs along the eastern, southern and western boundary of the 1.804-acre property;
2. V.V.I., Inc. is concerned with the traffic and parking impact the proposed development of 33 townhome lots on the 1.804-acre property upon V.V.I., Inc.'s adjacent property and the community. Traffic and parking in the community has been greatly impacted by the current development in the area and construction along Midway Road. V.V.I., Inc. requests a copy of any traffic impact analysis conducted. If a traffic impact analysis has not been prepared, V.V.I., Inc. would request that a traffic impact analysis be conducted in accordance with the guidelines of the Town of Addison, Texas, to identify the relationship between the proposed development of 33 townhome lots on the 1.804-acre property on the surrounding thoroughfare and local street system and V.V.I., Inc.'s adjacent property. A traffic impact analysis should include, but not be limited to, cut-through traffic considering V.V.I., Inc.'s 24-foot access and utility easement and direct access to Midway Road and Beltway Drive;
  3. V.V.I, Inc. is concerned with any potential barriers or fences that would be constructed or required between V.V.I., Inc.'s adjacent property and the 1.804-acre property referenced herein. V.V.I., Inc. has not been informed or consulted on any proposed barriers or fences between the adjacent properties;
  4. The proposed developer of the 1.804-acre property referenced herein has requested V.V.I., Inc. to grant easements for utility, water, sewer and/or drainage access. However, V.V.I., Inc. is concerned with the potential impact or costs associated with any such grants of easements. Further, V.V.I., Inc. is concerned with how any such grants of easements would impact future development of the area. V.V.I., Inc. has not agreed to any grants of easements upon or across its adjacent property to the proposed developer of the 1.804-acre tract, and V.V.I., Inc. will not sell any property or land to the proposed developer;
  5. The 1.804-acre property of the proposed development and V.V.I., Inc.'s adjacent 8.1676-acre property and land is included in the pending Sam's Club Special Area Study. Currently, the depiction of the proposed development does not appear to be consistent with the depictions of the development alternatives considered for the Sam's Club Special Area Study as attached as Exhibit "B". V.V.I. Inc. would respectfully request that any proposed zoning change to the 1.804-acre property be denied or tabled pending the completion of the Sam's Club Special Area Study to ensure a cohesive pattern of redevelopment for the area.

V.V.I., Inc. respectfully protests against the proposed zoning change described in Case No. 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes). V.V.I., Inc. requests that the proposed zoning change be denied, or in the alternative, be tabled in order to adequately address the concerns identified herein.

Please do not hesitate to contact me to further discuss these issues and concerns.

Respectfully,



Alex McCutchin, C.O.O.  
V.V.I, In

14'

STC 92306316/224/Jm

\$14.00



24' ACCESS AND UTILITY EASEMENT

STATE OF TEXAS )

DEED 14.00  
TUTL 14.00  
1406 11:23AM 2/01/93  
2563 0000000

KNOW ALL MEN BY THESE PRESENTS THAT:

COUNTY OF DALLAS )

THAT PPJ CORPORATION

hereinafter called "Grantor", for an in consideration of the sum of ONE AND NO/100THS DOLLAR (\$1.00) and other good and valuable consideration in hand paid by GENE PAUL MCCUTCHIN, hereinafter called "Grantee", do hereby Grant and Convey unto Grantee, and its successors, an easement and right-of-way for public access purposes upon and across the following described property;

BEING a 24 foot access and utility easement situated in the THOMAS L. CHENOWETH SURVEY, Abstract No. 273, Dallas County, Texas and also being a portion of A MOTEL ADDITION, an addition to the City of Addison, as recorded in Vol. 79219, Page 0188 of the Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point on the southerly line of BELTWAY DRIVE (a 60' R.O.W.), said point being the northeast corner of A MOTEL ADDITION as recorded in Volume 79219, Page 0188 (MRDCT);

THENCE SOUTH leaving the said southerly line of BELTWAY DRIVE, a distance of 242.62 feet to a point;

THENCE WEST, a distance of 385.00 feet to a point;

THENCE NORTH a distance of 151.29 feet to a point on the southerly line of BELTWAY DRIVE, said point being the beginning of a non-tangent curve to the left having a radius of 1,005.00 feet, a chord bearing of North 76°04'48" East, for a chord distance of 24.73 feet;

THENCE around said curve to the left through a central angle of 01°24'35" for an arc length of 24.73 feet to a point;

THENCE SOUTH leaving BELTWAY DRIVE, a distance of 133.24 feet to a point;

THENCE EAST a distance of 337.00 feet to a point;

THENCE NORTH a distance of 216.61 feet to a point on the southerly line of BELTWAY DRIVE, said point being the beginning of a curve to the right having a radius of 945.00 feet, a chord bearing of North 85°12'16" East and a chord distance of 24.08 feet;

THENCE around said curve to the right through a central angle of 01°27'37" for an arc length of 24.08 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.404 acres or 17,589 square feet of land, more or less.

The easement here granted is a non-exclusive easement for the limited purpose of public pedestrian and vehicular ingress and egress across that certain tract or parcel of land described above. Grantee, upon accepting this easement acknowledges that it passes over and across property owned by Grantor upon which may ultimately be constructed structural improvements and Grantee agrees that the easement here granted shall automatically be

released and abandoned by Grantee upon the filing for record of a subdivision plat by Grantor or its successors or assigns, showing and dedicating an alternate access easement in lieu of the one here granted.

The public access easement here granted shall be open to the public, fire and police units and garbage and rubbish collection agencies. No buildings, fences, shrubs, trees, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easement here granted, said easement being hereby reserved for the public use.

For the purpose any future utilities in, along, upon and across said premises, with the right and privilege at all times of the grantee herein, his or its agents, employees, workmen and representatives having ingress, egress, and regress in, along upon and across said premises for the purpose of making additions, to, improvements on and repairs to the said any part thereof.

Grantor does hereby covenant and agree that it shall cause to be constructed upon this access easement a hard surface drive, a minimum of 24 feet in width, and shall cause the same to be maintained in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs or other obstructions including, but not limited to the parking of motor vehicles, trailers, boats or other impediments to the use of this easement.

TO HAVE AND TO HOLD the above described easement and rights unto the Grantee, its successors, assigns and licensees forever.

IN WITNESS WHEREOF this instrument is executed this the 25 day of January, 1993.

APPROVED:

PPJ CORPORATION

By: Manish T. Jariwala  
MANISH T. JARIWALA, PRESIDENT

By: Gene Paul McCutchin  
GENE PAUL MCCUTCHIN

APPROVED:

By: \_\_\_\_\_

By: \_\_\_\_\_

ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF TARRANT
on this day personally appeared

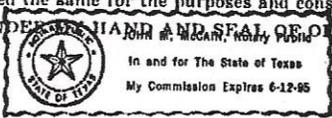
BEFORE ME, the undersigned authority,

GENE PAUL MCCUTCHIN

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 25 day of January, A.D. 19 93

(I.S.)



Notary Public, in and for the State of Texas. My Commission Expires

ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF
on this day personally appeared

BEFORE ME, the undersigned authority,

known to me to be the person whose name 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 , A.D. 19

(I.S.)

Notary Public, in and for the State of Texas. My Commission Expires

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF TARRANT
on this day personally appeared

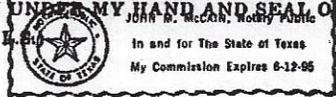
BEFORE ME, the undersigned authority,

MANISH T. JARIWALA, PRESIDENT OF PPJ CORPORATION

known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said PPJ CORPORATION a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 25 day of JANUARY, A.D. 1993

(I.S.)



Notary Public, in and for the State of Texas. My Commission Expires

CLERK'S CERTIFICATE

THE STATE OF TEXAS,
COUNTY OF

I, County Clerk

Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated on the day of , A. D. 19 , with its Certificate of Authentication, was filed for record in my office on the day of , A. D. 19 , at o'clock M., and duly recorded this day of , A. D. 19 , at o'clock M., in the Records of said County, in Volume , on pages

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County, at office in , the day and year last above written.

Return: (I.S.) STEWART TITLE NORTH TEXAS 1340 S. MAIN STREET SUITE 300 GRAPEVINE, TEXAS 76051
County Clerk County, Texas. By Deputy.

Form with fields for No., EASEMENT, FROM, TO, FILED FOR RECORD, this day of, at o'clock M., County Clerk, By, RECORDED, in, Book, Page, County Clerk, Deputy, Recording Fee \$, This instrument should be filed immediately with the County Clerk for record. MAUTIN Stationery Co., Dallas

**LEGAL DESCRIPTION  
24' ACCESS AND UTILITY EASEMENT**

**BEING** a tract of land situated in the **THOMAS L. CHENOWETH SURVEY**, Abstract No. 273, Dallas County, Texas and also being a portion of **A MOTEL ADDITION**, an addition to the City of Addison, as recorded in Vol. 79219, Page 0188 of the Map Records of Dallas County, Texas and being more particularly described as follows:

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**THENCE SOUTH** leaving the said southerly line of **BELTWAY DRIVE**, a distance of 242.62 feet to a point;

**THENCE WEST**, a distance of 385.00 feet to a point;

**THENCE NORTH** a distance of 151.29 feet to a point on the southerly line of **BELTWAY DRIVE**, said point being the beginning of a non-tangent curve to the left having a radius of 1,005.00 feet, a chord bearing of North 76°04'48" East, for a chord distance of 24.73 feet;

**THENCE** around said curve to the left through a central angle of 01°24'35" for an arc length of 24.73 feet to a point;

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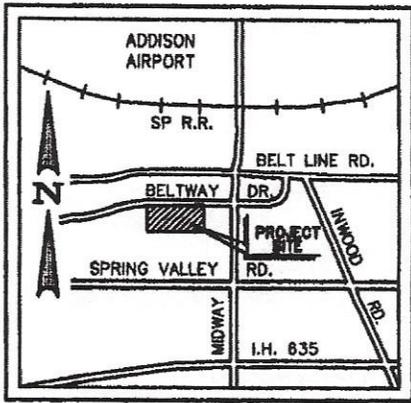
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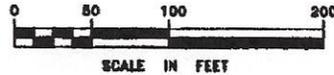
**PROJECT:** 15601.02

