REGULAR MEETING
OF THE CITY COUNCIL

August 9, 2022

ADDISON TREEHOUSE

14681 MIDWAY RD. SUITE 200, ADDISON, TX 75001
5:30 PM EXECUTIVE SESSION & WORK SESSION
7:30 PM REGULAR MEETING

Notice is hereby given that the Addison City Council will conduct a Regular Meeting on Tuesday, August 9, 2022 at the Addison TreeHouse. A quorum of the governing body will be physically present at the foregoing location. Email comments may be sent to: iparker@addisontx.gov by 3:00 pm the day of the meeting. The meeting will be live streamed on Addison's website at: www.addisontexas.net.

Call Meeting to Order

Pledge of Allegiance

EXECUTIVE SESSION

Closed (Executive) Session of the Addison City Council pursuant to:

Section 551.071, Tex. Gov. Code, to conduct a private consultation with its attorney pertaining to:

- Bigelow Arizona TX-344, Limited Partnership D/B/A Suites of America and/or Budget Suites of America v. Town of Addison, Cause No. DC-19-09630, 191st Judicial District, Dallas County District Court.

- G J Seeding, LLC v. FNH Construction, LLC and Hudson Insurance Company, Cause No. DC-20-11409, 134th Judicial District, Dallas County, Texas.

Reconvene in to Regular Session: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

WORK SESSION

1. Present and Discuss the **Airport Quarterly Report for the Fiscal Year 2022 Third Quarter Ended June 30, 2022**.

REGULAR MEETING

Announcements and Acknowledgments Regarding Town and Council Events and Activities

Discussion of Meetings / Events

Public Comment
The City Council invites citizens to address the City Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the Public Comment item on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. The Council may choose to place the item on a future agenda.

Consent Agenda
All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.

2. Consider Action on the **Minutes from the July 12, 2022 City Council Meeting.**

3. Consider Action on a **Resolution Approving a Negotiated Settlement Between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2022 Rate Review Mechanism Filing.**

4. Consider Action on a **Resolution Consenting to the Sale and Assignment of the Ground Lease Between 6200 GP, LLC to RR Investments, Inc. for Commercial Office and Aeronautical Use on the Airport Property Located at 4550 Jimmy Doolittle Drive; and Authorizing the City Manager to Execute the Consent of Landlord, as Required Under the Ground Lease.**

5. Consider Action on a **Resolution Approving an Agreement with Groves Electrical Services, Inc., for the Construction of Vitruvian West 3 Streetscape Improvements - Phase 5, Block 200C and Authorizing the City Manager to Execute the Agreement** in an Amount Not to Exceed $399,500.

6. Consider Action on a **Resolution Approving an Agreement with Durable Specialties, Inc., for the Construction of Traffic Signal and Americans with Disabilities (ADA) Improvements and Authorizing the City Manager to Execute the Agreement** in an Amount Not to Exceed $1,350,513.

7. Consider Action on **Change Order #1 to the Contract with Rey-Mar Construction, LLC., for the Fiscal Year 2022 On-Call Water and Sewer Line Repairs and Authorize the City Manager to Execute the Change Order** in an Amount Not to Exceed $100,000.

Regular Items

8. Hold a Public Hearing, Present, Discuss, and Consider Action on the **Sam's Club Special Area Study, a Long-Range Planning Policy Guiding Future Development and the Provision of Infrastructure and Social Amenities within a 79+/- Acre Area Bounded by Belt Line Road to the North, Hornet Road to the South, Midway Road to the East, and Existing Residential Neighborhoods to the West**

9. Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Adopting a Development Plan for Block D of the Addison Grove Addition, Including a Site Plan, Landscape Plan, Building Elevations, and Floor Plans for 54 Townhome Lots and One Open Space Lot in an Existing Planned Development District (PD), Through Ordinance O16-003, Located on Approximately 2.08 Acres at the Southwest Corner of Magnolia Street and Runyon Road, Approximately 400 Feet South of Belt Line Road**. Case 1833-Z/Addison Grove, Block D.

10. Present, Discuss, and Consider Action on an **Ordinance Granting a Meritorious Exception to Chapter 62 of the Code of Ordinances for the Villas at Fiori, a Rental Townhome Development to be Constructed at 4030 Vitruvian Way, to Allow Modifications to the Design and Placement Requirements within the Vitruvian Park Special District for a Detached Monument Sign.** Case MR2022-07/The Villas at Fiori.

11. Present, Discuss, and Consider Action on an **Ordinance Authorizing the Issuance of Town of Addison, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Approving and Awarding the Sale of the Certificates; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; and Enacting Provisions Incident and Relating to the Subject and Purposes of this Ordinance**.

12. Present, Discuss, and Consider Action on an **Ordinance Authorizing the Issuance of Town of Addison, Texas, General Obligation Bonds, Series 2022; Awarding the Sale Thereof; Levying a Tax, and Providing for the Security for and Payment of said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; Enacting Other Provisions Relating to the Subject; and Declaring an Effective Date**.

13. Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Rezoning a 13.78+/- Acre Property Located on the West Side of Midway Road, Approximately 1,000 Feet South of Beltway Drive and Immediately North of the Redding Trail Dog Park, from Planned Development District (PD) to a New Planned Development District (PD) to Allow for the Development of 405 Multifamily Dwelling Units with Permitted Ground Floor Retail, Restaurant, Office, Co-Working, and Live/Work Uses, 30 Townhome Fee Simple**

Lots, 14 Townhome Rental Dwelling Units, and Associated Public and Private Open Space and Common Areas, Through the Approval of Development Plans and Standards. Case 1851-Z/AMLI Midway.

14. Present, Discuss, and Consider Action on a **Resolution Approving a Memorandum of Understanding (MOU) Between the Town of Addison and AMLI Residential Adopting General Development Terms for the AMLI Treehouse Project Providing for Negotiation of Definitive Agreements that Will Set Forth the Specific Obligations of the Parties with Regard to the Project; Authorizing the City Manager to Execute the MOU**

Adjourn Meeting

NOTE: The City Council 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); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). 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: _____
TIME POSTED: _____
DATE REMOVED FROM BULLETIN BOARD: _____
REMOVED BY: _____

Council Meeting **1.**

Meeting Date: 08/09/2022

Department: Airport

Pillars: Excellence in Transportation Systems

Milestones: Leverage the new Customs facility to promote international travel use of the Airport
Leverage the use of the Airport to maximize business growth and expansion

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AGENDA CAPTION:

Present and Discuss the **Airport Quarterly Report for the Fiscal Year 2022 Third Quarter Ended June 30, 2022**.

BACKGROUND:

The purpose of this item is to provide City Council with an overview of key Airport performance measures for the third quarter of Fiscal Year (FY) 2022, which ended on June 30, 2022. The report presents data on revenue, fuel flowage, and aircraft operations (take-offs and landings) including international operations. The report also includes a snapshot of the Airport's real estate portfolio.

Highlights from the third quarter include:

- Total operations, instrument (IFR) operations, fuel flowage, fuel flowage fee revenue, real estate revenue, and total revenue are all up by double-digit percentages in FY22 Q3 compared with FY21 Q3
- Since it opened on February 14, 2022, the new U.S. Customs and Border Protection (CBP) facility has cleared 296 arriving aircraft through June 30 (a period of four and a half months). For the full year FY21, CBP cleared 506 international arrivals at Addison, a record number. Three quarters through FY22, CBP has cleared 550 international arrivals.
- At the June 28 meeting, City Council approved four new ground lease projects, adding to on ongoing redevelopment boom at the airport.
- The grant-funded runway and taxiway pavement preservation and runway re-designation project was substantially completed as of July 18 (when the final paint markings were applied to the pavements). The runway designation officially changed from 15-33 to 16-34 on March 24, 2022.
- A kickoff meeting for the Taxiway Bravo extensions design is scheduled for August 11, 2022. The design project includes a preliminary engineering report (PER) for the extension of Taxiway Bravo to a full-length parallel taxiway and full design for phase 1 construction.
- Taxiway Bravo phase 1 construction is funded with a FY22 Airport

Improvement Program (AIP) grant; the project is anticipated to be bid in early 2023, with construction to follow. Phase 1 includes connecting Taxiway Bravo to the runway at the south end, extending Taxiway Bravo north from Taxiway Foxtrot at least to Taxiway Golf, and construction of a vehicle service road on the west side of Taxiwat Bravo.

RECOMMENDATION:

Information only, no action required.

Attachments

Airport Report Fiscal Year 2022 3rd Quarter Update

Addison Airport

3rd Quarter Update – Fiscal Year 2022

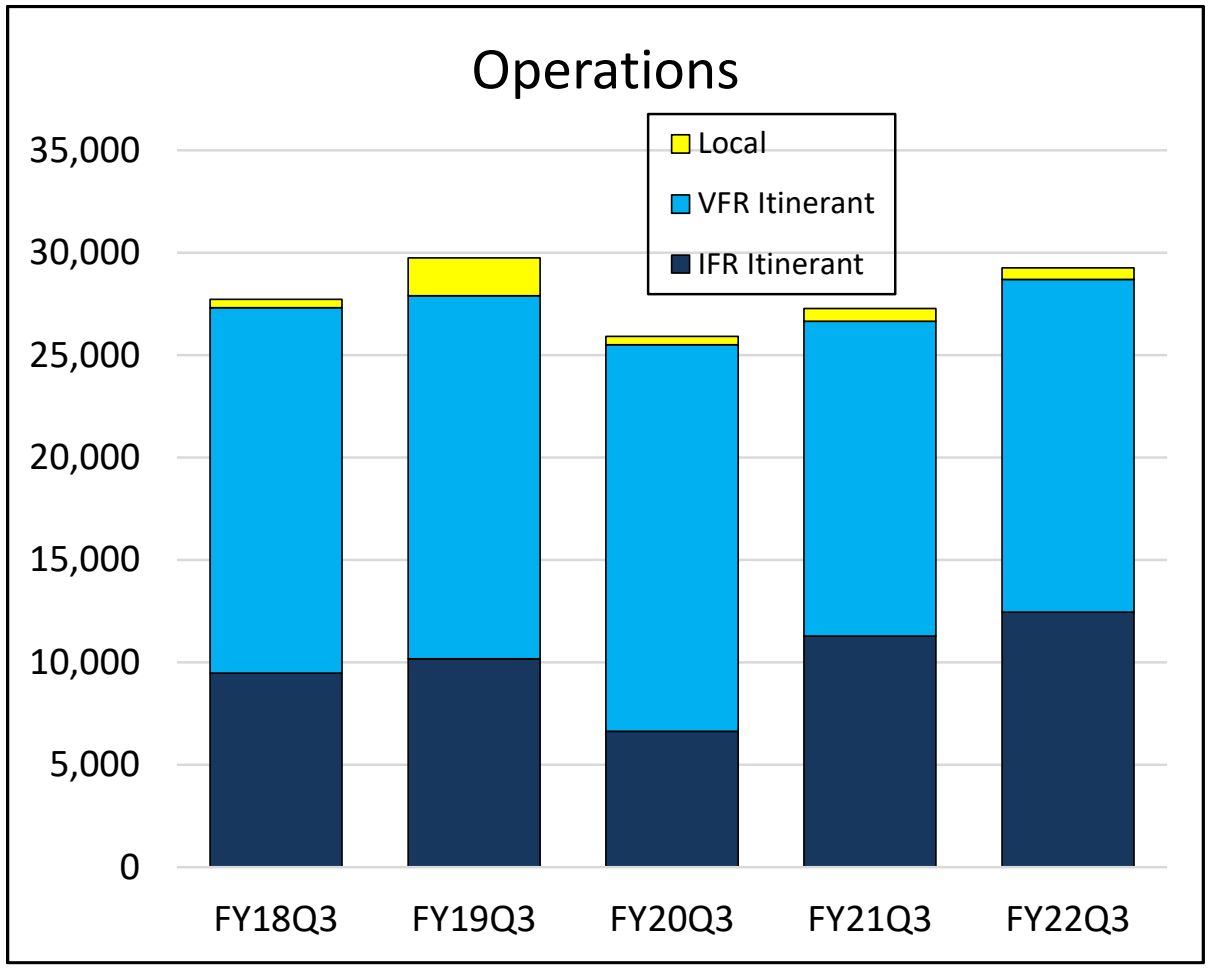
August 9, 2022

Addison Airport Quarterly Update – Overview

- Statistics: FY22 Q3
  - Aircraft Operations
  - International Operations
  - Fuel Flowage
  - Revenue
  - Real Estate Portfolio
- Projects and Progress



FY22 Q3 Statistics – Aircraft Operations



Definitions

- An **Aircraft Operation** is either a takeoff or a landing
- **Local Operations** are typically aircraft remaining in the local traffic pattern
- **Itinerant Operations** are aircraft that arrive from outside the airport area or depart and leave the airport area
- VFR is "**Visual Flight Rules**" (looking out the windows)
- IFR is "**Instrument Flight Rules**" (relying on the flight instruments)

FY22 Q3 Statistics – Aircraft Operations (con't.)

Instrument (IFR) Operations

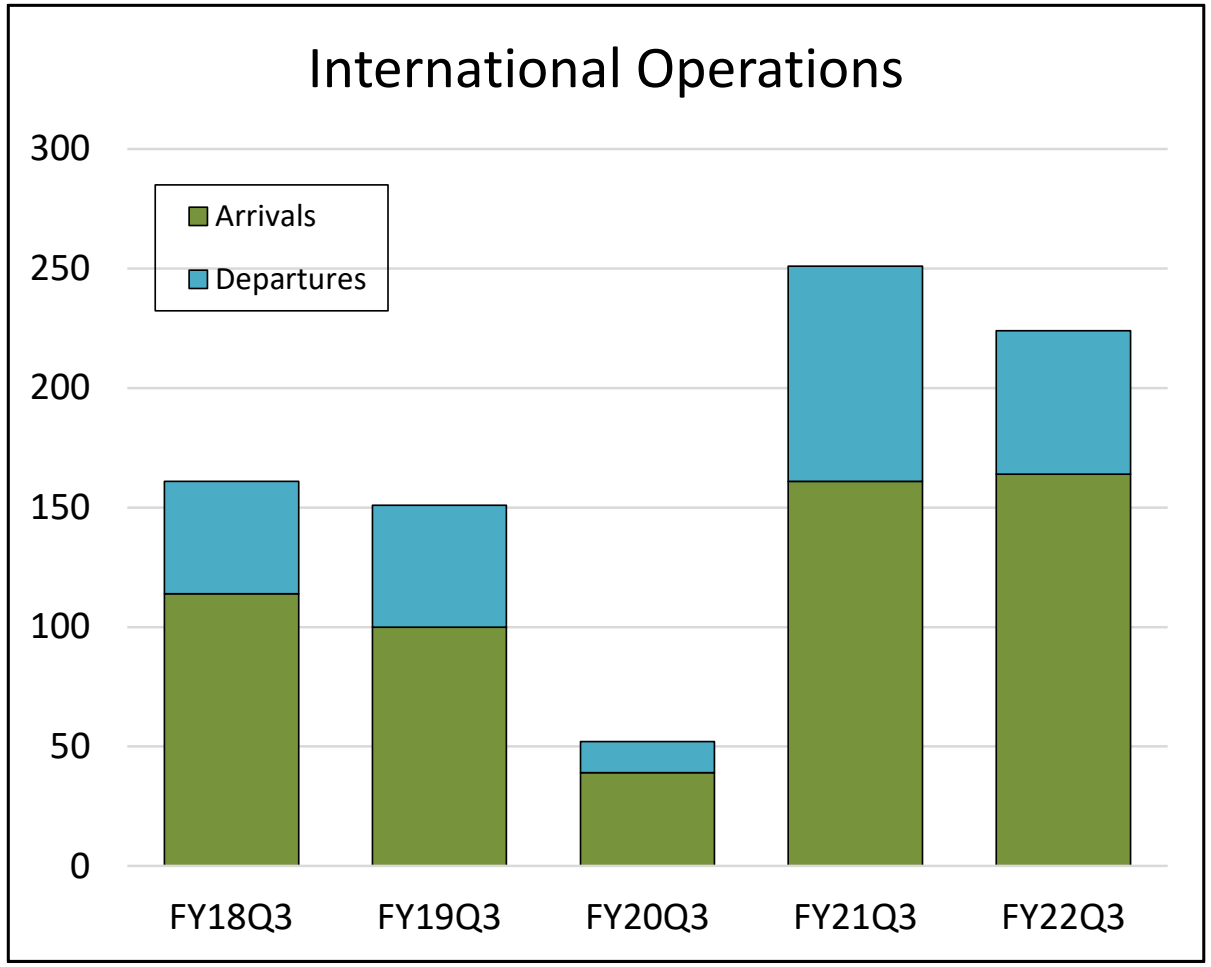
- Up 10.3% over Q3 of FY21
- Up 87.4% over Q3 of FY20

Total Operations

- Up 7.3% over Q3 of FY21
- Up 12.9% from Q3 of FY20

		OPERATIONS			
		IFR Itin	VFR Itin	Local	TOTAL
FY18 Q3	Apr-18	3,045	5,209	108	8,362
	May-18	3,274	6,415	165	9,854
	Jun-18	3,169	6,201	147	9,517
TOTAL		**9,488**	**17,825**	**420**	**27,733**
FY19 Q3	Apr-19	3,398	5,447	473	9,318
	May-19	3,616	5,603	809	10,028
	Jun-19	3,171	6,659	567	10,397
TOTAL		**10,185**	**17,709**	**1,849**	**29,743**
FY20 Q3	Apr-20	1,391	5,367	67	6,825
	May-20	2,322	6,654	137	9,113
	Jun-20	2,934	6,849	199	9,982
TOTAL		**6,647**	**18,870**	**403**	**25,920**
FY21 Q3	Apr-21	3,440	4,777	205	8,422
	May-21	3,885	4,480	219	8,584
	Jun-21	3,969	6,113	189	10,271
TOTAL		**11,294**	**15,370**	**613**	**27,277**
FY22 Q3	Apr-22	3,893	4,176	157	8,226
	May-22	4,471	5,173	209	9,853
	Jun-22	4,090	6,897	189	11,176
TOTAL		**12,454**	**16,246**	**555**	**29,255**

FY22 Q3 Statistics – International Operations



International operations are reported monthly to the airport by the CBP Officer assigned to Addison.

Not all aircraft are required to file notice with the CBP Officer at the departure airport for international departures, so the international departure counts provided to Addison by CBP are generally undercounts.

FY22 Q3 Statistics – International Operations (con't.)

International Arrivals

- Up 1.9% over Q3 FY21
- Up 320.5% over Q3 FY20

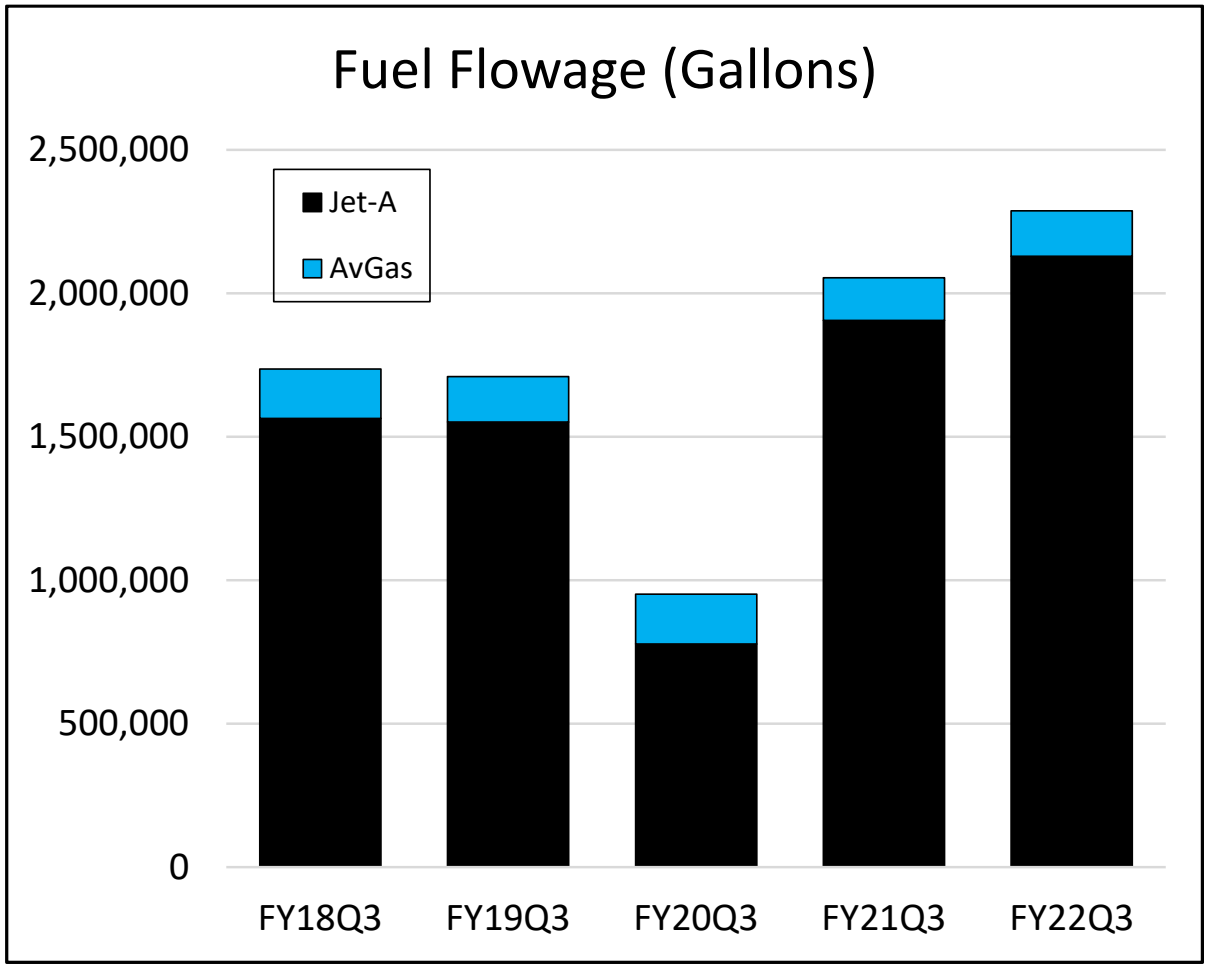
International Departures*

- Down 33.3% from Q3 of FY21
- Up 361.5% over Q3 of FY20

* As noted on the previous slide, international departures are undercounted because certain types of operations are not required to file with CBP at the departure airport (although they are still required to file with CBP).

		International Operations		
		arrivals	departures	TOTAL
FY18 Q3	Apr-18	45	22	67
	May-18	35	15	50
	Jun-18	34	10	44
TOTAL		**114**	**47**	**161**
FY19 Q3	Apr-19	40	23	63
	May-19	35	16	51
	Jun-19	25	12	37
TOTAL		**100**	**51**	**151**
FY20 Q3	Apr-20	5	6	11
	May-20	12	1	13
	Jun-20	22	6	28
TOTAL		**39**	**13**	**52**
FY21 Q3	Apr-21	64	26	90
	May-21	39	24	63
	Jun-21	58	40	98
TOTAL		**161**	**90**	**251**
FY22 Q3	Apr-22	42	21	63
	May-22	47	14	61
	Jun-22	75	25	100
TOTAL		**164**	**60**	**224**

FY22 Q3 Statistics – Fuel Flowage



Jet-A is the aviation fuel commonly used in the United States for most jet and turbo-prop aircraft.

AvGas – 100 octane Low Lead Aviation Gasoline – is the most widely used aviation fuel for piston-engine aircraft.

The airport collects flowage fees on aviation fuels delivered into the airport's bulk fuel storage facility:

- **FBOs** pay a fuel flowage fee of **$0.14/gallon** received (for both Jet-A and AvGas).
- **'Non-public'** fuelers pay a fuel flowage fee of **$0.22/gallon** received.

FY22 Q3 Statistics – Fuel Flowage (con't.)

Jet-A

- Up 11.8% over Q3 FY21
- Up 173.6% over Q3 FY20

AvGas

- Up 6.5% over Q3 FY21
- Down 8.0% from Q3 FY20

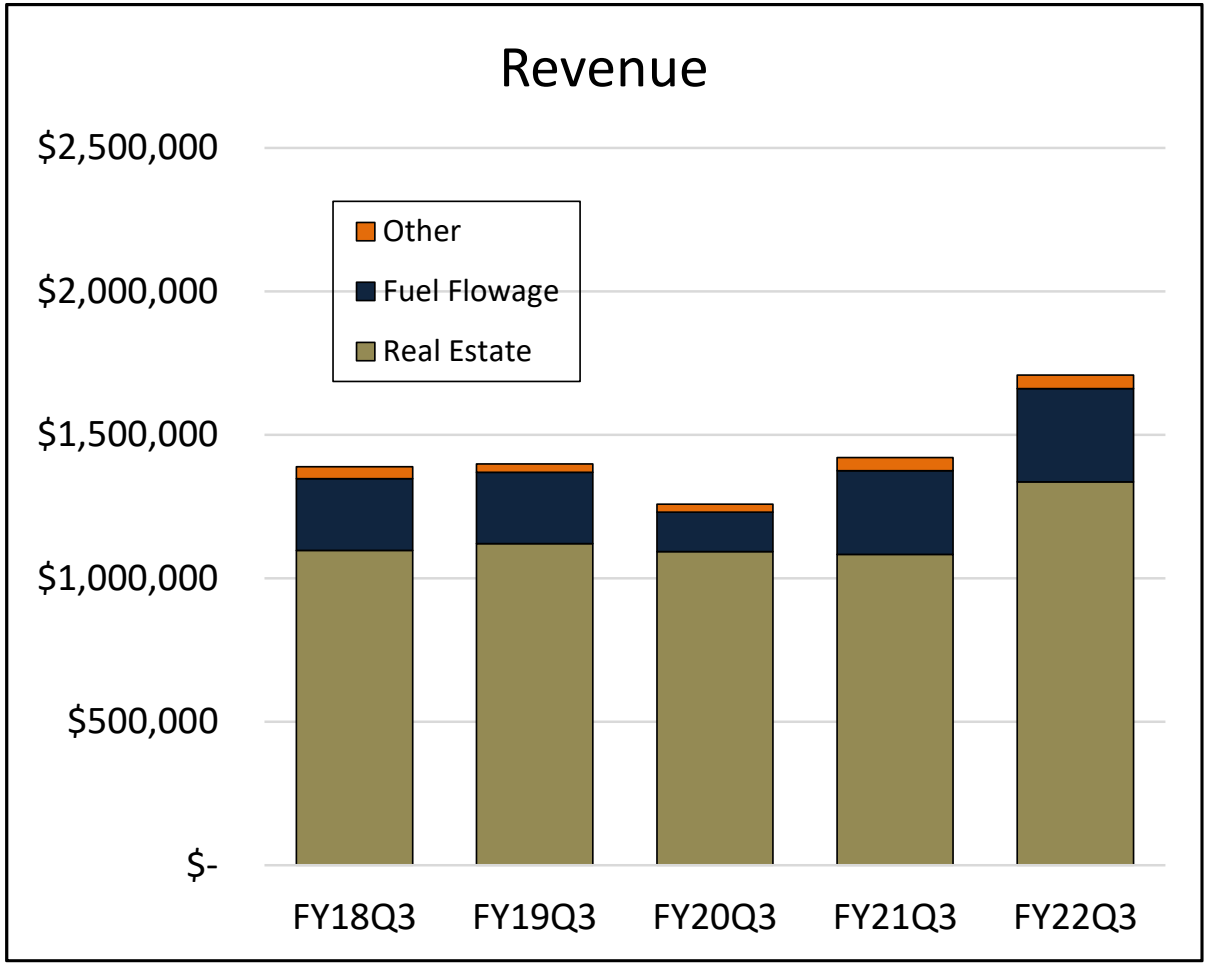
Total Fuel Flowage

- Up 11.4% over Q3 of FY21
- Up 140.5% over Q3 of FY20

		FUEL FLOWAGE (gallons)		
		Jet-A	AvGas	TOTAL
FY18 Q3	Apr-18	490,653	44,136	534,789
	May-18	525,621	66,701	592,322
	Jun-18	547,460	62,423	609,883
TOTAL		**1,563,734**	**173,260**	**1,736,994**
FY19 Q3	Apr-19	546,360	47,750	594,110
	May-19	545,831	46,847	592,678
	Jun-19	459,955	63,342	523,297
TOTAL		**1,552,146**	**157,939**	**1,710,085**
FY20 Q3	Apr-20	106,650	40,679	147,329
	May-20	239,109	59,885	298,994
	Jun-20	432,590	72,482	505,072
TOTAL		**778,349**	**173,046**	**951,395**
FY21 Q3	Apr-21	584,646	48,506	633,152
	May-21	604,767	48,673	653,440
	Jun-21	715,873	52,415	768,288
TOTAL		**1,905,286**	**149,594**	**2,054,880**
FY22 Q3	Apr-22	626,717	51,551	678,268
	May-22	821,711	48,173	869,884
	Jun-22	680,783	59,556	740,339
TOTAL		**2,129,211**	**159,280**	**2,288,491**

***Note**: Runway 13L/31R at DAL closed beginning 4/27/2021; Runway 13L/31R re-opened 6/29/2022.*

FY22 Q3 Statistics – Revenue



Real Estate revenue includes:

- ground leases
- leases of airport-owned commercial hangars
- leases of airport-owned commercial office space and signs
- T-hangar and patio hangar leases
- aircraft tie-down / ramp space
- bulk fuel storage tank leases
- through-the-fence (“TTF”) access permit fees

Fuel Flowage Fee revenue

- $0.14/gallon for FBOs
- $0.22/gallon for non-public fuelers
- based on gallons received at the bulk fuel storage facility (the “fuel farm”)

‘Other’ revenue includes:

- U.S. Customs and Regulated Garbage fees
- Utility billing pass-through
- Miscellaneous income

FY22 Q3 Statistics – Revenue (con't.)

Real Estate Revenue

- Up 23.3% over Q3 FY21
- Up 22.3% over Q3 FY20

Fuel Flowage Fees

- Up 11.5% over Q3 of FY21
- Up 135.8% over Q3 of FY20

Total Revenue

- Up 20.2% over Q3 of FY21
- Up 35.9% over Q3 of FY21

		REVENUE			
		Real Estate	FFF	Other	TOTAL
FY18 Q3	Apr-18	$ 364,132	$ 76,778	$ 14,475	$ 455,385
	May-18	$ 368,924	$ 84,448	$ 8,618	$ 461,990
	Jun-18	$ 364,563	$ 88,853	$ 18,029	$ 471,445
TOTAL		**$1,097,619**	**$250,080**	**$ 41,121**	**$1,388,820**
FY19 Q3	Apr-19	$ 376,077	$ 86,203	$ 11,933	$ 474,213
	May-19	$ 372,820	$ 84,925	$ 11,362	$ 469,107
	Jun-19	$ 372,805	$ 76,426	$ 6,668	$ 455,899
TOTAL		**$1,121,702**	**$247,554**	**$ 29,963**	**$1,399,219**
FY20 Q3	Apr-20	$ 356,126	$ 21,959	$ 13,546	$ 391,631
	May-20	$ 366,576	$ 43,415	$ 6,709	$ 416,699
	Jun-20	$ 370,382	$ 72,691	$ 6,511	$ 449,584
TOTAL		**$1,093,083**	**$138,065**	**$ 26,766**	**$1,257,914**
FY21 Q3	Apr-21	$ 363,624	$ 89,947	$ 22,052	$ 475,622
	May-21	$ 364,450	$ 92,139	$ 10,042	$ 466,632
	Jun-21	$ 355,916	$109,827	$ 13,740	$ 479,483
TOTAL		**$1,083,990**	**$291,913**	**$ 45,833**	**$1,421,737**
FY22 Q3	Apr-22	$ 419,538	$ 96,889	$ 20,210	$ 536,637
	May-22	$ 445,946	$123,091	$ 12,526	$ 581,562
	Jun-22	$ 470,937	$105,568	$ 14,220	$ 590,725
TOTAL		**$1,336,421**	**$325,548**	**$ 46,955**	**$1,708,925**

FY22 Q3 Statistics – Real Estate Portfolio

Addison Airport Q3 FY To Date 2022

Property Type / Description	Number of Properties	Number of Units	Vacancies	Leased %	Q3 FY To Date 2022 Revenue	% of Total Revenue
Ground Leased						
Ground Leased	34	34	0	100%	$2,018,205	41%
Total Ground Leased	34	34	0	100%	$2,018,205	41%
Town / Airport Owned						
Jet/Commercial/Sign	18	67	7	90%	$867,557	18%
T-Hangar	9	99	0	100%	$552,512	11%
Patio Hangar	3	47	1	98%	$127,712	3%
Tie-Downs	1	1	0	100%	$18,375	0%
Vacant / Unimproved Land	8	8	-	-	$0	0%
Fuel Farm	1	16	0	100%	$128,936	3%
Total Town / Airport Owned	40	238	8	97%	$1,695,092	34%
Airport Real Estate Totals	74	272	8	97%	$3,713,297	75%
Access Permits	2	16	-	-	$46,304	1%
Portfolio Total	76	288	8	-	$3,759,602	76%
Non-Real Estate Revenue					$1,183,300	24%
				Q3 FY To Date 2022 Revenue Totals	$4,942,901	100%
				Annualized Revenue	$6,590,535	104%
				Annualized Budgeted Revenue	$6,307,415	

FY22 Q3 Statistics – Real Estate Portfolio

Addison Airport Q3 FY To Date 2022 Economic Occupancy

Property Type / Description	Q3 FY To Date 2022 Budget	Q3 FY To Date 2022 Revenue	Economic Occ. %
Ground Leased			
Ground Leased	$2,084,302	$2,018,205	97%
Total Ground Leased	$2,084,302	$2,018,205	97%
Town / Airport Owned			
Jet/Commercial/Sign	$763,023	$867,557	114%
T-Hangar	$555,010	$552,512	100%
Patio Hangar	$124,574	$127,712	103%
Tie-Downs	$0	$18,375	0%
Vacant / Unimproved Land	$0	$0	0%
Fuel Farm	$147,634	$128,936	87%
Total Town / Airport Owned	$1,590,240	$1,695,092	107%
Airport Real Estate Totals	$3,674,542	$3,713,297	101%
Access Permits	$46,422	$46,304	0%
Portfolio Total	$3,720,964	$3,759,602	101%
Non-Real Estate Revenue	$1,009,598	$1,183,300	117%
Q3 FY To Date 2022 Revenue Totals	$4,730,562	$4,942,901	104%

- Ground leases increased by a net of two, from 32 to 34, as a result of actions approved by City Council at the June 28 meeting:
  - Two ground leases reverted to airport control and were consolidated into a new single ground lease;
  - Two vacant parcels will be redeveloped under new ground leases; and
  - One commercial ramp lease transitioned to a ground lease.
- While Galaxy FBO is now projected to begin operations in October 2022, per terms of their ground lease "Additional Rent" payments are being invoiced (a month in arrears, beginning in January) from December 1, 2021. Fuel farm and ground lease revenues year-to-date remain below budget projections because of delays in the opening of the Galaxy FBO project.

Addison Airport – Projects and Progress



Addison Airport – Projects and Progress

Noise Concerns

- The airport has a “Noise Concern” page on its website: https://addisontexas.net/airport/noise-concern-0
- This web page provides general information about Addison aircraft operations and noise.
- The web pages also provides two links where users may register noise concerns. One is the FAA Noise Portal; the other is an Addison-specific noise concern form:
  - https://noise.faa.gov/noise/pages/noise.html
  - https://addisontexas.net/airport/addison-airport-noise-concern-form

	FY19	FY20	FY21	FY22
October		28	6	2
November		20	1	3
December		1	4	4
January		26	2	4
February		8	1	6
March	2	2	3	3
April	2	1	1	1
May	7	2	2	2
June	1	0	1	6
July	1	0	2	
August	1	2	1	
September	9	4	1	
Total	23	94	25	31

The Addison-specific noise concern form was implemented on the airport’s website in March 2019. The table at left shows total concerns registered via that form by month. The table at right provides the total number of complaints by city, from March 2019 to the end of June 2022. The surge in concerns from Sept. 2019 – Feb. 2020 mostly came from Richardson, over recurring operations of a single helicopter.

City	Number of Complaints	Percentage of Complaints
Addison	64	36.8%
Dallas	21	12.1%
Richardson	81	46.6%
Farmers Branch	2	1.1%
McKinney	1	0.6%
Sachse	1	0.6%
Frisco	1	0.6%
Garland	1	0.6%
Unknown	2	1.1%

Addison Airport – Projects and Progress

Customs & Border Protection (CBP) and Airport Administration Offices



- CBP commenced operations from the new facility on February 14, 2022.
- Through June 30, CBP has cleared 296 arriving aircraft at the new facility.
- The monument sign was installed Monday April 11, 2022.
- Grand Opening event held on Tuesday April 19, 2022.







Addison Airport – Projects and Progress

Galaxy FBO

- $1 million lease pre-payment received July 2019; construction commenced December 2019
- Per terms of the lease, “Additional Rent” payments began December 1, 2021, with billings one month in arrears (*i.e.*, rent for December billed in January)
- General contractor ceased work on May 31, 2022 and subsequently declared Chapter 7 bankruptcy.
- Black Forest Ventures (parent of Galaxy FBO) has taken over project management and is working to complete the project; initial operations are now estimated to start in October 2022.







Addison Airport – Projects and Progress

AQRD Expansion

- Two ground leases reverted to airport control this year, on February 27 and June 27, 2022.
- Combined into a single new 1.57-acre ground lease approved, by Council at the June 28, 2022 meeting.
- Redevelopment of two hangars near the east end of Taxilane Uniform (4582 and 4584 Claire Chennault).
- Expansion of AQRD's business and operations in Addison, supported by an Economic Development incentive package approved by Council earlier this year.
- Initial lease term of 5 years, can extend to 2057 (+30 years) with capital improvements of >$1M
- Initial rent payment of $635,000 on acceptance of leased premises

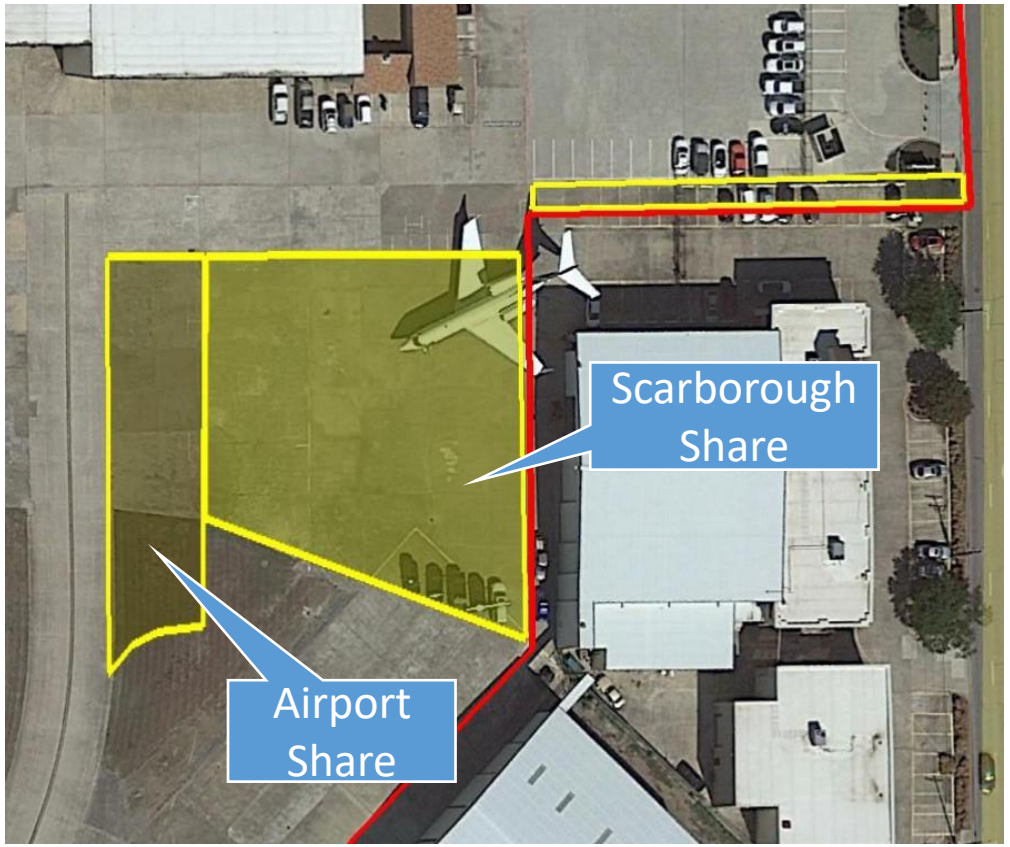
AQRD
Aerospace Quality Research & Development



Addison Airport – Projects and Progress

Scarborough Ramp Reconstruction Project

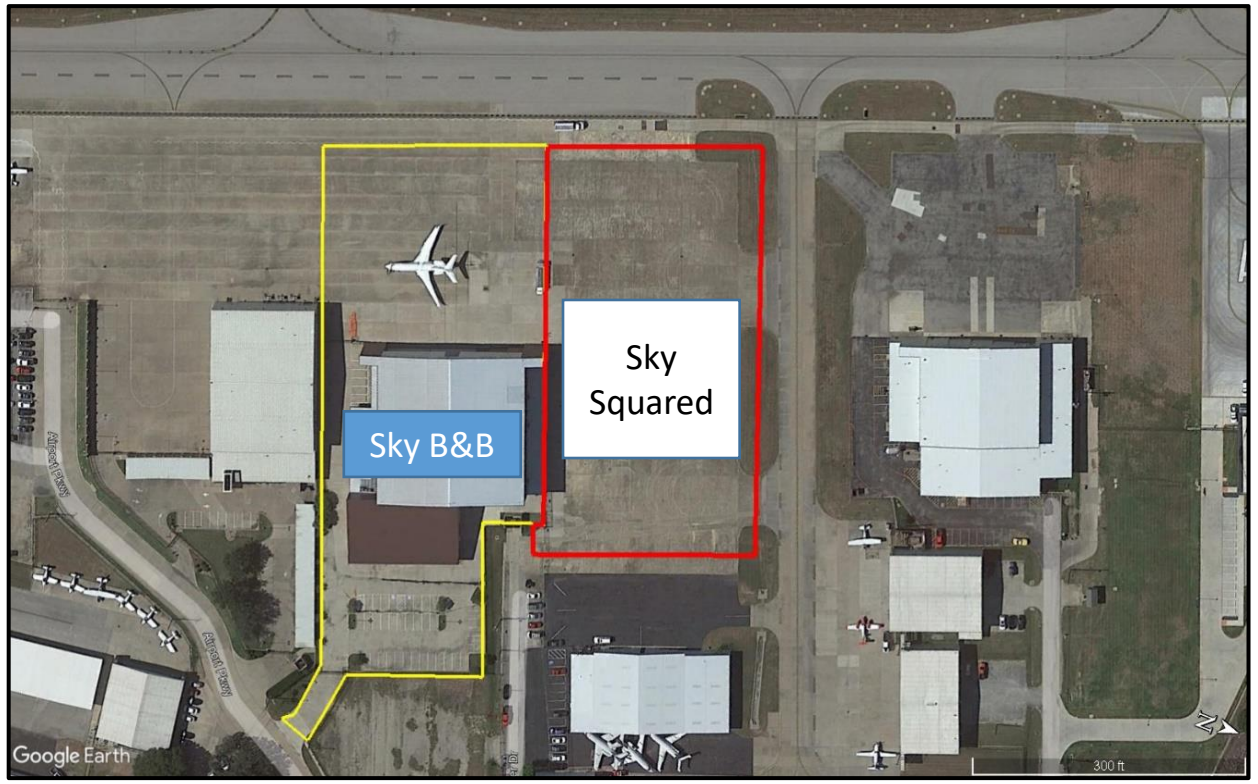
- Conversion of a commercial ramp lease (ramp serving 16445 Addison Road hangar) to a ground lease approved by Council at the June 28, 2022 meeting.
- Scarborough will reconstruct the 22,132sf ramp at their sole expense; in consideration, Scarborough will be granted a 40-year lease term
- Also included is a Developer Participation Agreement, under which Scarborough will reconstruct additional airport-controlled ramp area (totaling 9,485sf) at the same time.
- The airport will participate in the costs of the ramp reconstruction at up to a 30% share.
- The current estimated cost share for Scarborough is $551,115 (70%) while the current estimated cost share for the airport is $236,192 (30%).
- Demolition of the existing ramp has been completed; reconstruction is expected to begin in August, with an estimated construction time of 30 days.



Addison Airport – Projects and Progress

Sky Squared Corporate Hangar Project

- New ground lease approved by Council at the June 28, 2022 meeting.
- Redevelopment of the former Owens / Flightline hangar site with a new 31,000sf corporate hangar.
- Companion facility to the Sky B&B hangar.
- Minimum construction value of $4.5M
- Hangar will have 28’ high doors, 110’ clear span
- Lease requires airport to reconstruct Eddie Rickenbacker (access road) within one year of completion of the new hangar.
- Airport staff is exploring a developer participation agreement with Sky Squared to reconstruct a failed portion of the vehicle service road west of the leased area, from the Sky B&B ramp to the edge of Taxilane Sierra.
- Project may include reconstruction of an older portion of the Sky B&B ramp.

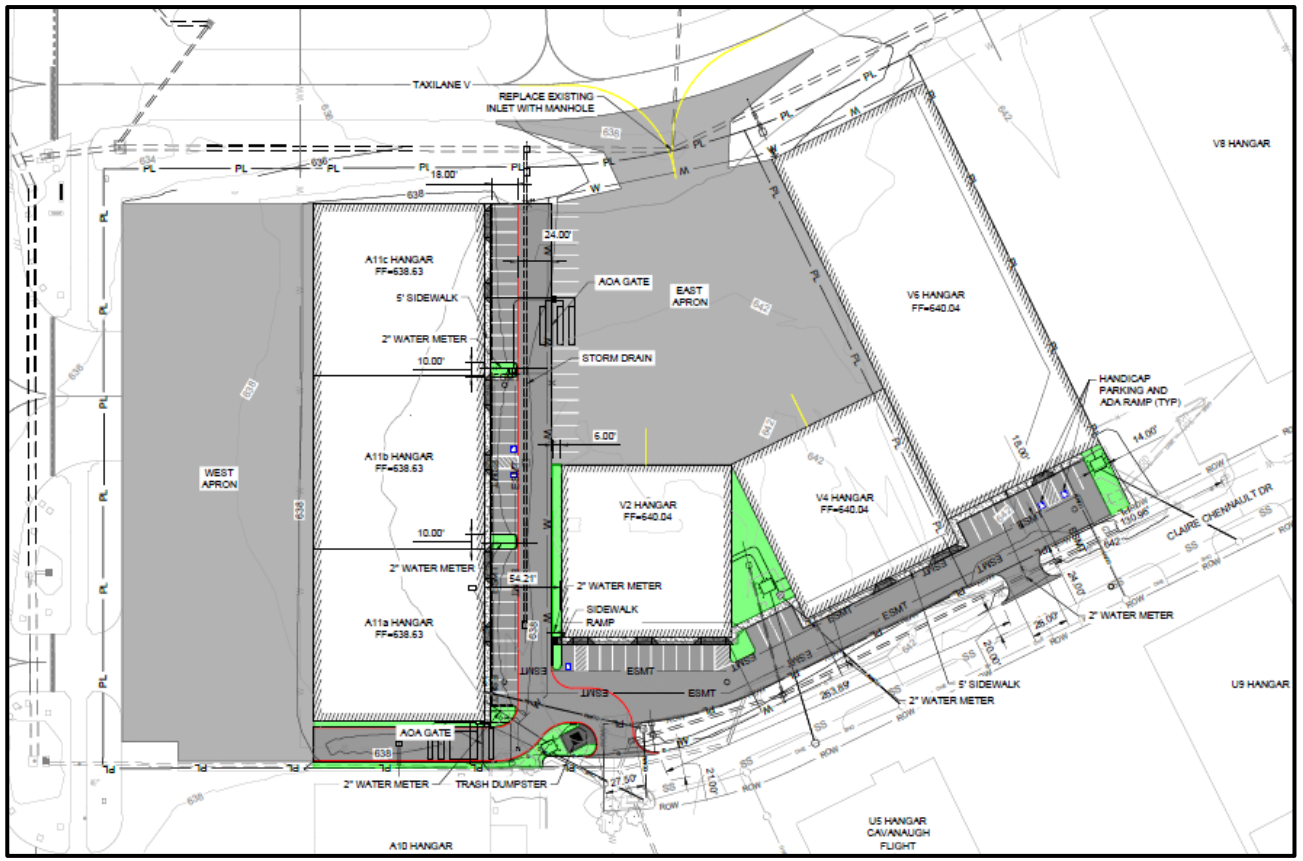


Addison Airport – Projects and Progress

Sky Harbour Project

- New 40-year ground lease approved by Council at the June 28, 2022 meeting.
- Redevelopment of the 6-acre JetPort site with six corporate hangars totaling over 100,000sf.





Addison Airport – Projects and Progress

Projects – Airport Improvement Program (AIP) Grant Funded

- Runway and taxiway pavement preservation and runway re-designation
  - FY21 AIP grant; original amount was $1,475,000; reduced to $1,031,020 based on bids received.
  - Project included crack sealing on runway, Taxiway Alpha, and connecting taxiways.
  - Five-day closure began at 8:00pm Friday April 8; runway re-opened at 6:00am Tuesday April 12.
  - Project included runway designation change, from 15-33 to 16-34, with replacement of airfield guidance sign panels and addition of (thermoplastic) surface-painted holding position signs.
  - Runway designation officially changed to 16-34 on March 24, 2022, with the FAA chart publication.







Addison Airport – Projects and Progress

Pending Projects – Airport Improvement Program (AIP) Grants

- Design for Taxiway Bravo extensions
  - FY21 AIP grant in the amount of $805,000 (90% FAA, 10% local match)
  - Engineering consultant selection RFQ advertised January 6, 2022; responses received February 2, 2022; committee unanimously selected Garver on February 25, 2022.
  - Garver has completed fee negotiations with TX-DOT Aviation and been given Notice to Proceed.
  - The first task will be a full Preliminary Engineering Report (PER) for the extension of Taxiway Bravo to become a full-length Parallel taxiway, including reconstruction of the existing section of Taxiway Bravo (built in 1991).
  - The PER will be followed by design of the first phase Taxiway Bravo extension, from Taxiway Foxtrot to north of Taxiway Golf, as well as connecting Taxiway Bravo to the south end of the runway.
  - Design kick-off meeting set for August 11, 2022; design schedule is 20 weeks total.
- Construction of Taxiway Bravo extensions and west side service road (first phase)
  - FY22 AIP grant, estimated amount of $7.5 Million (90% FAA funds, with 10% local match; 50% match for road).
  - TX-DOT will request local matching funds after bids are received (estimated total match: $1,440,400).
  - Construction is anticipated to begin in spring 2023.
  - The Taxiway Bravo extension will open up a 4-acre land parcel on the west side for aeronautical development.

Addison Airport Quarterly Update – Questions?



Council Meeting **2.**

Meeting Date: 08/09/2022

Department: City Secretary

AGENDA CAPTION:

Consider Action on the **Minutes from the July 12, 2022 City Council Meeting.**

BACKGROUND:

The minutes for the July 12, 2022 City Council Meeting have been prepared for consideration.

RECOMMENDATION:

Administration recommends approval.

Attachments

Minutes - July 12, 2022

D R A F T

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

July 12, 2022

6:00 p.m. Executive Session & Work Session
7:30 p.m. Regular Meeting

Addison TreeHouse
14681 Midway Rd., Addison, TX 75001

The Addison City Council conducted its Regular Council Meeting on Tuesday, July 12, 2022, at the Addison TreeHouse with a quorum of the City Council physically present. Limited seating for members of the public was available. Interested parties were able to make public comments and address the Council via emailed comments submitted to the City Secretary at iparker@addisontx.gov by 3:00 p.m. on the meeting day. The meeting was live streamed on Addison's website at www.addisontexas.net.

Present: Mayor Joe Chow; Mayor Pro Tempore Kathryn Wheeler; Deputy Mayor Pro Tempore Lori Ward; Council Member Tom Braun; Council Member Guillermo Quintanilla; Council Member Eileen Resnik

Virtual Attendance: Council Member Darren Gardner

Call Meeting to Order: Mayor Chow called the meeting to order.

Pledge of Allegiance: Mayor Chow led the Pledge of Allegiance

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EXECUTIVE SESSION

Closed (Executive) Session of the Addison City Council pursuant to:

Section 551.071, Tex. Gov. Code, to conduct a private consultation with its attorney pertaining to:

- Interlocal Agreement for Jail Services

Mayor Chow closed the Open Session to convene the City Council into Closed Executive Session at 6:03PM.

Reconvene into Regular Session: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

Mayor Chow reconvened the City Council into Open Session at 6:42 p.m. No action was taken as a result of Executive Session.

WORK SESSION

1. Present and Discuss Public Works and Engineering Operations and Project Updates.

Shannon Hicks, Director of Public Works and Engineering Services, presented this item. He provided an overview of projects of the Public Works and Engineering Services department, as well as an overview of the department's responsibilities by each Division:

- Streets Division- road and bridge repair, street lighting, pavement markings, scheduled road closures, traffic signals, signs and bulk trash pickup
- Utilities Division- emergency water main and line repairs, sewer manhole maintenance, ordinance updates, fire hydrant inspections and painting, valve maintenance, oversight of contracted utility repairs
- Stormwater Division- host Earth Day and Sustainability Day events, repair of damaged inlet tops, drainage ditch and stormwater inlet maintenance; also completed year three of the Town's five-year Municipal Separate Storm Water System (MS4) permit with the Texas Commission on Environmental Quality
- Capital Improvement Projects- details included purpose, timeline, status, budget and funding sources for the following projects:
    - Rawhide Creek Drainage Improvements
    - Winnwood Bridge Armoring Project
    - Lake Forest Drive Water and Sewer Improvements
    - Surveyor Pump Station Electrical Improvements
    - Kellway Lift Station Bypass Project
    - Surveyor Chloramine Booster Station
    - Celestial Ground Storage Tank Rehabilitation
    - Alpha Road Connector
    - Bella Lane North Connector
    - Traffic Signal and ADA Improvements
    - Vitruvian Park Public Infrastructure Phase 9, Block 701 Sewer and Water Improvements
- Major Bond Projects- details included scope of project, schedule, property acquisitions, budget and funding sources for the following projects:
    - Midway Road Reconstruction
    - Keller Springs Road Reconstruction
    - Airport Parkway Reconstruction
    - Airport Parkway and Keller Springs Reconstruction

- Upcoming Reconstruction Projects- budgets and anticipated design start dates (2023 and 2024)
    - Quorum Drive
    - Montfort Road

Mr. Hicks provided a visual depiction of the final Airport Parkway and Keller Springs Reconstruction Project so attendees could see the proposed finished project. He advised that the Town contracted with an outside engineering firm to produce the high-quality visuals to communicate the project vision to the public and property owners. This visual and other project updates and maps may be found on Addison's website at addisontx.net/projects.

Brief comments were offered by Council.

REGULAR MEETING

Announcements and Acknowledgements regarding Town and Council Events and Activities

Mayor Chow read a Proclamation recognizing City Manager Wes Pierson for his service as City Manager and designating July 12, 2022 as Wes Pierson Day in the Town of Addison. Mr. Pierson was also presented a commemorative street sign. It was noted that this is his last meeting with the Town of Addison, and he will soon assume the role of City Manager for the City of Frisco.

Mr. Pierson expressed his appreciation and fondness for his years with the Town of Addison and all the City Councils he has had the opportunity to work with over the years. He also expressed his appreciation for the staff he has worked with. Mayor Chow expressed high regard for Mr. Pierson and wished him well. Several other Council Members offered appreciative comments to Mr. Pierson as well.

Discussion of Events/Meetings

Public Comment: *The City Council invites citizens to address the City Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing starts. Citizen comments are limited to* ***three (3) minutes****, unless otherwise required by law. To address the Council, please fill out a* ***City Council Appearance Card*** *and submit it to a staff member prior to the Public Comment item on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. The Council may choose to place the item on a future agenda.*

Kimberly Hamilton, 13939 Noel Rd., Dallas, TX addressed the Council regarding panhandling issues along North Dallas Tollway. She volunteered her assistance with the program.

Consent Agenda: *All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

2. Consider Action on the Minutes from the June 14, 2022 City Council Meeting.

3. **Consider Action on the Minutes from the June 28, 2022 City Council Meeting.**

4. **Consider Action on a Resolution for the Financial Plan and Rate Model for Water and Sewer Utility Rates.**

5. **Consider Action on an Ordinance Revising Sec. 78-175 'Overnight Parking of Certain Vehicles Within Residential Areas Prohibited' of the Code of Ordinances to Clarify Language for Enforcement of Commercial Vehicle Parking.**

6. **Consider Action on a Resolution Authorizing the Use of Eminent Domain for the Acquisition of Permanent Right-of-Way, Utility Easements, and Temporary Construction Easements for the Reconstruction of Keller Springs Road and Airport Parkway from Dallas North Tollway to Addison Road, and Authorizing the City Manager to Execute all Documents.**

Mayor Chow asked if there were any requests to remove an item from the Consent Agenda for separate discussion. There were none.

MOTION: Council Member Resnik moved to approve Consent Agenda Items 2, 3, 4, 5 and 6 as submitted. Deputy Mayor Pro Tempore Ward seconded the motion. Motion carried unanimously.

Resolution No. R22-045: Adopt Financial Plan and Rate Model for Water and Sewer Utility Rates.
Ordinance No. O22-20: Revise Code of Ordinances, Section 78-175 'Overnight Parking of Certain Vehicles Within Residential Areas Prohibited'
Resolution No. R22-046: Authorize Use of Eminent Domain for the Acquisition of Permanent Right-of-Way, Utility Easements, and Temporary Construction Easements for the Reconstruction of Keller Springs Road and Airport Parkway

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Regular Items

7. **Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Adopting a Development Plan for Block D of the Addison Grove Addition, Including a Site Plan, Landscape Plan, Building Elevations, and Floor Plans for 54 Townhome Lots and One Open Space Lot in an Existing Planned Development District (PD), Through Ordinance O16-003, Located on Approximately 2.08 Acres at the Southwest Corner of Magnolia Street and Runyon Road, Approximately 400 Feet South of Belt Line Road. Case 1833-Z/Addison Grove, Block D.**

Ken Schmidt, Director of Development Services, presented this item. He reviewed the history of this project and summarized the request as follows:

Background: Block D is part of the Addison Grove Addition, an approximately 17.4 acre site situated on the south side of Belt Line Road and 350 feet west of Midway Road. In 1991, this property was zoned Planned Development, through Ordinance O91-066, to accommodate the

development of a Sam's Wholesale Club, which was constructed the following year. In anticipation of redevelopment, a special area study was initiated by the Town in 2014. This visioning process culminated in the adoption of a new Planned Development district, PD O16-003, in early 2016, establishing standards for a mixed-use redevelopment plan with townhomes, live/work units, and a multifamily component with ground floor retail uses.

In May 2016, InTown Homes received Development Plan approval for the townhome and live/work units in Addison Grove and has continued to advance through the permitting and construction process for the 57 townhome units that comprise Block B. In December 2017, Greystar received Development Plan approval for the development of the multifamily and retail component, Elan Addison Grove, which has been constructed and occupied. In April 2021, the Development Plan for Block A was approved, which included 16 townhomes and 17 live/work units. Permit review and lot construction is ongoing in Block A.

At this time, InTown Homes is ready to proceed with Block D, and in order to receive the necessary building permits, they must first obtain Development Plan Approval from the Town.

Proposed Plan: The development plans include the site plan and landscape plan for the entirety of Block D, as well as representative building elevations and floor plans for the 54 townhomes units that comprise this block. The plan accommodates four, four-story buildings, with all other buildings being three stories in height. The architectural character continues the traditional appearance of the Addison Grove neighborhood, with primarily brick façades. Units range in size from two to five-bedroom units that accommodate 1,350 square feet to 4,115 square feet of floor area.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision that is discretionary in nature, Development Plan approval is a ministerial function that is more like plat approval. The purpose of the Development Plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved. The proposed uses meet the standards in the ordinance.

It was noted that the concept plan for this project was approved by a prior Council.

Mr. Schmidt provided an overview of the site plan, landscaping and open space, parking, and exterior façade. He noted that alleyways on this project will be named (similar to streets) for addressing purposes.

Mr. Schmidt advised that the developer is proposing to remove the existing screening wall in phases, which will be replaced with a 6 foot temporary wood fence to remain in place during the duration of the construction. This will facilitate the installation of a water line in this same area. He noted that buildings along Beltway would be constructed first in order to screen the view of the remaining construction.

Mr. Schmidt advised that 116 public notices were sent to adjacent property owners with no responses received either FOR or AGAINST this project. The Planning and Zoning Commission

voted unanimously to approve this application at their July meeting. The recommendation is to include these conditions:

- A replat and associated air rights easements are approved and filed prior to release of any Block D building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.
- An 8-inch waterline connection is made between existing waterlines within the Magnolia Street and Beltway Drive rights-of-way prior to release of any Block D building permits.
- The required public safety connection and associated bollards that are co-located at this location may be installed concurrently or at the time of construction of the closest adjacent lots.
- The public park situated within Block A is completed and accepted by the Town prior to the release of any Block D building permits.
- No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two weeks of prior notice to the Town.

Mr. Schmidt advised that while the Town cannot dictate the length of time a project should take, this project has taken much longer than originally anticipated. There have been construction challenges that have required the Town to re-approve some plans. A new construction manager is on staff with InTown Homes to address some of the issues.

Discussion followed among Council members regarding the construction timelines, the current and requested future screening wall, the condition of the adjacent proposed park grounds.

Mayor Chow opened the public hearing. Stephen Klimas with InTown Homes was available via teleconference to answer Council's questions. He responded to questions regarding the order of the buildings to be constructed, advising that Buildings 1, 2, and 3 in Block B should be completed by the middle of November or December this year. He advised that in Block D, each building should take approximately eight (8) months.

Mr. Schmidt reviewed that the foundation design for buildings in Block B were not done as originally permitted which contributed to the construction delays. Mr. Klimas advised that the delays that have occurred for Building B include grading and retaining walls, which the Town is currently reviewing.

Mr. Klimas advised that the new project manager is currently on vacation, but he will confer with him on Council's question and responses will be provided to Mr. Schmidt regarding the schedule for completion of the park.

Considerable discussion followed regarding the proposed wood fence and how/when it will be installed. The water line will be installed, and the fence replaced prior to the planned roadway.

Mayor Chow closed the public hearing.

MOTION: Council Member Quintanilla moved to Table this item until the requested information is received from the developer. Motion was seconded by Council Member Resnik.

Council Member Braun inquired whether a partial approval could be made in order to begin installation of the water line. Mr. Schmidt responded that the water line has already been approved; the screening wall is the issue as it must be moved in order to install the water line. He added that he recommends installation of the bollards be approved at the same time. After discussion and clarification from Mr. Schmidt the following motion was made.

MOTION – WITHDRAWN: Council Member Quintanilla withdrew his motion. Council Member Resnik withdrew her second to the motion.

MOTION: Council Member Braun moved to Table this item with direction to staff to allow for removal of the screening wall for the portion on the east that is required to install the water line and the bollards. Mayor Pro Tempore Wheeler seconded the motion. Motion carried unanimously.

Adjourn Meeting

There being no further business to come before the Council, Mayor Chow adjourned the meeting.

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

_____
Irma G. Parker, City Secretary

Council Meeting **3.**

Meeting Date: 08/09/2022

Department: City Manager

AGENDA CAPTION:

Consider Action on a **Resolution Approving a Negotiated Settlement Between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2022 Rate Review Mechanism Filing.**

BACKGROUND:

The Town, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (RRM), as a substitute for future filings under the GRIP statute.

On or about April 1, 2022, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2021, entitled it to additional system-wide revenues of $141.3 million. Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to $115 million, $83.26 million of which would be applicable to ACSC members. ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $95.8 million instead of the claimed $141.3 million.

The ACSC Executive Committee recommends a settlement at $115 million. The Effective Date for new rates is October 1, 2022. ACSC members should take action approving the Resolution/Ordinance before September 30, 2022. The impact of the settlement on average residential rates is an increase of $4.60 on a monthly basis, or 6.7 percent. The increase for average commercial usage will be $14.34 or 4.3 percent. Atmos provided bill impact comparisons containing these figures.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Atmos Rate Review Mechanism 2022

TOWN OF ADDISON, TEXAS

RESOLUTION NO. 22- ___

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2022 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the Town of Addison, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2022, Atmos Mid-Tex filed its 2022 RRM rate request with ACSC Cities based on a test year ending December 31, 2021; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2022 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $115 million on a system-wide basis with an Effective Date of October 1, 2022; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $115 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2022 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $115 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2022 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2022.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, this the **9th** day of **August** 2022.

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

By: _____
Irma Parker, City Secretary

EXHIBIT A

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2022**	

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 21.55 per month
Rider CEE Surcharge	$ 0.05 per month[1]
Total Customer Charge	$ 21.60 per month
Commodity Charge – All Ccf	$0.36223 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2022.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2022**	

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 63.50 per month
Rider CEE Surcharge	($ 0.01) per month[1]
Total Customer Charge	$ 63.49 per month
Commodity Charge – All Ccf	$ 0.14137 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2022.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2022**	

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,204.50 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.4939 per MMBtu
Next 3,500 MMBtu	$ 0.3617 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0776 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2022**	

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2022**	

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,204.50 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.4939 per MMBtu
Next 3,500 MMBtu	$ 0.3617 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0776 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2022**	

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2022**	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the ith rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the ith schedule or classification.

HSF_i = heat sensitive factor for the ith schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the ith schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2022**	

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	10.58	0.1422	88.85	0.6666
Austin	9.90	0.1372	233.56	0.7819
Dallas	14.17	0.1938	186.38	0.9394
Waco	10.07	0.1308	140.10	0.7170
Wichita Falls	11.43	0.1398	131.57	0.5610

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

EXHIBIT B

ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2021

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Supplemental Executive Benefit Plan	Post-Employment Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2022 Willis Towers Watson Report as adjusted (1) (2) (3)	$ 1,715,323	$ 982,708	$ 3,137,022	$ 313,319	$ (341,412)	
2	Allocation to Mid-Tex	44.72%	44.72%	76.88%	100.00%	76.88%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 767,038	$ 439,436	$ 2,411,882	$ 313,319	$ (262,493)	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	$ 767,038	$ 439,436	$ 2,411,882	$ 313,319	$ (262,493)	$ 3,669,182
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	79.88%	79.88%	38.60%	11.00%	38.60%	
11							
12							
13	Total Pension Account Plan	$ 612,700		$ 931,100			$ 1,543,800
14	Total Post-Employment Benefit Plan		$ 351,016			$ (101,335)	249,681
15	Total Supplemental Executive Benefit Plan				$ 34,465		34,465
16	Total (Ln 13 + Ln 14 + Ln 15)	$ 612,700	$ 351,016	$ 931,100	$ 34,465	$ (101,335)	$ 1,827,946
17							
18	Notes:						
19	1. Studies not applicable to Mid-Tex or Shared Services are omitted.						
	2. Mid-Tex is proposing that the Fiscal Year 2022 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods includes only the expense amount.						
20	The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.						
21	3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.						

WP_F-2.3.1
Page 1 of 1

Council Meeting **4.**

Meeting Date: 08/09/2022

Department: Airport

Pillars: Innovative in Entrepreneurship & Business

Milestones: Leverage the use of the Airport to maximize business growth and expansion

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AGENDA CAPTION:

Consider Action on a **Resolution Consenting to the Sale and Assignment of the Ground Lease Between 6200 GP, LLC to RR Investments, Inc. for Commercial Office and Aeronautical Use on the Airport Property Located at 4550 Jimmy Doolittle Drive; and Authorizing the City Manager to Execute the Consent of Landlord, as Required Under the Ground Lease.**

BACKGROUND:

6200 GP, LLC (Assignor) is requesting the Town of Addison give its consent to the proposed sale and assignment of 4550 Jimmy Doolittle Drive at Addison Airport from 6200 GP, LLC to RR Investments, Inc. (Assignee).

The Ground Lease was entered into in May 1984 with Hangar Six, Inc. and was subsequently sold and assigned to Turbine Aircraft Services, Inc. in July 2002. In January 2014, the property was sold and assigned to 6200 GP, LLC. The Ground Lease, as amended and modified, is due to expire in 2048.

The building improvements consist of approximately 21,000 square feet of conventional hangar space; 7,280 square feet of office/shop space; and approximately 43,000 square feet of dedicated aircraft apron fronting Taxiway Alpha.

RR Investments, Inc. (d/b/a Million Air Dallas) is one of the airport's three Fixed-base Operators (FBOs) and has been in operation on the field for almost 40 years.

The City Attorney has reviewed the proposed Assignment of Ground Lease Agreement with Consent of Landlord and finds the document acceptable for the Town's purposes. After the City Manager executes the Consent of Landlord, airport management will deliver the agreement in trust to the escrow agent facilitating the transaction closing to be executed by the parties. Afterwards, the escrow agent will be instructed to deliver a publicly recorded copy of the fully executed document to the Town for its records.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Sale and Assignment of the Ground Leasehold from 6200 GP, LLC

Subject Location

RESOLUTION NO. R22-___

A RESOLUTION CONSENTING TO THE SALE AND ASSIGNMENT OF THE GROUND LEASE BETWEEN 6200 GP, LLC AND RR INVESTMENTS, INC. FOR COMMERCIAL OFFICE AND AERONAUTICAL USE ON AIRPORT PROPERTY LOCATED AT 4550 JIMMY DOOLITTLE DRIVE; AND AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE THE CONSENT OF LANDLORD AS REQUIRED UNDER THE GROUND LEASE.

WHEREAS, 6200 GP, LLC is the current tenant under that certain Ground Lease dated May 23, 1984, for the airport property located at 4550 Jimmy Doolittle Drive owned by the Town of Addison (the "Ground Lease"); and

WHEREAS, 6200 GP, LLC desires to assign all its rights, duties, and obligations under the Ground Lease to RR Investments, Inc.; and

WHEREAS, the City Council desires to provide the Town's consent and authorize the Interim City Manager to execute the same.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OFADDISON, TEXAS:

SECTION 1. The Assignment of Ground Lease between 6200 GP, LLC and RR Investments, Inc. for commercial office and aeronautical use, a copy of which is attached to this Resolution as **Exhibit A** with Landlord's Consent, is hereby approved and the Interim City Manager is authorized to execute the Consent of Landlord in conformance with the Ground Lease.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this ***9th*** day of ***AUGUST 2022***

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

_____
Irma G. Parker, City Secretary

Exhibit A

STATE OF TEXAS §
§ **ASSIGNMENT OF GROUND LEASE**
COUNTY OF DALLAS §

This Assignment of Ground Lease ("Assignment") is entered into and effective as of _____, 2022, by and between 6200 GP, LLC, a Nevada limited liability company ("Assignor"), and RR Investments, Inc., a Texas corporation, ("Assignee").

WHEREAS, a Ground Lease was entered into as of May 23, 1984, between the Town of Addison, Texas ("City") and Addison Airport of Texas, Inc. as Landlord, and Hangar Six, Inc. as Tenant; and

WHEREAS, the Ground Lease was assigned to Turbine Aircraft Services, Inc. by that Assignment of Lease dated July 2, 2002, and was simultaneously amended and modified by that Amendment to Ground Lease dated July 2, 2002, which among other things, amended the Demised Premises of the Ground Lease as set forth therein; and

WHEREAS, the Ground Lease was further amended by that Second Amendment to Ground Lease entered into and made effective as of April 16, 2003, recorded in the Official Public Records of Dallas County, Texas, as Instrument #200503504117 which, among other things, amended the Demised Premises of the Ground Lease as set forth therein; and

WHEREAS, the Ground Lease was further amended by that Third Amendment to Ground Lease entered into and made effective January 13, 2009, (evidenced by that Memorandum of Lease recorded as Instrument #200900063654 and by that Memorandum of Third Amendment to Ground Lease recorded as Instrument #201100292149 in the Official Public Records of Dallas County) which, among other things, amended the Demised Premises of the Ground Lease and extended the Term of the Ground Lease to June 30, 2048; and

WHEREAS, the Ground Lease was assigned by Turbine Aircraft Services, Inc. to 6200 GP, LLC, a Nevada limited liability company, by that Assignment of Ground Lease dated January 21, 2014, recorded in the Official Public Records of Dallas County as Instrument #201400014985; and

WHEREAS, the Ground Lease was further amended by that Fourth Amendment to Ground Lease entered into on January 8, 2019, which, among other things, amended the Demised Premises of the Ground Lease as set forth therein (evidenced by that Memorandum of Lease recorded in the Official Public Records of Dallas County as Instrument 201900017100), and more fully described in Exhibits "A" and ""B" attached hereto and made a part hereof; and

WHEREAS, by virtue of such assignments, 6200 GP, LLC is the Tenant under the Ground Lease, as amended or modified; and

WHEREAS, the Ground Lease provides that upon the expiration or termination of that certain agreement referred to and defined in the Ground Lease as the "Base Lease" (and being an Agreement for Operation of the Addison Airport between the City and Addison Airport of Texas, Inc.), the City is entitled to all the rights, benefits, and remedies, and will perform the duties, covenants, and obligations of the Landlord under the Ground Lease; and

WHEREAS, the Base Lease expired and the City is the Landlord under the Ground Lease; and

WHEREAS, the Ground Lease provides in Section 9 thereof that without the prior written consent of the Landlord, the Tenant may not assign the Ground Lease or any rights of the Tenant under the Ground Lease (except as provided therein); that any assignment must be expressly subject to all the terms and provisions of the Ground Lease; and that any assignment must include a written agreement from the Assignee whereby the Assignee agrees to be bound by the terms and provisions of the Ground Lease; and

WHEREAS, Assignor desires to assign the Ground Lease to Assignee, and Assignee desires to accept the assignment thereof, in accordance with the terms and conditions of this Assignment of Ground Lease.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and conditions contained herein, the sufficiency of which is hereby acknowledged, the parties hereto, each intending to be legally bound, agree as follows:

AGREEMENT

1. Assignor hereby assigns, bargains, sells, and conveys to Assignee, effective as of the date above, all of Assignor's right, title, duties, responsibilities, and interest in and to the Ground Lease, TO HAVE AND TO HOLD the same, for the remaining term thereof, and Assignor does hereby bind itself and its successors and assigns to warrant and forever defend the same unto Assignee against every person or persons lawfully claiming any part thereof through Assignor.

2. Prior to the effective date of this Assignment, Assignee agrees to pay Landlord an Assignment Fee in the amount of One Thousand Dollars and 00/100 ($1,000.00).

3. Assignee hereby agrees to and shall be bound by and comply with all the terms, provisions, duties, conditions, and obligations of the Tenant under the Ground Lease. For purposes of notice under the Ground Lease, the address of Assignee is:

RR Investments, Inc
4300 Westgrove Drive
Addison, Texas 75001

4. Nothing in this Assignment shall be construed or shall be deemed to modify, alter, amend, or change any term or condition of the Ground Lease except as set forth herein.

5. The above and foregoing premises and recitals are incorporated and made part of this Assignment, and Assignor and Assignee warrant and represent that such premises and statements, and all other provisions of this Assignment, are true and correct, and that in giving consent, Landlord (as defined in the Consent of Landlord attached hereto) is entitled to rely upon such representations and statements.

6. This Assignment is subject to the consent and filing requirements of the Town of Addison, Texas.

7. Assignor acknowledges that, in addition to any other remedies provided in the Ground Lease or by law, Landlord may, at its own option, collect directly from the Assignee all rents becoming due under such assignment and may apply such rent against any sums due to Landlord. No such collection by Landlord from any such Assignee or subtenant shall release Assignor from the payment or performance of Assignor's obligations under the Ground Lease.

8. The undersigned representatives of the Assignor and Assignee have the necessary authority to execute this Assignment on behalf of the respective parties, and Assignor and Assignee certify to one another that any necessary resolutions or other act extending such authority have been duly passed and are now in full force and effect.

IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment of Ground Lease on the day and the year first set forth above.

Assignor: 6200 GP, LLC	**Assignee: RR INVESTMENTS, INC**
By: _____	By: _____
Printed Name: _____	Printed Name: _____
Title: _____	Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he, she) executed the same for the purposes and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2022.

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he, she) executed the same for the purposes and consideration therein stated.

GIVEN under my hand and seal of office this _____day of _____, 2022.

_____
Notary Public, State of Texas

CONSENT OF LANDLORD

The Town of Addison, Texas ("Landlord") is the Landlord in the Ground Lease described in the Assignment of Ground Lease ("Assignment") entered into and effective as of _____ 2022, by and between 6200 GP, LLC, a Nevada limited liability company (herein referred to as "Assignor"), and RR Investments, Inc., a Texas corporation (herein referred to as "Assignee").

In executing this Consent of Landlord ("Consent"), Landlord is relying upon the warranties and representations made in the Assignment by Assignor and Assignee, and in relying upon the same, Landlord hereby consents to the Assignment from Assignor to Assignee. Notwithstanding this Consent, Landlord does not waive any of its rights under the Ground Lease as to the Assignor or to the Assignee, and does not release Assignor from its covenants, obligations, duties, or responsibilities under or in connection with the Ground Lease, and Assignor shall remain liable and responsible for all such covenants obligations, duties, and responsibilities. Notwithstanding any provisions of this Consent of Landlord, or the above and foregoing Assignment to the contrary, this Consent shall not operate as a waiver of any prohibition against further assignment, transfer, conveyance, pledge, change of control, or subletting of the Ground Lease or the premises described therein without Landlord's prior written consent.

This Consent of Landlord shall remain valid only if, and provided that no later than 6:00 o'clock p.m. on _____, 2022:

(i) The Assignment is executed and notarized by Assignor and Assignee;

(ii) All other matters in connection with the transfer, sale, and/or conveyance by Assignor to Assignee of Assignor's interest in the Ground Lease have been fully consummated and completed, and the transaction closed as reasonably determined by Landlord (such matters including, without limitation, the full execution and finalization of the Assignment and any other documentation required by Landlord relating to this transaction), delivered to Landlord c/o Mr. Bill Dyer, Addison Airport Real Estate Manager, 4545 Jimmy Doolittle Road, Suite 200, Addison, Texas 75001.

Otherwise, and failing compliance with and satisfaction of paragraphs (i) and (ii) above, this Consent of Landlord shall be null and void *ab initio* as if it had never been given and executed.

Executed on this _____ day of _____, 2022.

LANDLORD: Town of Addison, Texas

By: _____
, City Manager

EXHIBIT A

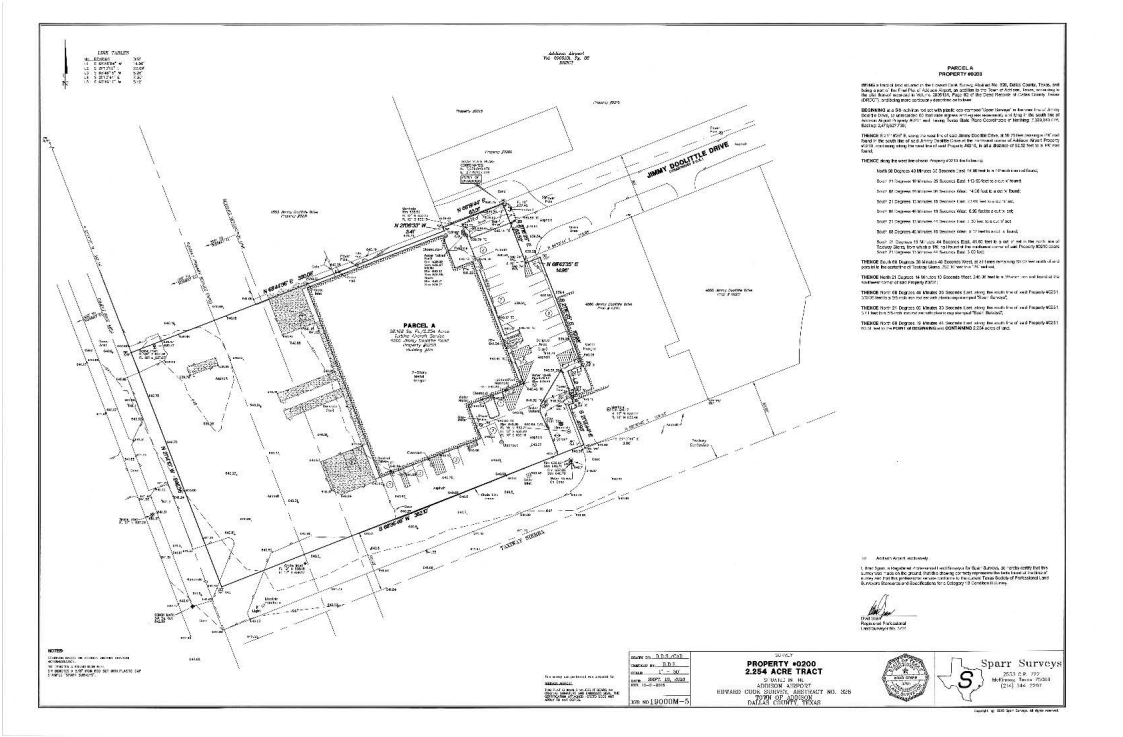
JIMMY DOOLITTLE DRIVE
PARCEL A
PROPERTY #0200
2.254 ACRE TRACT
HOWARD COUR SURVEY, ABSTRACT NO. 329
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
Sparr Surveys

EXHIBIT B

LEGAL DESCRIPTION

BEING a tract of land situated in the Edward Cook Survey, Abstract No. 326, Dallas County, Texas, and being a part of the Final Plat of Addison Airport, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 2005131, Page 82 of the Deed Records of Dallas County, Texas (DRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" in the west line of Jimmy Doolittle Drive, (a unrecorded 60 foot wide ingress and egress easement), and lying in the south line of Addison Airport Property #0231 and, having Texas State Plane Coordinates of Northing: 7,039,040.476, Easting: 2,479,627.736;

THENCE S 21°16'25" E, along the west line of said Jimmy Doolittle Drive, at 58.76 feet passing a 'PK" nail found in the south line of said Jimmy Doolittle Drive at the northwest corner of Addison Airport Property #0210, continuing along the west line of said Property #0210, in all a distance of 62.52 feet to a 'PK' nail found;

THENCE along the west line of said Property #0210 the following:

North 68 Degrees 43 Minutes 35 Seconds East, 14.96 feet to a 1/2-inch iron rod found;

South 21 Degrees 16 Minutes 25 Seconds East, 113.96 feet to a cut 'x' found;

South 68 Degrees 56 Minutes 04 Seconds West, 14.96 feet to a cut 'x' found;

South 21 Degrees 13 Minutes 15 Seconds East, 23.69 feet to a cut 'x' set;

South 68 Degrees 46 Minutes 16 Seconds West, 6.26 feet to a cut 'x' set;

South 21 Degrees 13 Minutes 44 Seconds East, 7.30 feet to a cut 'x' set;

South 68 Degrees 46 Minutes 16 Seconds West, 5.12 feet to a cut 'x' found;

South 21 Degrees 13 Minutes 44 Seconds East, 41.95 feet to a cut 'x' set in the north line of Taxiway Sierra, from which a 'PK' nail found at the southwest corner of said Property #0210 bears South 21 Degrees 13 Minutes 44 Seconds East, 3.00 feet;

THENCE South 68 Degrees 36 Minutes 46 Seconds West, at all times remaining 60.00 feet north of and parallel to the centerline of Taxiway Sierra, 382.10 feet to a 'PK' nail set;

THENCE North 21 Degrees 14 Minutes 10 Seconds West, 246.36 feet to a 3/8-inch iron rod found at the southwest corner of said Property #0231;

THENCE North 68 Degrees 44 Minutes 36 Seconds East, along the south line of said Property #0231, 330.08 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys";

THENCE North 21 Degrees 06 Minutes 33 Seconds East, along the south line of said Property #0231, 3.41 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys";

THENCE North 68 Degrees 19 Minutes 44 Seconds East, along the south line of said Property #0231, 63.31 feet to the **POINT of BEGINNING** and **CONTAINING** 2.254 acres of land.

Proposed Ground Lease Sale and Assignment of
6200 GP, LLC

Location: 4550 Jimmy Doolittle Drive





Council Meeting **5.**

Meeting Date: 08/09/2022

Department: Infrastructure- Development Services

Pillars: Innovative in Entrepreneurship & Business

Milestones: Promote and protect the Addison Way

AGENDA CAPTION:

Consider Action on a **Resolution Approving an Agreement with Groves Electrical Services, Inc., for the Construction of Vitruvian West 3 Streetscape Improvements - Phase 5, Block 200C and Authorizing the City Manager to Execute the Agreement** in an Amount Not to Exceed $399,500.

BACKGROUND:

The purpose of this item is to award a contract for the construction of the Vitruvian West 3 Streetscape Improvements in the Vitruvian Phase 5, Block 200C, part of the Vitruvian Park Development Project. This is the third (3) and final streetscape project for Phase 5 of the Vitruvian development. The scope of work for the project will include demolition of existing pavement, construction of new streetscape enhanced sidewalks, pavers, landscape, and irrigation system necessary to serve the Vitruvian West 3 private development.

Vitruvian West 3 Streetscape Improvements in the Vitruvian Phase 5, Block 200C are located along Westgate Lane and Marsh Lane. The Master Facilities Agreement between Addison and UDR provides the allocation and expenditure of authorized funds to design and construct the public infrastructure improvements necessary to support private development.

On July 9, 2019, City Council authorized a Professional Services Agreement (PSA) with Icon Consulting Engineers (Icon) for design services associated with Vitruvian West 3 Streetscape Improvements in the Vitruvian Phase 5, Block 200C. The design for this project was completed in April 2022.

On May 3, 2022, the project was advertised on CIVCAST, and the advertisements were closed on May 31, 2022. The Town received one bid submittal from Groves Electrical Services, Inc. (Groves) in the amount of $399,500. Groves has been determined to be a responsible bidder. Icon has checked Groves' references and recommends they be awarded the contract for $399,500. Groves has done many projects with the Town and have performed their duties well.

If the contract is approved, the notice to proceed is anticipated to be issued by

the end of August 2022, but supply chain issues may delay the start of construction. Construction should take approximately three months once materials are delivered. Addison committed a total budget of $4,780,852 in bond funds allocated in the Master Facilities Agreement as part of Phase 5 of the Vitruvian Development. As part of the Master Facilities Agreement, UDR must pay for any overages and is committed to doing so for this project.

The bid plans, bid specifications, and other pertinent documentation can be found on the project website listed below:

https://addisontexas.net/publicworks-engineering/ West 3 Streetscape Improvements -vitruvian-park-public-infrastructure-phase

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Vitruvian Park Infrastructure West 3 Streetscape Improvements

Recommendation Letter & Bid Tabulation

Groves Streetscape Bid Submittal

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING AN AGREEMENT WITH GROVES ELECTRICAL SERVICE, INC. FOR THE VITRUVIAN WEST 3 STREETSCAPE IMPROVEMENTS FOR VITRUVIAN TOWNHOMES (PHASE 5, BLOCK 200C) IN AN AMOUNT NOT TO EXCEED $399,500; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to authorize an agreement with Groves Electrical Service, Inc. for the Virtruvian West 3 streetscape improvements for Vitruvian Townhomes, Vitruvian Park Infrastructure Phase 5, Block 200C (the "Project") in conformance with the contract documents for City Bid No. 22-231, which are identified and included by reference in the agenda memorandum accompanying this Resolution.

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

SECTION 1. The City Council hereby approves the construction services agreement between the Town of Addison and Groves Electrical Service, Inc. for the above-described Project in an amount not-to-exceed of $399,500, a copy of which is attached to this Resolution as **Exhibit A**. The City Manager is hereby authorized to execute the agreement.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***9th*** day of ***August***, 2022.

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

_____
Irma Parker, City Secretary

CONSTRUCTION SERVICES AGREEMENT
Vitruvian West 3 Streetscape Improvements
Vitruvian Park Public Infrastructure (Phase 5, Block 200C)
Bid # 22-231

This CONSTRUCTION SERVICES AGREEMENT ("Agreement") is made as of the Effective Date by and between **Groves Electrical Service, Inc.,** a Texas corporation, hereinafter called "Contractor", and the **Town of Addison, Texas**, hereinafter called "City".

RECITALS

WHEREAS, City desires Contractor to perform certain work and services set forth in Section 1 (the "Scope of Services"), and

WHEREAS, Contractor has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents and Section 1 of this Agreement.

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, City and Contractor agree as follows:

Section 1. Scope of Services

Upon issuance of a written notice to proceed by City, Contractor agrees to provide to City the necessary services, labor, materials, equipment and supplies to perform the Vitruvian West 3 Streetscape Improvements, Vitruvian Park Public Infrastructure (Phase 5, Block 200C) (the "Project"), such services being more fully described herein and pursuant to the plans and specifications identified in the Contract Documents.

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until Contractor completes the services required herein to the satisfaction of City and has been paid in full by City, unless sooner terminated in conformance with this Agreement.

Section 3. Contract Documents

(a) This Agreement is a part of the "Contract Documents", which include:

(1) This Agreement, including all exhibits and addenda hereto;
(2) City's plans, specifications, and all other contract documents for the Project contained in City's Bid # 22-231;
(3) City's written notice(s) to proceed to the Contractor;
(4) Properly authorized change orders;
(5) Contractor's Bid Proposal ("Proposal" and/or "Response"); and
(6) Any other materials distributed by the City that relate to the Project.

In the event there exists a conflict between any term, provision and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this section (which shall supersede any conflicting provision concerning priority of contract documents contained in the Bid Packet). If discrepancies are found that may impact Contractor's performance of the services for the Project, it shall be the Contractor's obligation to seek clarification as to which requirements or provisions control before undertaking any work on that component of the Project. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that

component of the Project, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the Project.

Section 4. Contractor Obligations

(a) Performance of Services. To the extent reasonably necessary for Contractor to perform the services under this Agreement, Contractor shall be authorized to engage the services of any agents, assistants, persons, or corporations that Contractor may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of City. The cost of such personnel and assistance shall be a reimbursable expense to Contractor only if authorized in writing in advance by City. Unless otherwise agreed, Contractor shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the work covered by the Scope of Services.

(b) Quality Materials. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of a good quality. Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in words that so applied have well known, technical or trade meaning shall be held to refer to such recognized standards.Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all materials, construction, installation and other services furnished by Contractor under this Agreement. Contractor shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

(c) Additional Services. Payment for extra work shall be as agreed in the work order. Should City require additional services not included under this Agreement, Contractor shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by City; and without decreasing the effectiveness of the performance of services required under this Agreement. All minor details of the work not specifically mentioned in the Scope of Services or Contract Documents but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set forth in this Agreement. Contractor will not be entitled to any additional compensation therefor unless specifically stated otherwise. Otherwise the terms "extra work" and “additional services” as used in this Agreement shall be understood to mean and include all work that may be required by City to be done by Contractor to accomplish any alteration or addition to the work as shown on the Project plans and drawings. It is agreed that Contractor shall perform all extra work under the direction of the City's representative when presented with a written work/change order signed by the City’s representative, subject, however, to the right of Contractor to require written confirmation of such extra work order by City. No claims for extra services, additional services or changes in the services whatsoever, including any change in pricing or time for performance related to the services will be made by Contractor without first obtaining the City’s written agreement and approval of a work/change order reflecting the same.

(d) Independent Contractor. It is understood and agreed by and between the parties that Contractor, while performing under this Agreement, is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with Contractor’s actions. All services to be performed by Contractor pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Contractor shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

(e) Inspection of Records. Contractor grants City and its designees the right to audit, examine or inspect, at City’s election, all of Contractor's Records relating to the performance of services under this Agreement, during the term of the Agreement and any retention period herein. City’s audit, examination or

inspection of Contractor's Records may be performed by a City designee, which may include its internal auditors or an outside representative engaged by City. Contractor agrees to retain Contractor's Records for a minimum of four (4) years following termination of the Agreement, unless there is an ongoing dispute under the contract; then, such retention period shall extend until final resolution of the dispute. "Contractor's Records" shall include any and all information, materials and data of every kind and character generated as a result of the services under this Agreement. City agrees that it will exercise its right to audit, examine or inspect Contractor's Records only during regular business hours. Contractor agrees to allow City and its designees access to all of Contractor's Records, Contractor's facilities and the current or former employees of Contractor, deemed necessary by City or its designee(s), to perform such audit, inspection or examination.

(f) Certification of No Conflicts. Contractor hereby warrants to the City that Contractor has made full disclosure in writing of any existing or potential conflicts of interest related to Contractor's services under this Agreement. In the event that any conflicts of interest arise after the Effective Date of this Agreement, Contractor hereby agrees immediately to make full disclosure to the City in writing.

(g) No Waiver of City's Rights. Neither City's review, approval or acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Contractor shall be and remain liable to City in accordance with applicable law for all damages to City caused by Contractor's negligent performance of any of the services furnished under this Agreement.

(h) Rights-of-Access. City will obtain or furnish right-of-access to the Project site for Contractor to perform any required studies, surveys, tests or other necessary investigations in relation to the Scope of Services. Contractor will take all necessary and reasonable precautions to minimize damage to all personal and real property in the performance of such surveys, tests, studies and investigations.

(i) Compliance with Laws. Contractor shall comply with all laws, ordinances, rules and regulations governing Contractor's performance of this Agreement.

Section 5. Payment

(a) Compensation; Method of Payment. City agrees to pay Contractor for all services authorized in writing and properly performed by Contractor in a total amount not to exceed THREE HUNDRED NINTY NINE THOUSAND, FIVE HUNDRED DOLLARS AND NO CENTS ($399,500.00) ("Contract Price"), subject to additions or deletions for changes or extras agreed upon in writing. Unless otherwise provided herein, payment to Contractor shall be monthly based on the Contractor's monthly progress report and detailed monthly itemized statement for services that shows the names of the Contractor's employees, agents, Contractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form reasonably acceptable to City. City shall pay such monthly statements within thirty (30) days after receipt and City verification of the services.

(b) Deductions; Withholding. City may deduct from any amounts due or to become due to Contractor any sum or sums owing by Contractor to City. In the event of any breach by Contractor of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against City, or the City's premises, arising out of Contractor's performance under this Agreement, City shall have the right to retain out of any payments due or to become due to Contractor an amount sufficient to completely protect the City from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by Contractor. Additionally, City may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:

(1) defective work not remedied;

(2) claims filed or reasonable evidence indicating possible filing of claims;
(3) failure of Contractor to make payments promptly to subContractors or for material or labor which City may pay as an agent for the Contractor; or
(4) damages to another Contractor or subcontractor.

When the above grounds are removed, or Contractor provides a surety bond or letter of credit satisfactory to City (to be determined in City's sole discretion) which will protect City in the amount withheld because of said grounds, City will release the amounts withheld.

Section 6. Performance Schedule

(a) Time for Performance. Contractor shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with City's requirements. The time for performance under this Agreement is SIXTY (60) calendar days. Accordingly, Contractor shall complete all work related to the Project on or before SIXTY (60) calendar days following the date of City's written notice to proceed to Contractor.

(b) Extentioins; Written Request Required. No allowance of any extension of time, for any cause whatever (including an event of Force Majeure), shall be claimed by or granted to Contractor, unless (i) Contractor shall have made written request to City for such extension within forty-eight (48) hours after the cause for such extension occurred, and (ii) City and Contractor have agreed in writing that such additional time shall be granted. As used in this section, the term "Force Majeure" shall mean that Contractor's performance of the services under this Agreement is prevented or delayed, in whole or in part, to such an extent that Contractor would not be able to complete the services (or any partial component thereof) within the time for performance set forth herein by reason of or through work strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, act of God, pandemic, or other specific cause reasonably beyond Contractor's control and not attributable to its malfeasance, neglect or nonfeasance. Should Contractor timely request an extension of time due to an event of force majeure under this section, City and Contractor may agree in writing to suspended Contractor's performance until such disability to perform (other than a payment obligation) is removed; provided, that Contractor shall use commercially reasonable efforts to remove any such causes and resume performance of the services under this Agreement as soon as reasonably practicable.

(c) Costs of Delay. Contractor understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the number of calendar days agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the Owner may withhold permanently from the Contract Price an amount equal to **$500.00 per day**, which the parties agree represents a reasonable estimation of the actual costs that would be incurred by the City in the event of such delay. In the event Contractor's performance under this Agreement is delayed or interfered with, regardless of reason, Contractor shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

Section 7. Ownership of Project; Bill of Sale; No Liens

(a) Title of Ownership. Contractor warrants that title to all services, including all equipment and materials incorporated into the Project, will pass to City no later than the time of final payment. Contractor further warrants that upon payment by City, all services for which payments have been received from City shall be free and clear of liens, claims, security interests or other encumbrances in favor of Contractor or any other person or entity whatsoever.

(b) Assignment; Bill of Sale. Contractor agrees, no later than the time of completion of the Project, to assign to City all manufacturer's warranties relating to equipment, materials and labor used in the

Project and further agrees it will at all times perform the services in a manner that will, to the greatest extent possible, preserve all manufacturer's warranties. If necessary as a matter of law, Contractor may retain the right to enforce directly any such manufacturers' warranties during the one year period following the date of acceptance of the Project by City; provided, that City's rights related to the same shall not be subordinate to Contractor's enforcemet rights.

CONTRACTOR AGREES TO INDEMNIFY, DEFEND, AND SAVE CITY HARMLESS FROM ALL CLAIMS RELATED TO ANY DEMANDS OF SUBCONTRACTORS, LABORERS, WORKMEN, MECHANICS, MATERIALMEN, AND SUPPLIERS OF MACHINERY AND PARTS THEREOF, EQUIPMENT, POWER TOOLS, ALL SUPPLIES ARISING OUT OF THE PERFORMANCE OF THIS AGREEMENT. CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE THAT ALL OBLIGATIONS DESCRIBED HEREIN HAVE BEEN PAID, DISCHARGED OR WAIVED UPON CITY'S WRITTEN REQUEST.

Section 8. Default; Termination; Abandonment

(a) Default by Contractor. Should Contractor fail to comply with any term or condition this Agreement applicable to Contractor, or become disabled and unable to comply with any provisions of this Agreement related to the quality or character of the services or time of performance, Contractor shall be deemed in default of this Agreement. If such default is not corrected within ten (10) days after written notice by City to Contractor, City may, at its sole discretion and without prejudice to any other right or remedy:

(1) terminate this Agreement and be relieved of any further payment or consideration to Contractor except for all services determined by City to be satisfactorily completed prior to such termination. Payment for work satisfactorily completed shall be for actual costs incurred and non-refundable, including reasonable salaries and travel expenses of Contractor to and from meetings called by City at which Contractor is required to attend, but shall not include any loss of profit of Contractor. City may further proceed to complete the services in any manner deemed proper by City, either by the use of its own forces or by resubletting to others; or

(2) City may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at Contractor's sole expense.

(b) Suspension or Termination by City. City may suspend or terminate this Agreement for cause or without cause at any time by giving written notice to Contractor. In the event suspension or termination is without cause, payment to Contractor, in accordance with the terms of this Agreement, will be made based on services reasonably determined by City to be satisfactorily performed as of the date of suspension or termination. Such payment will become payable upon delivery of all instruments of service to City and City's acceptance of the same. If City requires a modification of the services under this Agreement, and in the event City and Contractor fail to agree upon such modification(s), City shall have the option of terminating this Agreement and Contractor's services hereunder at no additional cost other than the payment to Contractor in accordance with the terms of this Agreement for the services reasonably determined by City to be properly performed prior to such termination date.

(c) Abandonment. If Contractor should abandon and fail or refuse to resume work within ten (10) days after written notification from the City, or if Contractor fails to timely comply with the orders of the City, when such orders are consistent with the Contract Documents, then, and in that case, where a performance bond(s) exists, the surety on the bond(s) may be notified in writing by City and directed to complete the work (at City's sole discretion), and a copy of said notice shall be delivered to Contractor. After receiving said notice of abandonment, Contractor shall not remove from the work any machinery, equipment, tools, materials

or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the City or the surety on the performance bond, or another Contractor in completion of the work; and Contractor shall not receive any rental or credit therefor, having hereby acknowledged that the use of such equipment and materials will ultimately reduce the cost to complete the work and be reflected in the final settlement. In the event a surety fails to comply with City's written notice provided for herein, then the City may provide for completion of the work in either of the following elective manners:

(1) the City may employ such labor and use such machinery, equipment, tools, materials and supplies as said City may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to Contractor, which shall be deducted and paid by City out of such amounts as may be due, or that may thereafter at any time become due to the Contractor under this Agreement. In case such expense is less than the sum which would have been payable under this Agreement if the same had been completed by the Contractor, then Contractor shall receive the difference. In case such expense is greater than the sum which would have been payable under this Agreement if the same had been completed by said Contractor, then the Contractor and/or its surety (ies) shall pay the amount of such excess to the City; or

(2) the City may (under sealed bids when and in the manner required by law) let the contract to another Contractor for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the City under the new contract as compared to what would have been the cost under this Agreement, such increase shall be charged to the Contractor and its surety (ies) shall be and remain bound therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the Contractor and/or its surety (ies) shall be credited therewith.

(d) Remedies Cumulative. The remedies in this section are cumulative and nothing herein shall be deemed a waiver of any other remedy available to the City under this Agreement, including its remedies upon default provided herein above.

Section 9. Insurance

Contractor shall during the term hereof maintain in full force and effect all policies of insurance reasonably required by City and in compliance with the Contract Documents. Contractor's obligation to provide acceptable certificates of insurance is a material condition of this Agreement, and services under this Agreement shall not commence until certificates of insurance have been received, reviewed, and accepted by City. The minimum coverages and limits of liability for the policies of insurance required under this Agreement are maintained by and accessible through the City's purchasing department.

Section 10. Indemnification

(a) Release of liability. CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE

OTHER THAN THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR BREACH OF CITY'S OBLIGATIONS HEREUNDER.

(b) Contractor's Indemnity Obligation. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR'S PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE, IN WHOLE OR IN PART, FROM OR ARE ATTRIBUTED TO THE GROSS NEGLIGENCE OF CITY, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

(c) Notice of Claim(s). Contractor shall promptly advise City in writing of any claim or demand against the City, related to or arising out of Contractor's acts or omissions under this Agreement and shall see to the investigation and defense of such claims or demand at Contractor's sole cost and expense; provided, that City, at its option and at its own expense, may participate in such defense without relieving Contractor of any of its obligations hereunder.

CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT. THE PROVISIONS OF THIS SECTION 11 SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

Section 11. Notice

All notices required by this Agreement shall be in writing and addressed to the parties at the addresses set forth below (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), or e-mail of a PDF document (with confirmation of transmission) or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a notice is effective only (a) upon receipt by the receiving party, and (b) if the party giving the notice has complied with the requirements of this Section.

Section 12. Sales and Use Taxes

Contractor understands and acknowledges that City is a governmental entity and exempt from the payment of sales and use taxes for certain materials and equipment conveyed to City as part of this Project or otherwise incorporated into the Project. City agrees to provide Contractor such documentation as may otherwise be required by state law to allow Contractor to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

Section 13. Texas Government Code Verifications

(a) Contractor's execution of this Agreement shall serve as its acknowledgement and written verification that:

(1) the requirements of Subchapter J, Chapter 552, Government Code, apply to this Agreement and Contractor agrees that the Agreement can be terminated if Contractor knowingly or intentionally fails to comply with a requirement of that subchapter;
(2) pursuant to Texas Government Code Chapter 2270, that Contractor's organization does not presently boycott Israel and will not boycott Israel during the term of this Agreement; and
(3) pursuant to Texas Government Code Chapter 2251, that Contractor's organization does not current discriminate against firearm and ammunition industries and will not for the term of the contract. Discriminating means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with the firearm or ammunition industry or with a person or entity doing business in the firearm or ammunition industry, but does not include an action made for ordinary business purposes.

Section 14. **Miscellaneous**

(a) Contractor shall not assign or sublet this Agreement, in whole or in part, without the prior written consent of City. (b) Contractor shall comply with all federal, state, county and municipal laws, ordinances, resolutions, regulations, rules, and orders applicable to the services under this Agreement. (c) The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the state district courts of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts. (d) This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. (e) The exhibits attached hereto, if any, are incorporated herein and made a part hereof for all purposes. (f) Unless expressly provided otherwise herein, this Agreement may only be modified, amended, supplemented or waived by a mutual written agreement of the parties. (g) In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it. (h) Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination. (i) This Agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties. (j) Each party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement. (k) Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY –
SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For City:

TOWN OF ADDISON, TEXAS

By:_____
Hamid Khaleghipour
City Manager

Date: _____

Notice Address:

Town of Addison
Attn: Hamid Khaleghipour, City Manager
5300 Belt Line Road
Town of Addison, Texas 75254
E: hkhaleghipour@addisontx.gov

For Contractor:

GROVES ELECTRICAL SERVICE, INC.

By: Bill Groves
William H. Groves
President

Date: June 8, 2022

Notice Address:

Groves Electrical Service, Inc.
Attn: William H. Groves, President
2410 Squire Pl.
Farmers Branch, Texas 75234
E: bill@groveselectric.com

Addison Contract ID:
SAMPLE FORM CSA_v1.20220330

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners

June 8, 2022

Shannon Hicks, P.E.
Director of Public Works and Engineering Services

Town of Addison
Addison Service Center
16801 Westgrove Dr.
Addison, TX 75001

Re: Vitruvian West 3 Streetscape Improvements
Vitruvian Park Public Infrastructure Phase 5, Block 200C
Project Number 2022-04-C
Bid Number 22-231

Mr. Hicks,

On May 31, 2022, the Town of Addison received bids for Vitruvian West 3 Streetscape Improvements, Vitruvian Park Public Infrastructure Phase 5, Block 200C. The one bid received is below.

Bidder	Total Bid
Groves Electrical Service, Inc.	$ 399,500.00

Icon Consulting Engineers, Inc. (Icon) has reviewed the bid for the low bidder.

Both Icon Consulting Engineers, Inc. and the Town of Addison have worked with Groves Electrical Service, Inc. on several projects and both have had very positive feedback.

Based on this information, it appears that Groves meets the qualifications for the project and should be considered the lowest responsive bidder. Therefore, based on the information provided, Icon recommends awarding the contract to Groves.

Enclosed is a copy of the bid tabulation for your reference.

Sincerely,

ICON CONSULTING ENGINEERS, INC.



Bruce F. Dunne, P.E.

Vermillion Office Park - 2840 W. Southlake Blvd., Suite 110 - Southlake, Tx 76092
Phone: (817) 552-6210 Fax: (817) 778-4845

VITRUVIAN WEST 3 STREETSCAPE IMPROVEMENTS
VITRUVIAN PARK INFRASTRUCTURE - PHASE 5, BLOCK 200C
Date: June 8, 2022

TABULATION OF BIDS

				Groves Electrical Service, Inc.	
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**PRICE**	**AMOUNT**
1	For Mobilization (not to exceed 5% of total bid amount)	1	L.S.	$18,900.17	$ 18,900.17
2	For Installation and Maintenance of Barricades, Signage and Traffic Control	1	L.S.	$8,067.00	$ 8,067.00
3	For Furnishing and Installing Project Signs in Accordance with Sign Plan	1	EA.	$1,345.00	$ 1,345.00
4	For Compliance with Storm Water Pollution Prevention Plan Including Maintenance of Erosion Control Devices	1	L.S.	$4,034.00	$ 4,034.00
5	For Furnishing, Installation and Maintenance of Silt Fence Sediment Barrier	838	L.F.	$4.04	$ 3,385.52
6	For Furnishing, Installation and Maintenance of Inlet Protection Devices	3	EA.	$269.00	$ 807.00
7	For Sawcutting, Removal & Recycling of Existing Concrete Sidewalk Pavement	1,974	S.F.	$5.05	$ 9,968.70
8	For Unclassified Excavation and Removal of Excess Materials	152	C.Y.	$33.62	$ 5,110.24
9	For Fine Grading and Subgrade Preparation	6,036	S.Y.	$3.37	$ 20,341.32
10	For Furnishing and Placing of Topsoil to a Depth of 6"	46	C.Y.	$78.66	$ 3,618.36
11	For Furnishing and Placing 5-inch thick Reinforced Concrete Enhanched Sidewalk Pavement (3000 psi at 28 Days)	5,928	S.F.	$16.27	$ 96,448.56
12	For Furnishing and Placing 7-inch thick Reinforced Concrete Enhanched Sidewalk Pavement (4000 psi at 28 Days)	108	S.F.	$25.08	$ 2,708.64
13	For Furnishing and Installation of Pavestone Concrete Paver, Running Bond Pattern, 2-3/8" Thickness, Bellows Brown Color	1,289	S.F.	$20.11	$ 25,921.79
14	For Furnishing and Installation of Pavestone Concrete Paver, Running Bond Pattern, 3-1/8" Thickness, Bellows Brown Color	44	S.F.	$65.62	$ 2,887.28
15	For Furnishing and Installation of ADA Dome Panel, Tekway, 24"x24", Brown	4	EA.	$2,476.00	$ 9,904.00
16	For Furnishing and Installation of ADA Dome Panel, Tekway, 24"x36", Brown	4	EA.	$2,671.00	$ 10,684.00
17	For Furnishing and Installation of PEDOC 30" Hinged Top Pedestal with Base	10	EA.	$1,029.00	$ 10,290.00
18	For Furnishing and Installation of 3/4" Schedule 40 PVC Conduit	568	L.F.	$34.53	$ 19,613.04
19	For Disconnecting, Removing, Relocating, Installing & Connecting Existing MW Electric Service Pedestal, 120/240V, Single Phase Electric Service	1	L.S.	$11,540.00	$ 11,540.00
20	For Disconnecting, Removing & Disposal of Existing Temporary MW Electric Service Pedestal Service Conductors & Foundation	1	L.S.	$1,139.00	$ 1,139.00
21	For Disconnecting, Removing & Disposal of Existing Westgate Lane East End Temporary Street Light Circuit & Conductors	1	L.S.	$684.00	$ 684.00
22	For Connecting Proposed Tree Drain Line to Storm Drain Line	2	EA.	$471.00	$ 942.00
23	For Furnishing and Installing 4" PVC (SDR-35) Tree Drain Line	284	L.F.	$40.34	$ 11,456.56
24	For Furnishing and Installing Root Barrier	168	L.F.	$46.39	$ 7,793.52
25	For Furnishing and Installing Midiron Bermuda Sod	2,278	S.F.	$1.35	$ 3,075.30
26	For Furnishing & Installing Liriope, 1 gallon, Planted 12" O.C.	640	EA.	$11.43	$ 7,315.20
27	For Preparation of Planting Bed Areas including Topsoil, Soil Amendment Materials and Mulch	820	S.F.	$8.74	$ 7,166.80
28	For Furnishing and Installing "High Rise" Live Oak, 6" Caliper, Single Trunk (See SP-85)	10	EA.	$5,042.00	$ 50,420.00
29	For Implementation of Landscape Maintenance Program for a Period of One (1) Year From Date of Final Acceptance	1	L.S.	$10,084.00	$ 10,084.00
30	For Connection to Existing Irrigation System	1	EA.	$2,017.00	$ 2,017.00
31	For Furnishing and Installing Streetscape Irrigation System along Westgate Lane	1	L.S.	$11,832.00	$ 11,832.00
32	Construction Contingency Owner's Allowance (per Owner)	1	AL.	$20,000.00	$ 20,000.00
	TOTAL: Vitruvian West 3 Streetscape Improvements				**$ 399,500.00**

SECTION PF

PROPOSAL FORM

PROPOSAL FORM

May 31 , 2022

TO: The Honorable Mayor and Town Council
Town of Addison, Texas

Gentlemen:

The undersigned bidder, having examined the plans, specifications and contract documents, and the location of the proposed work, and being fully advised as to the extent and character of the work, proposes to furnish all equipment and to perform labor and work necessary for completion of the work described by and in accordance with the Plans, Specifications and Contract for the following prices, to wit:

Signed by: Bill Hows

ACKNOWLEDGMENT OF ADDENDA:

The Bidder acknowledges receipt of the following addenda:

Addendum No. 1 BB

Addendum No. 2 _____

Addendum No. 3 _____

The following pages contain all bid items for:

VITRUVIAN WEST 3 STREETSCAPE IMPROVEMENTS
VITRUVIAN PARK PUBLIC INFRASTRUCTURE PHASE 5, BLOCK 200C
BID NUMBER 22-231

VITRUVIAN WEST 3 STREETSCAPE IMPROVEMENTS
VITRUVIAN PARK PUBLIC INFRASTRUCTURE PH. 5, BLOCK 200C

TOWN OF ADDISON PROJECT #2022-04-C, BID #22-231

BASE BID

ITEM NO.	APPROX QUANT.	UNIT	DESCRIPTION OF ITEMS BID PRICE WRITTEN IN WORDS	UNIT PRICE	TOTAL PRICE
1	1	L.S.	For Mobilization (not to exceed 5% of total bid amount) complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Lump Sum	$18,900.17	$18,900.17
2	1	L.S.	For Installation and Maintenance of Barricades, Signage, Pav't Markings and Traffic Control Measures for Public Improvements complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Lump Sum	$8,067.00	$8,067.00
3	1	EA.	For Furnishing and Installing Project Signs in Accordance with Sign Plan complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Each	$1,345.00	$1,345.00
4	1	L.S.	For Compliance with Storm Water Pollution Prevention Plan Including Maintenance of Erosion Control Devices complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Lump Sum	$4,034.00	$4,034.00
5	838	L.F.	For Furnishing, Installation and Maintenance of Silt Fence Sediment Barrier complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Linear Foot	$4.04	$3,385.52

BASE BID

ITEM NO.	APPROX QUANT.	UNIT	DESCRIPTION OF ITEMS BID PRICE WRITTEN IN WORDS	UNIT PRICE	TOTAL PRICE
6	3	EA.	For Furnishing, Installation and Maintenance of Inlet Protection Devices complete in place, the sum of _____ _____ Dollars and _____ Cents per Each	$269.00	$807.00
7	1,974	S.F.	For Sawcutting, Removal & Recycling of Existing Concrete Pavement complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Foot	$5.05	$9,968.70
8	152	C.Y.	For Unclassified Excavation and Removal of Excess and Unsuitable Materials complete in place, the sum of _____ _____ Dollars and _____ Cents per Cubic Yard	$33.62	$5,110.24
9	6,036	S.F.	For Fine Grading and Subgrade Preparation complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Foot	$3.37	$20,341.32
10	46	C.Y.	For Furnishing and Placement of Topsoil to a Depth of 6" on all Disturbed Areas. complete in place, the sum of _____ _____ Dollars and _____ Cents per Cubic Yard	$78.66	$3,618.36
11	5,928	S.F.	For Furnishing and Placing 5-inch thick Reinforced Concrete Enhanced Sidewalk Pavement (3000 psi at 28 days) complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Foot	$16.27	$96,448.56

BASE BID

ITEM NO.	APPROX QUANT.	UNIT	DESCRIPTION OF ITEMS BID PRICE WRITTEN IN WORDS	UNIT PRICE	TOTAL PRICE
12	108	S.F.	For Furnishing and Placing 7-inch thick Reinforced Concrete Enhanced Sidewalk Pavement (4000 psi at 28 days) complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Square Foot	$25.08	$2,708.64
13	1,289	S.F.	For Furnishing and Installing Pavestone Concrete Paver, Running Bond Pattern, 2-3/8" Thickness, Bellows Brown Color complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Square Foot	$20.11	$25,921.79
14	44	S.F.	For Furnishing & Installing Pavestone Concrete Street Paver, City Stone 1, 3-1/8" Thickness, Bellows Brown Color complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Square Foot	$65.62	$2,887.28
15	4	EA.	For Furnishing and Installation of ADA Dome Panel, Tekway, 24" x 24", Brown complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Each	$2,476.00	$9,904.00
16	4	EA.	For Furnishing and Installation of ADA Dome Panel, Tekway, 24" x 36", Brown complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Each	$2,671.00	$10,684.00
17	10	EA.	For Furnishing and Installing PEDOC, 30" Height, Single Gang, Hinged Top Pedestal with Integral Base, Color Green complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Each	$1,029.00	$10,290.00

BASE BID

ITEM NO.	APPROX QUANT.	UNIT	DESCRIPTION OF ITEMS BID PRICE WRITTEN IN WORDS	UNIT PRICE	TOTAL PRICE
18	568	L.F.	For Furnishing and Installing 3/4" Schedule 40 PVC Conduit complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Linear Foot	$34.53	$19,613.04
19	1	L.S.	For Disconnecting, Removing, Relocating, Installing & Connecting Existing MW Electric Service Pedestal, 120/240V, Single Phase Electric Service complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Lump Sum	$11,540.00	$11,540.00
20	1	L.S.	For Disconnecting, Removing & Disposal of Existing Temporary MW Electric Service Pedestal Service Conductors & Foundation complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Lump Sum	$1,139.00	$1,139.00
21	1	L.S.	For Disconnecting, Removing & Disposal of Existing Westgate Lane East End Temporary Street Light Circuit & Conductors complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Lump Sum	$684.00	$684.00
22	2	EA.	For Connecting Proposed Tree Drain Line to Storm Drain Line complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Each	$471.00	$942.00
23	284	L.F.	For Furnishing and Installing 4" PVC (SDR-35) Tree Drain Line complete in place, the sum of _____ _____ _____ Dollars and _____ Cents per Linear Foot	$40.34	$11,456.56

BASE BID

ITEM NO.	APPROX QUANT.	UNIT	DESCRIPTION OF ITEMS BID PRICE WRITTEN IN WORDS	UNIT PRICE	TOTAL PRICE
24	168	L.F.	For Furnishing and Installing Root Barrier complete in place, the sum of _____ _____ Dollars and _____ Cents per Linear Foot	$46.39	$7,793.52
25	2,278	S.F.	For Furnishing and Installing Midiron Bermuda Sod complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Foot	$1.35	$3,075.30
26	640	EA.	For Furnishing and Installing Liriope, 1 Gallon, Planted 12" O.C. complete in place, the sum of _____ _____ Dollars and _____ Cents per Each	$11.43	$7,315.20
27	820	S.F.	For Preparation of Planting Bed Areas including Topsoil, Soil Amendment Materials and Mulch complete in place, the sum of _____ _____ Dollars and _____ Cents per Square Foot	$8.74	$7,166.80
28	10	EA.	For Furnishing and Installing "High Rise" Live Oak, 6" Caliper, Single Trunk complete in place, the sum of _____ _____ Dollars and _____ Cents per Each	$5,042.00	$50,420.00
29	1	L.S.	For Implementation of Landscape Maintenance Program for a Period of One (1) year from Date of Final Acceptance complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum	$10,084.00	$10,084.00

BASE BID

ITEM NO.	APPROX QUANT.	UNIT	DESCRIPTION OF ITEMS BID PRICE WRITTEN IN WORDS	UNIT PRICE	TOTAL PRICE
30	1	EA.	For Connection to Existing Irrigation System complete in place, the sum of _____ _____ Dollars and _____ Cents per Each	$2,017.00	$2,017.00
31	1	L.S.	For Furnishing and Installing Streetscape Irrigation System along Westgate Lane complete in place, the sum of _____ _____ Dollars and _____ Cents per Lump Sum	$11,832.00	$11,832.00
32	1	AL.	Construction Contingency Owner Allowance (per Owner) complete in place, the sum of _____ Twenty Thousand _____ Dollars and Zero Cents per Allowance	$20,000.00	$20,000.00
TOTAL AMOUNT OF BASE BID (Items 1 Through 32)					$399,500.00

VITRUVIAN WEST 3 STREETSCAPE IMPROVEMENTS
VITRUVIAN PARK PUBLIC INFRASTRUCTURE
PHASE 5, BLOCK 200C

BID SCHEDULE SUMMARY

Bid Schedule & Description **Total Amount Materials & Services**

TOTAL AMOUNT OF BASE BID (Items 1 through 32): $399,500.00

WRITTEN IN WORDS: Three Hundred Ninety Nine Thousand Five Hundred Dollars and Zero Cents

NOTES:

1. All items, labor, materials, equipment, facilities, incidentals and work required for construction of the project are to be provided and installed by the Contractor as part of the project and payment for the cost of such shall be included in the price bid for the construction of the project.

2. Prices must be shown in words and figures for each item listed in the Proposal. In the event of discrepancy, the words shall control.

3. Materials, which are "tax exempt", are those items which are physically incorporated into the facilities constructed for the Town of Addison, as set forth in the Special Provisions. Materials include, but are not limited to purchased items such as water pipe, sanitary sewer pipe, storm drain pipe, etc.

   Services, which are "not tax exempt", are those items which are used by the Contractor but are not physically incorporated into the Town of Addison's facility and/or items which are consumed by construction, as set forth in the Special Provisions. Services include, but are not limited to, items such as supplies, tools, skill and labor, the purchase, rental or lease of equipment, etc.

William H. Groves
Name of Person Signing Bid

Bill Groves
Signature of Person Signing Bid

2410 Squire Pl. Farmers Branch, Texas 75234
Address

972-484-2717 972-484-2717
Telephone No. Fax No.

75-1455223
T.I.N. (Tax Identification or Employer's Number)

If BIDDER is:

AN INDIVIDUAL

By _____ (Seal)
(Individual's Name)

doing business as _____

Business address: _____

_____

_____

Phone No. _____

A PARTNERSHIP

By _____ (Seal)
(Firm Name)

_____
(General Partner)

doing business as _____

Business address: _____

_____

_____

Phone No. _____

A CORPORATION

By Groves Electrical Service, Inc.
(Corporation Name)

Texas
(State of Incorporation)

By William H. Groves
(Name of Person Authorized to Sign)

President
(Title)

(Corporate Seal) GROVES ELECTRICAL SERVICE, INC. CORPORATE SEAL TEXAS

Attest Maria Groves
(Secretary)

Business address: 2410 Squire Pl., Farmers Branch, Texas 75234

Phone No. 972-484-2717

A JOINT VENTURE

By _____
(Name)

_____
(Address)

By _____
(Name)

_____
(Address)

(Each joint venture must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

Information and Instruction Form

RESPONSES THAT DO NOT CONTAIN THIS COMPLETED FORM MAY NOT BE COMPLIANT

Section I Company Profile

Name of Business: Groves Electrical Service, Inc.

Business Address: 2410 Squire Pl., Farmers Branch, Texas 75234

Contact Name: Billy Brown

Phone#: 972-484-2717

Fax#: 972-484-2263

Email: billy@groveselectric.com

Name(s) Title of Authorized Company Officers:

William H. Groves, President

Federal ID #: W-9 Form: A W-9 form will be required from the successful bidder. 75-1455223

DUN #: N/A

Remit Address: If different than your physical address:

Section II Instructions to Bidders

Electronic Bids: The Town of Addison uses CivCast to distribute and receive bids and proposals. There will be **NO COST** to the Contractor/Supplier for Standard bids or proposals. For **Cooperative Bids and Reverse Auctions ONLY**, the successful contractor/supplier agrees to pay CivCast a transaction fee of one percent (1%) of the total amount of all contracts for goods and/or services. **Cooperative Bids and Reverse Auctions** will be clearly marked on the bid documents. To assure that all contractors/suppliers are treated fairly, the fee will be payable whether the bid/proposal is submitted electronically, or by paper means. Refer to www.CivCastUSA.com for further information.

Contractor/Supplier Responsibility: It is the contractor/suppliers responsibility to check for any addenda or questions and answers that might have been issued before bid closing date and time. Contractors/Suppliers will be notified of any addenda and Q&A if they are on the invited list, they view the bid, or add themselves to the watch list.

Acknowledgement of Addenda: #1 #2 #3 #4 #5 Acknowledge Addendum #1

Delivery of Bids: For delivery of paper bids our physical address is:

Town of Addison

5350 Beltline Road

Dallas, TX 75254

Attn: Purchasing Department

Contractor/Supplier Employees: No Contractor/Supplier employee shall have a direct or indirect financial interest in any contract with the town, or be directly or indirectly financially interested in the sale of land, materials, supplies or services to the town.

Deliveries: All deliveries will be F.O.B. Town of Addison. All Transportation Charges paid by the contractor/supplier to Destination.

Payment Terms: A Prompt Payment Discount of % is offered for Payment Made Within Days of Acceptance of Goods or Services. If Prompt Payments are not offered or accepted, payments shall be made 30 days after receipt and acceptance of goods or services or after the date of receipt of the invoice whichever is later.

Delivery Dates: Delivery Dates are to be specified in Calendar Days from the Date of Order.

Bid Prices: Pre-Award bid prices shall remain Firm and Irrevocable for a Period of 30 Days.

☑ Exceptions: Contractor/Supplier does not take Exception to Bid Specifications or Other Requirements of this Solicitation. If neither exceptions box is checked, default shall be "No Exceptions"

☐ Contractor/Supplier take the following Exception(s) to the Bid Specifications or Other Requirements of this Solicitation (Explain in Detail). If box checked but no exceptions are listed, default shall be "No Exceptions"

Historically Underutilized Business (HUB): It is the policy of the Town of Addison to involve HUBs in the procurement of goods, equipment, services and construction projects. Prime Contractors/Suppliers are encouraged to provide HUBs the opportunity to compete for sub-contracting and other procurement opportunities. A listing of HUBs in this area may be accessed at the following State of Texas Website. http://www.window.state.tx.us/procurement/cmbl/cmblhub.html.

HUB Owned Business Yes No Include a current copy of your HUB certification with your response or insert

No on HUB owned

Certification number N/A and expire date _____.

Other Government Entities: Would bidder be willing to allow other local governmental entities to participate in this contract, if awarded under the same Terms and Conditions? Yes ☐ No ☐

Bid Bond: Is Bid Bond attached if applicable? ☑ Yes ☐ No

Termination: The town at any time after issuance of this agreement, by 30 days written notice, has the absolute right to terminate this agreement for cause or convenience. Cause shall be the contractor/supplier's refusal or failure to satisfactorily perform or complete the work within the time specified, or failure to meet the specifications, quantities, quality and/or other requirements specified in the contract/purchase order. In such case the supplier shall be liable for any damages suffered by the town. If the agreement is terminated for convenience, the supplier has no further obligation under the agreement. Payment shall be made to cover the cost of material and work in process or "consigned" to the town as of the effective date of the termination.

Bidder Compliance: Bidder agrees to comply with all conditions contained in this Information and Instruction Form and the additional terms and conditions and specifications included in this request. The undersigned hereby agrees to furnish and deliver the articles or services as specified at the prices and terms herein stated and in strict accordance with the specifications and conditions, all of which are made a part of your offer. Your offer is not subject to withdrawal after the award is made.

The Town of Addison reserves the right to reject all or part of the offer and to accept the offer considered most advantageous to the town by item or total bid.

The Town of Addison will award to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the Town.

I hereby certify that all of the information provided in sections I and II are true and accurate to the best of my knowledge.

Signature: Bill Groves Date: 5/31/22

Title: President

Signature certifies no changes have been made to the content of this solicitation as provided by the Town of Addison.

10/17/17

SECTION BQS

BIDDER QUALIFICATION STATEMENT

SECTION BQS

ALL BIDDERS ARE NOTIFIED THAT THE FOLLOWING QUALIFICATION STATEMENT MUST BE COMPLETED AND SUBMITTED WITH THE BID PROPOSAL

CONTRACTOR'S QUALIFICATIONS

The Contractor shall show that he has experience with similar projects that require working on water, sanitary sewer, and storm sewer construction and/or relocation projects working in confined areas in close proximity to many physical features (such as: fences, carports, utility poles, guy lines, gas lines and meters, water lines, sewer manholes and cleanouts, etc.) which will require the Contractor to plan his work efforts and equipment needs with these limitations in mind. The Contractor shall submit a complete list of ALL Municipal and Similar Non-Municipal current and completed projects for the past three (3) years for review. This list shall include the names of supervisors and type of equipment used to perform this work.

BIDDERS QUALIFICATION STATEMENT

PUBLIC WORKS AND ENGINEERING SERVICES BID NUMBER 22-231
VITRUVIAN WEST 3 STREETSCAPE IMPROVEMENTS
VITRUVIAN PARK PUBLIC INFRASTRUCTURE PHASE 5, BLOCK 200C

Contractor: Groves Electrical Service, Inc.

Indicate One: _____Sole Proprietor _____Partnership _____Other

_✓_Corporation _____ Joint Venture

Name: William H. Groves Partner: _____

Title: President Title: _____

Address: 2410 Squire Pl. Address: _____

City: Farmers Branch City: _____

State & Zip: TX, 75234 State & Zip: _____

Phone: 972-484-2717 Phone: _____

State and Date of Incorporation, Partnership, Ownership, Etc. Texas

Location of Principal Office: Farmers Branch

Contact and Phone at Principal Office: Billy Brown 972-484-2717 ext 120

Liability Insurance Provider and Limits of Coverage: Federated Mutual Insurance 1 Mil 2 Mil Aggregate

Workers Compensation Insurance Provider: Texas Mutual

Surety (Performance and Payment): Merchants Bonding Co. Mutual

Address: 6700 Westown PKWY, West Des Moines, Iowa 50266

Contact and Phone: Nathan Haddock 360-391-8306

Superintendent and Backup Superintendent: (Work Resume - attach additional sheets.) (Safety Record – attached additional sheets; if needed show all verified safety violations.) The superintendent shall be able to communicate in English and not operate any equipment and have not had any verified job safety violations in the past five years. Any variations shall be reviewed by the OWNER for approval or denial. A job site shall be shut down if proper supervision is not provided.

Superintendent Name: Johnny Watson

Backup Superintendent Name: Billy Brown

Safety Record – List ALL Verified Violations for Superintendent and Backup Superintendent with explanation, date and action taken to correct future safety violations:

Superintendent

N/A

Backup Superintendent

N/A

Total Number of Employees to be Associated with this Job: _____

Managerial 1 Administrative 2 Professional _____

Skilled 2 Semi-Skilled 2 Other _____

Percentage of work to be done by Bidder's Employees (Based on Dollars Bid): 34%

Type(s) of work to be done by Bidder's Employees (examples: concrete paving, structural concrete, waterlines, sanitary sewer lines, storm pipe, storm inlets, excavation, lime, bridge fencing, etc.)

Electrical, Excavation, Demo, Traffic Control

Access to Tools and Equipment: Percent Owned 100% Percent Rented ____

Number of Years in Business as a Contractor on Above Types of Works: 54

Type(s) of Work to be done by Sub-Contractors
Include Name, Address, and Phone Number of Sub-Contractor.
Use additional sheets if needed.

Type of Work	Sub-Contractor
Demo and Concrete	Capitol General Contractors P.O. Box 560305, The Colony, TX 75056
Landscape/Irrigation	American Landscape Systems 1780 Midway Rd., Lewisville, TX 75056

List Equipment to be used on this project (Make/Model/Age of Major Equipment) Any Equipment not listed shall be reviewed by the OWNER for approval or rejection prior to use of Equipment on this project. (Use additional sheets if necessary)

Type of Equipment	Make	Model	Age (years)
Mini X	John Deere	2014	8

List of ALL Municipal and Similar Non-Municipal current and completed projects for the past three (3) years. (Use additional sheets if necessary.)

1. Project: Vitruvian Park Public Infrastructure -Phase 5, Block 200B

Current Status: Completed

Any Litigation Issues: Yes or No (Circle One) If Yes, explain:

N/A

Any Verified Safety Violations: Yes or No (Circle One) If Yes, explain:

N/A

Project Description: Streetscape Improvement

Owner/Agency: Town of Addison

Year Built: 2020 Contract Price: $293,332.00

Contact Person: Wilson Kakembo Phone: 972-450-2870

2. Project: Prestwyck Park

Current Status: Competed

Any Litigation Issues: Yes or No (Circle One) If Yes, explain: N/A

Any Verified Safety Violations: Yes or No (Circle One) If Yes, explain: N/A

Project Description: City Park with walking trails, lights, plugs

Owner/Agency: City of McKinney

Year Built: 2020 Contract Price: $66,278.00

Contact Person: Charlie Keane Phone: 214-499-6558

3. Project: Little Elm Lakefront Tinman Social

Current Status: Completed

Any Litigation Issues: Yes or No (Circle One) If Yes, explain: N/A

Any Verified Safety Violations: Yes or No (Circle One) If Yes, explain: N/A

Project Description: Parking Lot Lighting

Owner/Agency: City of Little Elm

Year Built: 2021 Contract Price: $297,740.00

Contact Person: Kelly Holliday Phone: 563-449-5541

4. Project: Denison D3

Current Status: Active

Any Litigation Issues: Yes or No (Circle One) If Yes, explain: No

Any Verified Safety Violations: Yes or No (Circle One) If Yes, explain: No

Project Description: Streetscape Improvement

Owner/Agency: City of Denison

Year Built: Current Contract Price: $542,000.00

Contact Person: Joe Piazza Phone: 903-463-2384

5. Project: Van Alstyne Social Distance Park

Current Status: Complete

Any Litigation Issues: Yes or No (Circle One) If Yes, explain: No

Any Verified Safety Violations: Yes or No (Circle One) If Yes, explain: No

Project Description: Lighting, plugs, services

Owner/Agency: City of Van Alstyne

Year Built: 2022 Contract Price: $306,734.00

Contact Person: Joe Piazza Phone: 903-463-2384

6. Project: Legacy Median Lighting

Current Status: Complete

Any Litigation Issues: Yes or No (Circle One) If Yes, explain:

N/A

Any Verified Safety Violations: Yes or No (Circle One) If Yes, explain:

N/A

Project Description: Street Lighting, Landscaping, Irrigation

Owner/Agency: City of Plano

Year Built: 2021 Contract Price: $323,649.00

Contact Person: Tim Bennett Phone: 972-941-5345

7. Project: Rockhill Parkway

Current Status: Active

Any Litigation Issues: Yes or No (Circle One) If Yes, explain: N/A

Any Verified Safety Violations: Yes or No (Circle One) If Yes, explain: N/A

Project Description: Street Lighting

Owner/Agency: Town of Little Elm

Year Built: Current Contract Price: $558,300.00

Contact Person: Alan Adkins Phone: 281-387-1633

8. Project: Union Park 6B

Current Status: Current

Any Litigation Issues: Yes or No (Circle One) If Yes, explain: N/A

Any Verified Safety Violations: Yes or No (Circle One) If Yes, explain: N/A

Project Description: Street Lighting

Owner/Agency: Town of Little Elm

Year Built: Active Contract Price: $400,000

Contact Person: Vernon Hinesley Phone: 214-239-4722

9. Project: Union Park 7

Current Status: Current

Any Litigation Issues: Yes or No (Circle One) If Yes, explain: N/A

Any Verified Safety Violations: Yes or No (Circle One) If Yes, explain: N/A

Project Description: Street Lighting

Owner/Agency: Town of Little Elm

Year Built: Active Contract Price: $200,000

Contact Person: Vernon Hinesley Phone: 214-239-4722

10. Project: The Avenue PH 1

Current Status: Current

Any Litigation Issues: Yes or No (Circle One) If Yes, explain: N/A

Any Verified Safety Violations: Yes or No (Circle One) If Yes, explain: N/A

Project Description: Street Lighting

Owner/Agency: City of Allen

Year Built: Active Contract Price: $620,000

Contact Person: Vernon Hinesley Phone: 214-239-4722

Trade references (List Company, Address, Contact Person, and Phone):

CED 2635 W. Freeway #131, FT. Worth, TX 76102, Michelle Ingram 214-932-3000

Lonestar Electric Supply, 1242 Regal Row, Dallas, Texas, Mike Young 972-947-9700

Crawford Electric Supply, 1950 Gateway Dr. Irving, TX 75038, Reggie Tucker 972-869-3633

Bank References (List Institution, Address, Contact Person, and Phone)

Wells Fargo, 13297 Josey Lane, Farmers Branch, Texas 75234, Phillip Turner 972-419-3662

Claims and Suits (if the answer to any of the following questions is yes, please attached details):

1. Has your organization ever failed to complete any work awarded to it? NO

2. Are there any judgments, claims, arbitration proceedings, or suits pending or outstanding against your organization or officers? NO

3. Has your organization filed any lawsuits or requested arbitration with regard to construction contracts within the last five years? NO

4. Within the last five (5) years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? NO

I, William H Groves, being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Date this 31 day of May, 2022.

Name of Organization: Groves Electrical Service Inc.

By: Bill Groves

Title: President

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME the undersigned authority, on this day personally appeared Bill Groves, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31st day of May 2022.

CHARLES L VANDEZANDE
Notary ID #1020111
My Commission Expires
August 19, 2024

Charles L. VandeZande

Notary Public in and for Dallas County, Texas

Council Meeting **6.**

Meeting Date: 08/09/2022

Department: Infrastructure- Development Services

Pillars: Excellence in Transportation Systems

Milestones: Implement the Asset Management Plan in accordance with the Asset Management Policy, utilizing information systems

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AGENDA CAPTION:

Consider Action on a **Resolution Approving an Agreement with Durable Specialties, Inc., for the Construction of Traffic Signal and Americans with Disabilities (ADA) Improvements and Authorizing the City Manager to Execute the Agreement** in an Amount Not to Exceed $1,350,513.

BACKGROUND:

The purpose of this item is to award a contract for the construction of the Traffic Signal and Americans with Disabilities Act (ADA) Improvements Project. The locations for the project will be at the intersections of Belt Line Road & Addison Road, Belt Line Road & Beltway Drive, and Addison Road & Sojourn Drive.

The scope of work will include pedestrian-accessible ramps, crosswalks, median nose adjustments, landscape/irrigation improvements, and the replacement of traffic signal infrastructure.

The signals at these intersections are in the high-risk category based on the 2018 Asset Management Plan. The Town's ADA Transition Plan also identified needed improvements at these intersections.

On December 10, 2019, City Council authorized a Professional Services Agreement (PSA) with Kimley-Horn for design services associated with Traffic Signal and ADA Improvements at these intersections due to their prior experience with Town's signal system and ADA Transition Plan. The design for this project was completed in June of 2022.

On June 7, 2022, the project was advertised on CIVCAST, and the advertisements were closed on June 30, 2022. A bid alternate for additional paver work and median nose adjustments was included in the bid. The Town received three bid proposals. Durable Specialties, Inc. (Durable) has been determined to be the lowest responsible bidder. Durable has done many projects with the Town and has always performed its duties well. Kimley-Horn has checked Durable's references and recommends they be awarded the contract for $1,350,513.00. This amount includes the bid alternate for the additional paver and median nose work.

The bid details can be found in the bid tabulation document. The breakdown of the three bids received is provided below:

Bidder/Vendor	Base Bid	Alternative Bid	Grand Total Bid

Durable Specialties, Inc.	$1,288,028.00	$62.485.00	$1,350,513.00
EAR Telecommunications. LLC	$1,774,318.13	$63,970.00	$1,838,288.13
Texas Standard Construction Ltd.	$1,987,405.45	$74,290.00	$2,061,695.45

This project is funded out of the infrastructure investment fund and is within budget. Project information and documents can be found in the project website listed below:

https://addisontexas.net/publicworks-engineering/traffic-signal-and-ada-improvements

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Traffic Signal & ADA Improvements

Recommendation Letter & Bid Tab

RESOLUTION NO. __

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING A CONSTRUCTION SERVICES AGREEMENT WITH DURABLE SPECIALTIES, INC. FOR THE CONSTRUCTION OF TRAFFIC SIGNAL AND ADA IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED $1,350,513.00; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to authorize an agreement with Durable Specialties, Inc. for the construction of traffic signal and ADA improvements (the "Project") in conformance with the contract documents for City Bid No. 22-133, which are identified and included by reference in the agenda memorandum accompanying this Resolution.

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

SECTION 1. The City Council hereby approves the construction services agreement between the Town of Addison and Durable Specialties, Inc. for the above-described Project in an amount not-to-exceed of $1,350,513.00, a copy of which is attached to this Resolution as **Exhibit A**. The City Manager is hereby authorized to execute the agreement.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***9th*** day of ***AUGUST***, 2022.

TOWN OF ADDISON, TEXAS

_____

Joe Chow, Mayor

ATTEST:

_____

Irma Parker, City Secretary

CONSTRUCTION SERVICES AGREEMENT
Traffic Signal & ADA Improvements
Bid #22-133

This CONSTRUCTION SERVICES AGREEMENT ("Agreement") is made as of the Effective Date by and between **Durable Specialties, Inc.,** hereinafter called "Contractor", and the **Town of Addison, Texas,** hereinafter called "City".

RECITALS

WHEREAS, City desires Contractor to perform ce1iain work and services set forth in Section 1 (the "Scope of Services"), and

WHEREAS, Contractor has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents and Section 1 of this Agreement.

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, City and Contractor agree as follows:

Section l. Scope of Services

Upon issuance of a written notice to proceed by City, Contractor agrees to provide to City the necessary services, labor, materials, equipment and supplies to perform the **Traffic Signal & ADA Improvements** (the "Project"), such services being more fully described herein and pursuant to the plans and specifications identified in the Contract Documents.

Section 2. Term of Agreement

The tem1 of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until Contractor completes the services required herein to the satisfaction of City and has been paid in full by City, unless sooner tenninated in conformance with this Agreement.

Section 3. Contract Documents

(a) This Agreement is a part of the "Contract Documents", which include:

(1) This Agreement, including all exhibits and addenda hereto;
(2) City's plans, specifications, and all other contract docmnents for the Project contained in City's Bid# **22-133;**
(3) City's written notice(s) to proceed to the Contractor;
(4) Properly authorized change orders;
(5) Contractor's Bid Proposal ("Proposal" and/or "Response"); and
(6) Any other mate]jials distributed by the City that relate to the Project.

In the event there exists a conflict between any term, prov1s1on and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this section (which shall supersede any conflicting provision concerning priority of contract doclm1ents contained in the Bid Packet). If discrepancies are found that may impact Contractor's performance of the services for the Project, it shall be the Contractor's obligation to seek clarification as to which requirements or provisions control before unde1iaking any work on that component of the Project. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that

component of the Project, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the Project.

Section 4. Contractor Obli tions

(a) Perfonnance of Services. To the extent reasonably necessary for Contractor to perform the services under this Agreement, Contractor shall be authorized to engage the services of any agents, assistants, persons, or corporations that Contractor may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of City. The cost of such personnel and assistance shall be a reimbursable expense to Contractor only if authorized in writing in advance by City. Unless otherwise agreed, Contractor shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the work covered by the Scope of Services.

(b) Quality Materials. Unless othe1wise specified, all materials shall be new and both workmanship and materials shall be of a good quality. Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Mate1;a1s or work described in words that so applied have well known, technical or trade meaning shall be held to refer to such recognized standards.Contractor shall be responsible for the professional quality, technical accmacy, and the coordination of all materials, construction, installation and other services furnished by Contractor under this Agreement. Contractor shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

(c) Additional Services. Payment for extra work shall be as agreed in the work order. Should City require additional services not included under this Agreement, Contractor shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by City; and without decreasing the effectiveness of the perforn1ance of services required under this Agreement. All minor details of the work not specifically mentioned in the Scope of Services or Contract Documents but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set fo1ih in this Agreement. Contractor will 1 ot be entitled to any additional compensation therefor unless specifically stated otherwise. Othe1wise the terms "extra work" and "additional services" as used in this Agreement shall be understood to mean and include all work that may be required by City to be done by Contractor to accomplish any alteration or addition to the work as shown on the Project plans and drawings. It is agreed that Contractor shall perform all extra work under the direction of the City's representative when presented with a w1;tten work/change order signed by the City's representative, subject, however, to the right of Contractor to require written confinnation of such extra work order by City. No claims for extra services, additional services or changes in the services whatsoever, including any change in pricing or time for perfom1ance related to the services will be made by Contractor without first obtaining the City's written agreement and approval of a work/change order reflecting the same.

(d) Independent Contractor. It is understood and agreed by and between the parties that Contractor, while performing under this Agreement, is acting independently, and that City assumes no responsibility or liabilities to any third pa.tiy in connection with Contractor's actions. All services to be perfonned by Contractor pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Contractor shall supervise the perfotmance of its services and shall be entitled to control the manner and means by which its services are to be perfom1ed, subject to the tem1s of this Agreement. There is no intended third-pa.tiy beneficiary to this Agreement.

(e) Inspection of Records. Contractor grants City and its designees the right to audit, examine or inspect, at City's election, all of Contractor's Records relating to the performance of services under this Agreement, during the tenn of the Agreement and any retention period herein. City's audit, examination or

inspection of Contractor's Records may be performed by a City designee, which may include its internal auditors or an outside representative engaged by City. Contractor agrees to retain Contractor's Records for a minimum of four (4) years following termination of the Agreement, unless there is an ongoing dispute under the contract; then, such retention period shall extend until final resolution of the dispute. "Contractor's Records" shall include any and all information, materials and data of every kind and character generated as a result of the services w1der this Agreement. City agrees that it will exercise its right to audit, examine or inspect Contractor's Records only during regular business homs. Contractor agrees to allow City and its designees access to all of Contractor's Records, Contractor's facilities and the ctment or fom1er employees of Contractor, deemed necessary by City or its designee(s), to perfonn such audit, inspection or examination.

(f) Certification of No Conflicts. Contractor hereby warrants to the City that Contractor has made full disclosure in writing of any existing or potential conflicts of interest related to Contractor's services under this Agreement. In the event that any conflicts of interest arise after the Effective Date of this Agreement, Contractor hereby agrees immediately to make full disclosure to the City in writing.

(g) No Waiver of City's Rights. Neither City's review, approval or acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Contractor shall be and remain liable to City in accordance with applicable law for all damages to City caused by Contractor's negligent performance of any of the services furnished under this Agreement.

(h) Rights-of-Access. City will obtain or furnish right-of-access to the Project site for Contractor to perform any required studies, surveys, tests or other necessary investigations in relation to the Scope of Services. Contractor will take all necessa1y and reasonable precautions to minimize damage to all personal and real prope1ty in the perfonnance of such surveys, tests, studies and investigations.

(i) Compliance with Laws. Contractor shall comply with all laws, ordinances, rules and regulations governing Contractor's perforn1ance of this Agreement.

Section 5. Payment

(a) Compensation; Method of Payment. City agrees to pay Contractor for all services authorized in writing and properly perfo1111ed by Contractor in a total amount not to exceed **one million three hundred fifty thousand five hundred thirteen dollars and zero cents ($1,350,513.00)** ("Contract Price"), subject to additions or deletions for changes or extras agreed upon in writing. Unless otherwise provided herein, payment to Contractor shall be monthly based on the Contractor's monthly progress report and detailed monthly itemized statement for services that shows the names of the Contractor's employees, agents, Contractors performing the services, the time worked, the actual services perfonned, and the rates charged for such services, in a form reasonably acceptable to City. City shall pay such monthly statements within thirty (30) days after receipt and City verification of the services.

(b) Deductions; Withholding. City may deduct from any amounts due or to become due to Contractor any sw11 or sums owing by Contractor to City. ln the event of any breach by Contractor of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against City, or the City's premises, arising out of Contractor's perfo1111ance under this Agreement, City shall have the right to retain out of any payments due or to become due to Contractor an amount sufficient to completely protect the City from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by Contractor. Additionally, City may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessaiy to protect itself from loss on account of:

(1) defective work not remedied;

(2) claims filed or reasonable evidence indicating possible filing of claims;
(3) failure of Contractor to make payments promptly to subContractors or for material or labor which City may pay as an agent for the Contractor; or
(4) damages to another Contractor or subcontractor.

When the above grounds are removed, or Contractor provides a surety bond or letter of credit satisfactory to City (to be determined in City's sole discretion) which will protect City in the amount withheld because of said grounds, City will release the amounts withheld.

Section 6. Performance Schedule

(a) Time for Perfonnance. Contractor shall perfonn all services as provided for under this Agreement in a proper, efficient, timely, and professional maimer in accordance with City's requirements. The time for perfonnance under this Agreement is **three hundred thirty (330)** calendar days. Accordingly, Contractor shall complete all work related to the Project on or before **three hundred thirty (330)** calendar days following the date of City's written notice to proceed to Contractor.

(b) Extentioins; Written Request Required. No allowance of any extension of time, for any cause whatever (including an event of Force Majeure), shall be claimed by or granted to Contractor, unless (i) Contractor shall have made written request to City for such extension within forty-eight (48) hours after the cause for such extension occurred, and (ii) City and Contractor have agreed in writing that such additional time shall be granted. As used in this section, the te1111 "Force Majeure" shall mean that Contractor's perfonnance of the services under this Agreement is prevented or delayed, in whole or in pat1, to such an extent that Contractor would not be able to complete the services (or any pat1ial component thereof) within the time for perfo1mance set fo11h herein by reason of or through work strikes, stoppage of labor, riot, fire, flood, acts of war, insw-rection, cou11 judgment, act of God, pandemic, or other specific cause reasonably beyond Contractor's control and not attributable to its malfeasance, neglect or nonfeasance. Should Contractor timely request an extension of time due to an event of force majeure w1der this section, City and Contractor may agree in writing to suspended Contractor's performance until such disability to perfo1111 (other than a payment obligation) is removed; provided, that Contractor shall use commercially reasonable efforts to remove any such causes and resume perfonnance of the services under this Agreement as soon as reasonably practicable.

(c) Costs of Delay. Contractor understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the nwnber of calendar days agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the Owner may withhold pennanently from the Contract Price an amount equal to **$1,000 per day,** which the parties agree represents a reasonable estimation of the actual costs that would be incrnTed by the City in the event of such delay. In the event Contractor's perfonnance under this Agreement is delayed or interfered with, regardless ofreason, Contractor shall not be entitled to at1y increase in fee or price, or to damages or additional compensation as a consequence of such delays.

Section 7. Ownership of Project: Bill of Sale: No Liens

(a) Title of Ownership. Contractor wa1nnts that title to all services, including all equipment and materials incorporated into the Project, will pass to City no later than the time of final payment. Contractor further wanants that upon payment by City, all services for which payments have been received from City shall be free and clear of liens, claims, security interests or other encumbrances in favor of Contractor or any other person or entity whatsoever.

(b) Assignment; Bill of Sale. Contractor agrees, no later than the time of completion of the Project, to assign to City all manufacturer's warranties relating to equipment, materials and labor used in the

Project and further agrees it will at all times perfom1 the services in a manner that will, to the greatest extent possible, preserve all manufacturer's warranties. If necessary as a matter of law, Contractor may retain the right to enforce directly any such manufacturers' warranties during the one year period following the date of acceptance of the Project by City; provided, that City's rights related to the same shall not be subordinate to Contractor's enforcemet rights.

CONTRACTOR AGREES TO INDEMNIFY, DEFEND, AND SAVE CITY HARMLESS FROM ALL CLAIMS RELATED TO ANY DEMANDS OF SUBCONTRACTORS, LABORERS, WORKMEN, MECHANICS, MATERIALMEN, AND SUPPLIERS OF MACHINERY AND PARTS THEREOF, EQUIPMENT, POWER TOOLS, ALL SUPPLIES ARISING OUT OF THE PERFORMANCE OF THIS AGREEMENT. CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE THAT ALL OBLIGATIONS DESCRIBED HEREIN HAVE BEEN PAID, DISCHARGED OR WAIVED UPON CITY'S WRITTEN REQUEST.

Section 8. Default; Termination; Abandonment

(a) Default by Contractor. Should Contractor fail to comply with any tenn or condition this Agreement applicable to Contractor, or become disabled and unable to comply with any provisions of this Agreement related to the quality or character of the services or time of perfom1ance, Contractor shall be deemed in default of this Agreement. If such default is not corrected within ten (10) days after written notice by City to Contractor, City may, at its sole discretion and without prejudice to any other right or remedy:

(1) terminate this Agreement and be relieved of any further payment or consideration to Contractor except for all services determined by City to be satisfactorily completed prior to such termination. Payment for work satisfactorily completed shall be for actual costs incurred and non-refundable, including reasonable salaries and travel expenses of Contractor to and from meetings called by City at which Contractor is required to attend, but shall not include any loss of profit of Contractor. City may further proceed to complete the services in any mam1er deemed proper by City, either by the use of its own forces or by resubletting to others; or

(2) City may, without tenninating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at Contractor's sole expense.

(b) Suspension or Tennination by City. City may suspend or te1minate this Agreement for cause or without cause at any time by giving written notice to Contractor. In the event suspension or tennination is without cause, payment to Contractor, in accordance with the tem1s of this Agreement, will be made based on services reasonably dete1111ined by City to be satisfactorily perfonned as of the date of suspension or te1111ination. Such payment will become payable upon delivery of all instruments of service to City and City's acceptance of the same. If City requires a modification of the services under this Agreement, and in the event City and Contractor fail to agree upon such modification(s), City shall have the option of terminating this Agreement and Contractor's services hereunder at no additional cost other than the payment to Contractor in accordance with the terms of this Agreement for the services reasonably detennined by City to be properly perfonned prior to such tem1ination date.

(c) Abandonment. If Contractor should abandon and fail or refuse to resume work within ten (10) days after written notification from the City, or if Contractor fails to timely comply with the orders of the City, when such orders are consistent with the Contract Documents, then, and in that case, where a perfonnance bond(s) exists, the surety on the bond(s) may be notified in writing by City and directed to complete the work (at City's sole discretion), and a copy of said notice shall be delivered to Contractor. After receiving said notice of abandonment, Contractor shall not remove from the work any machine1y, equipment, tools, materials

or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the City or the surety on the performance bond, or another Contractor in completion of the work; and Contractor shall not receive any rental or credit therefor, having hereby acknowledged that the use of such equipment and materials will ultimately reduce the cost to complete the work and be reflected in the final settlement. In the event a surety fails to comply with City's written notice provided for herein, then the City may provide for completion of the work in either of the following elective maimers:

(1) the City may employ such labor and use such machinery, equipment, tools, materials and supplies as said City may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to Contractor, which shall be deducted and paid by City out of such amounts as may be due, or that may thereafter at any time become due to the Contractor under this Agreement. In case such expense is less than the sum which would have been payable under this Agreement if the same had been completed by the Contractor, then Contractor shall receive the difference. In case such expense is greater than the sum which would have been payable under this Agreement if the sai11e had been completed by said Contractor, then the Contractor and/or its surety (ies) shall pay the amount of such excess to the City; or

(2) the City may (undet' sealed bids when and in the manner required by law) let the contract to another Contractor for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the City under the new contract as c01npai·ed to what would have been the cost under this Agreement, such increase shall be charged to the Contractor and its surety (ies) shall be and remain botmd therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the Contractor and/or its smety (ies) shall be credited therewith.

(d) Remedies Cumulative. The remedies in this section are cumulative and nothing herein shall be deemed a waiver of any other remedy available to the City under this Agreement, including its remedies upon default provided herein above.

Section 9. Insurance

Contractor shall during the term hereof maintain in full force and effect all policies of insurance reasonably required by City and in compliance with the Contract Documents. Contractor's obligation to provide acceptable ce1iificates of insurance is a material condition of this Agreement, and services under this Agreement shall not conm1ence until ce1iificates of insmance have been received, reviewed, and accepted by City. The minimum coverages and limits of liability for the policies of insurance required under this Agreement are maintained by and accessible through the City's purchasing department.

Section 10. Indemnification

(a) Release of liability. CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVJCES OF CONTRACTOR PURSUANT *TO* THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE

OTHER THAN THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR BREACH OF CITY'S OBLIGATIONS HEREUNDER.

(b) Contractor's Indemnity Obligation. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR'S PERFORMANOE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE, IN WHOLE OR IN PART, FROM OR ARE ATTRIBUTED TO THE GROSS NEGLIGENCE OF CITY, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

(c) Notice of Claim(s). Contractor shall promptly advise City in writing of any claim or demand against the City, related to or aTising out of Contractor's acts or omissions under this Agreement and shall see to the investigation and defense of such claims or demand at Contractor's sole cost and expense; provided, that City, at its option and at its own expense, may participate in such defense without relieving Contractor of any of its obligations hereunder.

CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT. THE PROVISIONS OF THJS SECTION 10 SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

Section 11. Notice

All notices required by this Agreement shall be in writing and addressed to the paiiies at the addresses set fotih below (or to such other address that may be designated by the receiving pa1iy from time to time in accordance with this section). All notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), or e-mail of a PDF document (with confim1ation of transmission) or cetiified or registered mail (in each case, retw11 receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a notice is effective only (a) upon receipt by the receiving party, and (b) if the pa1iy giving the notice has complied with the requirements of this Section.

Section 12. Sales and Use Taxes

Contractor understands and acknowledges that City is a governmental entity and exempt from the payment of sales and use taxes for ce1iain materials ai1d equipment conveyed to City as part of this Project or otherwise incorporated into the Project. City agrees to provide Contractor such documentation as may otherwise be required by state law to allow Contractor to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

Section 13. Texas Government Code Verifications

(a) Contractor's execution of this Agreement shall serve as its acknowledgement and written verification that:

(1) the requirements of Subchapter J, Chapter 552, Government Code, apply to this Agreement and Contractor agrees that the Agreement can be terminated if Contractor knowingly or intentionally fails to comply with a requirement of that subchapter;
(2) pursuant to Texas Government Code Chapter 2270, that Contractor's organization does not presently boycott Israel and will not boycott Israel during the term of this Agreement; and
(3) pmsuant to Texas Government Code Chapter 2251, that Contractor's organization does not cmrent discriminate against firearm and ammunition industries and will not for the tenn of the contract. Discriminating means refusing to deal with, tenninating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit conm1ercial relations specifically with the fireann or ammunition industry or with a person or entity doing business in the firearm or a1mnunition industry, but does not include an action made for ordinary business purposes.

Section 14. Miscellaneous

(a) Contractor shall not assign or sublet this Agreement, in whole or in part, without the prior written consent of City. (b) Contractor shall comply with all federal, state, county and municipal laws, ordinances, resolutions, regulations, rules, and orders applicable to the services under this Agreement. (c) The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the state district courts of Dallas Cow1ty, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts. (d) This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral w1derstandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. (e) The exhibits attached hereto, if any, are incorporated herein and made a pali hereof for all purposes. (f) Unless expressly provided otherwise herein, this Agreement may only be modified, amended, supplemented or waived by a mutual written agreement of the pa1iies. (g) 1n the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such i1walidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it. (h) Any of the representations and obligations of the parties, as well as any rights and benefits of the paiiies pe1iaining to a period of time following the termination of this Agreement shall survive termination. (i) This Agreement may be executed by the paiiies in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpa1i may consist of any number of copies hereof each signed by less than all, but together signed by all of the paiiies. (j) Each party represents that it has full capacity and authmity to grant all rights and assume all obligations granted and assumed under this Agreement. (k) Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the pa1iies to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY -
SIGNATURES ON FOLLOWING PAGE(S)]

EXHIBIT A

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For City:	For Contractor:
TOWN OF ADDISON, TEXAS	DURABLE SPECIALTIES, INC.
By:_____	By:_____
Hamid Khaleghipour Interim City Manager	Patrick C. Bryan PresIcfe11.f-
Date: _____	Date: 7/15/22
Notice Address:	Notice Address:
Town ofAddison Attn: City Manager 5300 Belt Line Road Town ofAddison, Texas 75254 E: hkhaleghipour@addisontx.gov	Puro.ble Spe.::-1""-lhes, T"c. Attn: fc.-t..---·c.,\,.'. ?'o Box S'3>S '1'lo 3'r-ct '=' \ br'C("\.d Prr..,'I,'c, n C 1c;o.::;;?? E: pa.tv,'c. @dvre, loks-eec,; l+,'1:s. c.0½

Addison Contract JD:
SAMPLE FORM CSA_v 1.20220330

Kimley»Horn

July 13, 2022

Wilson K. Kakembo, P.E., CFM, PMP
Capital/Development Projects Manager

Town of Addison

RE: ***Traffic Signal & ADA Improvements***
Project No.: 2021-10-C
Bid No.: 22-133

Dear Mr. Kakembo:

On June 30, 2022, the Town of Addison received bids for the Traffic Signal & ADA Improvements project. The following bids were received:

Bidder	Base Bid	Alternate Bid	Base Bid + Alternate Bid
Durable Specialties, Inc.	$1,288,028.00	$62,485.00	$1,350,513.00
EAR Telecommunications, LLC	$1,774,318.13	$63,970.00	$1,838,288.13
Texas Standard Construction, Ltd.	$1,987,405.45	$74,290.00	$2,061,695.45

Kimley-Horn has reviewed the lowest bidder's qualifications and references and verified that the Contractor's bonding company is licensed in the State of Texas. Based on these reviews, it appears that Durable Specialties, Inc. is the lowest responsive bidder. Therefore, based on the information provided, Kimley-Horn recommends awarding the contract to Durable Specialties, Inc.

Enclosed is a copy of the Bid Tabulation for your reference. Thank you for the opportunity to be of service to the Town of Addison. Should you have any questions or comments, please do not hesitate to contact us.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Lucy R. Cunningham

Lucy R. Cunningham, P.E., PTOE

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

Project Name: Traffic Signal & ADA Improvements
PROJECT NO. 2021-10-C
BID NO. 22-133
Town of Addison, Texas
Date: 7/13/2022
KHA Job No. 063543039

Legend
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CHECKED BY: Lucy R. Cunningham
Lucy Cunningham, P.E., PTOE 7/13/2022

				BIDDER 1 Durable Specialties, Inc. 2302 Paddock Way Grand Prairie, TX 75050		BIDDER 2 EAR Telecommunications, LLC 14719 US-HY 290 East, Suite 106 Manor, TX 78653		BIDDER 3 Texas Standard Construction, Ltd. 5511 W. Ledbetter Drive Dallas, TX 75236	
Item No.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**
BASE BID - ITEMS									
1	FURNISHING AND PLACING TOPSOIL (6")	36	SY	$60.00	$2,160.00	$30.00	$1,080.00	$70.00	$2,520.00
2	BLOCK SODDING	36	SY	$25.00	$900.00	$30.00	$1,080.00	$35.00	$1,260.00
3	DRILL SHAFT (TRF SIG POLE) (30 IN)	33	LF	$360.00	$11,880.00	$450.00	$14,850.00	$450.00	$14,850.00
4	DRILL SHAFT (TRF SIG POLE) (36 IN)	39	LF	$385.00	$15,015.00	$450.00	$17,550.00	$550.00	$21,450.00
5	DRILL SHAFT (TRF SIG POLE) (48 IN)	66	LF	$415.00	$27,390.00	$550.00	$36,300.00	$675.00	$44,550.00
6	MOBILIZATION (MAX 5% PER TOWN OF ADDISON)	1	LS	$25,000.00	$25,000.00	$90,000.00	$90,000.00	$85,000.00	$85,000.00
7	ADJUSTING MANHOLES	1	LS	$2,500.00	$2,500.00	$15,000.00	$15,000.00	$6,500.00	$6,500.00
8	BARRICADES, SIGNS AND TRAFFIC HANDLING	6	MO	$8,000.00	$48,000.00	$6,500.00	$39,000.00	$8,000.00	$48,000.00
9	CONC CURB (TY II)	32	LF	$110.00	$3,520.00	$4,000.00	$128,000.00	$230.00	$7,360.00
10	CONC SIDEWALKS (6")	82	SY	$160.00	$13,120.00	$135.00	$11,070.00	$95.00	$7,790.00
11	CURB RAMPS (TY 7)	17	EA	$3,300.00	$56,100.00	$4,000.00	$68,000.00	$4,100.00	$69,700.00
12	CONDT (PVC) (SCH 40) (2")	290	LF	$24.00	$6,960.00	$20.00	$5,800.00	$81.00	$23,490.00
13	CONDT (PVC) (SCH 40) (2") (BORE)	225	LF	$41.00	$9,225.00	$35.00	$7,875.00	$118.00	$26,550.00
14	CONDT (PVC) (SCH 40) (3")	465	LF	$27.00	$12,555.00	$25.00	$11,625.00	$92.00	$42,780.00
15	CONDT (PVC) (SCH 40) (4")	125	LF	$29.00	$3,625.00	$35.00	$4,375.00	$106.00	$13,250.00
16	CONDT (PVC) (SCH 40) (4") (BORE)	940	LF	$46.00	$43,240.00	$45.00	$42,300.00	$139.00	$130,660.00
17	CONDT (PVC) (SCH 80) (2")	40	LF	$25.00	$1,000.00	$550.00	$22,000.00	$93.00	$3,720.00
18	ELEC CONDR (NO.6) BARE	1795	LF	$2.00	$3,590.00	$3.50	$6,282.50	$3.95	$7,090.25
19	ELEC CONDR (NO.6) INSULATED	90	LF	$2.00	$180.00	$4.00	$360.00	$3.95	$355.50
20	GROUND BOX TY C (162911)W/APRON	16	EA	$1,600.00	$25,600.00	$1,350.00	$21,600.00	$910.00	$14,560.00
21	REMOVE GROUND BOX	6	EA	$350.00	$2,100.00	$500.00	$3,000.00	$85.00	$510.00
22	ELC SRV TY D 120/240 060(NS)SS(E)PS(U)	3	EA	$7,400.00	$22,200.00	$8,800.00	$26,400.00	$8,900.00	$26,700.00
23	REFL PAV MRK TY I (W)8"(SLD)(090MIL)	45	LF	$3.00	$135.00	$3.22	$144.90	$3.50	$157.50
24	REFL PAV MRK TY I (W)12"(SLD)(090MIL)	925	LF	$5.00	$4,625.00	$5.50	$5,087.50	$5.00	$4,625.00
25	REFL PAV MRK TY I (W)24"(SLD)(090MIL)	195	LF	$10.00	$1,950.00	$12.83	$2,501.85	$10.00	$1,950.00
26	PAVEMENT SEALER 4"	8	LF	$1.00	$8.00	$1.05	$8.40	$1.15	$9.20
27	PAVEMENT SEALER 8"	45	LF	$1.00	$45.00	$1.97	$88.65	$1.25	$56.25
28	PAVEMENT SEALER 12"	925	LF	$1.00	$925.00	$3.50	$3,237.50	$1.35	$1,248.75
29	PAVEMENT SEALER 24"	195	LF	$2.00	$390.00	$8.55	$1,667.25	$1.45	$282.75
30	PAVEMENT SEALER (ARROW)	2	EA	$12.00	$24.00	$555.57	$1,111.14	$26.00	$52.00
31	PAVEMENT SEALER (WORD)	1	EA	$18.00	$18.00	$416.67	$416.67	$26.00	$26.00
32	RE PM W/RET REQ TY I (W)4"(BRK)(090MIL)	8	LF	$1.00	$8.00	$12.50	$100.00	$3.00	$24.00
33	PREFAB PAV MRK TY C (W) (ARROW)	2	EA	$415.00	$830.00	$833.33	$1,666.66	$326.00	$652.00
34	PREFAB PAV MRK TY C (W) (WORD)	1	EA	$340.00	$340.00	$833.33	$833.33	$376.00	$376.00
35	ELIM EXT PAV MRK & MRKS (4")	5	LF	$1.00	$5.00	$4.23	$21.15	$2.00	$10.00
36	ELIM EXT PAV MRK & MRKS (12")	935	LF	$2.00	$1,870.00	$8.53	$7,975.55	$1.45	$1,355.75
37	ELIM EXT PAV MRK & MRKS (24")	190	LF	$5.00	$950.00	$17.10	$3,249.00	$4.50	$855.00
38	ELIM EXT PAV MRK & MRKS (ARROW)	2	EA	$40.00	$80.00	$416.67	$833.34	$76.00	$152.00
39	PAV SURF PREP FOR MRK (4")	8	LF	$1.00	$8.00	$1.00	$8.00	$76.00	$608.00
40	PAV SURF PREP FOR MRK (8")	45	LF	$1.00	$45.00	$1.97	$88.65	$1.25	$56.25
41	PAV SURF PREP FOR MRK (12")	925	LF	$1.00	$925.00	$2.08	$1,924.00	$1.35	$1,248.75
42	PAV SURF PREP FOR MRK (24")	195	LF	$1.00	$195.00	$4.28	$834.60	$1.45	$282.75
43	PAV SURF PREP FOR MRK (ARROW)	2	EA	$12.00	$24.00	$283.33	$566.66	$51.00	$102.00
44	PAV SURF PREP FOR MRK (WORD)	1	EA	$18.00	$18.00	$208.33	$208.33	$51.00	$51.00
45	INSTALL HWY TRF SIG (ISOLATED)	3	EA	$60,000.00	$180,000.00	$60,500.00	$181,500.00	$19,500.00	$58,500.00
46	REMOVING TRAFFIC SIGNALS	3	EA	$5,000.00	$15,000.00	$15,000.00	$45,000.00	$600.00	$1,800.00
47	VEH SIG SEC (12")LED(GRN)	19	EA	$450.00	$8,550.00	$465.00	$8,835.00	$1,290.00	$24,510.00
48	VEH SIG SEC (12")LED(GRN ARW)	13	EA	$450.00	$5,850.00	$465.00	$6,045.00	$1,290.00	$16,770.00

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

Project Name: Traffic Signal & ADA Improvements
PROJECT NO. 2021-10-C
BID NO. 22-133
Town of Addison, Texas
Date: 7/13/2022
KHA Job No. 063543039

Legend
RED text indicates a calculation error on the bidder's submitted bid form.

CHECKED BY: Lucy R. Cunningham

Lucy Cunningham, P.E., PTOE 7/13/2022

				BIDDER 1 Durable Specialties, Inc. 2302 Paddock Way Grand Prairie, TX 75050		BIDDER 2 EAR Telecommunications, LLC 14719 US-HY 290 East, Suite 106 Manor, TX 78653		BIDDER 3 Texas Standard Construction, Ltd. 5511 W. Ledbetter Drive Dallas, TX 75236	
Item No.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**
49	VEH SIG SEC (12")LED(YEL)	25	EA	$450.00	$11,250.00	$465.00	$11,625.00	$1,290.00	$32,250.00
50	VEH SIG SEC (12")LED(YEL ARW)	19	EA	$450.00	$8,550.00	$465.00	$8,835.00	$1,290.00	$24,510.00
51	VEH SIG SEC (12")LED(RED)	25	EA	$450.00	$11,250.00	$465.00	$11,625.00	$1,290.00	$32,250.00
52	VEH SIG SEC (12")LED(RED ARW)	13	EA	$450.00	$5,850.00	$465.00	$6,045.00	$1,290.00	$16,770.00
53	VEH SIG SEC (12")LED(GRN U-TURN ARW)	1	EA	$450.00	$450.00	$465.00	$465.00	$1,290.00	$1,290.00
54	VEH SIG SEC (12")LED(YEL U-TURN ARW)	2	EA	$450.00	$900.00	$465.00	$930.00	$1,290.00	$2,580.00
55	VEH SIG SEC (12")LED(RED U-TURN ARW)	1	EA	$450.00	$450.00	$465.00	$465.00	$1,290.00	$1,290.00
56	PED SIG SEC (LED)(COUNTDOWN)	16	EA	$900.00	$14,400.00	$900.00	$14,400.00	$1,800.00	$28,800.00
57	BACK PLATE (12")(3 SEC)	23	EA	$175.00	$4,025.00	$95.00	$2,185.00	$120.00	$2,760.00
58	BACK PLATE (12")(4 SEC)	13	EA	$200.00	$2,600.00	$120.00	$1,560.00	$150.00	$1,950.00
59	BACK PLATE (12")(5 SEC)	2	EA	$225.00	$450.00	$140.00	$280.00	$170.00	$340.00
60	TRF SIG CBL (TY A)(14 AWG)(3 CONDR)	1665	LF	$2.00	$3,330.00	$3.50	$5,827.50	$4.95	$8,241.75
61	TRF SIG CBL (TY A)(14 AWG)(5 CONDR)	1280	LF	$3.00	$3,840.00	$3.50	$4,480.00	$5.95	$7,616.00
62	TRF SIG CBL (TY A)(14 AWG)(7 CONDR)	2785	LF	$3.00	$8,355.00	$3.50	$9,747.50	$6.45	$17,963.25
63	TRF SIG CBL (TY A)(14 AWG)(20 CONDR)	1455	LF	$7.00	$10,185.00	$7.50	$10,912.50	$6.95	$10,112.25
64	TRF SIG CBL (TY C)(12 AWG)(2 CONDR)	3010	LF	$2.00	$6,020.00	$3.50	$10,535.00	$7.45	$22,424.50
65	INS TRF SIG PL AM (S)1 ARM(28')	1	EA	$16,600.00	$16,600.00	$23,500.00	$23,500.00	$30,000.00	$30,000.00
66	INS TRF SIG PL AM(S)1 ARM(32')	1	EA	$18,300.00	$18,300.00	$25,500.00	$25,500.00	$35,000.00	$35,000.00
67	INS TRF SIG PL AM(S)1 ARM(40')	1	EA	$21,200.00	$21,200.00	$29,500.00	$29,500.00	$42,000.00	$42,000.00
68	INS TRF SIG PL AM(S)1 ARM(48')	3	EA	$23,600.00	$70,800.00	$33,000.00	$99,000.00	$47,000.00	$141,000.00
69	INS TRF SIG PL AM(S)1 ARM(55')	1	EA	$61,200.00	$61,200.00	$84,500.00	$84,500.00	$50,000.00	$50,000.00
70	INS TRF SIG PL AM(S)1 ARM(60')	1	EA	$61,700.00	$61,700.00	$85,000.00	$85,000.00	$55,000.00	$55,000.00
71	PED POLE ASSEMBLY	10	EA	$3,800.00	$38,000.00	$3,000.00	$30,000.00	$1,600.00	$16,000.00
72	PEDESTRIAN PUSH BUTTON POLE	2	EA	$2,400.00	$4,800.00	$750.00	$1,500.00	$690.00	$1,380.00
73	PED DETECT PUSH BUTTON (APS)	20	EA	$900.00	$18,000.00	$1,500.00	$30,000.00	$690.00	$13,800.00
74	PED DETECTOR CONTROLLER UNIT	3	EA	$3,800.00	$11,400.00	$5,000.00	$15,000.00	$4,500.00	$13,500.00
75	VIVDS PROCESSOR SYSTEM	3	EA	$5,500.00	$16,500.00	$10,000.00	$30,000.00	$35,000.00	$105,000.00
76	VIVDS CAMERA ASSEMBLY	12	EA	$7,000.00	$84,000.00	$10,000.00	$120,000.00	$3,500.00	$42,000.00
77	VIVDS COMMUNICATION CABLE (COAXIAL)	2065	LF	$4.00	$8,260.00	$5.00	$10,325.00	$7.00	$14,455.00
78	CCTV FIELD EQUIPMENT (DIGITAL)	2	EA	$7,000.00	$14,000.00	$10,500.00	$21,000.00	$7,500.00	$15,000.00
79	CCTV MOUNT (POLE)	2	EA	$500.00	$1,000.00	$1,000.00	$2,000.00	$1,700.00	$3,400.00
80	CAT 5 ETHERNET CABLE	395	LF	$3.00	$1,185.00	$5.00	$1,975.00	$695.00	$274,525.00
81	VEH SIG SEC (12")LED(BI-MODAL GRN/YEL ARW)	2	EA	$475.00	$950.00	$650.00	$1,300.00	$2,950.00	$5,900.00
82	OPTICOM CABLE	1780	LF	$2.00	$3,560.00	$5.00	$8,900.00	$5.95	$10,591.00
83	TYPE 721 OPTICOM DETECTOR	11	EA	$1,050.00	$11,550.00	$2,500.00	$27,500.00	$1,900.00	$20,900.00
84	TYPE 764 PHASE SELECTOR	3	EA	$4,000.00	$12,000.00	$5,500.00	$16,500.00	$3,400.00	$10,200.00
85	PROJECT SIGN	3	EA	$2,000.00	$6,000.00	$1,000.00	$3,000.00	$1,400.00	$4,200.00
86	RELOCATE FIRE HYDRANT	1	EA	$3,000.00	$3,000.00	$10,000.00	$10,000.00	$6,000.00	$6,000.00
87	RIPRAP (CONC)(6 IN)	1	CY	$3,440.00	$3,440.00	$900.00	$900.00	$2,000.00	$2,000.00
TOTAL:	**BASE BID - ITEMS**				**$1,138,028.00**		**$1,624,318.13**		**$1,837,405.45**
BASE BID - ALLOWANCES									
X1	CONTINGENCY CONSTRUCTION APPROVAL ALLOWANCE	1	LS	$75,000.00	$75,000.00	$75,000.00	$75,000.00	$75,000.00	$75,000.00
X2	PROJECT ALLOWANCE FOR LANDSCAPE IMPROVEMENTS	1	LS	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00
X3	PROJECT ALLOWANCE FOR IRRIGATION IMPROVEMENTS	1	LS	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00
X4	PROJECT ALLOWANCE FOR EROSION CONTROL	1	LS	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00
TOTAL:	**BASE BID - ALLOWANCES**				**$150,000.00**		**$150,000.00**		**$150,000.00**

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

Project Name: Traffic Signal & ADA Improvements
PROJECT NO. 2021-10-C
BID NO. 22-133
Town of Addison, Texas
Date: 7/13/2022
KHA Job No. 063543039

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CHECKED BY: Lucy R. Cunningham
Lucy Cunningham, P.E., PTOE 7/13/2022

				BIDDER 1 Durable Specialties, Inc. 2302 Paddock Way Grand Prairie, TX 75050		BIDDER 2 EAR Telecommunications, LLC 14719 US-HY 290 East, Suite 106 Manor, TX 78653		BIDDER 3 Texas Standard Construction, Ltd. 5511 W. Ledbetter Drive Dallas, TX 75236	
Item No.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**
ALTERNATE BID - PAVERS & MEDIAN NOSE ALTERNATE									
A1	LANDSCAPE PAVERS	112	SY	$135.00	$15,120.00	$250.00	$28,000.00	$200.00	$22,400.00
A2	REMOVING CONC (PAV)	11	SY	$90.00	$990.00	$100.00	$1,100.00	$85.00	$935.00
A3	REMOVING CONC (MEDIANS)	67	SY	$90.00	$6,030.00	$150.00	$10,050.00	$105.00	$7,035.00
A4	REMOVING CONC (CURB)	30	LF	$40.00	$1,200.00	$100.00	$3,000.00	$35.00	$1,050.00
A5	REWORK BS MTL (TY C) (8") (ORD COMP)	53	SY	$105.00	$5,565.00	$75.00	$3,975.00	$250.00	$13,250.00
A6	CONC PVMT (CONT REINF)(FAST TRK)(12")	53	SY	$510.00	$27,030.00	$275.00	$14,575.00	$400.00	$21,200.00
A7	CONC CURB & GUTTER (TY II)	56	LF	$95.00	$5,320.00	$45.00	$2,520.00	$70.00	$3,920.00
A8	CONCRETE MEDIAN (NOSE)	3	SY	$410.00	$1,230.00	$250.00	$750.00	$1,500.00	$4,500.00
TOTAL:	**ALTERNATE BID - PAVERS & MEDIAN NOSE ALTERNATE**				**$62,485.00**		**$63,970.00**		**$74,290.00**

BID SUMMARY

BASE BID - ITEMS	**$1,138,028.00**	**$1,624,318.13**	**$1,837,405.45**
BASE BID - ALLOWANCES	**$150,000.00**	**$150,000.00**	**$150,000.00**
TOTAL - BASE BID	**$1,288,028.00**	**$1,774,318.13**	**$1,987,405.45**
TOTAL - ALTERNATE BID - PAVERS & MEDIAN NOSE ALTERNATE	**$62,485.00**	**$63,970.00**	**$74,290.00**
TOTAL - BASE BID + ALTERNATE BID	**$1,350,513.00**	**$1,838,288.13**	**$2,061,695.45**

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

Project Name: Traffic Signal & ADA Improvements
PROJECT NO. 2021-10-C
BID NO. 22-133
Town of Addison, Texas
Date: 7/13/2022
KHA Job No. 063543039

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CHECKED BY: Lucy R. Cunningham
Lucy Cunningham, P.E., PTOE 7/13/2022

				BIDDER 1 Durable Specialties, Inc. 2302 Paddock Way Grand Prairie, TX 75050		BIDDER 2 EAR Telecommunications, LLC 14719 US-HY 290 East, Suite 106 Manor, TX 78653		BIDDER 3 Texas Standard Construction, Ltd. 5511 W. Ledbetter Drive Dallas, TX 75236	
Item No.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**
BASE BID - ITEMS									
1	FURNISHING AND PLACING TOPSOIL (6")	36	SY	$60.00	$2,160.00	$30.00	$1,080.00	$70.00	$2,520.00
2	BLOCK SODDING	36	SY	$25.00	$900.00	$30.00	$1,080.00	$35.00	$1,260.00
3	DRILL SHAFT (TRF SIG POLE) (30 IN)	33	LF	$360.00	$11,880.00	$450.00	$14,850.00	$450.00	$14,850.00
4	DRILL SHAFT (TRF SIG POLE) (36 IN)	39	LF	$385.00	$15,015.00	$450.00	$17,550.00	$550.00	$21,450.00
5	DRILL SHAFT (TRF SIG POLE) (48 IN)	66	LF	$415.00	$27,390.00	$550.00	$36,300.00	$675.00	$44,550.00
6	MOBILIZATION (MAX 5% PER TOWN OF ADDISON)	1	LS	$25,000.00	$25,000.00	$90,000.00	$90,000.00	$85,000.00	$85,000.00
7	ADJUSTING MANHOLES	1	LS	$2,500.00	$2,500.00	$15,000.00	$15,000.00	$6,500.00	$6,500.00
8	BARRICADES, SIGNS AND TRAFFIC HANDLING	6	MO	$8,000.00	$48,000.00	$6,500.00	$39,000.00	$8,000.00	$48,000.00
9	CONC CURB (TY II)	32	LF	$110.00	$3,520.00	$4,000.00	$128,000.00	$230.00	$7,360.00
10	CONC SIDEWALKS (6")	82	SY	$160.00	$13,120.00	$135.00	$11,070.00	$95.00	$7,790.00
11	CURB RAMPS (TY 7)	17	EA	$3,300.00	$56,100.00	$4,000.00	$68,000.00	$4,100.00	$69,700.00
12	CONDT (PVC) (SCH 40) (2")	290	LF	$24.00	$6,960.00	$20.00	$5,800.00	$81.00	$23,490.00
13	CONDT (PVC) (SCH 40) (2") (BORE)	225	LF	$41.00	$9,225.00	$35.00	$7,875.00	$118.00	$26,550.00
14	CONDT (PVC) (SCH 40) (3")	465	LF	$27.00	$12,555.00	$25.00	$11,625.00	$92.00	$42,780.00
15	CONDT (PVC) (SCH 40) (4")	125	LF	$29.00	$3,625.00	$35.00	$4,375.00	$106.00	$13,250.00
16	CONDT (PVC) (SCH 40) (4") (BORE)	940	LF	$46.00	$43,240.00	$45.00	$42,300.00	$139.00	$130,660.00
17	CONDT (PVC) (SCH 80) (2")	40	LF	$25.00	$1,000.00	$550.00	$22,000.00	$93.00	$3,720.00
18	ELEC CONDR (NO.6) BARE	1795	LF	$2.00	$3,590.00	$3.50	$6,282.50	$3.95	$7,090.25
19	ELEC CONDR (NO.6) INSULATED	90	LF	$2.00	$180.00	$4.00	$360.00	$3.95	$355.50
20	GROUND BOX TY C (162911)W/APRON	16	EA	$1,600.00	$25,600.00	$1,350.00	$21,600.00	$910.00	$14,560.00
21	REMOVE GROUND BOX	6	EA	$350.00	$2,100.00	$500.00	$3,000.00	$85.00	$510.00
22	ELC SRV TY D 120/240 060(NS)SS(E)PS(U)	3	EA	$7,400.00	$22,200.00	$8,800.00	$26,400.00	$8,900.00	$26,700.00
23	REFL PAV MRK TY I (W)8"(SLD)(090MIL)	45	LF	$3.00	$135.00	$3.22	$144.90	$3.50	$157.50
24	REFL PAV MRK TY I (W)12"(SLD)(090MIL)	925	LF	$5.00	$4,625.00	$5.50	$5,087.50	$5.00	$4,625.00
25	REFL PAV MRK TY I (W)24"(SLD)(090MIL)	195	LF	$10.00	$1,950.00	$12.83	$2,501.85	$10.00	$1,950.00
26	PAVEMENT SEALER 4"	8	LF	$1.00	$8.00	$1.05	$8.40	$1.15	$9.20
27	PAVEMENT SEALER 8"	45	LF	$1.00	$45.00	$1.97	$88.65	$1.25	$56.25
28	PAVEMENT SEALER 12"	925	LF	$1.00	$925.00	$3.50	$3,237.50	$1.35	$1,248.75
29	PAVEMENT SEALER 24"	195	LF	$2.00	$390.00	$8.55	$1,667.25	$1.45	$282.75
30	PAVEMENT SEALER (ARROW)	2	EA	$12.00	$24.00	$555.57	$1,111.14	$26.00	$52.00
31	PAVEMENT SEALER (WORD)	1	EA	$18.00	$18.00	$416.67	$416.67	$26.00	$26.00
32	RE PM W/RET REQ TY I (W)4"(BRK)(090MIL)	8	LF	$1.00	$8.00	$12.50	$100.00	$3.00	$24.00
33	PREFAB PAV MRK TY C (W) (ARROW)	2	EA	$415.00	$830.00	$833.33	$1,666.66	$326.00	$652.00
34	PREFAB PAV MRK TY C (W) (WORD)	1	EA	$340.00	$340.00	$833.33	$833.33	$376.00	$376.00
35	ELIM EXT PAV MRK & MRKS (4")	5	LF	$1.00	$5.00	$4.23	$21.15	$2.00	$10.00
36	ELIM EXT PAV MRK & MRKS (12")	935	LF	$2.00	$1,870.00	$8.53	$7,975.55	$1.45	$1,355.75
37	ELIM EXT PAV MRK & MRKS (24")	190	LF	$5.00	$950.00	$17.10	$3,249.00	$4.50	$855.00
38	ELIM EXT PAV MRK & MRKS (ARROW)	2	EA	$40.00	$80.00	$416.67	$833.34	$76.00	$152.00
39	PAV SURF PREP FOR MRK (4")	8	LF	$1.00	$8.00	$1.00	$8.00	$76.00	$608.00
40	PAV SURF PREP FOR MRK (8")	45	LF	$1.00	$45.00	$1.97	$88.65	$1.25	$56.25
41	PAV SURF PREP FOR MRK (12")	925	LF	$1.00	$925.00	$2.08	$1,924.00	$1.35	$1,248.75
42	PAV SURF PREP FOR MRK (24")	195	LF	$1.00	$195.00	$4.28	$834.60	$1.45	$282.75
43	PAV SURF PREP FOR MRK (ARROW)	2	EA	$12.00	$24.00	$283.33	$566.66	$51.00	$102.00
44	PAV SURF PREP FOR MRK (WORD)	1	EA	$18.00	$18.00	$208.33	$208.33	$51.00	$51.00
45	INSTALL HWY TRF SIG (ISOLATED)	3	EA	$60,000.00	$180,000.00	$60,500.00	$181,500.00	$19,500.00	$58,500.00
46	REMOVING TRAFFIC SIGNALS	3	EA	$5,000.00	$15,000.00	$15,000.00	$45,000.00	$600.00	$1,800.00
47	VEH SIG SEC (12")LED(GRN)	19	EA	$450.00	$8,550.00	$465.00	$8,835.00	$1,290.00	$24,510.00
48	VEH SIG SEC (12")LED(GRN ARW)	13	EA	$450.00	$5,850.00	$465.00	$6,045.00	$1,290.00	$16,770.00

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

Project Name: Traffic Signal & ADA Improvements
PROJECT NO. 2021-10-C
BID NO. 22-133
Town of Addison, Texas
Date: 7/13/2022
KHA Job No. 063543039

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Lucy Cunningham, P.E., PTOE 7/13/2022

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Item No.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**
49	VEH SIG SEC (12")LED(YEL)	25	EA	$450.00	$11,250.00	$465.00	$11,625.00	$1,290.00	$32,250.00
50	VEH SIG SEC (12")LED(YEL ARW)	19	EA	$450.00	$8,550.00	$465.00	$8,835.00	$1,290.00	$24,510.00
51	VEH SIG SEC (12")LED(RED)	25	EA	$450.00	$11,250.00	$465.00	$11,625.00	$1,290.00	$32,250.00
52	VEH SIG SEC (12")LED(RED ARW)	13	EA	$450.00	$5,850.00	$465.00	$6,045.00	$1,290.00	$16,770.00
53	VEH SIG SEC (12")LED(GRN U-TURN ARW)	1	EA	$450.00	$450.00	$465.00	$465.00	$1,290.00	$1,290.00
54	VEH SIG SEC (12")LED(YEL U-TURN ARW)	2	EA	$450.00	$900.00	$465.00	$930.00	$1,290.00	$2,580.00
55	VEH SIG SEC (12")LED(RED U-TURN ARW)	1	EA	$450.00	$450.00	$465.00	$465.00	$1,290.00	$1,290.00
56	PED SIG SEC (LED)(COUNTDOWN)	16	EA	$900.00	$14,400.00	$900.00	$14,400.00	$1,800.00	$28,800.00
57	BACK PLATE (12")(3 SEC)	23	EA	$175.00	$4,025.00	$95.00	$2,185.00	$120.00	$2,760.00
58	BACK PLATE (12")(4 SEC)	13	EA	$200.00	$2,600.00	$120.00	$1,560.00	$150.00	$1,950.00
59	BACK PLATE (12")(5 SEC)	2	EA	$225.00	$450.00	$140.00	$280.00	$170.00	$340.00
60	TRF SIG CBL (TY A)(14 AWG)(3 CONDR)	1665	LF	$2.00	$3,330.00	$3.50	$5,827.50	$4.95	$8,241.75
61	TRF SIG CBL (TY A)(14 AWG)(5 CONDR)	1280	LF	$3.00	$3,840.00	$3.50	$4,480.00	$5.95	$7,616.00
62	TRF SIG CBL (TY A)(14 AWG)(7 CONDR)	2785	LF	$3.00	$8,355.00	$3.50	$9,747.50	$6.45	$17,963.25
63	TRF SIG CBL (TY A)(14 AWG)(20 CONDR)	1455	LF	$7.00	$10,185.00	$7.50	$10,912.50	$6.95	$10,112.25
64	TRF SIG CBL (TY C)(12 AWG)(2 CONDR)	3010	LF	$2.00	$6,020.00	$3.50	$10,535.00	$7.45	$22,424.50
65	INS TRF SIG PL AM (S)1 ARM(28')	1	EA	$16,600.00	$16,600.00	$23,500.00	$23,500.00	$30,000.00	$30,000.00
66	INS TRF SIG PL AM(S)1 ARM(32')	1	EA	$18,300.00	$18,300.00	$25,500.00	$25,500.00	$35,000.00	$35,000.00
67	INS TRF SIG PL AM(S)1 ARM(40')	1	EA	$21,200.00	$21,200.00	$29,500.00	$29,500.00	$42,000.00	$42,000.00
68	INS TRF SIG PL AM(S)1 ARM(48')	3	EA	$23,600.00	$70,800.00	$33,000.00	$99,000.00	$47,000.00	$141,000.00
69	INS TRF SIG PL AM(S)1 ARM(55')	1	EA	$61,200.00	$61,200.00	$84,500.00	$84,500.00	$50,000.00	$50,000.00
70	INS TRF SIG PL AM(S)1 ARM(60')	1	EA	$61,700.00	$61,700.00	$85,000.00	$85,000.00	$55,000.00	$55,000.00
71	PED POLE ASSEMBLY	10	EA	$3,800.00	$38,000.00	$3,000.00	$30,000.00	$1,600.00	$16,000.00
72	PEDESTRIAN PUSH BUTTON POLE	2	EA	$2,400.00	$4,800.00	$750.00	$1,500.00	$690.00	$1,380.00
73	PED DETECT PUSH BUTTON (APS)	20	EA	$900.00	$18,000.00	$1,500.00	$30,000.00	$690.00	$13,800.00
74	PED DETECTOR CONTROLLER UNIT	3	EA	$3,800.00	$11,400.00	$5,000.00	$15,000.00	$4,500.00	$13,500.00
75	VIVDS PROCESSOR SYSTEM	3	EA	$5,500.00	$16,500.00	$10,000.00	$30,000.00	$35,000.00	$105,000.00
76	VIVDS CAMERA ASSEMBLY	12	EA	$7,000.00	$84,000.00	$10,000.00	$120,000.00	$3,500.00	$42,000.00
77	VIVDS COMMUNICATION CABLE (COAXIAL)	2065	LF	$4.00	$8,260.00	$5.00	$10,325.00	$7.00	$14,455.00
78	CCTV FIELD EQUIPMENT (DIGITAL)	2	EA	$7,000.00	$14,000.00	$10,500.00	$21,000.00	$7,500.00	$15,000.00
79	CCTV MOUNT (POLE)	2	EA	$500.00	$1,000.00	$1,000.00	$2,000.00	$1,700.00	$3,400.00
80	CAT 5 ETHERNET CABLE	395	LF	$3.00	$1,185.00	$5.00	$1,975.00	$695.00	$274,525.00
81	VEH SIG SEC (12")LED(BI-MODAL GRN/YEL ARW)	2	EA	$475.00	$950.00	$650.00	$1,300.00	$2,950.00	$5,900.00
82	OPTICOM CABLE	1780	LF	$2.00	$3,560.00	$5.00	$8,900.00	$5.95	$10,591.00
83	TYPE 721 OPTICOM DETECTOR	11	EA	$1,050.00	$11,550.00	$2,500.00	$27,500.00	$1,900.00	$20,900.00
84	TYPE 764 PHASE SELECTOR	3	EA	$4,000.00	$12,000.00	$5,500.00	$16,500.00	$3,400.00	$10,200.00
85	PROJECT SIGN	3	EA	$2,000.00	$6,000.00	$1,000.00	$3,000.00	$1,400.00	$4,200.00
86	RELOCATE FIRE HYDRANT	1	EA	$3,000.00	$3,000.00	$10,000.00	$10,000.00	$6,000.00	$6,000.00
87	RIPRAP (CONC)(6 IN)	1	CY	$3,440.00	$3,440.00	$900.00	$900.00	$2,000.00	$2,000.00
TOTAL:	**BASE BID - ITEMS**				**$1,138,028.00**		**$1,624,318.13**		**$1,837,405.45**
BASE BID - ALLOWANCES									
X1	CONTINGENCY CONSTRUCTION APPROVAL ALLOWANCE	1	LS	$75,000.00	$75,000.00	$75,000.00	$75,000.00	$75,000.00	$75,000.00
X2	PROJECT ALLOWANCE FOR LANDSCAPE IMPROVEMENTS	1	LS	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00
X3	PROJECT ALLOWANCE FOR IRRIGATION IMPROVEMENTS	1	LS	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00
X4	PROJECT ALLOWANCE FOR EROSION CONTROL	1	LS	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00
TOTAL:	**BASE BID - ALLOWANCES**				**$150,000.00**		**$150,000.00**		**$150,000.00**

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

Project Name: Traffic Signal & ADA Improvements
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BID NO. 22-133
Town of Addison, Texas
Date: 7/13/2022
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Item No.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**
ALTERNATE BID - PAVERS & MEDIAN NOSE ALTERNATE									
A1	LANDSCAPE PAVERS	112	SY	$135.00	$15,120.00	$250.00	$28,000.00	$200.00	$22,400.00
A2	REMOVING CONC (PAV)	11	SY	$90.00	$990.00	$100.00	$1,100.00	$85.00	$935.00
A3	REMOVING CONC (MEDIANS)	67	SY	$90.00	$6,030.00	$150.00	$10,050.00	$105.00	$7,035.00
A4	REMOVING CONC (CURB)	30	LF	$40.00	$1,200.00	$100.00	$3,000.00	$35.00	$1,050.00
A5	REWORK BS MTL (TY C) (8") (ORD COMP)	53	SY	$105.00	$5,565.00	$75.00	$3,975.00	$250.00	$13,250.00
A6	CONC PVMT (CONT REINF)(FAST TRK)(12")	53	SY	$510.00	$27,030.00	$275.00	$14,575.00	$400.00	$21,200.00
A7	CONC CURB & GUTTER (TY II)	56	LF	$95.00	$5,320.00	$45.00	$2,520.00	$70.00	$3,920.00
A8	CONCRETE MEDIAN (NOSE)	3	SY	$410.00	$1,230.00	$250.00	$750.00	$1,500.00	$4,500.00
TOTAL:	**ALTERNATE BID - PAVERS & MEDIAN NOSE ALTERNATE**				**$62,485.00**		**$63,970.00**		**$74,290.00**

BID SUMMARY

BASE BID - ITEMS	**$1,138,028.00**	**$1,624,318.13**	**$1,837,405.45**
BASE BID - ALLOWANCES	**$150,000.00**	**$150,000.00**	**$150,000.00**
TOTAL - BASE BID	**$1,288,028.00**	**$1,774,318.13**	**$1,987,405.45**
TOTAL - ALTERNATE BID - PAVERS & MEDIAN NOSE ALTERNATE	**$62,485.00**	**$63,970.00**	**$74,290.00**
TOTAL - BASE BID + ALTERNATE BID	**$1,350,513.00**	**$1,838,288.13**	**$2,061,695.45**

Council Meeting **7.**

Meeting Date: 08/09/2022

Department: Infrastructure- Development Services

Pillars: Excellence in Asset Management

Milestones: Implement the Asset Management Plan in accordance with the Asset Management Policy, utilizing information systems

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AGENDA CAPTION:

Consider Action on **Change Order #1 to the Contract with Rey-Mar Construction, LLC., for the Fiscal Year 2022 On-Call Water and Sewer Line Repairs and Authorize the City Manager to Execute the Change Order** in an Amount Not to Exceed $100,000.