**DATE:** 1/6/93

93020 3257

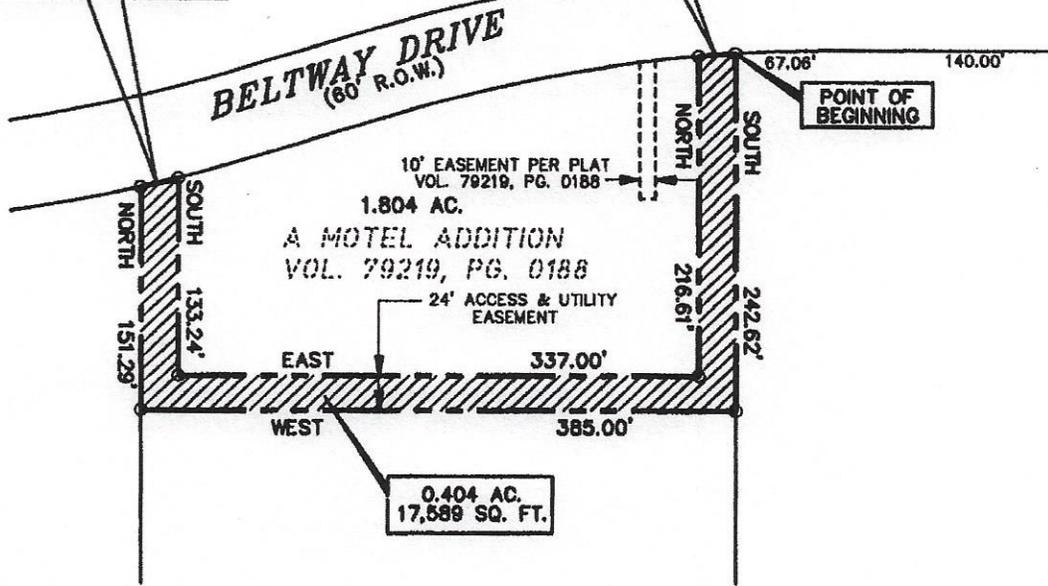


VICINITY MAP  
(NOT TO SCALE)



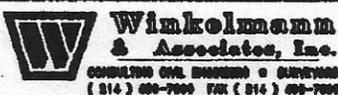
$\Delta = 01^{\circ}24'35''$   
 $R = 1005.00'$   
 $T = 12.36'$   
 $L = 24.73'$   
 $CD = 24.73'$   
 $CB = N 78^{\circ}04'48'' E$

$\Delta = 01^{\circ}27'37''$   
 $R = 945.00'$   
 $T = 12.04'$   
 $L = 24.08'$   
 $CD = 24.08'$   
 $CB = N 85^{\circ}12'16'' E$



MIDWAY ROAD

93020 3258



Scale : 1"=100' Date : 1/07/93  
 Design : B.J.E.  
 Drawn : D.L.B.  
 Dwg. File : 15601EXH.DWG  
 Project No. : 15601.02(58)

0.404 AC.  
 THOMAS L. CHENOWETH SURVEY,  
 ABSTRACT NO. 273  
 CITY OF ADDISON, DALLAS COUNTY, TEXAS  
 CLIENT: LARRY GILL LAND PLANNING & DESIGN  
 100 HAMPSHIRE LANE, SUITE 120  
 RICHARDSON, TEXAS 75080  
 (214) 437-8808

**24' ACCESS &  
 UTILITY EASEMENT**

SHEET  
**1**  
 OF  
**2**

COUNTY CLERK, Dallas County, Texas  
*Ray B. Bink*

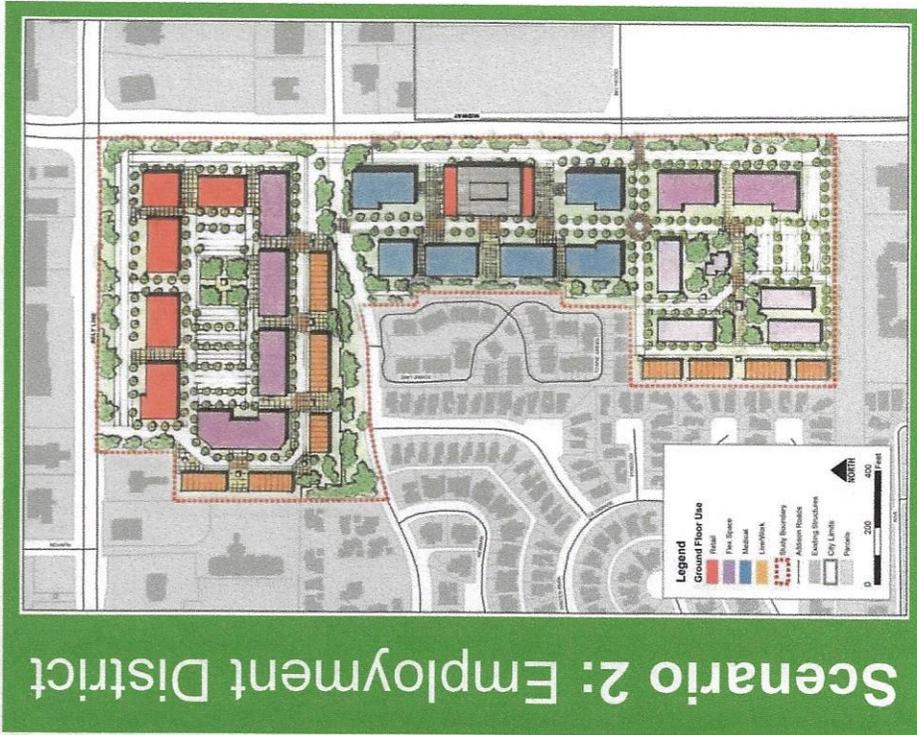
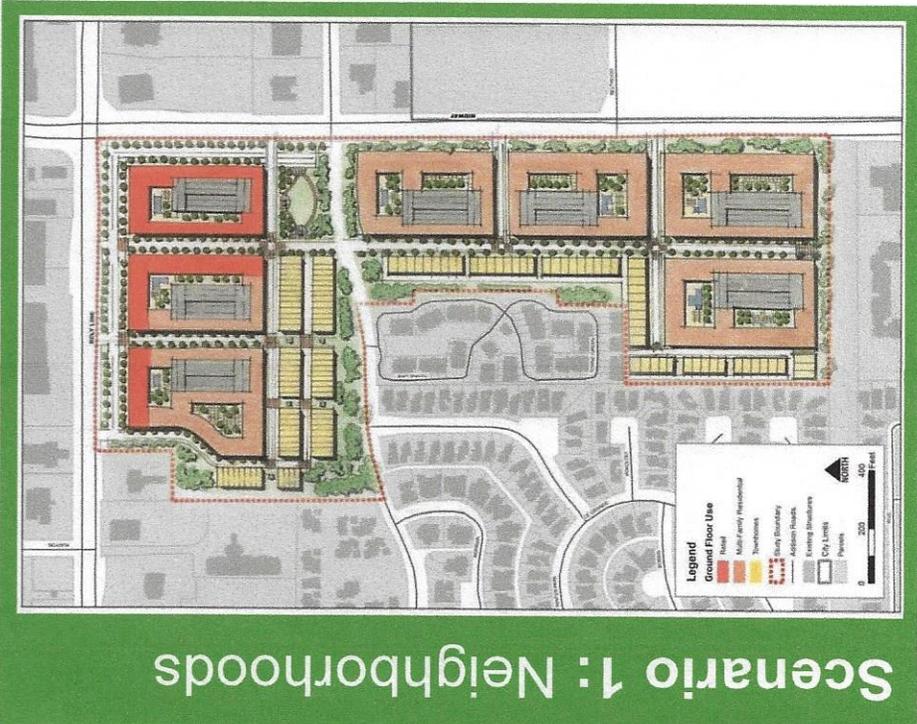
STATE OF TEXAS  
COUNTY OF DALLAS  
JAN 1 1989  
I hereby certify that the within and above described instrument was duly recorded in the office of the County Clerk of Dallas County, Texas on January 1, 1989.

93 JAN 29 PM 2:39

COUNTY CLERK  
*Ray B. Bink*

93020 3259

Development Alternatives



# ADDISON RESERVE

## SITE PLAN PACKAGE

09 FEBRUARY 2022

<b>ARCHITECTURE</b>	<b>ARCHITECTURE</b>
FAR + DANG	A1.01 SITE PLAN
4418 BELTWAY EAST, SUITE 100	A1.02 SITE LAYOUT
NO. 18	A1.03 SITE ACCESS
DALLAS, TEXAS 75204	A2.01 FLOOR PLAN - BUILDING 1 - LEVEL 1
C. Brian Dang	A2.02 FLOOR PLAN - BUILDING 1 - LEVEL 2
Principal	A2.03 FLOOR PLAN - BUILDING 1 - LEVEL 3
E. brian.dang@fardang.com	A3.01 UNIT PLANS - A1
<b>CIVIL ENGINEERING</b>	A4.01 STREET CROSS SECTION
MASTRETT CIVIL ENGINEERING	A4.02 EXTERIOR ELEVATIONS
12005 W. Camel Expressway	A4.03 EXTERIOR ELEVATIONS
Dallas, Texas 75244	A4.04 EXTERIOR ELEVATIONS
C. Phillip Dang	A4.05 EXTERIOR ELEVATIONS
T. 214.221.1100	A4.06 EXTERIOR ELEVATIONS
E. Phillip.Dang@mastrade-engineering.com	L1.00 LANDSCAPE PLAN



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CONSULTANT: **FAR + DANG**  
 ARCHITECT  
 4418 BELTWAY EAST, SUITE 100  
 DALLAS, TEXAS 75204  
 OFFICE@FARDANG.COM

OWNER / DEVELOPER: **COO DALLAS HOMES III, LLC**  
 JOSH HINDO, S. BRUNSON  
 3803 WORTLANDER, SUITE 300  
 DALLAS, TEXAS 75219  
 E. jhindoo@coodallas.com

DATE: 02/09/2022  
 SHEET: 1/06  
 TOWN PROJECT NO. 1848Z  
 SITE PLAN REVIEW PACKAGE

**ADDISON RESERVE**  
 33-UNIT MULTIFAMILY DEVELOPMENT  
 4150 BELTWAY DRIVE, ADDISON, TEXAS 75001  
**NOT** for official record purposes  
**G1.00**