BACKGROUND:

The purpose of this item is to execute Change Order #1 in the amount of $100,000 for the Fiscal Year 2022 to the contract with Rey-Mar Construction LLC. (Rey-Mar).

On April 12, 2022, Council approved an Indefinite Delivery Indefinite Quantity (IDIQ) contract with Rey-Mar for on-call water and sewer line repairs in the amount of $150,000 for the Fiscal Year 2022.

Since the execution of the contract, staff has worked closely with Rey-Mar to make needed water line and sewer line repairs that staff located or were brought to their attention by residents. Staff believes the unusually hot and dry weather has contributed to the high number of needed repairs. The locations, descriptions, and costs associated with these repairs are listed in the table below:

Location	Description	Cost
3940 Amberwood Drive	Water Service Repair and Pavement Replacement	$34,936
3930 Asbury Lane	Water Service Repair and Pavement Replacement	$36,036
4940 Goodman Avenue	Water Service Repair and Pavement Replacement	$17,300

3800 Waterside Court	Water Service Repair and Pavement Replacement	$14,280
3808 Park Place	Water Service Repair and Pavement Replacement	$11,820
4107 Pokolodi Circle	Sewer Main Repair and Pavement Replacement	$36,300
14908 Havenshire Place	Water Service Repair and Pavement Replacement	$7,984
14588 Aspen Court	Water Service Repair and Pavement Replacement	$5,454
14592 Princeton Court	Water Service Repair and Pavement Replacement	$5,880
4440 Belt Line Road	8" Water Main Repair, Valve Replacement, and Pavement Replacement	$49,250
4551 Beltway Drive	4" Water Main Repair	$2,000
Total Cost of Repairs to Date		**$221,240**

The total cost associated with the repairs to date is $221,240. Staff recommends adding $100,000 to the contract to allow $28,760 to be utilized if other repairs are needed in the Fiscal Year 2022, which ends on September 30, 2022. The cost and information are broken down in the table below and the attached Change Order #1.

Original Contract Amount	$150,000
Estimated Spent to Date	$221,240
Difference	($71,240)
Change Order #1 Amount	$100,000
Amount Remaining for use for FY22 after Change Order #1	$28,760

If approved, the funding for Change Order #1 is available out of the utility fund annual operations and maintenance budget for the Fiscal Year 2022.

RECOMMENDATION:

Administration recommends approval.

Attachments

Fiscal Year 2022 Change Order #1 Rey-Mar Construction

TOWN OF ADDISON CHANGE ORDER FORM

Change Order Number 1
Project Name: FY22 On-Call Water and Sewer Line Repairs
Project Manager: Jason Sutton
Date: 7-12-2022

A. INTENT OF CHANGE ORDER

Add $100,000 to the $150,000 fiscal year 2022 on-call water and sewer line repairs contract. This will bring the new contract total to fiscal year 2022 to $250,000.

B. REASON FOR CHANGE

Eleven various water and sewer repairs have been made at the following locations:

- 3940 Amberwood Drive
- 3930 Asbury Lane
- 4940 Goodman Avenue
- 3800 Waterside Court
- 3808 Park Place
- 4107 Pokolodi Circle
- 14908 Havenshire Place
- 14588 Aspen Court
- 14592 Princeton Court
- 4440 Belt Line Road
- 4551 Beltway Drive

The total cost associated with these repairs is estimated to be $221,240 leaving a difference of $71,240 that is needed to be added to the contract. $100,000 is being added to the contract if another repair is needed before the end of fiscal year 2022 which ends on September 30, 2022.

C. EFFECT OF CHANGE ON CONTRACT PRICE

This change order will have the following effect on the cost of this contract for fiscal year 2022:

Description	Cost
Original Contract Amount	$150,000
Change Order #1	$100,000
New Contract Price for FY22	$250,000

D. AGREEMENT

By the signatures below, duly authorized agent of the Town of Addison, Texas and Rey-Mar Construction, LLC. do hereby agree to append this Change Order Number 1 to the original contract between themselves, dated April 13, 2022.

Rey-Mar Construction
Company Name

3416 Reed Street
Address

Fort Worth, TX 76119
City State Zip

817.535.3451
Phone

Contractor's Signature

David Martinez
Contractor's Printed Name

Department Director's Signature

Shannon Hicks, P.E.
Department Director Printed Name

City Manager's Signature

City Manager Printed Name

Agenda Item #: _____

Date Approved by City Council: _____

Signed: _____

Council Meeting **8.**

Meeting Date: 08/09/2022
Department: Development Services
Pillars: Optimize the Addison Brand
Milestones: Define and promote Addison Identity

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on the **Sam's Club Special Area Study, a Long-Range Planning Policy Guiding Future Development and the Provision of Infrastructure and Social Amenities within a 79+/- Acre Area Bounded by Belt Line Road to the North, Hornet Road to the South, Midway Road to the East, and Existing Residential Neighborhoods to the West**.

BACKGROUND:

The Addison Planning and Zoning Commission, meeting in regular session on July 19, 2022, voted to recommend approval of the Sam's Club Special Area Study, a long-range planning policy guiding future development and the provision of infrastructure and social amenities within a 79+/- acre area bounded by Belt Line Road to the north, Hornet Road to the south, Midway Road to the east, and existing residential neighborhoods to the west.

Voting Aye: Branson, Catalani, Craig, DeFrancisco, Fansler, Meleky, Souers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: Paul Walden, 14806 La Grande Drive
On: Liz Oliphant, 14700 Marsh Lane
Marlin Willesen, 4100 Juliard Drive
Against: David Collins, 14668 Wayside Court

POSITION OF THOSE PRESENT BUT NOT SPEAKING AT THE PUBLIC HEARING:

For: none

On: none
Against: Virginia Waytena, 3752 Park Place
Kathy Moore, 3729 Chatham Court Drive
Debby Casad, 4105 Rush Circle
Kristen Wallach, 14669 Wayside Court
Ronald Wallach, 14669 Wayside Court
Burk Burkhalter, 3824 Waterford Drive

Please refer to the Staff Report for additional details.

For this public hearing, the staff presentation will be focused on citizen feedback received on the draft report. For a detailed presentation on report contents, please review the June 21, 2022 and July 19, 2022 Planning and Zoning Commission meetings. The presentation from the July 19, 2022 Planning and Zoning Commission meeting is attached to this item as well.

RECOMMENDATION:
Administration recommends approval.

Attachments

Presentation - Sam's Club Special Area Study
Staff Report - Sam's Club Special Area Study
Draft Report - Sam's Club Special Area Study
Public Input - Sam's Club Special Area Study
July 19 P & Z Presentation - Sam's Club Special Area Study



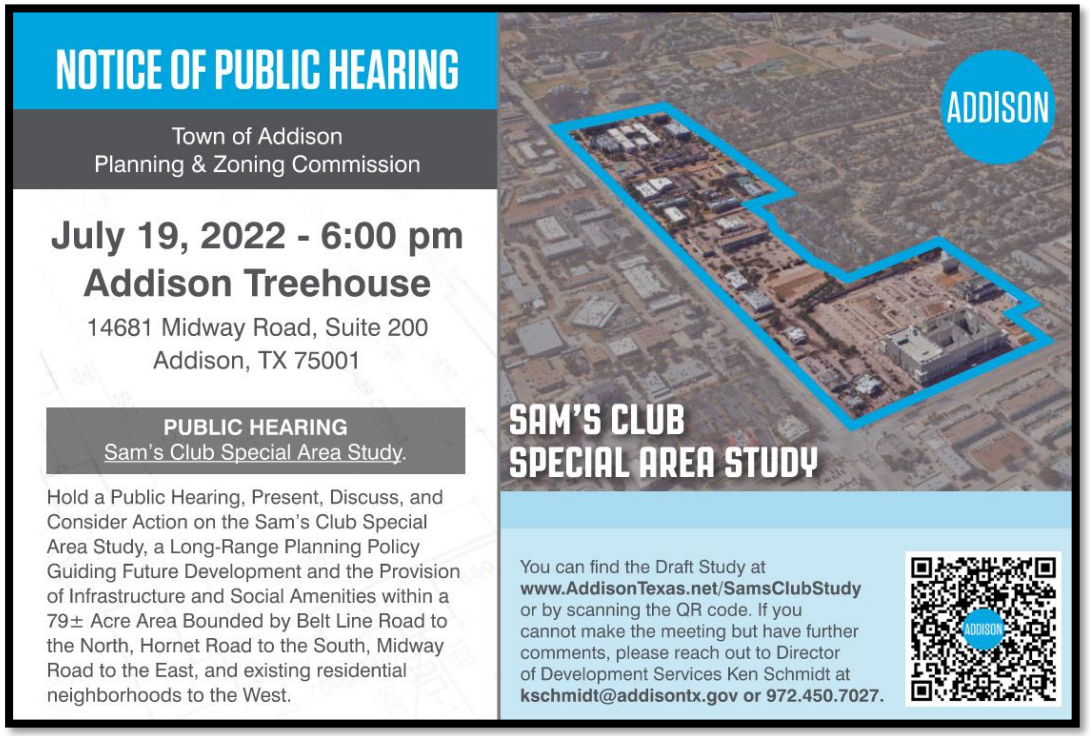
ADDISON

SAM'S CLUB SPECIAL AREA STUDY

City Council
August 9, 2022

Public Review Process Update

- Draft Report released June 17th, and presented in detail at June 21st P & Z meeting
- P & Z public hearing and consideration – July 19, 2022
- City Council public hearing and consideration – August 9, 2022
- If approved, retire the "Sam's Club" name and rebrand as the "South Midway" area or other name

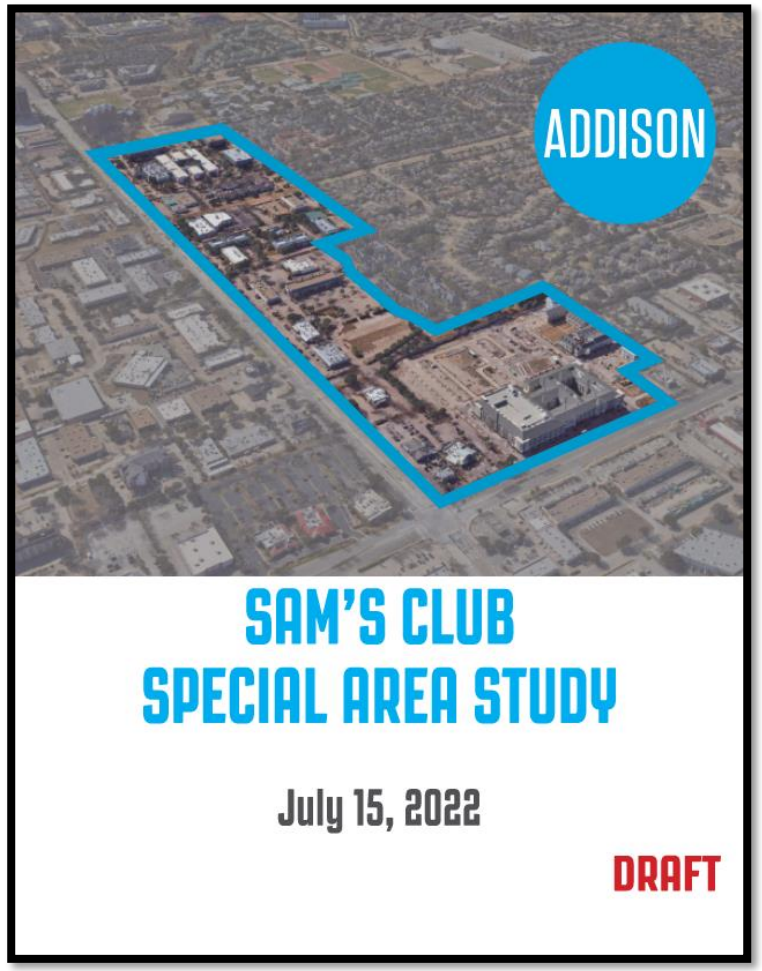


1,456 Property Owner Notices mailed week of July 4th

https://addisontexas.net/dev-services/sams-club-special-area-study

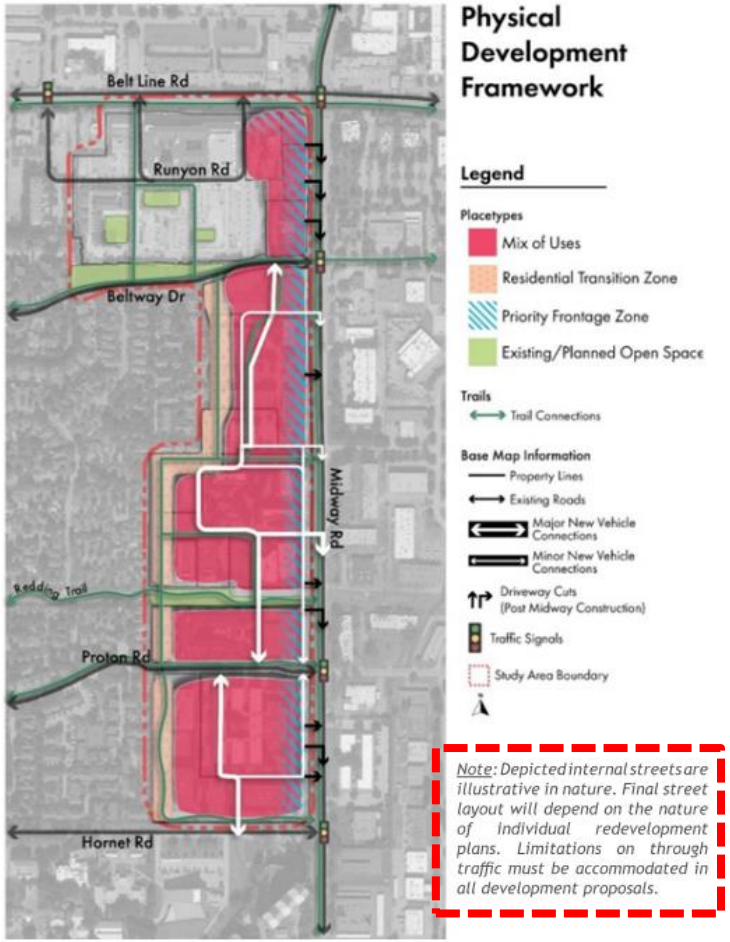
Citizen Feedback Received Since July 15th

- Include language that states no apartments adjacent to the residential transition zone and current single-family homes
- Remove the Major New Vehicle Connection between the current Addison Tree House and Proton Drive *(multiple respondents)*
- remove the proposed residential transition zone and trail connection between Proton Drive and Hornet Road
- Remove the Major New Vehicle Connection accessing the private property that is owned by Greenhill School
- Get rid of the Sam's Club name and provide more time for review of the study
- Promote home ownership, not rental housing
- Need a master plan, plan allows for fragmented development, consider incentivizing development of ownership housing
- Advisory Committee Member – language refinement to Beltway Drive note on page 26



Analysis of Citizen Feedback

- Compatibility is not limited to one use, it is a site design/zoning consideration. Scale, density, site mitigation measures, and building programming should all be considered.
- Removal of street connections to Proton and Hornet could be in the spirit of the plan's intent to support existing businesses that are sustaining.
- As these areas redevelop, these connections should be thoughtfully considered in the interest of public safety (giving drivers access to traffic signals is a public safety best practice).
- With Midway Atrium seeing new investment, this block is unlikely to see transformational redevelopment. In the event that it does, we are best positioned if we have some open space on the plan to improve the Town's ability to negotiate zoning terms.
- Incremental redevelopment is the "new normal", major land assembly will typically require major decline + generous zoning entitlements/incentives.



Notice Response

PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet and in the area of Town bounded by Belt Line Road, Marsh Lane, Midway Road, and Spring Valley Road.

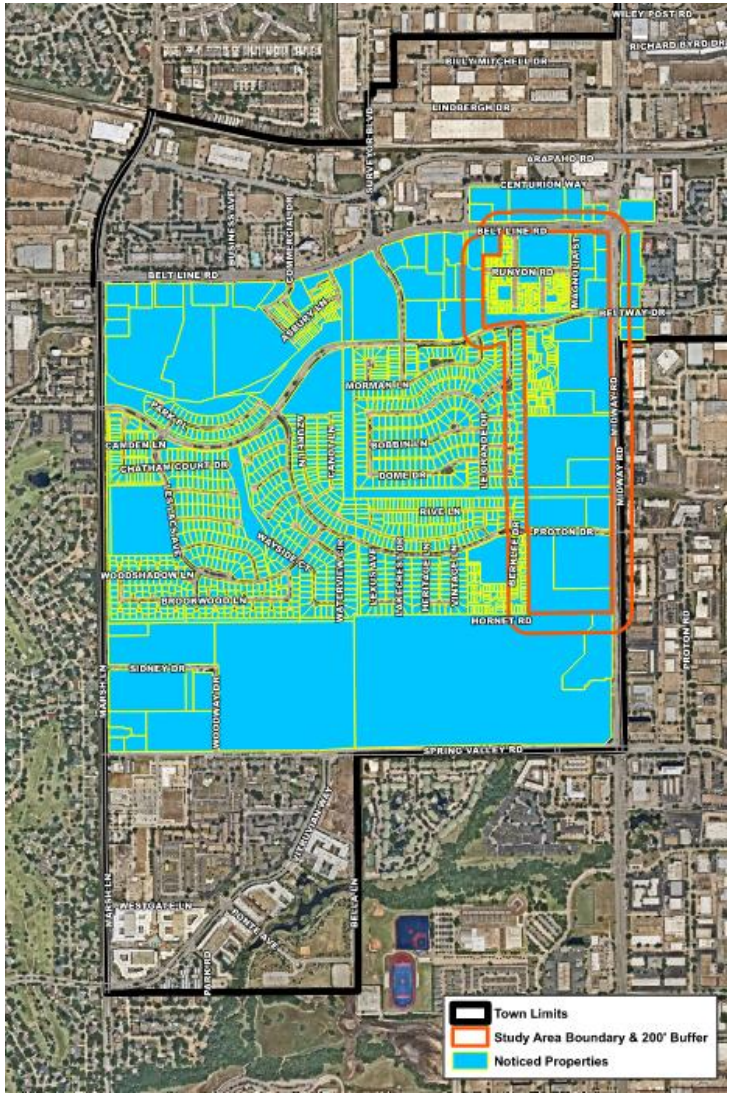
NOTICE RECIPIENTS: 1,456

22 responses received.

Feedback received highlighted specific concerns related to the plan and was generally supportive of the need to have a plan.

PLANNING & ZONING COMMISSION ACTION

Approval: 7 – 0



Recommendation

Staff recommends **approval.**

This study addressed a very challenging community dialogue and through 14 months of work by the project advisory committee, consensus has been achieved on many important redevelopment policy issues.

This plan is not perfect, but it gives the Town some tools to help navigate key redevelopment considerations such as residential compatibility and housing demand. The plan does not solve these challenging issues for the Town, but it does provide effective tools to support a more robust public dialogue.

Moving forward, this area and the study should be re-branded. Consider "South Midway" or engaging in a broader re-branding process.

Sam's Club Special Area Study

July 19, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on July 19, 2022, voted to recommend approval of the Sam's Club Special Area Study, a long-range planning policy guiding future development and the provision of infrastructure and social amenities within a 79+/- acre area bounded by Belt Line Road to the north, Hornet Road to the south, Midway Road to the east, and existing residential neighborhoods to the west.

Voting Aye: Branson, Craig, DeFrancisco, Fansler, Meleky, Souers, Catalani
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: Paul Walden, 14806 La Grande Drive

On: Liz Oliphant, 14700 Marsh Lane
Marlin Willesen, 4100 Juliard Drive

Against: David Collins, 14668 Wayside Court

POSITION OF THOSE PRESENT BUT NOT SPEAKING AT THE PUBLIC HEARING:

For: none

On: none

Against: Virginia Waytena, 3752 Park Place
Kathy Moore, 3729 Chatham Court Drive
Debby Casad, 4105 Rush Circle
Kristen Wallach, 14669 Wayside Court
Ronald Wallach, 14669 Wayside Court
Burk Burkhalter, 3824 Waterford Drive

July 19, 2022

STAFF REPORT

RE:	Sam's Club Special Area Study Report
LOCATION:	79± acres at the western frontage of Midway Road, between Belt Line Road and Hornet Road
REQUEST:	Approval of the Sam's Club Special Area Study
APPLICANT:	Town of Addison

DISCUSSION:

Background: In April 2021, the City Council approved a professional services agreement for a planning consultant and appointed a project advisory committee to complete the Sam's Club Special Area Study.

The study of this area began in 2014, in accordance with policy direction provided within the 2013 Comprehensive Plan. At that time, the City Council chose to study an area of land generally running from the former Sam's Club site south along the Midway Corridor, including the Midway Square Shopping Center and Office in the Park. At the conclusion of that process in 2015, the City Council only provided direction on the portion of the study area that was the former Sam's Club property. The vision for the other areas within the study was never finalized.

With the establishment of a 17 member project advisory committee for this re-initiated special project, the City Council directed staff to expand the study area to the south to include commercial properties situated between Office in the Park and the Greenhill School campus.

Following initiation of the project, the project team and project advisory committee met three times. The Town also hosted two community open houses at the Addison Athletic Club in order to receive broader community feedback at key milestones in the project. Following the second community open house, the advisory committee shared their strong desire for additional discussion and refinement of the direction of the study. The committee was deeply committed to developing recommendations that respect existing neighborhoods and businesses and at that time, they did not feel that the process had achieved that intent.

The feedback shared by the committee resulted in a shared commitment from Town staff and the committee to carry out a much more open-ended dialogue on the future of the study area. That commitment resulted in four additional meetings between the advisory committee and staff. The outcome of those meetings is reflected in the Sam's Club Special Area Study Draft Report that is included with this agenda memo.

Public Review Process: At the June 21, 2022, Planning and Zoning Commission Meeting, staff presented the Sam's Club Special Area Study Draft Report to gather feedback and direction.

Since the presentation, staff has made minor modifications to the report to reflect the feedback received from the Commission and to correct minor errors. The most prominent change was the addition of a plan implementation monitoring process to ensure the plan is being effectively utilized.

The updated report is included in this packet, and it can also be viewed at the Sam's Club Special Area Study project website. In addition to the report, an appendices document comprised of supporting project documents is provided at the above link.

The presentation of the report at the June Commission meeting can be viewed on the Town's website.

Since that meeting, staff has provided public notice to the surrounding community by mailing over 1,300 postcards advertising this public hearing. As of the publishing date of this packet, staff has received one response, which is attached with this item. With that response, a resident has communicated concerns regarding the placement of multifamily housing adjacent to the residential transition zone, and the long-term consideration of new street and trail connections to Proton Drive and Hornet Road.

Staff asks the Commission to hold a public hearing, discuss, and consider action on the Sam's Club Special Area Study.

RECOMMENDATION: **APPROVAL**

This project addressed a very challenging community dialogue and through 14 months of work by the project advisory committee, consensus has been achieved on many important redevelopment policy issues.

This plan is not perfect, but it gives the Town some tools to help navigate key redevelopment considerations such as residential compatibility and housing demand. The plan does not solve these challenging issues for the Town, but it does provide effective tools to support a more robust public dialogue.

When considering long-range plans such as this, it is important to balance what exists now versus what may exist years from now. Areas that were very stable in the not too distant past can and have experienced decline. If we don't at least consider that possibility with our long-range planning efforts, it can make addressing those issues in the future much more difficult.



SAM'S CLUB
SPECIAL AREA STUDY

July 15, 2022

DRAFT

ACKNOWLEDGEMENTS

Addison City Council

Joe Chow, *Mayor*
Kathryn Wheeler, *Mayor Pro Tempore*
Lori Ward, *Deputy Mayor Pro Tempore*
Tom Braun, *Council Member*
Darren Gardner, *Council Member*
Guillermo Quintanilla, *Council Member*
Eileen Resnik, *Council Member*
Paul Walden, *Former Council Member*
Marlin Willesen, *Former Council Member*

Key City Staff

Wes Pierson
City Manager

Ashley Shroyer
Deputy City Manager

Ken Schmidt
Director of Development Services

Orlando Campos
Director of Economic Development & Tourism

Shannon Hicks
Director of Public Work & Engineering

Mary Rosenbleeth
Director of Marketing & Communications

Janna Tidwell
Director of Parks & Recreation

Project Advisory Committee

Al Cioffi
Nancy Craig
Susan Halpern
Peter Jessiman
Judy Lindloff
Steve Loras
Alex McCutchin
Sue Milholland
Bill Park
Marvin Perez
Eileen Resnik
Lorrie Semler
Austen Spoonts
Dan Stansbury
Nancy Williams
Ron Whitehead
Kathie Wood

Project Consultant Team

Strategic Community Solutions
Karen Walz

Kimley-Horn & Associates
Mark Bowers
Daniel Acevado
Jessica Rossi
Katie Urdiales

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STUDY BACKGROUND

Past Planning Efforts

In 2014, the Town of Addison began a Special Area Study for the area near the Midway Road - Belt Line Road intersection that included the Sam's Club superstore. This area had been identified in the Town's 2013 Comprehensive Plan as one that should have a plan "in the event that the Sam's Club closed". This closure happened during that study. For this study, the Town appointed a nine-member Advisory Committee to provide community input and hired a consultant team for professional assistance.

This Committee met three times over the course of three months and prepared a recommendation regarding the future land use of this area. Additional input from residents and property owners was received at a community meeting. The findings of this study were presented to the Council in December 2014 and again in March 2015. At that time, the City Council only provided direction on the portion of the study area that was the former Sam's Club property. The vision for the other areas within the study was never finalized.

Current Study

In 2021, the Town decided to start an effort to complete a plan for the previous study area as well as an additional area to its south. The catalyst for this planning effort was anticipated redevelopment interest in the Midway corridor. Having a policy in place to guide this investment is critical to the future of the corridor.

Consultant assistance was secured through a team led by Strategic Community Solutions LLC, with Kimley-Horn and Associates, Inc. providing urban design and economic/market assistance as a subconsultant. The planning process, including community engagement, began in April 2021. This process concluded with recommendations by the Advisory Committee in March 2022. The 2021 project is the subject of this report and the recommendations it contains.

The objectives for this study are:

1. Update the analysis of this study area to reflect current conditions, market opportunities, and the new development that has occurred since the original study.
2. Create a concept for the study area's future development that can be used to communicate with property owners, potential buyers, and neighbors.
3. Create a plan the Town can use to evaluate future requests for rezoning, infrastructure planning, and other development approvals.

Study Area

The study area for the project is shown in Exhibit 1. It is bounded by Belt Line Road on the north, Midway Road on the east, Hornet Road on the south, and the easterly boundaries of existing residential developments on the west. It contains 79 acres of land.

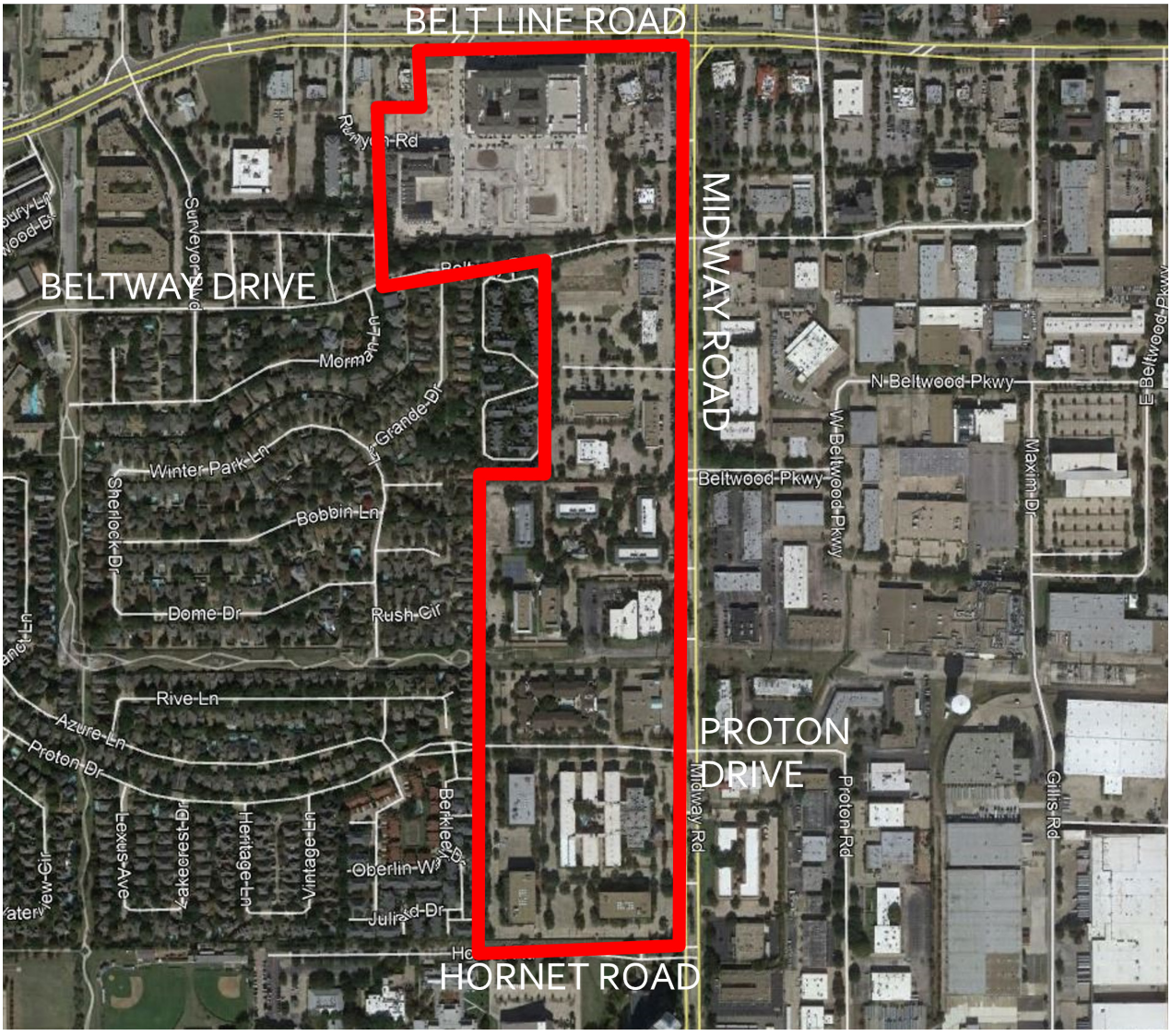


Exhibit 1: Study Area

Study Area Snapshot

A background analysis was conducted for the study area, providing the planning team and area stakeholders with a general understanding of land use patterns, ownership composition, zoning, and other items of relevance to the plan. As Exhibit 2 shows, the Study Area consists generally of 12% residential, 74% commercial, and 7% mixed-use land uses. Buildings occupy about 28% of the area, and 7% of the area is dedicated to open space. The background analysis included a detailed mapping of several themes of importance to the study, described below.

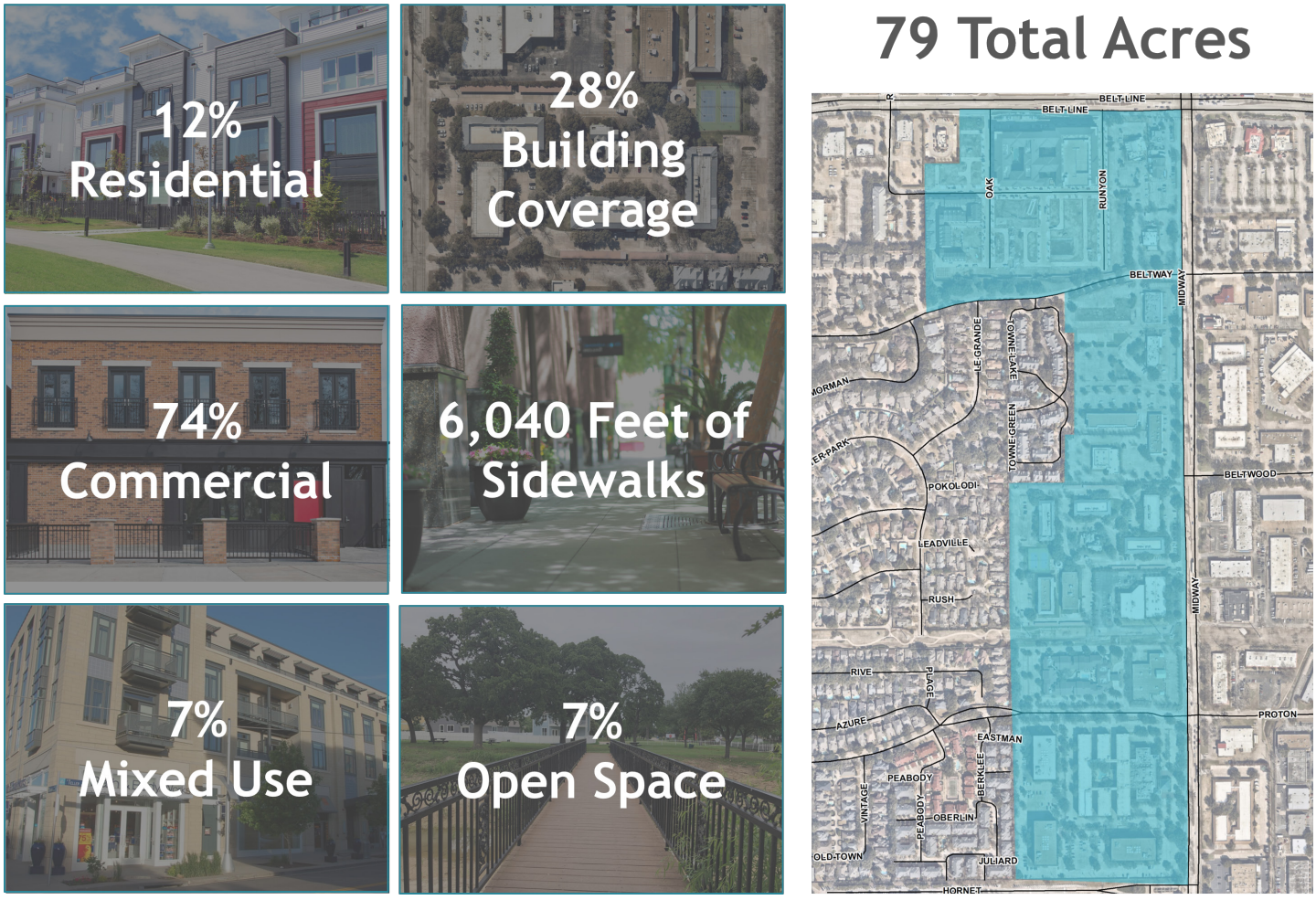


Exhibit 2: Study Area Snapshot

Existing Development Character

With the exception of the Addison Grove neighborhood, most buildings in the study area were constructed in the 1980s. The Midway Road frontage is generally characterized by mature trees and low-rise buildings supporting restaurant, hospitality, and office uses, with parking situated between the buildings and this major arterial roadway. This development pattern continues as you traverse west through the study area, with larger surface parking lots supporting the commercial uses. Pedestrian connectivity in this area is fairly limited, as the Midway Road frontage is bifurcated by many site access drives.

With much of the development in this area approaching 40 years in age, many of the existing buildings, as well as public and private infrastructure are experiencing decline, and the economic conditions of the pandemic have accelerated that trend for office and hotel properties.



Exhibit 3: Existing Development Character

Existing Land Use & Parcel Ownership

The Study Area consists of predominately commercial uses, with the breakdown of commercial consisting of office at 30.2%, hotel at 15.7%, restaurant at 20.6%, commercial vacant (refers to individual properties that are vacant, not building utilization) at 4.3%, and retail at 2.5%. Residential uses are located within mixed use at 7%, and single-family attached at 12.5% (both of which are in the Addison Grove development). Just over 7% of the Study Area is dedicated to open space.

Excluding the new homeowners in Addison Grove, the 17 large individual parcels within the Study Area are owned by 15 individuals or ownership groups. This creates a need for a high level of coordination on the part of the Town to ensure that future redevelopment of the area is not fragmented, but rather planned in a way that achieves the overall objectives for the area.

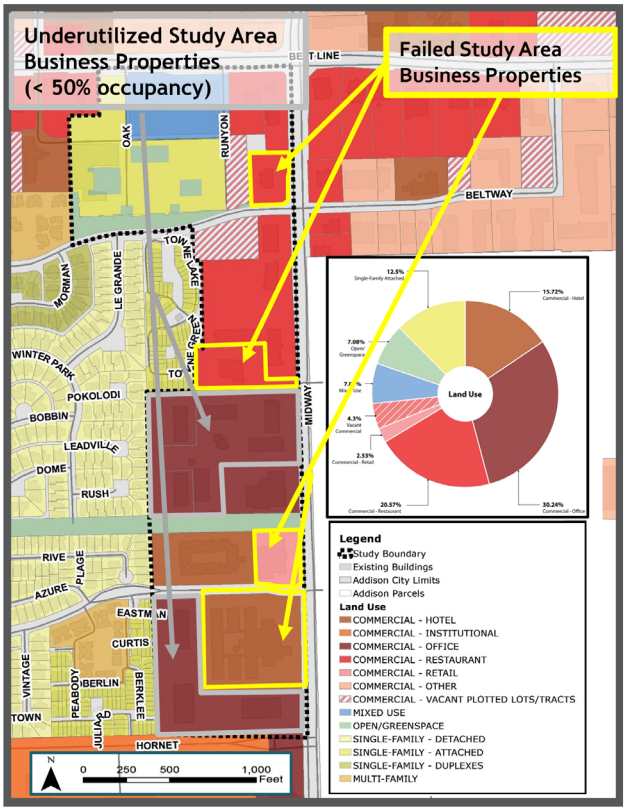


Exhibit 4: Existing Land Use

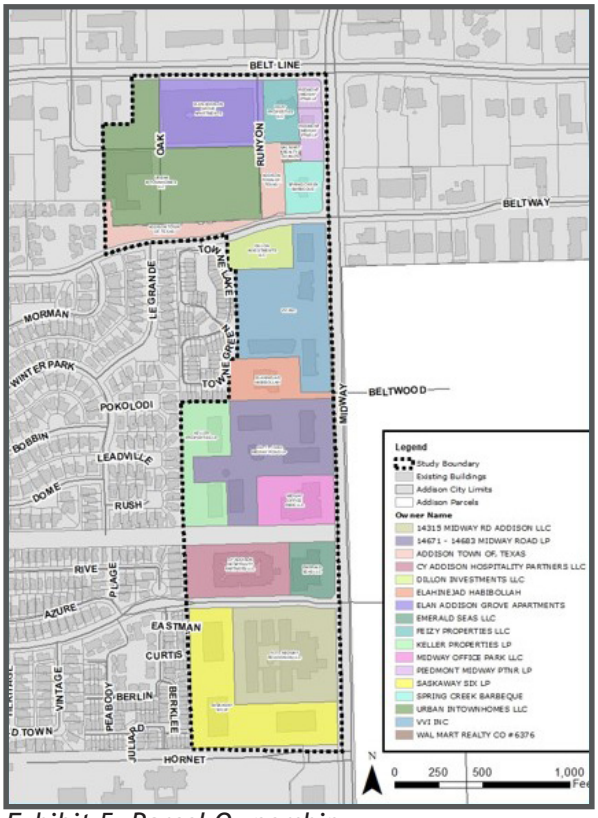


Exhibit 5: Parcel Ownership

Master Transportation Plan and Trail Master Plan

The edge of the Study Area is bounded by Midway Road (a major arterial) which provides a high level of visibility to the Study Area, particularly toward the intersection with Belt Line Road at the northern end of the Study Area where the traffic counts are highest. Signalized intersections are located at Midway/Belt Line, Midway/Beltway, Midway/Proton and Midway/Hornet.

Proton and Beltway are both classified as Residential Collectors. As redevelopment occurs in the Study Area, it will be critical to carefully balance access to and from these roadways to minimize negative traffic impacts on the greater Addison community. Additionally, as Midway is currently being reconstructed, the Master Thoroughfare Plan exhibit has highlighted the future locations of median cuts along Midway Road to provide a better understanding of future access to and from the Study Area.

The Trail Master Plan calls for a trail at the western edge of Midway Road (the reconstruction of Midway Road is planned to accommodate this facility). Local shared-use trails are planned throughout the Study Area between Proton and Beltway. Opportunities exist to incorporate these trail connections as the properties in this area redevelop in the future.

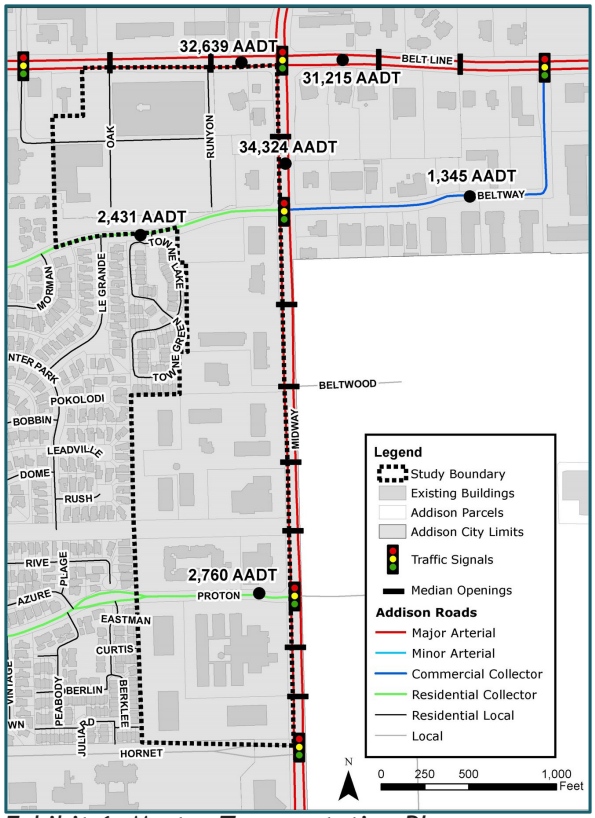


Exhibit 6: Master Transportation Plan

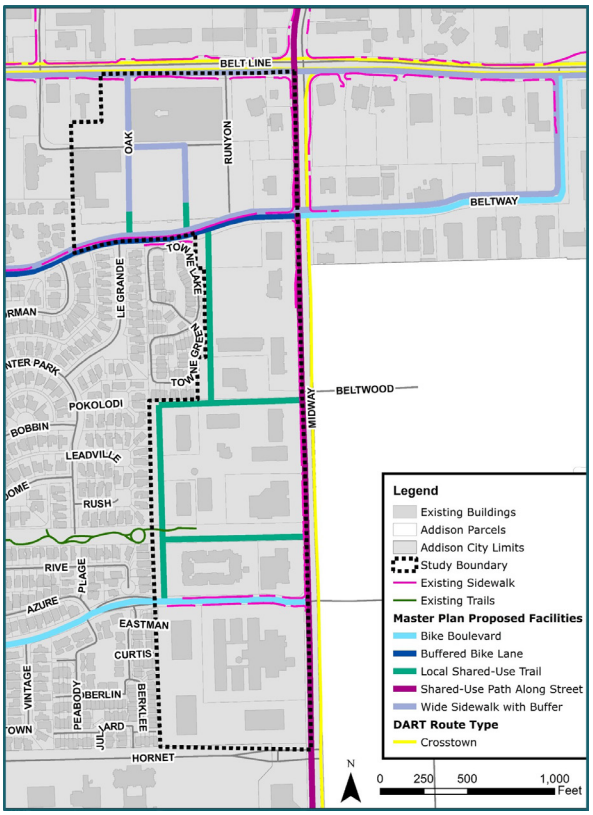


Exhibit 7: Trail Master Plan

Demographic Snapshot - People

The Town of Addison had an estimated 17,895 residents in 2020, an increase of 37.1% from 2010. On average, residents of Addison are younger and more diverse when compared to the larger Dallas Metroplex. Additionally, households are smaller, with less than two persons per household, are less likely to own their home, and have fewer children.

Psychographics for the Town of Addison reflect a diverse group of residents with varying housing and shopping preferences. More than one-half of the households in Addison align with characteristics described as Metro Renters, followed by Urban Chic at 22.2% and Enterprising Professionals at 11.4%. The top three segments all represent young, up-and-coming professionals that desire a range of housing options close to employment, shopping, and entertainment. Detailed descriptions of the Town's psychographic profile can be found in Appendix 5.

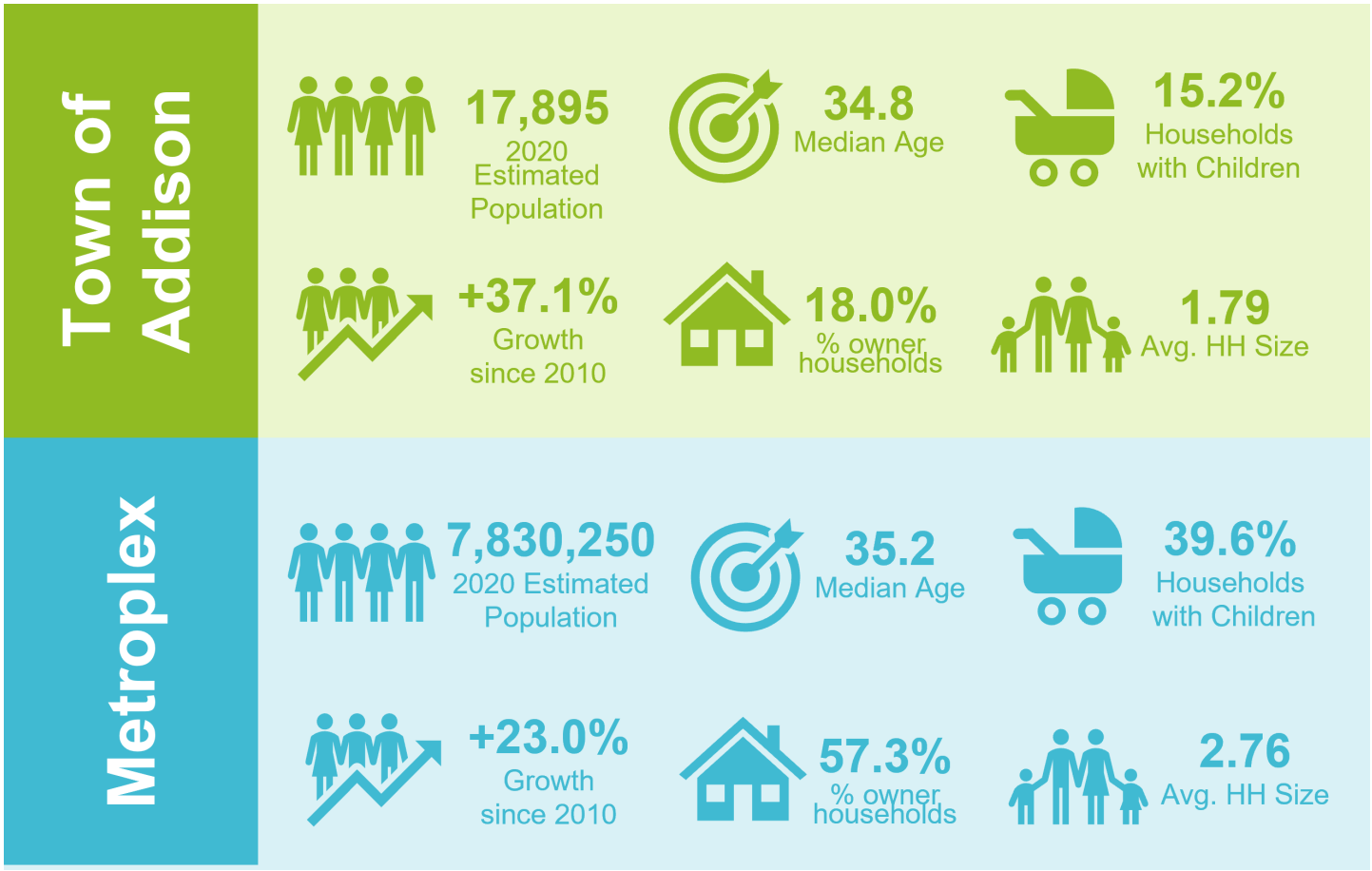


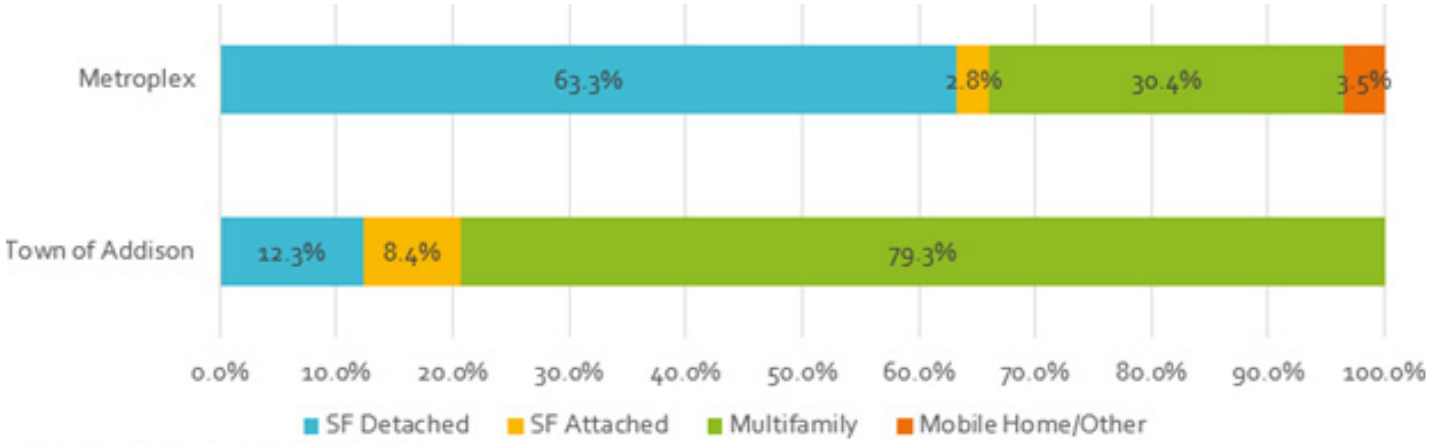
Exhibit 8: Demographic Snapshot - People

Demographic Snapshot - Housing

The housing stock in Addison is comprised of over 11,000 dwelling units. Nearly 80% of all housing units are multifamily units, compared to approximately 30.4% across the Metroplex.

The comparatively higher average of multifamily units reflects an intentional difference in growth approaches chosen by the Town compared to other communities in the region. In fact, multifamily development has been a component of support for the Town's successful economic base, providing housing to the talent pool that has attracted Professional Services and Finance and Insurance jobs. However, it should be noted that owner-occupancy is forecasted to increase gradually in the coming years.

Median home values and multifamily rental rates have both increased significantly since the data for this analysis was collected. With recent inflation and interest rate increases, rental rates will likely continue to grow, while the home sales market may see some movement towards stabilization.



Source: US Census; ESRI BAO; Kimley-Horn

Exhibit 10: Demographic Snapshot - Housing

Economic Snapshot - Employment

More than 110,000 jobs are located in Addison, equating to approximately 6.2 jobs per resident. This measure is notably higher than 0.44 jobs per resident across the larger Dallas Metroplex and speaks to the importance of Addison as an economic anchor for the larger region. Professional Services jobs comprise the highest share of the total in Addison at nearly 20% of the total. Other notable job concentrations in Addison include Finance and Real Estate, Leisure and Hospitality, and Retail Trade. The largest industry in the Dallas Metroplex is Retail Trade, comprising 14.7% of the total.

Residents of Addison are more likely to hold a Bachelor's Degree (51.7% of the population aged 25 or greater) and more commonly participate in a white-collar occupation when compared to the Dallas Metroplex. This translates to higher median household incomes at $76,929, compared to $73,903 for the Metroplex.

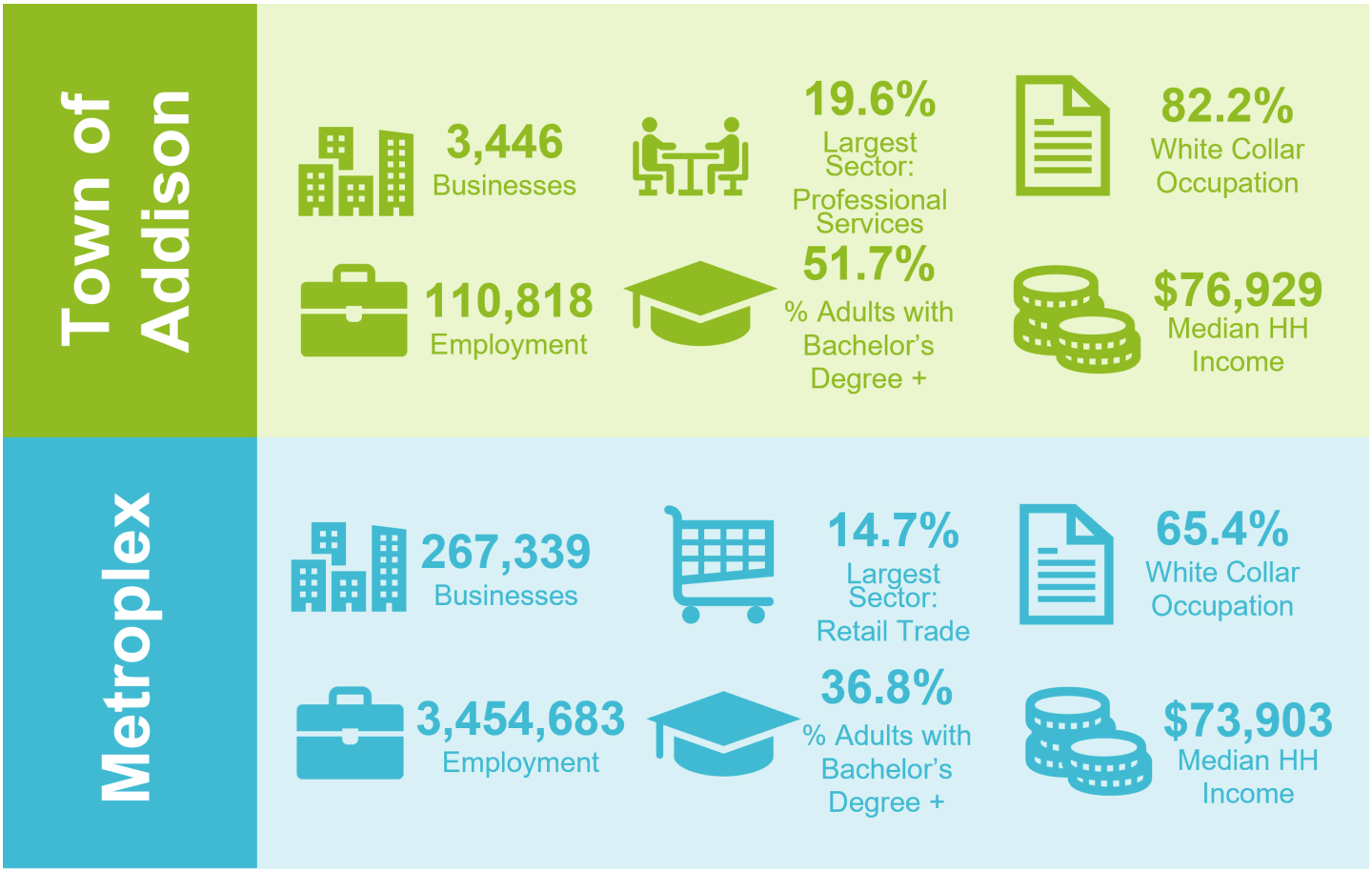


Exhibit 10: Economic Snapshot - Employment

Economic Snapshot - Retail Sales

Nationally, the retail real estate sector was significantly impacted by the COVID-19 pandemic. Impacts of the pandemic were also present in Addison, where vacancy rates for retail space increased, and quoted lease rates stagnated. As of second-quarter 2021, the retail vacancy rate in Addison remained elevated at 10.4%. It should be noted that the Addison vacancy was lower than the regional average of 12.8%. Average rent per square foot was $22.13, a slight decrease from the beginning of 2021. These trends have improved significantly as pandemic conditions improved, but are now being influenced by ongoing inflation challenges.

The graphics below total annual retail sales, consumer expenditures, and retail surplus in the Trade Area. The defined Trade Area had a $1.78 billion retail surplus, which means people are attracted from outside the Trade Area for shopping, dining, and entertainment. Proximity to major transportation corridors and employment centers helps bolster sales within the Trade Area from non-residents.

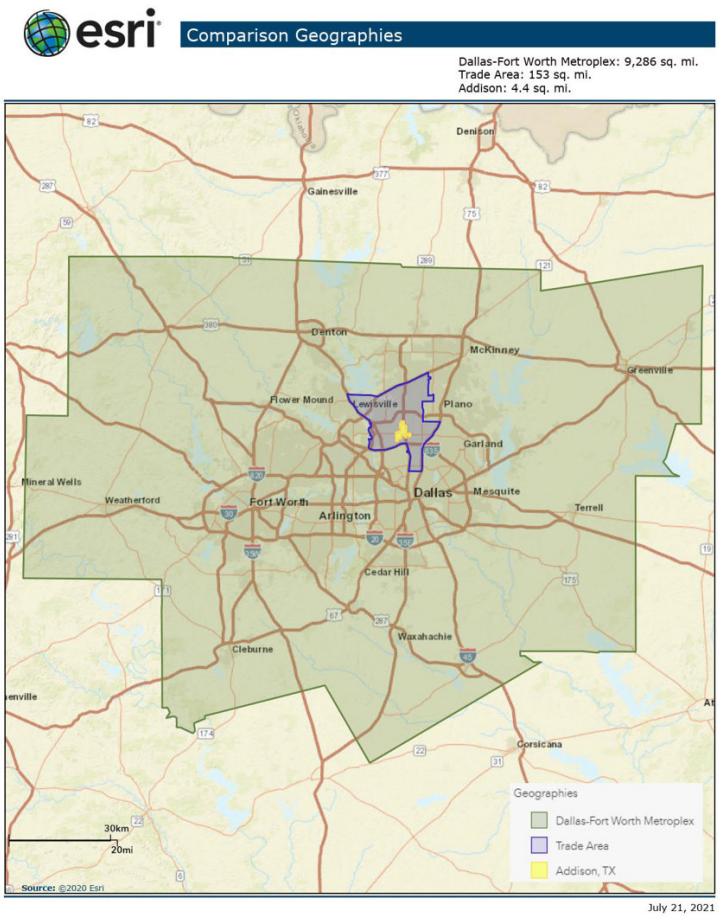


Exhibit 11: Trade Area Map



Source: ESRI; Kimley-Horn

Exhibit 12: Economic Snapshot - Retail Sales

PLANNING PROCESS

Planning Process

The planning process for this study included both professional analysis and community engagement. Exhibit 13 shows the timeline for the study, which began in April 2021 and is anticipated to conclude with City Council consideration of recommendations in August 2022.

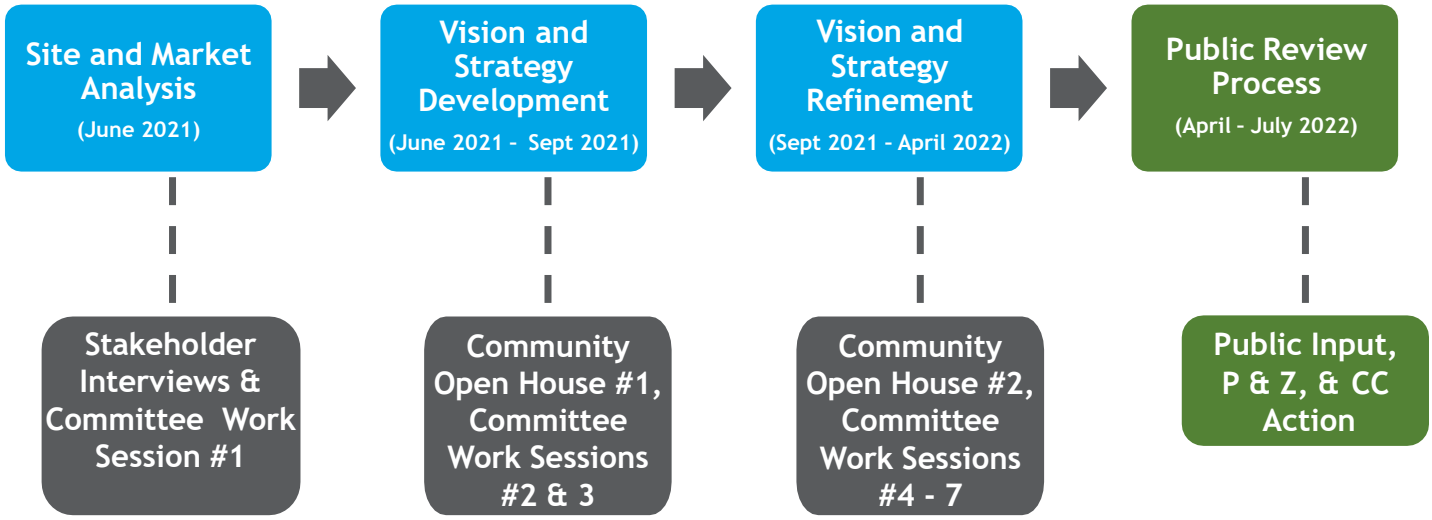


Exhibit 13: Planning Process

Study Phases

The three phases of this study included:

Phase I - Site and Market Analysis

This phase was designed to update the analysis and information from the previous study and to gain current information on the study area and community perspectives. Town staff provided current information and plans; the consultant team updated the background data, mapping, and analysis of demographic and market conditions. Community engagement during this phase included stakeholder interviews, the first online survey, and the Advisory Committee's initial meeting. An initial draft of potential Strategic Direction for the Study Area was developed based on this analysis and input.

Phase II - Vision and Strategy Development

The second phase focused on creating concepts for the area's future development that carry out this initial Strategic Direction and respond to the analysis and community input from Phase 1. A preliminary Development Concept was developed and refined through discussion at Advisory Committee meetings and the first Community Open House event.

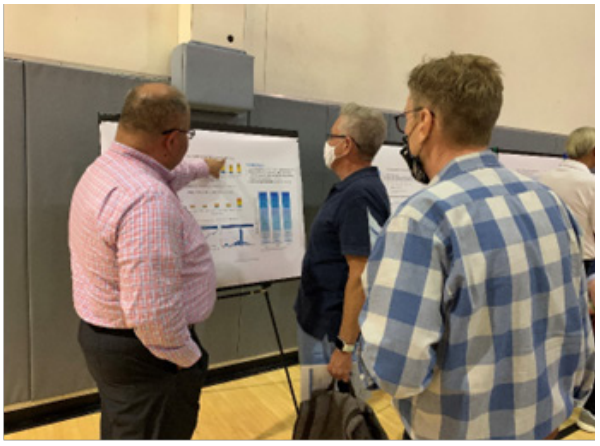
Phase III - Vision and Strategy Refinement

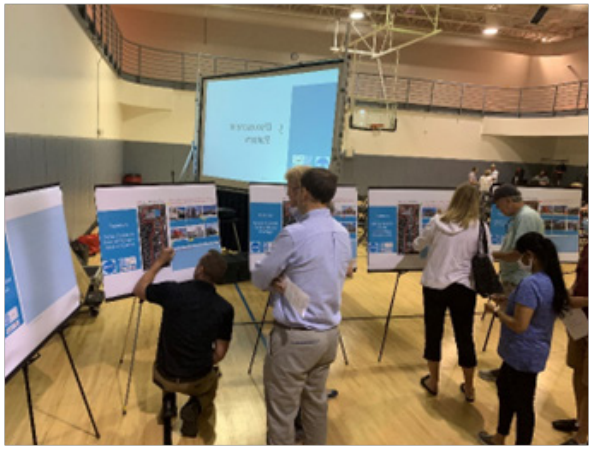
The third phase began with additional input received through the second Community Workshop and online survey. This feedback supported some aspects of the concept but opposed others; in particular, some community members were vocal in their opposition to apartments in the area. A revised Development Concept was discussed at the Advisory Committee's October meeting. The Committee determined that more discussion was needed to develop a Committee recommendation to City Council. In later meetings, the Committee chose to recommend a more generalized Development Concept. This general concept is presented in this report.

COMMUNITY ENGAGEMENT











Community Engagement Process

Community engagement to develop this plan included five primary efforts in order to obtain a broad range of feedback from community members, business property owners, and other community stakeholders.

Stakeholder Focus Group Interviews - 2 Sessions

Two stakeholder interview sessions were held virtually on May 27, 2021. The first session included business property owners within the study area; the second session included residents of existing residential neighborhoods in or adjacent to the Study Area. Appendix 1 provides a summary of these focus group interviews.

Advisory Committee - 7 Meetings

The Addison City Council appointed a seventeen-member Advisory Committee to review, discuss, and make recommendations for the area. Advisory Committee members and their affiliations are listed in Exhibit 14. The Advisory Committee met seven times. Materials presented to the advisory committee are provided in Appendix 2.

Committee Member	Neighborhood/Organization
Al Cioffi	Towne Lake
Nancy Craig	Addison Timbers HOA President/P & Z member
Susan Halpern	Addison Timbers
Peter Jessiman	Asbury Circle
Judy Lindloff	Towne Lake/HOA President
Steve Loras	Addison Timbers
Sue Milholland	Addison Timbers
Marvin Perez	Towne Lake
Eileen Resnik	Grand Park Place/P & Z Chair/Council Member
Lorrie Semler	Addison Timbers
Austen Spoonts	Pecan Square
Ron Whitehead	Midway Meadows/Former City Manager of Addison
Nancy Williams	Midway Meadows
Kathie Wood	Les Lacs
Alex McCutchin	Midway Square
Bill Park	Starbucks / Nate's Seafood
Dan Stansbury	Office in the Park

Exhibit 14: Advisory Committee Membership

Community Open House - 2 Events

The Town hosted several open house events to seek broad feedback from the community at key points during the vision and strategy development process.

Community Open House #1 was held on June 10, 2021 at the Addison Athletic Club. The Open House was designed to:

- Explain the planning process for this study
- Share a synopsis of the information and analysis completed about the study area and its opportunities
- Obtain input from the community about the desired future for the study area

Approximately 70 people participated in the Open House.

The workshop began with a presentation about the study process and background information. Keypad polling provided input from all participants through a set of interactive questions on slides.

In addition, eight input stations were created, each focused on a particular aspect of the study area and its future. The stations covered: 1) Existing Conditions, 2) Community Input Summary, 3) Demographics and Economic Activity, 4) Housing Policy, 5) Transportation and Traffic, 6) Open Space, Trails, and Placemaking, 7) Vision and Strategic Direction, and 8) Other Issues.

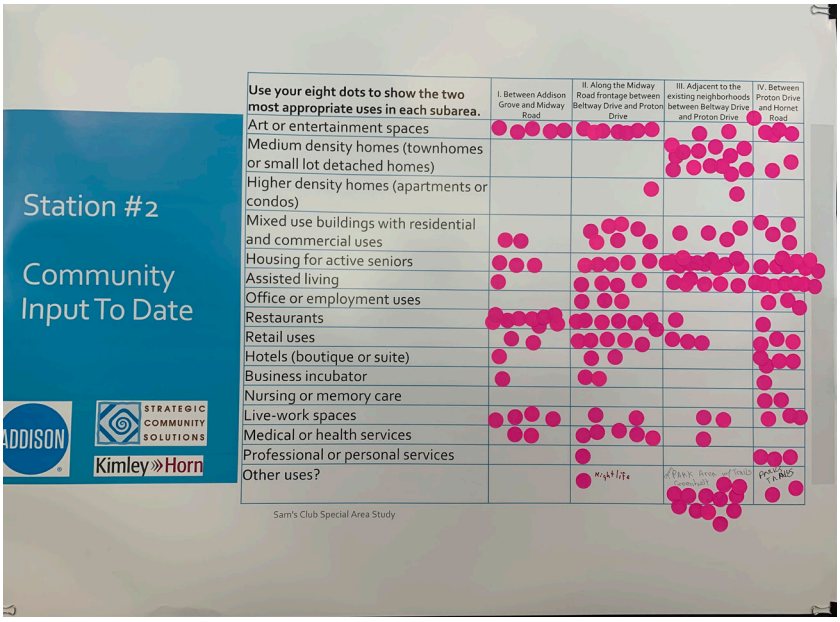


Exhibit 15: Station Exhibit

Community Open House #2 was held on September 23, 2021 at the Addison Athletic Club. This Open House was designed to:

- Summarize the planning process, analysis, and input to date
- Present preliminary recommendations based on that analysis, input, and Advisory Committee discussion
- Obtain feedback from the community about these preliminary recommendations

Over 80 people participated in the Open House.

After a presentation of the study's preliminary recommendations, keypad polling was used to obtain feedback from participants.

Seven input stations were also used to give participants the opportunity to talk about specific aspects of the recommendations with staff or consultant team members, and to provide more specific feedback on these topics. The stations covered: 1) Introduction, 2) Strategic Direction Overview, 3) Physical Development Framework, 4) Design, Form, and Character Policies, 5) Mobility and Connectivity Policies, 6) Branding, and 7) Other Comments.

Online Community Surveys - 2 Surveys

The first online survey was designed to obtain input on the respondents' perspectives about opportunities for future development of the area, as well as concerns about the current conditions. Multiple choice questions were used to obtain perspectives about appropriate future uses, mobility, open space, and other design options. Open-ended questions provided the opportunity for respondents to share broader visions, concerns, and comments on these and other aspects of the study area. This online survey was opened on May 7, 2021 and was closed at the end of the day on May 30, 2021. There were 177 respondents during that time.

An online survey was also part of the second round of input. Other than two additional questions about participants' backgrounds, the questions asked in the online survey were consistent with the questions used for keypad polling during the companion Community Open House held on September 23, 2021. This online survey was opened on September 24, 2021 and was closed at the end of the day on October 10, 2021. There were 68 respondents during that time.

City Council Meetings - 1 Work Session

Town staff presented the project Advisory Committee's draft reccomendations to the City Council during a work session held at the April 26, 2022 City Council meeting.

ANALYSIS & ENGAGEMENT OUTCOMES

Key Outcomes

The demographic and market analysis performed for this study addresses anticipated demand for housing, retail, and employment uses in Exhibit 16 below.

Through continued engagement with the community and the Project Advisory Committee, several key themes rose to the forefront. These include:

- The structure of the planning process and the form of process deliverables was a point of frustration early on in the process. The resulting strategic direction was simplified by the project Advisory Committee to maintain flexibility and to empower community leaders to act in the best interests of the Town.
- Neighborhood compatibilty is critical to the success of this area, and it should be achieved through the establishment of a residential transition zone, and through careful consideration of adjacent land use and proposed street connections to low volume residential collector streets. Street connectivity should limit cut through traffic, and should instead push traffic to high volume thoroughfares.
- Housing remains a challenging policy issue. This study will help the Town evaluate requests for new housing, but it does not resolve the housing dynamics that our region faces. Proposals for additional housing will need to be carefully considered and should be shaped by a robust public input process.



Exhibit 16: Market Forecast

STRATEGIC DIRECTION

Advisory Committee Intent

The Special Area Study Advisory Committee worked for many months to shape a recommended vision and development policy that Town leadership can use to evaluate future development proposals and to prioritize infrastructure and amenity investments for this area. It is the committee's strong desire that Council set policy direction that preserves the integrity, privacy, and safety of the nearby residential neighborhoods and encourages compatible land uses in the area. Due to the long-term nature of the proposed vision and the unique conditions that each property within the study may present as it develops/redevelops, Town leadership may be required to balance competing goals. When competing goals/priorities are being considered, it is the intent of this committee that Town leadership's priority be to preserve the integrity of the existing residential neighborhoods.

Overview

The Strategic Direction for this Study communicates the Town's vision for the future of this area to property owners, residents, future developers, and other interested stakeholders. This strategic planning framework is comprised of design principles, policies, and illustrative graphics tailored to achieve the overall objectives provided below. Town leadership will utilize this framework to promote the highest quality reinvestment that also respects adjacent neighborhoods. This framework will consider and balance near-, mid-, and long-term needs over a 30-year planning horizon and should accommodate the flexibility needed to achieve the highest and best use of the land as market conditions evolve.

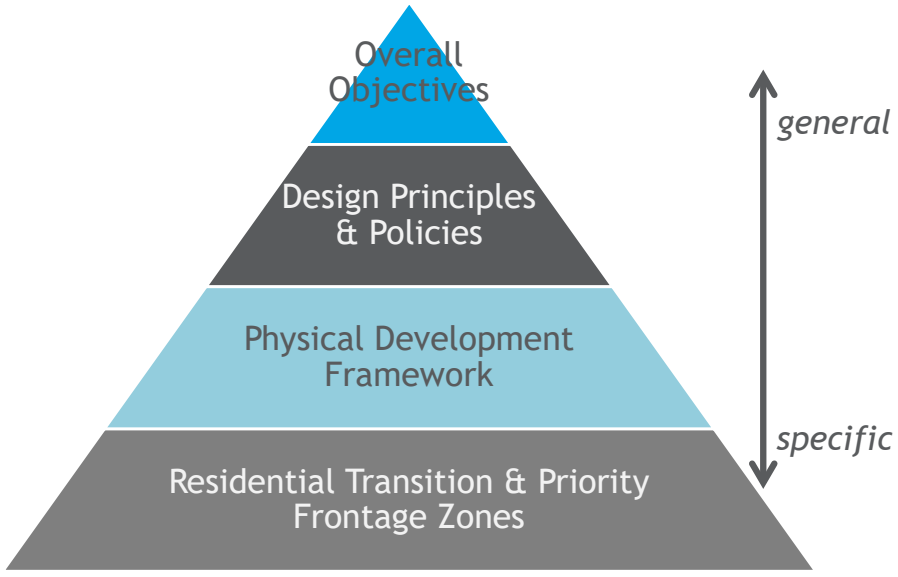


Exhibit 17: Strategy Hierarchy

Overall Objectives

Future development, reuse, and redevelopment in the Sam's Club Special Study Area should help the Town achieve these overall objectives for the area's future:

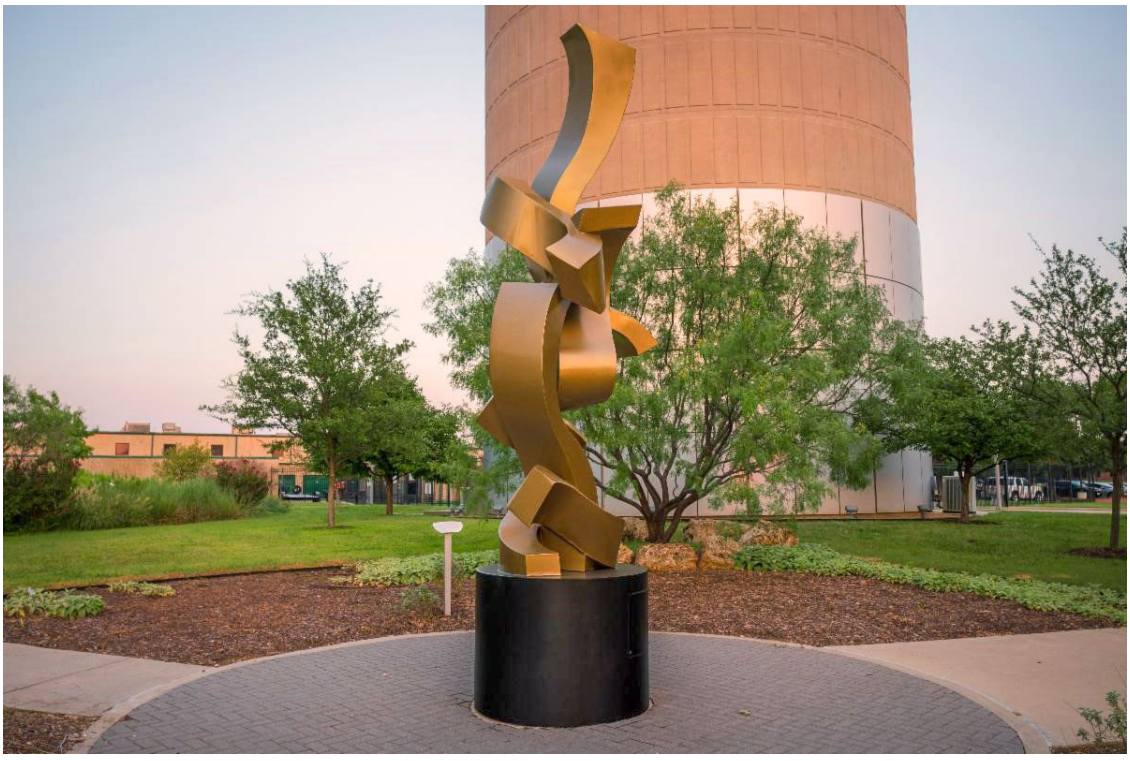
1. Strengthen the area as a distinctive Addison destination.

2. Support new development with uses, character, buffering, and social amenities that respect surrounding neighborhoods.

3. Include useable public green space throughout the area and in each major phase of reinvestment.

4. Provide opportunities for uses, development patterns, and pedestrian connections that complement the options available in Addison now.

5. Build in flexibility to allow for phased reinvestment and to accommodate current and future market conditions.



Design Principles, Form and Character Policies

These design principles and underlying form and character policies should guide decisions related to new development, redevelopment, or the reuse of existing buildings, design of the public realm, and the public investments that support the desired future character of the Study Area. These policies are particularly important to Town oversight of rezoning requests related to private development activity in the Study area.

Design Principles

These principles shape a design concept that achieves the overall objectives through future reinvestment in this area:

1. Create a network of connected trails and open spaces and orient development to engage and activate public open space destinations.

2. Make vehicular connections where they add benefit but not where they cause concern.

3. Allow building heights and uses that respect the existing neighborhoods and recognize market potential.

4. Maximize flexibility for buildings fronting on Midway Road in order to allow uses and building form that elevate this corridor as a prominent gateway to Addison.

5. Accommodate lifecycle housing options for a broad range of household types and leverage any investment in housing to serve as a catalyst for broader reinvestment in the Study Area.

Form and Character Policies

Development Form, Land Use, and Housing Mix

1. Redevelopment areas should be organized with a focus on pedestrian-scale blocks and walkability. Streets, trail corridors, parks, and civic spaces should serve as neighborhood focal points and should be engaged as much as possible by active building frontages such as porches, patios, and balconies.

2. Future development patterns should accommodate projects of varied density and uses in order to achieve more efficient use of the land and to support an economically resilient mix of land uses.

3. Implementation should establish a medium density, horizontal mixed-use development pattern that is compatible with surrounding lower density residential neighborhoods, and that is differentiated from large scale urban centers such as Addison Circle and Vitruvian Park.

4. The inclusion of additional housing in the Study Area should be carefully considered in order to maintain opportunities for the employment, service, retail, restaurant, and entertainment uses that are also needed components of a true mixed-use environment. Policy implementation should consider and protect future demand for these uses.

5. Where housing is accommodated, Missing Middle Housing Types such as small lot detached homes, duplexes, townhomes, cottage courts, triplexes, fourplexes, and live/work units should be prioritized.

6. Where higher density housing options are considered, neighborhood compatibility must be achieved, and the project should serve as an economic catalyst for the overall redevelopment needs of the Study Area. Emerging trends in condo development should be closely monitored for applicability to the Study Area and the Town should examine opportunities to mitigate any existing barriers to that model of home ownership.

Neighborhood Compatibility

1. Implementation should not discourage the continued operation of existing businesses that are self-sustaining. Where market conditions necessitate adaptive reuse or incremental redevelopment, staff and city leadership should work with development teams to achieve high quality outcomes that best meet the intent of this study.

2. The western edge of the Study Area should serve as a residential transition zone to protect the privacy of adjacent neighborhoods. A defined open space area/trail corridor should be established at this boundary as a buffer, in accordance with the Residential Transition Zone Exhibit. As redevelopment occurs, a multi-use trail should be constructed in accordance with the recommendations of this Study and the Town's Trail Master Plan, and new development should positively engage and be located outside of the transition zone.

3. Existing mature trees along the edges of existing residential neighborhoods should be maintained and supplemented to create a continuous green buffer. Where tree health is degraded, replacement of existing canopy should be accommodated with new development, where feasible.



Mobility and Connectivity

1. **Streets throughout the new development/redevelopment areas should be designed as walkable, pedestrian-friendly streets with design features that provide traffic calming and encourage slow vehicular movement. Pedestrian paths such as sidewalks or trails should be buffered from vehicle traffic by street tree plantings in the parkway, and on-street parking, where feasible.**

2. **Driveway spacing along Midway Road should support convenient and safe vehicle movement within the Study Area and surrounding areas.**

3. **As parcels redevelop along Midway Road, consolidation of driveway access to Midway Road may be allowed or required by the Town. Slip lanes should provide parking (either head-in, angle, or parallel) to support ground floor commercial uses at the Midway Road Priority Frontage Zone.**

4. **To maintain compatible conditions with nearby residential neighborhoods in the Beltway Drive corridor, new vehicular connections shall not be allowed between Addison Grove and the parcels fronting Midway Road, or between Addison Grove and Beltway Drive.**

   Note: A consensus of the committee felt strongly, in keeping with a previous Council decision related to limiting the connection between the Addison Grove development and Beltway Drive for only Public Safety purposes, that the Council should memorialize a policy statement that limits the ability to connect the Addison Grove development to Beltway Drive. It is the committee's strong desire that Council set policy direction that preserves the integrity, privacy, and safety of the nearby residential neighborhoods.

5. **Vehicular connectivity between the parcels south of Beltway should be required where such connections are beneficial to the overall design of the area. When new street connections are introduced, the block patterns should be designed to limit cut-through traffic from the southern parcels to Beltway Drive.**

Trails and Open Spaces

1. Future development/redevelopment areas should provide new open spaces programmed with a range of active and passive recreation activities.

2. The new open spaces should be accessible to residents and business patrons of the new developments through walkable and bikeable connections within the developments.

3. The new open spaces should also be accessible to existing residents of surrounding neighborhoods through walkable and bikeable connections along existing thoroughfares and existing connections to the Redding Trail.

4. "Trail-oriented" development should be facilitated by providing connectivity between and focusing building frontages towards the Residential Transition Zone and the Midway Road multiuse trails.



Placemaking

1. Flexible treatment of development form and function at the Priority Frontage Zone (Midway and Belt Line Road frontages) should be considered in future development/redevelopment plans. Site and building design should treat this area as a gateway and should carefully consider the design needs of successful retail, dining, and social spaces.

2. Ground floor uses should be activated with wide sidewalks accommodating amenity areas that support the adjacent ground floor use (i.e., outdoor dining areas for restaurants, sidewalks for commercial shopfronts or live/work units or landscaped areas for residential uses).

3. Residential mixed-use buildings should have commercial uses such as office, co-working space, restaurants, and retail on the ground floor of building frontages at the Priority Frontage Zone and at other frontages where the condition is market supported. "Retail Ready" treatments are not preferred.

4. New development should preserve existing mature trees as development focal points as much as possible, and should fully mitigate trees lost due to challenging redevelopment conditions.

5. Parking should be oriented to balance business access needs and to mitigate the aesthetic impact of accommodating required parking supply. With the exception of slip lanes and on-street parking, parking should be screened by buildings and landscape treatments. Shared parking should be evaluated to reduce unneeded parking supply.

6. Public art and elevated landscape design treatment should be utilized to create focal points within the Study Area.

Physical Development Framework Map

The Physical Development Framework Map establishes parameters for how new development will interact with the surrounding area, while allowing for a mix of uses and flexibility to respond to changing market conditions. With fragmented property ownership and varying redevelopment timelines, this physical planning framework will help shape a cohesive development pattern as this area evolves.

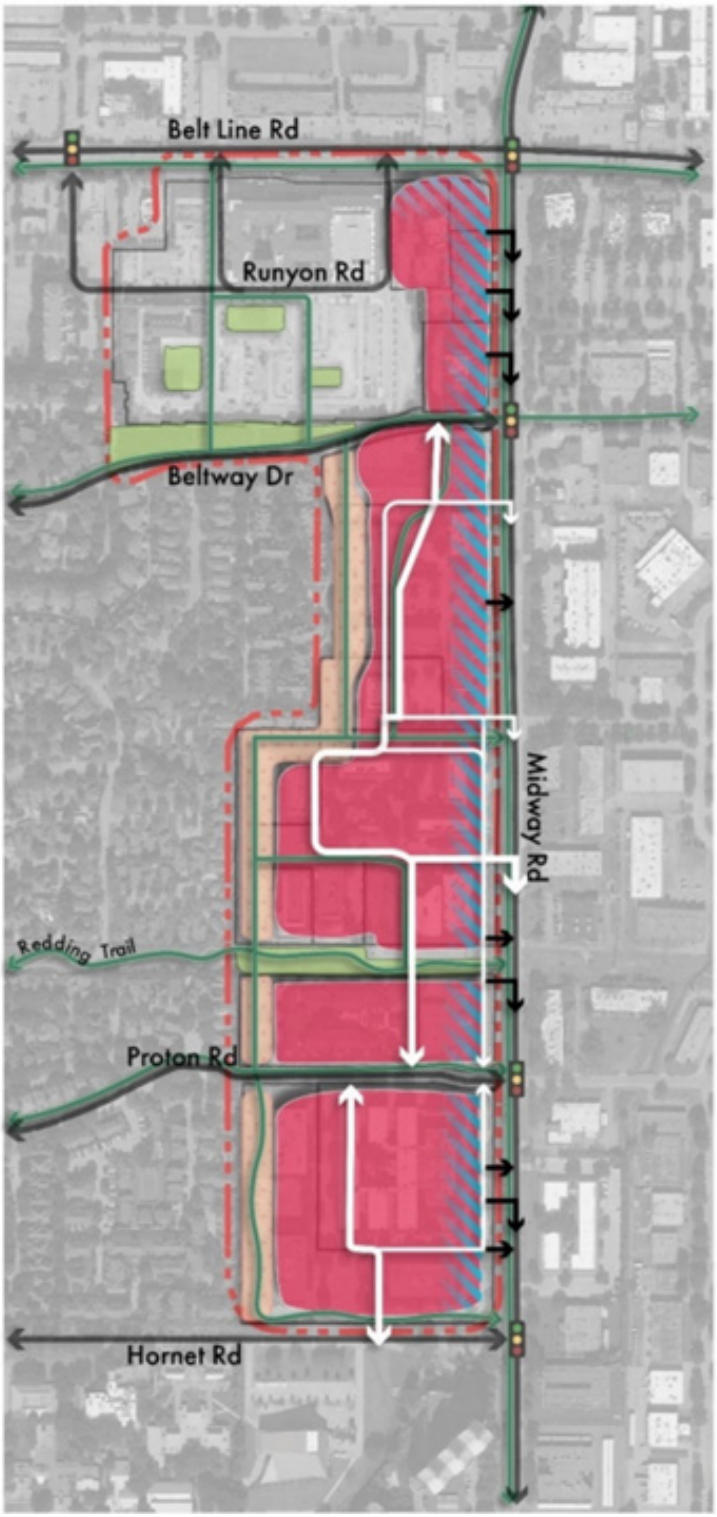
Framework Map Components – Mix of Uses

This study envisions a future development pattern that comprises a horizontal mix of uses where buildings supporting employment, retail, dining/entertainment, services, and a range of housing options are cohesively integrated and connected by a pedestrian friendly network of streets, trails, civic and open spaces.

The envisioned Mix of Uses includes:

- Employment and Service Uses
- Restaurant and Retail Uses
- Missing Middle Housing
- Multiunit Housing
- Social Amenities

Framework Map



Physical Development Framework

Legend

Placetypes
- Mix of Uses
- Residential Transition Zone
- Priority Frontage Zone
- Existing/Planned Open Space

Trails
- Trail Connections

Base Map Information
- Property Lines
- Existing Roads
- Major New Vehicle Connections
- Minor New Vehicle Connections
- Driveway Cuts (Post Midway Construction)
- Traffic Signals
- Study Area Boundary

Note: Depicted internal streets are illustrative in nature. Final street layout will depend on the nature of individual redevelopment plans. Limitations on through traffic must be accommodated in all development proposals.

Mix of Uses - Components

Employment and Service Uses

Building Form and Orientation



Employment and service uses can be accommodated in single- or multi-tenant buildings providing work-space for large employers and small businesses. These uses may be located in single-use, freestanding buildings or within a portion of a vertical mixed use building. These buildings are generally larger in scale and are best situated at corridor frontages.



Streetscape

Buildings engaging the street or slip lanes, wide sidewalks, street trees, patios.

Parking

Parking structure, on-street parking, slip lanes, ride share, surface parking lots.

Restaurant and Retail Uses

Building Form and Orientation



Restaurant and retail uses can be accommodated in small, freestanding buildings or on the ground floor of vertical mixed use buildings. These buildings may be single or multi-tenant, and are most likely to serve residents of surrounding neighborhoods, but may include anchor/destination tenants that capture more demand, such as a specialty grocer or a prominent dining option. These uses are best situated at highly visible/accessible corridor frontages.



Streetscape

Buildings engaging the street, a slip lane or surface parking lot, wide sidewalks, street trees, patios, sidewalk cafes.

Parking

Surface lots, slip lanes, valet and ride share, shared parking structure.

Missing Middle Housing

Building Form and Orientation



Missing Middle Housing includes a variety of different low and medium density housing types that are primarily single-family (ownership and rental). Housing options include townhomes, small lot detached homes, duplexes, triplexes, fourplexes, cottage courts, and live/work units. Close proximity to small communal open spaces and fronting buildings with stoops, porches, and patios on public streets and open spaces are critical design considerations. These housing options are best utilized adjacent to neighborhood transition areas.



Streetscape

Buildings with porches or stoops and small yards at the street or fronting open space, wide sidewalks, street trees.

Parking

Individual garages, on-street visitor parking, common surface parking.

Multiunit Housing

Building Form and Orientation



Multiunit housing includes a variety of medium to high density housing types such as apartments, condominiums, independent and assisted living facilities. These larger building types should front on major corridors, with active uses (retail, restaurants, services, co-working, and/or amenity areas) on the ground floor of the primary building frontage. These buildings should have access to open space and trails and should be buffered from less intensive uses.



Streetscape

Buildings with patios/ small courtyards at the street, wide sidewalks, street trees.

Parking

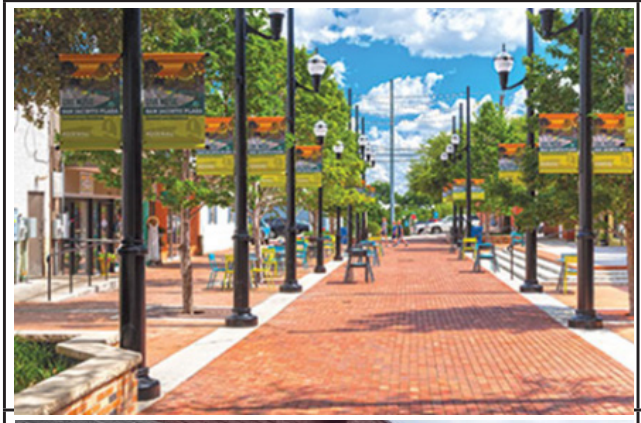
Parking structure, on-street, slip lanes, Individual garages.

Social Amenities

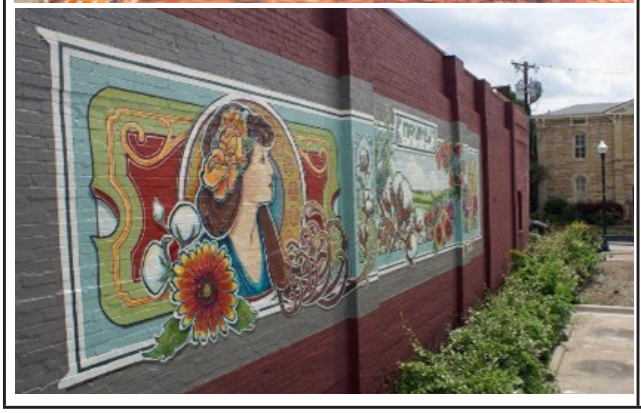
Form and Orientation









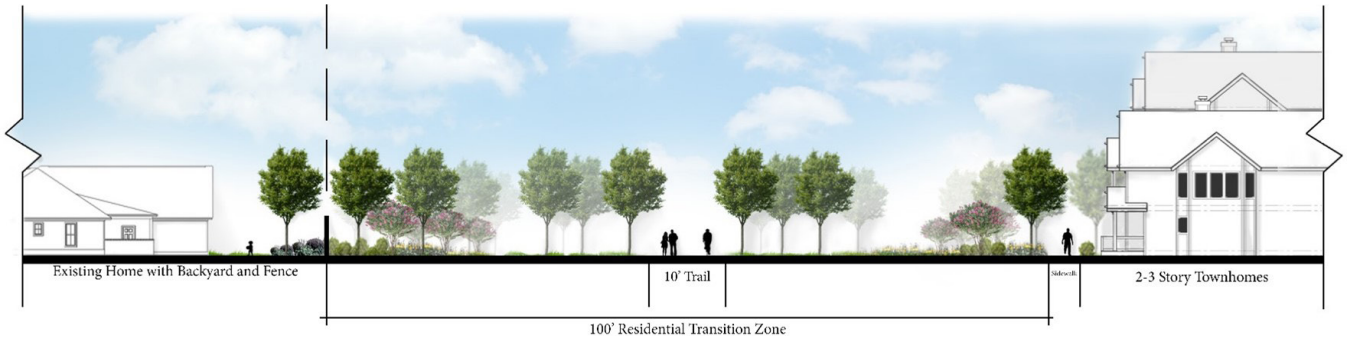




Framework Map Components – Residential Transition Zone

As new development and redevelopment occurs at the western edge of the study area, it is anticipated that this may result in changes in use and development density. To achieve this, property owners and developers would likely need to seek approval from the Town for new zoning entitlements.

Where these rezoning requests are made, the Town should seek to establish a Residential Transition Zone at the western edge of the study area.



Design Principles

These principles shape a design concept that achieves the overall objectives through future reinvestment in this area:

1. 100 feet in width measured from the western boundary of the Study Area.
2. Dedicated to or acquired by the Town to support consistent maintenance practices.
3. Publicly accessible.
4. Serves as a trail corridor, with a 10' multiuse trail constructed as new development occurs.
5. Amenitized with landscaping, shade trees, public art, recreation features, and other unique design treatments.
6. New development adjacent to the Residential Transition Zone should orient toward and activate that area, creating a sense of safety and comfort for pedestrians throughout the day and early evening. Building scale and design in this area should be compatible with neighborhoods adjacent to the Study Area.

Framework Map Components – Priority Frontage Zone

As new development and redevelopment occurs in the Study Area, treatment of properties fronting Midway Road and Belt Line Road should be carefully considered, as those frontages are critical gateways to Addison and are the areas best suited for employment, retail, and services uses, as well as buildings that are more prominently scaled.

When development proposals are considered for this Priority Frontage Zone, the following elements should be carefully considered in the design of these sites:

1. Buildings should front towards the major roadway and should feature prominent façade design elements to create an inviting presence along these corridors. Taller, multistory buildings should be encouraged at these frontages.

2. The ground floor of buildings should be appropriately scaled and articulated to create a shopfront façade for retail, restaurant, and services uses. Key considerations include ground floor ceiling height, signage, glazing, and landscape treatments that compliment, but do not overwhelm.

3. A single slip lane of head-in or angled parking should be provided between the building and the street where retail, restaurant, or service uses are planned for current conditions or future retrofit.

4. Appropriate access should be provided for building services and deliveries, and buildings should be designed to allow for flexible use, addressing issues such as the provision of grease traps, building ventilation systems, and any other potential retrofit needs.

5. Safe and inviting pedestrian connections should be extended from the Priority Frontage Zone to the interior of the Study Area and the surrounding pedestrian network, to allow for convenient pedestrian access to this area.





IMPLEMENTATION

Overview

Creation of the places envisioned by this study will require investment and involvement over a 30-year or similar time frame. The study cannot specify all actions that will be taken during that time that affect the area's character. It can, however, identify the major partners in this implementation and the general role each will play.

Implementation Partners

First and foremost, the individuals and companies who own the property in the Study Area will play the essential role in deciding whether or when to change the uses and structures that exist here today. Their decisions and investments will be shaped by the market opportunities they see and their own priorities and choices.

The Town of Addison plays two important roles in implementing this study - as an investor and as a regulator. It maintains the public infrastructure in the study area and the infrastructure that connects this area to the rest of Addison and the region. As the Town makes investments in parks, trails, streets, facilities, public art, or other capital projects, this study should guide decisions about the location, scale, and character of these investments. The study should also provide guidance for Town programs and operations that support the desired character of the area.

The Town's second role is that of a regulatory decision-maker. Most - if not all - future private development in the Study Area will require zoning or development approvals by the Town. This study should provide guidance to Town staff, Boards and Commissions, and City Council that they should use in evaluating individual rezoning proposals. The study should also guide action on other development approvals, such as subdivisions or site plans, and on any decisions related to special districts or financial incentives.

Other public entities may also help implement this plan. Investments by Dallas County, the State of Texas, or other public entities can help fund the improvements envisioned in this study.

Community and non-profit organizations may provide support for particular aspects of the study's implementation. The Addison Arbor Foundation may assist in carrying out recommendations about open space and public art. Neighborhood organizations in the neighborhoods that exist today and the new communities that will be created in the study area are important to implementation of this study because they can remain engaged in public decision-making processes over time. In addition, some programs and initiatives are best implemented through volunteer efforts, and neighborhood groups can create and manage these efforts.

Timeline and Next Steps

This study's recommendations should be considered by the Addison Planning and Zoning Commission, which will make its own recommendations to the City Council after hearing public input and deliberating on the appropriate direction for the area. The Addison City Council will consider the Planning and Zoning Commission's recommendations as well as this report and public input during its deliberations. It may choose to adopt the report's recommendations as stated, adopt them with modifications or take some other action.

After the study's adoption, Town staff, Planning & Zoning Commission, and City Council will use these recommendations to make decisions on future private development and public investment in the area. Implementation of the study may take many years, so the Town should be prepared to evaluate progress periodically and to update the adopted study when changes in the market or the community make such an update warranted.

Maintaining the Study

To ensure that this study is a living document that maintains its relevancy as time passes, the Town's Planning and Zoning Commission will review study implementation progress annually as a component of their annual report to the City Council. This process will account for any change that occurs in the study area as well as recommendations for any needed updates to the study to best address future opportunities and challenges.

Appendices

Documents created throughout the planning process are provided for review in the report appendices. These documents are provided as they were presented during this process reflecting a snapshot in time that has not been modified to reflect current conditions.

The report appendices document includes the following components:

- Appendix 1 - Stakeholder Interviews
- Appendix 2 - Advisory Committee Meeting Materials
- Appendix 3 - Community Open House Materials
- Appendix 4 - Online Survey Results
- Appendix 5 - Site & Market Analysis

These documents can be viewed at the Sam' Club Special Area Study project webpage.

ADDISON

SAM'S CLUB
SPECIAL AREA STUDY

Sam's Club Special Area Study Public Input

Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, July 19, 2022 1:28 PM
To: Lesley Nyp
Subject: FW: AMLI treehouse development

From: Leslie Fountain [redacted]
Sent: Tuesday, July 19, 2022 8:03 AM
To: Joe Chow <jchow@addisontx.gov>; Irma Parker <iparker@addisontx.gov>; Michael Doherty <mdoherty@addisontx.gov>
Subject: AMLI treehouse development

Town of Addison

City Council member,

The Sam's Club Study indicates a "major new vehicle connection" road between the ALMI development to Proton Rd via the current Marriott Hotel parking lot. I am requesting this part of the Sams Project plan be deleted from the master plan.

I am not opposed to developing the vacant office space, I just do not want a cut thru street to Proton Dr.

Thank you,
Leslie

Leslie Fountain, Owner
La Mirada Condominms
4130 Proton Dr., Unit 48D
Addison TX 75001

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Lesley Nyp

From: Deann Ware, Ph.D. [redacted]
Sent: Monday, July 18, 2022 9:48 AM
To: Lesley Nyp
Cc: [redacted]
Subject: Regarding the Sam's Club Special Area Study & Rezoning Request 1851-Z/AMLI Midway

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Lesley Nyp,

Please confirm receipt of this email and distribute as appropriate prior to the July 19th meeting regarding these matters. Thank you.

Regarding the Sam's Club Special Area Study & Rezoning Request 1851-Z/AMLI Midway

As Addison residents, we've been fortunate to live in this vibrant community and benefit from the leadership and volunteerism of our Town Council, P&Z committee members, and others willing to serve. We thank you for your service, and we'd especially like to thank Mr. Ron Whitehead for his many years of leadership in Addison and continued willingness to contribute his time and knowledge. We are happy to see that he is a member of the Advisory Committee.

Like many residents, we're interested in maintaining the uniqueness of Addison and understand that growth and change are positive elements of community evolution.
We're writing to share thoughts regarding two issues: The Sam's Club Special Area Study and the rezoning request submitted by AMLI for multifamily buildings within this area.

The first point is simple: Please adopt a new name for the area. "Sam's Club" is not descriptive and evokes an era of rancor and conflict within our community.

Concerning the overall "Sam's Club Special Area Study," please allow ample time and opportunity for stakeholders to study the proposal and provide input prior to adopting the recommendations. We are unable to attend the July 19 meeting, but hope to have other opportunities to share input.

We're opposed to granting AMLI's rezoning request for several reasons:

- Granting this rezoning request is premature. The Sam's Club Special Area Study has not yet been adopted; therefore, it's unclear how this zoning variance would hinder or enhance the overall plan for the area. As the Sam's Club Study notes, it may take years to enact the recommendations in the plan. It is unwise to depart from established zoning and housing policy to accommodate a request in the nascent stages of redevelopment.

- The request for rezoning states fee ownership housing is "unlikely to be feasible" in this area, but provides no supporting data. Addison's current housing policy states "where feasible and appropriate, new housing should increase the proportion of fee simple ownership in Addison's housing mix." There's no evidence that fee simple housing, or other redevelopment, is not feasible or appropriate in the study area. Commercial sites are redeveloped all over the metroplex. There's no rationale to depart from the adopted housing policy.

- The actual former Sam's Club site was "exceptional" due to deed restrictions on that parcel of land. That is not the case here, so again, there's no rationale to grant the rezoning request at this time.

- Addison is currently adding multifamily housing options at the Addison Circle Transit-Oriented Development, which addresses the need for additional multifamily housing in Addison.

- Addison residents have consistently and overwhelmingly indicated that multifamily housing in the "Sam's Club Special Area" is "highly undesirable." Residents prefer low density housing in this area. This preference is aligned with Addison's stated housing policy as well as the 2013 Town of Addison Comprehensive Plan. Any departure from established policy and long range planning, the repeated preference of residents, and the recommendations of the Sam's Club Special Area Study, should not be undertaken without extensive study, data driven rationale, and community consensus.

- As the current Sam's Club Special Area Study notes, "Missing Middle Housing Types. . . should be prioritized." Missing Middle Housing is low density housing, such as single family garden homes, townhouses, fourplexes, etc., either rental or ownership. A four story multifamily housing building does not align with the recommendations in the study.

We thank you for your time in considering our comments. We also thank our Town Council and other community volunteers for your time and efforts.

Sincerely,

Deann Ware and Randy Burch
3835 Canot Lane
Addison, TX 75001

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Lesley Nyp

From: Ken Schmidt
Sent: Tuesday, July 19, 2022 1:31 PM
To: Lesley Nyp
Subject: FW: Sam's Club Special Area Study - Resident Concerns
Attachments: station_feedback_results_2 - page 3.pdf; Sam's Club Physical Development Framework (Major New Vehicle Connection).pdf

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From: Alexander Goetz [redacted]
Sent: Tuesday, July 19, 2022 1:29 PM
To: Irma Parker <iparker@addisontx.gov>
Cc: Ken Schmidt <kschmidt@addisontx.gov>
Subject: Sam's Club Special Area Study - Resident Concerns

Hello,

My name is Alexander Goetz, I live at 4126 Eastman Way in Addison, part of the Townhomes of Addison association. I have been a resident of Addison since 2017.

I wanted to share my concerns about the Sam's Club Special Area Study and the planned development in that location which will have a severe impact on me and my immediate community due to its close proximity to my home.
Please consider these concerns for the record and for today's public hearing about that topic as well as any future discussion.

1.) As you can see in the attached excerpt from the Sam's Club Special Area Study open house, conducted by the town of Addison on June 10, 2021, Addison residents have unisono spoken up for building more owner occupied residences as in comparison to rental places.
Addison already has - with 19.6% owner-occupied residency rate - by far the lowest owner-occupied residency rate in the DFW metroplex and adding more rental places would only increase that already unfavorable and undesired rate.
I would highly recommend not to accept the proposal from AMLI (AMLI Treehouse Project) that would add another 419 apartments while only adding 30 new townhomes which is completely contrary to what the people of Addison want.

Please refer to https://datausa.io/profile/geo/dallas-tx#rent_own for current owner-occupied residency rate of Addison in comparison with other cities and towns in DFW complex.

2.) As part of the Sam's Club Special Area Master plan, there is a consideration about a planned 'Major New Vehicle Connection', crossing from the main development area South, across the current Dog Park and Redding Trail, all the way down to Proton Drive.
I strongly advise against implementing that road and for removing that option from the master plan since this road would cut through the planned Redding Trail extension and as well cause major traffic increase on Proton Drive that this road is not meant to be used nor has the capacity for.
Basically residents of that new development area could use the cut through road via Proton to either have an alternative way to access Midway Rd, or, even worse, use Proton to go west to eventually connect to Marsh Lane.
See attached overview with the cut through road concern marked in yellow circle.

Best Regards

Alexander Goetz
561 542 9988

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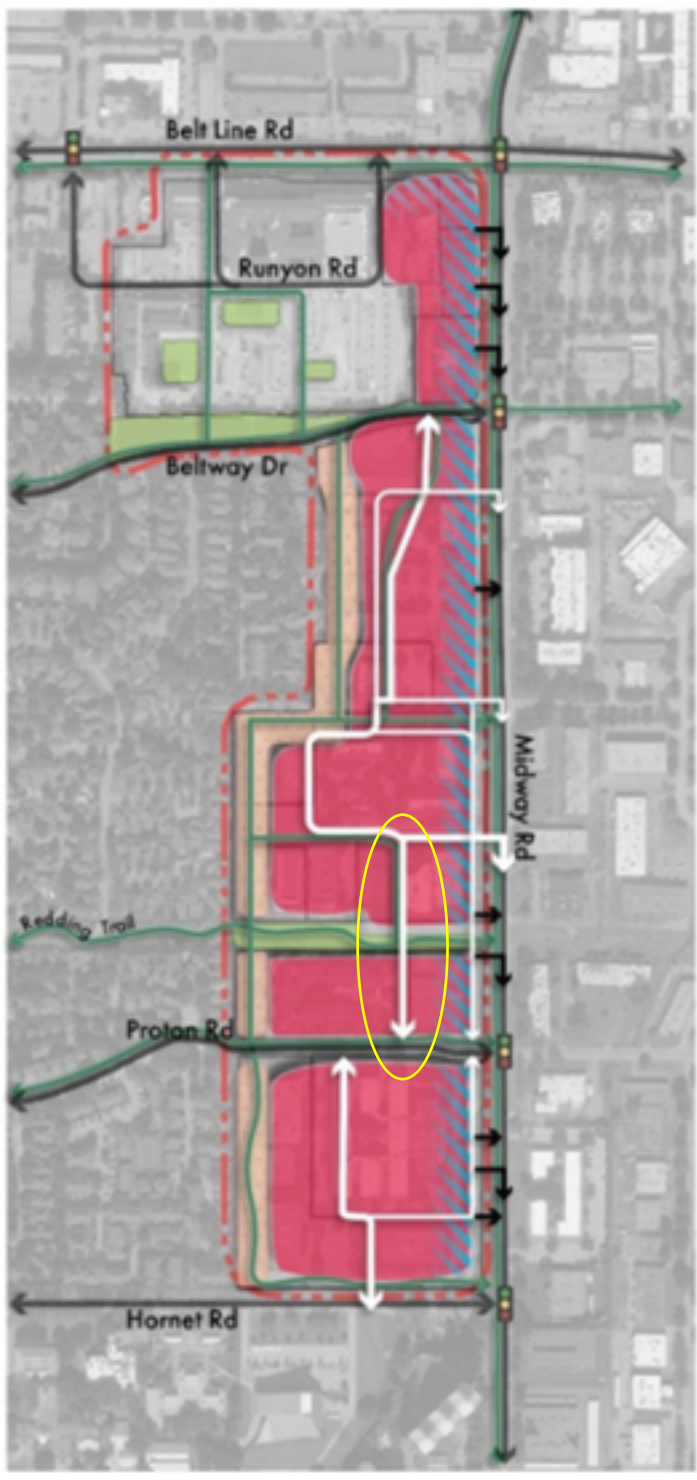


Physical Development Framework

Legend

Placetypes

- Mix of Uses
- Residential Transition Zone
- Priority Frontage Zone
- Existing/Planned Open Space

Trails

- Trail Connections

Base Map Information

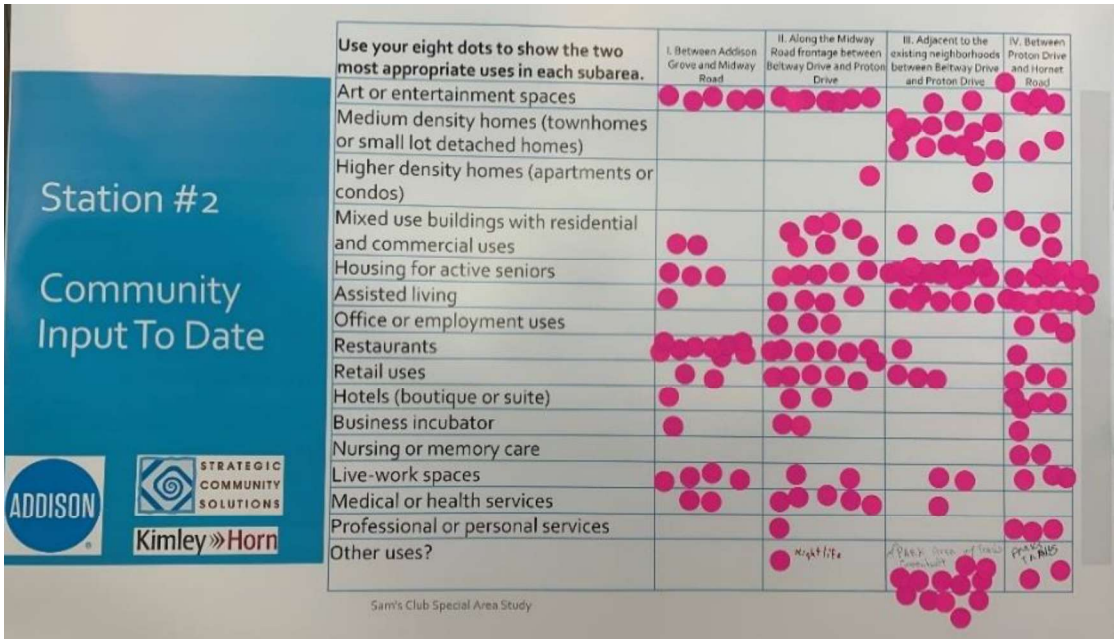
- Property Lines
- Existing Roads
- Major New Vehicle Connections
- Minor New Vehicle Connections
- Driveway Cuts (Post Midway Construction)
- Traffic Signals
- Study Area Boundary

Note: Depicted internal streets are illustrative in nature. Final street layout will depend on the nature of individual redevelopment plans. Limitations on through traffic must be accommodated in all development proposals.

SAM'S CLUB SPECIAL AREA STUDY COMMUNITY OPEN HOUSE #1

STATION FEEDBACK

Station #2 - Community Input to Date



Identify the two most appropriate uses in each subarea.

	I. Between Addison Grove and Midway Rd.	II. Along the Midway Road frontage between Beltway Drive and Proton Drive	III. Adjacent to the existing neighborhoods between Beltway Drive and Proton Drive	IV. Between Proton Drive and Hornet Road
Art or entertainment spaces	5	7	2	5
Medium density home (townhomes or small lot detached homes)	0	0	13	2
High density homes (apartments or condos)	0	1	1	0
Mixed use buildings with residential and commercial uses	2	7	4	4
Housing for active seniors	3	5	12	8
Assisted living	1	4	6	7
Office or employment uses	0	3	0	3
Restaurants	9	7	1	1
Retail uses	2	5	3	3
Hotels (boutique or suite)	1	2	0	4
Business incubator	1	2	0	1
Nursing or memory care	0	0	0	2
Live-work spaces	4	2	2	3
Medical or health services	2	5	1	0
Professional or personal services	0	1	0	3
Other uses?		1-nightlife	12-Open park area with trails, greenbelt	2-Parks/trails

Lesley Nyp

From: Ken Schmidt
Sent: Tuesday, July 19, 2022 2:57 PM
To: Lesley Nyp
Subject: FW: Sam's Club Special Area Study
Attachments: Sam's Club Physical Development Framework (Major New Vehicle Connection).pdf; IMG_4622.MP4; IMG_4621.JPEG

From: Marlin Willesen [redacted]
Sent: Friday, July 15, 2022 3:00 PM
To: Thomas Souers <tsouers@addisontx.gov>; Chris DeFrancisco <cdefrancisco@addisontx.gov>; John Meleky <jmeleky@addisontx.gov>; Robert Catalani <rcatalani@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Denise Fansler <dfansler@addisontx.gov>; Juli Branson <jbranson@addisontx.gov>
Cc: Ken Schmidt <kschmidt@addisontx.gov> [redacted]
Subject: Sam's Club Special Area Study

Dear Commissioners,

Thank you for your service to our community. I have a few thoughts about the Sam's Club Special Area Study (Draft) that I wanted to share with you. First of all I'm excited with many of the things that I see occurring in the study area such as the Midway Road Reconstruction project, progress being made at the Addison Groves development, the future Addison Reserve townhome development coming, the renovations occurring at Midway Atriums and the possibility of a Radisson hotel occupying the old Crown Plaza hotel by years end. No doubt there is major progress being made and more to come. I also applaud the committee that worked so hard to get us to this point and all of the community who shared input during the process. While I agree with 99% of what is proposed at present I would like you to please consider the following items.

1. **Please include language that states no apartments adjacent to the residential transition zone and current single family homes.** I think we all agree that current homeowners don't want apartments built next to their homes and I would like to see this simple language added to the study.
2. **Please remove the Major New Vehicle Connection that would connect vehicular traffic to and from the current Addison Tree House to Proton Drive.** This is a bad idea for many reasons. It would cause Oncor distribution lines (not big transmission lines) to be rerouted on the Redding Trail, it would create a "major new vehicle connection" cutting through the Redding trail by the dog park, it cuts through the Court Yard by Marriott property envisioning that it would no longer exist, and most importantly If the AMLI Tree House development receives approval this would allow some 650 new residents to easily use Proton Drive to cut through our major residential neighborhoods for quicker access to Marsh Lane and Belt Line Road. Future vehicle traffic should use Midway Road as they do at present.
3. **Please remove the proposed residential transition zone and trail connection between Proton Drive and Hornet Road**. This trail was contemplated during the Citywide Trails Master Plan and absent from the plan because it was clearly communicated during that extensive master plan process that it was not wanted. Please refer to pages 39, 45 and 84 of the Citywide Trails Master Plan in which you will see detailed trail maps with no mention of this proposed trail. This was not included in the trails master plan because the current Midway Atriums brick wall / commercial parking lot provides a great buffer for Townhomes of Addison residents with very little use at night and on the weekends. This provides for a quit and safe environment which might not be the case if this buffer were to transition to a heavily used pedestrian path that would cause many to easily look into some of our Townhomes of Addison residents back yards. Midway Atriums owns the brown brick wall that

acts as the east boundary for Townhomes of Addison. This wall was built with a step and level aesthetic. It is taller near Proton Drive but starts to get much shorter in height closer to the property of Greenhill School. This is the portion of the wall that has the biggest challenges if the current environment were to change as it drops down to about 4 feet in height. As an owner living at Townhomes of Addison since 1998…. I can say we love having Midway Atriums and the buffer they provide.

4. **Please remove the Major New Vehicle Connection accessing the private property that is owned by Greenhill School**. Greenhill School is one of the premier preparatory schools in the country and as such is tasked with security concerns for their students that are not normal to other schools. This is one of the reasons why they have such safe and secure borders with security on campus at all hours of the day. I have spoken to the leaders of Greenhill School and found that no one from the Town of Addison has discussed the thought of a cut through street on to their campus. If they had they would learn of the high security concerns, realize Hornet Road is a private street and might also discover that the proposed street would have to go through a brick wall owned by Midway Atriums. Most importantly our friends at Greenhill School have not been asked for input other than my conversations. I've learned that they like their current condition and not looking for it to change.

Thank you again for your service to our community and your consideration of these thoughts.

Marlin Willesen
4100 Juliard Drive
Addison, TX 75001
972.233.4222

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Ken Schmidt

From: Irma Parker
Sent: Tuesday, July 19, 2022 11:27 AM
To: Barbara Word; Ken Schmidt
Cc: Hamid Khaleghipour; Ashley Shroyer; John Crawford
Subject: RE: AMLI treehouse development comment to be read to P&Z meeting 7/19/22

Dear Barbara:
Thank you for sending this email to present to the Planning & Zoning Commission. Unfortunately, I do not attend those meetings; however, by copy of this email I am advising Director of Development Services Ken Schmidt of your request. Mr. Schmidt is the staff liaison for this Commission.

I am also sharing this email with Interim City Manager Khaleghipour and DCMs Shroyer and Crawford. For local government to work we need participation by our citizens. So, thank you again for your continued contributions.

Thank you!

Irma G. Parker, TRMC, CMC
City Secretary
Town of Addison | 5300 Belt Line Road, Dallas, TX 75254
office: (972) 450-7017
ADDISONTEXAS.NET
–
IT ALL COMES TOGETHER.

From: Barbara Word [redacted]
Sent: Monday, July 18, 2022 10:19 PM
To: Irma Parker <iparker@addisontx.gov>
Subject: AMLI treehouse development comment to be read to P&Z meeting 7/19/22

Town of Addison
Ms. Irma Parker, Secretary

Ms. Parker:

Would you please have my following letter read at the Planning & Zoning meeting 7/19/22.

The Sam's Club Study (pg. 30) indicates a "major new vehicle connection" road with a white arrow line encircled with a yellow oval on the bottom right side of the Physical Development Framework drawing. I object to that connection road, and ask P&Z to strike that from the Sam's Study Plan.

The Sam's Study reveals a connection road is planned to intersect at Proton Road from the AMLI development. That connection road extends from Beltway to Proton on the drawing creating a cut-through. It would even entail greater traffic and a bigger cut-through at its maximum potential if you consider the likelihood that traffic would travel from Surveyor & Beltline then to Beltway and to Proton bringing Beltline and industrial traffic from North Surveyor Road.

The traffic load would be a major safety and flow problem for Proton Road and also for the residents of AMLI development itself.

A better option is to allow Beltwood Parkway to become a connector to AMLI at Midway Road with a traffic light.

I request that Planning & Zoning delete the "major new vehicle connector" from Beltway to Proton Road on the Sam's Club Plan immediately, this evening in fact.

Barbara Word, Owner
La Mirada Condominiums
4130 Proton Dr., Unit 7B
Addison TX 75001
Phone: (352)603-2309

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Lesley Nyp

From: Lesley Nyp
Sent: Thursday, July 21, 2022 9:40 AM
To: Lesley Nyp
Subject: FW: July 19,2022 Planning & Zoning Meeting

From: Kristin Wallach [redacted]
Sent: Wednesday, July 20, 2022 9:07 PM
To: Ken Schmidt <kschmidt@addisontx.gov>; Thomas Souers <tsouers@addisontx.gov>; cdefrancisco@addisontx.goc; Juli Branson <jbranson@addisontx.gov>; Robert Catalani <rcatalani@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Denise Fansler <dfansler@addisontx.gov>; John Meleky <jmeleky@addisontx.gov>; Joe Chow <jchow@addisontx.gov>; Kathryn Wheeler <kwheeler@addisontx.gov>; Lori Ward <lward@addisontx.gov>; Tom Braun <tbraun@addisontx.gov>; Darren Gardner <dgardner@addisontx.gov>; Guillermo Quintanilla <gquintanilla@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>
Subject: July 19,2022 Planning & Zoning Meeting

Dear Planning & Development, Planning & Zoning Board, Mayor and City Counsel,

I attended the Planning & Zoning meeting this week but was unable to stay until the time allotted for public comment on item 4 on the agenda, Case 1851-Z Amli Midway PD Rezoning. I would like to use this email to register my concerns on this project:

1.) Ratio of townhomes to apartments/townhome rental units.
To have that small number of townhomes surrounded and dominated by rental units seems to be a discouragement to enticing individual ownership.
2.)Additionally my take-away from the meeting was that these fee simple homes would be the last phase of the planned redevelopment with no assurances that this portion of the project would be completed in a timely manner.

I do not approve of this case as presented.

That said, I do appreciate the need to rezone the Sam's Club Study Area. However I do not agree with the case by case approach of various tracts of land as developers express interest. I believe it is in the City's best interest to develop a master plan that encompasses the area from Beltline to Hornet as a whole, that we would ask developers to comply with rather than letting the developers revitalize in a disjointed manner. My concern is that this will lead to a lack of community and consequently a failed redevelopment. I feel that this plan is a little too flexible in favor of the developers.

I commend the tremendous amount of work and time that has been devoted to developing a plan for the redevelopment of the Sam's Club Study Area by a large coalition of community members and our Addison official's. The plan gives much needed guidance. To conclude, I appreciate the work to date but I feel this meeting highlighted the need for further planning.

Sincerely,
Kristin Wallach
14669 Wayside Ct.

Sent from my iPad

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Lesley Nyp

From: Lesley Nyp
Sent: Thursday, July 21, 2022 3:33 PM
To: Lesley Nyp
Subject: FW: Sam's Club Special Area Study

-----Original Message-----
From: Ron Wallach [redacted]
Sent: Thursday, July 21, 2022 1:39 PM
To: Kathryn Wheeler <kwheeler@addisontx.gov>; Lori Ward <lward@addisontx.gov>; Tom Braun <tbraun@addisontx.gov>; qqintanila@addisontx.gov; Darren Gardner <dgardner@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>; Ken Schmidt <kschmidt@addisontx.gov>; Thomas Souers <tsouers@addisontx.gov>; cfrancisco@addisontx.gov; Juli Branson <jbranson@addisontx.gov>; Robert Catalani <rcatalani@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Denise Fansler <dfansler@addisontx.gov>; smeleky@addisontx.gov
Cc: Wallach Kristin [redacted]
Subject: Sam's Club Special Area Study

I attended the council meeting this past week and came away with a number of thoughts and concerns. First I appreciate the work the teams have done to this point in making recommendations for the property. Yet I cannot support the direction the project is headed. I have seen that many of the cities and towns around Addison have focused on a more balanced approach to apartment and home ownership. Addison is very much out of balance at this time.

1) in two surveys that were part of the overall document on the Addison website it showed clearly that the respondents requested no new apartments with 62% to 75% making that request.
2) The project as I see it is being addressed as a piece meal project versus a master plan for the overall property. This can lead to an outcome that sub-optimizes the property for the city.
3) The City should lead this process in determining what we want. My feeling leaving the meeting was that the City was making commitments while Amli was making best efforts based on the economics. Building the fee simple townhomes as phase 4 of the project is also an issue it clearly would suggest that it is the lowest priority.
Question: What other companies have made recommendations for the use of the property. Has the City expended enough energy looking at other options. This was not clear in the meeting.
4) Understanding that the economics need to work for all Addison may need to provide builder incentives to get the outcome we desire. More home ownership and fewer apartments.
5) my last point would be to have a clear understanding of what worked in Vitruvian and Addison Grove and what did not work to avoid similar issues.

Best regards
Ron Wallach
14669 Wayside Ct.
Sent from my iPad

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Ken Schmidt

From: [redacted]
Sent: Tuesday, July 19, 2022 4:03 PM
To: Irma Parker
Cc: Ken Schmidt
Subject: Sam's Club Special Area Study Public Input
Attachments: Sam's Club Special Area Study Pulbic Input (7-19-2022).pdf

Hi Irma,

We had a La Mirada Condominiums and Townhomes of Addison meeting of owners last night. Two dozen residents took part in the meeting. We discussed the history of the Sam's Club Special Area Study, past events, recent events and upcoming proposed items. At the end of the meeting most of the participants completed public input (see attached) that they wanted to be shared at the Planning & Zoning Meeting tonight. Please let me know if you have any questions.

Marlin Willesen
4100 Juliard Drive
Addison, TX 75001
972.233.4222

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Sam's Club Special Area Study Public Input

Name: Tony Whittemore

Address: 4094 Juliard Dr., Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

__✓__ Medium density homes (townhomes or small lot detached homes – no apartments)

_____ Mixed use buildings with residential townhomes and commercial uses

__✓__ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

__✓__ It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Blake Davis

Address: 14562 Julian Court Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____	Higher density apartments or townhomes
X	Medium density homes (townhomes or small lot detached homes – no apartments)
X	Mixed use buildings with residential townhomes and commercial uses
X	Housing for active seniors or Assisted living
_____	Office or employment uses
X	Restaurants
_____	Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____	It is appropriate
X	It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Michael Smith

Address: 4130 proton # 13B, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

- ✓ Higher density apartments or townhomes
- ✓ Medium density homes (townhomes or small lot detached homes – no apartments)
- _____ Mixed use buildings with residential townhomes and commercial uses
- _____ Housing for active seniors or Assisted living
- _____ Office or employment uses
- ✓ Restaurants
- ✓ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

- _____ It is appropriate
- X It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Patti LaValle

Address: 4128 Curtis Ct, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

____	Higher density apartments or townhomes
X	Medium density homes (townhomes or small lot detached homes – no apartments)
X	Mixed use buildings with residential townhomes and commercial uses
X	Housing for active seniors or Assisted living
____	Office or employment uses
X	Restaurants
X	Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

____	It is appropriate
X	It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Liz Ann Ellinor

Address: 4130 Proton #45A, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

✓ Medium density homes (townhomes or small lot detached homes – no apartments)

_____ Mixed use buildings with residential townhomes and commercial uses

_____ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

✓ It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: ANDRE TILLMAN

Address: 14576 BERKLEE DR, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

__✓__ Medium density homes (townhomes or small lot detached homes – no apartments)

_____ Mixed use buildings with residential townhomes and commercial uses

_____ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

__X__ It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Jennifer Cooper / Realtor

Address: 4104 Juliard Dr. Addison, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

- ✓ Higher density apartments or townhomes
- ✓ Medium density homes (townhomes or small lot detached homes – no apartments)
- _____ Mixed use buildings with residential townhomes and commercial uses
- _____ Housing for active seniors or Assisted living
- _____ Office or employment uses
- _____ Restaurants
- ✓ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

- ✓ It is appropriate
- _____ It is not appropriate

It is my wish that the above Public Input be read into the record at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Madeline & James Martin

Address: 4096 Peabody Ct., Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

__X__ Medium density homes (townhomes or small lot detached homes – no apartments)

_____ Mixed use buildings with residential townhomes and commercial uses

_____ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

__X__ It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Please keep Audie Murphy home formerly Doves Restaurant. Her was a war hero.

Sam's Club Special Area Study Public Input

Name: CHUCK THOMPSON

Address: 14588 BERKLEE, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

	Higher density apartments or townhomes
✓	Medium density homes (townhomes or small lot detached homes – no apartments)
	Mixed use buildings with residential townhomes and commercial uses
	Housing for active seniors or Assisted living
	Office or employment uses
	Restaurants
	Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

	It is appropriate
✓	It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Maria Steijerberg

Address: 4093 Oberlin Way, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

_____ Medium density homes (townhomes or small lot detached homes – no apartments)

X Mixed use buildings with residential townhomes and commercial uses

_____ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

X It is not appropriate

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Sam's Club Special Area Study Public Input

Name: PIK YI LAI

Address: 426 Eastman Way, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

X Medium density homes (townhomes or small lot detached homes – no apartments)

X Mixed use buildings with residential townhomes and commercial uses

_____ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

X It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Sherri Cook

Address: 4108 Oberlin Way, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

____	Higher density apartments or townhomes NO!!!!!
✓	Medium density homes (townhomes or small lot detached homes – no apartments) NO!!!!!
✓	Mixed use buildings with residential townhomes and commercial uses
✓	Housing for active seniors or Assisted living
✓	Office or employment uses
✓	Restaurants
✓	Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

____	It is appropriate
✓	It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Bonnie Somer

Address: 4067 Beltway Dr # 215, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

_✓_ Medium density homes (townhomes or small lot detached homes – no apartments)

_____ Mixed use buildings with residential townhomes and commercial uses

_✓_ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

_X_ It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Ronna Schmoker

Address: 4129 Curtis Ct, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

NO	Higher density apartments or townhomes
NO [redacted]	Medium density homes (townhomes or small lot detached homes – no apartments)
YES	Mixed use buildings with residential townhomes and commercial uses
YES	Housing for active seniors or Assisted living
YES	Office or employment uses
YES	Restaurants
YES	Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

	It is appropriate
✓	It is not appropriate

NO Feeder road will create traffic congestion and safety issues

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Karen Benfroe

Address: 4130 Proton Dr. #47A, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

____ Higher density apartments or townhomes

X Medium density homes (townhomes or small lot detached homes – no apartments)

____ Mixed use buildings with residential townhomes and commercial uses

____ Housing for active seniors or Assisted living

____ Office or employment uses

____ Restaurants

____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

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X It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.



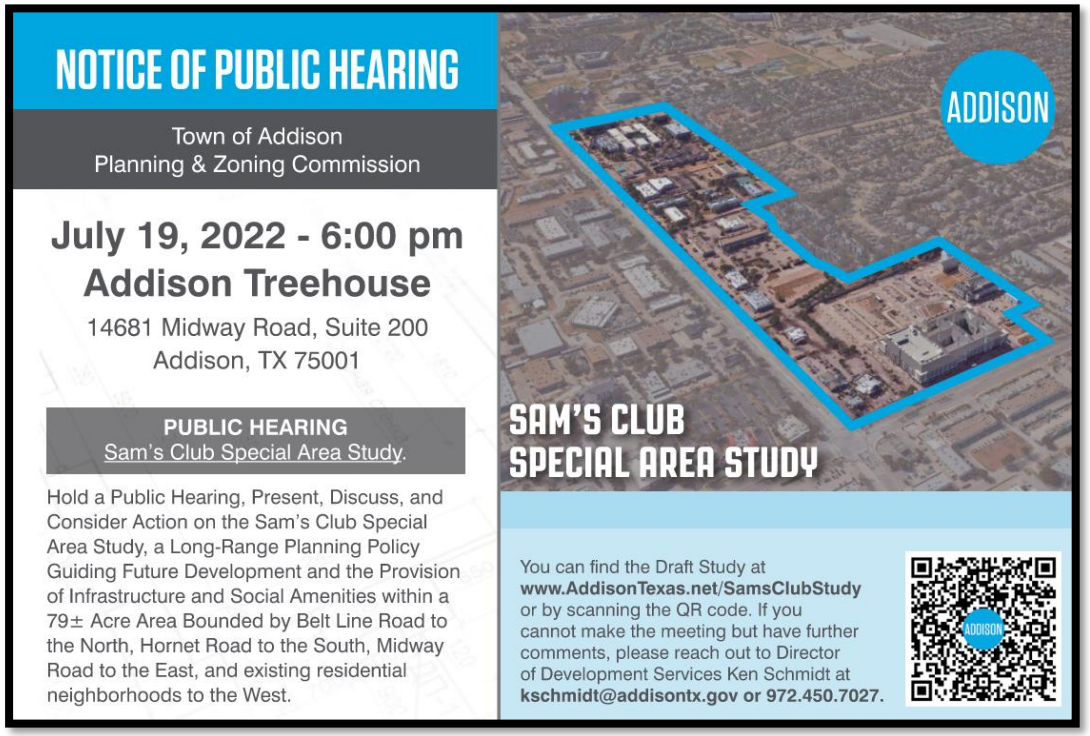
ADDISON

SAM'S CLUB SPECIAL AREA STUDY

Planning & Zoning Commission
July 19, 2022

Public Review Process Update

- Draft Report released June 17th, and presented in detail at June 21st P & Z meeting
- P & Z public hearing and consideration – July 19, 2022
- City Council public hearing and consideration – August 9, 2022
- If approved, retire the "Sam's Club" name and rebrand as the "South Midway" area



1,456 Property Owner Notices mailed week of July 4th

https://addisontexas.net/dev-services/sams-club-special-area-study

Past Efforts – Sam's Club Study 2014

- **2013 Comprehensive Plan calls for a number of special area studies – 1st Sam's Club Study initiated in 2014**
  - Sam's Club tract and adjoining properties on the south side of Belt Line, west of Midway Road
  - West side of Midway Road, south of Beltway Drive

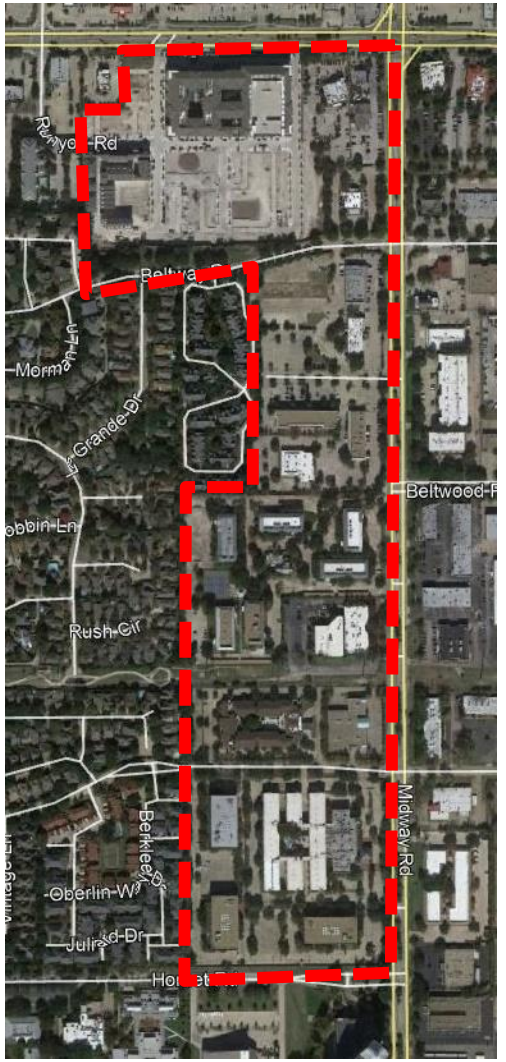
- **March 2015 Council Direction on 1st Sam's Club Study:**
  - Limited to Sam's Club property:
    - Encouraged a mixed-use development that should:
      - Include a retail component
      - Maximize residential fee simple ownership

  - **Consensus direction was not provided for any of the properties with frontage on Midway**

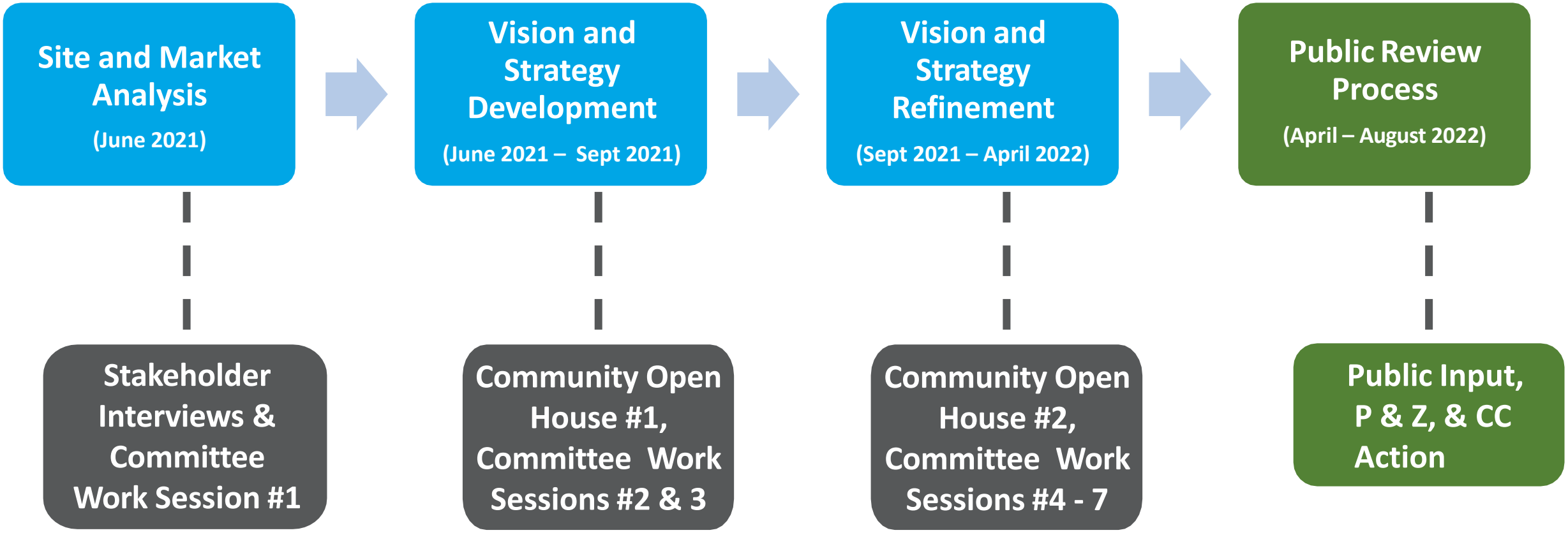


Sam's Club Special Area Study - 2021

- **Advisory Committee Composition**
  - 14 - Neighborhood Representatives (2 P & Z Commissioners)
  - 3 - Study Area Property Owners
- **Expanded Study Area**
  - ±79 acres, and 15 unique property owners
- **Advisory Committee Duties**
  - Complete the study of this defined area by:
    - Analyzing site and market data presented by the project team
    - Serving as a sounding board and voice for residents and business owners located within and adjacent to the study area
    - Calibrating project team recommendations to best align with and balance community feedback and anticipated market needs for the study area



Sam's Club Study Visioning Process

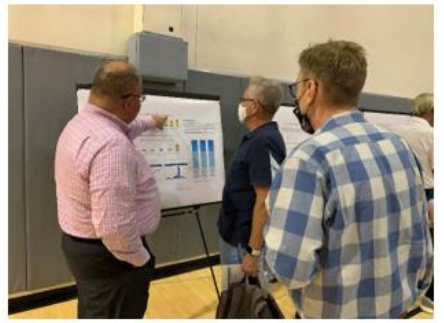


Community Engagement

- Stakeholder Focus Group Interviews x 2
- Advisory Committee Meetings x 7
- Community Open House Events x 2
- Online Community Surveys x 2
- City Council Work Session x 1











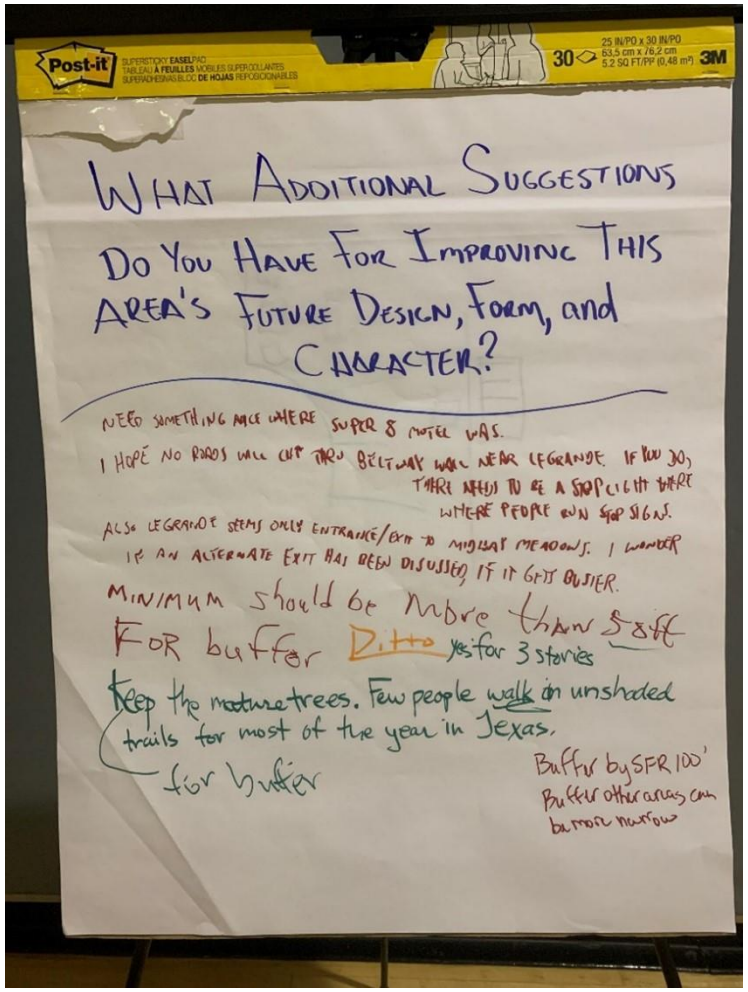
Community Engagement

- **Advisory Committee**
  - 14 residents, 3 business property owners
  - Very consistent participation from the committee, met 7 times over the course of the planning process
  - Very hands on in developing final recommendations; subcommittee met in the field to develop residential transition zone standards

Committee Member	Neighborhood/Organization
Al Cioffi	Towne Lake
Nancy Craig	Addison Timbers HOA President/P & Z member
Susan Halpern	Midway Meadows
Peter Jessiman	Asbury Circle
Judy Lindloff	Towne Lake/Former HOA President
Steve Loras	Addison Timbers
Sue Milholland	Midway Meadows
Marvin Perez	Towne Lake
Eileen Resnik	Grand Park Place/P & Z Chair/Council Member
Lorrie Semler	Midway Meadows
Austen Spoonts	Pecan Square
Ron Whitehead	Midway Meadows/Former City Manager of Addison
Nancy Williams	Midway Meadows
Kathie Wood	Les Lacs
Alex McCutchin	Midway Square
Bill Park	Starbucks / Nate's Seafood
Dan Stansbury	Office in the Park

Community Engagement

- **Community Open House Events**
  - 2 events, over 70 participants at each event
  - Input received through keypad polling and policy stations
- **Online Community Surveys**
  - 2 surveys, over 240 survey respondents

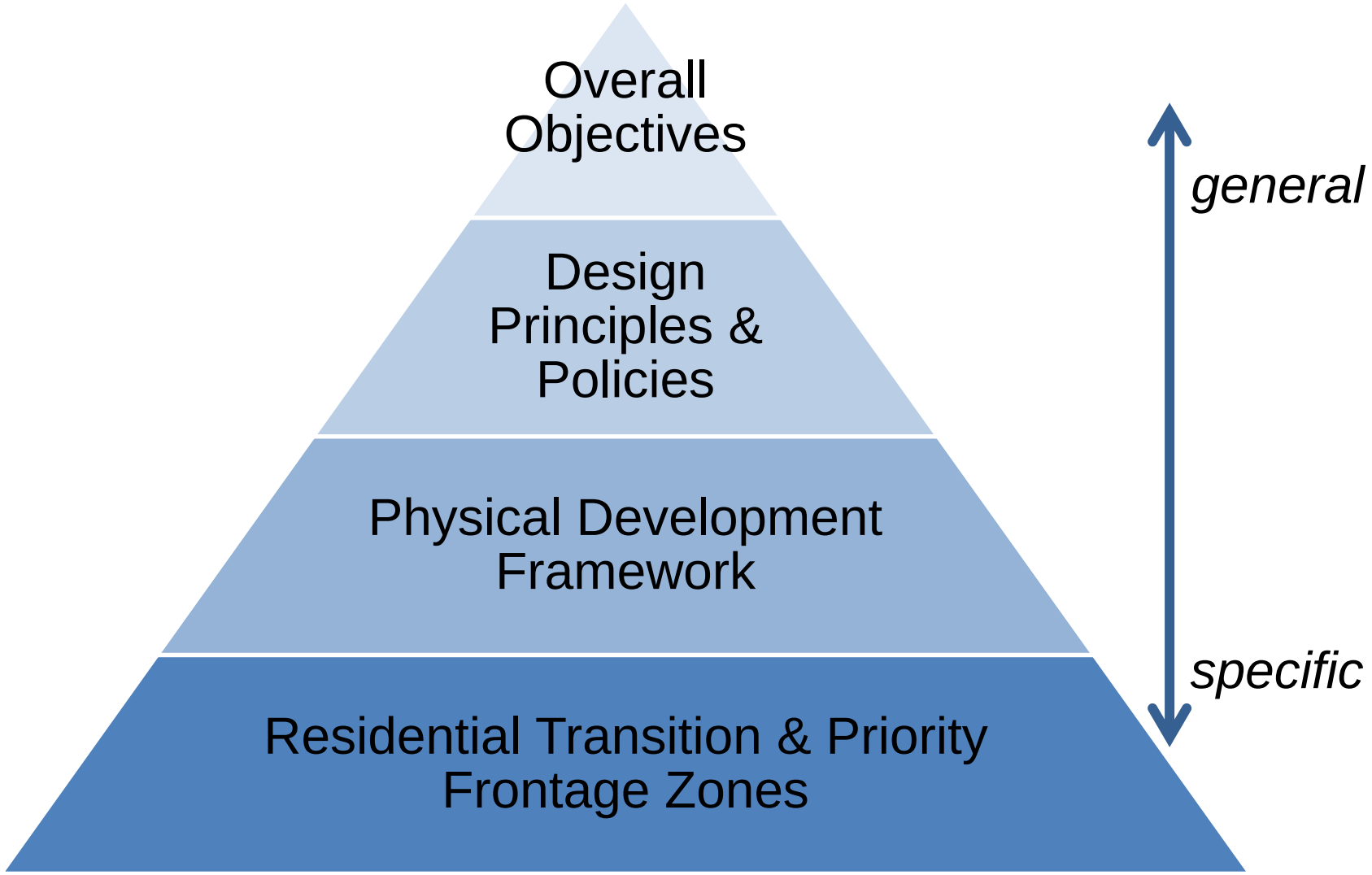


Analysis & Engagement Outcomes

- **Structure & Process**
  - Needed much more time with the Committee to work through the challenges of this planning effort
- **Flexibility to address short and long-term needs, a tool to empower Town leaders**
- **Neighborhood Compatibility is critical**
  - Establish a transition zone/buffer, carefully consider land use and new vehicle connections
- **Housing remains a challenging policy issue**
  - This gives us tools – it does not change our region's housing dynamics
  - Robust public engagement needed for consideration of new housing

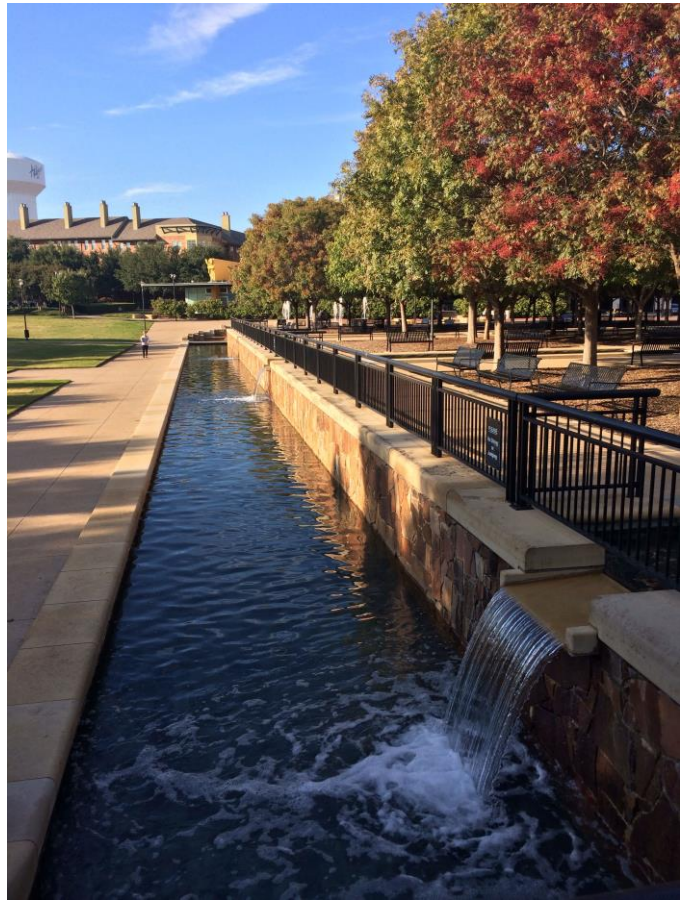


Advisory Committee Strategic Direction



Overall Objectives

- Strengthen the area as a distinctive Addison destination
- Support new development that respects surrounding neighborhoods
- Include useable public green space throughout the area
- Provide opportunities that complement the options available in Addison now
- Build in flexibility to allow for phased reinvestment and to accommodate current and future market conditions



Design Principals

- Create a network of connected trails and open spaces
- Make vehicular connections where they add benefit but not where they cause concern
- Allow building heights and uses that respect the existing neighborhoods and recognize market potential
- Maximize flexibility for buildings fronting on Midway Road to elevate this corridor as a prominent gateway to Addison
- Accommodate lifecycle housing options for a broad range of household types and leverage any investment in housing to serve as a catalyst for broader reinvestment





Policies – Development Form, Land Use, and Housing Mix

- Pedestrian scale blocks, public spaces and streetscapes as focal points, active building frontages
- Varied use and density to support efficient use of land and economic resiliency
- Medium density, horizontal mixed use development pattern
- Carefully consider new housing proposals – maintain a mixed use environment
- Where housing is considered, prioritize Missing Middle housing, neighborhood compatibility and economic spillover benefits are major considerations for multiunit housing



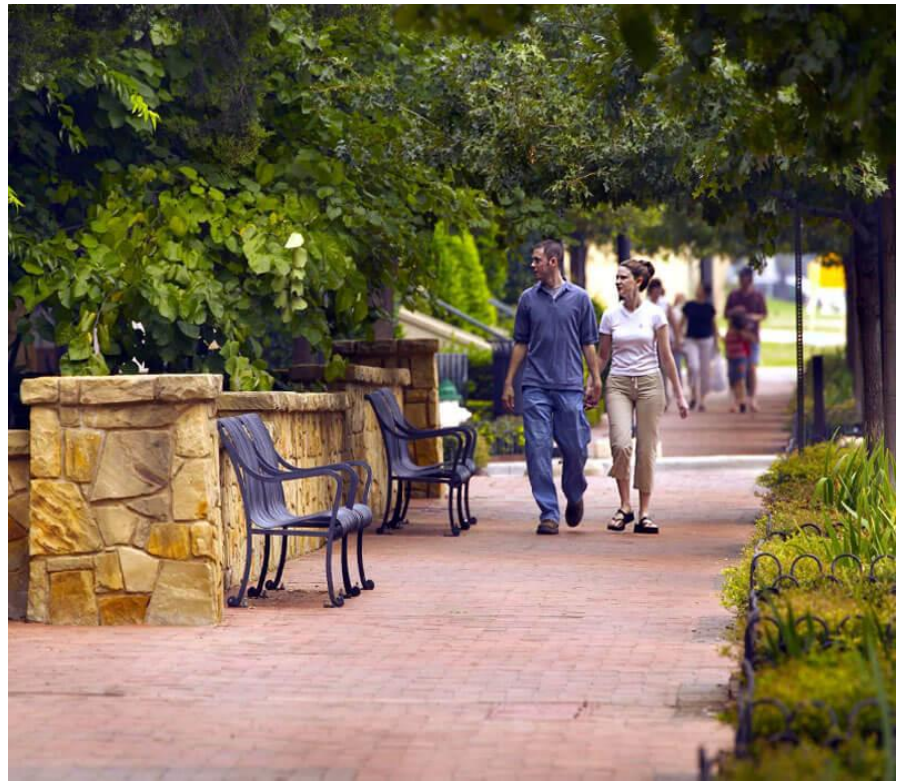
Policies – Neighborhood Compatibility

- Implementation should not discourage continued operation of self sustaining, existing businesses
- Western edge of study area treated as a Residential Transition Zone and trail corridor
- Preservation and landscape supplementation of existing trees at residential transition areas to create a green buffer



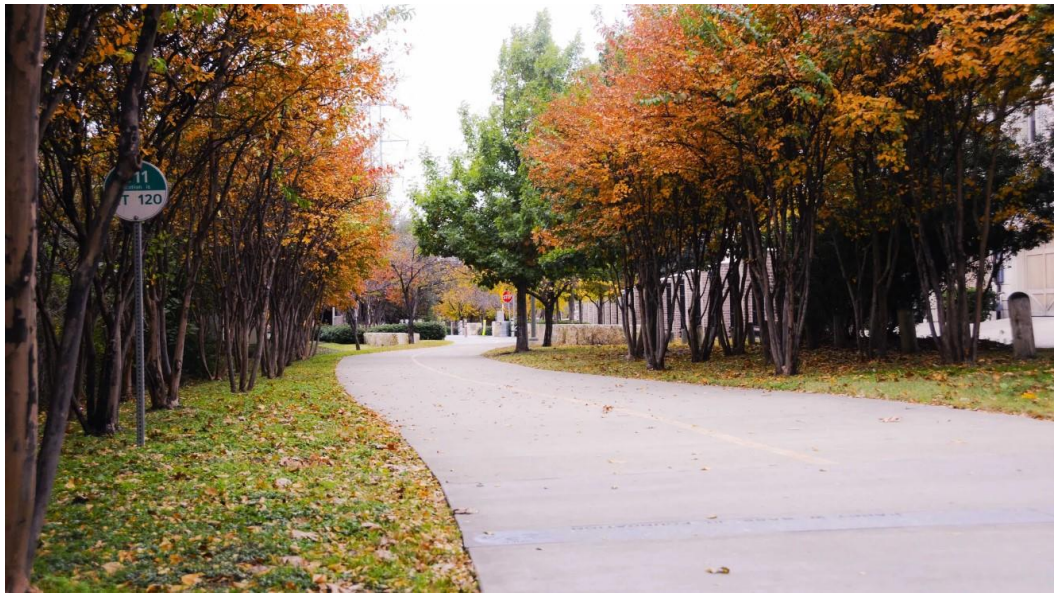
Policies – Mobility and Connectivity

- Walkable, pedestrian-friendly street network that calms traffic
- Block patterns that limit cut-through traffic
- Pedestrian zones defined by street trees, planting strips, wide sidewalks, and on-street parking
- Efficient driveway allocation on Midway, slip lane parking at Priority Frontage Zone
- No new vehicle connections between Addison Grove and Beltway Drive or Midway Road



Policies – Trails and Open Space

- Passive and active open space programmed to support future reuse and redevelopment
- Provide trail and sidewalk connectivity throughout study area
- Connect new trails to the Redding and Midway Trails
- Facilitate “Trail-Oriented” development adjacent to Residential Transition Zone



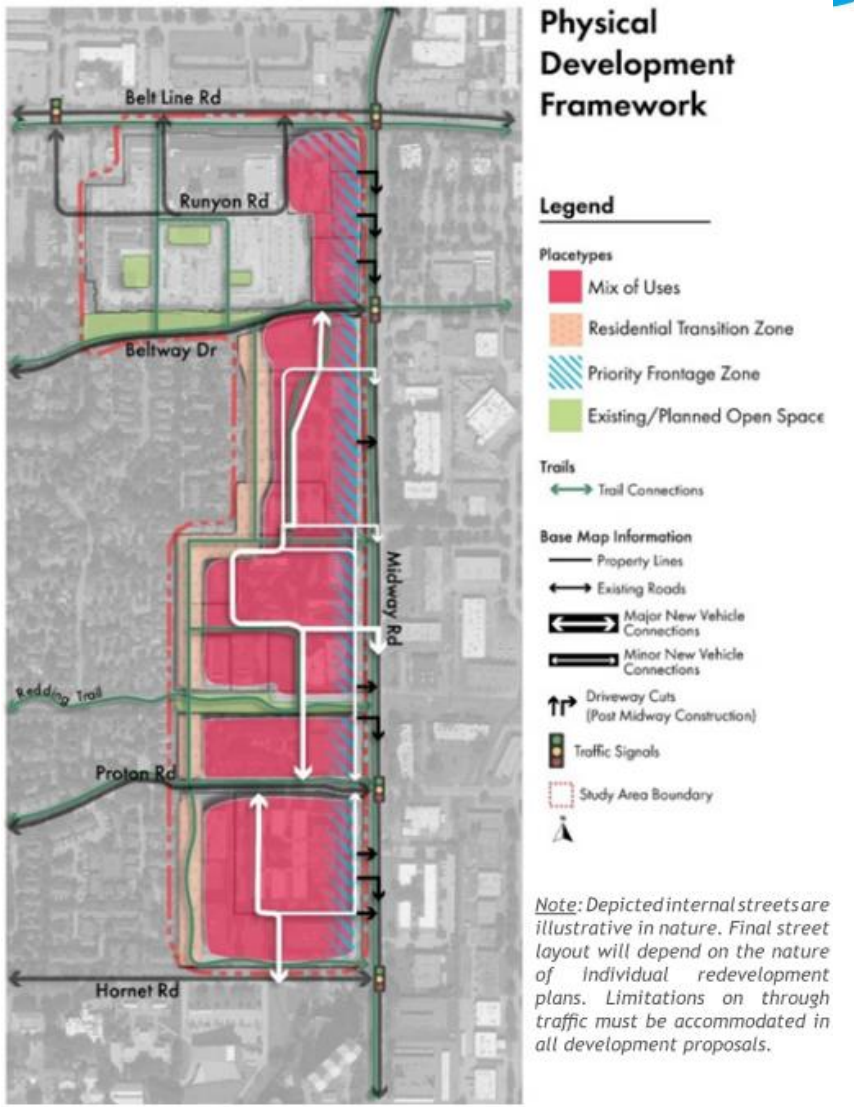
Policies - Placemaking

- Priority Frontage Zone at Midway and Belt Line frontages
- Appealing, active streetscape
- Nonresidential ground floor use in residential mixed-use buildings at priority frontage zone
- Preserve trees wherever feasible – focal point opportunities
- Balanced parking treatment – provide convenience, but do not overwhelm the public realm



Physical Development Framework Map

- Guides redevelopment and reuse over time, bringing order to fragmented ownership pattern
- Flexible, market supported mix of uses that addresses current / future demand
- Residential Transition and Priority Frontage Zones
- New trail connections and neighborhood serving open space
- Interconnected street grid that discourages cut through traffic and directs traffic to highest capacity roadways



Mix of Uses – Employment and Service Uses

- Provides work space for large employers or small businesses
- Single or multi-tenant buildings
- Can occupy space in freestanding, single-use buildings or in mixed use buildings
- Best situated at corridor frontages to take advantage of permitted scale and accessibility





Mix of Uses – Restaurant and Retail Uses

- Located in small, freestanding buildings or at the ground floor of vertical mixed use buildings
- Single or multi-tenant buildings
- Most likely neighborhood serving, but may include destination/anchor tenants
- Best situated at highly visible/accessible corridor frontages





Mix of Uses – Social Amenities













Mix of Uses – Missing Middle Housing

- Low and medium density housing types
  - *Townhomes, Duplex*
  - *Small lot attached homes*
  - *Triplex, Fourplex, Cottage courts, Live/Work*
- Primarily single-family (ownership and rental)
- Close proximity to open space and trails
- Engaging, pedestrian-friendly frontages such as porches, stoops, and patios
- Best utilized as transitional uses adjacent to existing neighborhoods





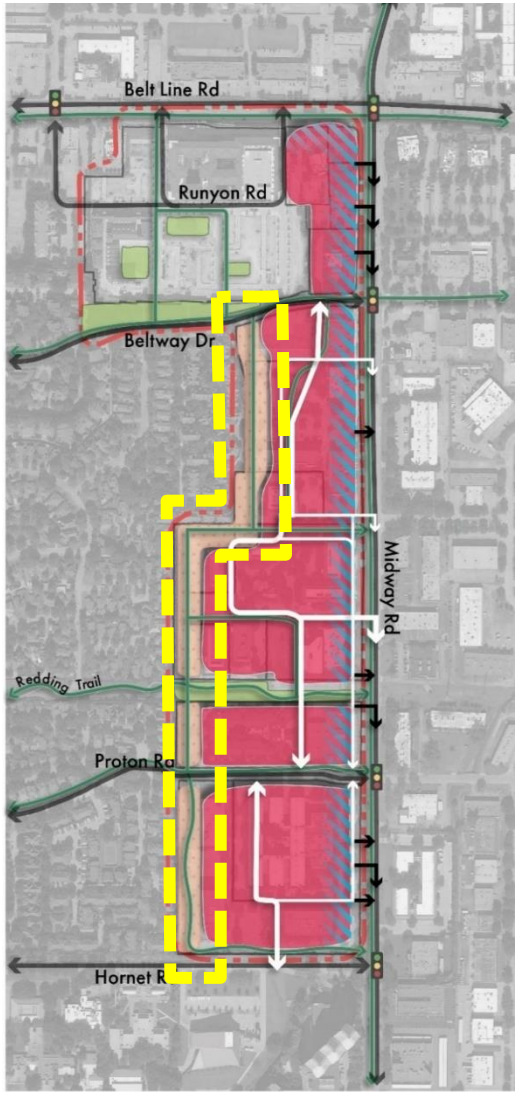
Mix of Uses – Multiunit Housing

- Medium to high density housing types
  - *Apartments and Condos*
  - *Independent and Assisted Living*
- Frontage on Midway Road
- Activated uses on ground floor, Midway Road frontages
  - *Retail, restaurants, and services*
  - *Amenity and co-working*
- Access to open space trails, buffered from less intensive uses

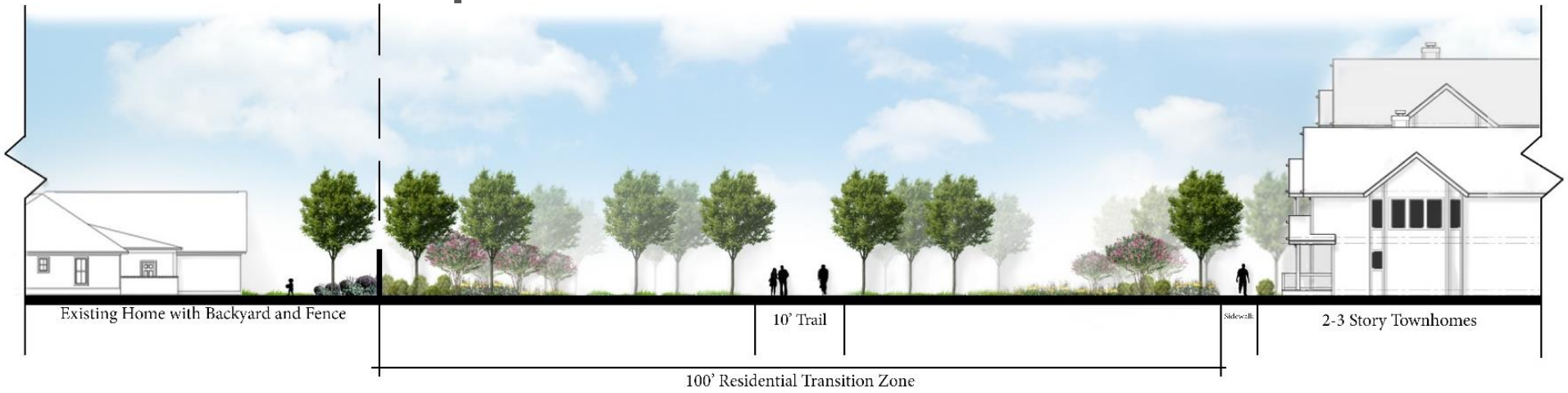




Residential Transition Zone

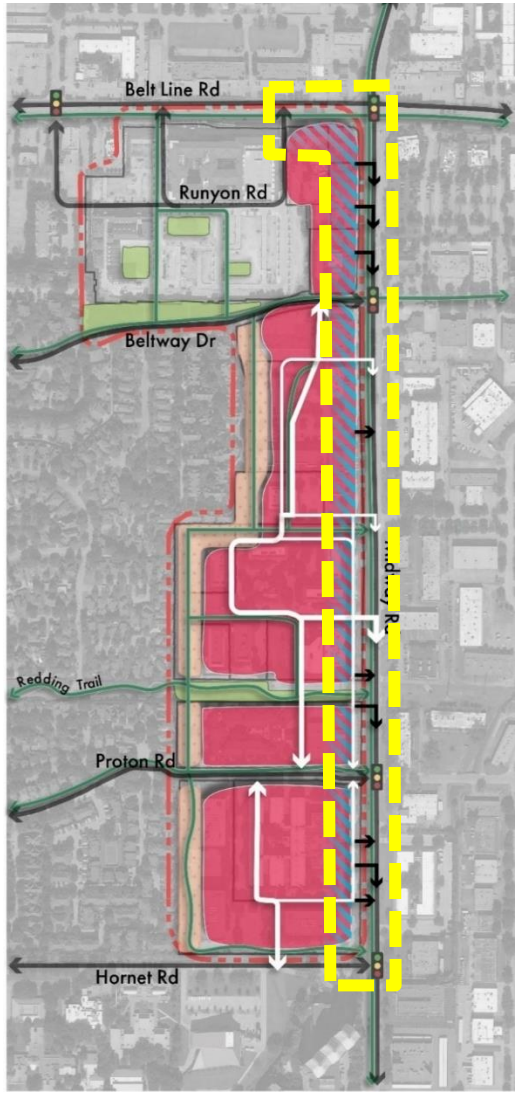


- 100 feet in width (where feasible) at the western edge of study area
- Park Master Plan 10-foot public trail, landscape, public art, and other pedestrian amenities
- Publicly accessible and maintained, activated, safe – Trail-oriented Development



Priority Frontage Zone

- Building frontages oriented to Belt Line and Midway frontages
- Buildings of greater scale encouraged to support more prominent design and buffering/noise mitigation
- Articulated building design to support ground floor shop front character
- Convenient access, balanced treatment of parking
- Safe for pedestrians









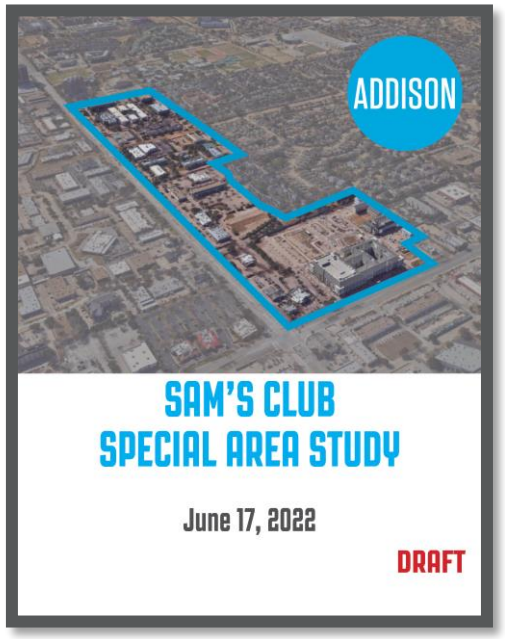
Implementation

- **Overview**
  - Town action to address short-and long-term needs over a planning horizon they may extend for decades
- **Partners**
  - Surrounding neighborhoods and business property owners
  - Development community
  - Other governmental agencies
- **Process**
  - Guides public investment in infrastructure and social amenities
  - Used to evaluate rezoning requests
    - *Former Super 8 Motel site*
    - *Office in the Park*



Plan Components

- **Draft Report**
- **Appendices**
  - *Appendix 1 - Stakeholder Interviews*
  - *Appendix 2 - Advisory Committee Meeting Materials*
  - *Appendix 3 - Community Open House Materials*
  - *Appendix 4 - Online Survey Results*
  - *Appendix 5 - Site & Market Analysis*



Report

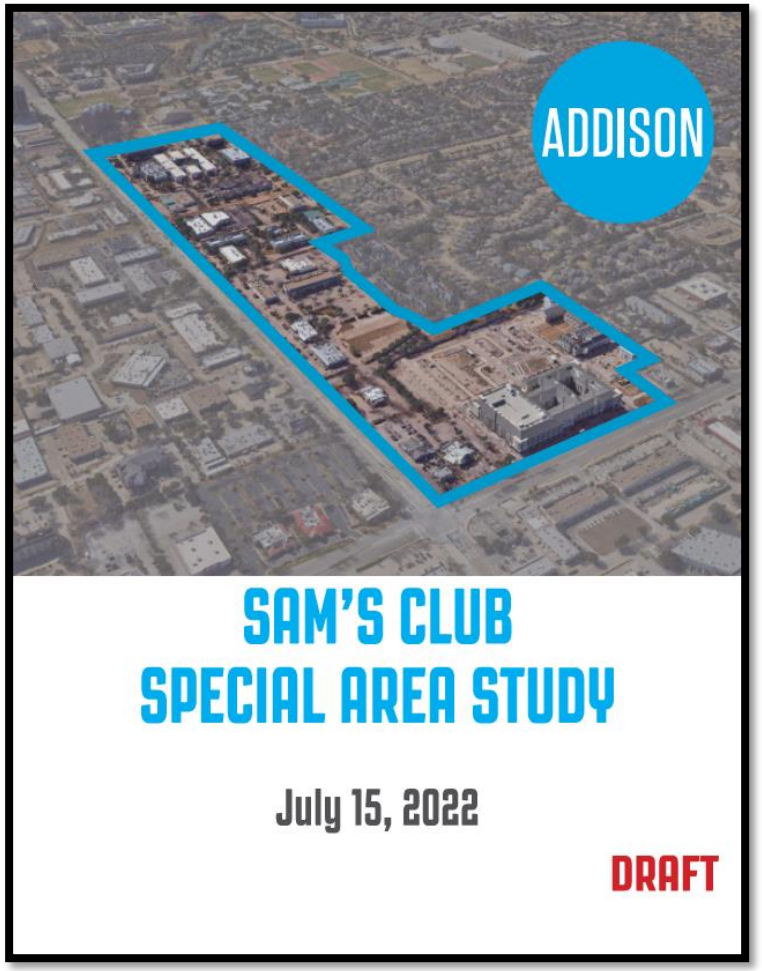


Appendices

https://addisontexas.net/dev-services/sams-club-special-area-study

Plan Refinements

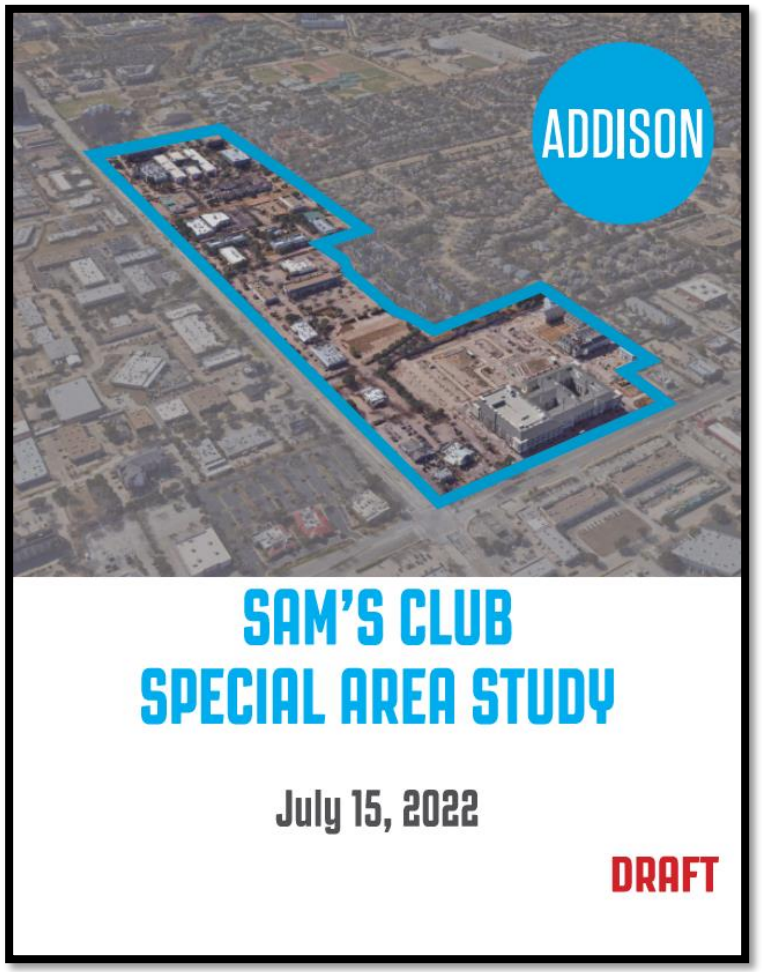
- **Revisions made with July 15th updated draft report**
  - *Added annual implementation progress check in during P & Z annual organizational meeting*
  - *Correction of minor typos*



https://addisontexas.net/dev-services/sams-club-special-area-study

Feedback Received Since July 15th

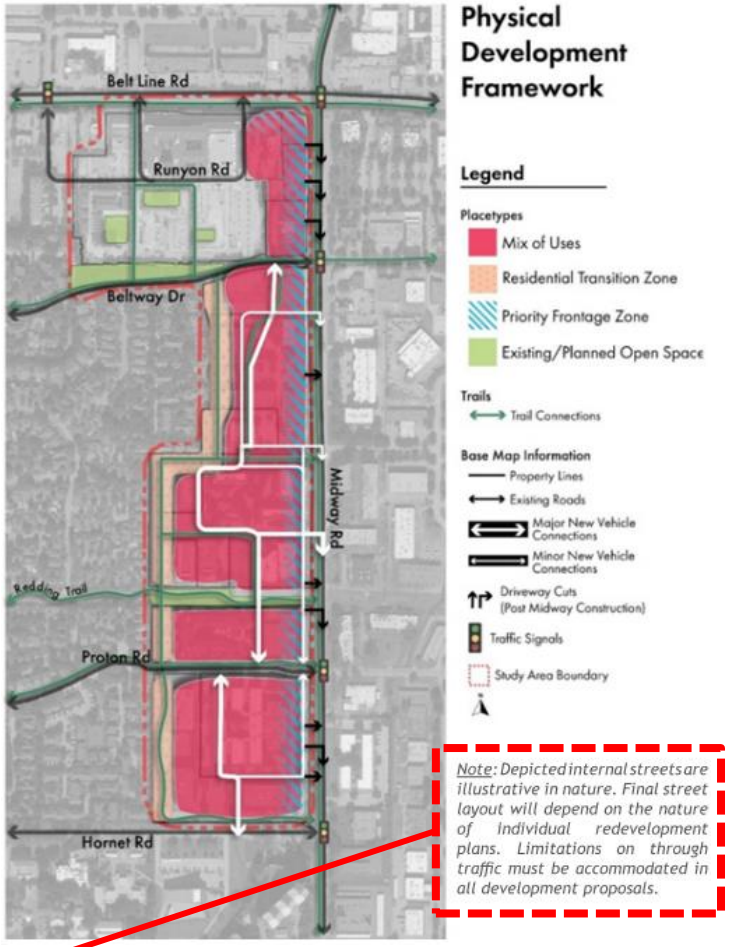
- **Include language that states no apartments adjacent to the residential transition zone and current single-family homes**
- **Remove the Major New Vehicle Connection that would connect vehicular traffic to and from the current Addison Tree House to Proton Drive** *(multiple respondents)*
- **remove the proposed residential transition zone and trail connection between Proton Drive and Hornet Road**
- **Remove the Major New Vehicle Connection accessing the private property that is owned by Greenhill School**



https://addisontexas.net/dev-services/sams-club-special-area-study

Feedback Received Since July 15th

- **Compatibility is not limited to one use, it is a site design/zoning consideration. Scale, density, site mitigation measures, and building programming should all be considered**
- **Removal of street connections to Proton and Hornet would be in the spirit of the plan's intent to support existing businesses that are sustaining**
- **As these areas redevelop, these connections should be thoughtfully considered in the interest of public safety (giving drivers access to traffic signals is a public safety best practice)**
- **With Midway Atrium seeing new investment, this block is unlikely to see transformational redevelopment. In the event that it does, we are best positioned if we have some open space on the plan to improve the Town's ability to negotiate zoning terms**
- *Note: Depicted internal streets are illustrative in nature. Final street layout will on the nature of individual redevelopment plans. Limitations on through traffic must be accommodated in all development proposals.*



Recommendation

Staff recommends **approval.**

This study addressed a very challenging community dialogue and through 14 months of work by the project advisory committee, consensus has been achieved on many important redevelopment policy issues.

This plan is not perfect, but it gives the Town some tools to help navigate key redevelopment considerations such as residential compatibility and housing demand. The plan does not solve these challenging issues for the Town, but it does provide effective tools to support a more robust public dialogue.

When considering long-range plans such as this, it is important to balance what exists now versus what may exist years from now.

Council Meeting **9.**

Meeting Date: 08/09/2022

Department: Development Services

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Adopting a Development Plan for Block D of the Addison Grove Addition, Including a Site Plan, Landscape Plan, Building Elevations, and Floor Plans for 54 Townhome Lots and One Open Space Lot in an Existing Planned Development District (PD), Through Ordinance O16-003, Located on Approximately 2.08 Acres at the Southwest Corner of Magnolia Street and Runyon Road, Approximately 400 Feet South of Belt Line Road**. Case 1833-Z/Addison Grove, Block D.

BACKGROUND:

The Addison Planning and Zoning Commission, meeting in regular session on June 21, 2022, voted to recommend approval of an Ordinance Adopting a Development Plan for Block D of the Addison Grove Addition, including a Site Plan, Landscape Plan, Building Elevations, and Floor Plans for 54 townhome lots and one open space lot in an existing Planned Development District (PD), through Ordinance O16-003, located on approximately 2.08 acres located at the Southwest Corner of Magnolia Street and Runyon Road, approximately 400 feet south of Belt Line Road, subject to the following conditions:

- A replat and associated air rights easements are approved and filed prior to release of any Block D building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.
- An 8-inch waterline connection is made between existing waterlines within the Magnolia Street and Beltway Drive rights-of-way prior to release of any Block D building permits.
- The required public safety connection and associated bollards that are co-located at this location may be installed concurrently or at the time of construction of the closest adjacent lots.
- The public park situated within Block A is completed and accepted by the Town prior to the release of any Block D building permits.
- No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two weeks of prior notice to the Town.

Voting Aye: Branson, Catalani, Craig, DeFrancisco, Fansler, Meleky, Souers

Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: Liz Oliphant, 14700 Marsh Lane
Against: none

Please refer to the Staff Report for additional details.

At the July 12, 2022 City Council meeting, Council tabled consideration of this request while allowing the applicant to proceed with the installation of needed water utility infrastructure. At that time, Council posed a series of questions to the applicant, which required additional coordination for the applicant to provide a response. With this request, the applicant has responded to each City Council question and has provided a completion plan for the Addison Grove project.

RECOMMENDATION:
Administration recommends approval.