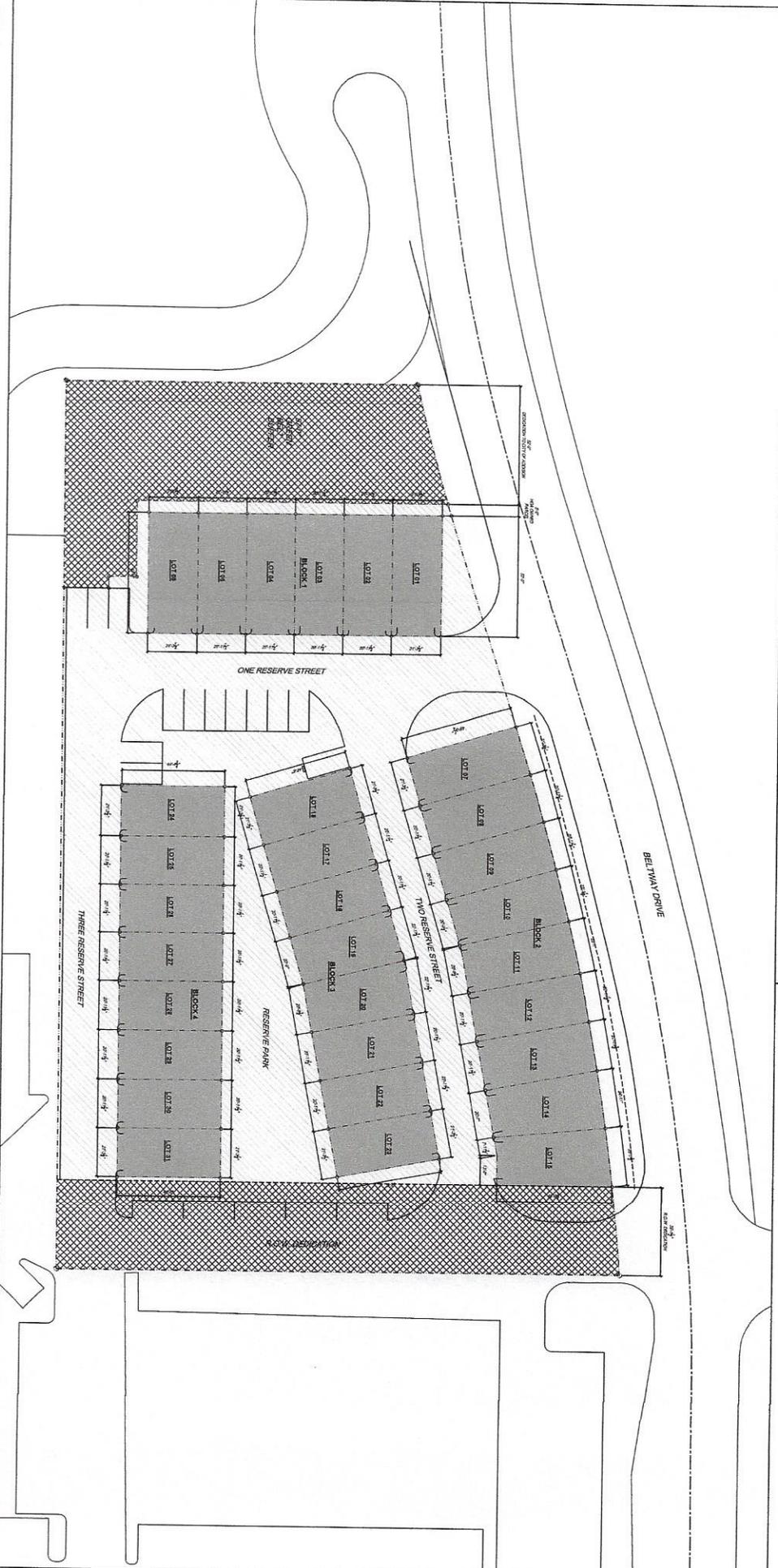
LOT LAYOUT INFORMATION

SITE AREA: 1.688 ACRES (73,488 SQ FT)  
 TOTAL COMMON AREA: 44,378 SQ FT (73,488 SQ FT - 44,378 SQ FT COMMON AREA)

LOT LAYOUT LEGEND

-  LOT
-  HOA COMMON AREA
-  DEDICATION TO CITY OF ADDISON

REFERENCE SITE PLAN AND LANDSCAPE PLAN FOR MORE INFORMATION REGARDING SITE PLAN AND LANDSCAPE PLAN ELEMENTS.



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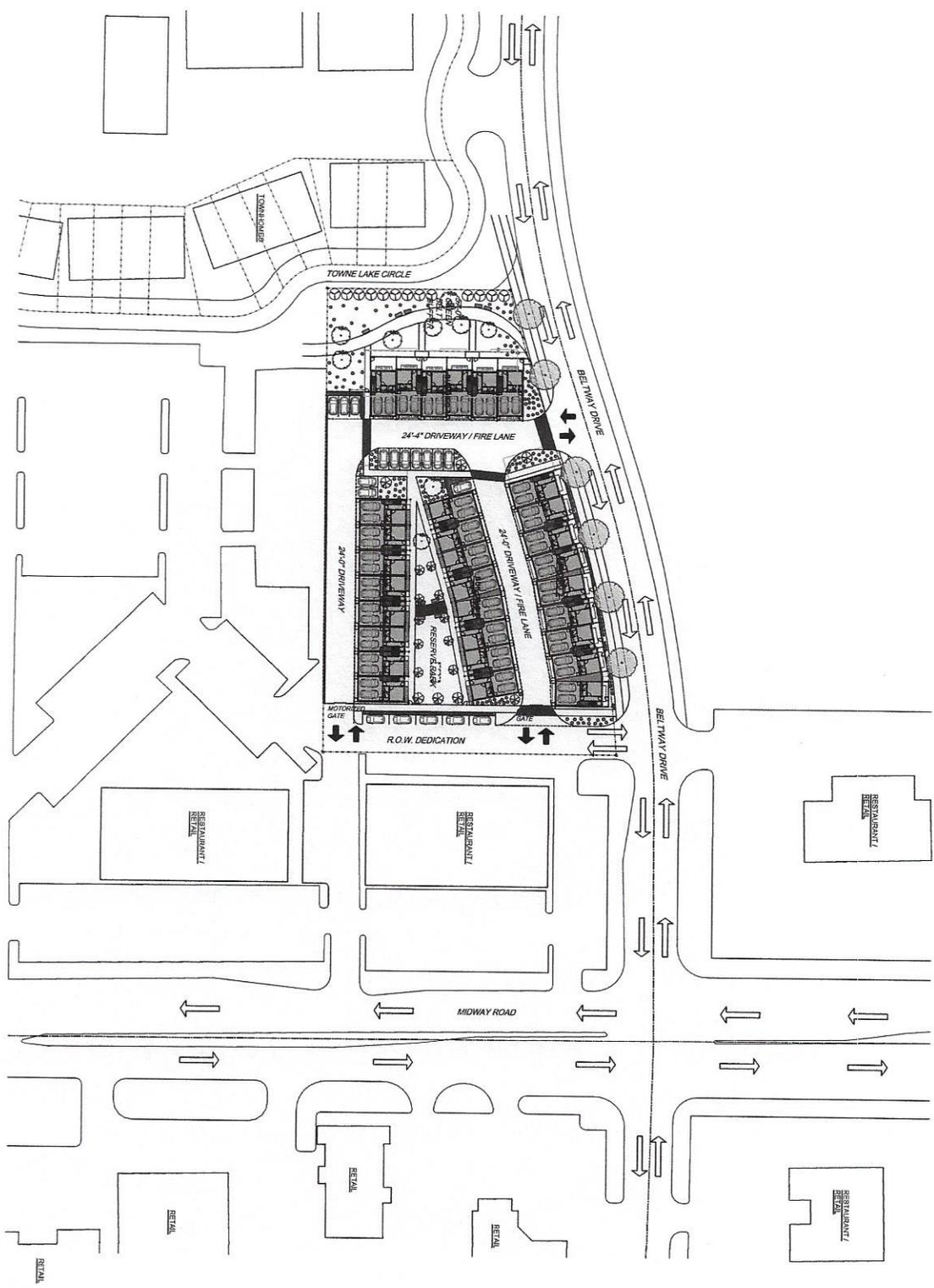
CONSULTANT: ARCHITECT: **FAR + DANG**  
 4414 BIRDA VISTA ST NO. 18  
 DALLAS, TEXAS 75244  
 OFFICE@FARANDDANG.COM

OWNER/DEVELOPER: JOSH HICKS, PRINCIPAL  
**COG DALLAS HOMES III, LLC**  
 2901 MARIE AVENUE, SUITE 200  
 DALLAS, TEXAS 75219  
 E: JHICKS@COGDALLASHOMES.COM

DATE: 02.03.2022  
 DRAWING: SITE PLAN REVIEW PACKAGE

CONCEPTUAL LOT LAYOUT 01

**ADDISON RESERVE**  
 33-UNIT MULTIFAMILY DEVELOPMENT  
 4150 BELTWAY DRIVE, ADDISON, TEXAS 75001  
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**A1.01**



SCALE: 1" = 40'-0"

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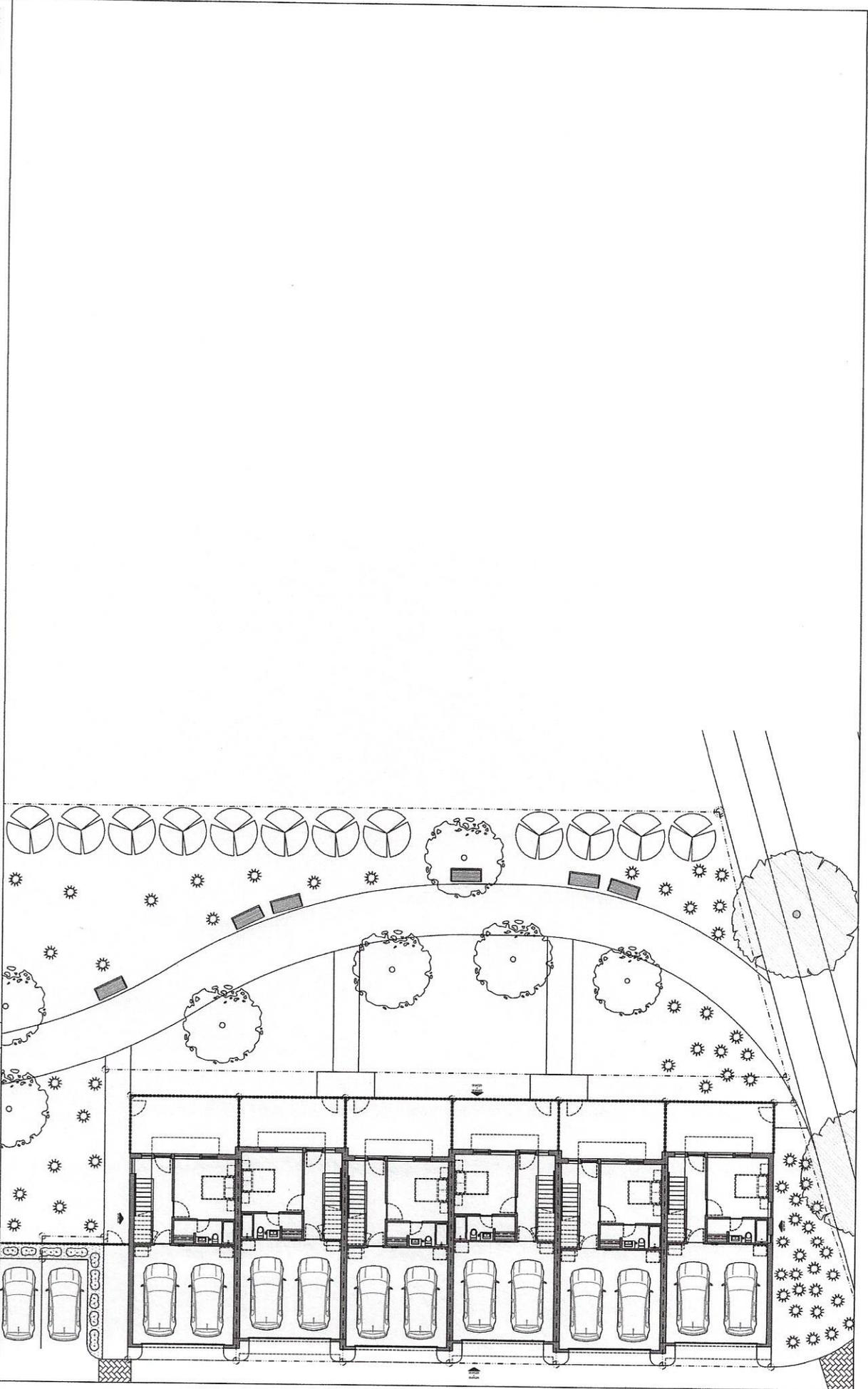
CONSULTANT:  
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 DALLAS, TEXAS 75244  
 OFFICE@FARANDDANG.COM