Attachments

1833-Z Presentation
1833-Z Ordinance
1833-Z Response to City Council Questions
1833-Z Staff Report
1833-Z Plans (Site and Landscape)
1833-Z Plans (Buildings 1 - 7)
1833-Z Plans (Buildings 8 - 13)

Addison Grove, Block D (Case 1833-Z)

Case 1833-Z Addison Grove, Block D

LOCATION:

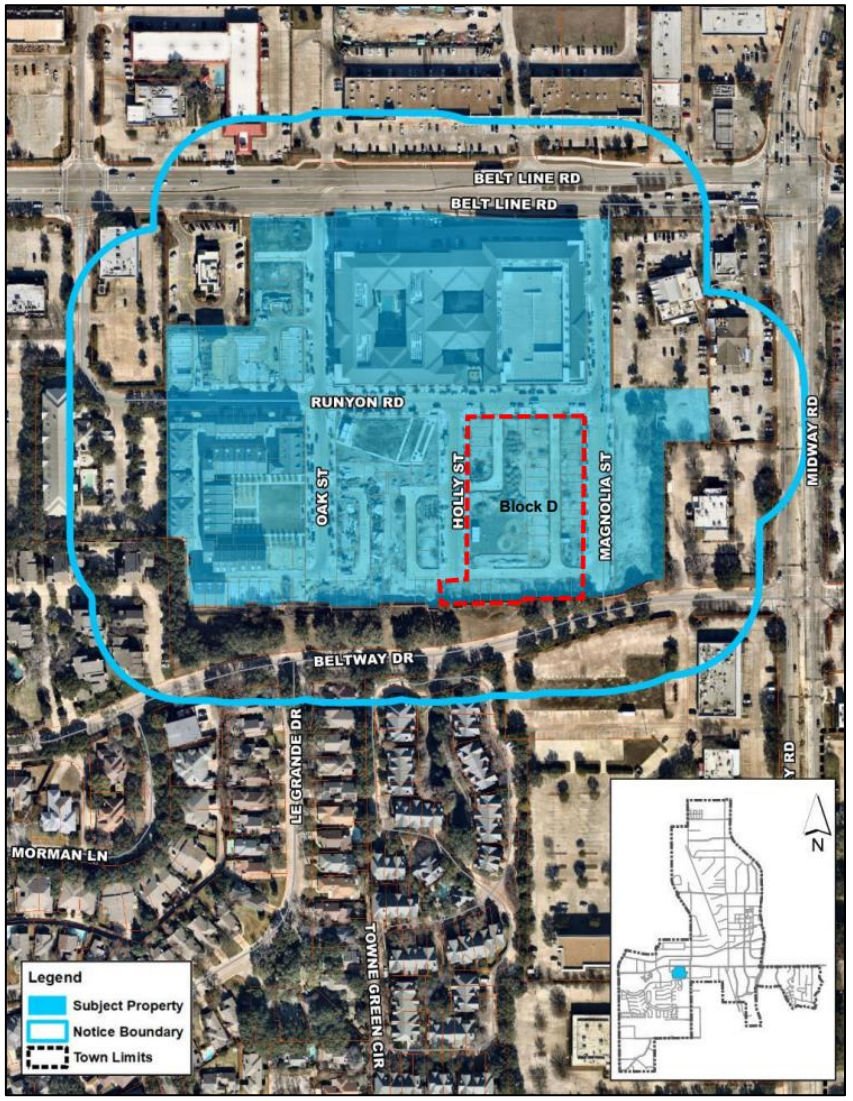
4150-4168 Runyon Road
4161-4177 Beltway Drive
14938-14974 Holly Street
14941-14971 Magnolia Street

REQUEST:

Development Plan Approval in accordance with development standards for Planned Development O16-003, including site plan, landscape plan, building elevations, and floor plans for the construction of 54 townhome lots and one open space lot situated within Block D of the Addison Grove Addition.

ACTION REQUIRED:

Discuss, consider, and take action on compliance with the PD Concept Plan / Development Standards, and other Town requirements, where applicable.



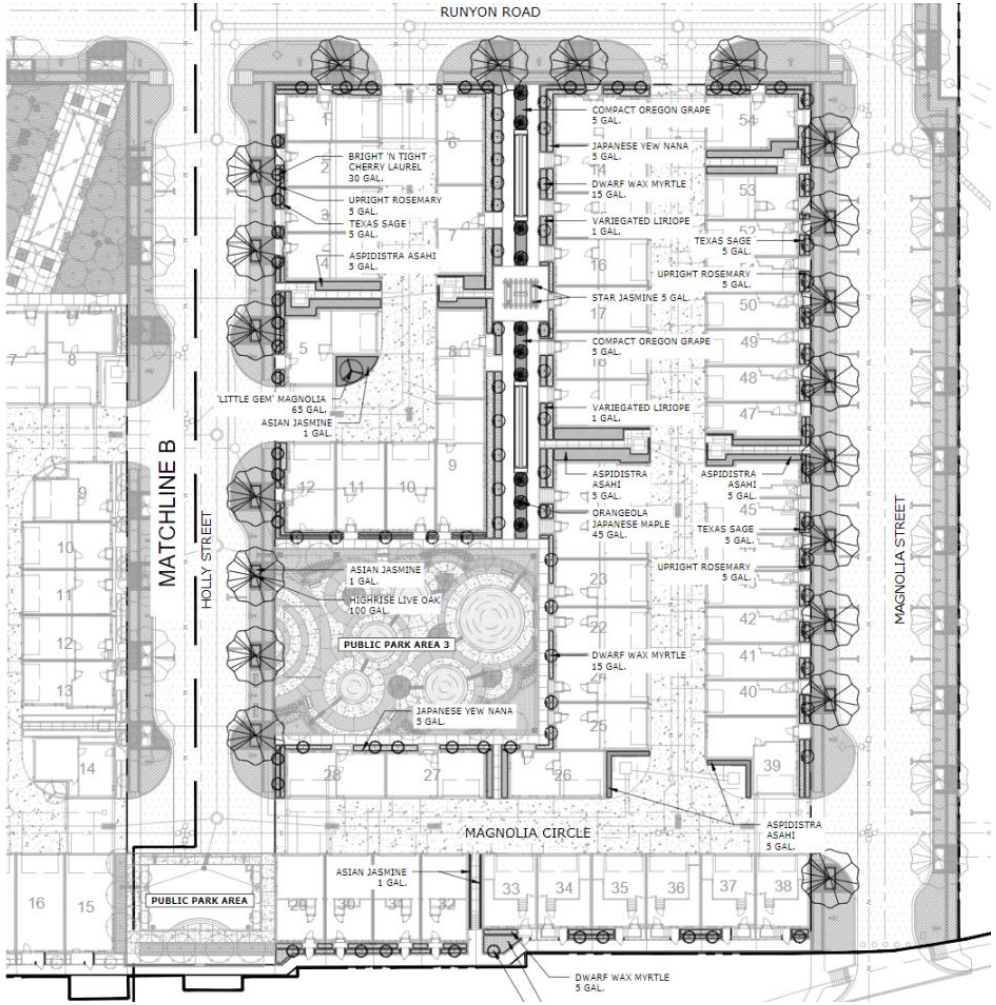
Case 1833-Z Addison Grove, Block D

54 Townhome Lots:

- 13 Buildings Total
  - 4 Four-Story Buildings
  - 9 Three-Story Buildings
- 1,350 Square Feet – 4,115 Square Feet (2 – 5 bedroom units)
- Minimum of two enclosed garage parking spaces

Infrastructure Improvements:

- 0.287 Acres of Public Park Area
- Remaining Utility Improvements
  *Public Infrastructure & Streetscape is Installed



Case 1833-Z Addison Grove, Block D

What is currently left to be completed for the park in Block B? Provide a schedule for completion and acceptance of the park by the Town.

- Install irrigation electric meter – 9/1/22
- Add decomposed granite to tree planting areas – 9/1/22
- Install irrigation electric meter – 9/1/22
- Complete planting beds adjacent to building 4 – 11/1/22
- Site furnishing and lighting installation – 11/1/22
- Dead landscape replacement – 11/1/22



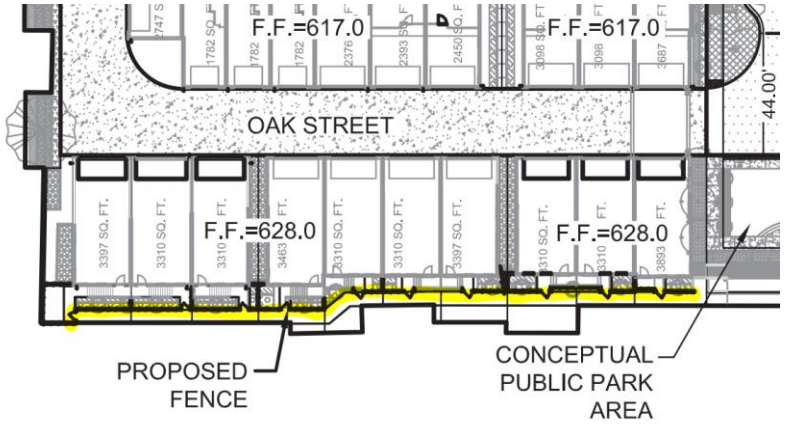
Case 1833-Z Addison Grove, Block D

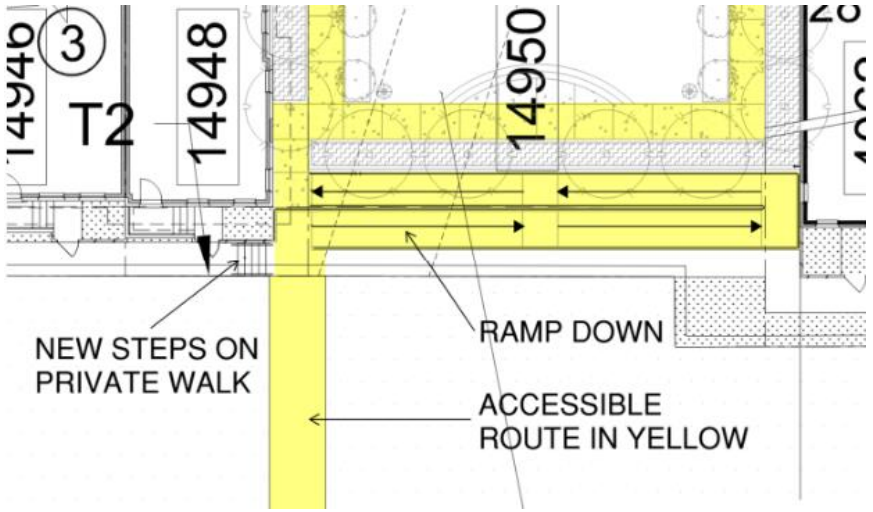
Will there still be a 4-foot-tall fence between the sidewalk and park in Block B? Does the fence present an ADA challenge?

- Yes, the there is a fence at the edge of this private sidewalk. There are no ADA compliance issues associated with this fence.

- Due to changes the builder made to the foundation design and grading for these buildings, steps are now required at the eastern terminus of this private sidewalk, where it connects to the pocket park.

    - This private sidewalk is not required to be ADA compliant, as there is a compliant route provided nearby.





Case 1833-Z Addison Grove, Block D

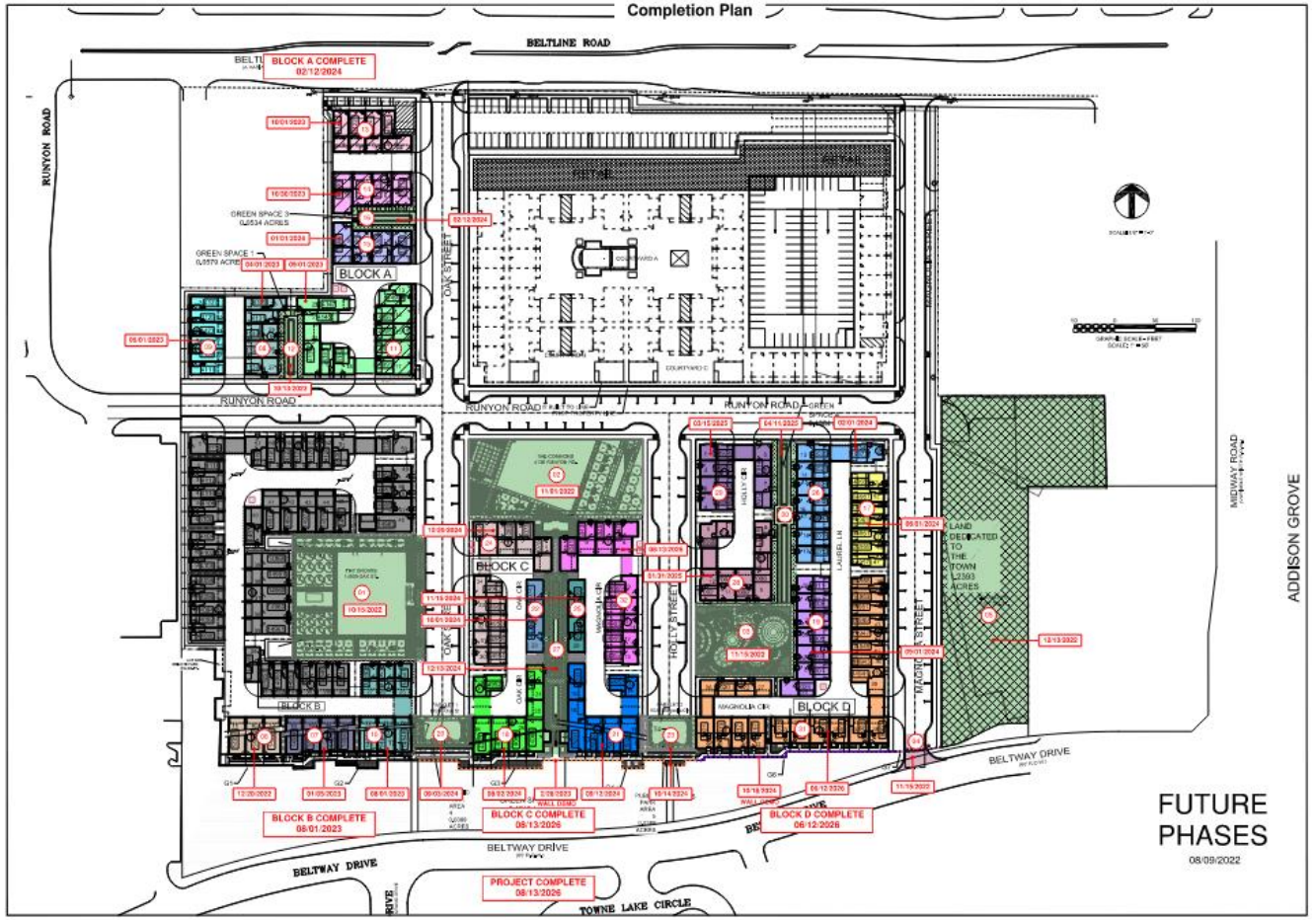
Would you consider constructing the north part of Block C before Block D to help create a sense of community and clean up the construction area?

- The home builder can commence work on Block C following development plan approval. The development plan application will be ready to submit in October.

- The home builder has submitted a project completion plan that results in an August, 2026 completion date.

- With this plan, the western edge of Block C would be completed in October, 2024.

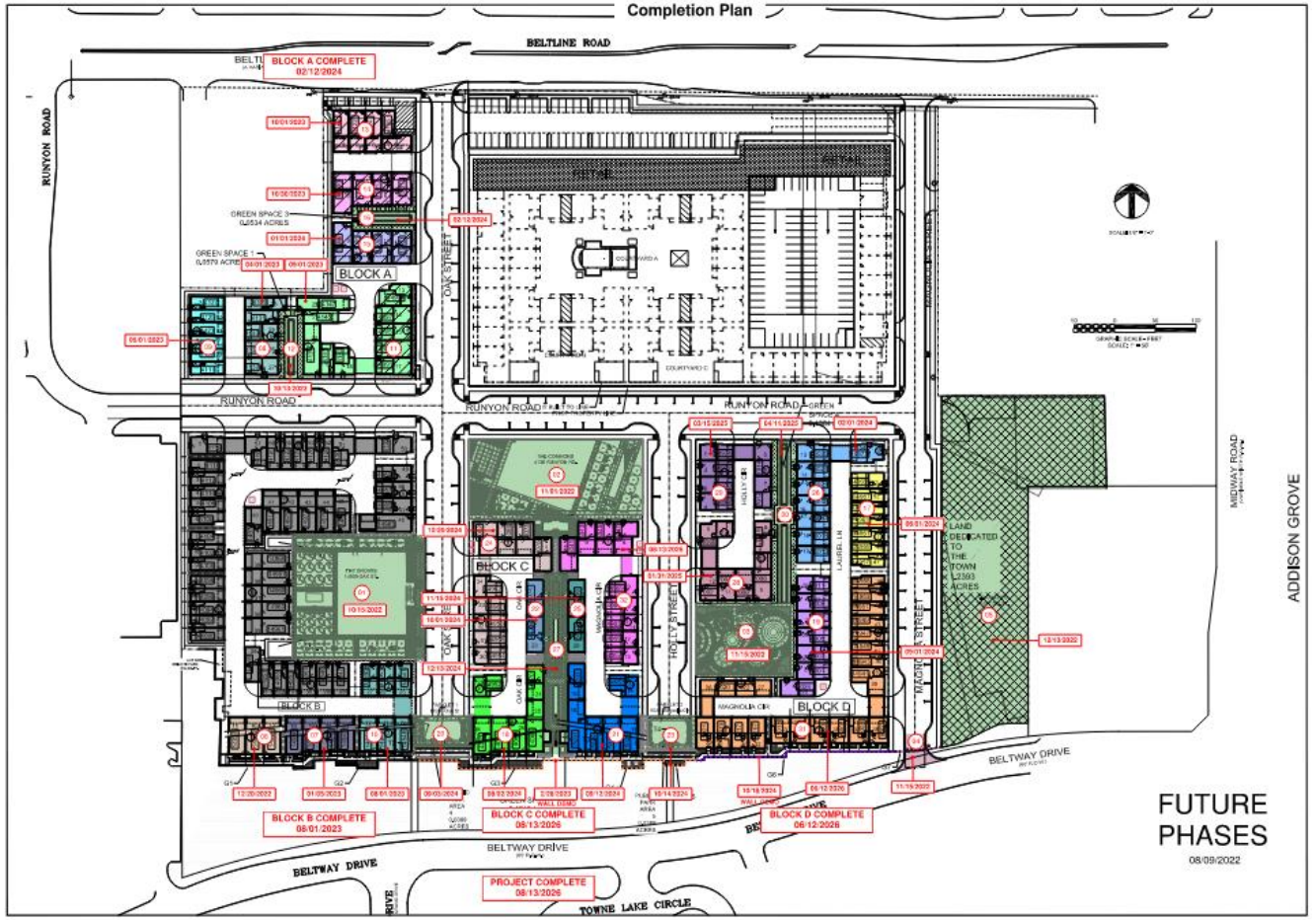
- The northeast quadrant of Block C would be completed last, as this area would be used for building material storage.



Case 1833-Z Addison Grove, Block D

Is there anything that would preclude starting on the north end of Block D rather than the south end (leaving the screening wall as long as possible)?

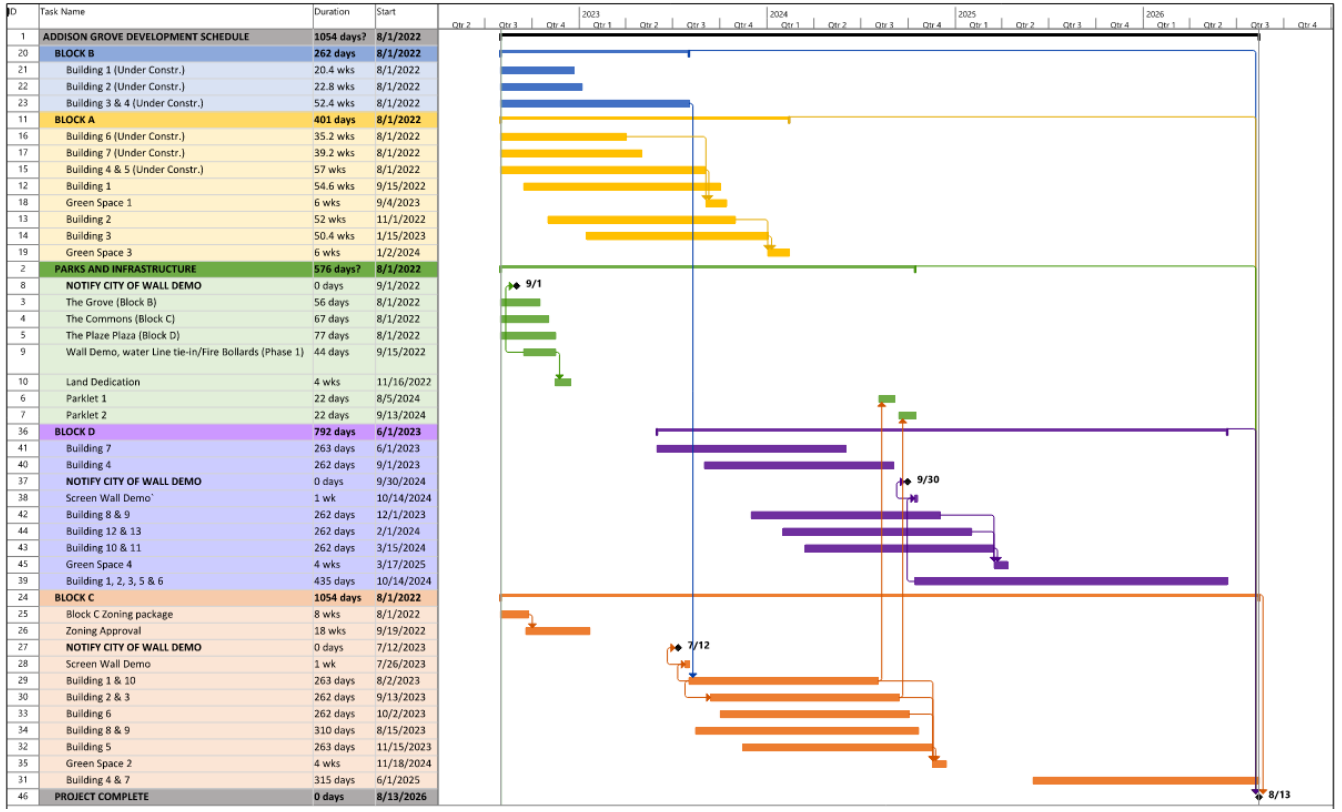
- The home builder can commence work on the north end of Block D in order to leave the screening wall in place as long as possible.
- This would result in full screening wall removal by October, 2024.
- The home builder should provide two weeks notice prior to removal of any section of the screening wall.
- When the screening wall is removed, the homebuilder should install a 6 foot tall, temporary wood construction fence.



Case 1833-Z Addison Grove, Block D

Provide general construction timeline and estimated completion dates for project and for specific phases/projects, such as water main installation, Block D, etc.

- Install water line – 9/15/22 – 11/15/22
- Park Completion - 10/14/24
- Block A Completion - 2/12/24
- Block B Completion – 8/1/23
- Block C Completion – 7/12/23 – 8/13/26
- Block D Completion – 6/1/23 – 6/12/26



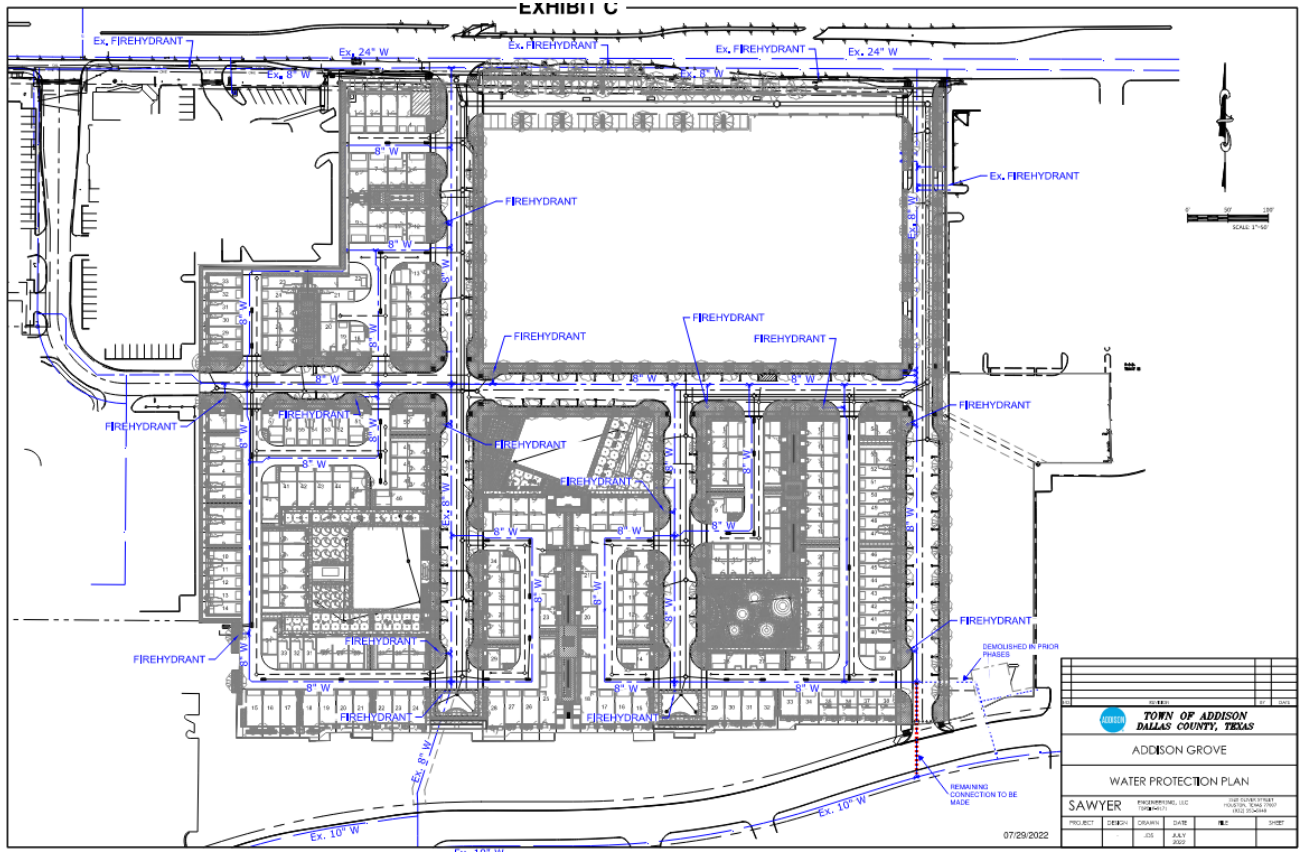
ID	Task Name	Duration	Start
1	**ADDISON GROVE DEVELOPMENT SCHEDULE**	**1054 days?**	**8/1/2022**
20	**BLOCK B**	**262 days**	**8/1/2022**
21	Building 1 (Under Constr.)	20.4 wks	8/1/2022
22	Building 2 (Under Constr.)	22.8 wks	8/1/2022
23	Building 3 & 4 (Under Constr.)	52.4 wks	8/1/2022
11	**BLOCK A**	**401 days**	**8/1/2022**
16	Building 6 (Under Constr.)	35.2 wks	8/1/2022
17	Building 7 (Under Constr.)	39.2 wks	8/1/2022
15	Building 4 & 5 (Under Constr.)	57 wks	8/1/2022
12	Building 1	54.6 wks	9/15/2022
18	Green Space 1	6 wks	9/4/2023
13	Building 2	52 wks	11/1/2022
14	Building 3	50.4 wks	1/15/2023
19	Green Space 3	6 wks	1/2/2024
2	**PARKS AND INFRASTRUCTURE**	**576 days?**	**8/1/2022**
8	**NOTIFY CITY OF WALL DEMO**	0 days	9/1/2022
3	The Grove (Block B)	56 days	8/1/2022
4	The Commons (Block C)	67 days	8/1/2022
5	The Plaze Plaza (Block D)	77 days	8/1/2022
9	Wall Demo, water Line tie-in/Fire Bollards (Phase 1)	44 days	9/15/2022
10	Land Dedication	4 wks	11/16/2022
6	Parklet 1	22 days	8/5/2024
7	Parklet 2	22 days	9/13/2024
36	**BLOCK D**	**792 days**	**6/1/2023**
41	Building 7	263 days	6/1/2023
40	Building 4	262 days	9/1/2023
37	**NOTIFY CITY OF WALL DEMO**	0 days	9/30/2024
38	Screen Wall Demo`	1 wk	10/14/2024
42	Building 8 & 9	262 days	12/1/2023
44	Building 12 & 13	262 days	2/1/2024
43	Building 10 & 11	262 days	3/15/2024
45	Green Space 4	4 wks	3/17/2025
39	Building 1, 2, 3, 5 & 6	435 days	10/14/2024
24	**BLOCK C**	**1054 days**	**8/1/2022**
25	Block C Zoning package	8 wks	8/1/2022
26	Zoning Approval	18 wks	9/19/2022
27	**NOTIFY CITY OF WALL DEMO**	0 days	7/12/2023
28	Screen Wall Demo	1 wk	7/26/2023
29	Building 1 & 10	263 days	8/2/2023
30	Building 2 & 3	262 days	9/13/2023
33	Building 6	262 days	10/2/2023
34	Building 8 & 9	310 days	8/15/2023
32	Building 5	263 days	11/15/2023
35	Green Space 2	4 wks	11/18/2024
31	Building 4 & 7	315 days	6/1/2025
46	**PROJECT COMPLETE**	**0 days**	**8/13/2026**

Case 1833-Z Addison Grove, Block D

Is there sufficient water on site to service Block C without the construction of the 8-inch water main in Block D?

- Existing development has sufficient coverage, however, the buildout of Blocks C and D require this water connection to be made.

- This work is scheduled to begin in September and conclude in November, 2022.



Case 1833-Z Addison Grove, Block D

PUBLIC NOTICE:

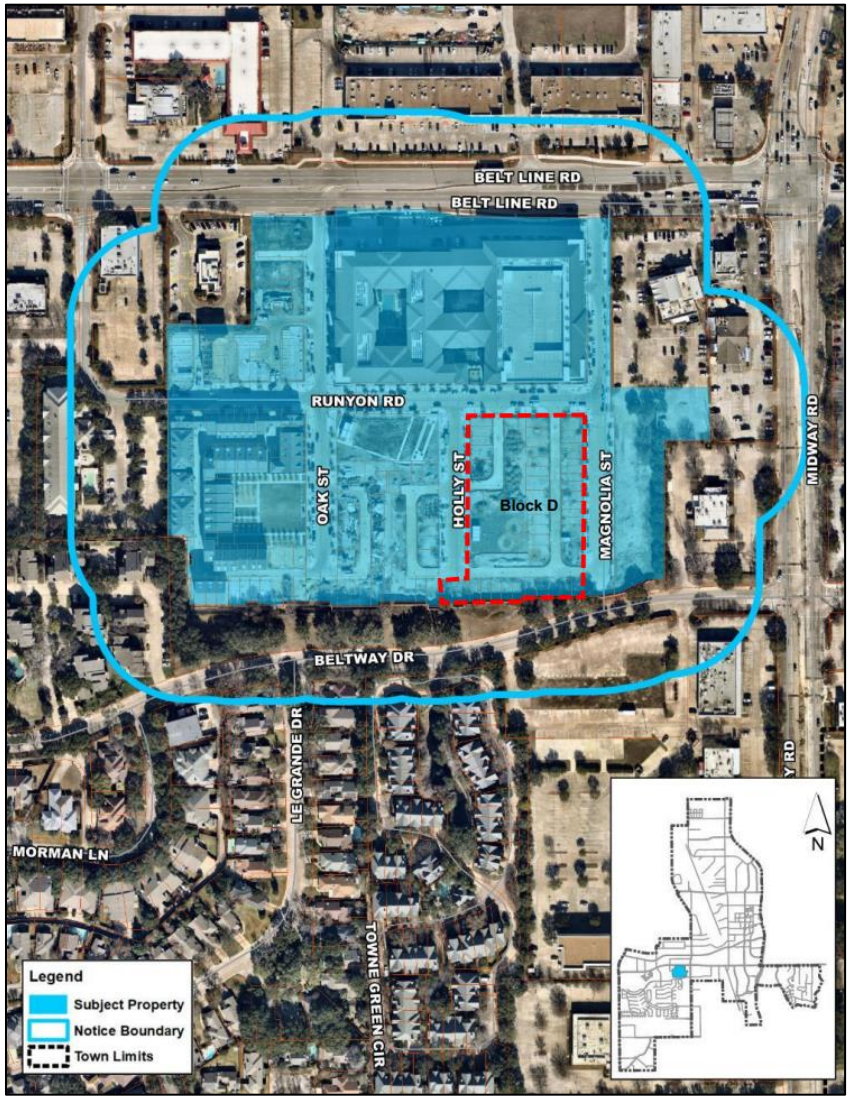
Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICED RECIPIENTS: 116

FOR: None.
AGAINST: None.
NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 7 – 0



Case 1833-Z Addison Grove, Block D

RECOMMENDATION:

Staff recommends **approval of the request, with the following conditions:**

- A replat and air rights easements must be approved and filed prior to the release of Block D building permits.
- An 8-inch waterline connection between Magnolia Street and Beltway Drive must be made prior to the release of any Block D building permits.
- The public park in Block A must be completed and accepted by the Town prior to the release of Block D building permits.
- No portion of the Beltway Drive screening wall can be removed without two weeks prior notice to the Town. When the screening wall is removed, the homebuilder should install a 6 foot tall, temporary wood construction fence.
- Developer will adhere to the proposed Project Completion Plan. Any deviation from the development phasing illustrated in this plan must be approved by the Director of Development Services.

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR BLOCK D OF THE ADDISON GROVE ADDITION, PART OF A PLANNED DEVELOPMENT ZONING DISTRICT (O16-003), AND SITUATED ON 2.08± ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MAGNOLIA STREET AND RUNYON ROAD, TO ALLOW FOR THE DEVELOPMENT OF 54 TOWNHOME LOTS AND ONE OPEN SPACE LOT; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS ($2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on June 21, 2022 the Planning & Zoning Commission considered and made recommendations on Case No.1833-Z, being a request to approve a Development Plan (defined herein below) for Addison Grove, Block D, comprising 2.08± acres generally located at the southwest corner of Magnolia Street and Runyon Road, to allow for the development of 54 townhome lots and one open space lot; and

WHEREAS, Planned Development District O16-003 requires Development Plan approval prior to the issuance of a building permit; 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 approval of this Development Plan 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. Addison Grove, Block D shall be improved in accordance with the Development Plan, which is comprised of a site plan, landscape plan, façade and floor plans (the "Development Plan"), which is attached hereto as **Exhibit A** and made a part hereof for all purposes.

SECTION 3. Execution of the Development Plan is permitted subject to the following conditions:

A. A replat and associated air rights easements are approved and filed prior to release of any Block D building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.

B. An 8-inch waterline connection is made between existing waterlines within the Magnolia Street and Beltway Drive rights-of-way prior to release of any Block D

building permits. The required public safety connection and associated bollards that are co-located at this location may be installed concurrently or at the time of construction of the closest adjacent lots.

C. The public park situated within Block A is completed and accepted by the Town prior to the release of any Block D building permits.

D. No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two weeks of prior notice to the Town. A temporary 6 foot tall wood fence will be installed prior to construction on adjacent lots commencing and will be removed upon substantial completion of exterior improvements associated with those lots.

E. Completion of the Addison Grove development will adhere to the completion plan included in **Exhibit A**. Any deviation from the development phasing illustrated in this plan must be approved by the Director of Development Services prior to execution.

SECTION 4. 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, Section 1-7 of the Code of Ordinances for the Town of Addison.

SECTION 5. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. 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 7. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the ***9TH*** day of ***AUGUST 2022*.**

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

Irma Parker, City Secretary

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney

Exhibit A

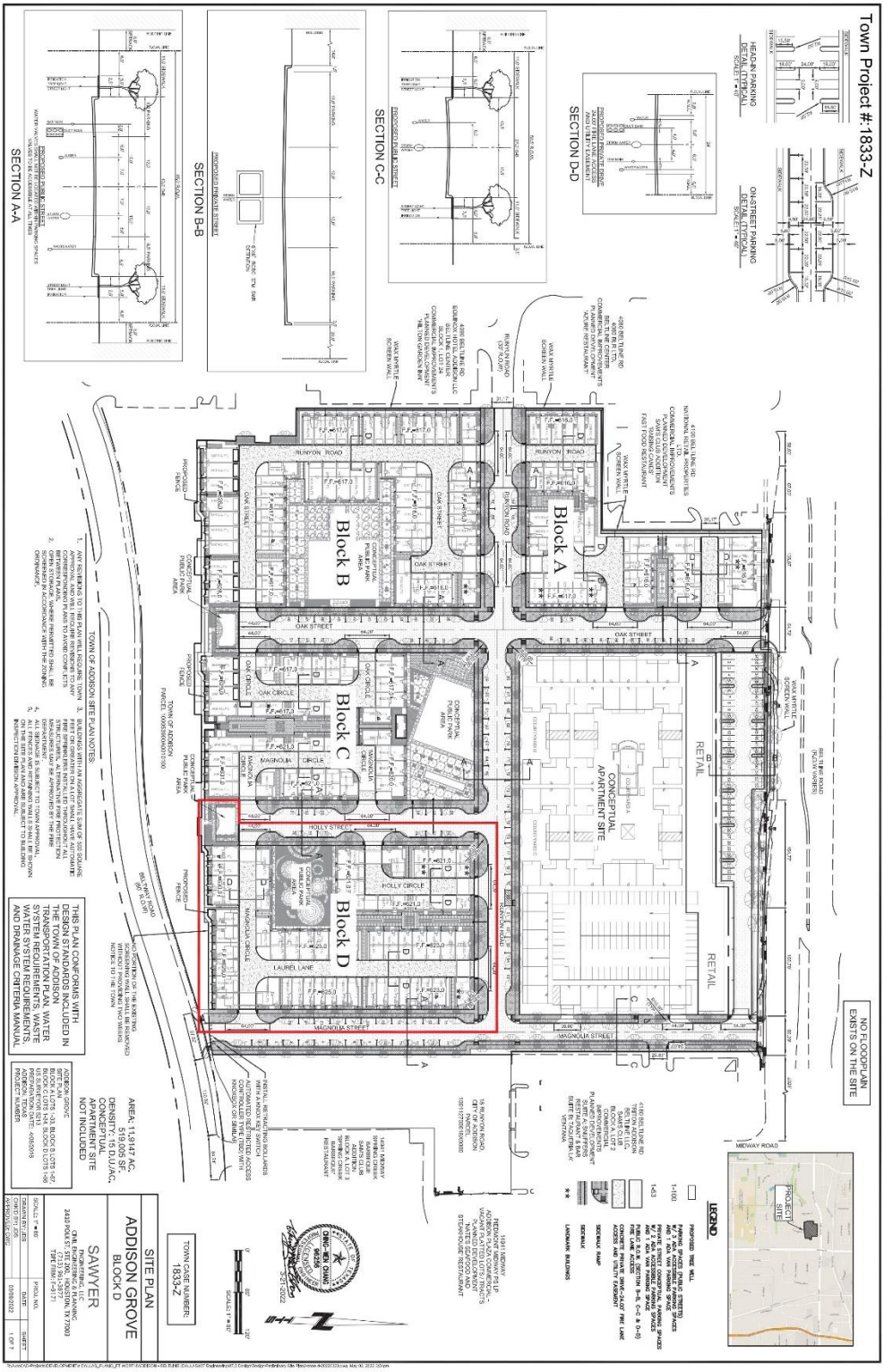
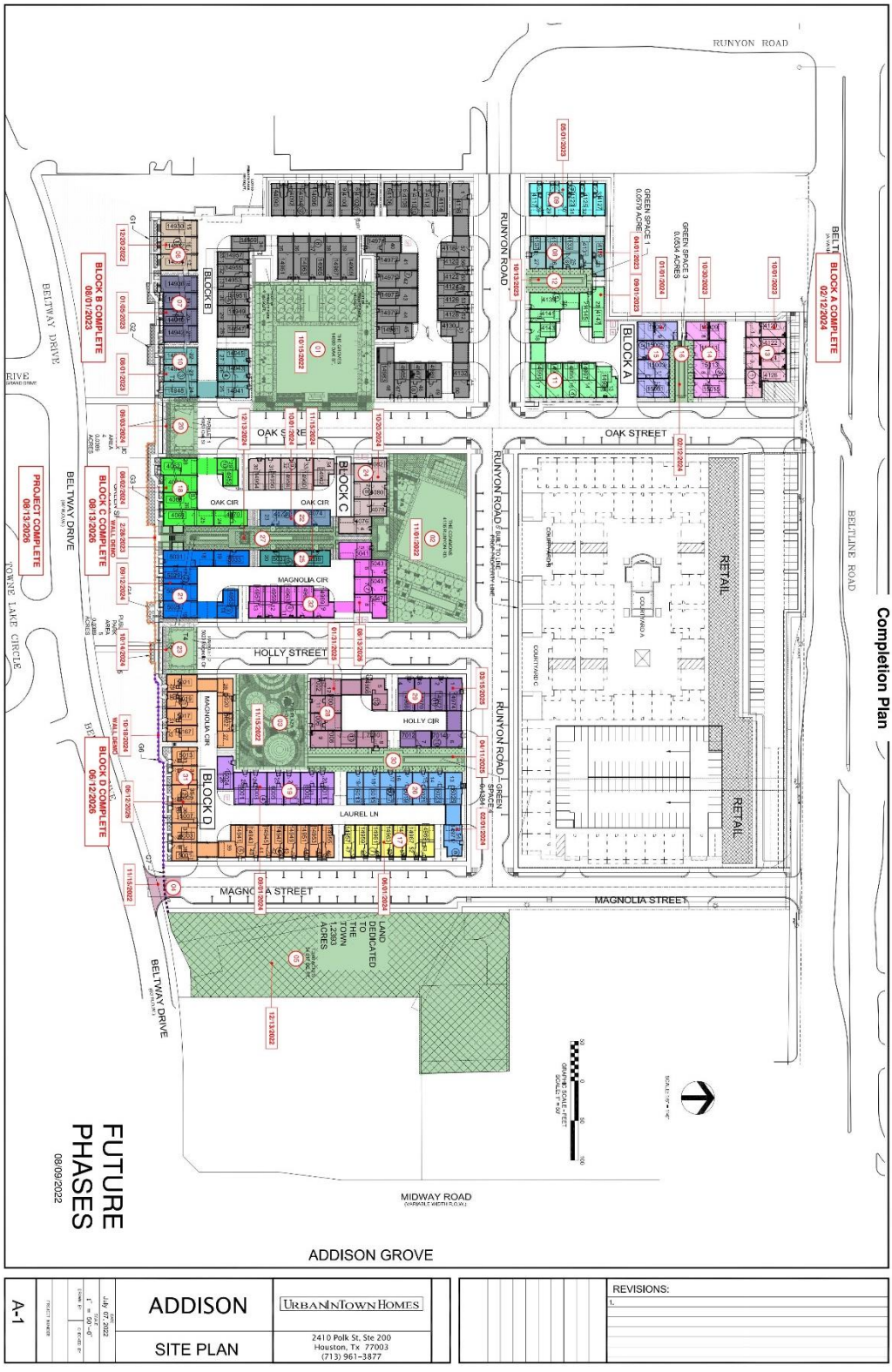

Town Project #:1833-Z
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
HEAD-IN PARKING DETAIL (TYPICAL)
ON-STREET PARKING DETAIL (TYPICAL)
Block A
Block B
Block C
Block D
RUNYON ROAD
OAK STREET
OAK CIRCLE
MAGNOLIA CIRCLE
HOLLY STREET
HOLLY CIRCLE
LAUREL LANE
MAGNOLIA STREET
MIDWAY ROAD
CONCEPTUAL APARTMENT SITE
RETAIL
NO FLOODPLAIN EXISTS ON THE SITE
PROJECT SITE
LEGEND
SITE PLAN
ADDISON GROVE
BLOCK D
SAWYER
TOWN CASE NUMBER: 1833-Z

Exhibit A



RUNYON ROAD
BELTWAY DRIVE
BELTLINE ROAD
OAK STREET
HOLLY STREET
MAGNOLIA STREET
MIDWAY ROAD
TOWNE LAKE CIRCLE
BLOCK A
BLOCK B
BLOCK C
BLOCK D
OAK CIR
MAGNOLIA CIR
HOLLY CIR
LAUREL LN
RETAIL
BLOCK A COMPLETE 02/12/2024
BLOCK B COMPLETE 08/01/2023
BLOCK C COMPLETE 08/13/2026
BLOCK D COMPLETE 06/12/2026
PROJECT COMPLETE 08/13/2026
Completion Plan
FUTURE PHASES
08/09/2022
ADDISON GROVE
A-1
ADDISON
SITE PLAN
URBANINTOWNHOMES
2410 Polk St, Ste 200
Houston, Tx 77003
(713) 961-3877
REVISIONS:

Exhibit A

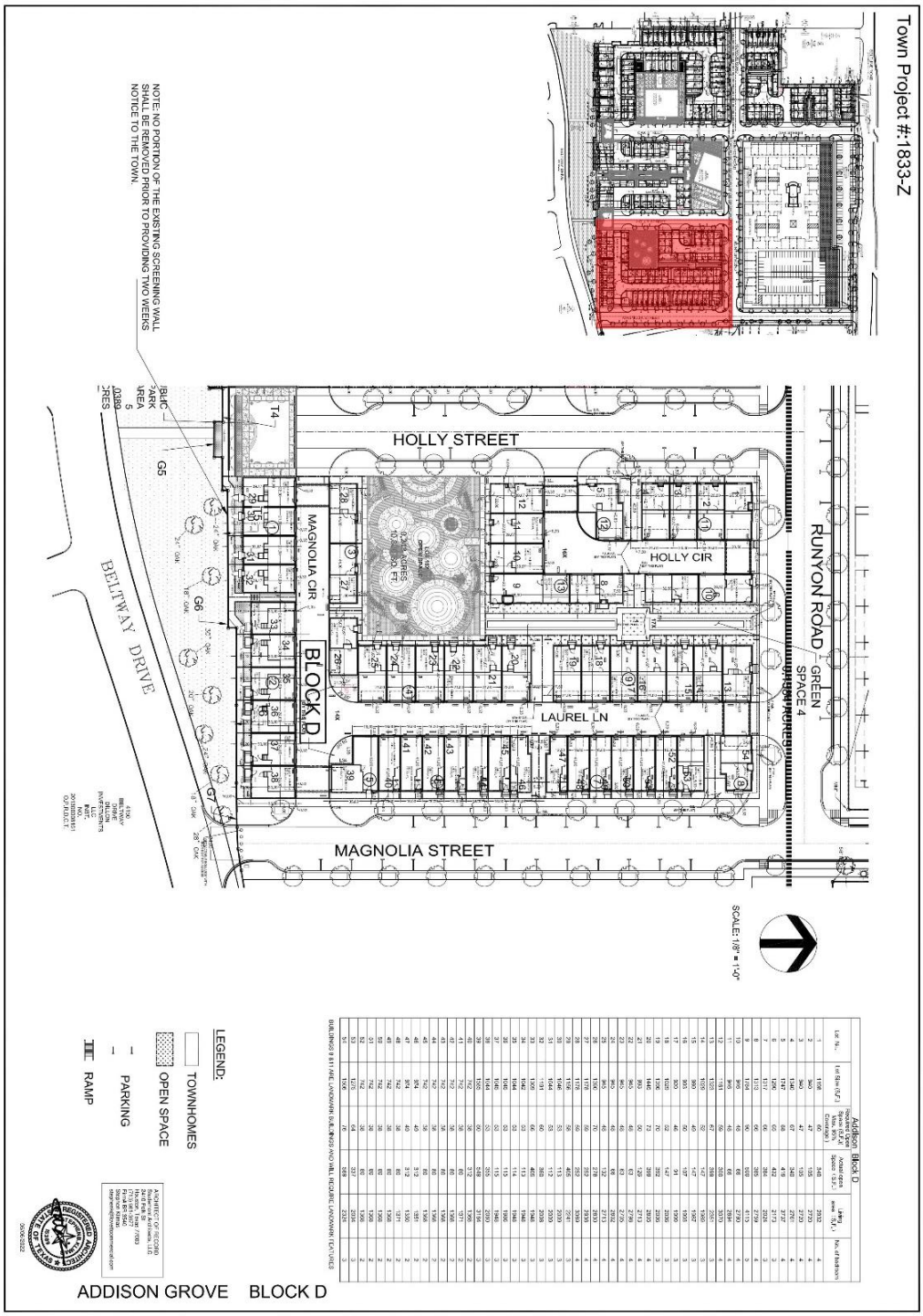

Town Project #:1833-Z
NOTE: NO PORTION OF THE EXISTING SCREENING WALL SHALL BE REMOVED PRIOR TO PROVIDING TWO WEEKS NOTICE TO THE TOWN.
HOLLY STREET
MAGNOLIA CIR
HOLLY CIR
RUNYON ROAD
GREEN SPACE 4
LAUREL LN
BLOCK D
BELTWAY DRIVE
MAGNOLIA STREET
SCALE: 1/8" = 1'-0"
LEGEND:
TOWNHOMES
OPEN SPACE
PARKING
RAMP
ADDISON GROVE BLOCK D
ADDISON
SITE PLAN
URBANNTOWN HOMES
2410 Polk St, Ste 200
Houston, Tx 77003
(713) 961-3877
T-1
REVISIONS:

Exhibit A

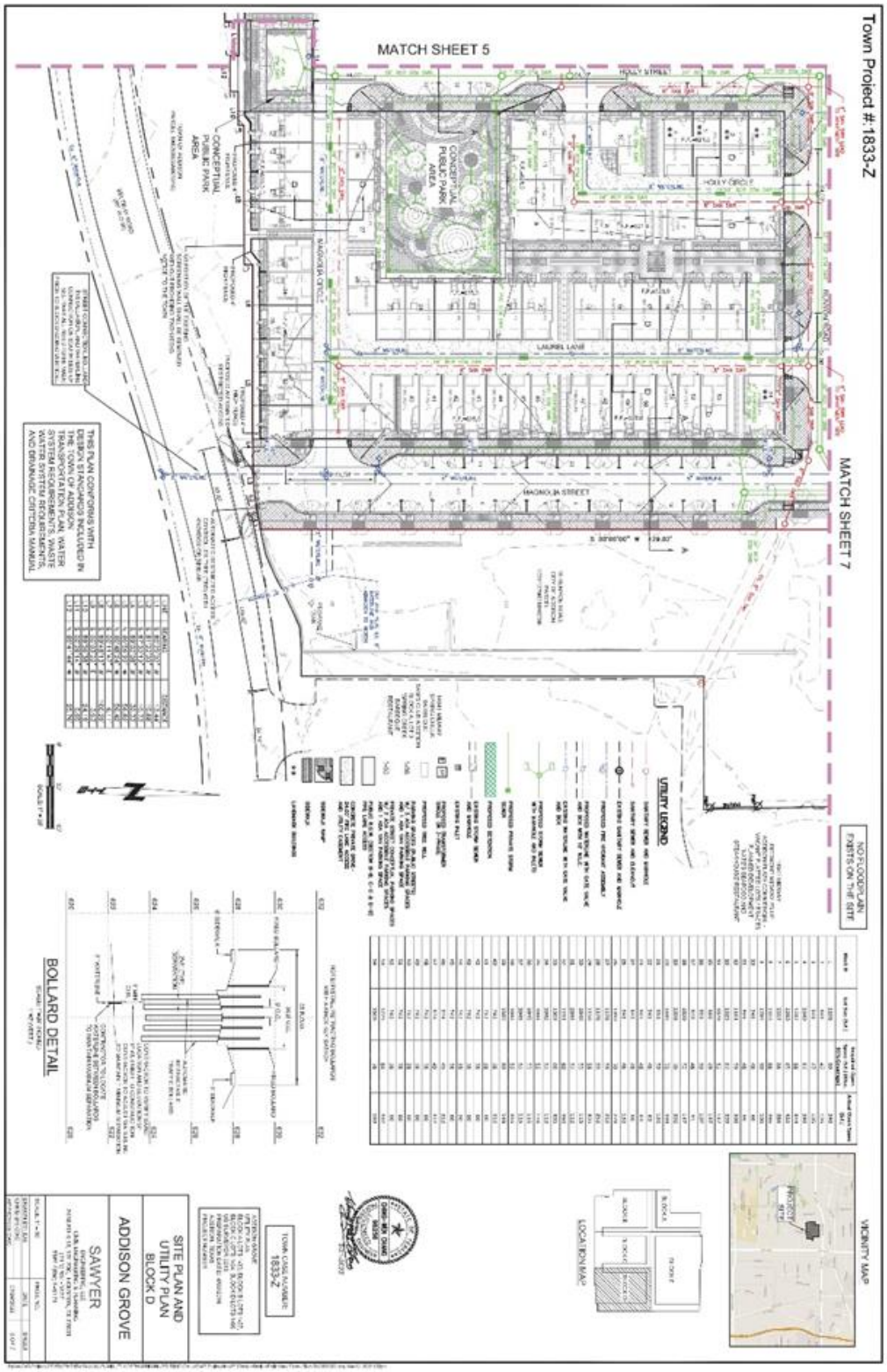

Town Project #:1833-Z
MATCH SHEET 5
MATCH SHEET 7
CONCEPTUAL PUBLIC PARK AREA
MAGNOLIA CIRCLE
MAGNOLIA STREET
LAUREL LANE
HOLLY CIRCLE
UTILITY LEGEND
NO FLOODPLAIN EXISTS ON THE SITE
BOLLARD DETAIL
VICINITY MAP
LOCATION MAP
SITE PLAN AND UTILITY PLAN BLOCK D
ADDISON GROVE
SAWYER
TOWN CASE NUMBER 1833-Z

Exhibit A

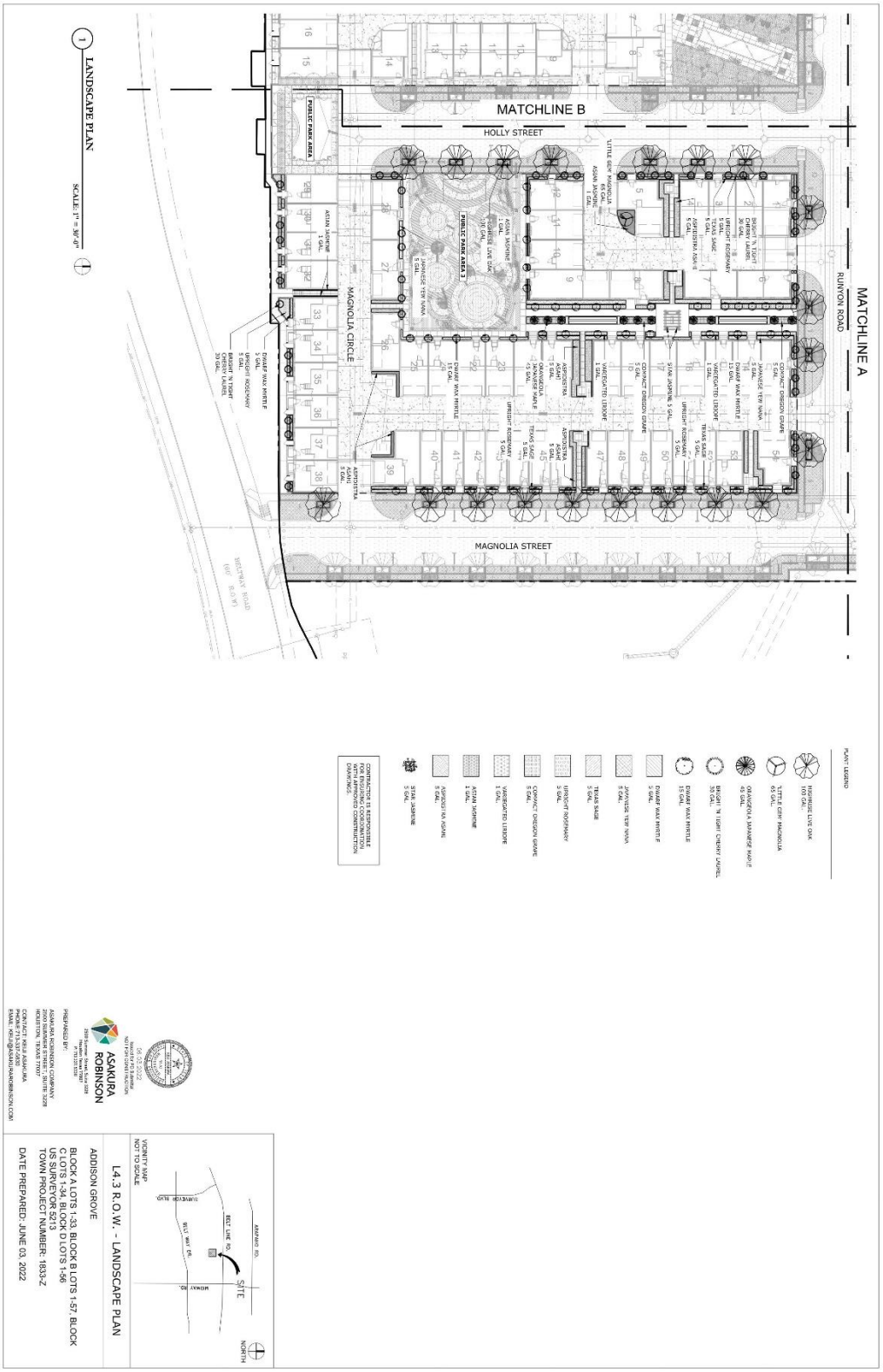

MATCHLINE B
HOLLY STREET
MATCHLINE A
RUNYON ROAD
MAGNOLIA CIRCLE
MAGNOLIA STREET
PUBLIC PARK AREA
PUBLIC PARK AREA 2
LANDSCAPE PLAN
SCALE: 1" = 30'-0"
PLANT LEGEND
HIGHRIDGE LIVE OAK
100 GAL.
LITTLE GEM MAGNOLIA
65 GAL.
OKAYAMENSIS JAPANESE MAPLE
45 GAL.
BRIGHT 'N TIGHT CHERRY LAUREL
30 GAL.
DWARF WAX MYRTLE
15 GAL.
DWARF WAX MYRTLE
5 GAL.
JAPANESE TREE WANA
5 GAL.
TEXAS SAGE
5 GAL.
UPRIGHT ROSEMARY
5 GAL.
COMPACT OREGON GRAPE
5 GAL.
VARIEGATED LIRIOPE
1 GAL.
ASIAN JASMINE
1 GAL.
ASPIDISTRA IN ASIAN
5 GAL.
STAR JASMINE
5 GAL.
CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION WITH APPROVED CONSTRUCTION DRAWINGS.
ASAKURA ROBINSON
PREPARED BY:
ASAKURA ROBINSON COMPANY
1920 MCKINNEY AVENUE, SUITE 3228
DALLAS, TEXAS 75201
CONTACT: KELLY ASAKURA
PHONE: 713-337-1650
EMAIL: KSA@ASAKURAROBINSON.COM
L4.3 R.O.W. - LANDSCAPE PLAN
ADDISON GROVE
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1833-Z
DATE PREPARED: JUNE 03, 2022
VICINITY MAP
NOT TO SCALE
SITE
NORTH

Exhibit A

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND ALL MAINTENANCE OF TURFGRASS AND PLANTINGS UNTIL ACCEPTANCE.
2. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF TREES, UTILITIES, BUILDINGS, AND OTHER IMPROVEMENTS.
3. CONTRACTOR SHOULD NOT BEGIN ANY WORK UNTIL ALL UTILITIES HAVE BEEN LOCATED AND MARKED.
4. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +/- 0.1'. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
5. CONTRACTOR TO CONSULT WITH CONSTRUCTION REPRESENTATIVE TO AVOID UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE FIELD FOR RESOLUTION. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY FOR CORRECTION.
6. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF 3' ABC CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY FOR CORRECTION.
7. PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL INSPECT PRUNING, IF NECESSARY, AT THE TIME SHE IS DUE TO PROTECT TRUNK AND ROOTS AND TO PREVENT CONNECTION FROM GENERAL MAINTENANCE OF TREES TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
8. CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF 'NOTE' INCLUDING PREPARED TO SHOW TREES, SHRUBS CONTRACTOR, INSTALL PLANT MATERIALS FOR REVIEW BY LANDSCAPE ARCHITECT. IT IS AT HIS OWN RISK.
9. ALL THE CONSTRUCTION MATERIALS TO BE PURCHASED FROM APPROVED SOURCES. SAMPLES OF ALL PLANT MATERIALS FREE OF WEEDS AND DISEASES. ANY REJECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
10. CONTRACTOR SHALL STAKE ALL PLANT LOCATIONS AND PLANTING BED LINES IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. TREE LOCATIONS AND PLANTING BED LINES IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT.
11. STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GROUND BED AND PLANTING BEDS.
12. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
13. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEER/DOGIT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
14. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
15. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH.
16. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.
17. PREPARE PER NATIONAL STANDARDS INSTITUTE (ANSI)/AMERICAN ASSOCIATION OF NURSERYMEN (AANN) ANSI Z60.1-1990 "AMERICAN STANDARD FOR NURSERY STOCK".
18. "GRADES AND STANDARDS", LATEST EDITION OF TEXAS ASSOCIATION OF NURSERYMEN SPECIFICATIONS, AUSTIN, TEXAS 78701.
19. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES IN CONNECTING, TRANSFERRING, AND INSTALLING MATERIALS.
20. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL BE FREE OF DISEASE AND INSECTS, EGGS, OR LARVAE. PLANTS SHALL BE HEALTHY, VIGOROUS, WELL-FURNISHED WITH DENSE FOLIAGE AND ROOTS. PROVIDE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. PROVIDE PLANTS FREE OF SUN SCALD, INJURIES, ABRASIONS OF BARK, DISEASED OR INSECT INFESTATIONS, SAP FLOW, AND DEAD WOOD. PROVIDE PLANTS FREE OF DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS OF BARK, DISEASED OR INSECT INFESTATIONS, SAP FLOW, AND DEAD WOOD. PROVIDE PLANTS FREE OF DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS OF BARK, DISEASED OR INSECT INFESTATIONS, SAP FLOW, AND DEAD WOOD.
21. PLANTING SOIL QUALITY ASSURANCE:
    A. IF REQUESTED BY OWNER, ALL SOIL CONDITIONERS SHALL BE TESTED BY LOCAL OR STATE TESTING LABORATORY FOR COMPONENTS TO BE PRESENT IN PLANTING SOIL.
    B. CONTRACTOR SHALL SUBMIT PROPOSED LABORATORY NAME, ADDRESS, AND TELEPHONE NUMBERS FOR APPROVAL.

PLANT SCHEDULE							
QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE CALIPER	HEIGHT	SPREAD	COMMENTS		
	CANOPY TREES/ ORNAMENTAL TREES						
26	Eastern Live Oak Quercus virginiana 'Highrise'	3.5" - 4" CAL	24'-30'	8'-10'	CONTAINER GROWN, FULL & WELL BRANCHED		
1	Lacey Oak Quercus glaucoides 'Lacey Genie'	2.5" - 3" CAL	24'-30'	8'-10'	CONTAINER GROWN, FULL & WELL BRANCHED		
16	Shumard Red Oak Acer shikokuni 'Overpark'	100 Gal	6'-8'	3'-4'	CONTAINER GROWN, FULL & WELL BRANCHED		
41	Bald Cypress Pistia lanifolium 'Nimbel'	45 Gal 15 Gal	5'-7'	2'-3'	CONTAINER GROWN, FULL & WELL BRANCHED		
47	Crape Myrtle Myrica pubilla	15 Gal	20'-28'	24'-28'	CONTAINER GROWN, FULL & WELL BRANCHED		
	SHRUBS/ GROUND COVER						
233 SF	Dwarf Wax Myrtle Myrica pusilla 'Nana'	5 GAL	18"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ESPOTED		
1,510 SF	Japanese Yew Nana Taxus cuspidata 'Nana'	5 GAL	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ESPOTED		
693 SF	Texas Sage Leucophyllum frutescens	5 GAL	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ESPOTED		
1,150 SF	Variegated Boxwood Buxus microphylla 'Variegata'	5 GAL	18"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ESPOTED		
930 SF	Autumn Fern Dryopteris erythrosora	5 GAL	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ESPOTED		
1,060 SF	Dwarf Yaupon Holly Ilex vomitoria 'Nana' Compacta	5 GAL	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ESPOTED		
1,060 SF	Dwarf Burford Holly Ilex cornuta 'Burfordii Nana'	5 GAL	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ESPOTED		
1,060 SF	Dwarf Chinese Holly Ilex cornuta 'Rotunda'	5 GAL	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ESPOTED		
1,060 SF	Dwarf Crape Myrtle Lagerstroemia indica 'Pocomoke'	1 GAL	12"-14"	8"-10"	PLANTED @ 30" O.C. TRIANGULAR SPACING		
1,510 SF	Dwarf Nandina Nandina domestica 'Gulf Stream'	1 GAL	12"-14"	8"-10"	PLANTED @ 30" O.C. TRIANGULAR SPACING		
1,508 SF	Asiatic Jasmine Trachelospermum asiaticum 'nana'	5 GAL	20"-24"	18"-24"	PLANTED @ 24" O.C. TRIANGULAR SPACING		
	ORNAMENTAL VINES						
12	Star Jasmine Trachelospermum jasminoides	1 GAL	18"-12"	8"-10"	CONTAINER GROWN, FULL & WELL ESPOTED 3 PLANTS PER CONTAINER @ 24" O.C. ALONG WALL		

Exhibit A

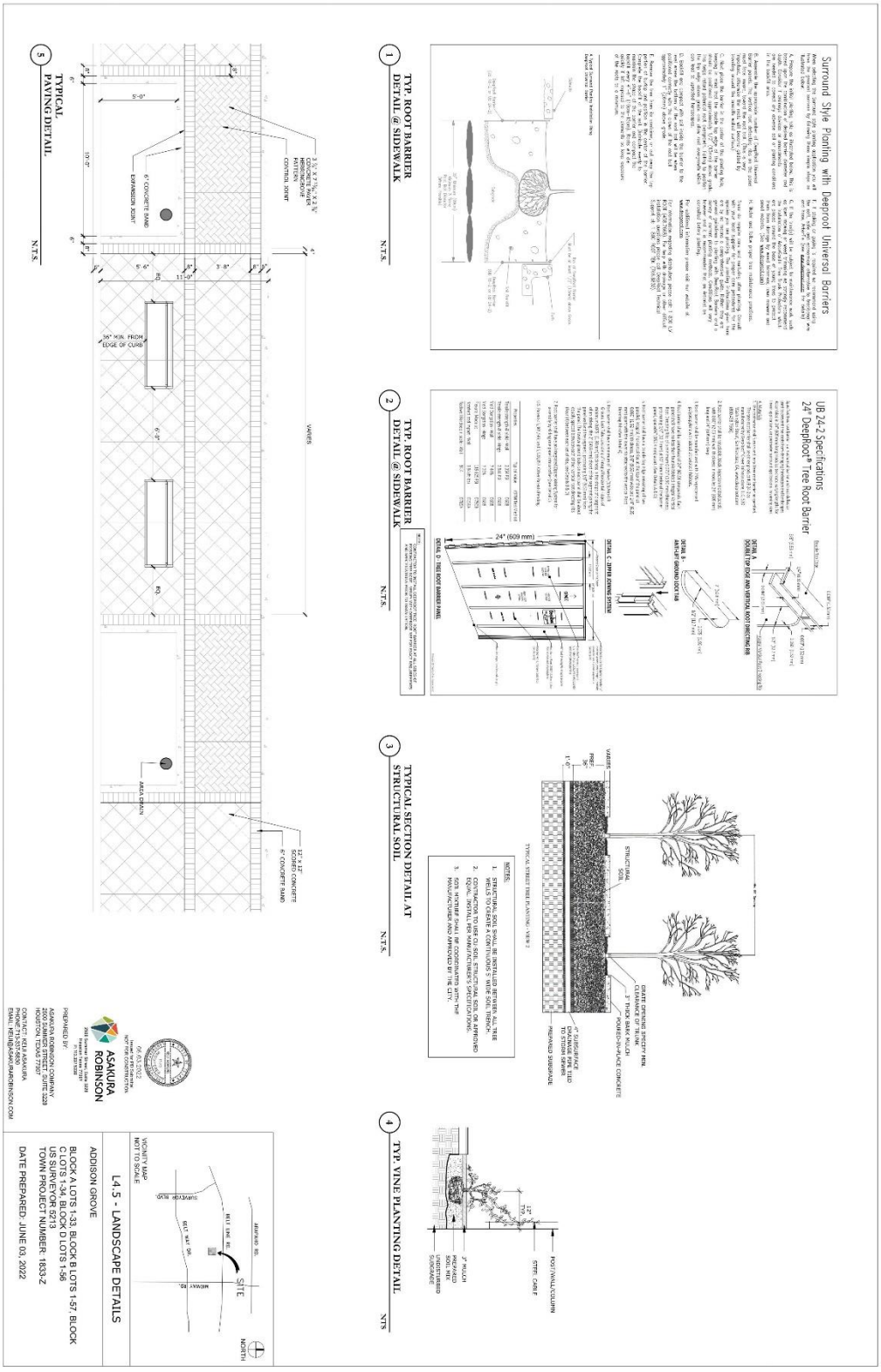
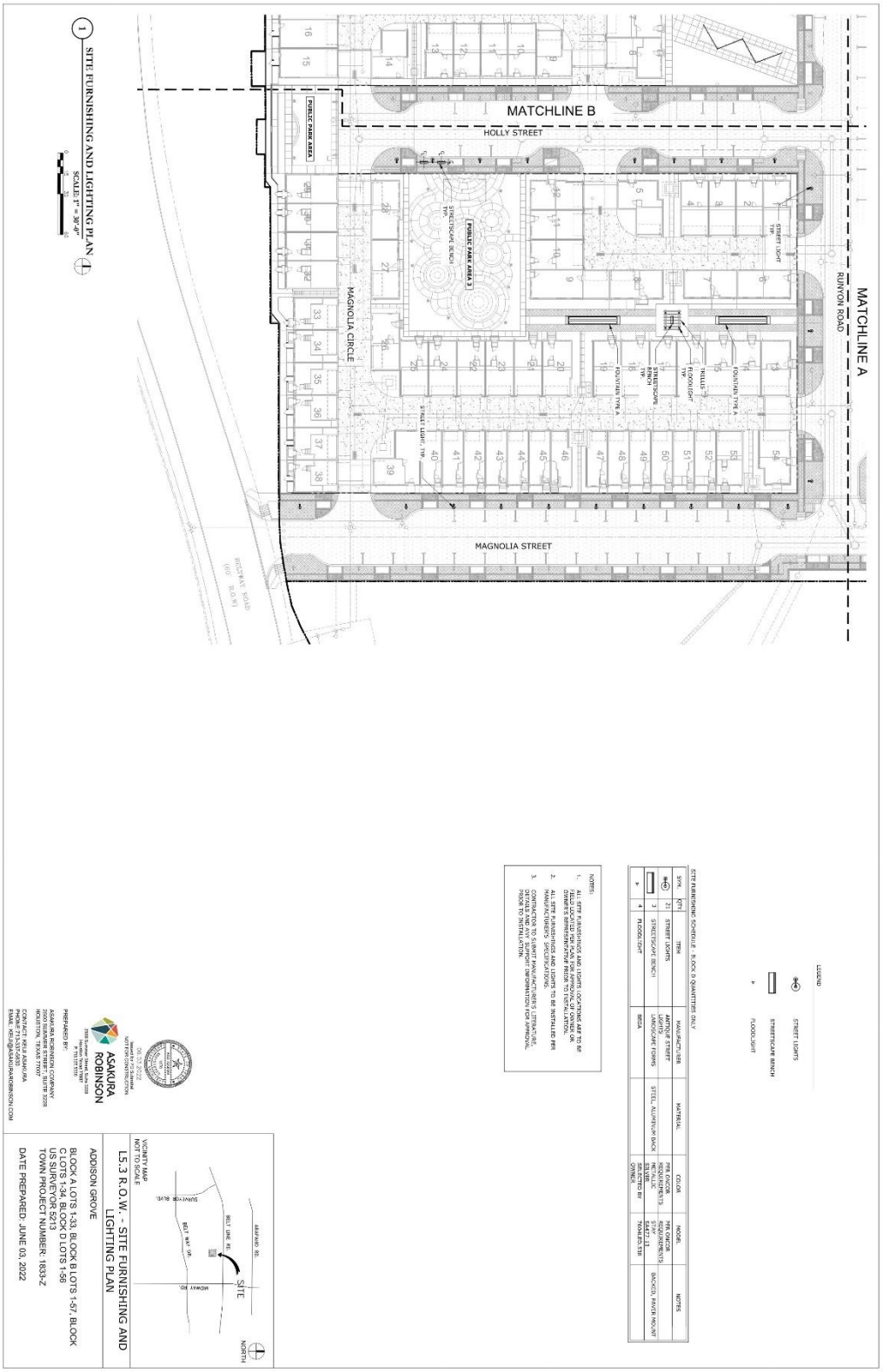
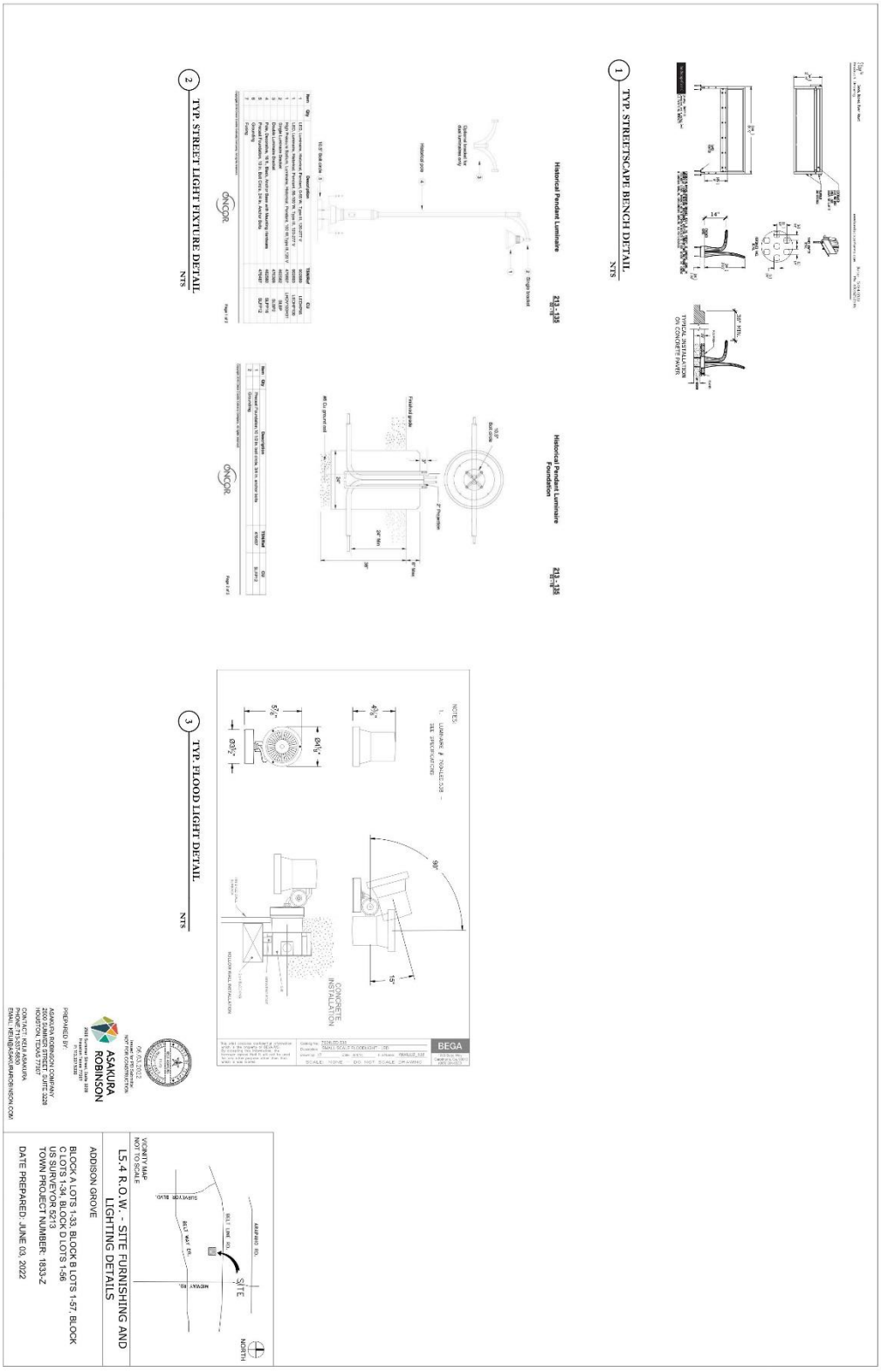

Surround Style Planting with Deeproot Universal Barriers
UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier
1 TYP. ROOT BARRIER DETAIL @ SIDEWALK
N.T.S.
2 TYP. ROOT BARRIER DETAIL @ SIDEWALK
N.T.S.
3 TYPICAL SECTION DETAIL AT STRUCTURAL SOIL
N.T.S.
4 TYP. VINE PLANTING DETAIL
NTS
5 TYPICAL PAVING DETAIL
N.T.S.
L4.5 - LANDSCAPE DETAILS
ADDISON GROVE
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 6213
TOWN PROJECT NUMBER 1833-Z
DATE PREPARED: JUNE 03, 2022
ASAKURA ROBINSON

Exhibit A



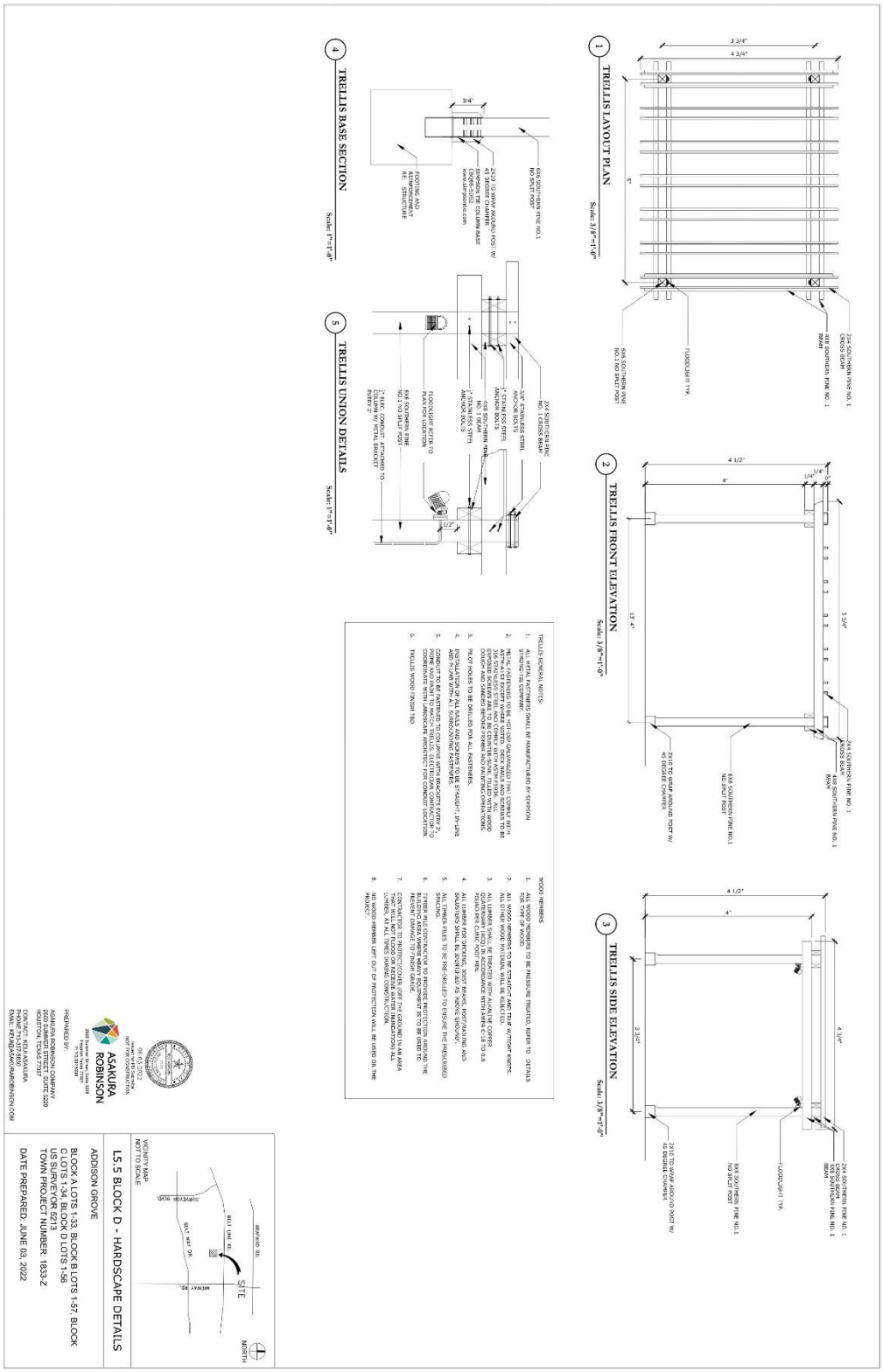
MATCHLINE B
HOLLY STREET
MATCHLINE A
RUNYON ROAD
MAGNOLIA CIRCLE
MAGNOLIA STREET
PUBLIC PARK AREA
PUBLIC PARK AREA 3
STREETSCAPE BENCH TYP.
STREET LIGHT TYP.
FOUNTAIN TYPE A
FLOODLIGHT TYP.
STREETSCAPE BENCH TYP.
STREET LIGHT TYP.
SITE FURNISHING AND LIGHTING PLAN
SCALE: 1" = 30'-0"
LEGEND
STREET LIGHTS
STREETSCAPE BENCH
FLOODLIGHT
SITE FURNISHING SCHEDULE - BLOCK D QUANTITIES ONLY
SYM. QTY. ITEM MANUFACTURER MATERIAL COLOR MODEL NOTES
21 STREET LIGHTS ANTIQUE STREET LIGHTS PER OWNER REQUIREMENTS
3 STREETSCAPE BENCH LANDSCAPE FORMS STEEL, ALUMINUM BACK METALLIC SILVER SEAT 2.1 BACKED, PAVER MOUNT
4 FLOODLIGHT BEGA SELECTED BY OWNER 7804LED.TIB
NOTES:
1. ALL SITE FURNISHINGS AND LIGHTS LOCATIONS ARE TO BE FIELD LOCATED PER PLAN. ANY ADJUSTMENT OF LOCATION OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. ALL SITE FURNISHINGS AND LIGHTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO SUBMIT MANUFACTURER'S LITERATURE, DETAILS AND ANY SUPPORT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
ASAKURA ROBINSON
PREPARED BY:
ASAKURA ROBINSON COMPANY
2600 NORTHWEST STREET, SUITE 3220
HOUSTON, TEXAS 77007
CONTACT: KELLY ASAKURA
PHONE: 713-337-5555
EMAIL: KELLY@ASAKURAROBINSON.COM
VICINITY MAP
NOT TO SCALE
SITE
NORTH
L5.3 R.O.W. - SITE FURNISHING AND LIGHTING PLAN
ADDISON GROVE
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1833-Z
DATE PREPARED: JUNE 03, 2022

Exhibit A



TYP. STREETSCAPE BENCH DETAIL
NTS
TYP. STREET LIGHT FIXTURE DETAIL
NTS
TYP. FLOOD LIGHT DETAIL
NTS
Historical Pendant Luminaire
Historical Pendant Luminaire Foundation
CONCRETE INSTALLATION
BEGA
ASAKURA ROBINSON
L5.4 R.O.W. - SITE FURNISHING AND LIGHTING DETAILS
ADDISON GROVE
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 8213
TOWN PROJECT NUMBER: 1833-Z
DATE PREPARED: JUNE 03, 2022

Exhibit A



TRELLIS LAYOUT PLAN
TRELLIS FRONT ELEVATION
TRELLIS SIDE ELEVATION
TRELLIS BASE SECTION
TRELLIS UNION DETAILS
TRELLIS GENERAL NOTES:
WOOD MEMBERS
ASAKURA ROBINSON
L5.5 BLOCK D - HARDSCAPE DETAILS
ADDISON GROVE
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1833-Z
DATE PREPARED: JUNE 03, 2022

Exhibit A

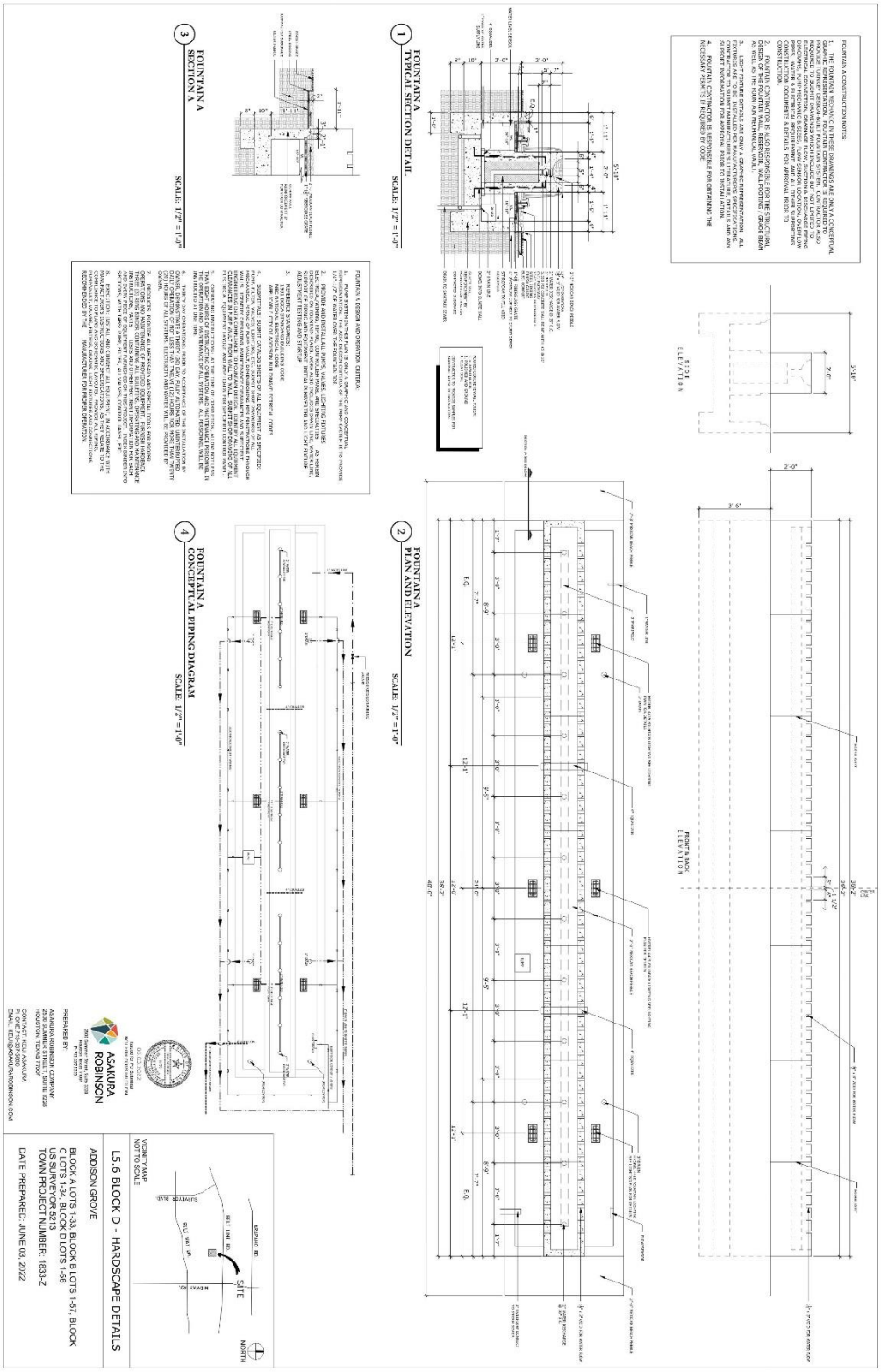

LS.6 BLOCK D - HARDSCAPE DETAILS
ADDISON GROVE
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
CASE NUMBER: 1833-Z
TOWN PROJECT NUMBER: 1833-Z
DATE PREPARED: JUNE 03, 2022
ASAKURA ROBINSON
VICINITY MAP
NOT TO SCALE
SITE
NORTH

Exhibit A

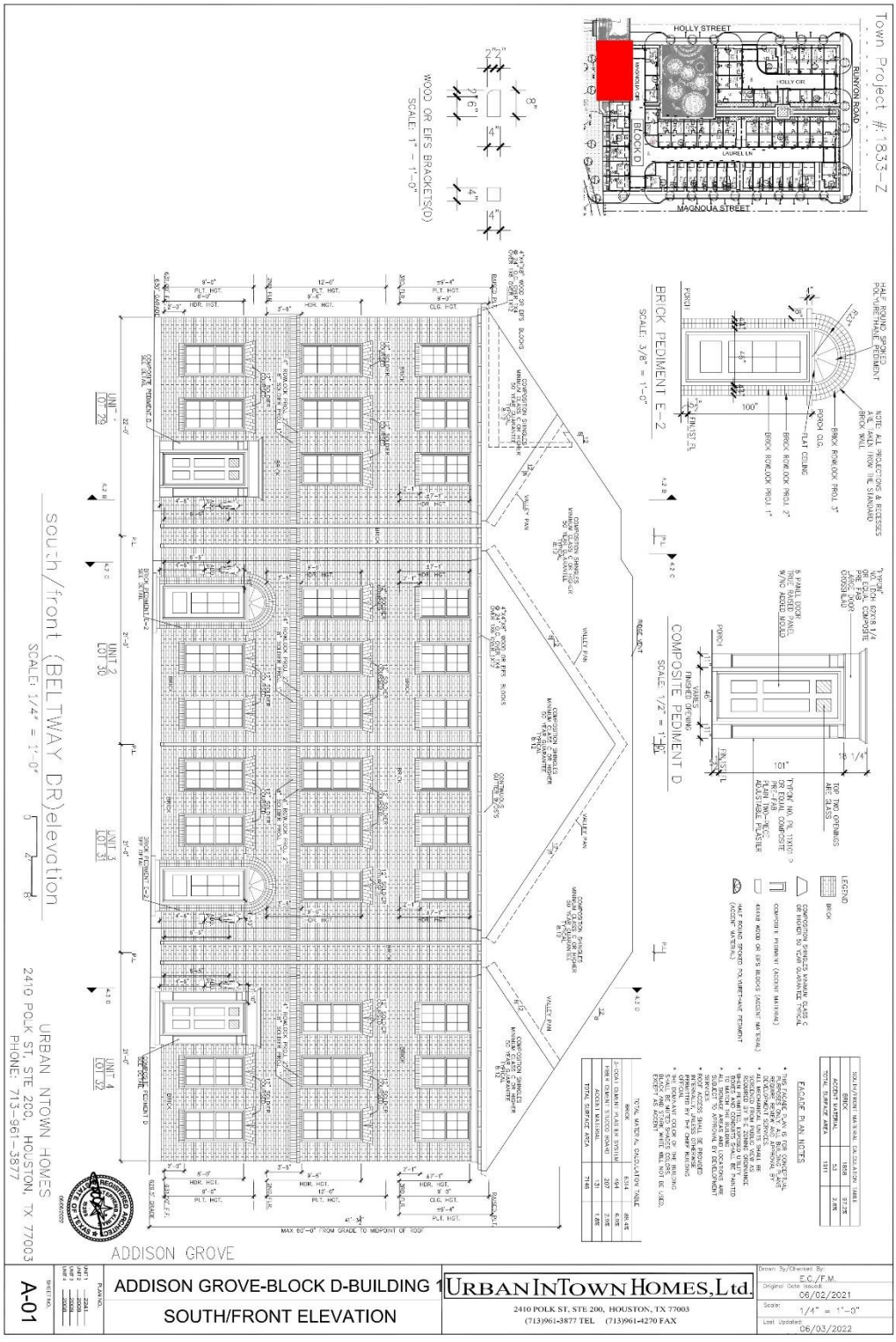

Town Project #: 1833-Z
HOLLY STREET
RUNYON ROAD
BLOCK D
LAUREL LN
MAGNOLIA STREET
WOOD OR EIFS BRACKET(O)
SCALE: 1" = 1'-0"
BRICK PEDIMENT E-2
SCALE: 3/8" = 1'-0"
COMPOSITE PEDIMENT D
SCALE: 1/2" = 1'-0"
south/front (BELTWAY DR)elevation
SCALE: 1/4" = 1'-0"
UNIT 1 LOT 29
UNIT 2 LOT 30
UNIT 3 LOT 31
UNIT 4 LOT 32
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
LEGEND
BRICK
FACADE PLAN NOTES
ADDISON GROVE-BLOCK D-BUILDING 1
SOUTH/FRONT ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
E.C./F.M.
06/02/2021
1/4" = 1'-0"
06/03/2022
A-01
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Exhibit A

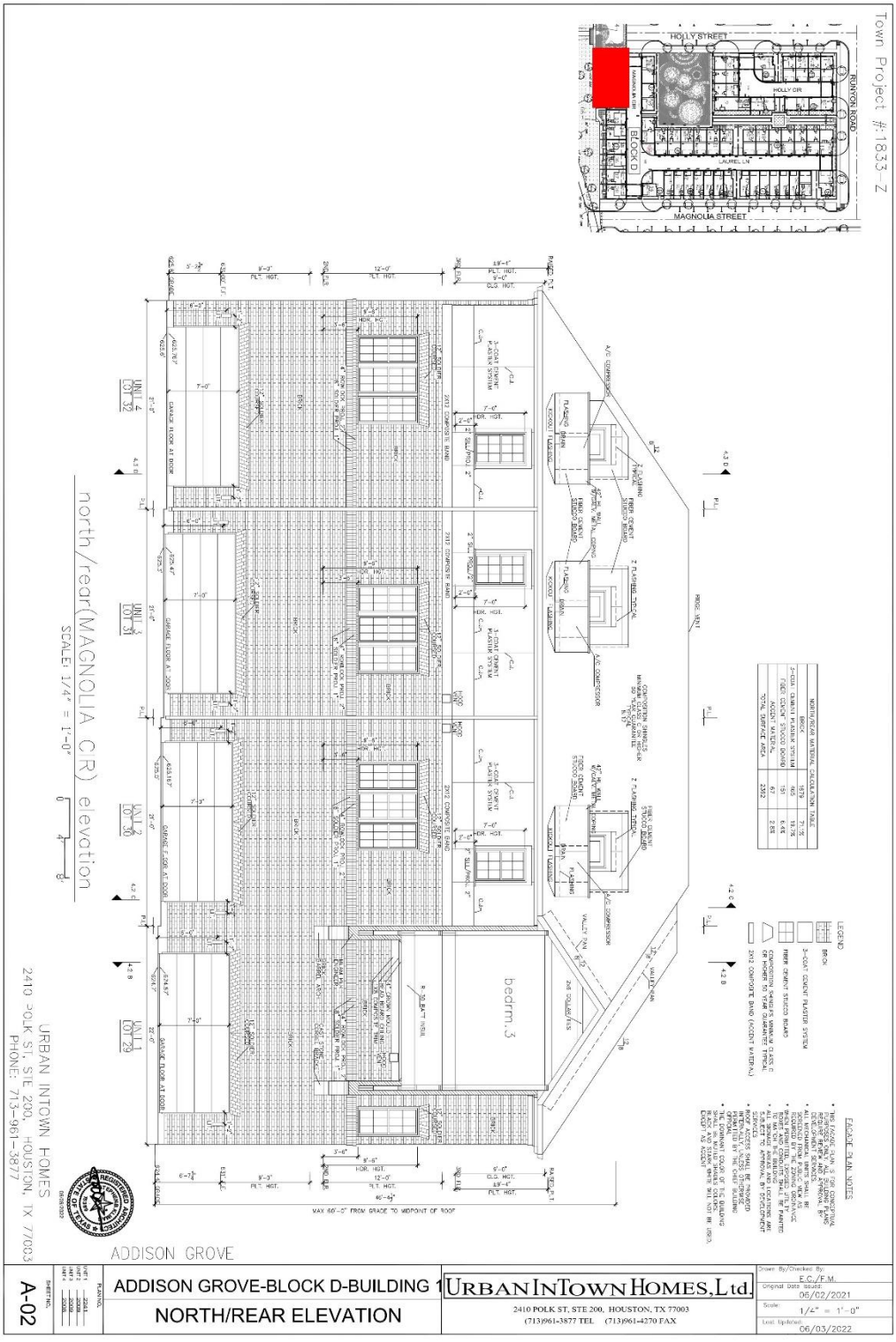
Town Project #1833-Z
HOLLY STREET
RUNYON ROAD
HOLLY DR
BLOCK D
LAUREL LN
MAGNOLIA STREET
north/rear(MAGNOLIA CR) elevation
SCALE: 1/4" = 1'-0"
bedrm.3
MAX 60'-0" FROM GRADE TO MIDPOINT OF ROOF
ADDISON GROVE
ADDISON GROVE-BLOCK D-BUILDING 1
NORTH/REAR ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-02
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
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Exhibit A