ARCHITECT:  
**FAR + DANG**  
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 DALLAS, TEXAS 75244  
 OFFICE@FARANDDANG.COM

OWNER / DEVELOPER:  
**COG DALLAS HOMES III, LLC**  
 3603 MAPLE AVENUE, SUITE 300  
 DALLAS, TEXAS 75219  
 E: j.parker@cohdallas.com

DATE: 02/26/2022  
 SHEET: SITE PLAN REVIEW PACKAGE  
 TOWN PROJECT NO. 1848-Z  
**ADDISON RESERVE**  
**33-UNIT MULTIFAMILY DEVELOPMENT**  
 4150 BELWAY DRIVE, ADDISON, TEXAS 75001  
**NOT** For review only & binding of contract.  
**A1.02**

CONCEPTUAL SITE ACCESS 01



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

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 DALLAS, TEXAS 75244  
 OFFICE@FARANDDANG.COM

OWNER/

DEVELOPER:  
 JOSE L. ANDRÉS S. ESPINOSA,  
**COG DALLAS HOMES III, LLC**  
 3903 MAPLE AVENUE, SUITE 307  
 DALLAS, TEXAS 75219  
 E: jandres@cogdallas.com

DATE:

02/09/2022

TITLE:

SITE PLAN RESERVY PACKAGE

1

FLOOR PLAN - BUILDING 1 - LEVEL 1 01

**ADDISON RESERVE**

33-UNIT MULTIFAMILY DEVELOPMENT

4150 BELTWAY DRIVE, ADDISON, TEXAS 75001

NOT

For preliminary review & approval of construction

A2.01

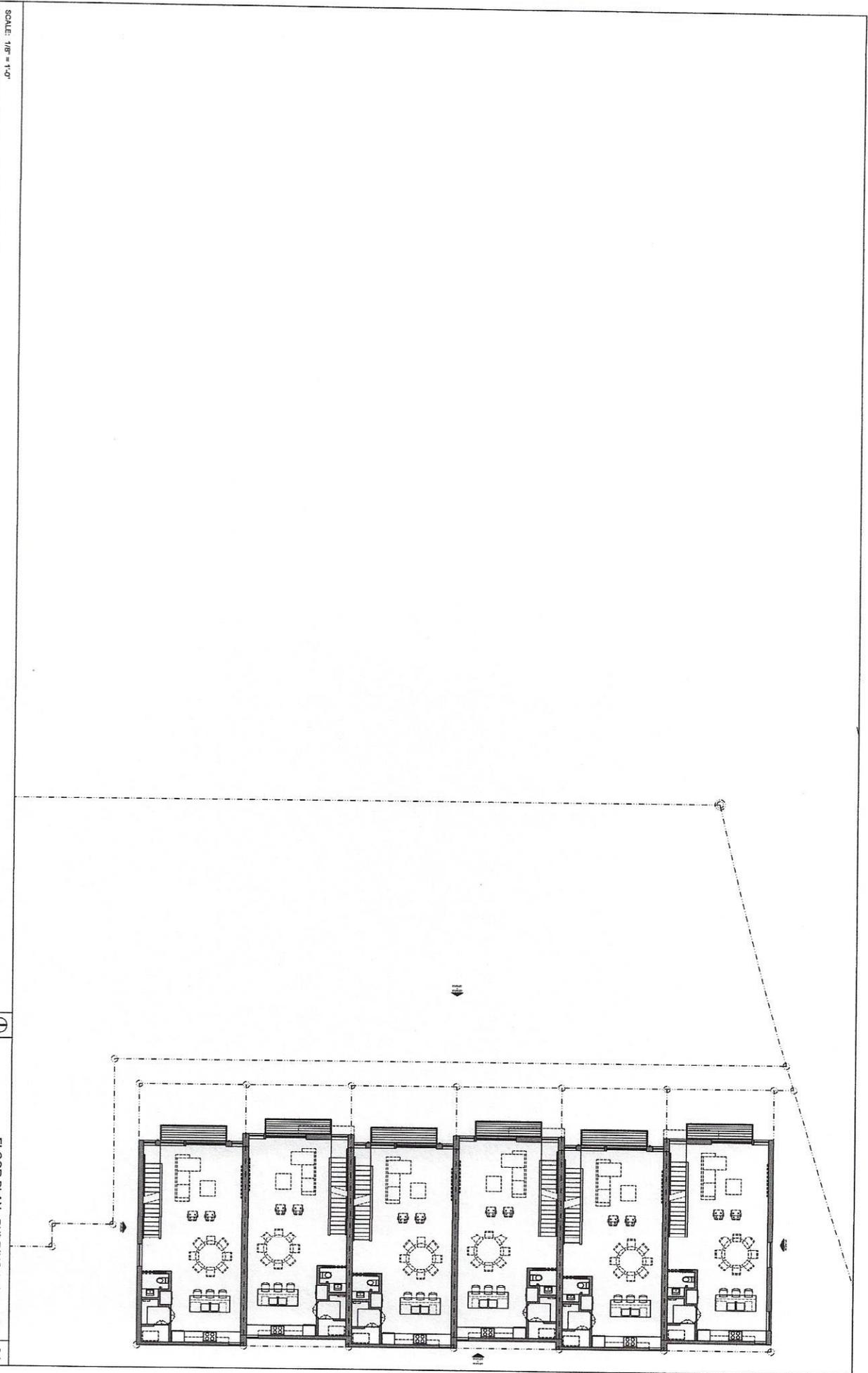
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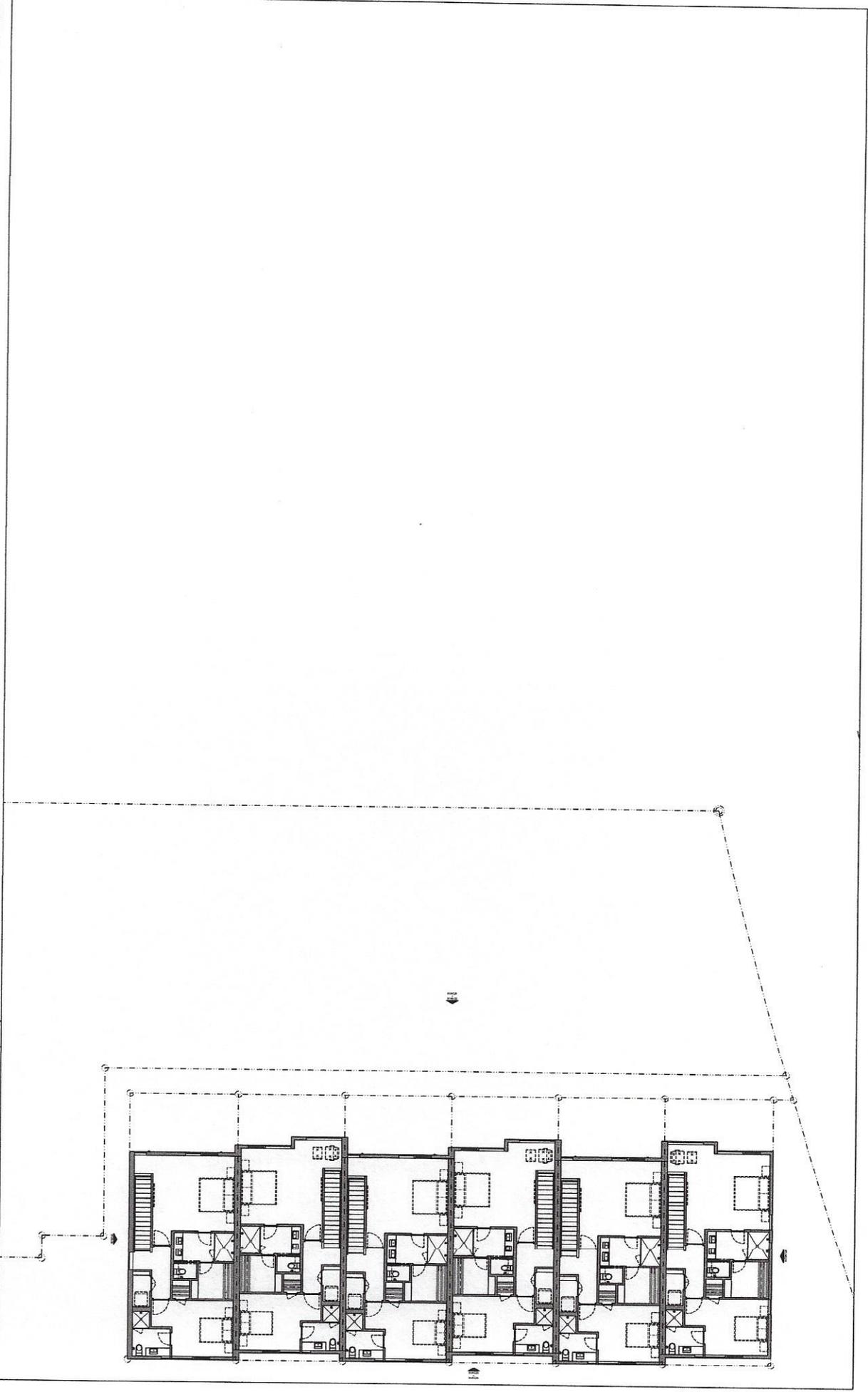
CONSULTANT:  
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**FAR + DANG**  
 4111 BURNING WOODS BLVD  
 DALLAS, TEXAS 75244  
 OFFICE@FARANDDANG.COM