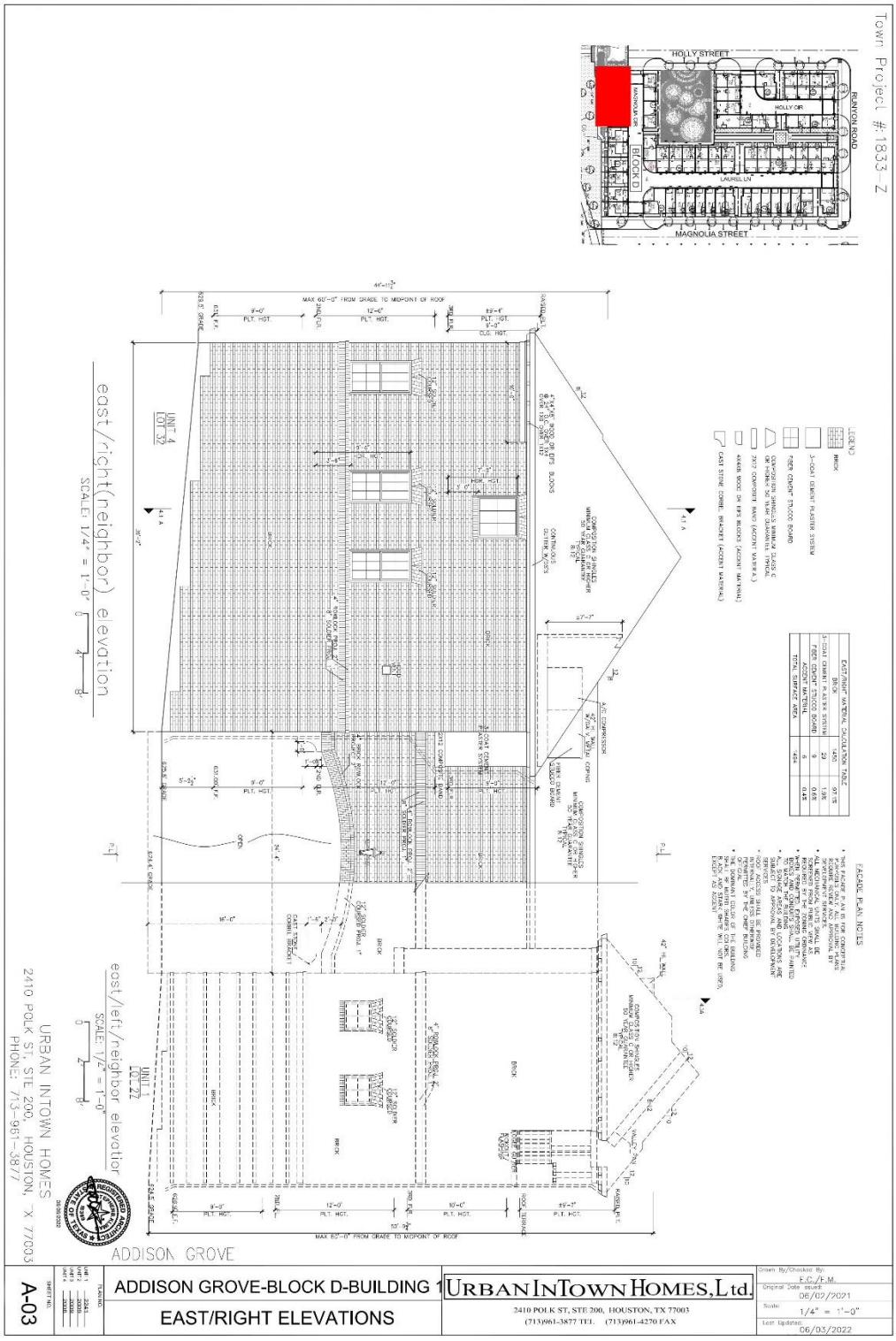
Town Project #: 1833-Z
HOLLY STREET
MAGNOLIA STREET
RUNYON ROAD
BLOCK D
east/right(neighbor) elevation
SCALE: 1/4" = 1'-0"
east/left/neighbor elevation
SCALE: 1/2" = 1'-0"
UNIT 4
LOT 32
UNIT 1
LOT 22
ADDISON GROVE
ADDISON GROVE-BLOCK D-BUILDING 1
EAST/RIGHT ELEVATIONS
A-03
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
F.C./E.M.
06/02/2021
1/4" = 1'-0"
06/03/2022

Exhibit A

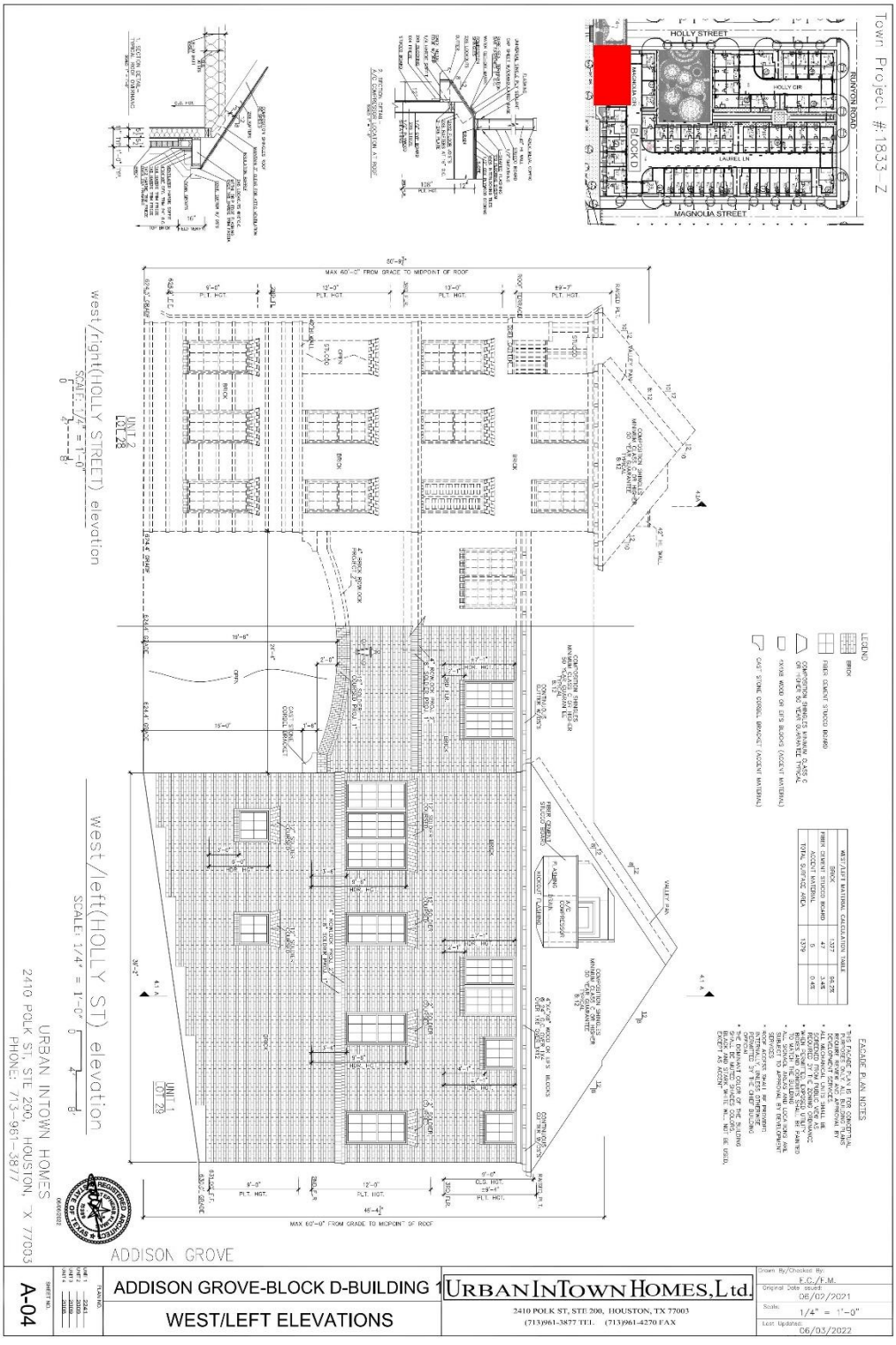
Town Project #:1833-Z
HOLLY STREET
MAGNOLIA STREET
RUNYON ROAD
BLOCK D
west/right(HOLLY STREET) elevation
SCALE: 1/4" = 1'-0"
west/left(HOLLY ST) elevation
SCALE: 1/4" = 1'-0"
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
ADDISON GROVE-BLOCK D-BUILDING 1
WEST/LEFT ELEVATIONS
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-04
Drawn By/Checked By: F.C./F.M.
Original Date issued: 06/02/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

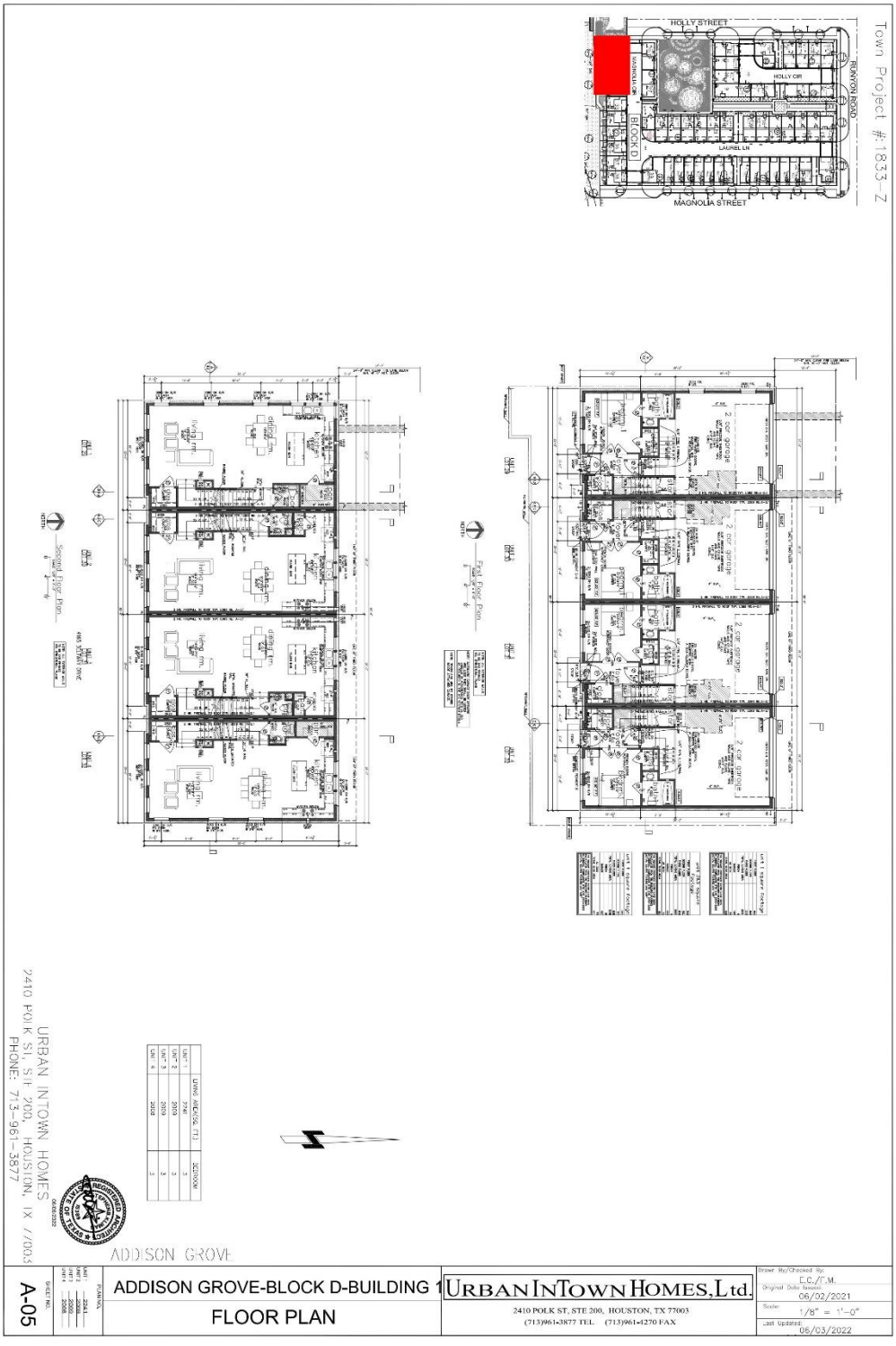
HOLLY STREET
BLOCK D
LAUREL LN
MAGNOLIA STREET
Town Project #:1833-Z
Second Floor Plan
First Floor Plan
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
A-05
ADDISON GROVE-BLOCK D-BUILDING 1
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.C./T.M.
Original Date Issued: 06/02/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

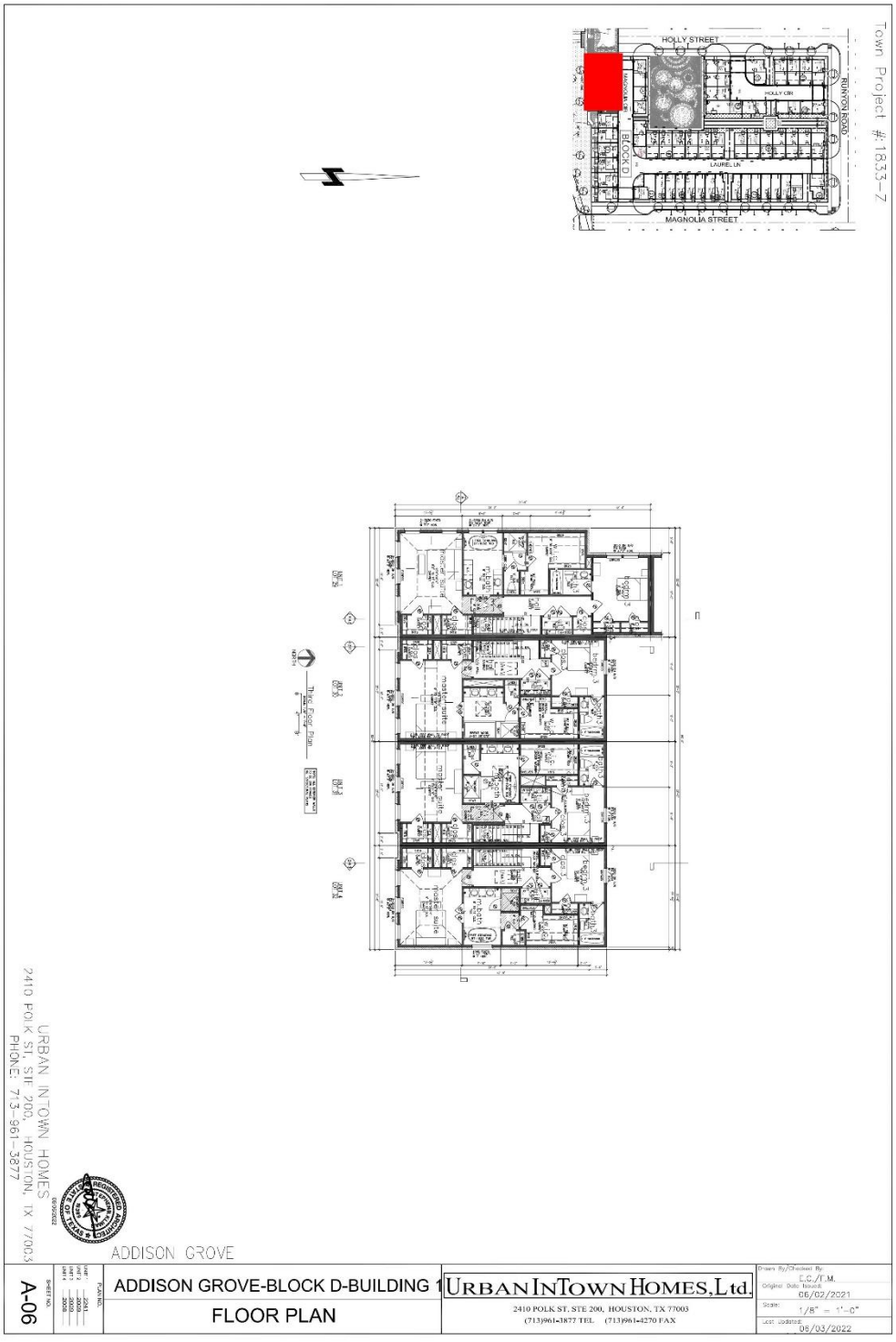
HOLLY STREET
MAGNOLIA STREET
LAUREL LN
BLOCK D
Town Project #: 1833-Z
ADDISON GROVE
ADDISON GROVE-BLOCK D-BUILDING 1
FLOOR PLAN
A-06
URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
06/02/2021
1/8" = 1'-0"
09/03/2022
URBAN IN TOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
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Exhibit A

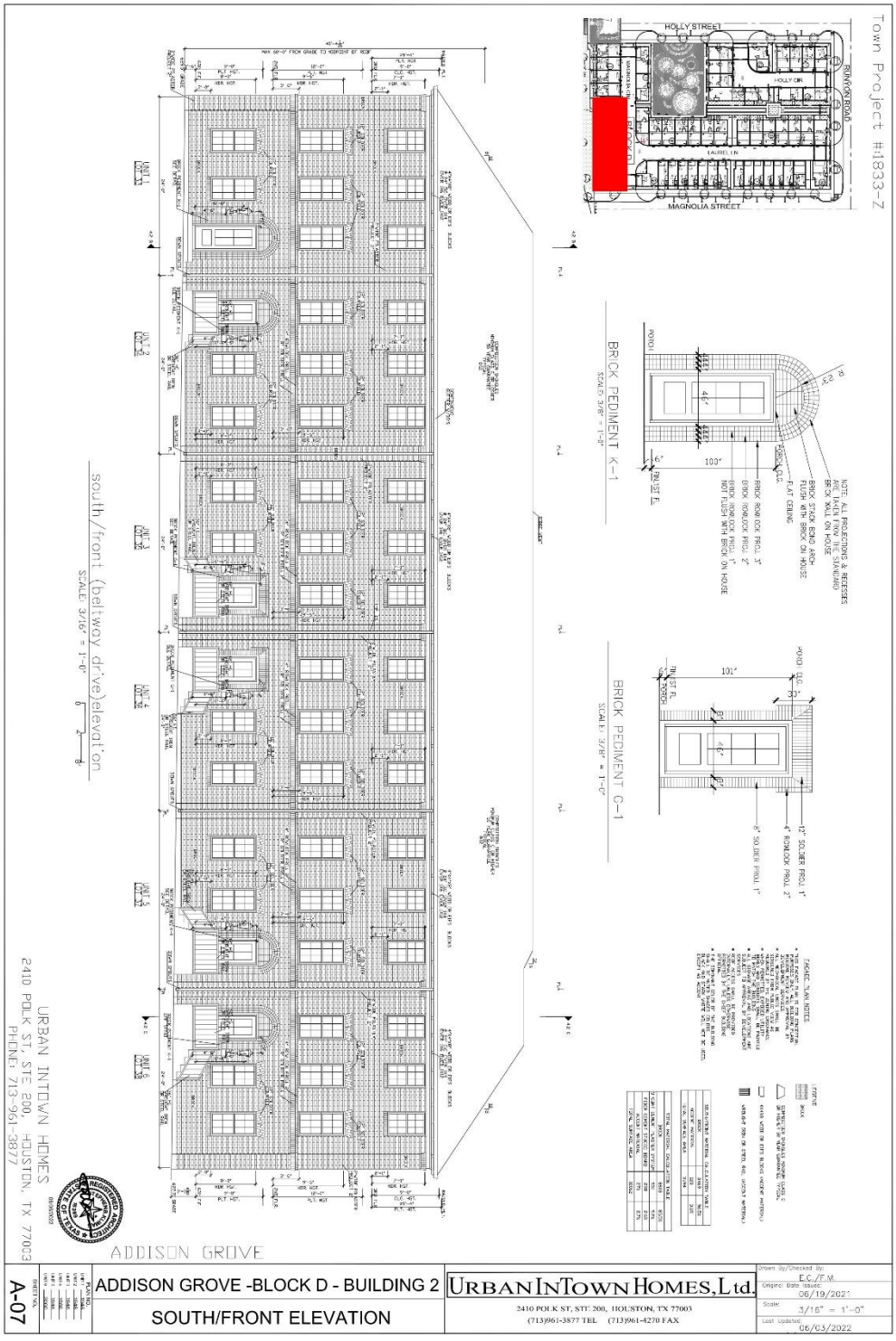
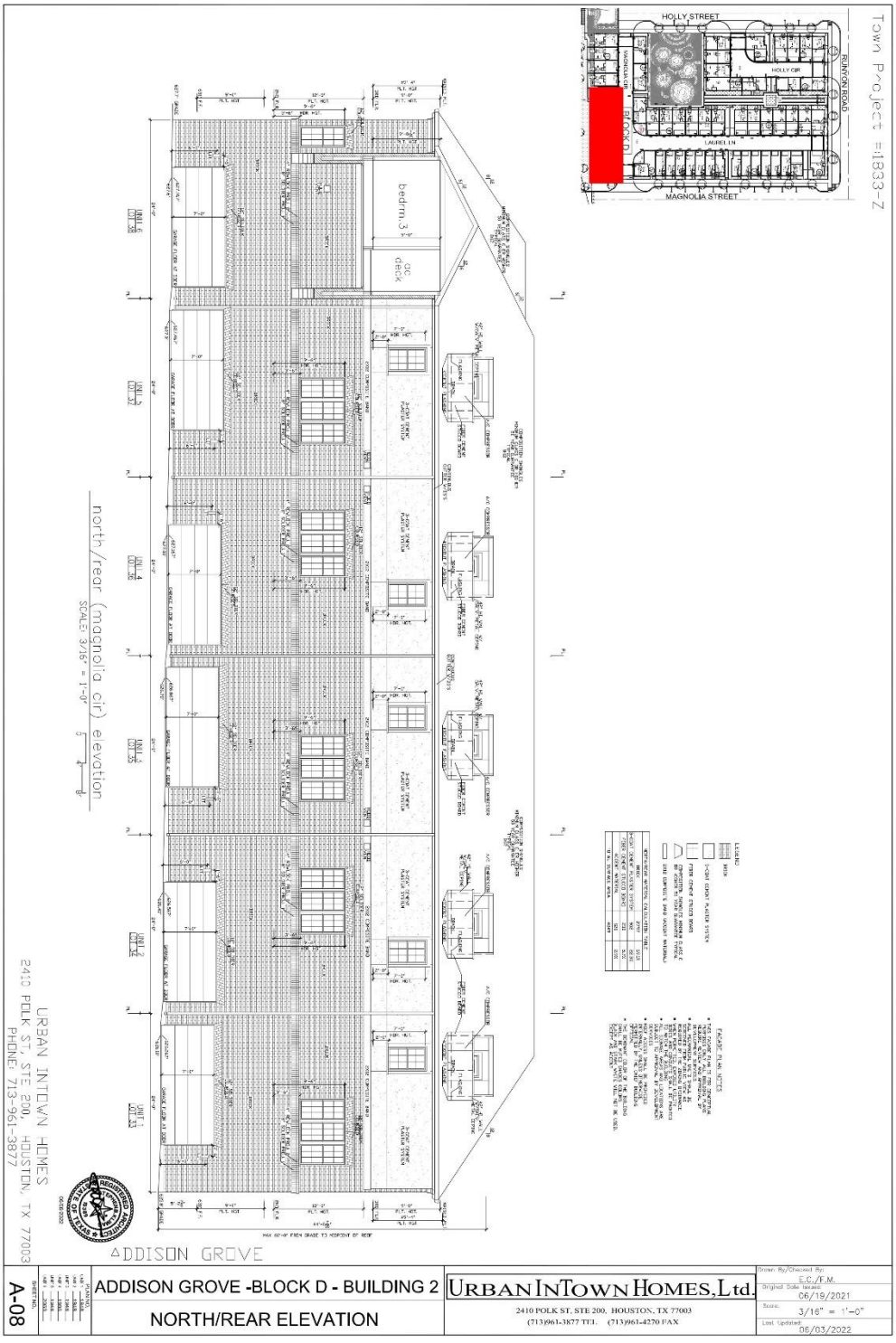

Town Project #1833-Z
HOLLY STREET
MAGNOLIA STREET
BRICK PEDIMENT K-1
BRICK PEDIMENT G-1
south/front (beltway drive)elevation
SCALE: 3/16" = 1'-0"
ADDISON GROVE
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE -BLOCK D - BUILDING 2
SOUTH/FRONT ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-07
E.C./F.M.
06/19/2021
3/16" = 1'-0"
06/03/2022

Exhibit A


Town Project #1833-Z
HOLLY STREET
RUNYON ROAD
HOLLY CIR
LAUREL LN
MAGNOLIA STREET
PROPOSED
bedrm 3
gc deck
north/rear (magnolia cir) elevation
SCALE: 3/16" = 1'-0"
ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 2
NORTH/REAR ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
E.C./F.M.
06/19/2021
3/16" = 1'-0"
06/03/2022
A-08
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
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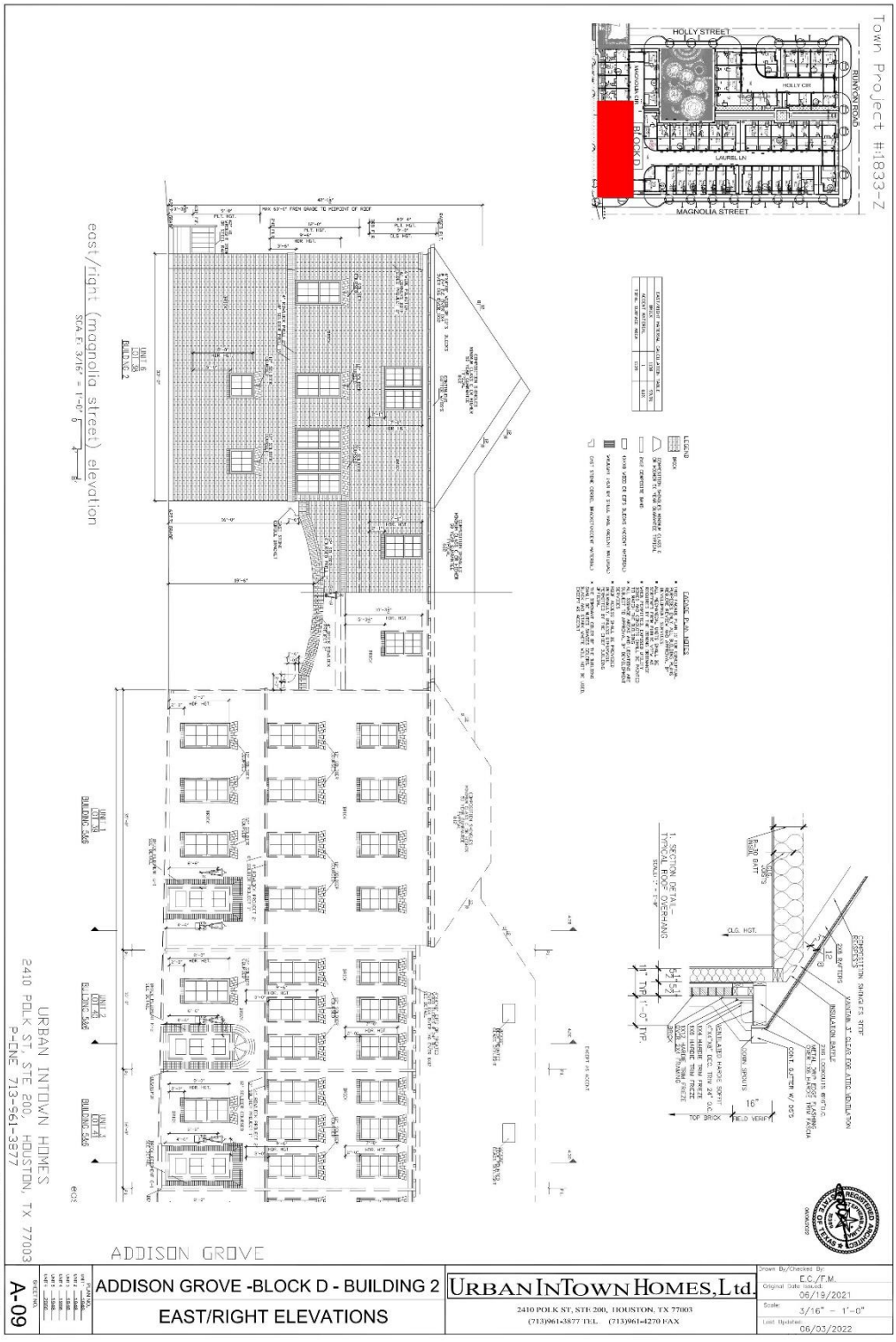

Town Project #:1833-Z
HOLLY STREET
BONYON ROAD
LAUREL LN
MAGNOLIA STREET
BLOCK D
east/right (magnolia street) elevation
SCALE: 3/16" = 1'-0"
ADDISON GROVE
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
P-ONE 713-961-3877
© OWNER PLANS COPYRIGHT 2022
A-09
ADDISON GROVE -BLOCK D - BUILDING 2
EAST/RIGHT ELEVATIONS
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.C./T.M.
Original Date Issued: 06/19/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

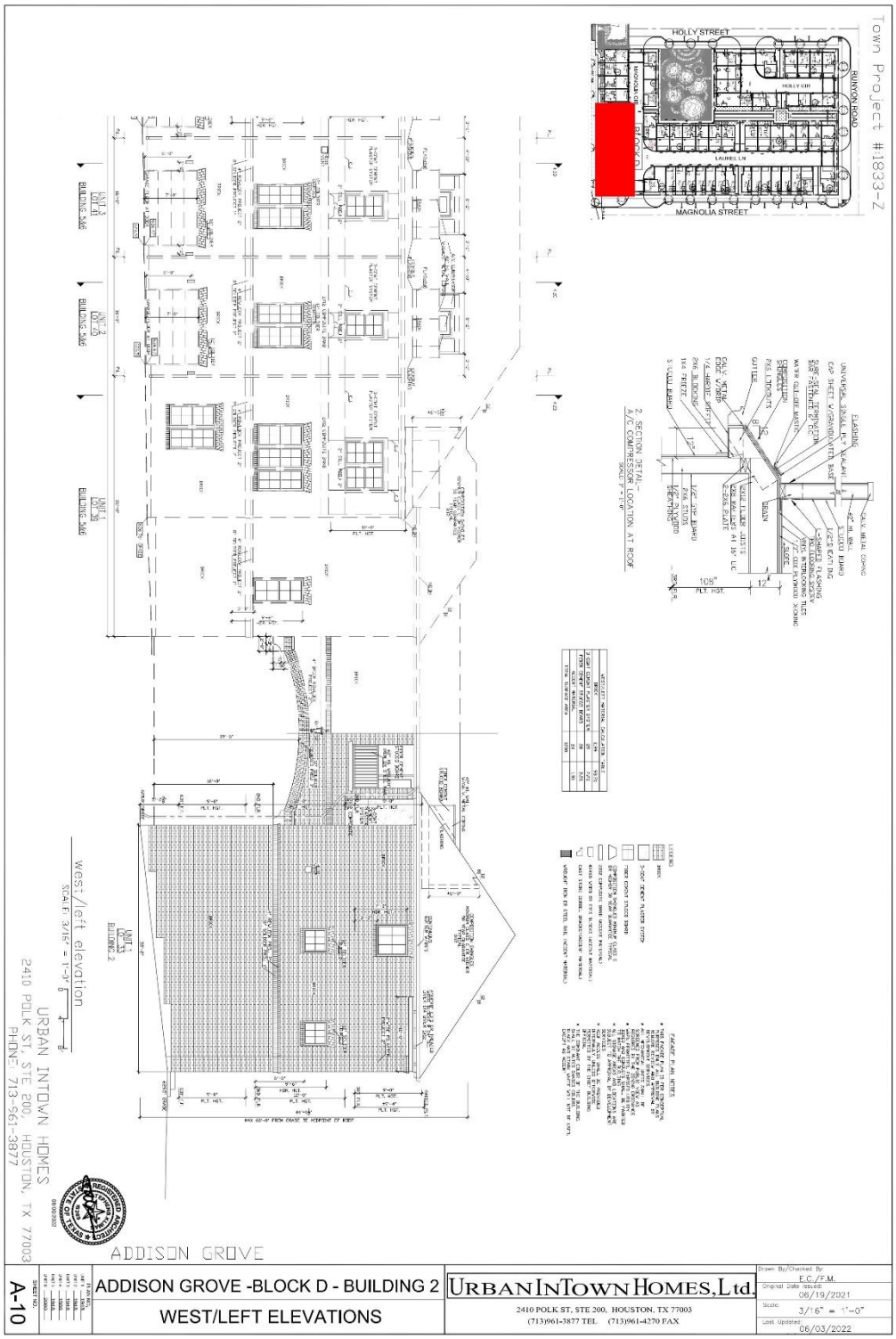

Town Project #1833-Z
HOLLY STREET
RUNYON ROAD
MAGNOLIA STREET
2. SECTION DETAIL - A/C COMPRESSOR LOCATION AT ROOF
west/left elevation
ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 2
WEST/LEFT ELEVATIONS
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-10
06/19/2021
3/16" = 1'-0"
06/03/2022

Exhibit A

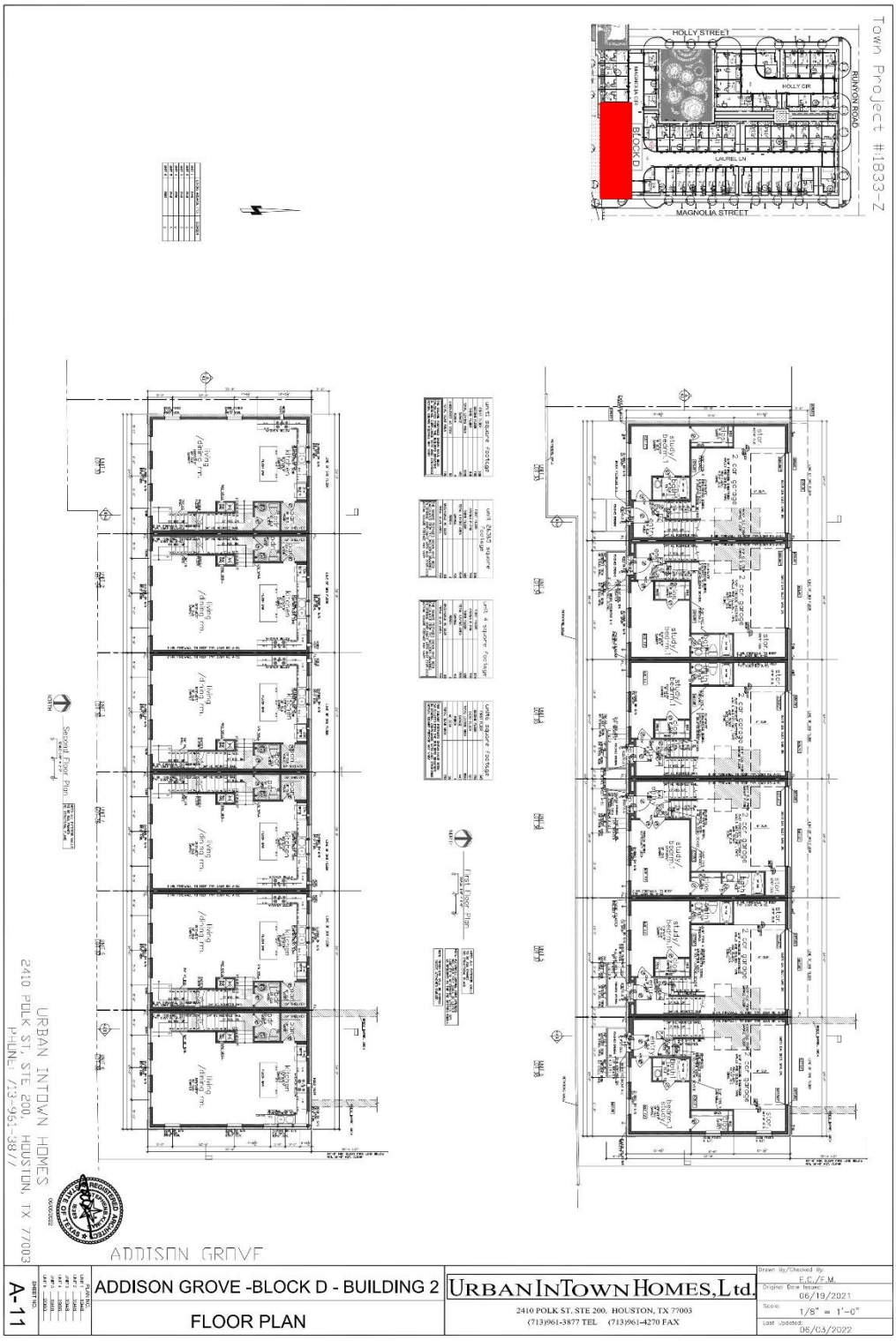

Town Project #1833-Z
HOLLY STREET
HOLLY CIR
RAMON ROAD
LAUREL LN
BLOCK D
MAGNOLIA STREET
Second Floor Plan
Typical Floor Plan
URBAN INTOWN HOMES
2410 POLK ST. STE. 200, HOUSTON, TX 77003
PHONE: 713-961-3877
© OLIVER PLANS COPYRIGHT 2022
ADDISON GROVE
A-11
ADDISON GROVE -BLOCK D - BUILDING 2
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.C./F.M.
Original Date Issued: 06/19/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

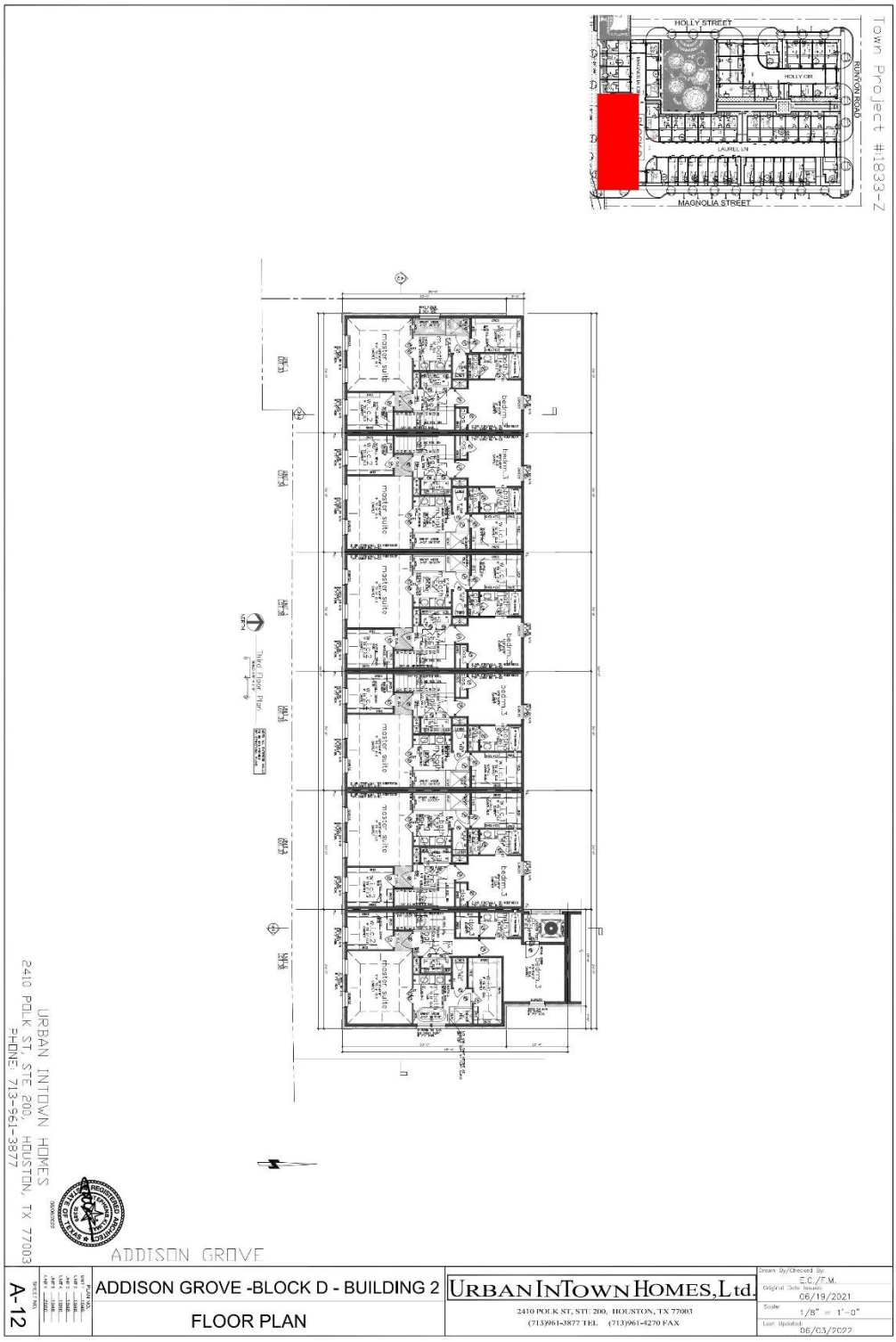
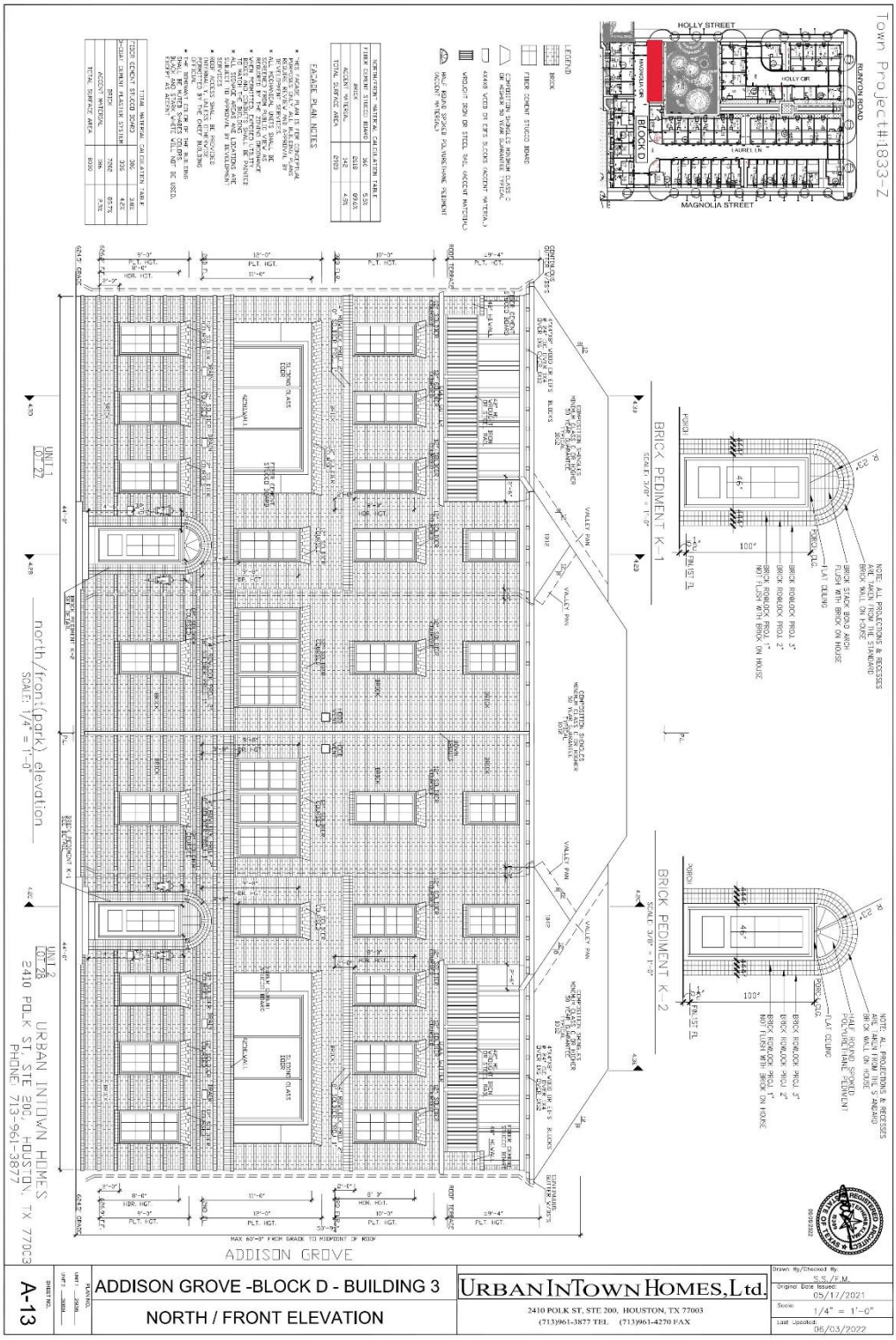

HOLLY STREET
RUNYON ROAD
LAUREL LN
MAGNOLIA STREET
Town Project #1833-Z
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
A-12
ADDISON GROVE -BLOCK D - BUILDING 2
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
C.C. / F.M.
06/19/2021
1/8" = 1'-0"
06/03/2022

Exhibit A



Town Project#1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
BRICK PEDIMENT K-1
BRICK PEDIMENT K-2
north/front(park) elevation
SCALE: 1/4" = 1'-0"
ADDISON GROVE
URBAN INTOWN HOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
© OLIVER PLANS COPYRIGHT 2022
A-13
ADDISON GROVE -BLOCK D - BUILDING 3
NORTH / FRONT ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: S.S./F.M.
Original Date Issued: 05/17/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

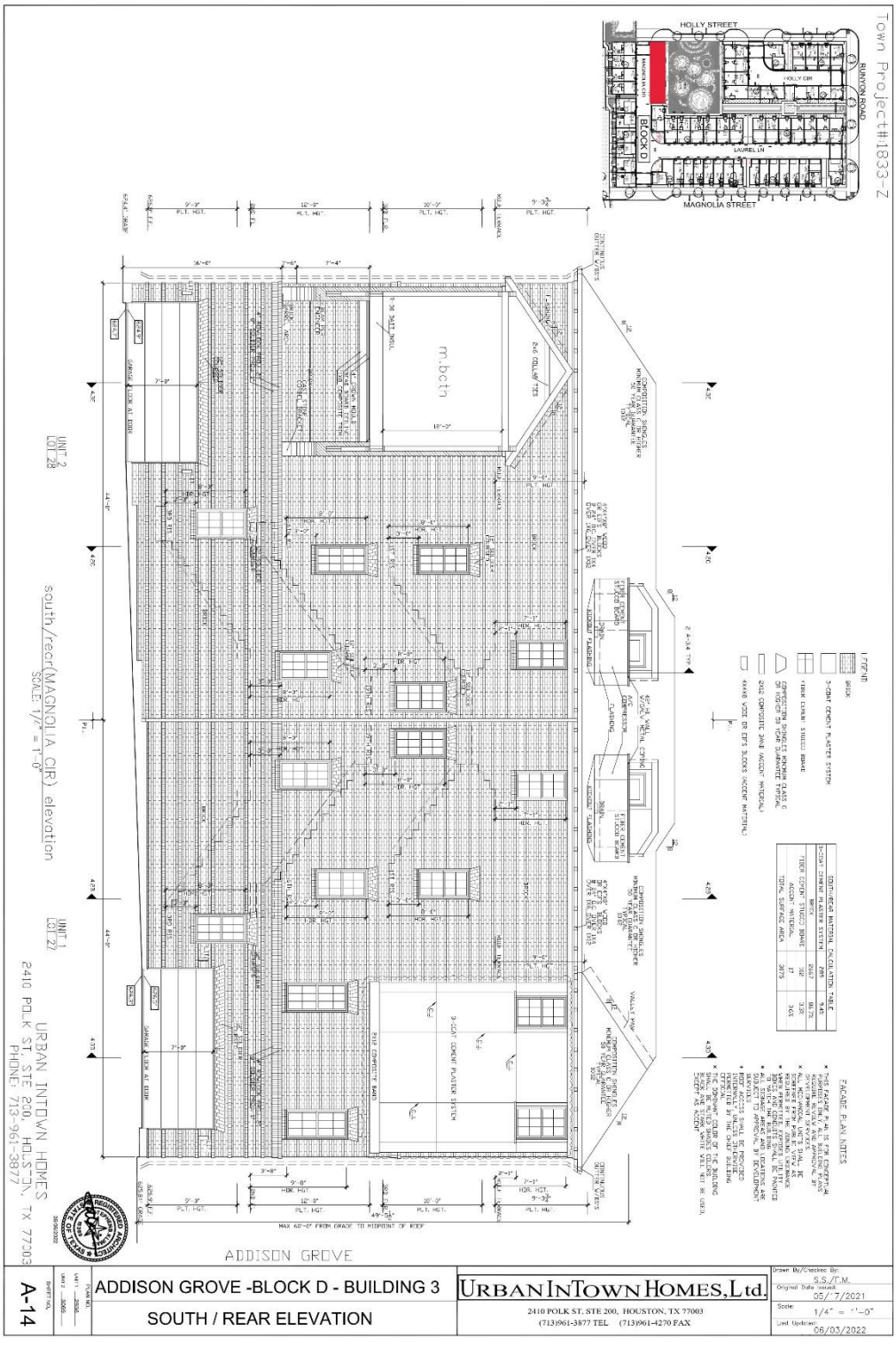

Town Project#1833-Z
HOLLY STREET
RUNYON ROAD
BLOCK D
LAUREL LN
MAGNOLIA STREET
south/rear(MAGNOLIA CIR) elevation
SCALE: 1/4" = 1'-0"
UNIT 2
LOT 28
UNIT 1
LOT 27
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 3
SOUTH / REAR ELEVATION
A-14
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: S.S./T.M.
Original Date Issued: 05/7/2021
Scale: 1/4" = '-0"
Last Updated: 06/03/2022
FACADE PLAN NOTES
SOUTH-REAR MATERIAL CALCULATION TABLE
3-COAT CEMENT PLASTER SYSTEM
FIBER CEMENT STUCCO BOARD
TOTAL SURFACE AREA
OLIVER PLANS COPYRIGHT 2022

Exhibit A



Town Project#1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
LEGEND
FACADE PLAN NOTES
west/right(HOLLY ST) elevation
SCALE: 1/4" = 1'-0"
west/left(HOLLY STREET) elevation
SCALE: 1/4" = 1'-0"
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 3
WEST / RIGHT ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: S.S./F.M.
Original Date Issued: 05/17/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022
A-15

Exhibit A

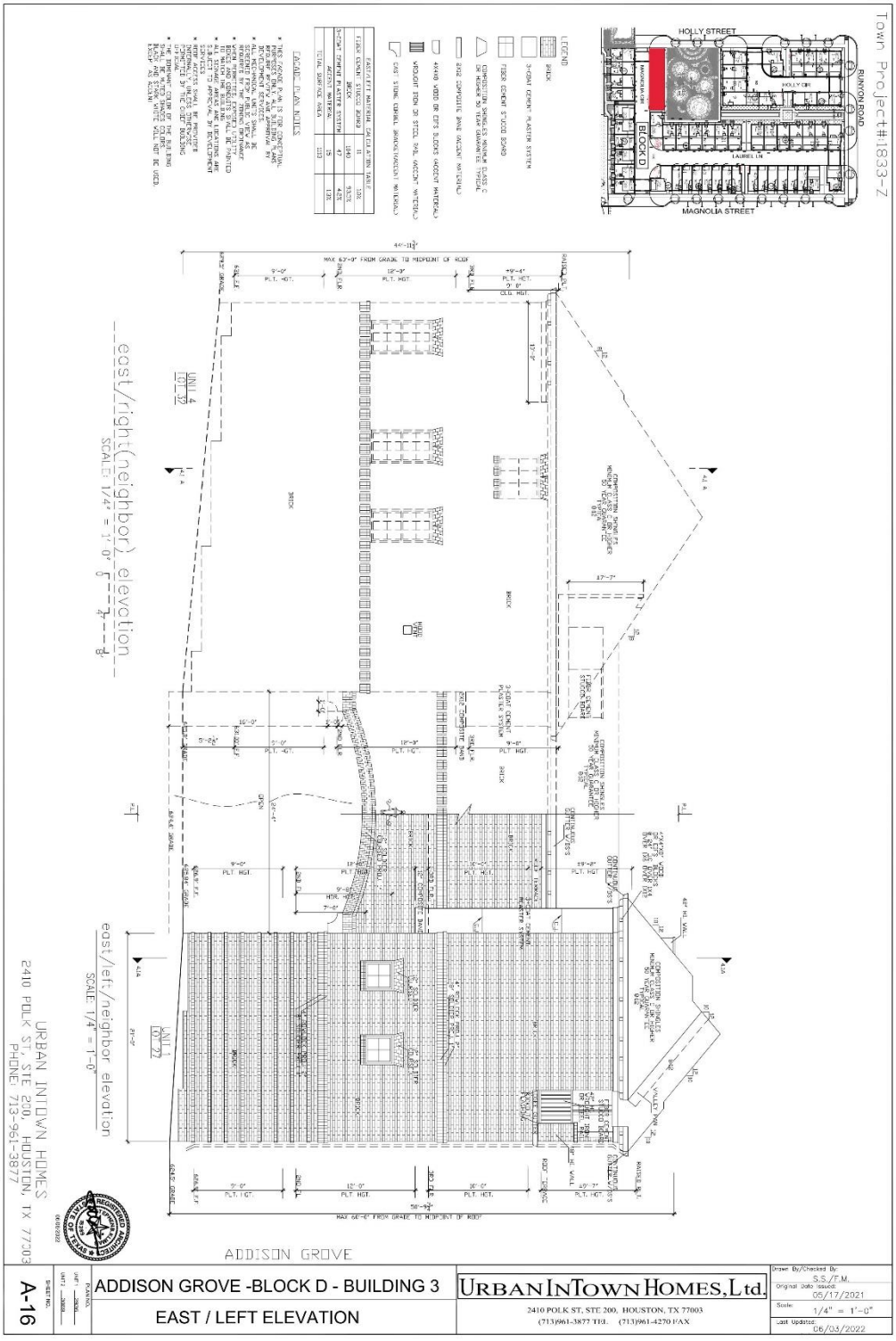

Town Project#1833-Z
HOLLY STREET
RUNYON ROAD
MAGNOLIA STREET
BLOCK D
LAUREL LN
east/right(neighbor) elevation
SCALE: 1/4" = 1'-0"
east/left/neighbor elevation
SCALE 1/4" = 1'-0"
ADDISON GROVE
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE -BLOCK D - BUILDING 3
EAST / LEFT ELEVATION
A-16
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
S.S./T.M.
05/17/2021
1/4" = 1'-0"
06/03/2022

Exhibit A

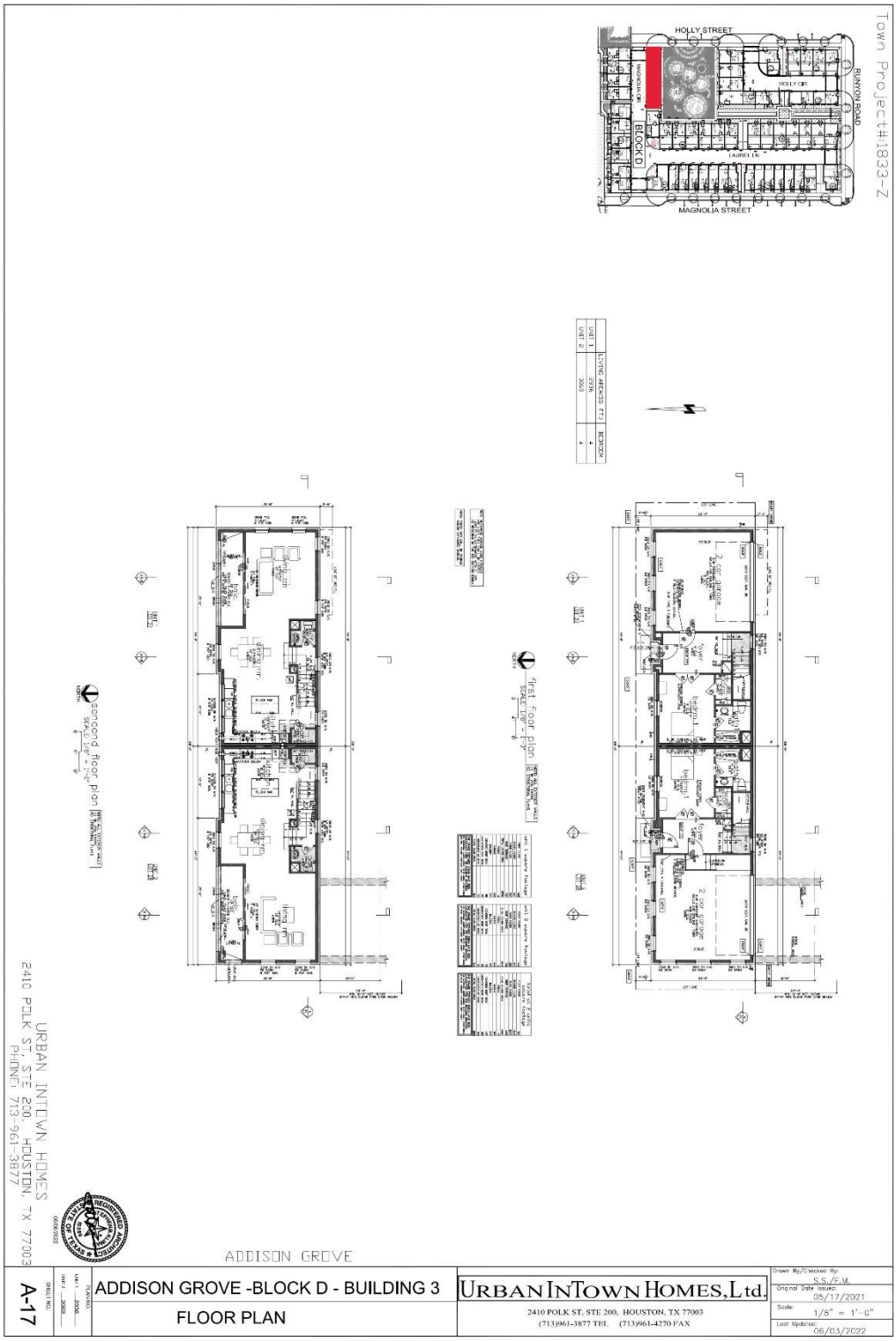

Town Project#1833-Z
HOLLY STREET
RUNYON ROAD
BLOCK D
MAGNOLIA STREET
second floor plan
first floor plan
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
© OLIVER PLANS COPYRIGHT 2022
ADDISON GROVE
A-17
ADDISON GROVE -BLOCK D - BUILDING 3
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: S.S./F.M.
Original Date Issued: 05/17/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

Exhibit A


Town Project#:1833-Z
HOLLY STREET
BLOCK D
MAGNOLIA STREET
roof terrace
third floor plan
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
© OLIVER PLANS COPYRIGHT 2022
ADDISON GROVE
A-18
ADDISON GROVE -BLOCK D - BUILDING 3
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
S.S./F.M.
05/17/2021
1/8" = 1' 0"
06/03/2022

Exhibit A

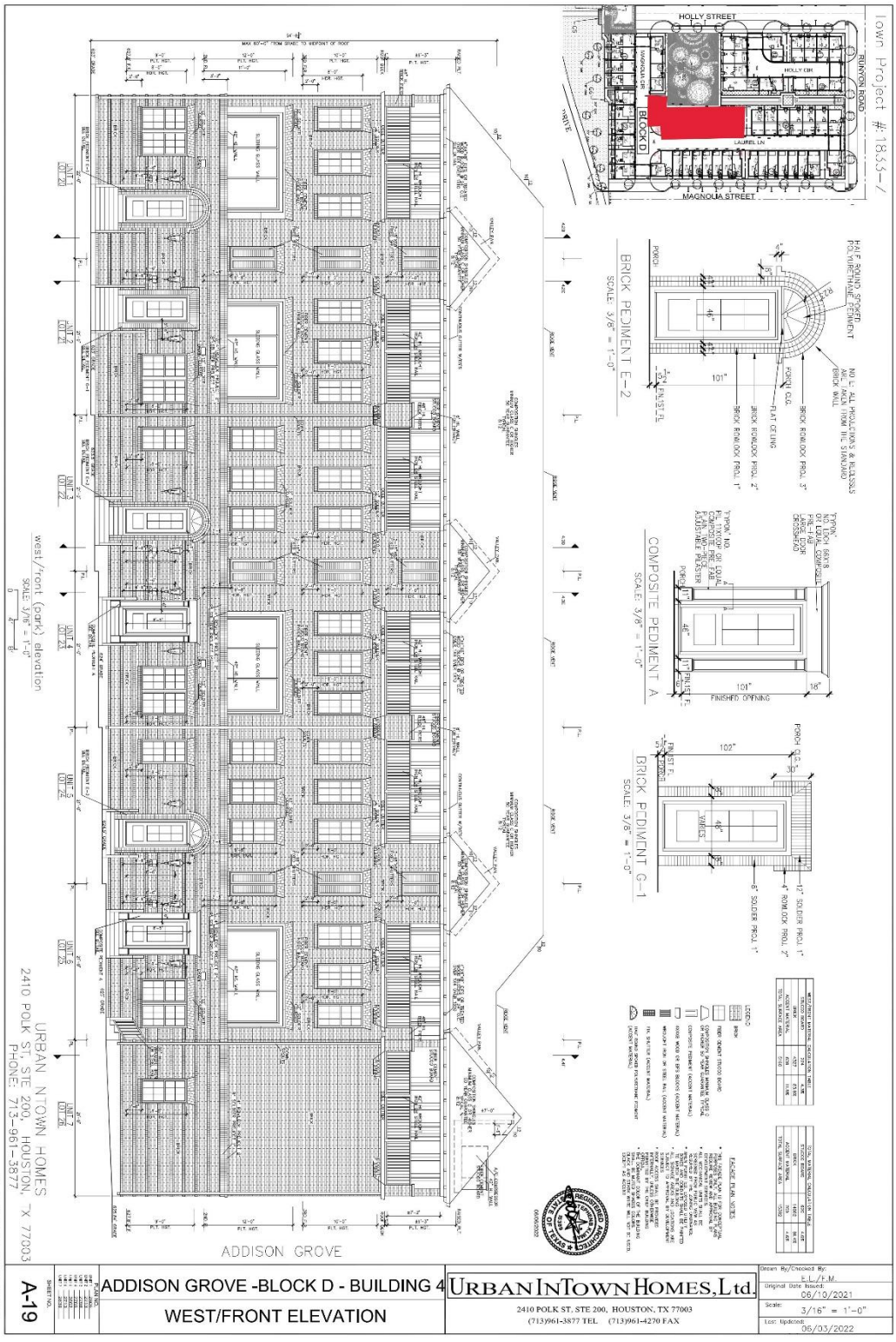

Town Project #1833-Z
HOLLY STREET
RUNYON ROAD
BLOCK D
MAGNOLIA STREET
BRICK PEDIMENT E-2
SCALE: 3/8" = 1'-0"
COMPOSITE PEDIMENT A
SCALE: 3/8" = 1'-0"
BRICK PEDIMENT G-1
SCALE: 3/8" = 1'-0"
west/front (park) elevation
SCALE: 3/16" = 1'-0"
ADDISON GROVE
URBAN NTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE -BLOCK D - BUILDING 4
WEST/FRONT ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-19
Original Date Issued: 06/10/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

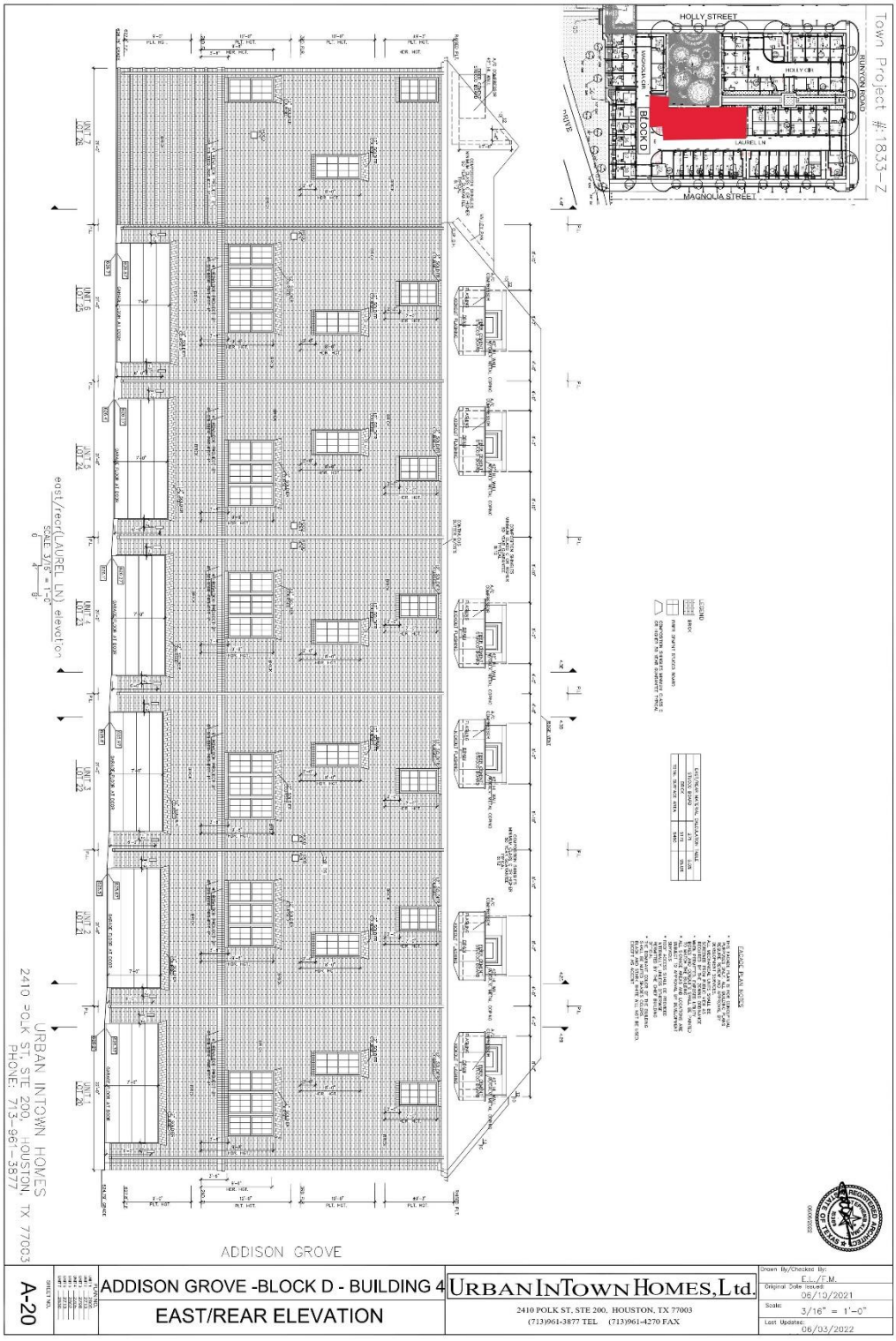

Town Project #:1833-Z
HOLLY STREET
BUNKHOUSE
BLOCK D
LAUREL LN
MAGNOLIA STREET
east/rear(LAUREL LN) elevation
SCALE: 3/16" = 1'-0"
ADDISON GROVE
A-20
ADDISON GROVE -BLOCK D - BUILDING 4
EAST/REAR ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.L./E.M.
Original Date Issued: 06/10/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
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Exhibit A

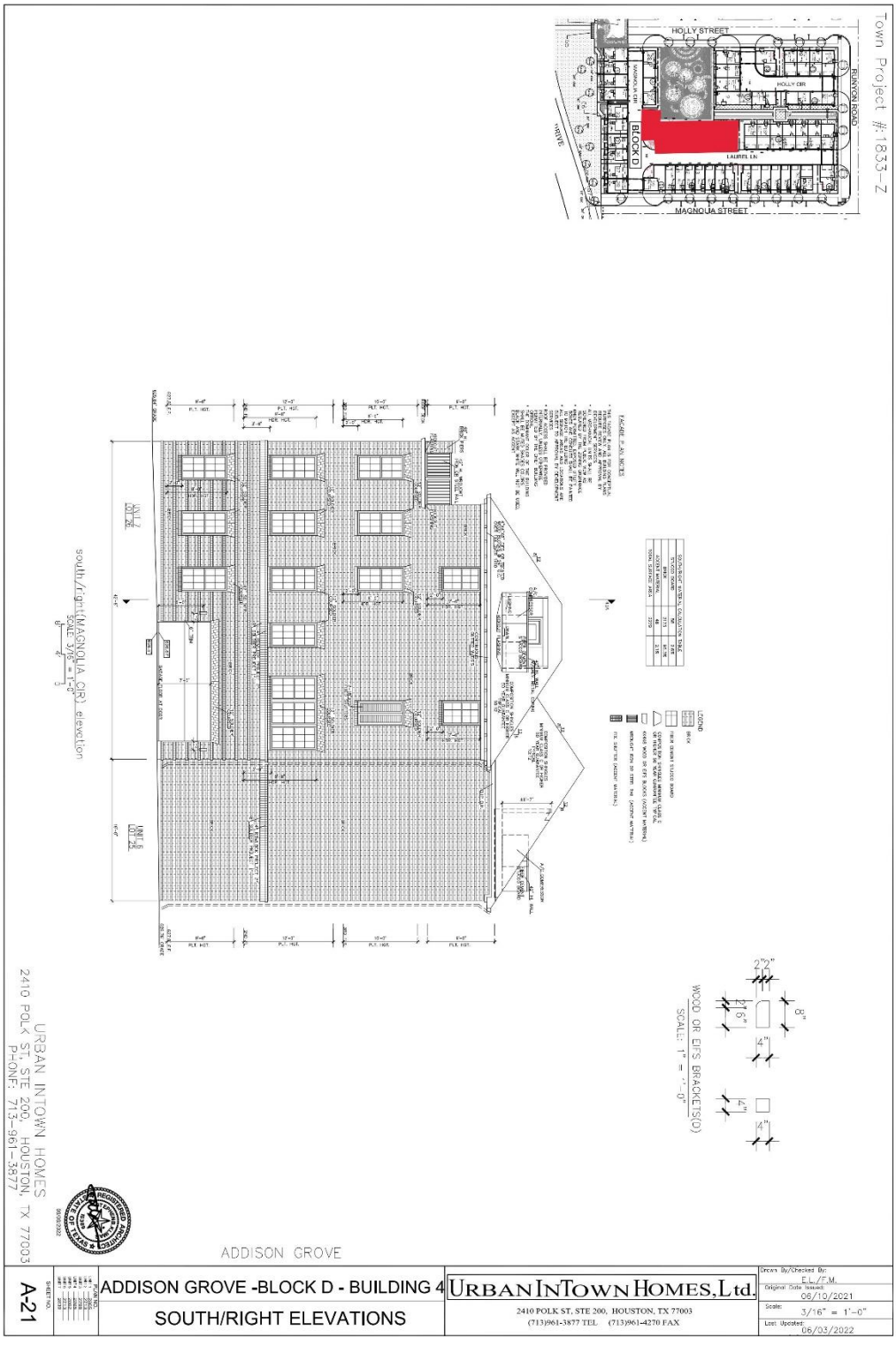

Town Project #: 1833-Z
HOLLY STREET
RUNYON ROAD
BLOCK D
LAUREL LN
MAGNOLIA STREET
south/right (MAGNOLIA DR.) elevation
SCALE: 3/16" = 1'-0"
WOOD OR EIFS BRACKETS(O)
SCALE: 1" = 1'-0"
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
© OLIVER PLANS COPYRIGHT 2022
ADDISON GROVE
A-21
ADDISON GROVE -BLOCK D - BUILDING 4
SOUTH/RIGHT ELEVATIONS
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.L./F.M.
Original Date Issued: 06/10/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

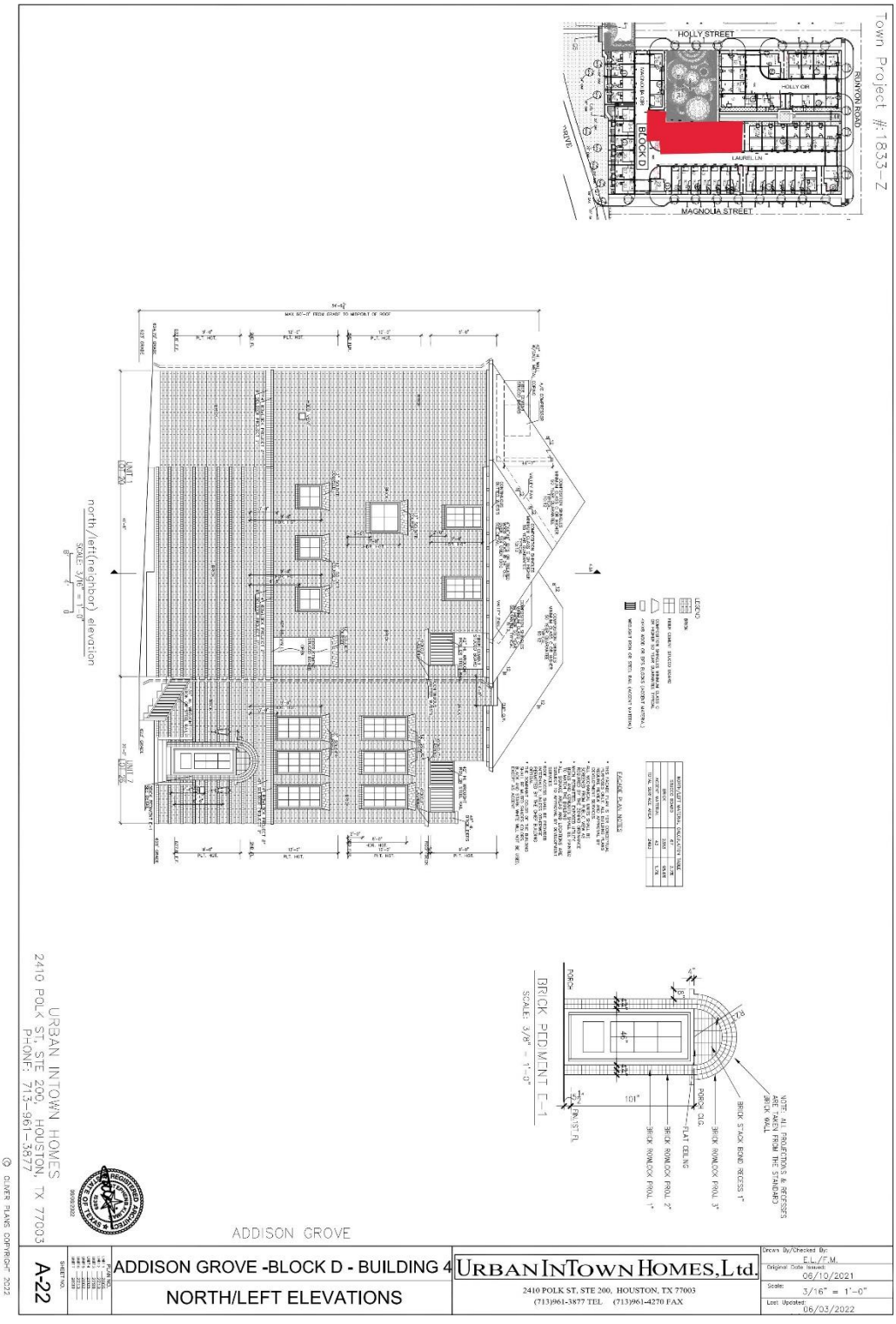

Town Project #: 1833-Z
HOLLY STREET
ROMAYOR ROAD
BLOCK D
LAUREL LN
MAGNOLIA STREET
north/left(neighbor) elevation
SCALE: 3/16" = 1'-0"
BRICK PEDIMENT E-1
SCALE: 3/8" = 1'-0"
NOTE: ALL PROJECTIONS & RECESSES ARE TAKEN FROM THE STANDARD BRICK WALL
BRICK SOLDIER COURSE
BRICK STACK BOND RECESS 1"
BRICK ROWLOCK PROJ. 3"
BRICK ROWLOCK PROJ. 2"
BRICK ROWLOCK PROJ. 1"
FLAT CEILING
PORCH SLAB
PORCH
1ST FL
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3677
© OLIVER PLANS COPYRIGHT 2022
ADDISON GROVE
A-22
ADDISON GROVE -BLOCK D - BUILDING 4
NORTH/LEFT ELEVATIONS
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.L./F.M.
Original Date Issued: 06/10/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

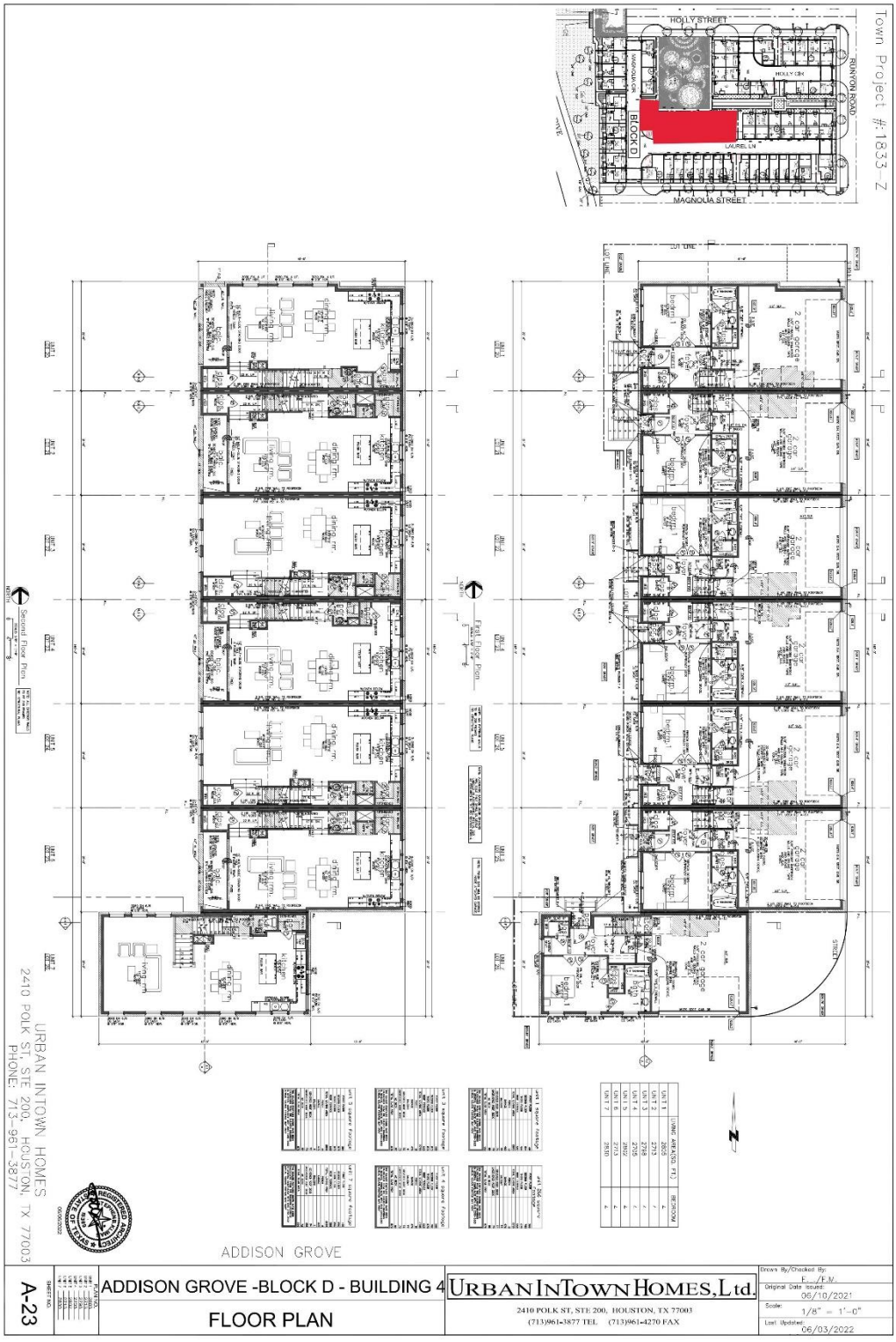

Town Project #:1833-Z
HOLLY STREET
RUNYON ROAD
BLOCK D
LAUREL LN
MAGNOLIA STREET
Second Floor Plan
First Floor Plan
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
© OLIVER ELKINS COPYRIGHT 2022
ADDISON GROVE
A-23
ADDISON GROVE -BLOCK D - BUILDING 4
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By:
E. /F.V.
Original Date Issued:
06/10/2021
Scale:
1/8" = 1'-0"
Last Updated:
06/03/2022

Exhibit A

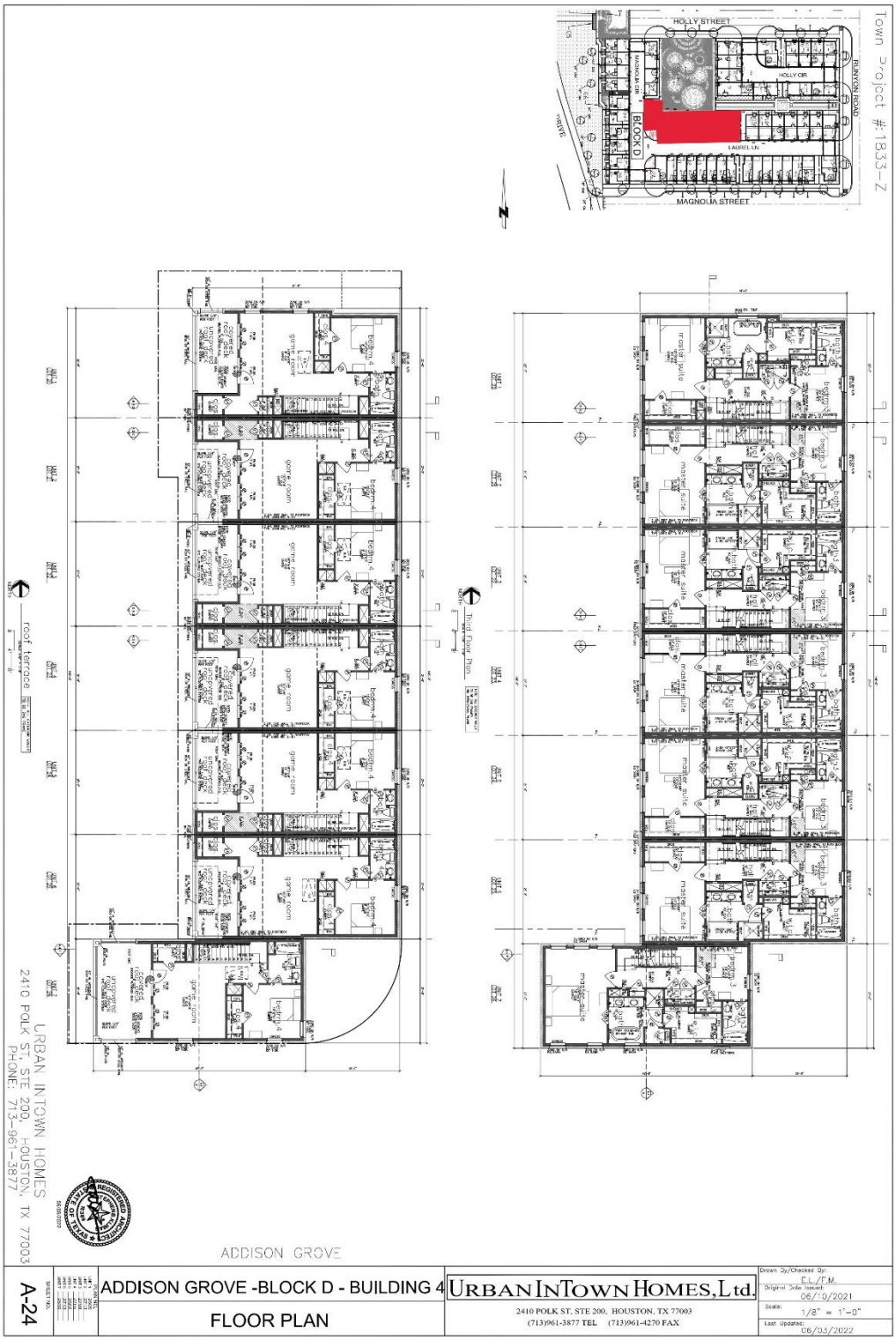
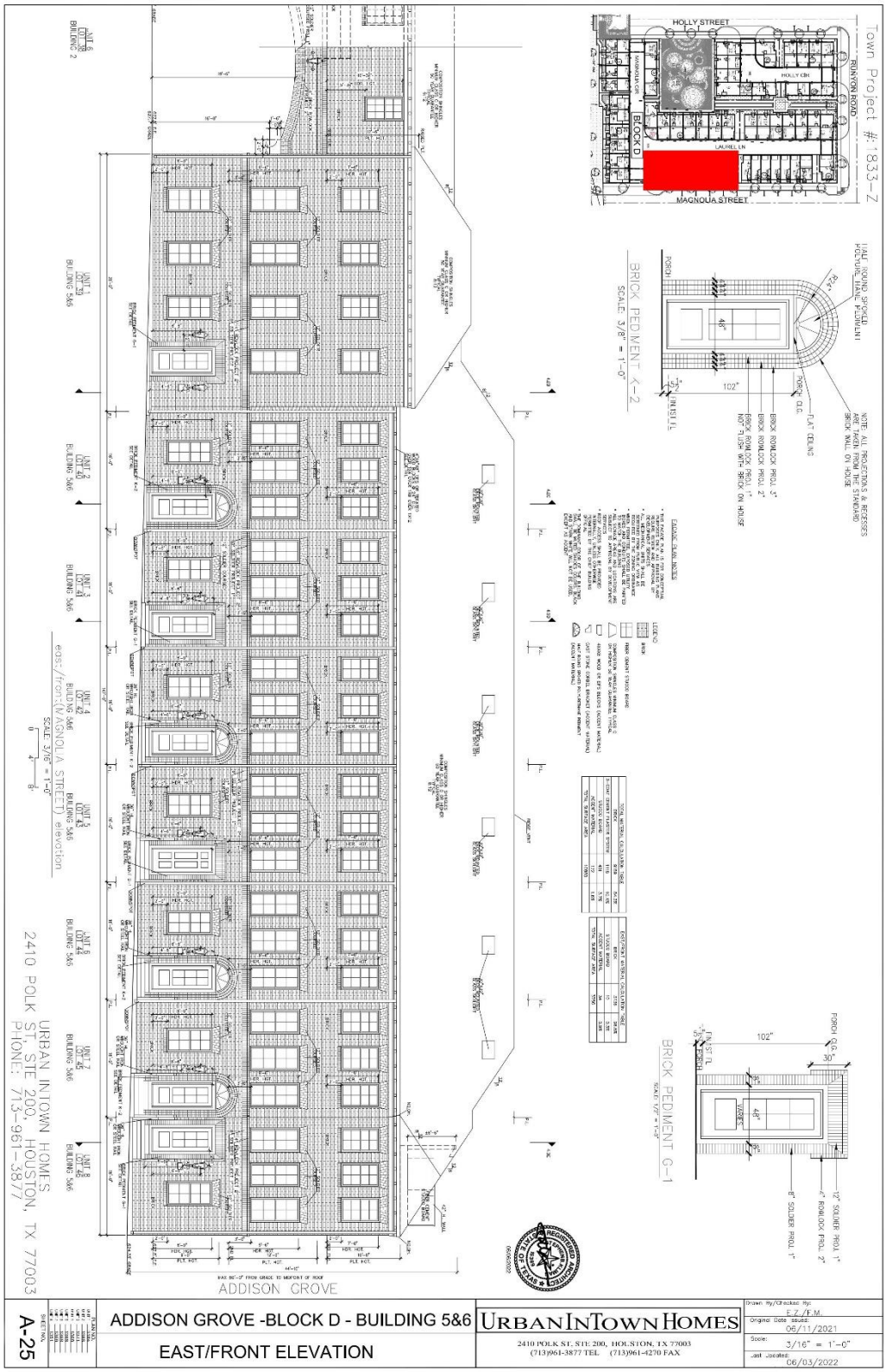

Town Project #1833-Z
HOLLY STREET
BUNYON ROAD
HOLLY CIR.
BLOCK D
LAUREL LN.
MAGNOLIA STREET
roof terrace
Third Floor Plan
URBAN INTOWN HOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
© OLIVER PLANS COPYRIGHT 2022
ADDISON GROVE
A-24
ADDISON GROVE -BLOCK D - BUILDING 4
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: EL/F.M.
Original Date Issued: 06/10/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

Exhibit A



Town Project #: 1833-Z
HOLLY STREET
RUNYON ROAD
BLOCK D
LAUREL LN
MAGNOLIA STREET
BRICK PEDIMENT K-2
SCALE: 3/8" = 1'-0"
BRICK PEDIMENT G-1
ADDISON GROVE
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
© OLIVER PLANS COPYRIGHT 2022
A-25
ADDISON GROVE -BLOCK D - BUILDING 5&6
EAST/FRONT ELEVATION
URBANINTOWNHOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 06/11/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