OWNER/  
 DEVELOPER:  
 COSY JONES ARCHITECTURAL  
**COO DALLAS HOMES III, LLC**  
 3801 MAPLE AVENUE, SUITE 300  
 DALLAS, TEXAS 75219  
 E: jones@cosyjonesarch.com

Date: 02/23/2022  
 Issue: SITE PLAN REVIEW PACKAGE  
 TOWN PROJECT NO. 1846-2

①  
 FLOOR PLAN - BUILDING 1 - LEVEL 2 01  
**ADDISON RESERVE**  
 33-UNIT MULTIFAMILY DEVELOPMENT  
 4150 BELTWAY DRIVE ADDISON, TEXAS 75001  
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**A2.02**





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

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OWNER/DEVELOPER:

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 3803 MAPLE AVENUE, SUITE 300  
 DALLAS, TEXAS 75219  
 E. JORDAN@COGDALLASHOMES.COM

DATE:

02.09.2022

TITLE:

SITE PLAN REVIEW PACKAGE

TOWN PROJECT NO. 18442

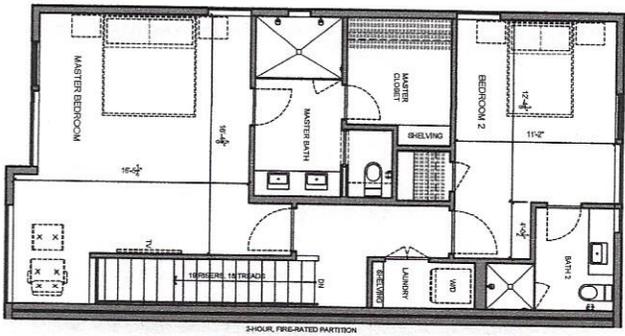
①

FLOOR PLAN - BUILDING 1 - LEVEL 3 01

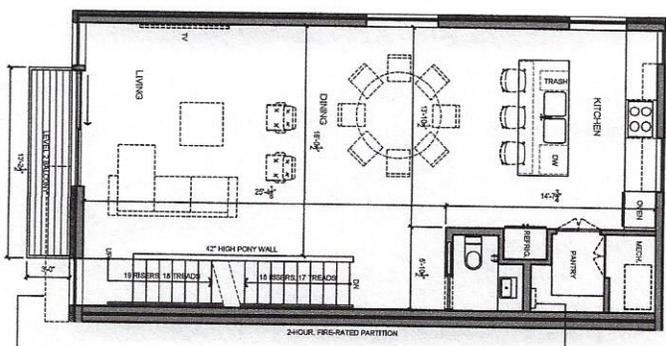
**ADDISON RESERVE**  
 33-UNIT MULTIFAMILY DEVELOPMENT

4150 BELTWAY DRIVE, ADDISON, TEXAS 75001

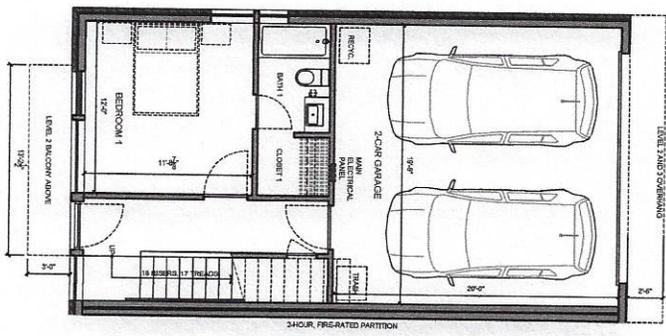
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UNIT TYPE A1 - FLOOR PLAN - LEVEL 3



UNIT TYPE A1 - FLOOR PLAN - LEVEL 2



UNIT TYPE A1 - FLOOR PLAN - LEVEL 1

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 WWW.FARDANG.COM

OWNER / DEVELOPER:  
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**COG DALLAS HOMES III, LLC**  
 3603 WADE AVENUE, SUITE 300  
 DALLAS, TEXAS 75218  
 E: jhinds@cohdallas.com

DATE: 10/28/2022  
 NAME: SITE PLAN REVIEW PACKAGE

TOWN PROJECT NO. 1846-2

**ADDISON RESERVE**  
 33-UNIT MULTIFAMILY DEVELOPMENT  
 4150 BELTWAY DRIVE, ADDISON, TEXAS 75001

**NOT** For residential approval. Issued by a consultant.

**A3.01**

APPROXIMATE MATERIAL PERCENTAGES:

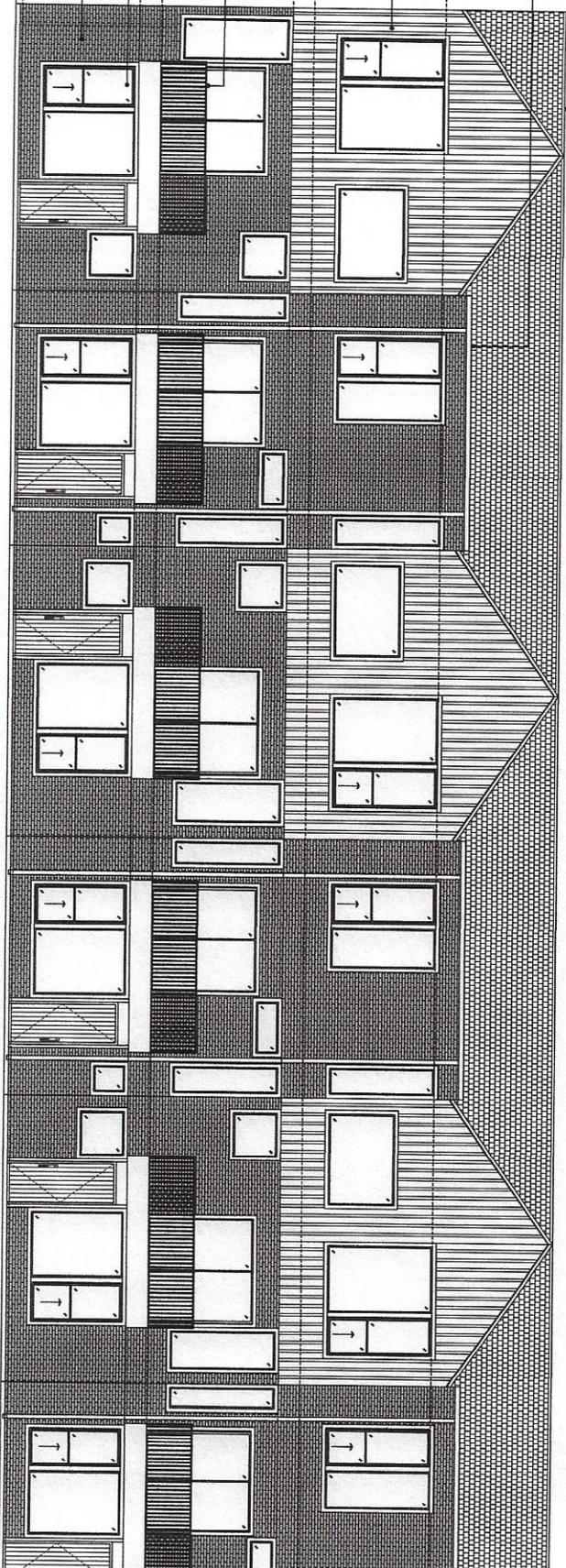
WOOD FRONT DOOR:	203 SF	4.3%
GLAZING:	1,800 SF	38.3%
BRICK:	1,823 SF	38.5%
BOARD AND BATTEN HARDIE:	979 SF	15.9%
TOTAL FACADE:	4,805 SF	100.0%
% OF FACADE FRONT DOOR, GLAZING AND MASONRY:	3,828 SF	81.5%

ROOF: 14' ASPHALT SHINGLE ROOF  
 ICE AND WATER BARRIER  
 2" X 4" RAFTERS PER STRUCTURAL  
 BOARDING PER STRUCTURAL  
 MINIMUM R-19  
 2" X 6" STUDS PER STRUCTURAL  
 MINIMUM R-19  
 1/2" GYPSUM BOARD  
 2" X 4" STUDS PER STRUCTURAL  
 MINIMUM R-19  
 1/2" GYPSUM BOARD

EXTERIOR WALL: 12" FIBRE CEMENT FIBER INSULATED  
 2" X 4" STUDS PER STRUCTURAL  
 MINIMUM R-19  
 1/2" GYPSUM BOARD  
 1" X 4" STUDS PER STRUCTURAL  
 MINIMUM R-19  
 1/2" GYPSUM BOARD

GUARDRAIL: STEEL I-BEAM GUARDRAIL

ALUMINUM FRAME WINDOW  
 WITH 1/2" INSULATION  
 1" X 4" STUDS PER STRUCTURAL  
 MINIMUM R-19  
 1/2" GYPSUM BOARD



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

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 DALLAS, TEXAS 75244  
 OFFICE: 214.400.0000  
 WWW.FARANDDANG.COM