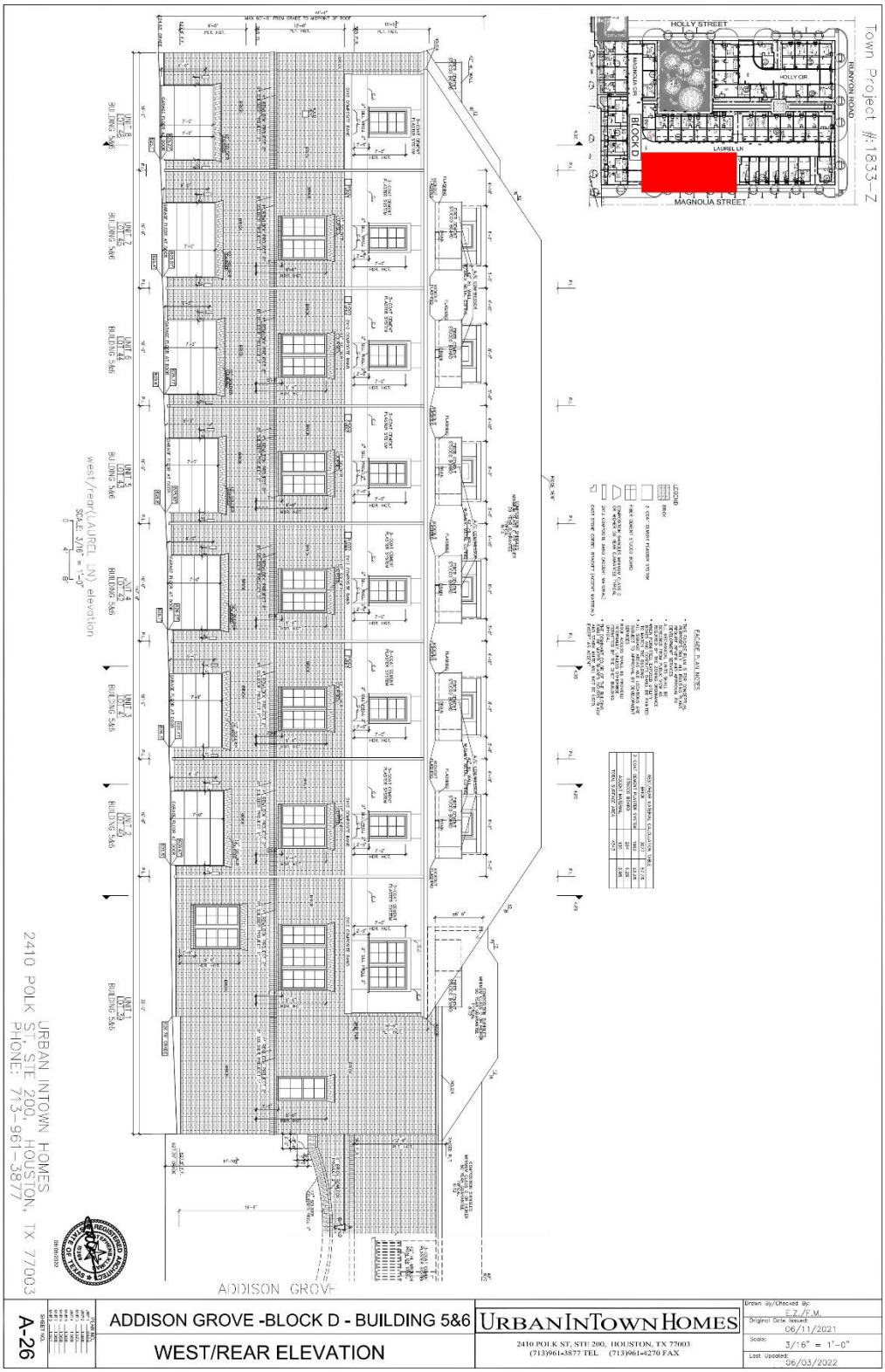
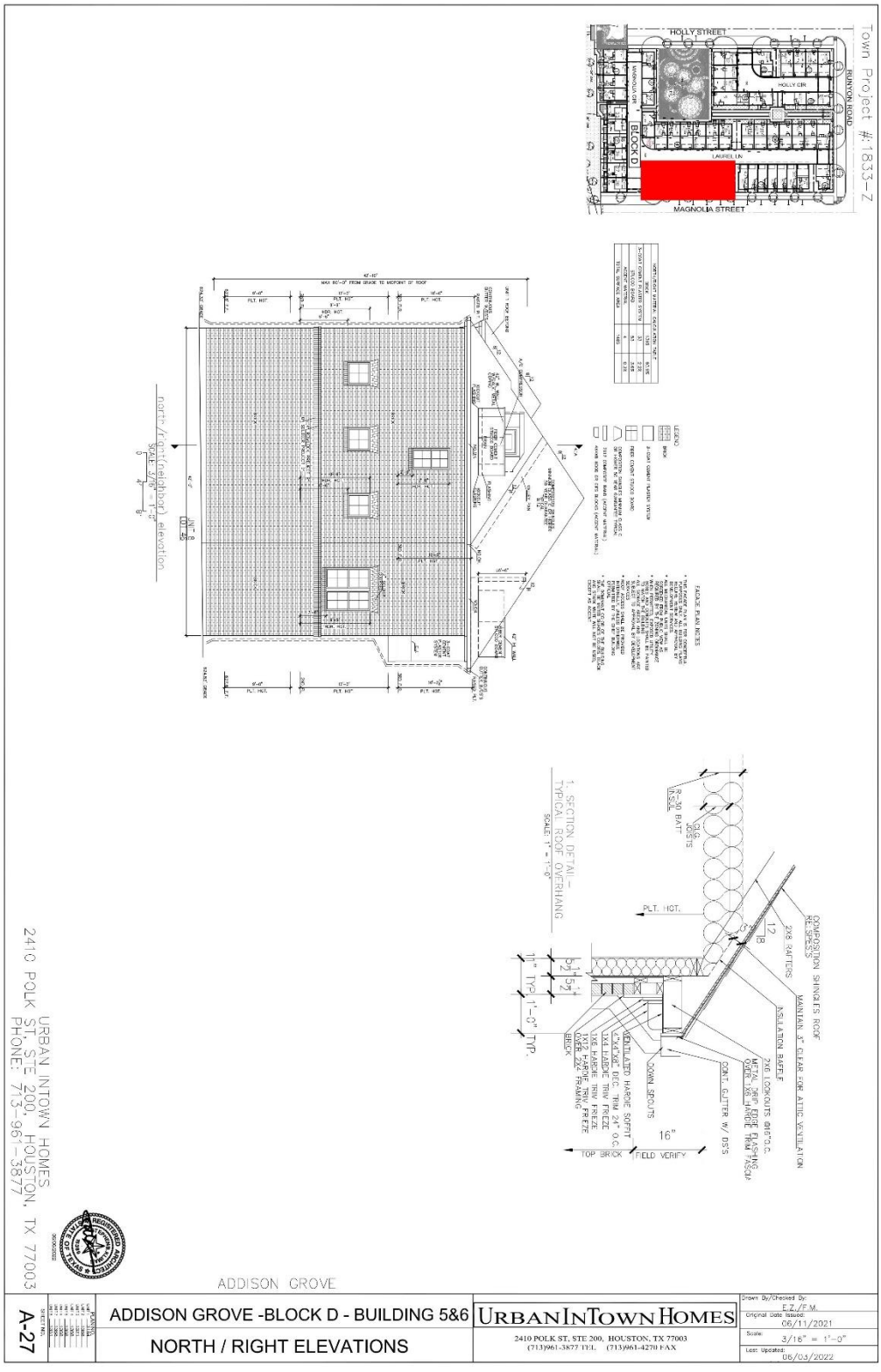

Town Project #:1833-Z
HOLLY STREET
RUNYON ROAD
MAGNOLIA CIR
HOLLY CIR
BLOCK D
LAUREL LN
MAGNOLIA STREET
west/rear(LAUREL LN) elevation
SCALE: 3/16" = 1'-0"
FACADE PLAN NOTES
ADDISON GROVE
URBAN INTOWN HOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
© OLIVER PLANS COPYRIGHT 2022
A-26
ADDISON GROVE -BLOCK D - BUILDING 5&6
WEST/REAR ELEVATION
URBANINTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn by/Checked By: E.Z./E.M.
Original Date Issued: 06/11/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

Exhibit A



Town Project #:1833-Z
HOLLY STREET
RUNYON ROAD
MAGNOLIA STREET
BLOCK D
LAUREL LN
HOLLY CIR
north/front(neighbor) elevation
SCALE: 3/16" = 1'-0"
1. SECTION DETAIL - TYPICAL ROOF OVERHANG
SCALE: 1" = 1'-0"
PLT. HGT.
COMPOSITION SHINGLES ROOF RE-SPESS
2X8 RAFTERS
MAINTAIN 3" CLEAR FOR ATTIC VENTILATION
INSULATION BAFFLE
2X6 LOOKOUTS @16"O.C.
METAL DRIP EDGE FLASHING OVER 1X6 HARDIE TRIM FASCIA
CONT. GUTTER W/ DS'S
DOWN SPOUTS
VENTILATED HARDIE SOFFIT
1X4 HARDIE TRIM FREEZE
1X6 HARDIE TRIM FREEZE
1X12 HARDIE TRIM FREEZE
OVER 2X4 FRAMING
BRICK
TOP BRICK
FIELD VERIFY
16"
1" TYP.
1'-0" TYP.
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
A-27
ADDISON GROVE -BLOCK D - BUILDING 5&6
NORTH / RIGHT ELEVATIONS
URBANINTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 06/11/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

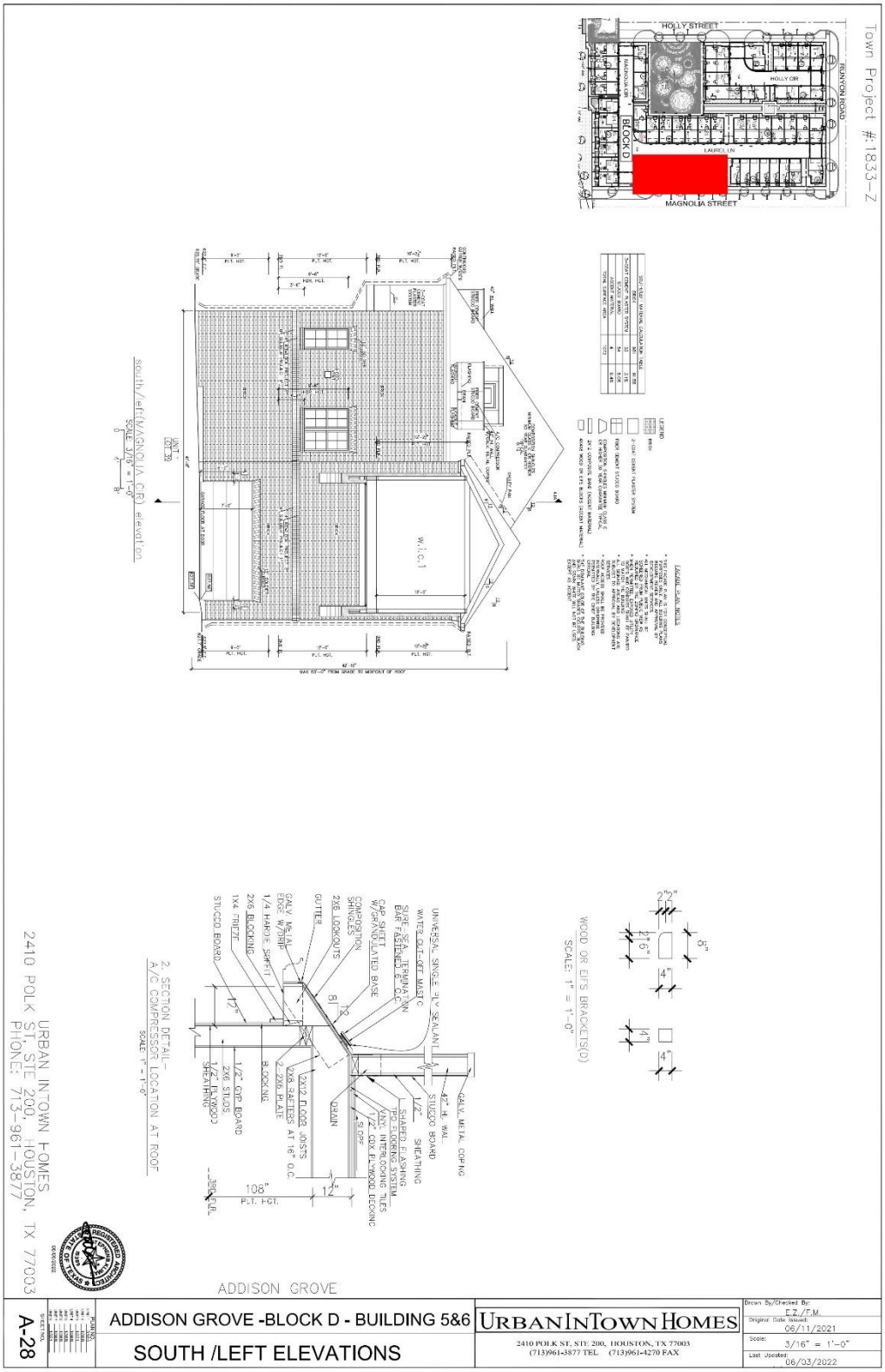

Town Project #:1833-Z
HOLLY STREET
RUNYON ROAD
HOLLY DR
LAUREL LN
MAGNOLIA STREET
BLOCK D
South/ eft(MAGNOLIA DR) elevation
SCALE: 3/16" = 1'-0"
W.I.C.1
WOOD OR EIFS BRACKET(S)
SCALE: 1" = 1'-0"
2. SECTION DETAIL-
A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"
UNIVERSAL SINGLE-PLY SEALANT
WATER CUT-OFF MASTIC
EXPANSION
W/GRANULATED BASE
COMPOSITION SHINGLES
2X6 LOOKOUTS
GUTTER
GALV. METAL EDGE W/DRIP
1/4 HARDIE SOFFIT
2X6 BLOCKING
1X4 TRIM
STUCCO BOARD
12"
8"
1/2" GYP. BOARD
2X6 STUDS
1/2" PLYWOOD SHEATHING
BLOCKING
2X6 RAFTERS AT 16" O.C.
2X12 FLOOR JOISTS
2-2X6 PLATE
DRAIN
1/2" SHEATHING
SHAPED FLASHING PER FLASHING SYSTEM
1/2" CDX PLYWOOD DECKING
GALV. METAL COPING
4" HT. WALL
STUCCO BOARD
108" P.L.T. HGT.
12"
2 5/8"
2 1/8"
8"
4"
1"
4"
ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 5&6
SOUTH /LEFT ELEVATIONS
URBAN IN TOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 06/11/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022
A-28
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
URBAN IN TOWN HOMES
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Exhibit A

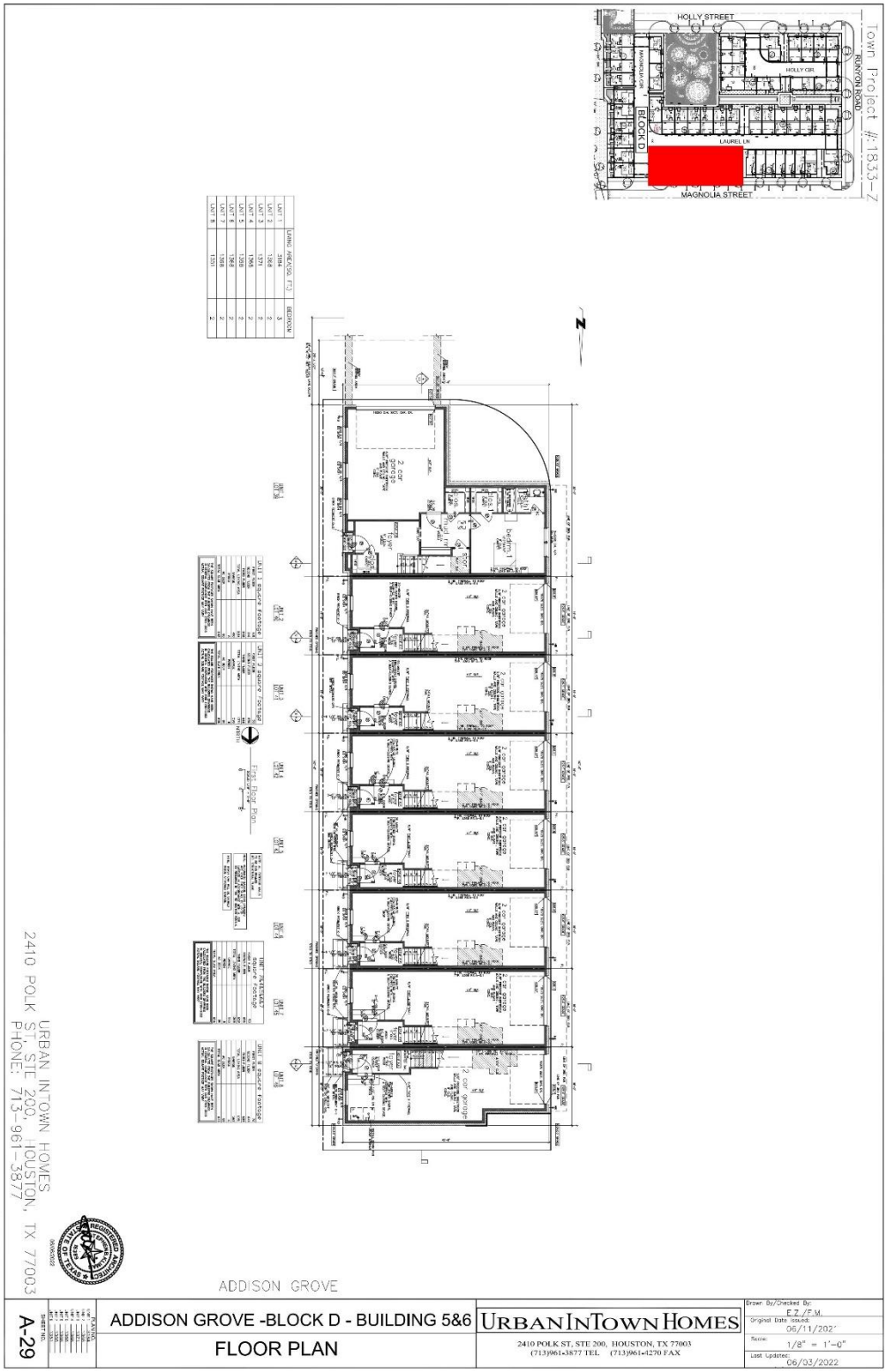
HOLLY STREET
RUNYON ROAD
HOLLY CIR
LAUREL LN
MAGNOLIA STREET
BLOCK D
Town Project #:1833-Z
2 car garage
First Floor Plan
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 5&6
FLOOR PLAN
A-29
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 06/11/202'
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022
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Exhibit A


HOLLY STREET
RUNYON ROAD
BLOCK D
LAUREL LN
MAGNOLIA STREET
Town Project #: 1833-Z
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
A-30
ADDISON GROVE -BLOCK D - BUILDING 5&6
FLOOR PLAN
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
E.Z./F.M.
06/11/2021
1/8" = 1'-0"
06/03/2022

Exhibit A

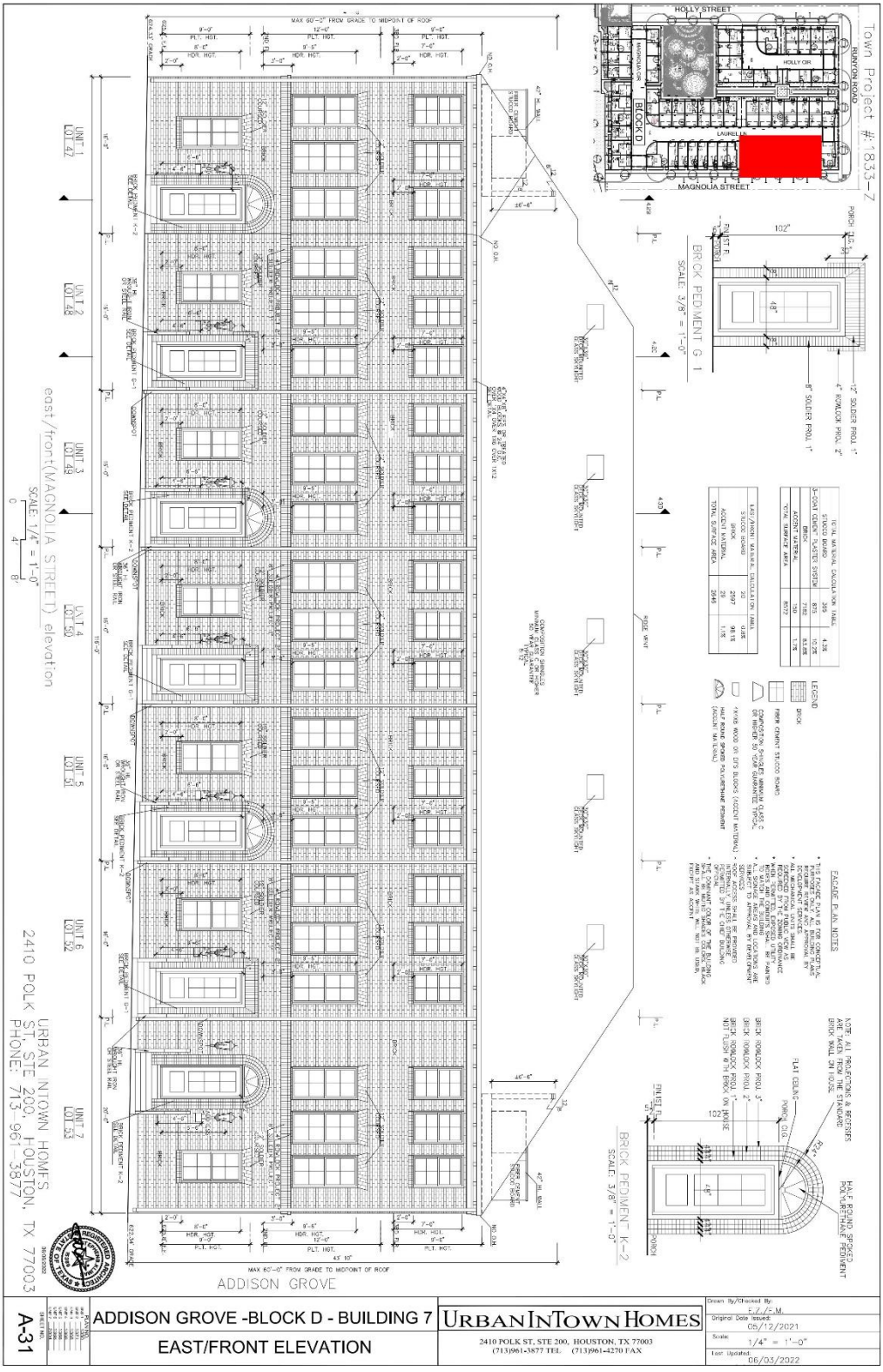
Town Project #1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
east/front(MAGNOLIA STREET) elevation
SCALE: 1/4" = 1'-0"
BRICK PEDIMENT G-1
SCALE: 3/8" = 1'-0"
BRICK PEDIMENT K-2
SCALE: 3/8" = 1'-0"
LEGEND
FACADE PLAN NOTES
ADDISON GROVE
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
A-31
ADDISON GROVE -BLOCK D - BUILDING 7
EAST/FRONT ELEVATION
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.Z./E.M.
Original Date Issued: 05/12/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022
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Exhibit A

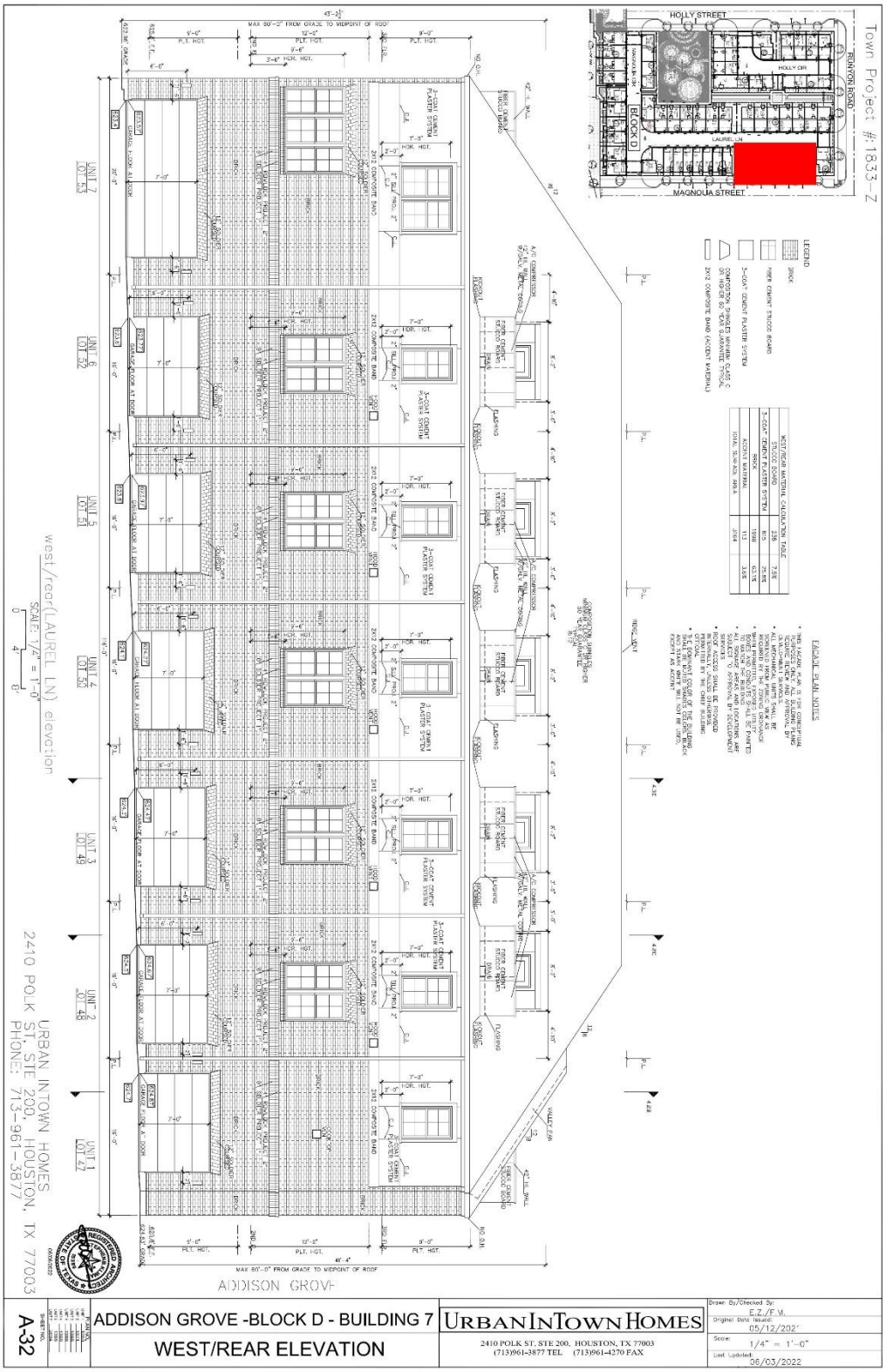
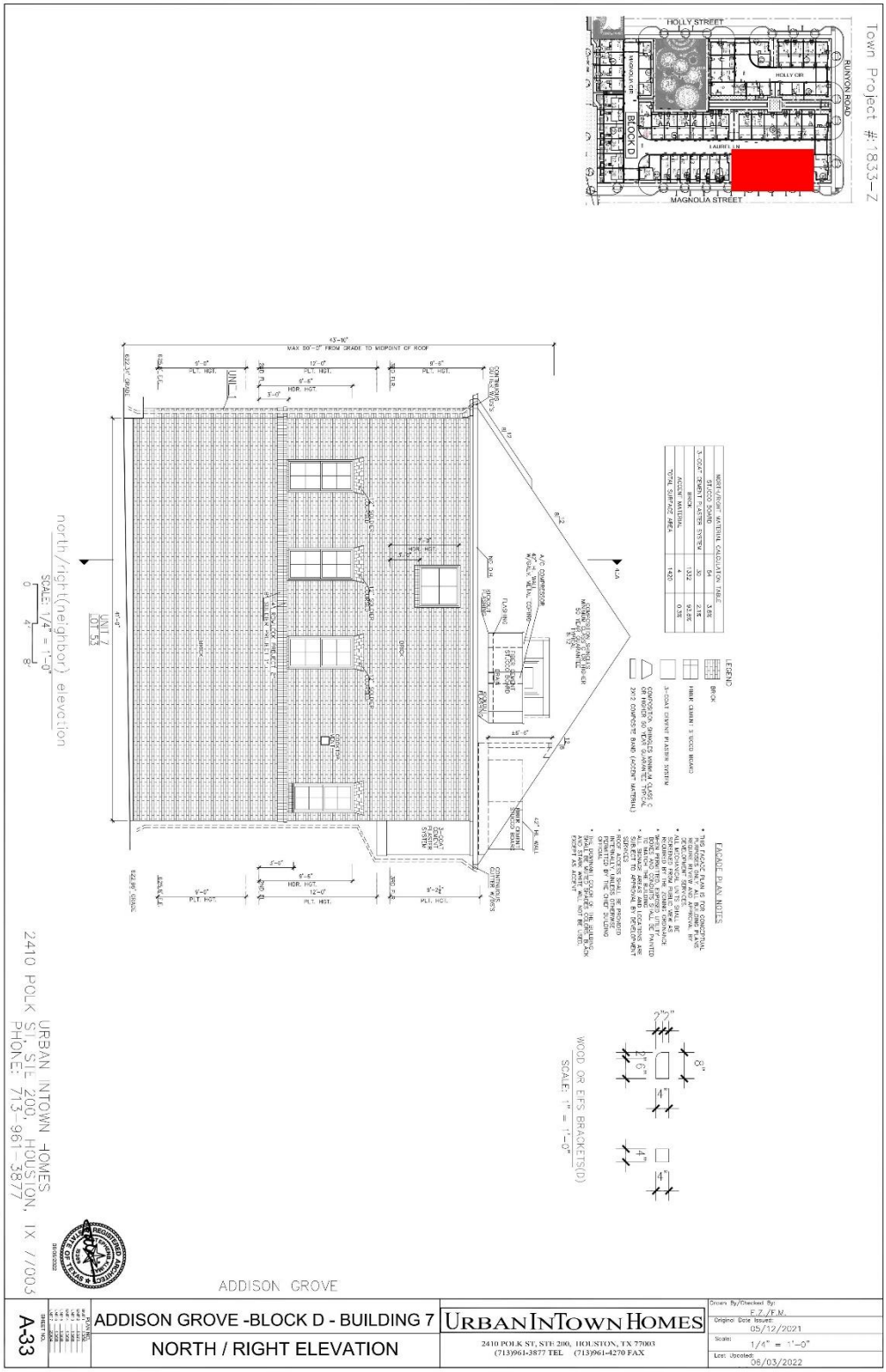

Town Project #: 1833-Z
HOLLY STREET
RUNYON ROAD
BLOCK D
MAGNOLIA STREET
LEGEND
BRICK
FIBER CEMENT TRUCOR BOARD
3-COAT CEMENT PLASTER SYSTEM
COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
2X12 COMPOSITE BAND (ACCENT MATERIAL)
MATERIAL CALCULATION TABLE
BRICK
3-COAT CEMENT PLASTER SYSTEM
ACCENT MATERIAL
TOTAL WORK AREA
FACADE PLAN NOTES
west/rear(LAUREL LN) elevation
SCALE: 1/4" = 1'-0"
UNIT 7 LOT 53
UNIT 6 LOT 52
UNIT 5 LOT 51
UNIT 4 LOT 50
UNIT 3 LOT 49
UNIT 2 LOT 48
UNIT 1 LOT 47
ADDISON GROVE
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
© OLIVER PLANS COPYRIGHT 2022
A-32
ADDISON GROVE -BLOCK D - BUILDING 7
WEST/REAR ELEVATION
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 05/12/2022
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

Exhibit A



Town Project #:1833-Z
HOLLY STREET
RUNYON ROAD
HOLLY CIR
LAUREL LN
MAGNOLIA STREET
BLOCK D
north/right(neighbor) elevation
SCALE: 1/4" = 1'-0"
LEGEND
BRICK
FACADE PLAN NOTES
WOOD OR EFS BRACKETS(D)
SCALE: 1" = 1'-0"
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 7
NORTH / RIGHT ELEVATION
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 05/12/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022
A-33
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Exhibit A

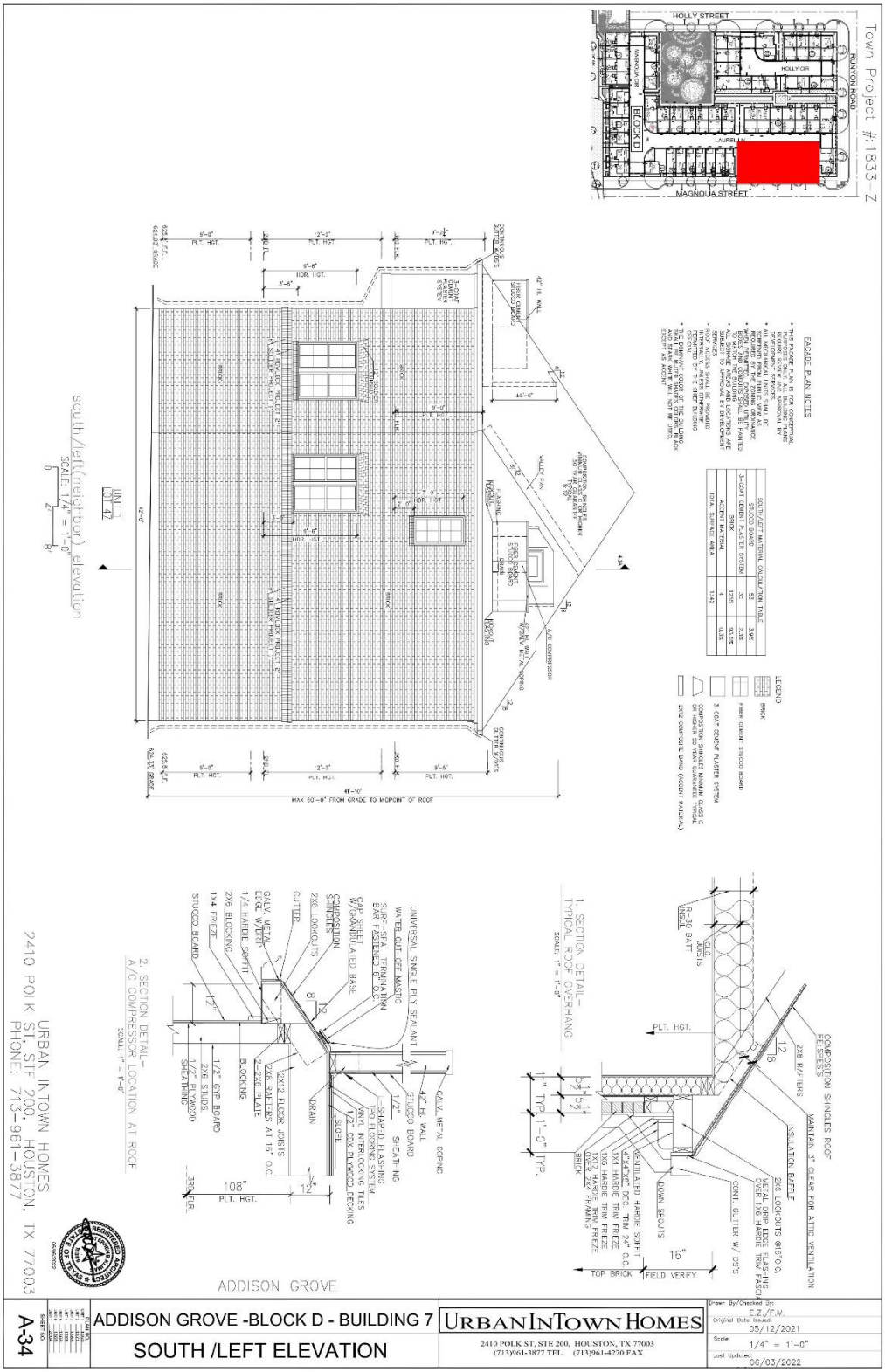

Town Project #:1833-Z
HOLLY STREET
RUNYON ROAD
MAGNOLIA STREET
BLOCK D
south/left(neighbor) elevation
SCALE: 1/4" = 1'-0"
FACADE PLAN NOTES
LEGEND
1. SECTION DETAIL– TYPICAL ROOF OVERHANG
2. SECTION DETAIL– A/C COMPRESSOR LOCATION AT ROOF
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
A-34
ADDISON GROVE -BLOCK D - BUILDING 7
SOUTH /LEFT ELEVATION
URBANINTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.Z./T.M.
Original Date Issued: 05/12/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

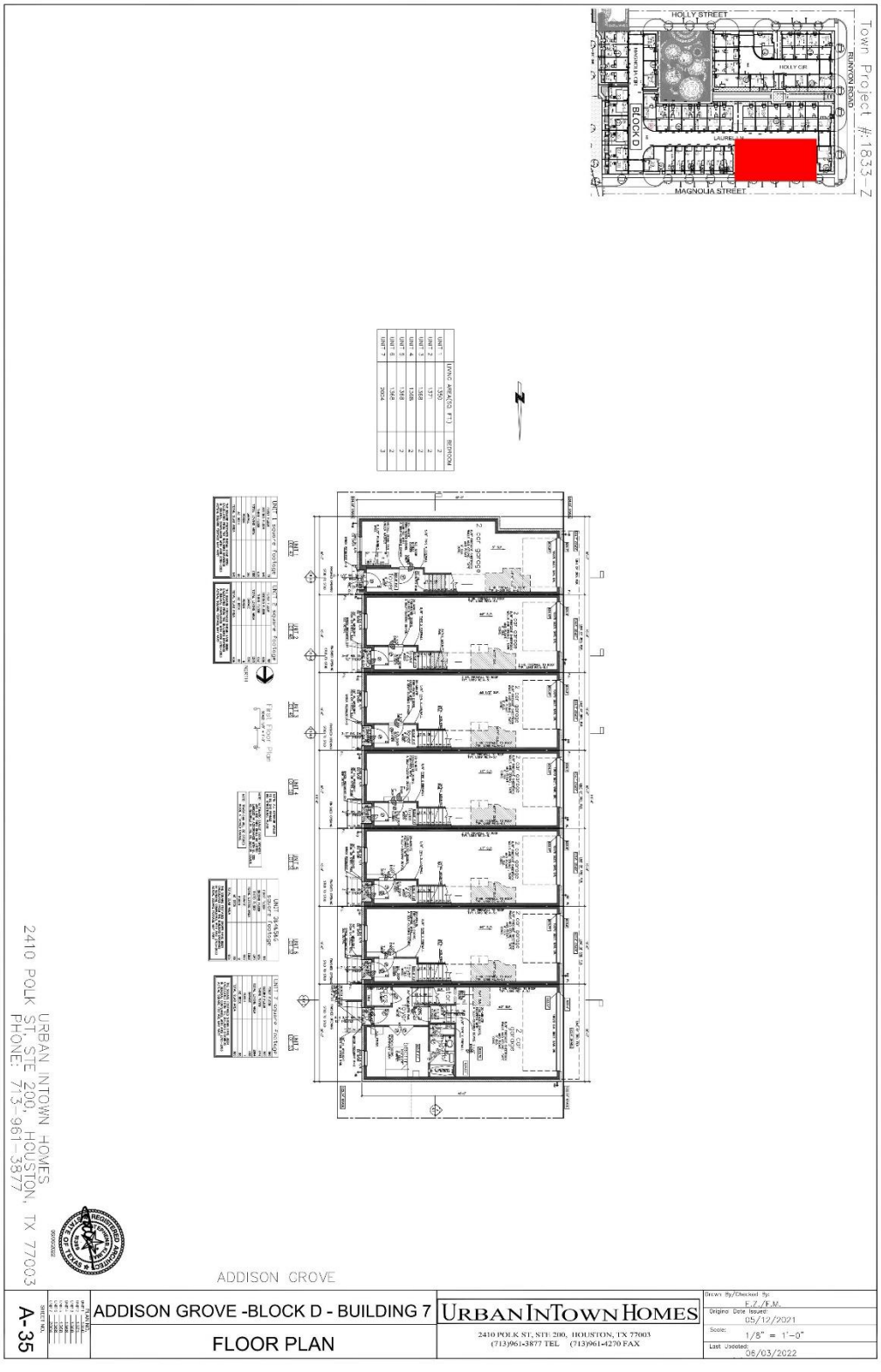

HOLLY STREET
RUNYON ROAD
BLOCK D
MAGNOLIA STREET
Town Project #: 1833-Z
ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 7
FLOOR PLAN
A-35
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
05/12/2021
1/8" = 1'-0"
06/03/2022
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
© DUKES PLANS COPYRIGHT 2022

Exhibit A

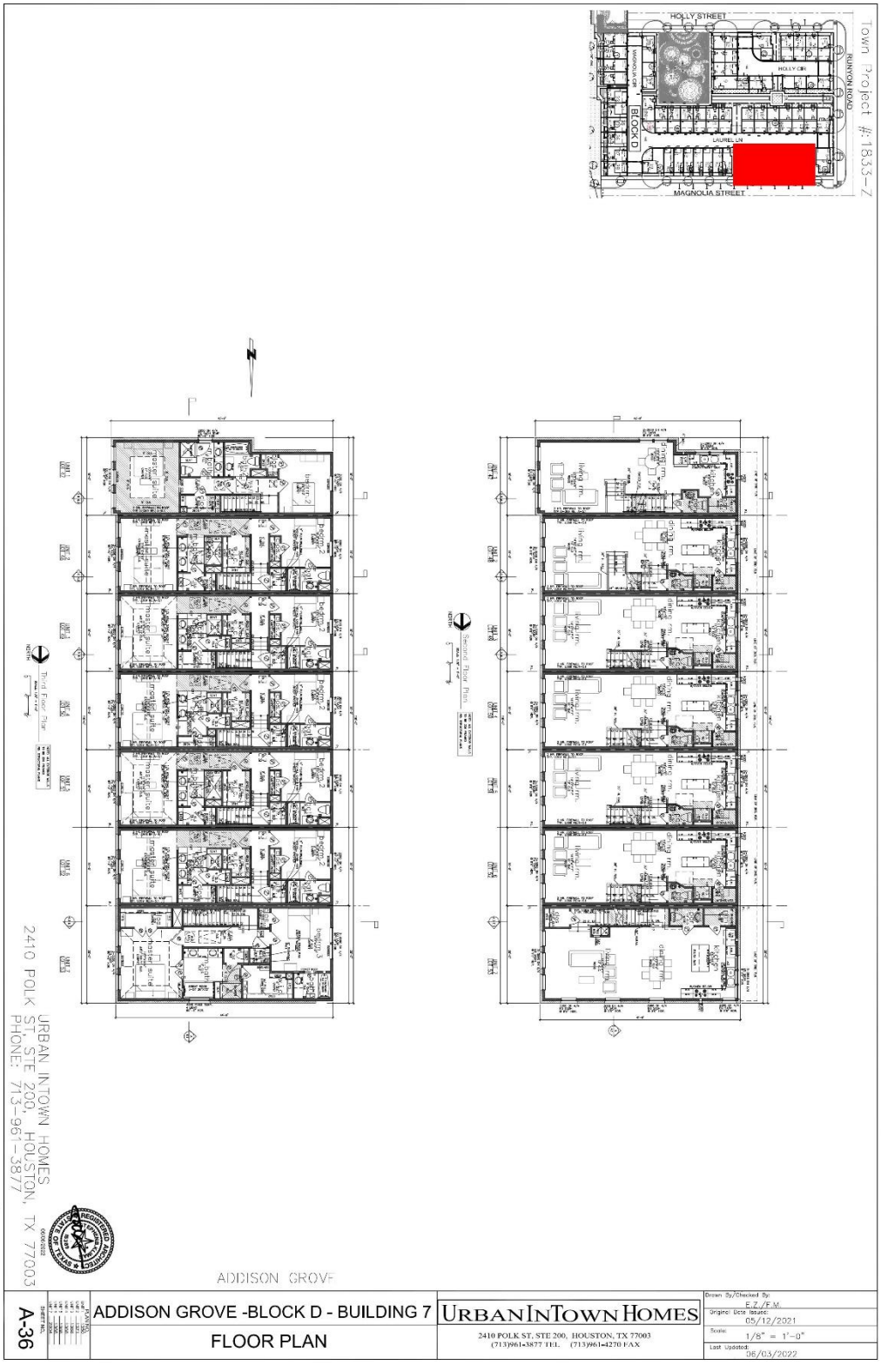
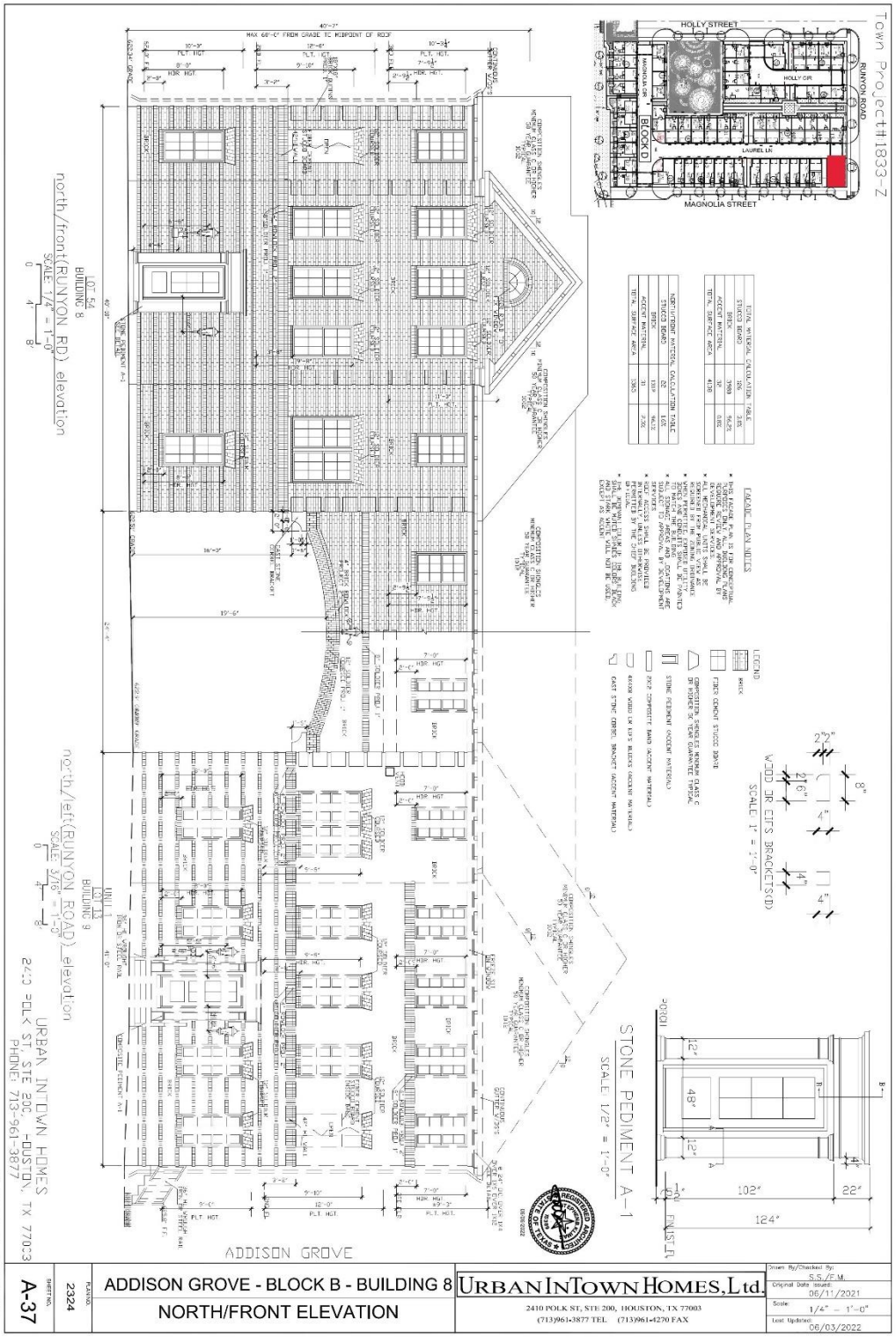
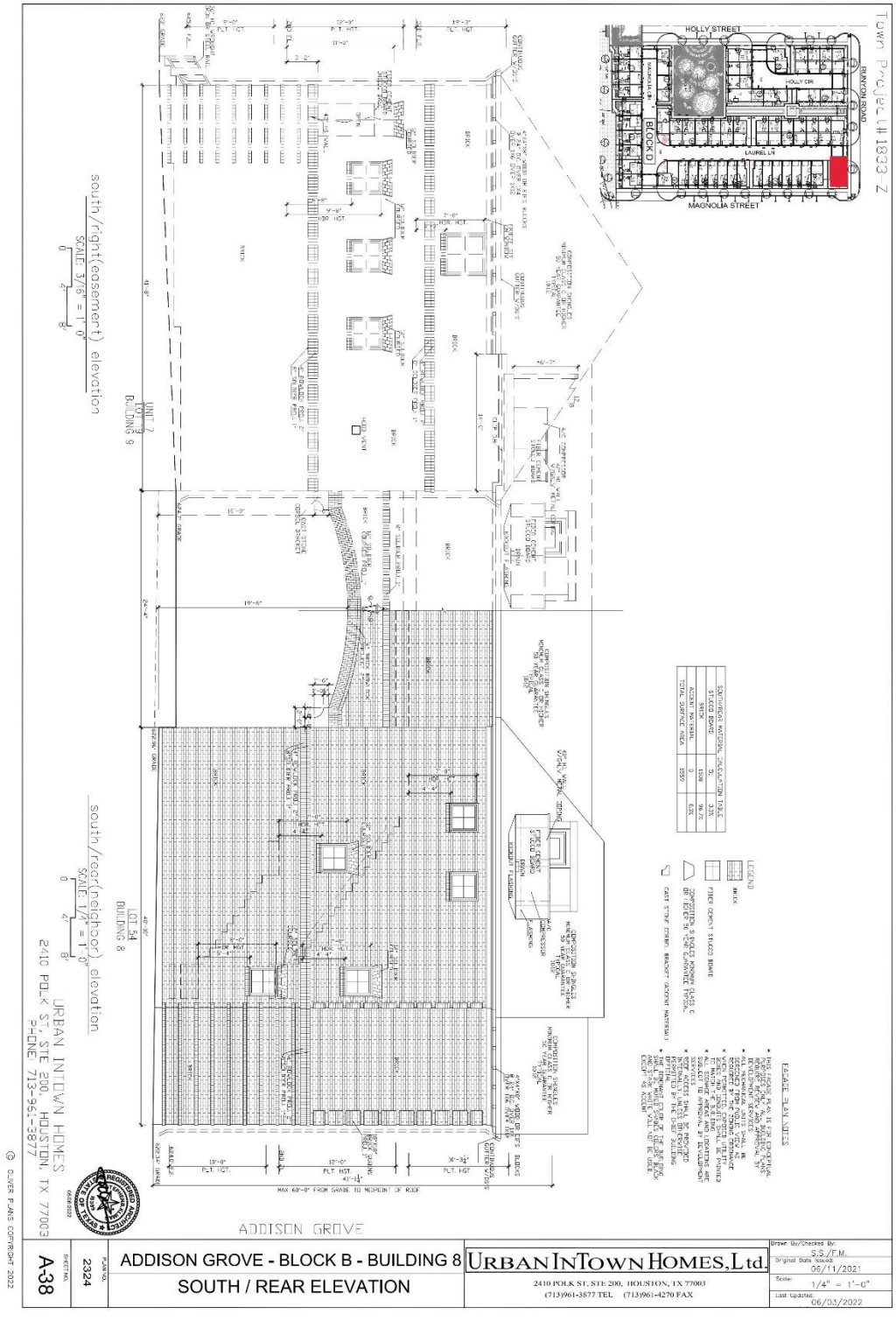

HOLLY STREET
MAGNOLIA CIR
HOLLY CIR
RUNYON ROAD
BLOCK D
LAUREL LN
MAGNOLIA STREET
Town Project #: 1833-Z
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
URBAN IN TOWN HOMES
© OLIVER PLANS COPYRIGHT 2022
ADDISON GROVE
A-36
ADDISON GROVE -BLOCK D - BUILDING 7
FLOOR PLAN
URBAN IN TOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 05/12/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

Exhibit A



Town Project#1833-Z
HOLLY STREET
MAGNOLIA STREET
RUNYON ROAD
BLOCK D
LAUREL LN
north/front(RUNYON RD) elevation
north/left(RUNYON ROAD) elevation
STONE PEDIMENT A-1
SCALE: 1/2" = 1'-0"
WOOD OR EIFS BRACKETS(D)
SCALE: 1" = 1'-0"
LEGEND
ADDISON GROVE
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
© OLIVER PLANS COPYRIGHT 2022
A-37
2324
ADDISON GROVE - BLOCK B - BUILDING 8
NORTH/FRONT ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
S.S./F.M.
06/11/2021
1/4" = 1'-0"
06/03/2022

Exhibit A



Town Project #1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
RUNYON ROAD
LAUREL LN
HOLLY CIR
south/right(easement) elevation
SCALE: 3/16" = 1'-0"
UNIT 7
LOT 19
BUILDING 9
south/rear(neighbor) elevation
SCALE: 1/4" = 1'-0"
LOT 54
BUILDING 8
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
LEGEND
FACADE PLAN NOTES
© OLIVER PLANS COPYRIGHT 2022
A-38
2324
ADDISON GROVE - BLOCK B - BUILDING 8
SOUTH / REAR ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: S.S./F.M.
Original Date Issued: 06/11/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

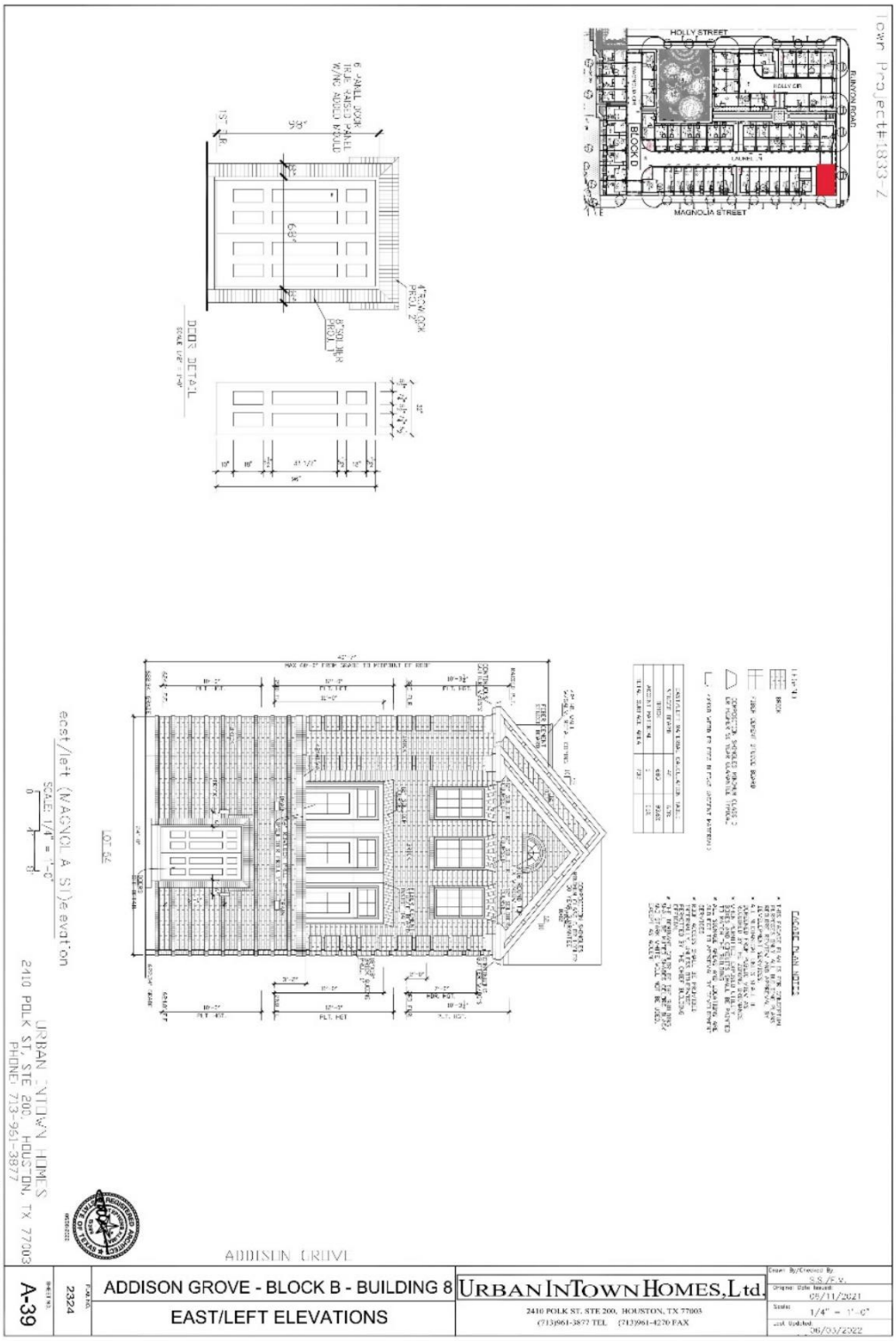

HOLLY STREET
BLOCK D
MAGNOLIA STREET
ADDISON GROVE - BLOCK B - BUILDING 8
EAST/LEFT ELEVATIONS
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-39
2324
1/4" = 1'-0"
05/11/2021
06/03/2022

Exhibit A

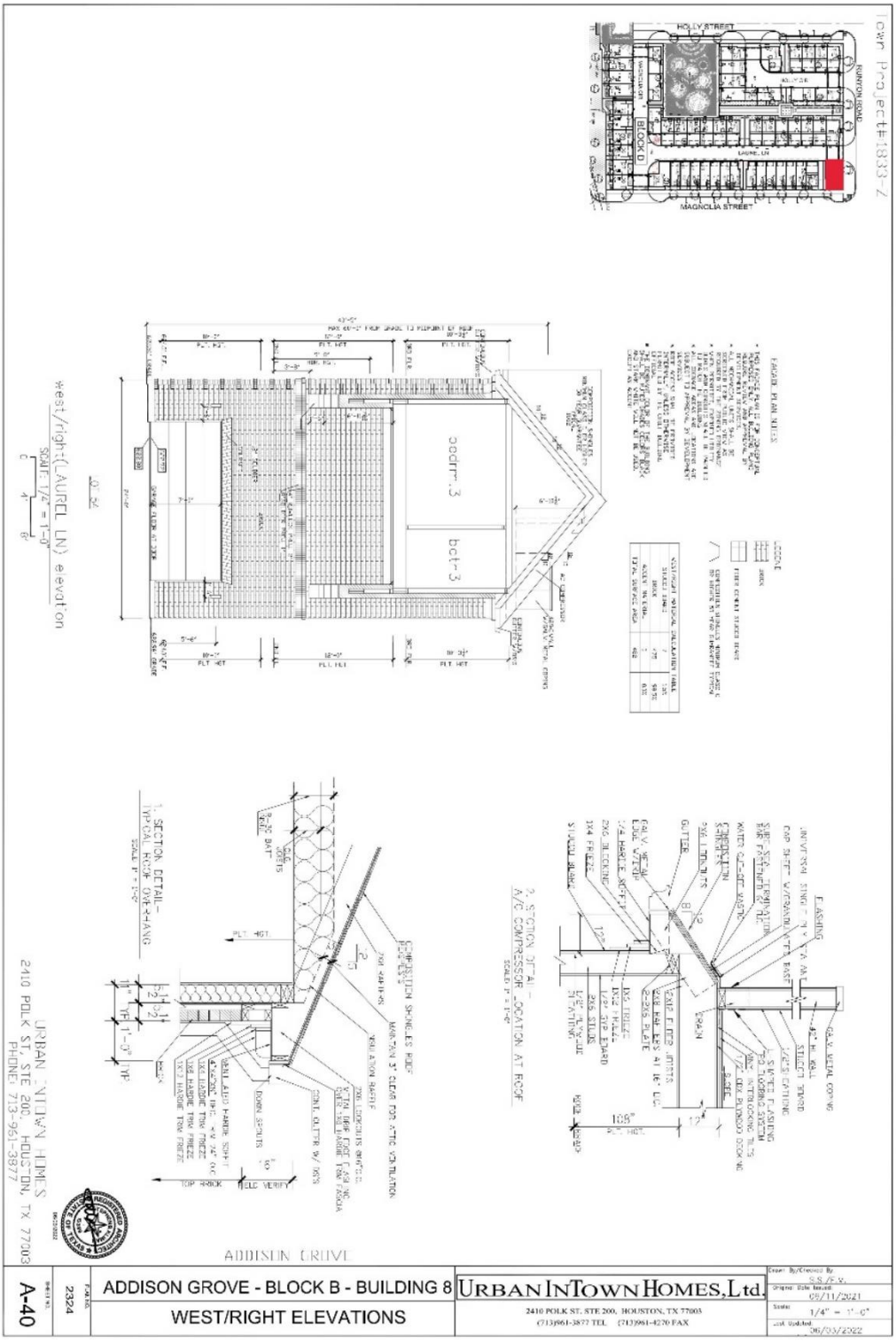

Case Project#1833-Z
HOLLY STREET
BLOCK D
MAGNOLIA STREET
west/right(LAUREL LN) elevation
SCALE 1/2" = 1'-0"
bct-3
bct-3
1 SECTION DETAIL - TYPICAL ROOF OVERHANG
2 SECTION DETAIL - A/C COMPRESSOR LOCATION AT ROOF
ADDISON GROVE - BLOCK B - BUILDING 8
WEST/RIGHT ELEVATIONS
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-40
2324
ADDISON DRIVE

Exhibit A

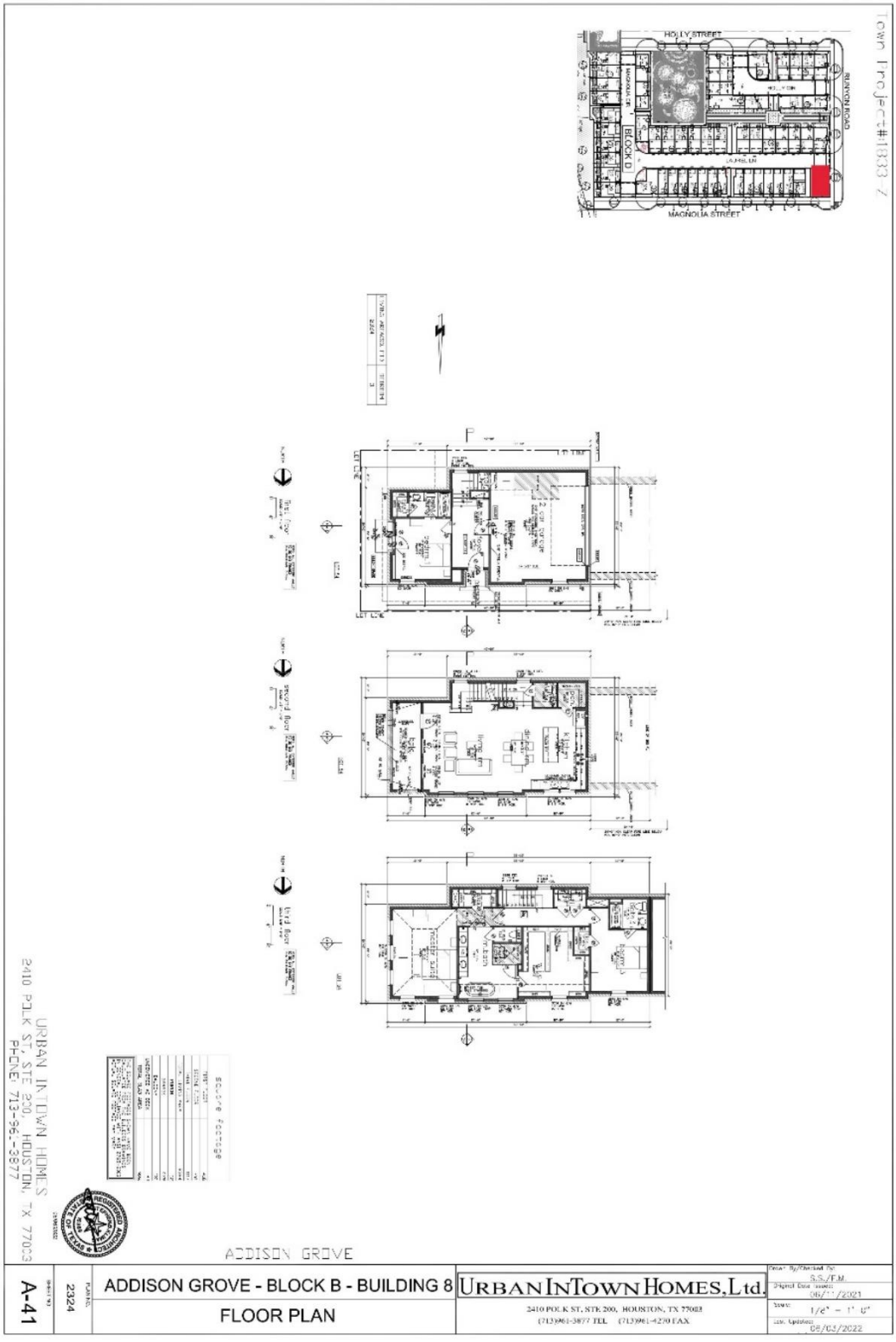
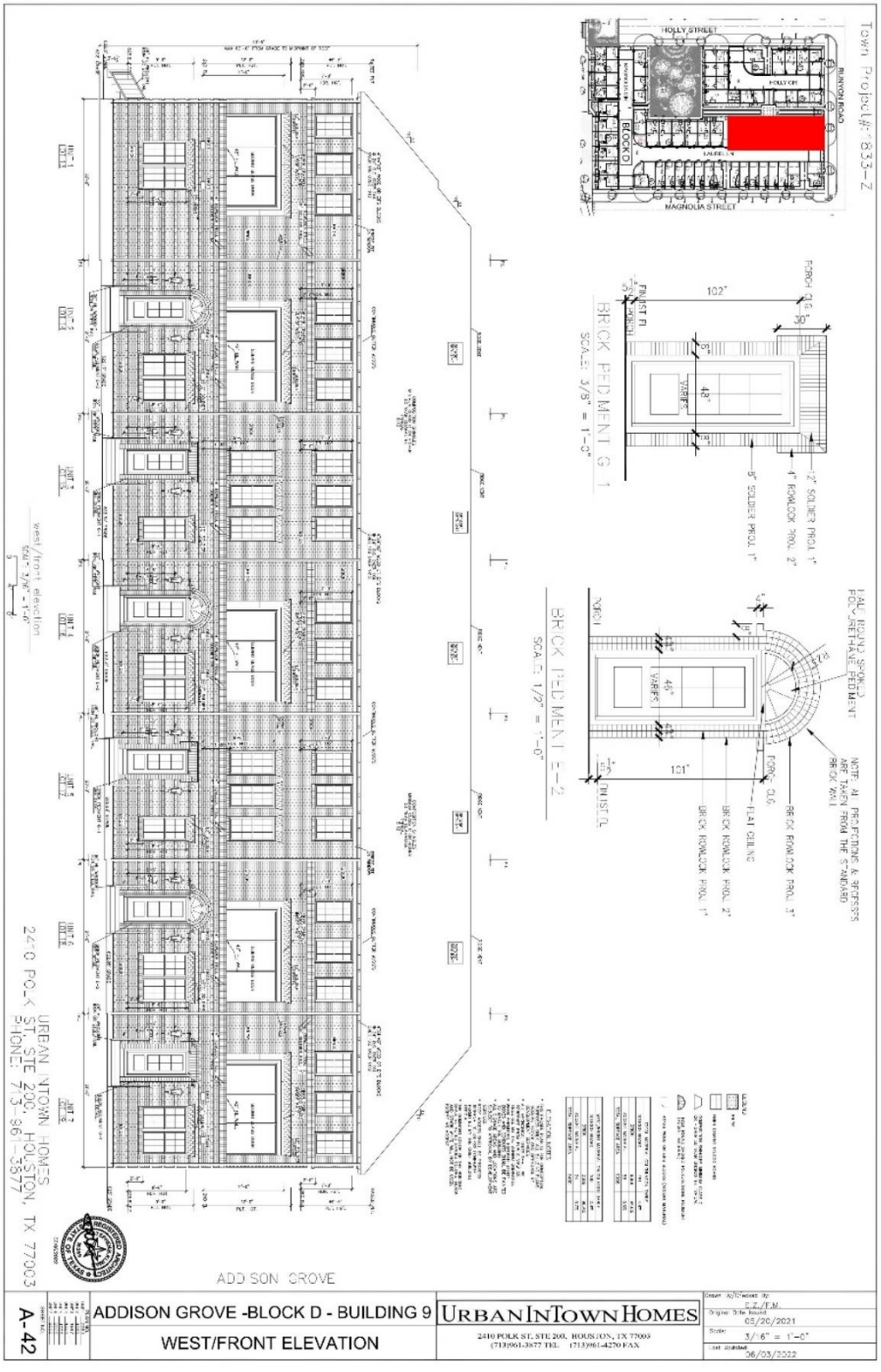

Town Project#1833-Z
HOLLY STREET
BLOCK D
MAGNOLIA STREET
ADDISON GROVE
ADDISON GROVE - BLOCK B - BUILDING 8
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-41
2324
1/8" = 1'-0"
06/03/2022
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Exhibit A



Town Project#: 1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
BRICK PEDIMENT G-1
SCALE: 3/8" = 1'-0"
BRICK PEDIMENT E-2
SCALE: 1/2" = 1'-0"
ADDISON GROVE
URBAN INTOWN HOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
A-42
ADDISON GROVE -BLOCK D - BUILDING 9
WEST/FRONT ELEVATION
URBAN INTOWN HOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
05/20/2021
3/16" = 1'-0"
06/03/2022

Exhibit A

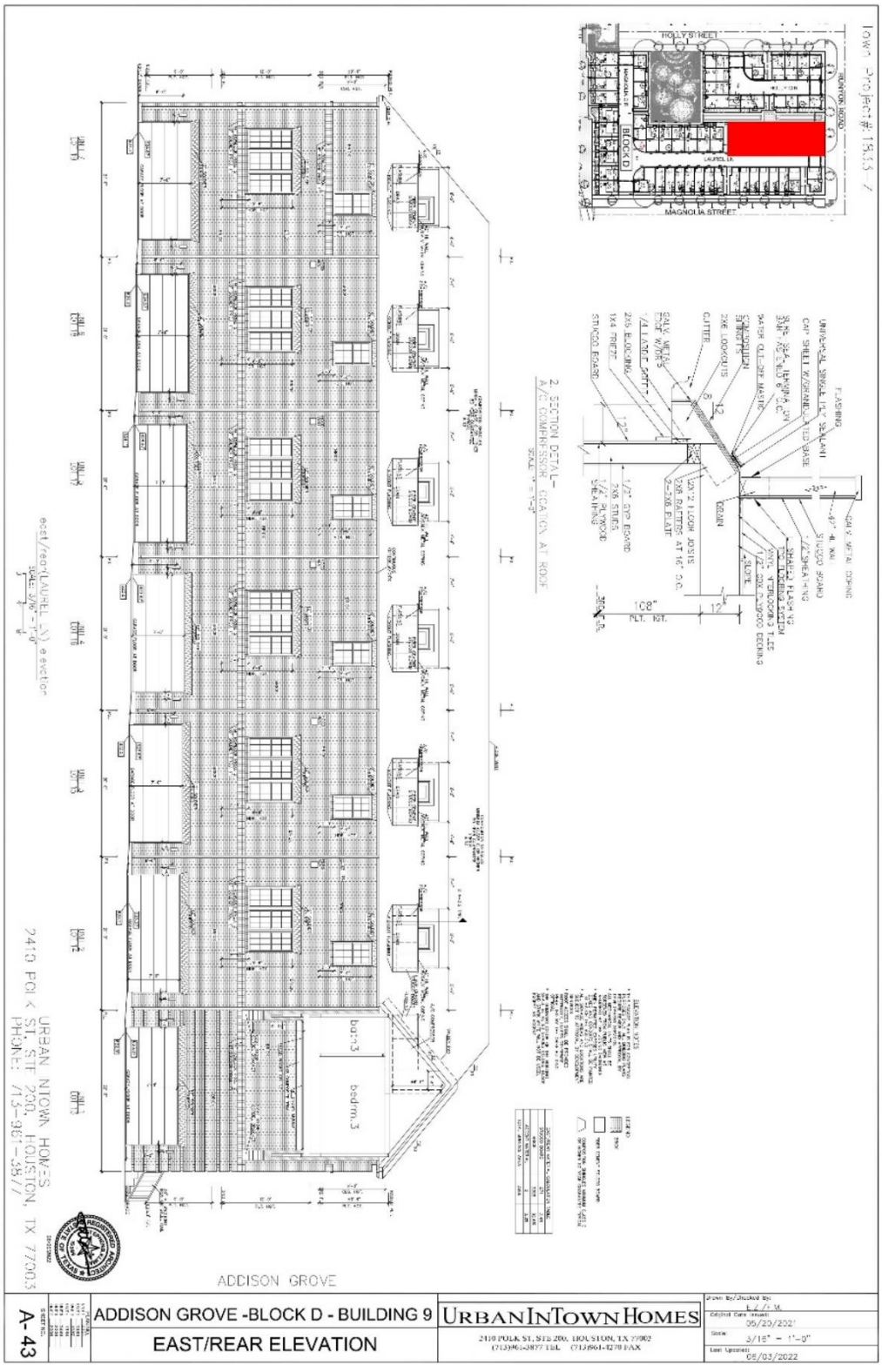
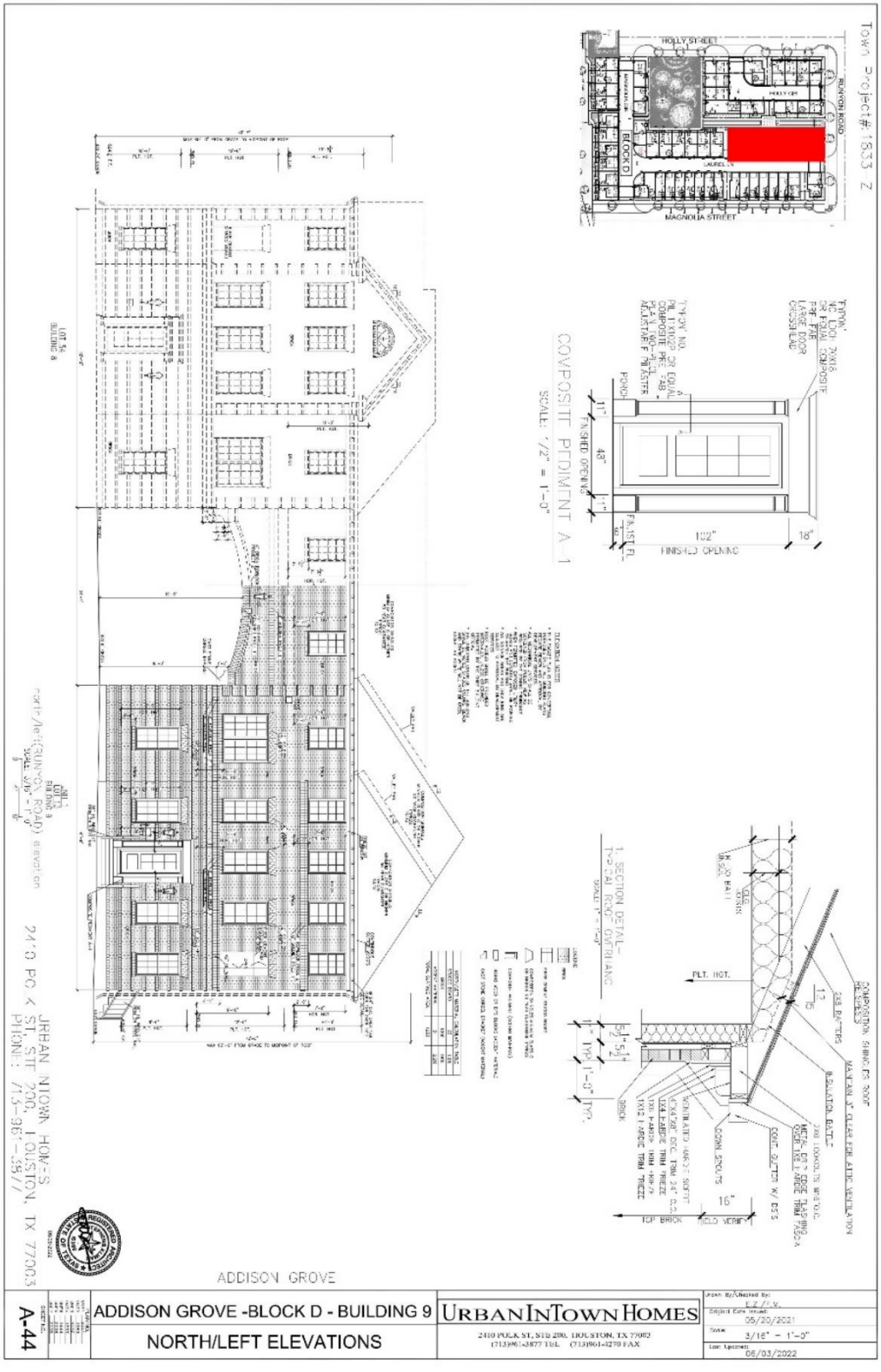

ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 9
EAST/REAR ELEVATION
URBANINTOWN HOMES
A-43
MAGNOLIA STREET
HOLLY STREET
BLOCK D
2. SECTION DETAIL-
A/C COMPRESSOR LOCATION AT ROOF
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
05/20/2021
3/16" = 1'-0"
05/03/2022

Exhibit A



Town Project#1833 Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
COMPOSITE PEDIMENT A-1
SCALE: 1/2" = 1'-0"
FINISHED OPENING
1. SECTION DETAIL-
TYPICAL ROOF OVERHANG
PLT. HGT.
TOP BRICK
FIELD VERIFY
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 9
NORTH/LEFT ELEVATIONS
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By:
E.Z./F.V.
Original Date Issued:
05/20/2021
Scale:
3/16" = 1'-0"
Last Updated:
06/03/2022
A-44

Exhibit A

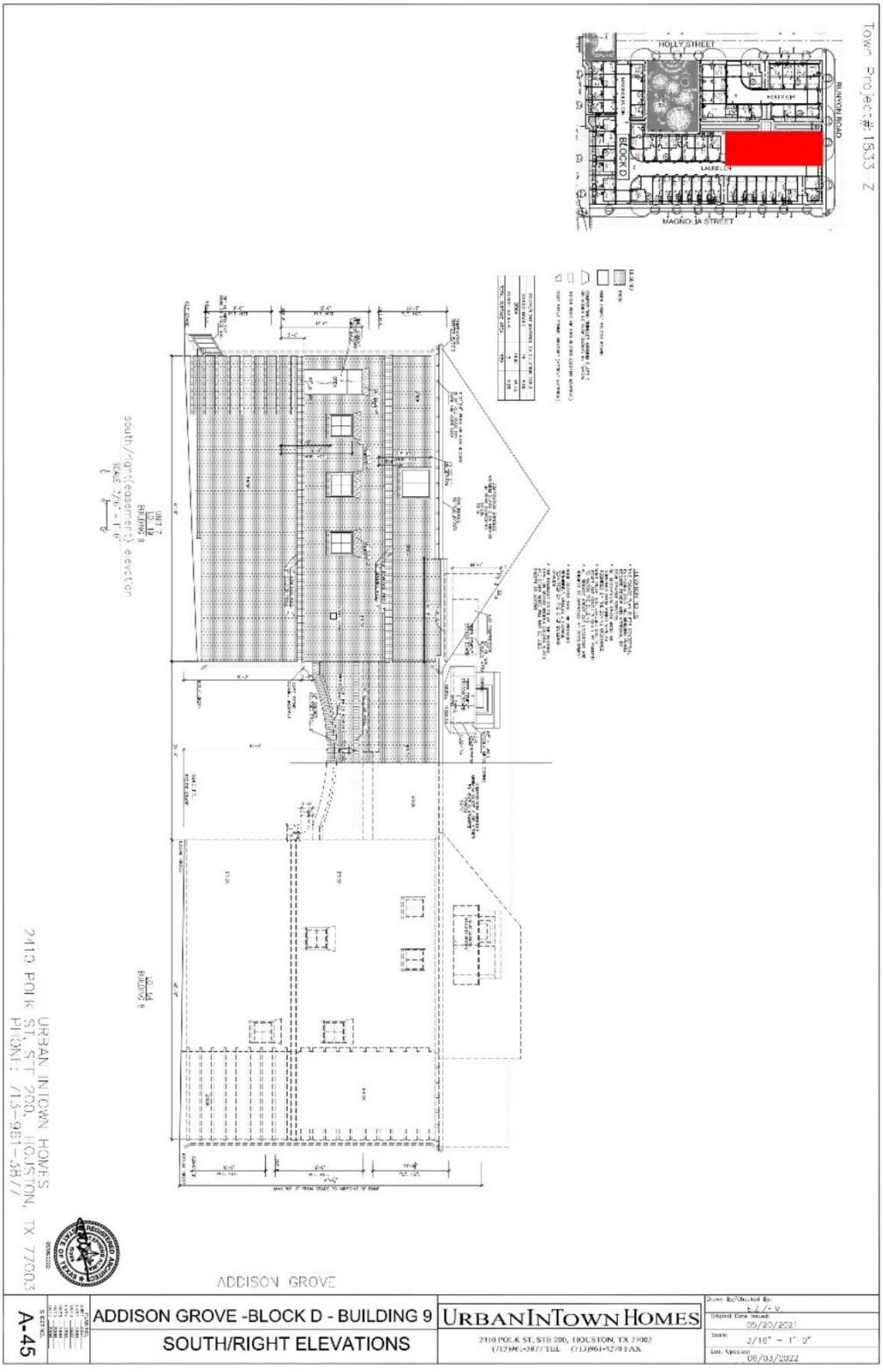

Town Project #: 1833-Z
HOLLY STREET
BUNYON ROAD
BLOCK D
LAUREL LN
MAGNOLIA STREET
south/right(adjacent) elevation
UNIT 7
BUILDING 9
UNIT 14
BUILDING 9
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
A-45
ADDISON GROVE -BLOCK D - BUILDING 9
SOUTH/RIGHT ELEVATIONS
URBANINTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-9293 FAX
Drawn By/Checked By:
K.J./ V.
Original Date Issued:
05/20/2021
Scale:
3/16" = 1'-0"
Last Updated:
08/03/2022

Exhibit A

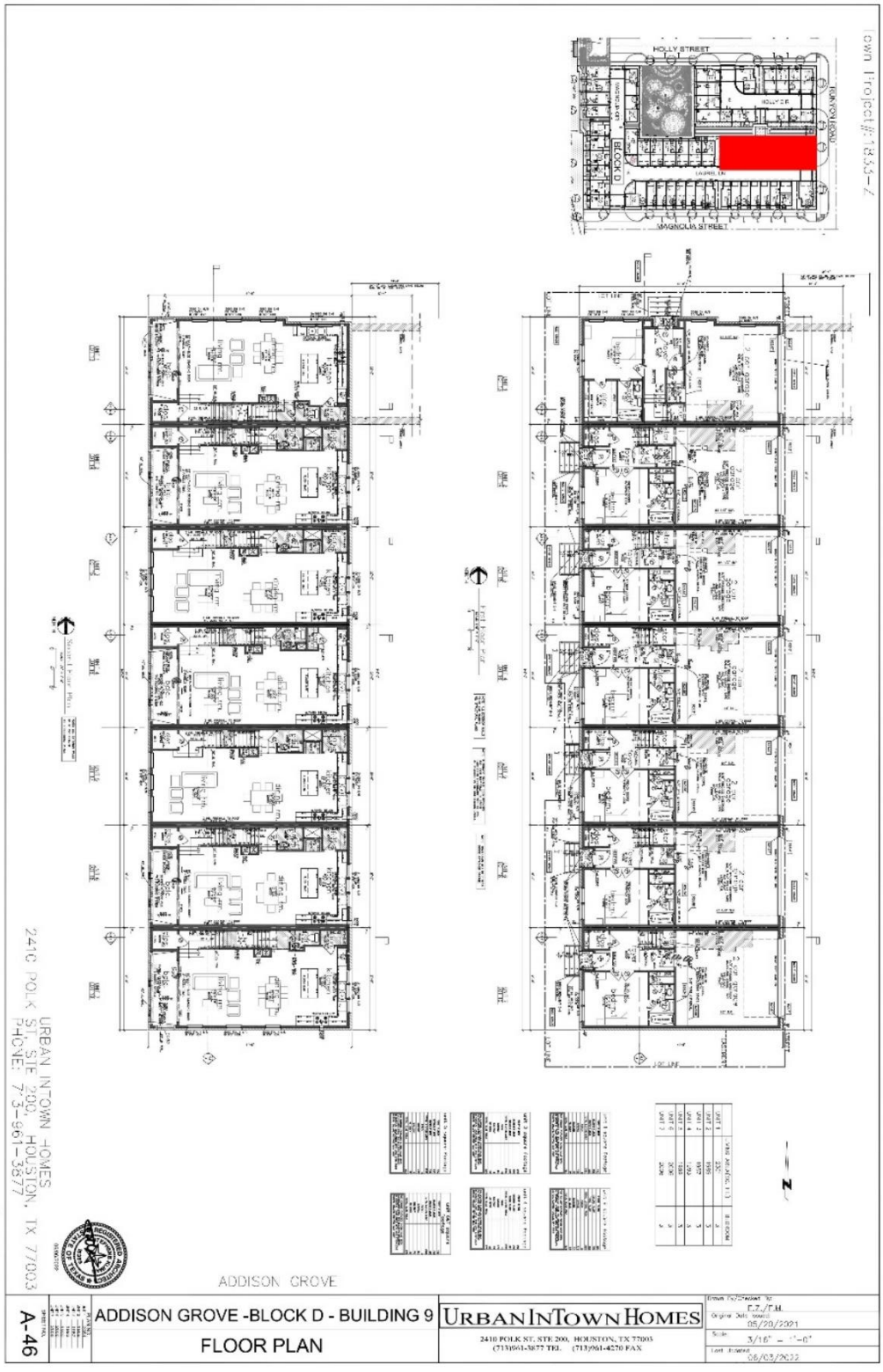

HOLLY STREET
MAGNOLIA STREET
BLOCK D
ADDISON GROVE
A-46
ADDISON GROVE -BLOCK D - BUILDING 9
FLOOR PLAN
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
05/20/2021
3/16" = 1'-0"
06/03/2022
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
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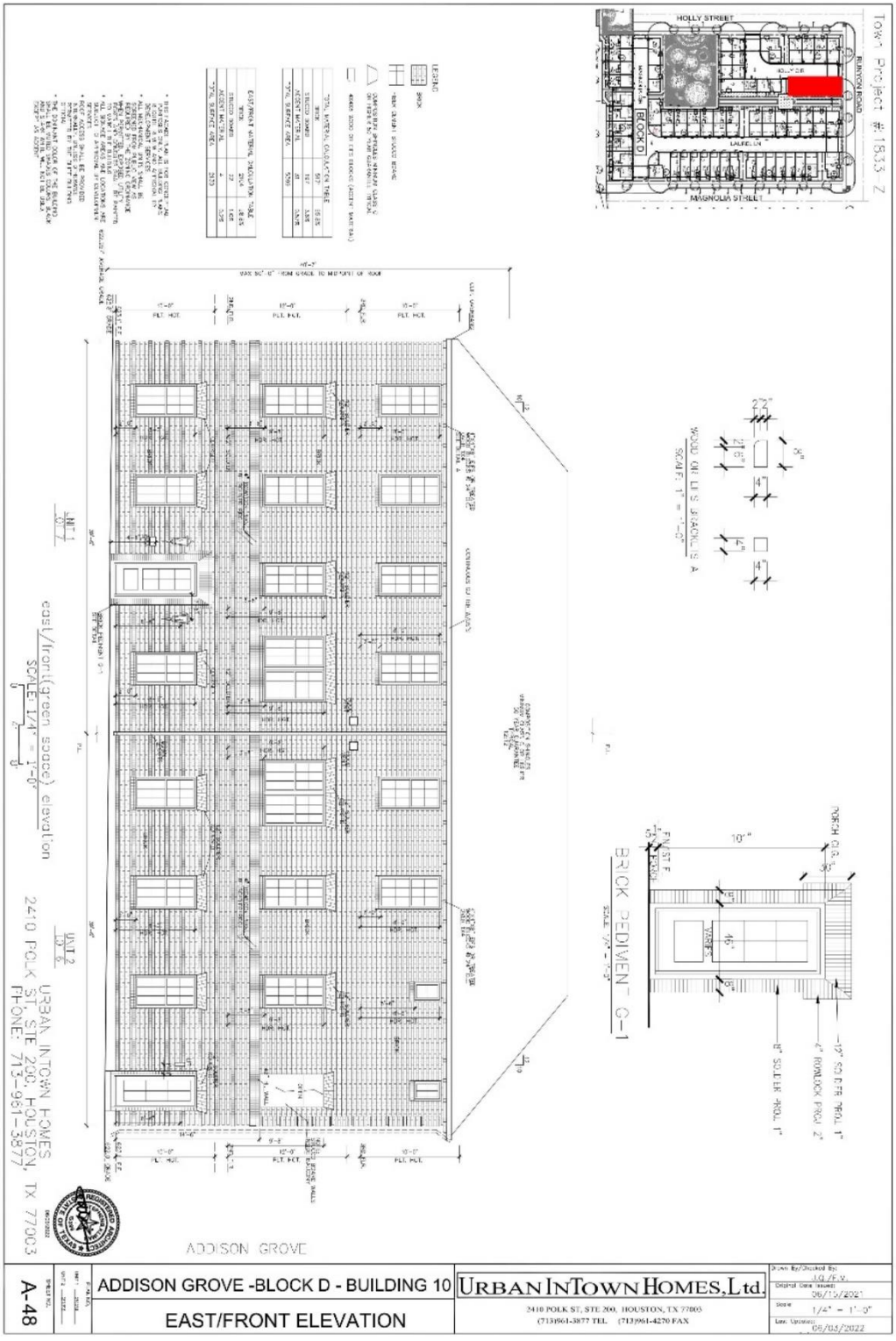
Exhibit A

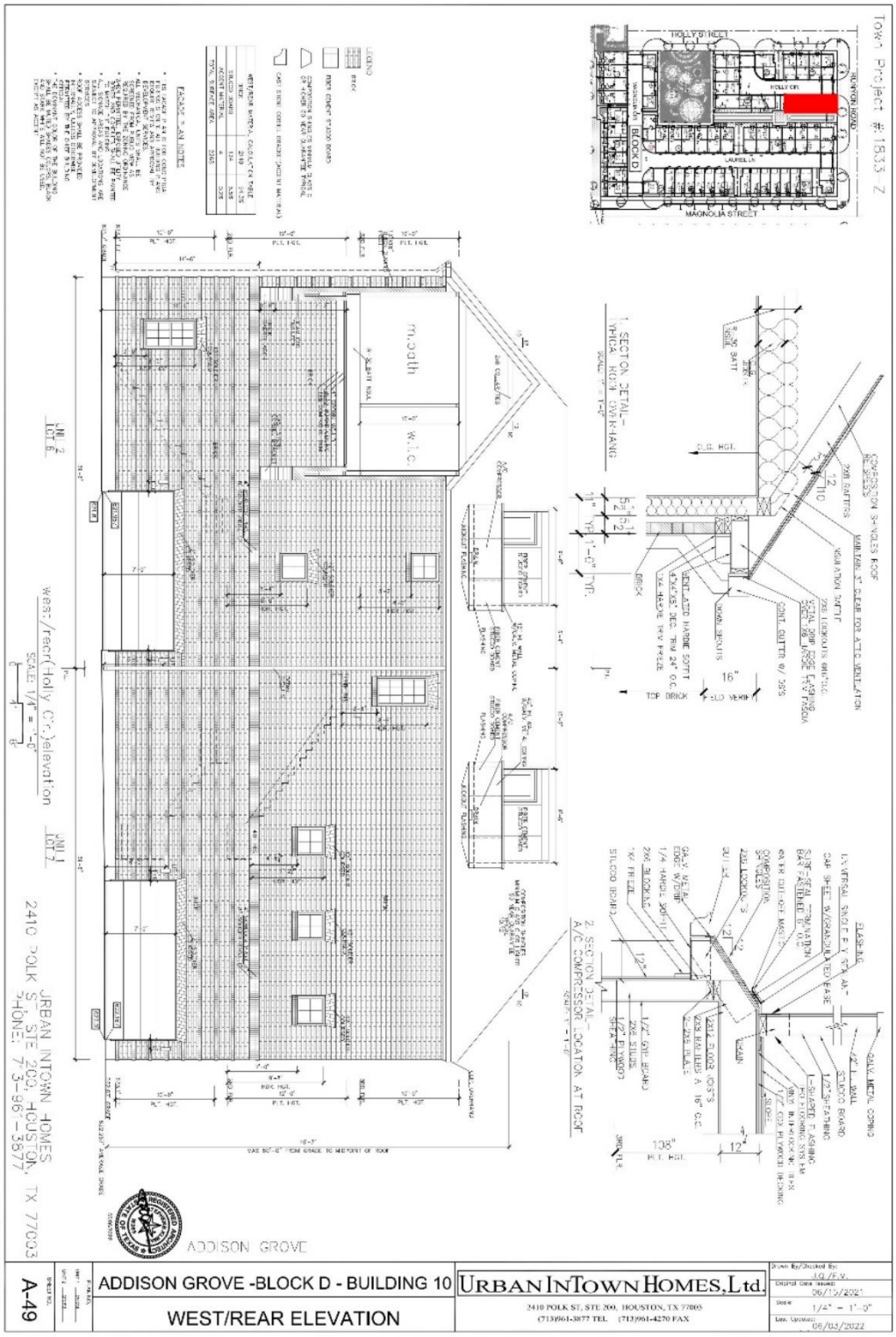

HOLLY STREET
TURNPIKE ROAD
BLOCK D
LAUREL LN
MAGNOLIA STREET
Town Project #: 1833-Z
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
A-47
ADDISON GROVE -BLOCK D - BUILDING 9
FLOOR PLAN
URBANINTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961 3877 TEL (713)861 1270 FAX
05/20/2021
3/16" = 1'-0"
05/03/2022

Exhibit A



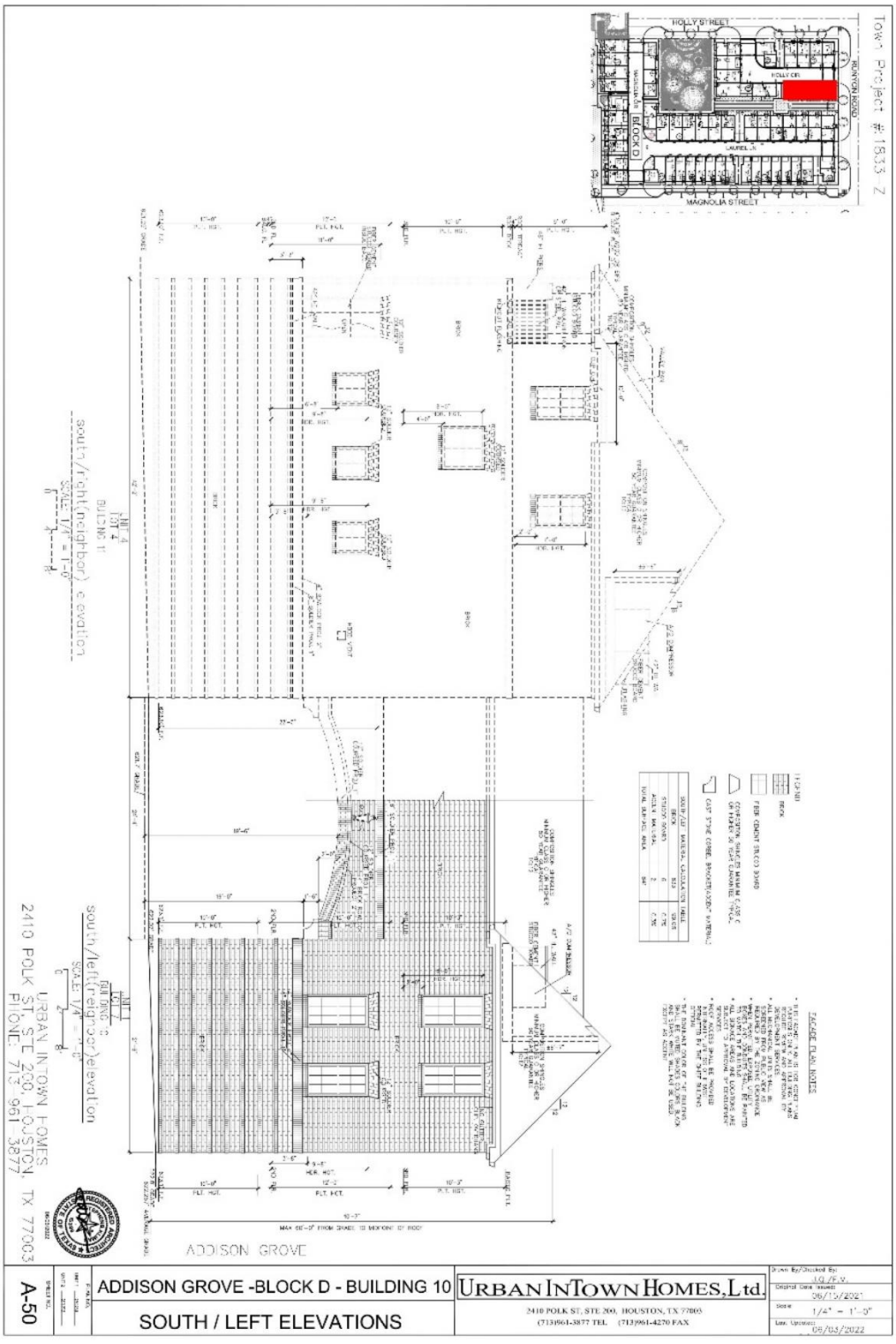
Town Project #1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
LEGEND
WOOD OR LIFE BRACKETS A
BRICK PEDIMENT G-1
east/front(green space) elevation
SCALE: 1/4" = 1'-0"
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
A-48
ADDISON GROVE -BLOCK D - BUILDING 10
EAST/FRONT ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
06/15/2021
1/4" = 1'-0"
06/03/2022