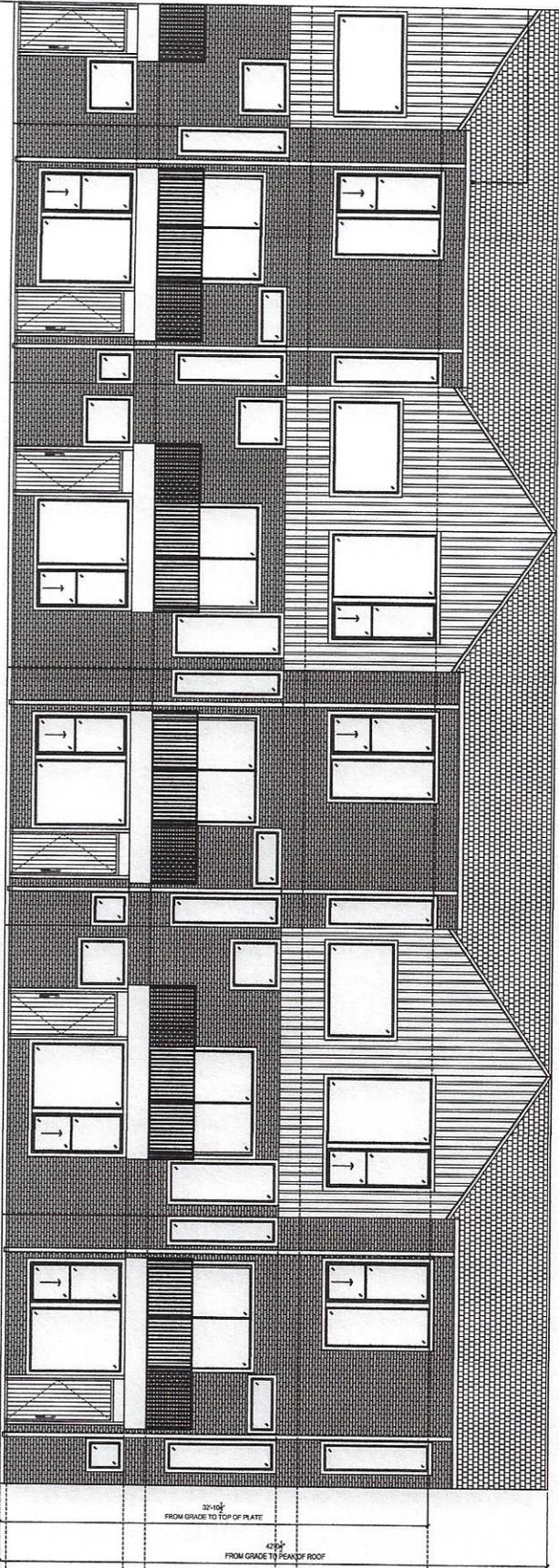
OWNER/  
 DEVELOPER:  
**COG DALLAS HOMES III, LLC**  
 2861 MAPLE AVENUE, SUITE 530  
 DALLAS, TEXAS 75219  
 E: josh@cohdallas.com  
 WWW.COHDALLASHOMES.COM

DATE: 02/23/2022  
 NAME: SITE PLAN REVIEW PACKAGE  
 TOWN PROJECT NO.: 1846-Z

WEST ELEVATION - BUILDING 1 - 01

**ADDISON RESERVE**  
 33-UNIT MULTIFAMILY DEVELOPMENT  
 4150 BELTWAY DRIVE ADDISON, TEXAS 75001  
**NOT** For reference only. Issued by consultant.

A5.01



T.O. PLATE - LEVEL 3  
 11502.102' ±

F.F. B. - LEVEL 3  
 11502.102' ±

T.O. PLATE - LEVEL 1  
 11502.102' ±

F.F. B. - LEVEL 1  
 11502.102' ±

32'-10 1/2"  
 FROM GRADE TO TOP OF PLATE

42'-0"  
 FROM GRADE TO FINISH OF ROOF

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

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OWNER:

JOSH HINDICH, PRINCIPAL  
**COG DALLAS HOMES III, LLC**  
 3903 MAPLE AVENUE, SUITE 300  
 DALLAS, TEXAS 75219  
 E: jhindh@cogdallas.com

DATE:

02/09/2022

TYPE:

9ITE PLAN REVIEW PACKAGE

WEST ELEVATION - BUILDING 1 01

**ADDISON RESERVE**  
 33-UNIT MULTIFAMILY DEVELOPMENT  
 4150 BELTWAY DRIVE, ADDISON, TEXAS 75001

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A5.02

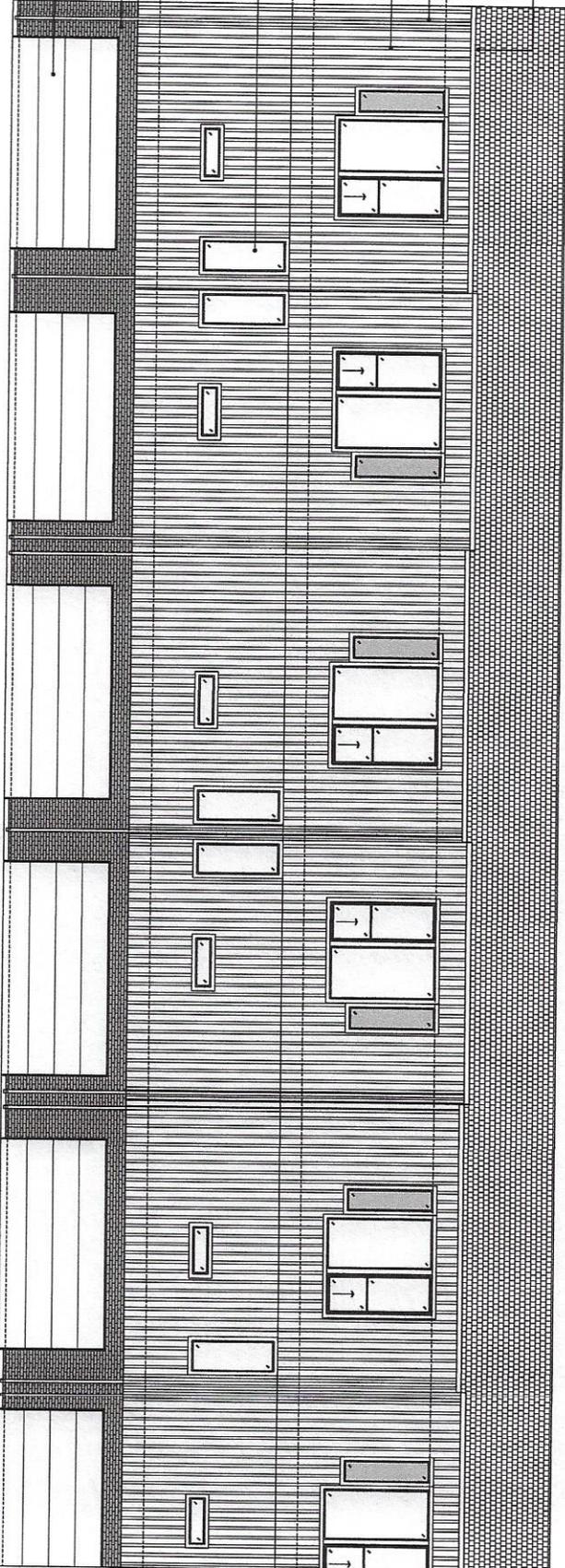
**ROOF 01**  
 ASPHALT/FLUTE ROOF  
 ROOF FINISHING PER STRUCTURAL  
 ROOF FINISHING PER STRUCTURAL  
 PER APPROVAL FROM  
 PER APPROVAL FROM  
**RAIN GUTTER**  
 ALUMINUM RAIN GUTTER  
 SCALE

**DOWNSPOUT**  
 ALUMINUM DOWNSPOUT  
 SCALE

**EXTERIOR WALL 02**  
 FIBER CEMENT SIDING INSTALLED  
 2X6 WOOD STUDS AT 16" O.C.  
 1/2" GYPSUM BOARD  
 1/2" GYPSUM BOARD

**WINDOW**  
 ALUMINUM FRAME WINDOW  
 VENTS NOT INSTALLED  
 FINISH SCHEDULE

**EXTERIOR WALL 01**  
 1" FIBER CEMENT SIDING  
 2X6 WOOD STUDS AT 16" O.C.  
 1/2" GYPSUM BOARD  
 1/2" GYPSUM BOARD  
**GARAGE DOOR**  
 THEMATICALLY INSULATED STEEL  
 GARAGE DOOR FLUSH PANEL



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

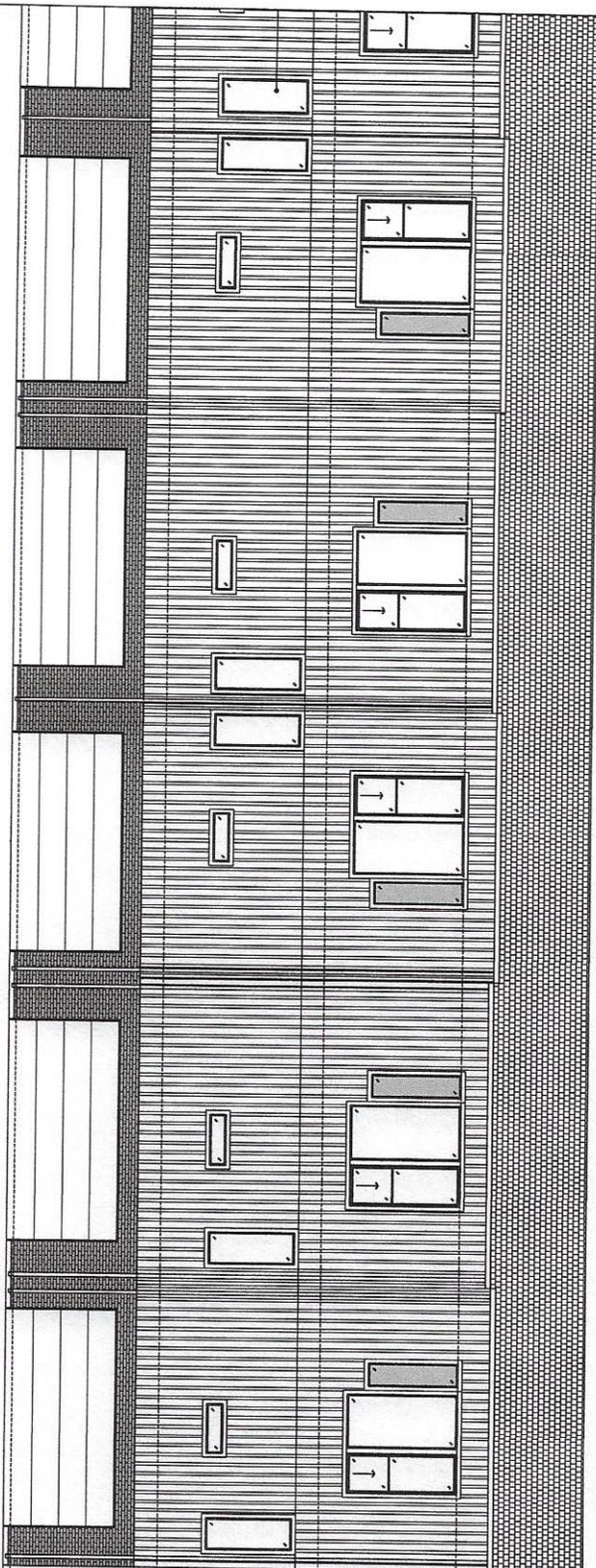
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 ARCHITECT:  
**FAR + DANG**  
 4414 BUREAU AVENUE, SUITE 1301  
 DALLAS, TEXAS 75244  
 OFFICE: 214.400.0000  
 OFFICE: 214.400.0000

OWNER/  
 DEVELOPER:  
 JOSH HINDRICKS, PRINCIPAL  
**COG DALLAS HOMES III, LLC**  
 3883 WADE AVENUE, SUITE 1301  
 DALLAS, TEXAS 75218  
 E: jhindricks@cohdallas.com

DATE:  
 02.19.2022  
 TITLE:  
 SITE PLAN RESUBMIT PACKAGE

EAST ELEVATION - BUILDING 1 01  
**ADDISON RESERVE**  
 33-UNIT MULTIFAMILY DEVELOPMENT  
 4150 BELTWAY DRIVE, ADDISON, TEXAS 75001  
 NOT  
 AS.03



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

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**FAR + DANG**  
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 DALLAS, TEXAS 75238  
 OFFICE@FARANDDANG.COM

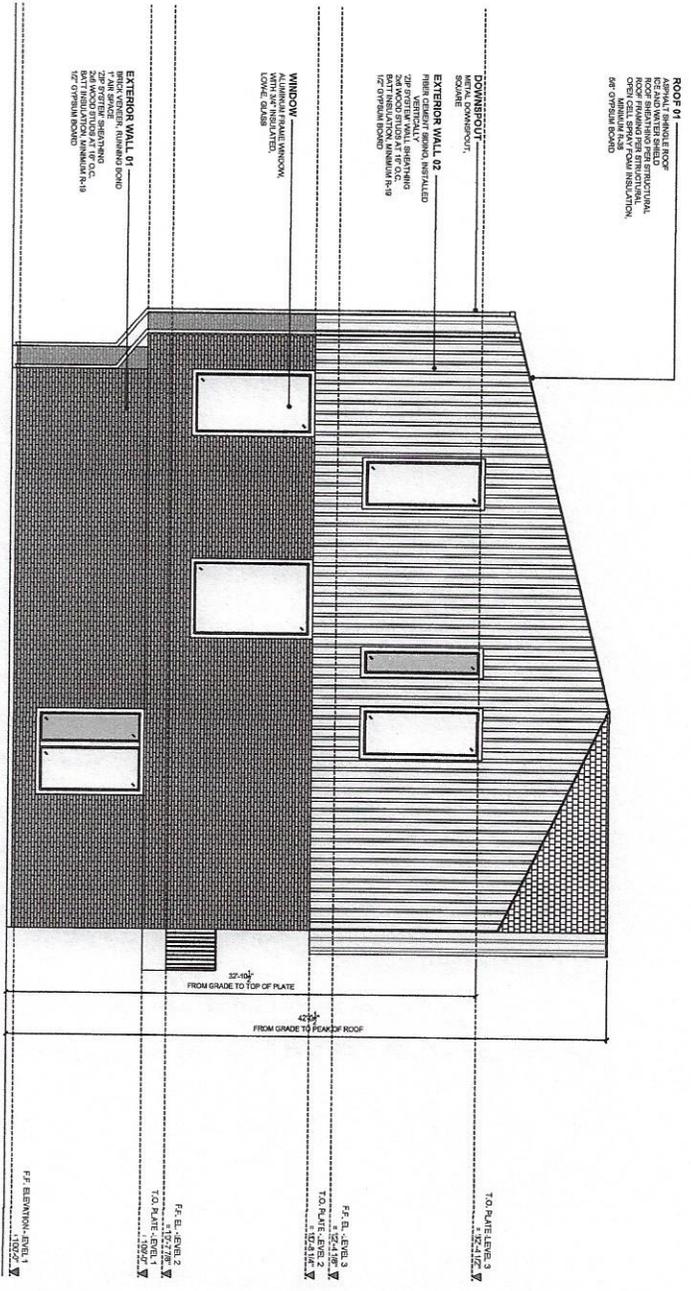
OWNER:  
 DEVELOPER:  
**JOHN HICKS PERISAL**  
**COG DALLAS HOMES III, LLC**  
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 W: www.cogdallas.com

DATE:  
 ISSUE:  
 02.24.2022  
 SITE PLAN REVIEW PACKAGE

TOWN PROJECT NO. 1846-Z  
 EAST ELEVATION - BUILDING 1 01  
**ADDISON RESERVE**  
**33-UNIT MULTIFAMILY DEVELOPMENT**  
 4150 BELTWAY DRIVE ADDISON, TEXAS 75001  
**NOT** by industry approval, permitting or construction  
**A5.04**

TO RAISE - LEVEL 3  
 ± 102.41' ✓  
 F2 EL. - LEVEL 3  
 ± 102.41' ✓  
 TO ROOF - LEVEL 3  
 ± 102.41' ✓  
 TO ROOF - LEVEL 2  
 ± 102.41' ✓  
 TO ROOF - LEVEL 1  
 ± 102.41' ✓  
 FROM GRADE TO PEAK OF ROOF  
 42'-0" ✓  
 FROM GRADE TO TOP OF PLATE  
 30'-10" ✓  
 F2 EL. - LEVEL 2  
 ± 102.41' ✓  
 F2 EL. - LEVEL 1  
 ± 102.41' ✓  
 F1 EL. - LEVEL 1  
 ± 102.41' ✓

APPROXIMATE MATERIAL PERCENTAGES:	
GLAZING:	10.8%
BRICK:	45.0%
BOARD AND BATTEN HARDIE:	43.5%
% OF GLAZING AND MASONRY:	55.6%



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

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 DALLAS, TEXAS 75204  
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OWNER:  
**COG DALLAS HOMES III, LLC**  
 3883 MAPLE AVENUE, SUITE 300  
 DALLAS, TEXAS 75219  
 E: paul@cogdallas.com

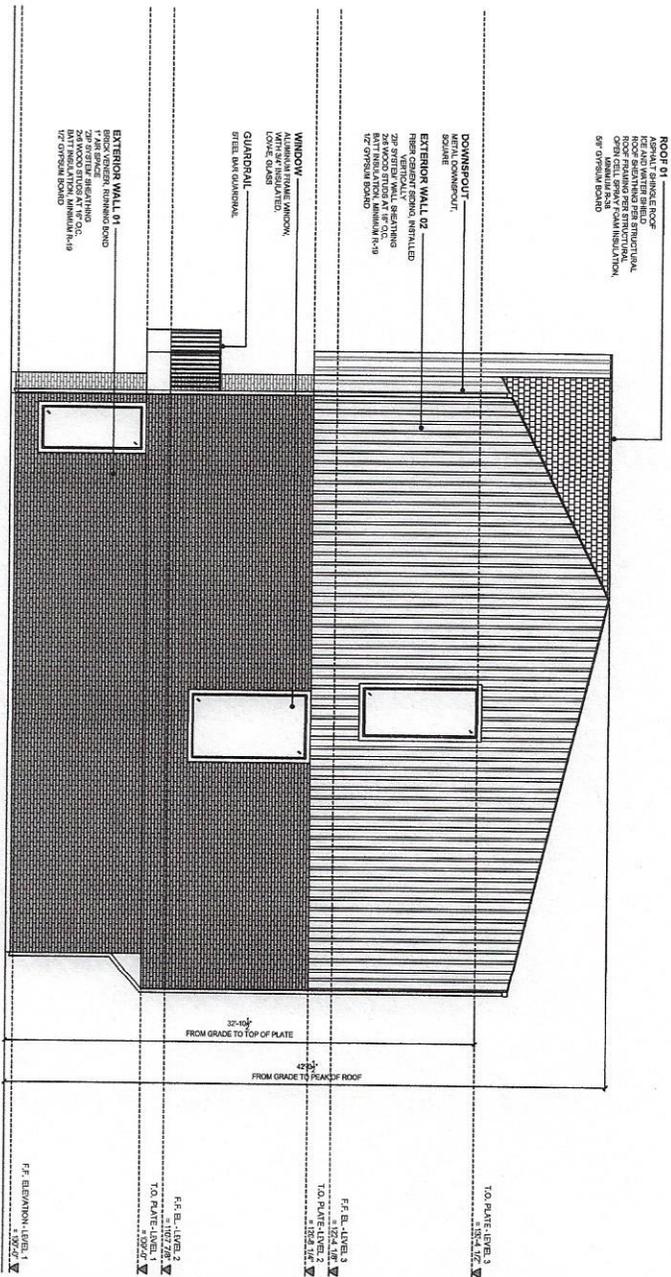
DATE: 02/29/2022  
 NAME: SITE PLAN REVIEW PACKAGE  
 TOWN PROJECT NO.: 1844Z

NORTH ELEVATION - BUILDING 1 01

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 33-UNIT MULTIFAMILY DEVELOPMENT  
 4150 BELTWAY DRIVE, ADDISON, TEXAS 75001

**NOT** to be used for any other project without the written consent of FAR + DANG

**A5.05**



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

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CONSULTANT:

ARCHITECT:

**FAR + DANG**

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OWNER/

JOSHUA DICKSON, PRINCIPAL  
**COO DALLAS HOMES III, LLC**

3803 MAPLE AVENUE, SUITE 300  
DALLAS, TEXAS 75219  
E. joshua@coodallas.com

DATE:

02/19/2022

TITLE:

9876 PLAN REVIEW PACKAGE

TOWN PROJECT NO. 1846-2

SOUTH ELEVATION - BUILDING 1 01

**ADDISON RESERVE**

33-UNIT MULTIFAMILY DEVELOPMENT  
4150 BELTWAY DRIVE, ADDISON, TEXAS 75001

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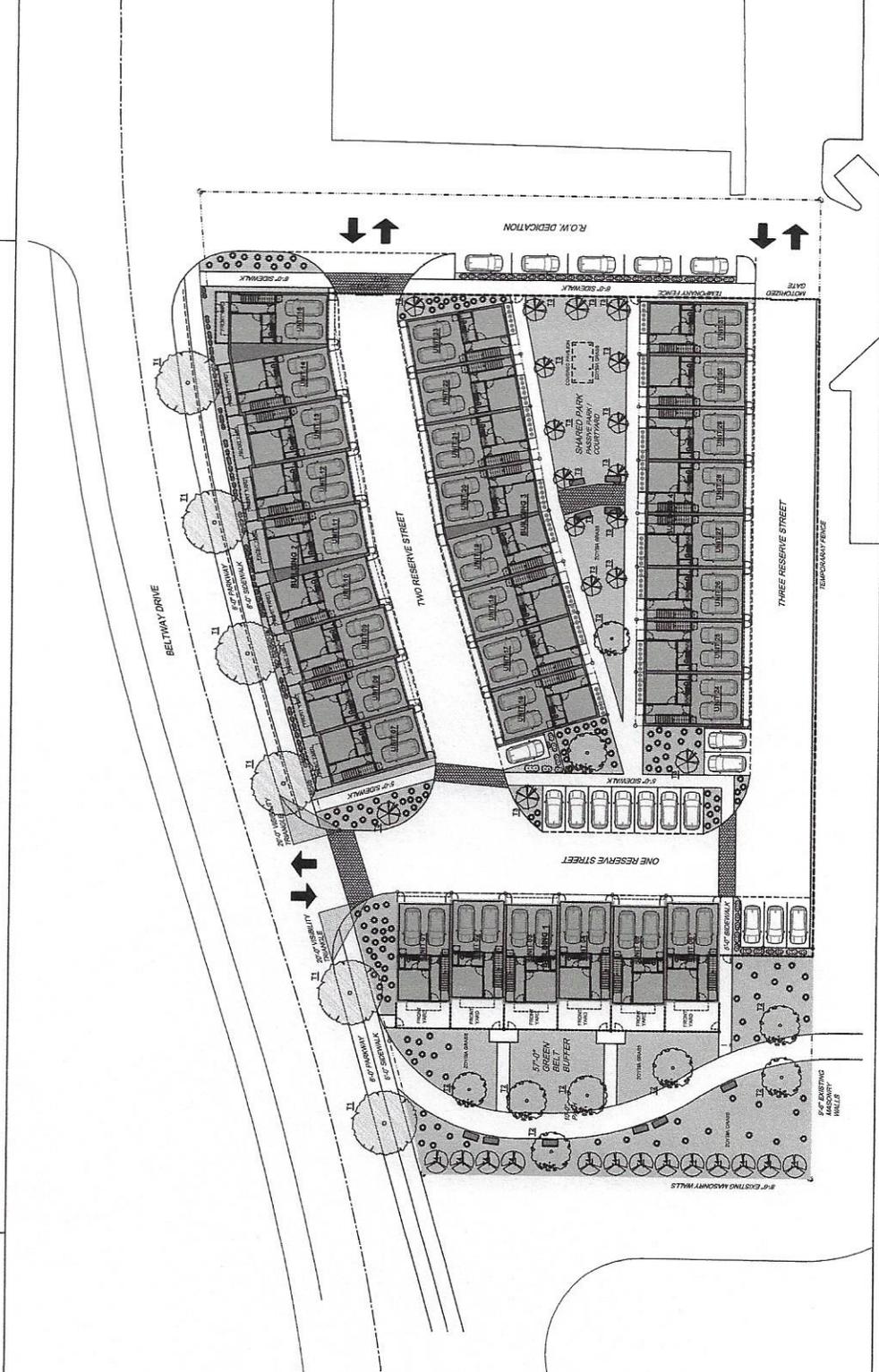
A5.06

REFERENCE SITE PLAN FOR MORE INFORMATION REGARDING SITE PLAN ELEMENTS.

- DECORATIVE CURBSWALK
- PAVING STRIP (EXTERNS PARKING)
- LANDSCAPE AREA WITH GRASS AND TREES
- PLANTERS NEXT TO DRIVE
- ORNAMENTAL FENCING, 6'-0" HIGH
- WROUGHT IRON FENCE, 4'-0" HIGH
- WOOD BENCH

- 11 (8 TOTAL) NEW ORNAMENTAL TREE, CANOPY TREE TO REMAIN
- 12 (13 TOTAL) NEW ORNAMENTAL TREE, LITTLE OAK, MAGNOLIA
- 13 (9 TOTAL) NEW SHADE TREE, RED OAK
- 14 (17 TOTAL) NEW ORNAMENTAL TREE, DESERT WILLOW

LANDSCAPE PLAN INFORMATION  
 SITE AREA: 1.886 ACRES (79,488 SF)  
 LANDSCAPE AREA: 20,144 SF / 76,565 SF = 26.3%



SCALE: 1/20" = 1'-0"

CONSULTANT: **FAR + DANG**  
 444 BUENA VISTA ST. NO. 18  
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 1.877.842.1845  
 OFFICE@FARANDDANG.COM

ARCHITECT: **FAR + DANG**  
 444 BUENA VISTA ST. NO. 18  
 DALLAS, TEXAS 75204  
 1.877.842.1845  
 OFFICE@FARANDDANG.COM

OWNER / DEVELOPER: **COG DALLAS HOMES III, LLC**  
 3803 MAPLE AVENUE, SUITE 330  
 DALLAS, TEXAS 75219  
 E. jacob@coodalatgroup.com

DATE: 02.05.2023  
 NAME: SITE PLAN REVIEW PACKAGE

CONCEPTUAL LANDSCAPE PLAN 01

**ADDISON RESERVE**  
 33-UNIT MULTIFAMILY DEVELOPMENT  
 4150 BELTWAY DRIVE, ADDISON, TEXAS 75001

**NOT** for regulatory approval, permitting, or construction

TOWN PROJECT NO. 1646-Z

L.1.01

ALEX McCUTCHIN  
4048 MORMAN LANE, ADDISON, TEXAS 75001

February 14, 2022

Via E-mail: [itedrick@addisontx.gov](mailto:itedrick@addisontx.gov)

Town of Addison  
Planning and Zoning Commission  
Attn: Ms. Jenifer Tedrick  
16801 Westgrove Drive  
Addison, Texas 75001

Re: Case No. 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes)

Dear Ms. Tedrick:

I am a property owner at 4048 Morman Lane, Addison, Texas 75001 located near the proposed development in Case No. 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes). A public hearing in this case is scheduled for Tuesday, February 15, 2022 at 6:00 p.m. I hereby protest against the proposed zoning change described in the referenced case number. I respectfully request that this letter of protest be entered into the public record at the public hearing.

The proposed action on a recommendation regarding an ordinance changing the zoning of the 1.804-acre property located at 4150 Beltway Drive, from Planned Development (PD) through Ordinance 083-039, to a new Planned Development (PD) District to allow a townhome development comprised of 33 townhome lots and associated open space and common area lots would have a negative impact on the neighborhood and the community.

Specifically, I protest the proposed ordinance changing the zoning of the herein referenced 1.804-acre property on the following issues:

1. I am concerned with the traffic and parking impact the proposed development of 33 townhome lots on the 1.804-acre property upon the neighborhood and community. Traffic and parking in the neighborhood has been greatly impacted by the current development in the area and construction along Midway Road. I request a copy of any traffic impact analysis conducted. If a traffic impact analysis has not been conducted, I request that a traffic impact analysis be conducted in accordance with the guidelines of the Town of Addison, Texas, to identify the relationship between the proposed development of 33 townhome lots on the 1.804-acre property on the surrounding thoroughfare and local street system. A traffic impact analysis should include any impact on Beltway Drive and Morman Lane;
2. The 1.804-acre property of the proposed development is included in the pending Sam's Club Special Area Study. I respectfully request that any

proposed zoning change to the 1.804-acre property be denied or tabled pending the completion of the Sam's Club Special Area Study to ensure a cohesive pattern of redevelopment for the area.

Accordingly, I respectfully protest against the proposed zoning change described in Case No. 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes). I request that the proposed zoning change be denied, or in the alternative, be tabled in order to adequately address the concerns identified herein.

Please do not hesitate to contact me to further discuss these issues and concerns.

Respectfully,



Alex McCutchin

BEN MCCUTCHIN  
4012 MORMAN LANE  
ADDISON, TX 75001

February 14, 2022

Via E-mail: [jtedrick@addisontx.gov](mailto:jtedrick@addisontx.gov)

Town of Addison  
Planning and Zoning Commission  
Attn: Ms. Jenifer Tedrick  
16801 Westgrove Drive  
Addison, Texas 75001

Re: Case No. 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes)

Dear Ms. Tedrick:

I am a resident at 4012 Morman Lane located near the proposed development in Case No. 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes). A public hearing in this case is scheduled for Tuesday, February 15, 2022 at 6:00 p.m. I hereby protest against the proposed zoning change described in the referenced case number. I respectfully request that this letter of protest be entered into the public record at the public hearing.

The proposed action on a recommendation regarding an ordinance changing the zoning of the 1.804-acre property located at 4150 Beltway Drive, from Planned Development (PD) through Ordinance 083-039, to a new Planned Development (PD) District to allow a townhome development comprised of 33 townhome lots and associated open space and common area lots would have a negative impact on the neighborhood and the community.

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Please do not hesitate to contact me to further discuss these issues and concerns.

Respectfully,

A handwritten signature in cursive script that reads "Ben McCutchin".

Ben McCutchin

GP McCUTCHIN REAL PROPERTY  
4158 TOWNE GREEN CIRCLE  
ADDISON, TEXAS 75001

February 14, 2022

Via E-mail: [jtedrick@addisontx.gov](mailto:jtedrick@addisontx.gov)

Town of Addison  
Planning and Zoning Commission  
Attn: Ms. Jenifer Tedrick  
16801 Westgrove Drive  
Addison, Texas 75001

Re: Case No. 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes)

Dear Ms. Tedrick:

GP McCutchin Real Property, LLC is the property owner of 4158 Towne Green Circle, Addison, Texas 75001 near the proposed development in Case No. 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes). A public hearing in this case is scheduled for Tuesday, February 15, 2022 at 6:00 p.m. I hereby protest against the proposed zoning change described in the referenced case number. I respectfully request that this letter of protest be entered into the public record at the public hearing.

The proposed action on a recommendation regarding an ordinance changing the zoning of the 1.804-acre property located at 4150 Beltway Drive, from Planned Development (PD) through Ordinance 083-039, to a new Planned Development (PD) District to allow a townhome development comprised of 33 townhome lots and associated open space and common area lots would have a negative impact on the neighborhood and the community.

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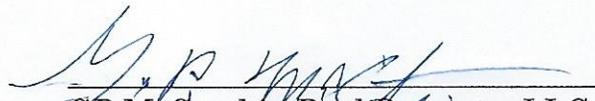
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Please do not hesitate to contact me to further discuss these issues and concerns.

Respectfully,

  
GP McCutchin Real Property, LLC

By: Gene McCutchin, Manager of the GP  
McCutchin Real Property, LLC

**KEN LEMONS**  
**4014 MORMAN LANE, ADDISON TX 75001**

February 14, 2022

**Via E-mail:**      [jtedrick@addisontx.gov](mailto:jtedrick@addisontx.gov)

Town of Addison  
Planning and Zoning Commission  
Attn: Ms. Jenifer Tedrick  
16801 Westgrove Drive  
Addison, Texas 75001

**Re:**    Case No. 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes)

Dear Ms. Tedrick:

I am a resident at **4014 Morman Lane, Addison TX 75001** located near the proposed development in Case No. 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes). A public hearing in this case is scheduled for Tuesday, February 15, 2022 at 6:00 p.m. I hereby protest against the proposed zoning change described in the referenced case number. I respectfully request that this letter of protest be entered into the public record at the public hearing.

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Please do not hesitate to contact me to further discuss these issues and concerns.

Respectfully,

A handwritten signature in blue ink, consisting of several overlapping, fluid strokes that form a cursive representation of the name Ken Lemons.

Ken Lemons