Exhibit A



Town Project #1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
1. SECTION DETAIL- VPICAL ROOM OVERHANG
2. SECTION DETAIL- A/C COMPRESSOR LOCATION AT ROOF
west/rear(Holly Cir.)elevation
SCALE: 1/4" = 1'-0"
JRBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
A-49
ADDISON GROVE -BLOCK D - BUILDING 10
WEST/REAR ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
06/15/2021
1/4" = 1'-0"
06/03/2022

Exhibit A



Town Project #1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 10
SOUTH / LEFT ELEVATIONS
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-50

Exhibit A

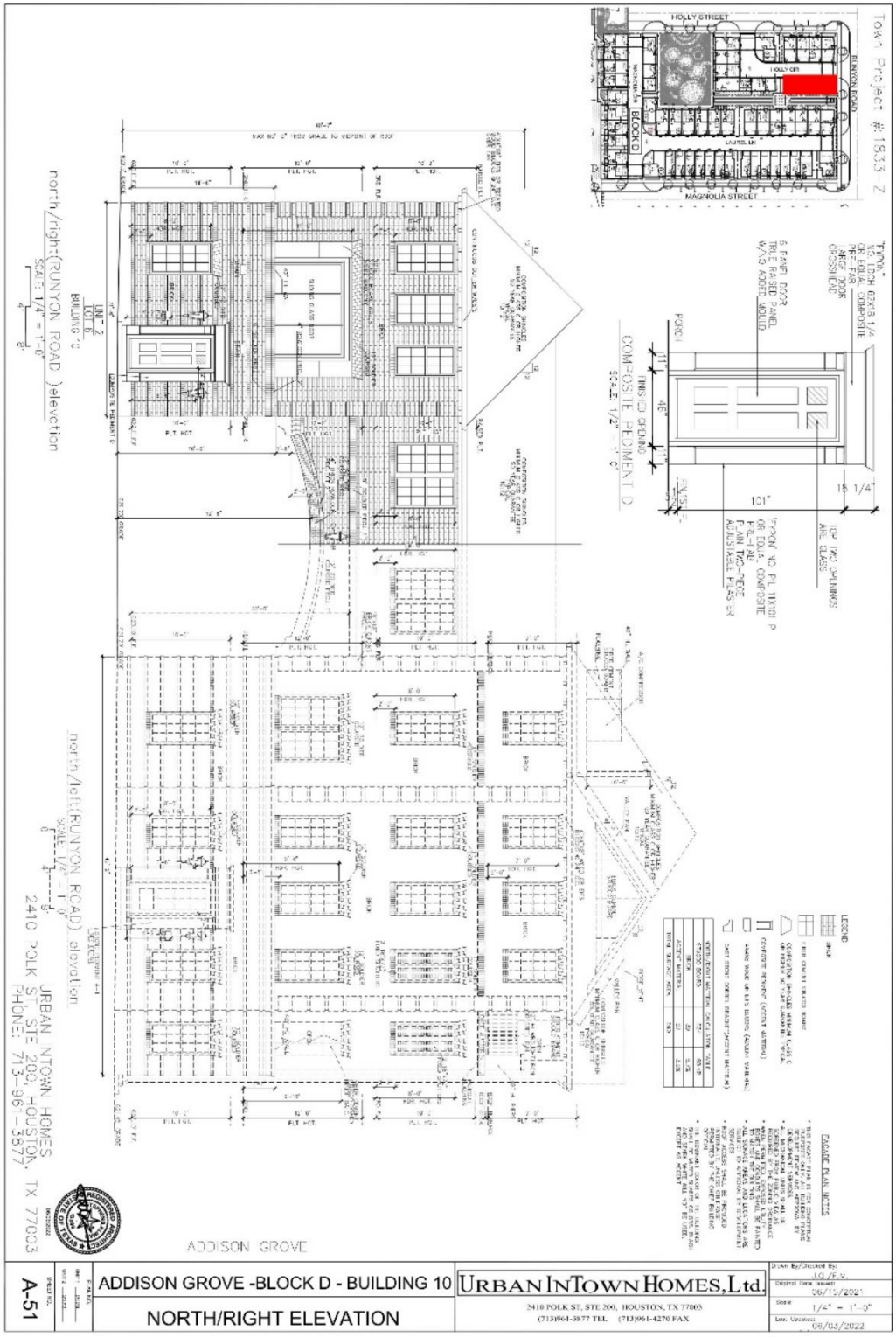

Town Project #1833-Z
HOLLY STREET
BUNYON ROAD
MAGNOLIA STREET
BLOCK D
north/right(RUNYON ROAD)elevation
SCALE: 1/4" = 1'-0"
north/left(RUNYON ROAD) elevation
SCALE: 1/4" = 1'-0"
ADDISON GROVE
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE -BLOCK D - BUILDING 10
NORTH/RIGHT ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-51
08/05/2022

Exhibit A

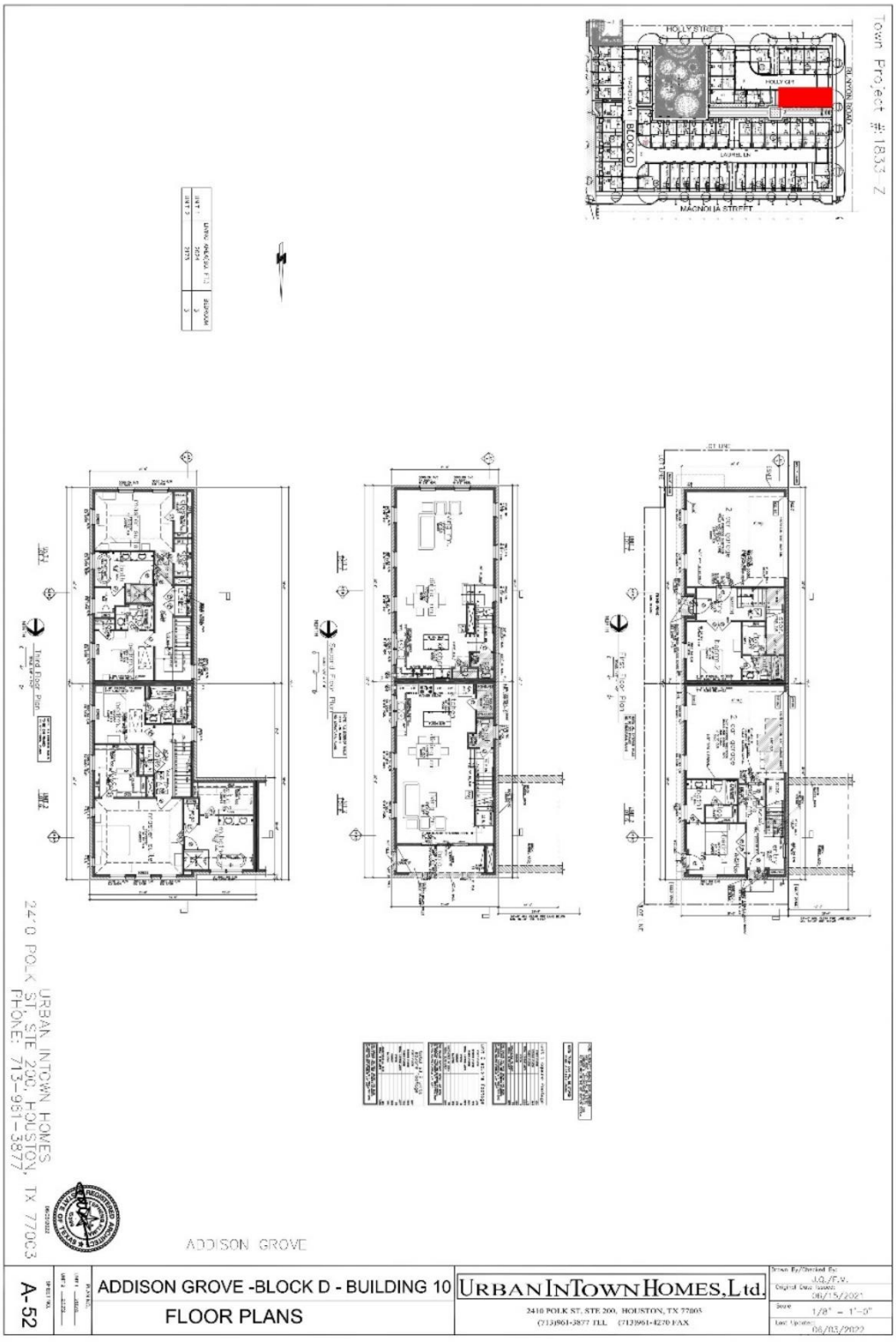

Town Project #:1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 10
FLOOR PLANS
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TLL (713)961-4270 FAX
A-52
1/8" = 1'-0"
06/03/2022

Exhibit A

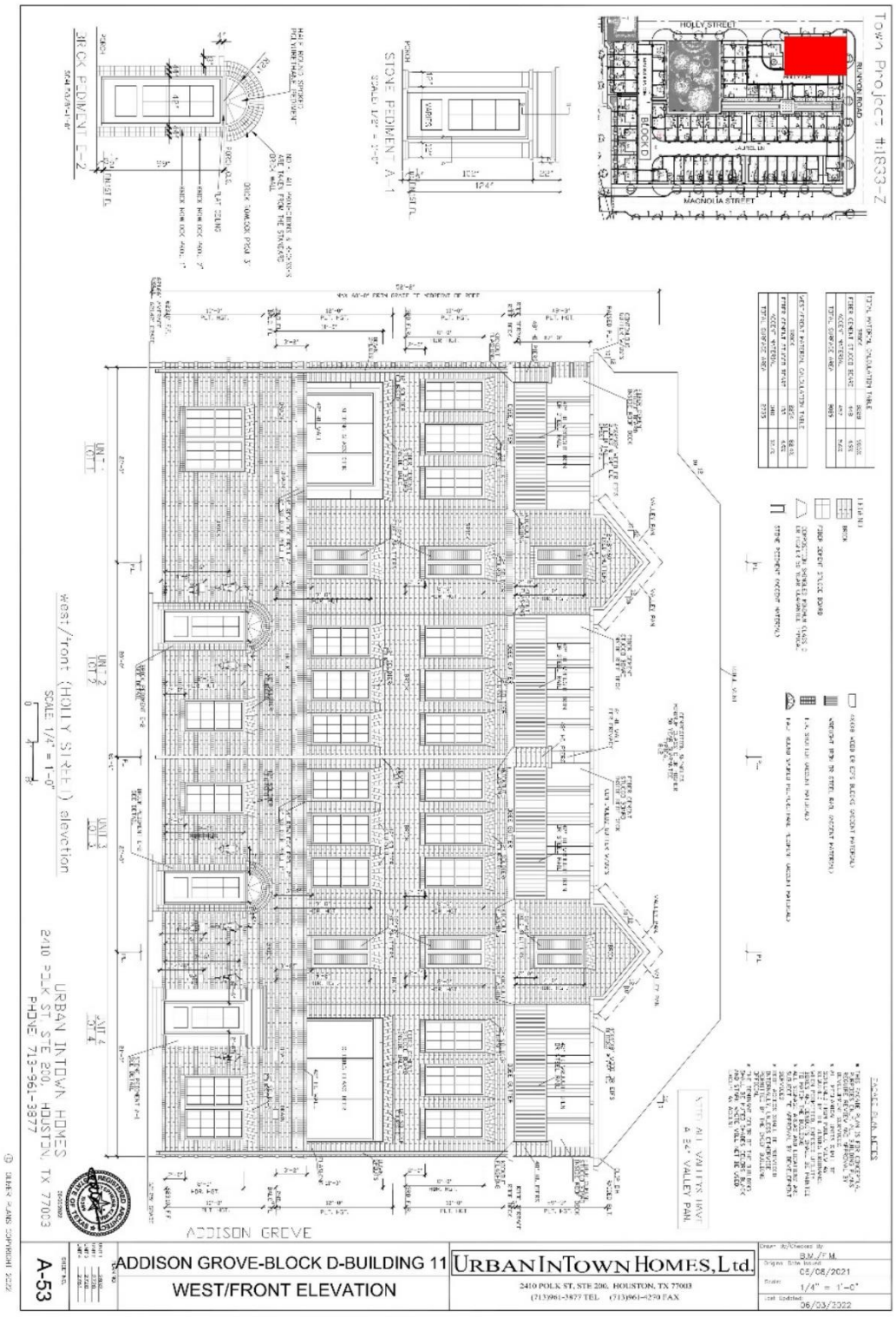

Town Project #1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
BRICK PEDIMENT C-2
STONE PEDIMENT A-1
west/front (HOLLY STREET) elevation
SCALE: 1/4" = 1'-0"
ADDISON GROVE
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE-BLOCK D-BUILDING 11
WEST/FRONT ELEVATION
A-53
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-0270 FAX
02/08/2021
1/4" = 1'-0"
06/03/2022

Exhibit A

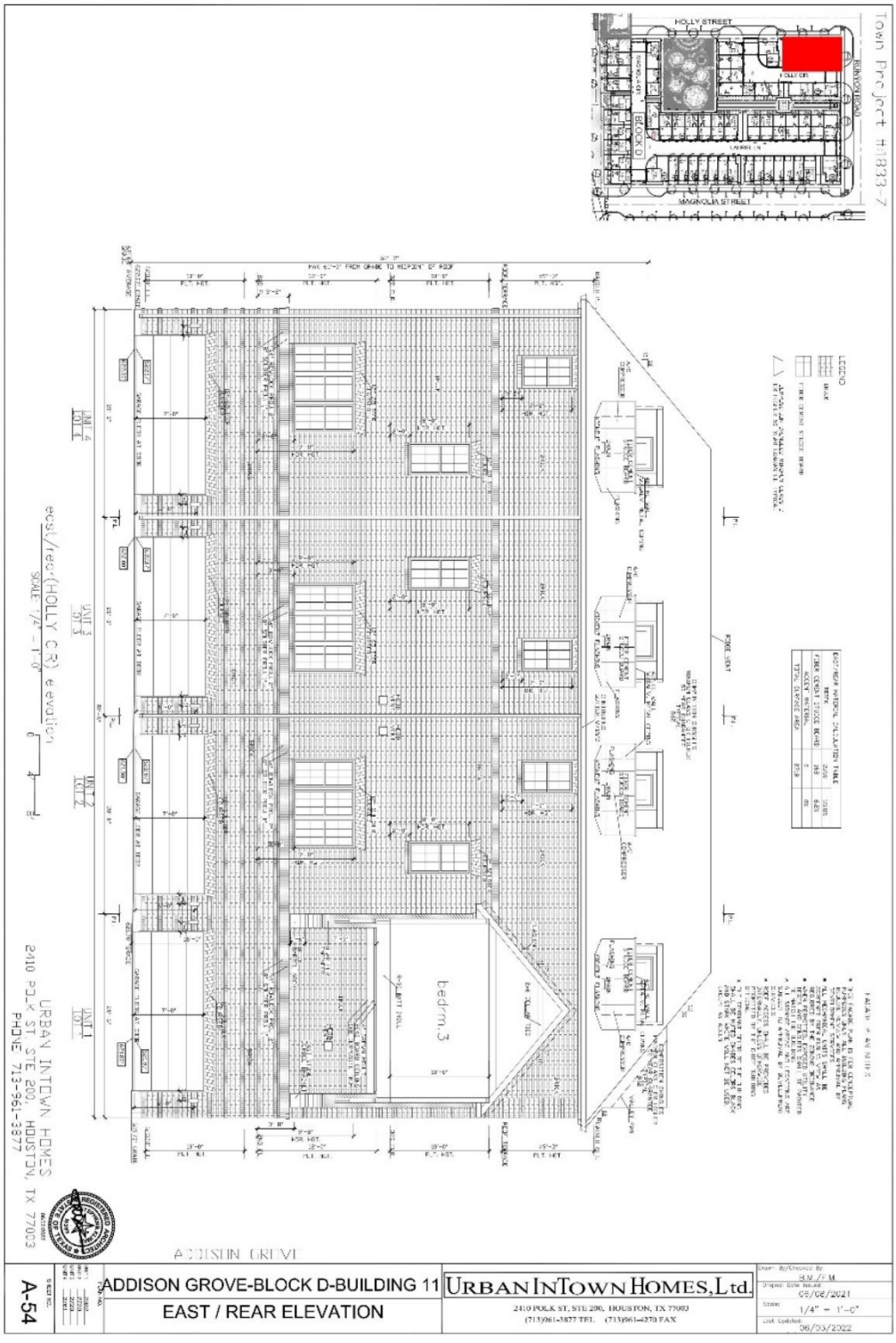
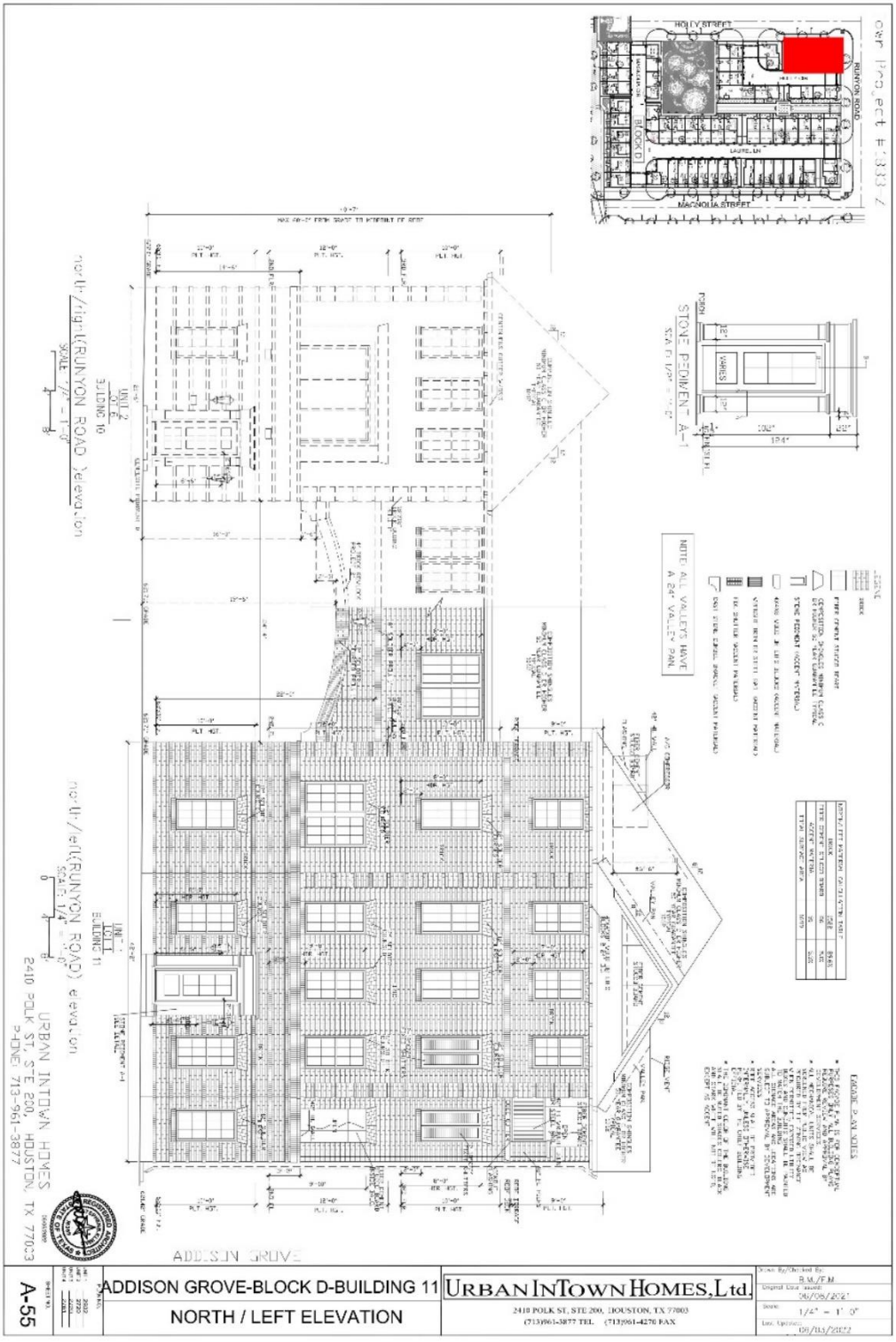

Town Project #1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
ADDISON GROVE
ADDISON GROVE-BLOCK D-BUILDING 11
EAST / REAR ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-54
1/4" = 1'-0"
05/02/2021
06/03/2022

Exhibit A



ADDISON GROVE-BLOCK D-BUILDING 11
NORTH / LEFT ELEVATION
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-55

Exhibit A

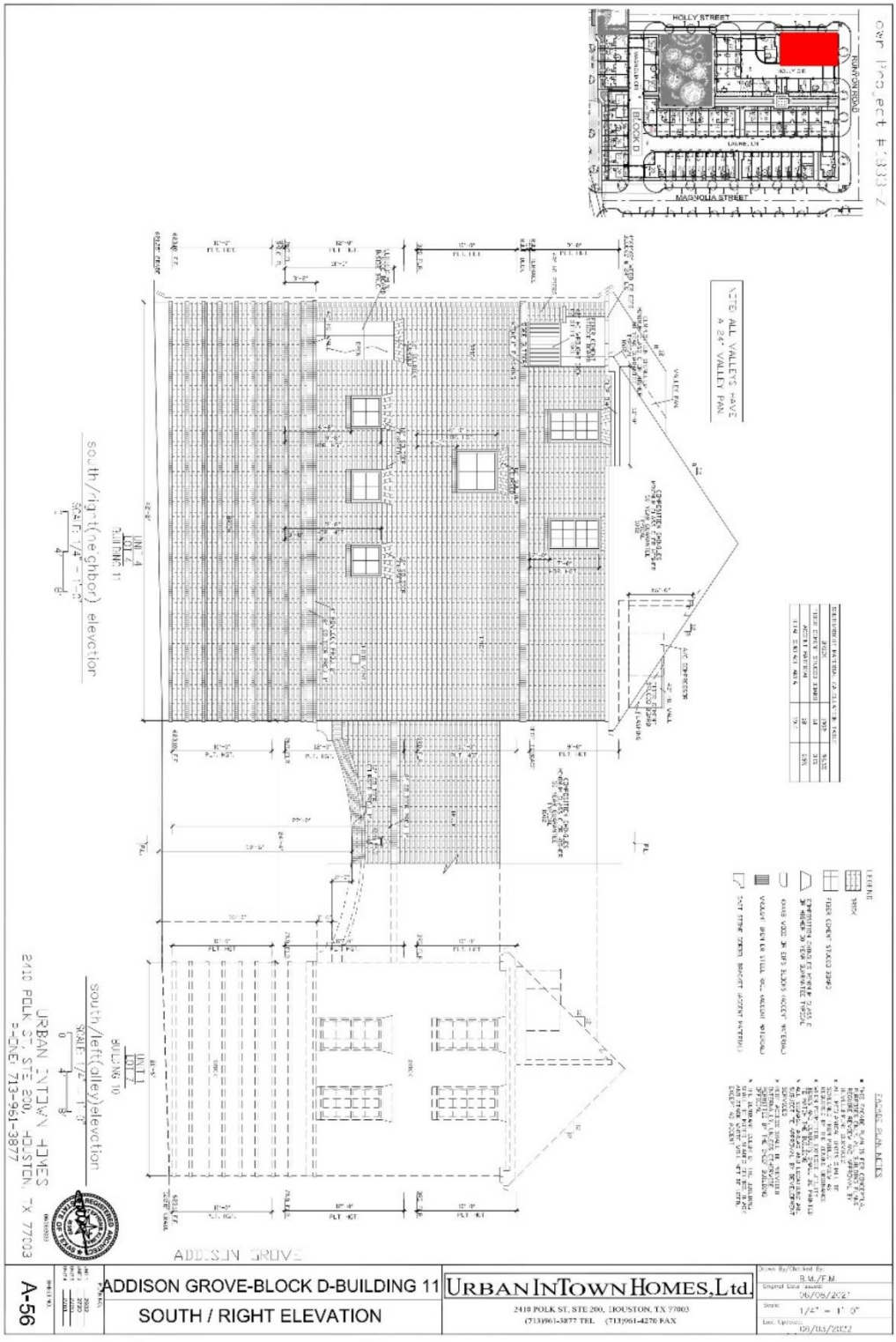

ADDISON GROVE-BLOCK D-BUILDING 11
SOUTH / RIGHT ELEVATION
URBAN INTOWN HOMES, Ltd.
2418 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4276 FAX
A-56
ADDISON GROVE
south/right(neighbor) elevation
south/left(alley)elevation
ALL VALLEYS HAVE A 24" VALLEY PAN
HOLLY STREET
MAGNOLIA STREET
URBAN INTOWN HOMES
2418 POLK ST. STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Exhibit A

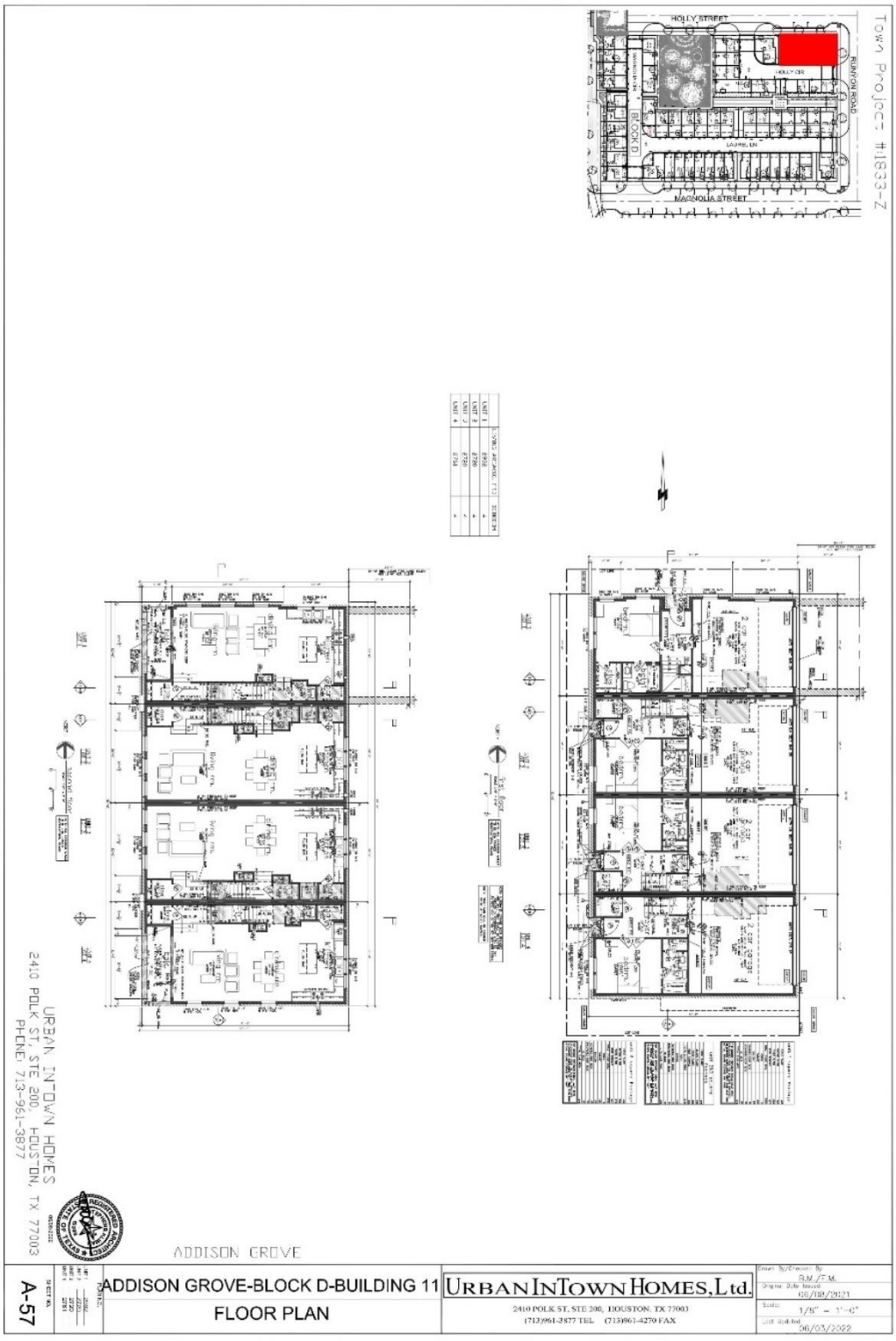

Town Project #1833-Z
HOLLY STREET
BLOCK D
MAGNOLIA STREET
ADDISON GROVE
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
A-57
ADDISON GROVE-BLOCK D-BUILDING 11
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
06/03/2022

Exhibit A

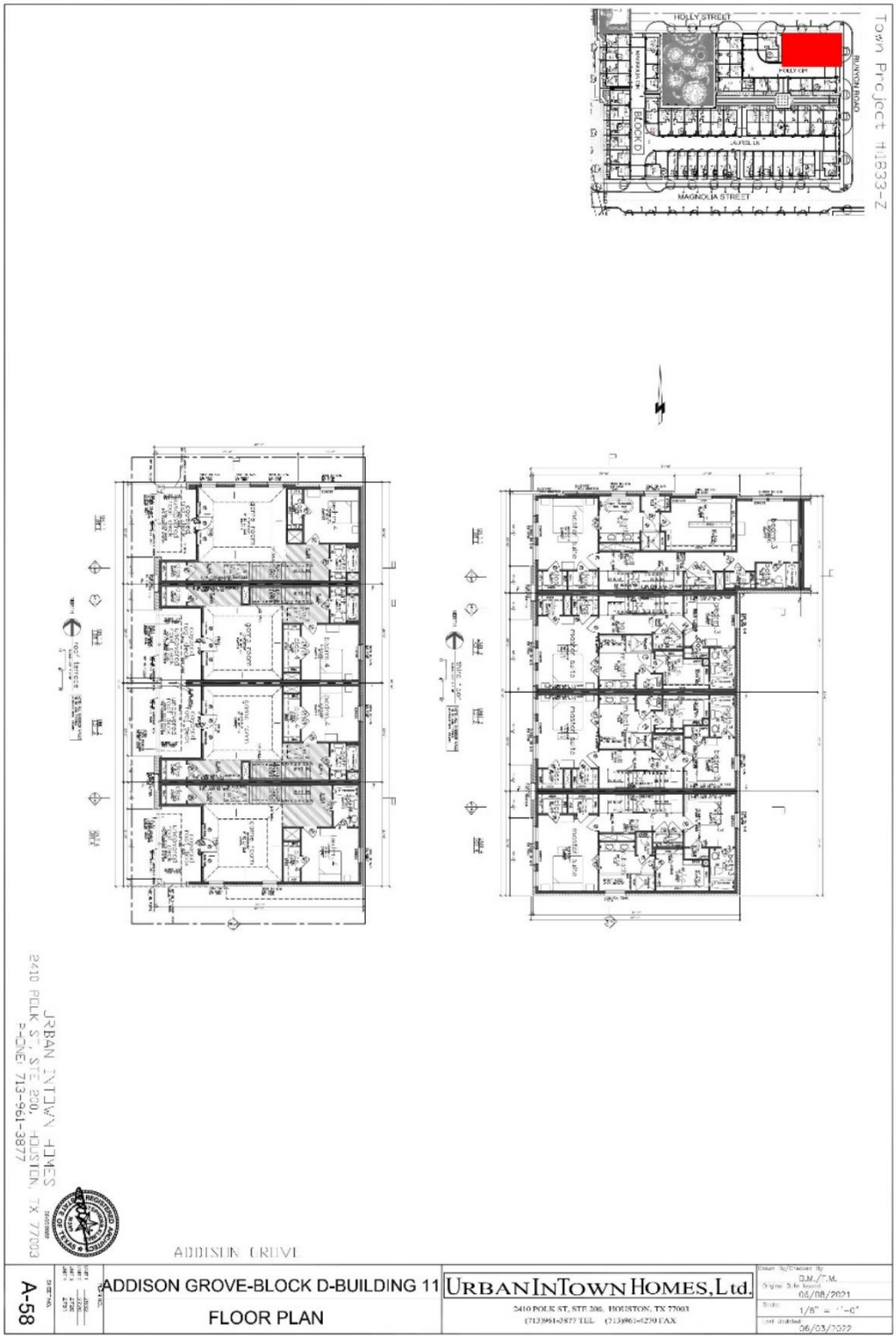

Town Project #1833-Z
HOLLY STREET
BLOCK D
MAGNOLIA STREET
ADDISON GROVE
A-58
ADDISON GROVE-BLOCK D-BUILDING 11
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-6270 FAX
08/08/2021
1/8" = 1'-0"
06/03/2022

Exhibit A

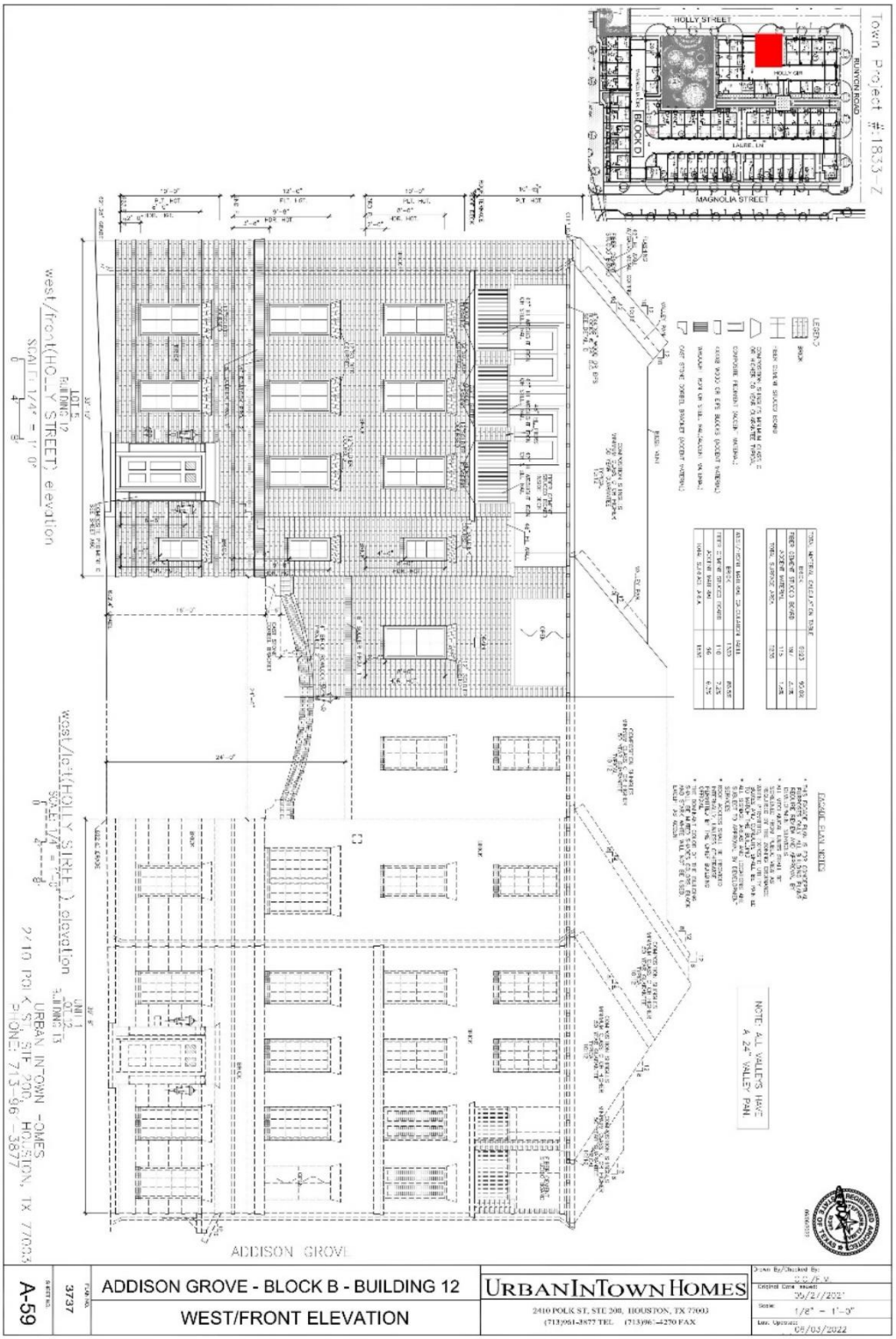
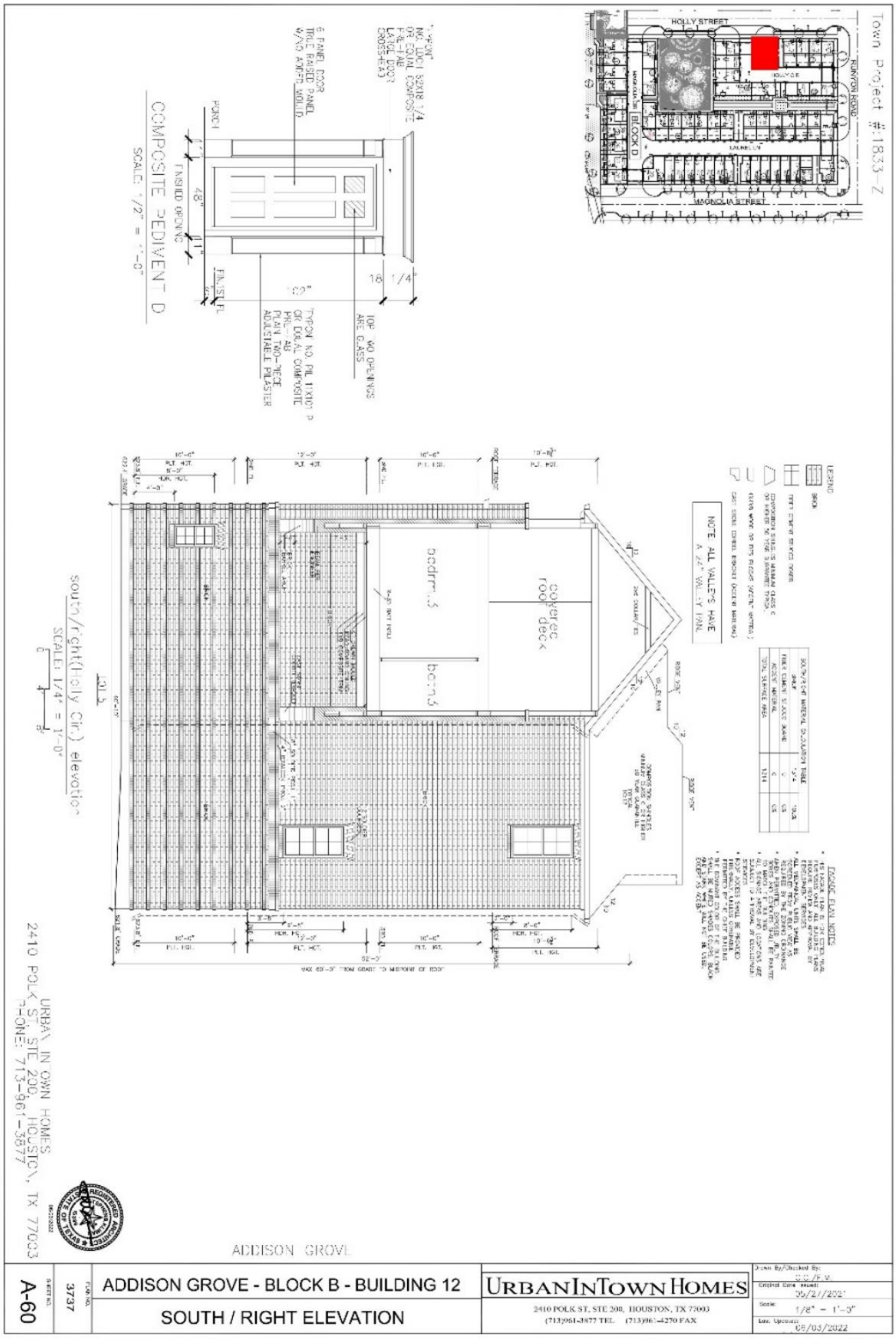

Town Project #: 1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
BLOCK B
west/front(HOLLY STREET) elevation
west/left(HOLLY STREET) elevation
NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN
ADDISON GROVE
ADDISON GROVE - BLOCK B - BUILDING 12
WEST/FRONT ELEVATION
URBAN IN TOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-59
3737
1/8" = 1'-3"
05/03/2022

Exhibit A



Town Project #:1833-Z
HOLLY STREET
MAGNOLIA STREET
COMPOSITE PEDIMENT D
SCALE: 1/2" = 1'-0"
south/right(Holly Cir.) elevation
SCALE: 1/4" = 1'-0"
ADDISON GROVE
ADDISON GROVE - BLOCK B - BUILDING 12
SOUTH / RIGHT ELEVATION
URBANINTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-60
3737

Exhibit A

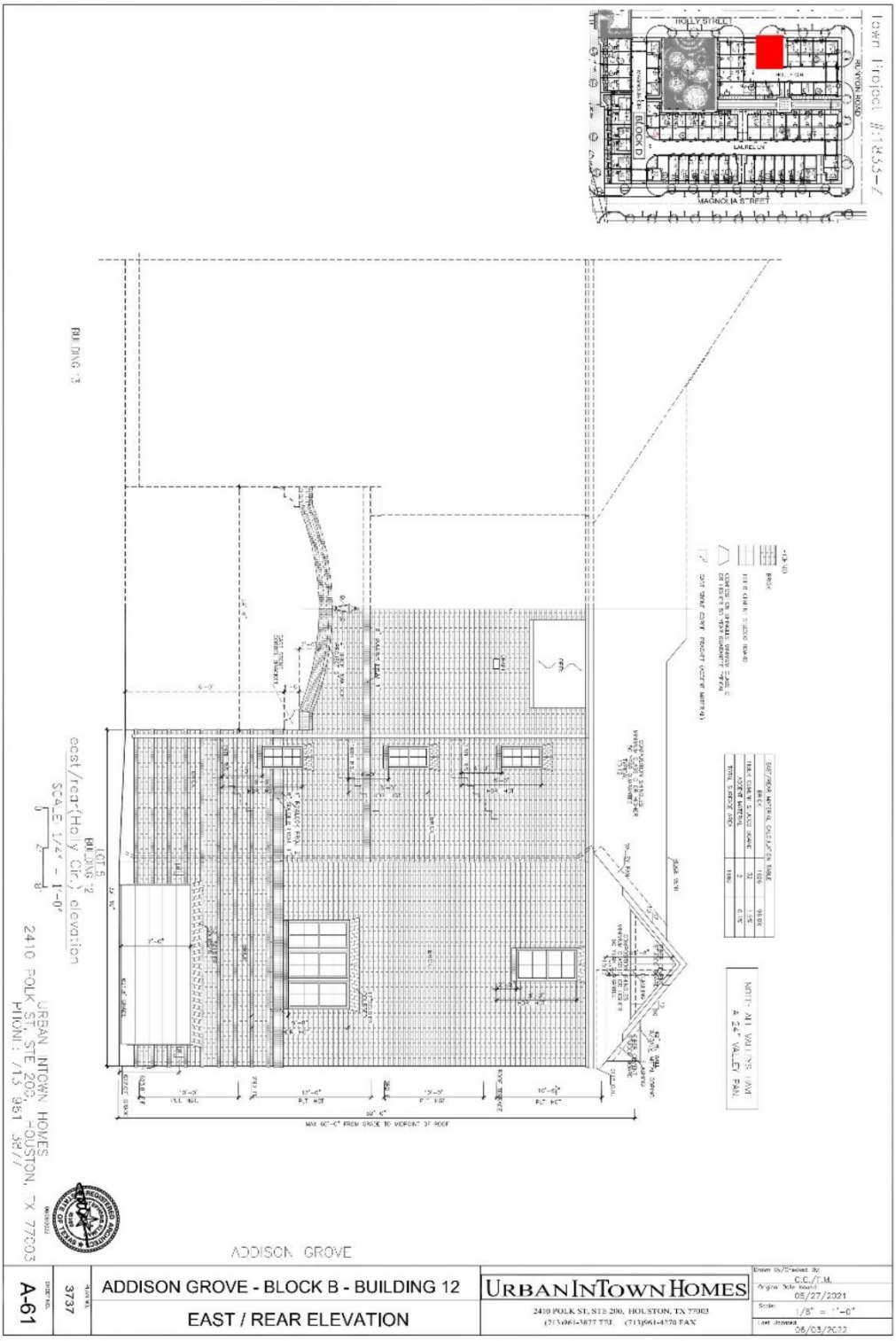
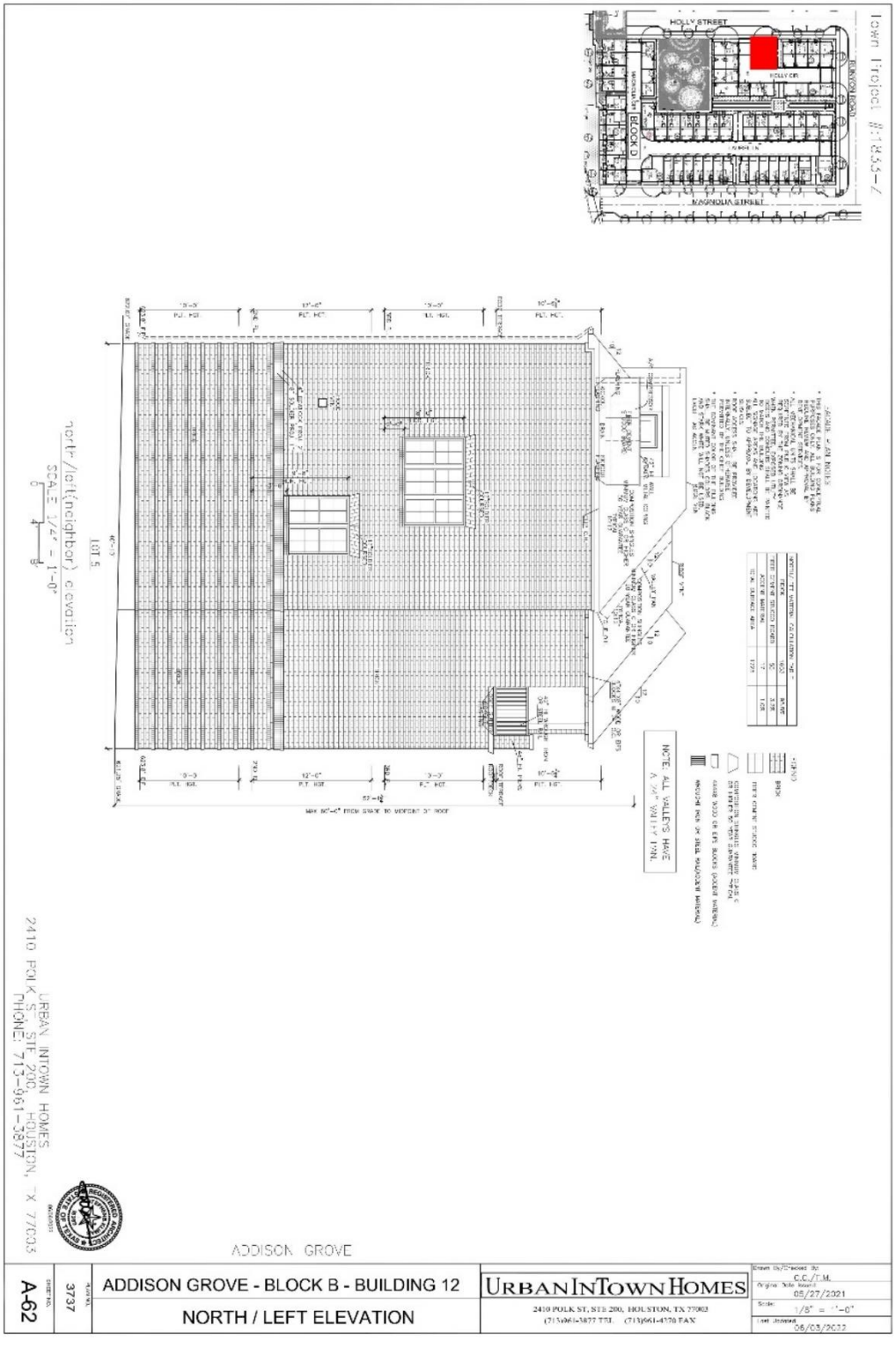

ADDISON GROVE
ADDISON GROVE - BLOCK B - BUILDING 12
EAST / REAR ELEVATION
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
A-61
3737

Exhibit A



HOLLY STREET
MAGNOLIA STREET
BLOCK D
ADDISON GROVE
ADDISON GROVE - BLOCK B - BUILDING 12
NORTH / LEFT ELEVATION
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
A-62
3737

Exhibit A

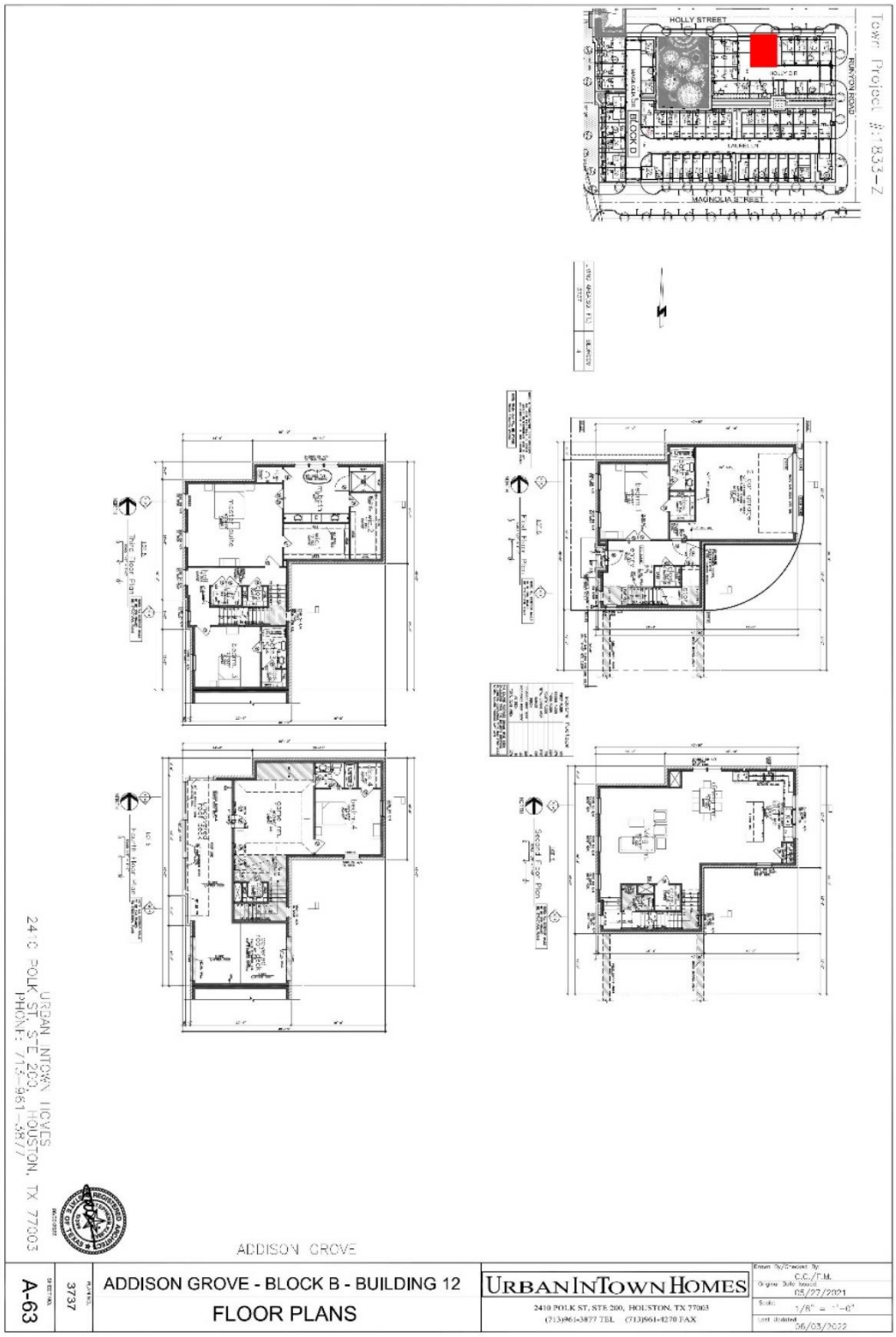
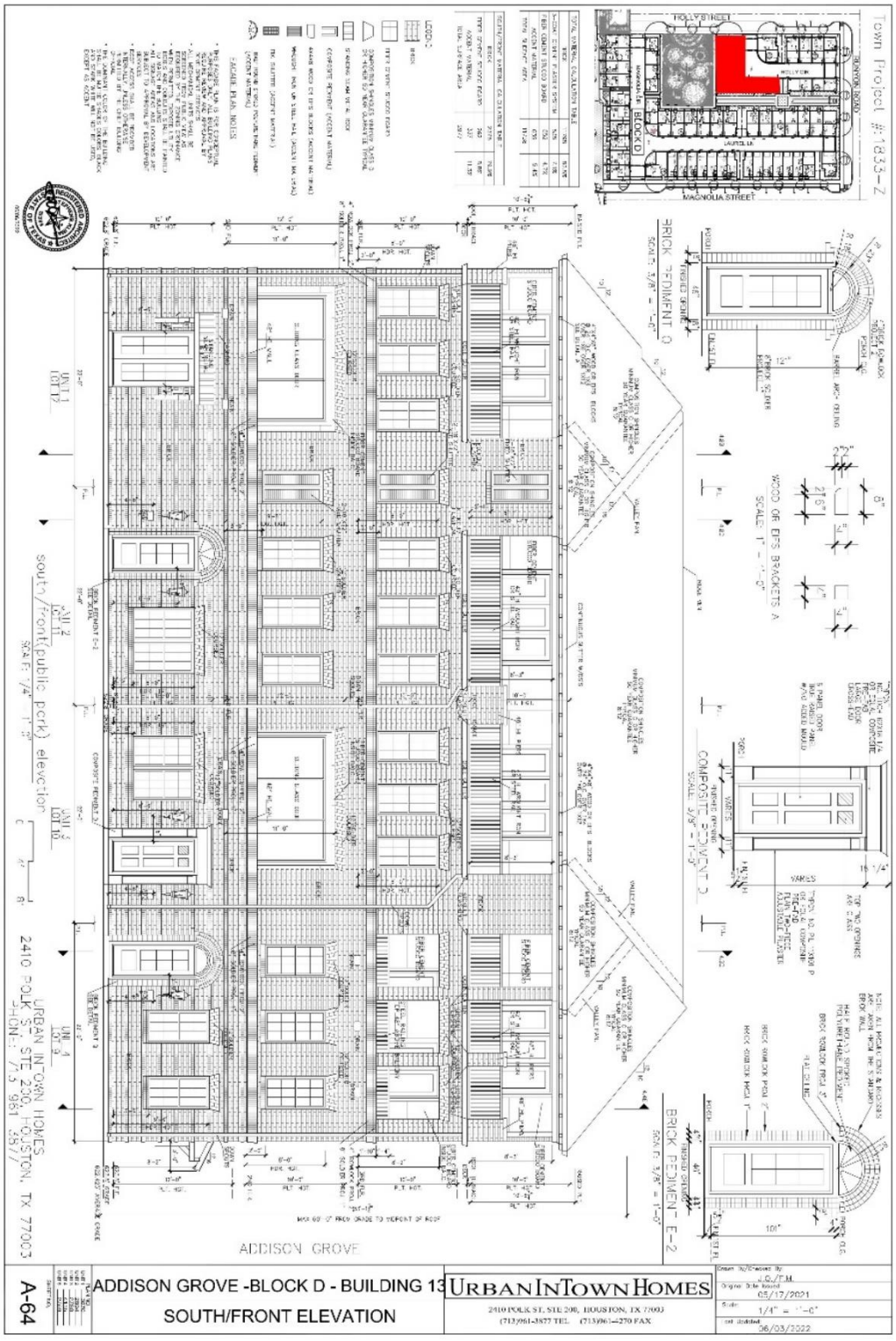

Town Project #: 1833-Z
HOLLY STREET
MAGNOLIA STREET
BLOCK D
ADDISON GROVE
A-63
3737
ADDISON GROVE - BLOCK B - BUILDING 12
FLOOR PLANS
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)661-4270 FAX
C.C./T.H.
05/27/2021
06/03/2022
URBAN INTOWN HOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Exhibit A



Town Project #:1833-Z
MAGNOLIA STREET
BRICK PEDIMENT D
WOOD OR EIFS BRACKETS A
COMPOSITE PEDIMENT D
BRICK PEDIMENT E-2
south/front(public park) elevation
URBAN INTOWN HOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
ADDISON GROVE
ADDISON GROVE -BLOCK D - BUILDING 13
SOUTH/FRONT ELEVATION
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
A-64

Exhibit A

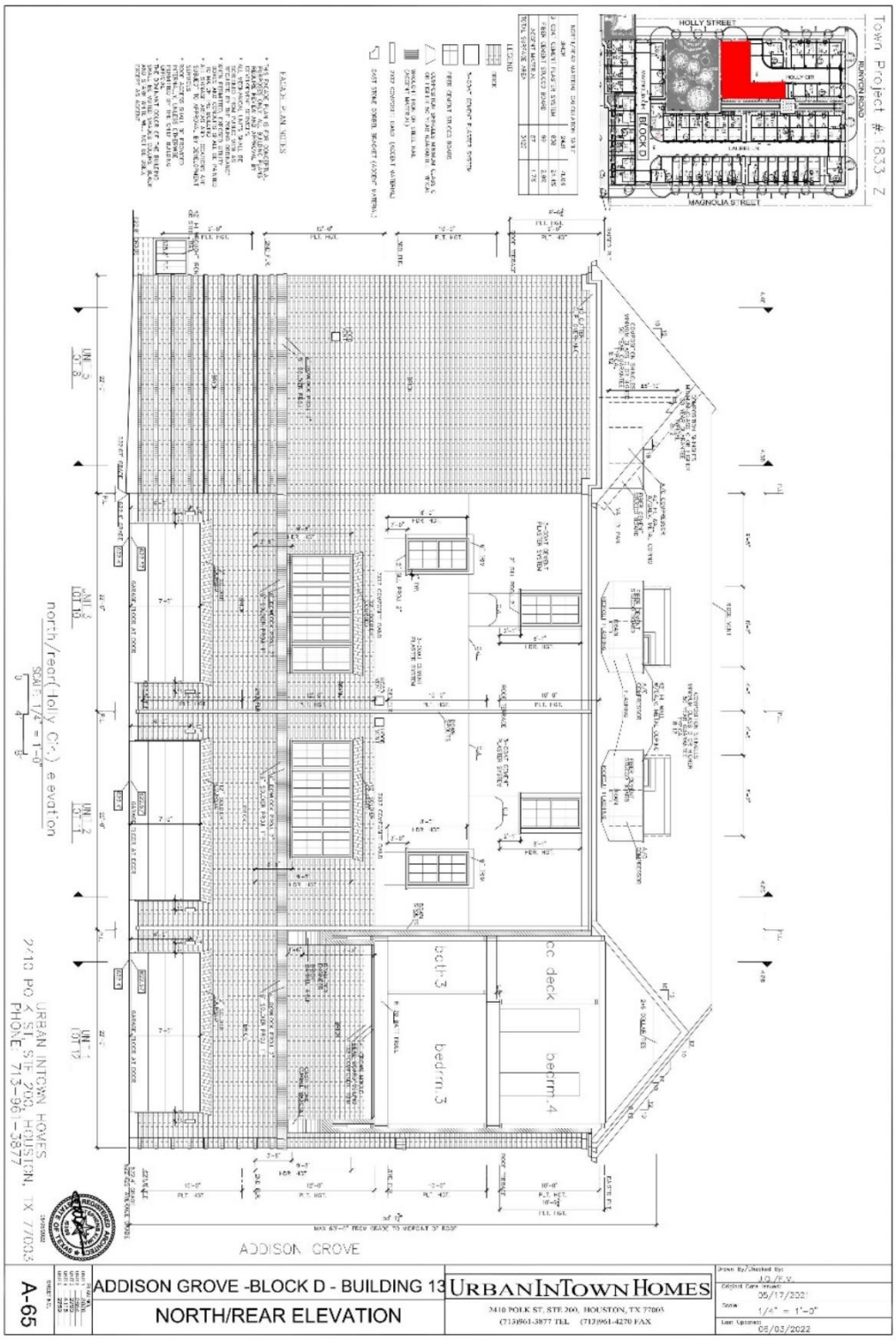

Town Project #: 1833 Z
HOLLY STREET
RUNYON ROAD
BLOCK D
MAGNOLIA STREET
north/rear(holly Str.) elevation
SCALE: 1/4" = 1'-0"
URBAN INTOWN HOMES
3410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
bdrm 3
bdrm 4
ac deck
ADDISON GROVE
A-65
ADDISON GROVE -BLOCK D - BUILDING 13
NORTH/REAR ELEVATION
URBAN INTOWN HOMES
3410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
05/17/2021
1/4" = 1'-0"
05/03/2022

Exhibit A

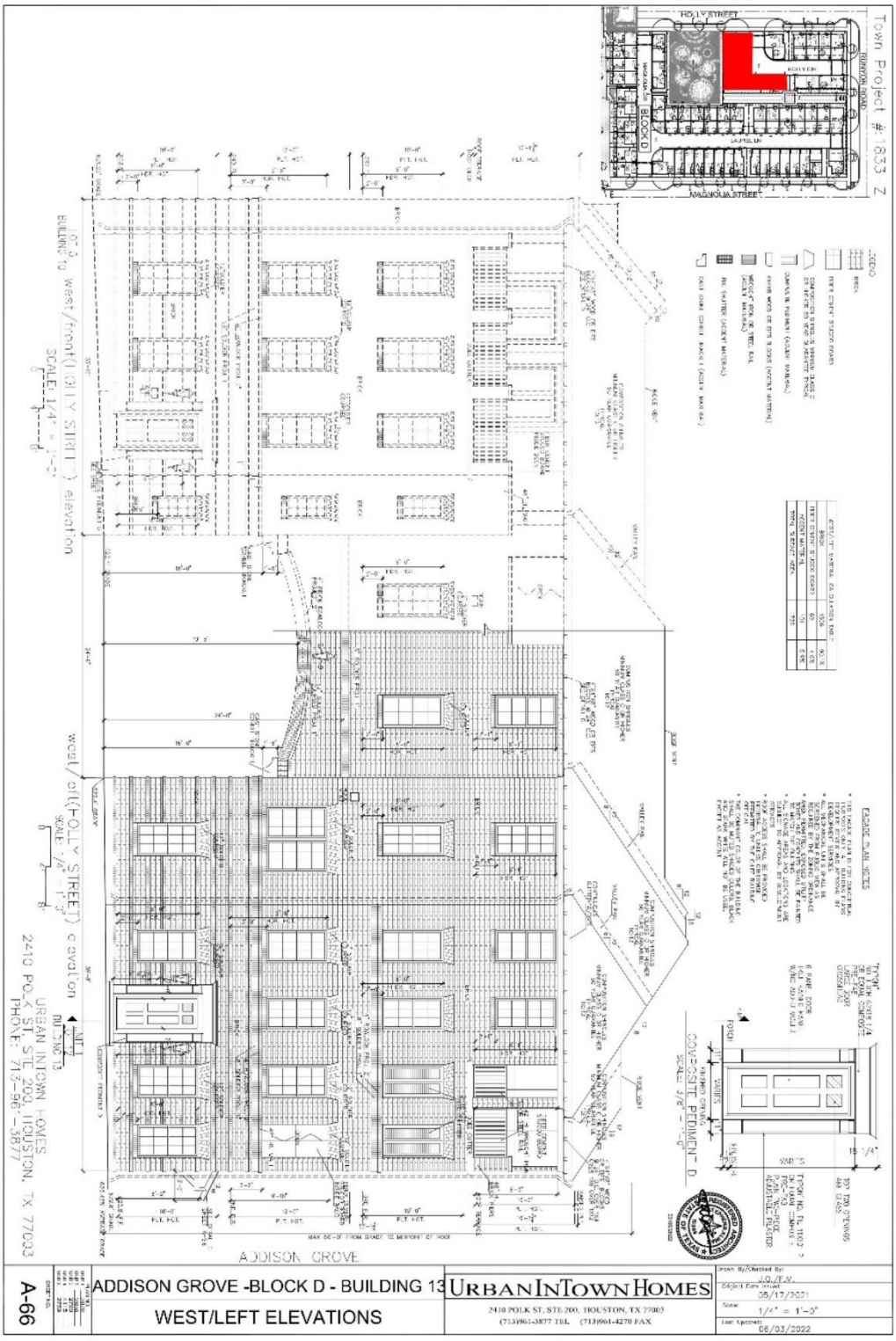

Town Project #: 1833 Z
HOLLY STREET
BURTON ROAD
BLOCK D
MAGNOLIA STREET
BUILDING 13 west/front (CITY STREET) elevation
SCALE: 1/4" = 1'-0"
west/left (HOLLY STREET) elevation
SCALE: 1/4" = 1'-0"
BUILDING 13
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877
ADDISON GROVE
A-66
ADDISON GROVE -BLOCK D - BUILDING 13
WEST/LEFT ELEVATIONS
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: J.Q./E.W.
Project Date Issued: 05/17/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

Exhibit A

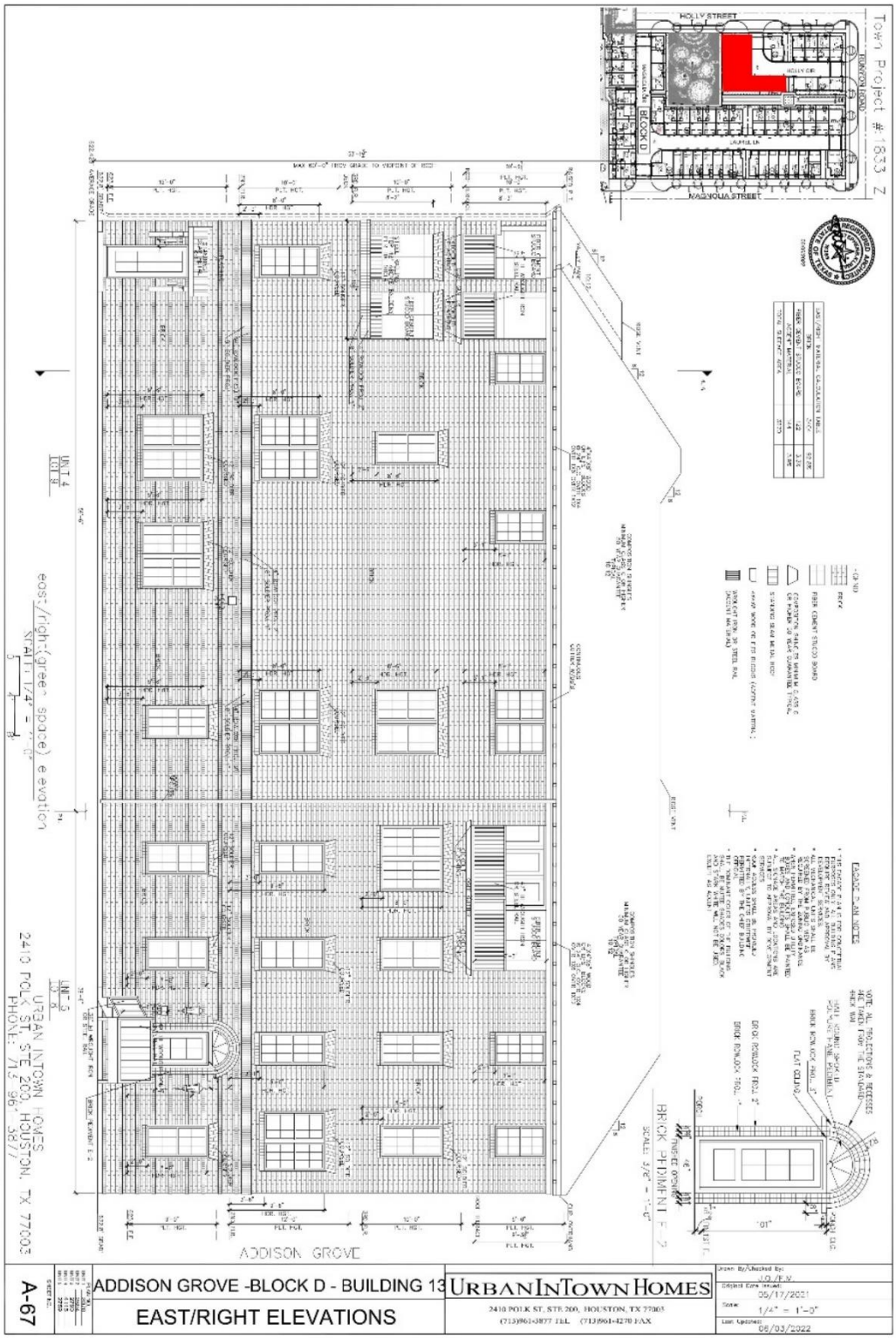

Town Project #1833-Z
HOLLY STREET
MAGNOLIA STREET
east/right(green space) elevation
SCALE: 1/4" = 1'-0"
ADDISON GROVE
BRICK PEDIMENT
SCALE: 3/4" = 1'-0"
A-67
ADDISON GROVE -BLOCK D - BUILDING 13
EAST/RIGHT ELEVATIONS
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
Drawn By/Checked By: J.Q./E.W.
Original Date Issued: 05/17/2021
Scale: 1/4" = 1'-0"
Last Updated: 08/03/2022

Exhibit A

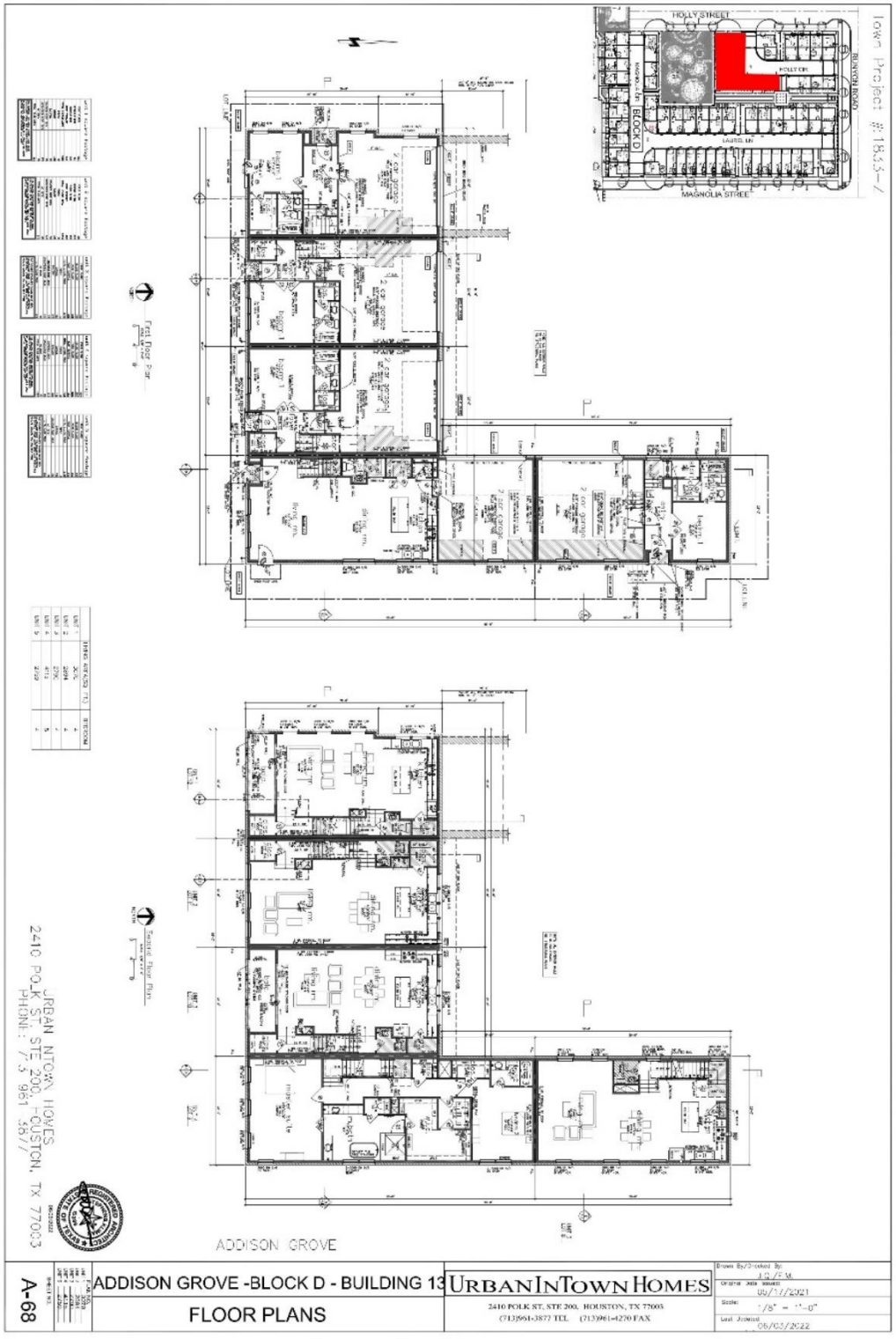
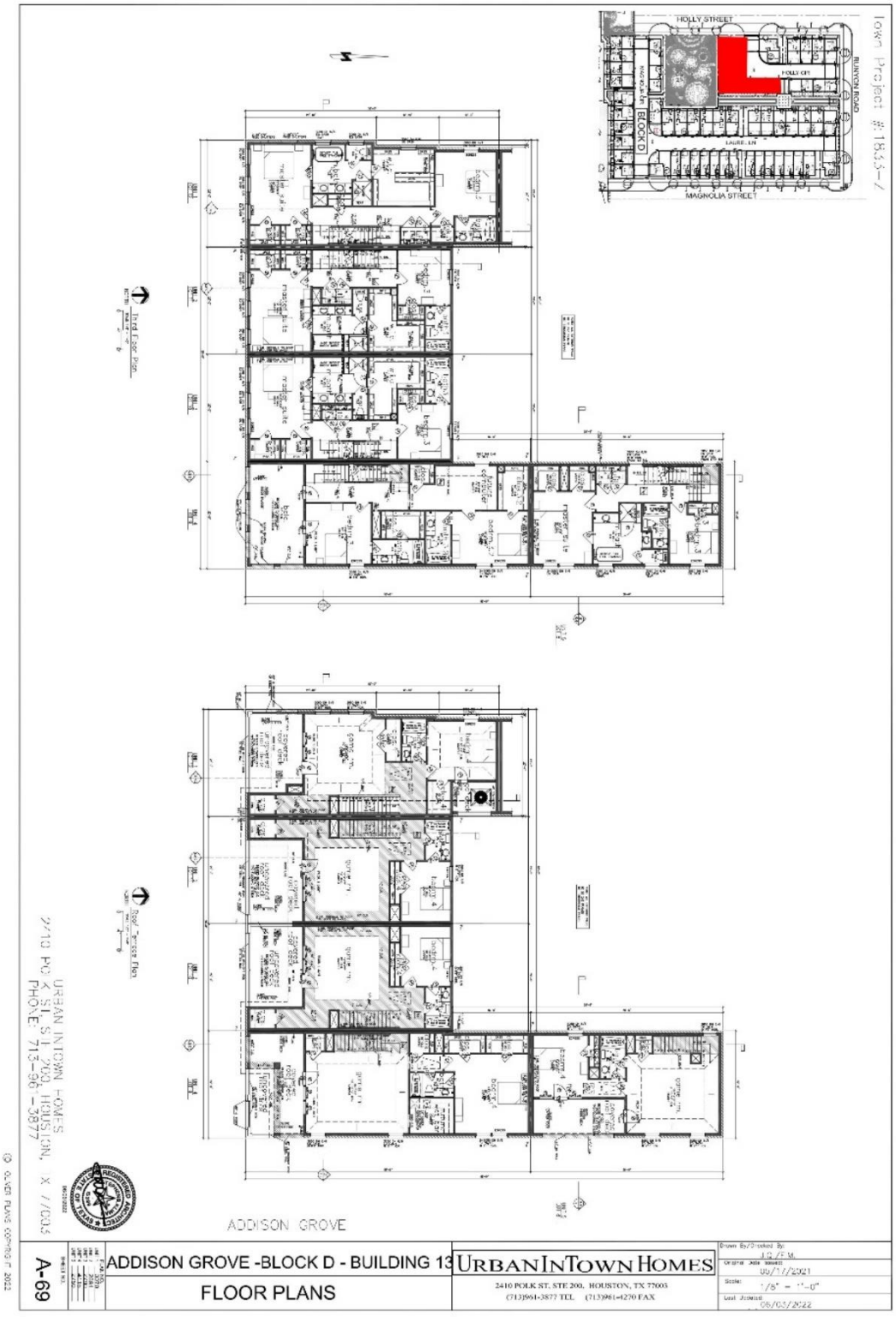

HOLLY STREET
MAGNOLIA STREE
BLOCK D
Town Project #1833-Z
ADDISON GROVE
A-68
ADDISON GROVE -BLOCK D - BUILDING 13
FLOOR PLANS
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
08/11/2021
1/8" = 1'-0"
06/03/2022
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713 961 3877

Exhibit A


HOLLY STREET
MAGNOLIA STREET
BLOCK D
Town Project #: 1833-Z
ADDISON GROVE
A-69
ADDISON GROVE -BLOCK D - BUILDING 13
FLOOR PLANS
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX
1/8" = 1'-0"
06/03/2022
URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE 713-961-3877

Intown Homes
Block D Zoning
Council Question responses 8/2/2022

In response to the questions by Addison City Council at the July 12, 2022 meeting for Block D Zoning Approval.

- What is currently left to be completed for the park in Block B? Provide a schedule for completion and acceptance of the park by the Town.

RESPONSE:

- Irrigation is complete but waiting on the electric meter for permanent power for the controller – Complete by 9/1/22
- Decomposed granite needs to be added to tree areas – Complete by 9/1/22
- Two small areas of landscape planting need to be completed adjacent to Building 4 to be installed after the slab is poured – Complete by 11/1/22
- Site Furnishings to be installed –waiting on delivery – Complete by 11/1/22
- Park light poles to be installed – waiting on delivery - Complete by 11/1/22
- Replacement of rejected, dead or dying plant material – Complete by 11/1/22.

- Will there still be a 4-foot-tall fence between the sidewalk and park in Block B? Does the fence present an ADA challenge?

RESPONSE: There will be steps added due to the lowering of the grade adjacent to Unit 3. In the diagram below, you will see the TAS/ADA required accessible route from the R.O.W. to the parks and other public areas in the site.

The sidewalk in question is a private sidewalk and is not part of the accessible route. In addition to the diagram below, the following is a snip from email correspondence with the Registered Texas Accessibility Specialist who did the Accessibility review on the site. Per the advice of the RAS, we have submitted a permit revision to the City of Addison with the handrail requirements met on the new stair.

Hello Stephen :: You are correct - since the noted sidewalk located directly in front of the residential townhouse units are not considered a public accommodation sidewalk and the fact the there is an accessible pedestrian circulation route from the other end, placement of the proposed set of architectural barrier steps in one location is okay - because of the significant terrain issues.

However, the steps must still fully comply with the Standards regarding compliant handrails / extensions etc.

Hope this helps !

Fred D. Cawyer AIA, NCARB, RID, RAS & APA
State of Texas - Architect #008209 & Interior Designer #00614
State of Florida - Architect #AR0091417 (currently in-active)

TDLR-AB - Texas Registered Accessibility Specialist - RAS #0086

APA - Accessibility Professional Association:
APA/ADA Specialist Designation
APA Transient Lodging Specialist Designation
APA Assembly Specialist Designation

National Association of ADA Coordinators

ARS - Accessibility Resource Specialists PLLC
and CAC - Cawyer & Associates Consulting LLP (Texas HUB #1205788694200)

Mail correspondence address:
2501 Harborview Blvd. / Rowlett, TX 75088

Construction Contract Document Delivery address:
8301 Lakeview Parkway, Suite 111-303
Rowlett, TX 75088

Office - 972.285.2445
Mobile - 214.505.3728
Web-site - www.arsfirm.com

The firm is "Centered" on Accessibility and "Centered" on Professional Service !

"I cannot do all the good that the world needs. But the world needs all the good that I can do" - Author Unknown

Great Video - "We are all People First" :
https://www.youtube.com/watch?v=3yo_ZOzgNwc

On Jul 18, 2022, at 3:49 PM, Stephen Klimas <StephenK@lovettcommercial.com> wrote:

Fred,

I understand that you were the RAS who reviewed the Addison Grove townhome development for In-town Homes.

Please see the attached plan and note the following:

We had to adjust the grading adjacent to Block B, building 3 down 2 ft. The civil engineer added steps in the orange highlighted area. We had a question from the City as to whether that is an ADA issue. The yellow highlighted areas are the accessible routes from the street to the parks.

Since these are private sidewalks accessing residences with steps, I do not believe that it is an issue at that location.

Can you provide a letter to that effect to attach to our resubmittal to the city for these changes?

Thank you,

Stephen Klimas

Project Manager

2410 Polk Street

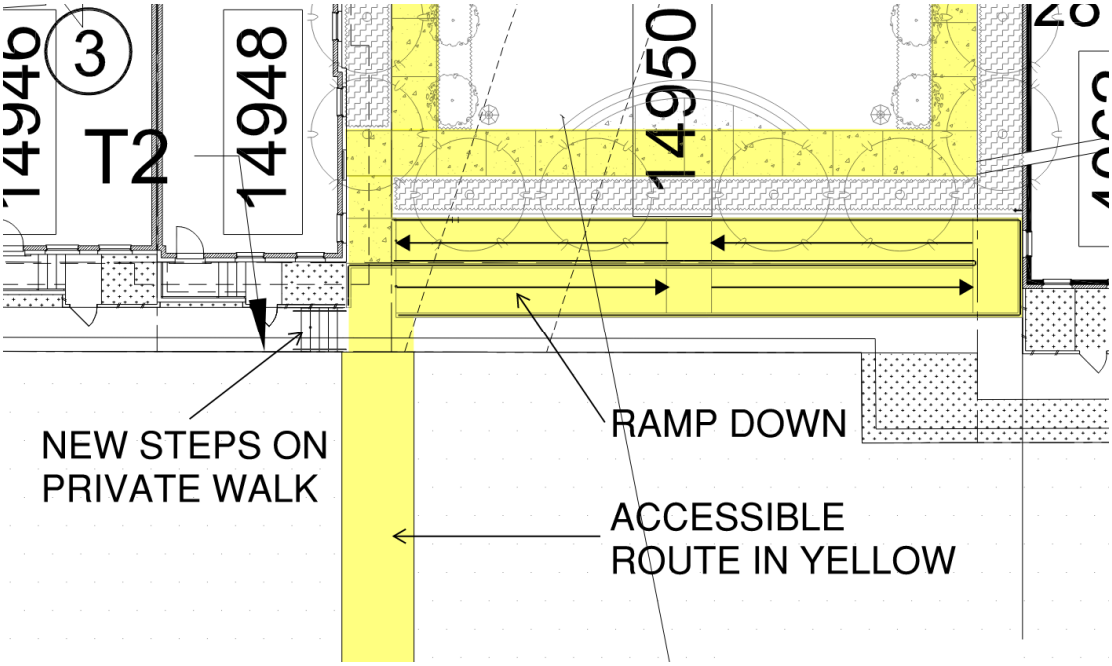
Suite 200

Houston, Texas 77003

Main: 713-961-3877

Mobile: 713-876-0277

stephenk@lovettcommercial.com



- Would you consider constructing the north part of Block C before Block D to help create a sense of community and clean up the construction area?

RESPONSE: We have no objection to doing this. Block C has not yet been submitted for zoning approval. We would request that if we change our development phasing that Block D Zoning be approved at this time with the stipulation that we move to block C upon approval of that zoning plan. We have commenced the drawings for Block C zoning and anticipate submittal in the first week of October 2022.

See the proposed phasing plan (Exhibit A) and overall development schedule (Exhibit B).

- Is there anything that would preclude starting on the north end of Block D rather than the south end (leaving the screening wall as long as possible)?

RESPONSE: We have no objection to doing this.
See our proposed phasing plan (Exhibit A) and overall development schedule (Exhibit B).

- Provide general construction timeline and estimated completion dates for project and for specific phases/projects, such as water main installation, Block D, etc.

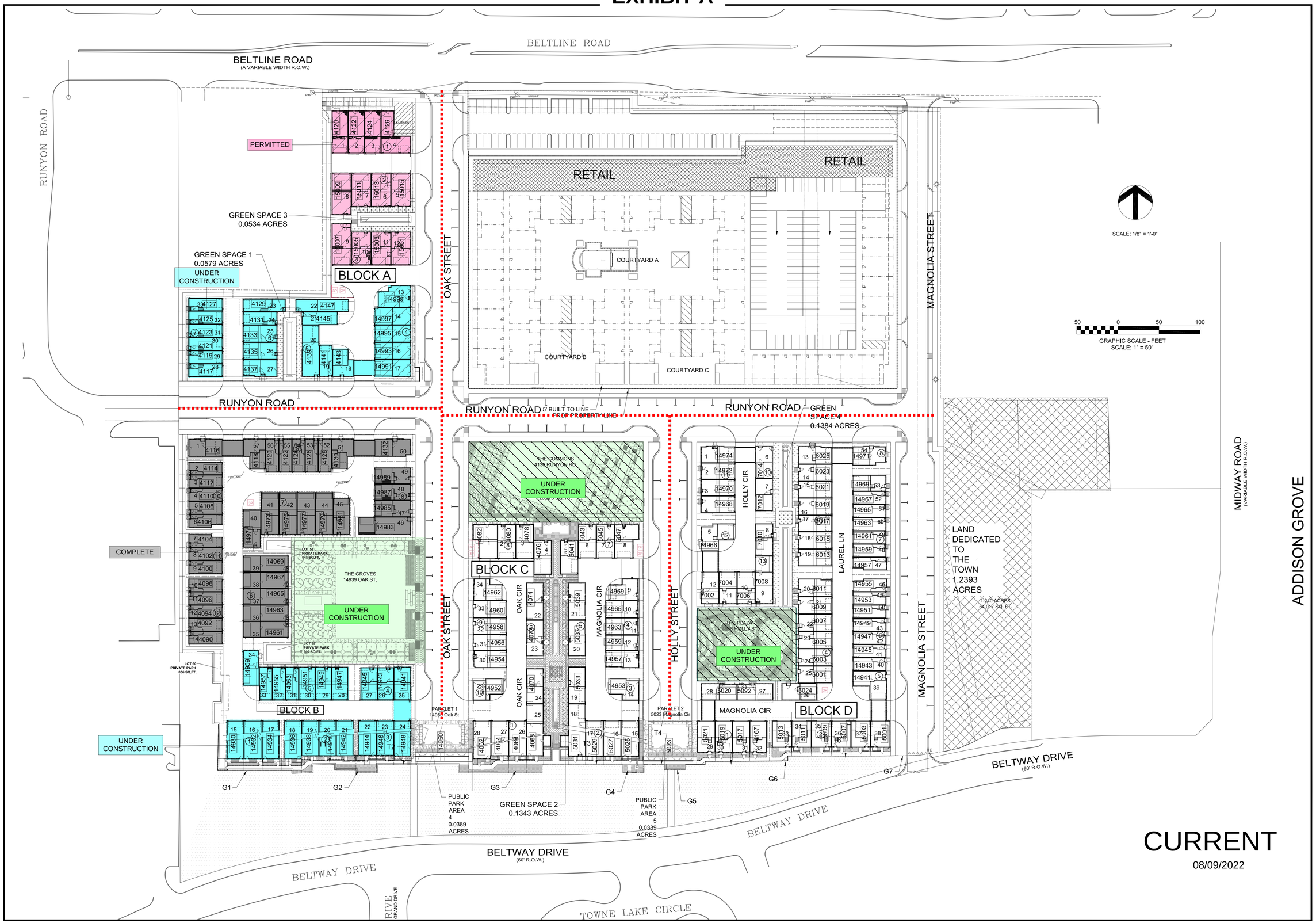
RESPONSE: See our proposed phasing plan (Exhibit A) and overall development schedule (Exhibit B).

- Is there sufficient water on site to service Block C without the construction of the 8-inch water main in Block D?

RESPONSE: The approved water utility civil plan is being constructed before any vertical construction is commenced in Blocks C or D. Current completed development has adequate coverage, but the connection at Beltway is required for the entire development to function and is scheduled for September 2022 construction. See attached Exhibit C for scope of work completed and proposed.

Attachments:
Exhibit A – Development Phasing Plan
Exhibit B - Overall Development Schedule
Exhibit C – Water Protection plan

EXHIBIT A



CURRENT
08/09/2022

REVISIONS:
1.

URBANINTOWN HOMES
2410 Polk St, Ste 200
Houston, Tx 77003
(713) 961-3877

ADDISON

SITE PLAN

DATE
July 07, 2022

SCALE
1" = 50'-0"

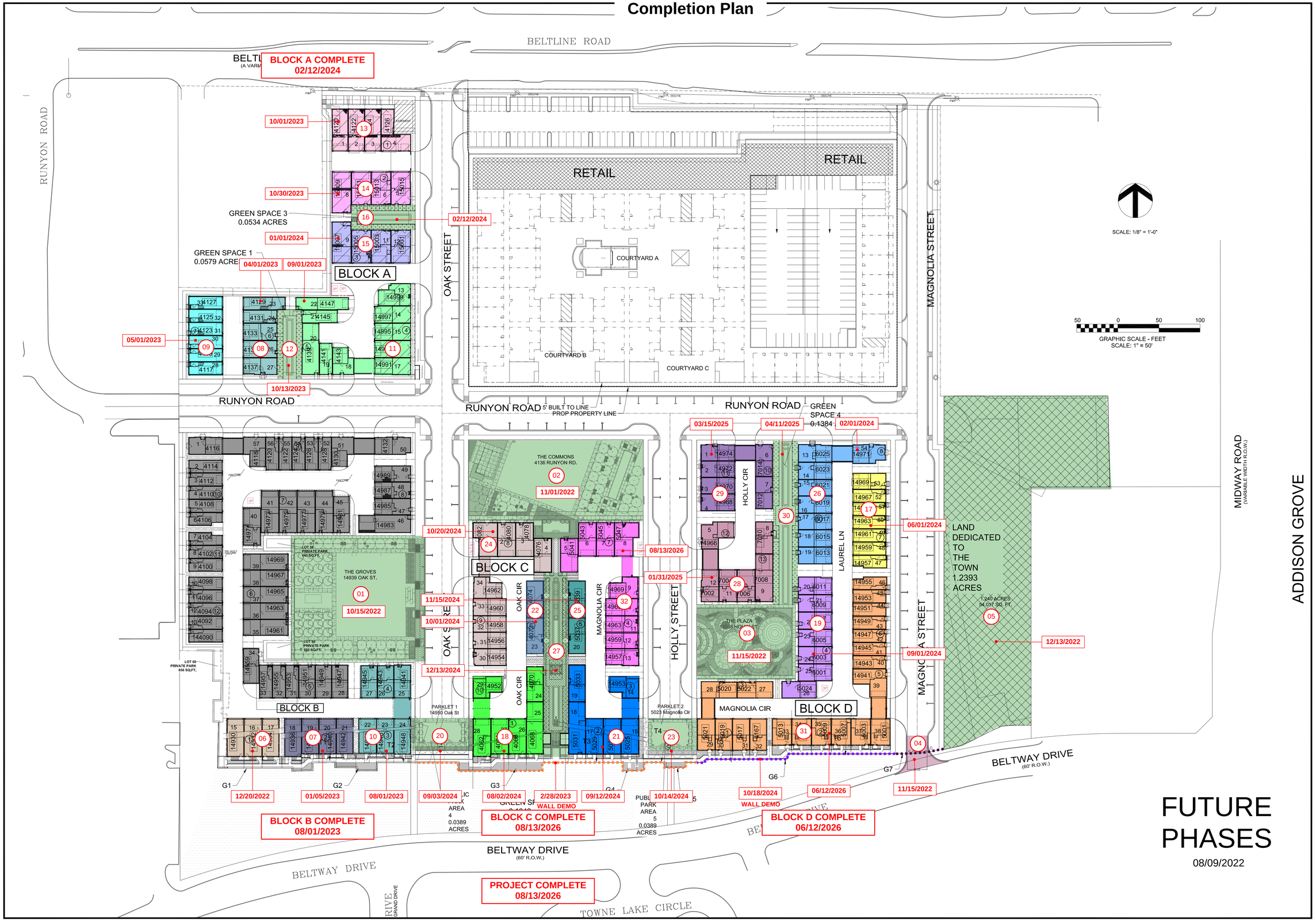
DRAWN BY

CHECKED BY

PROJECT NUMBER

A-1

EXHIBIT A
Completion Plan



FUTURE PHASES

08/09/2022

REVISIONS:

1.

URBANINTOWN HOMES

2410 Polk St, Ste 200
Houston, Tx 77003
(713) 961-3877

ADDISON

SITE PLAN

DATE
July 07, 2022

SCALE
1" = 50'-0"

DRAWN BY

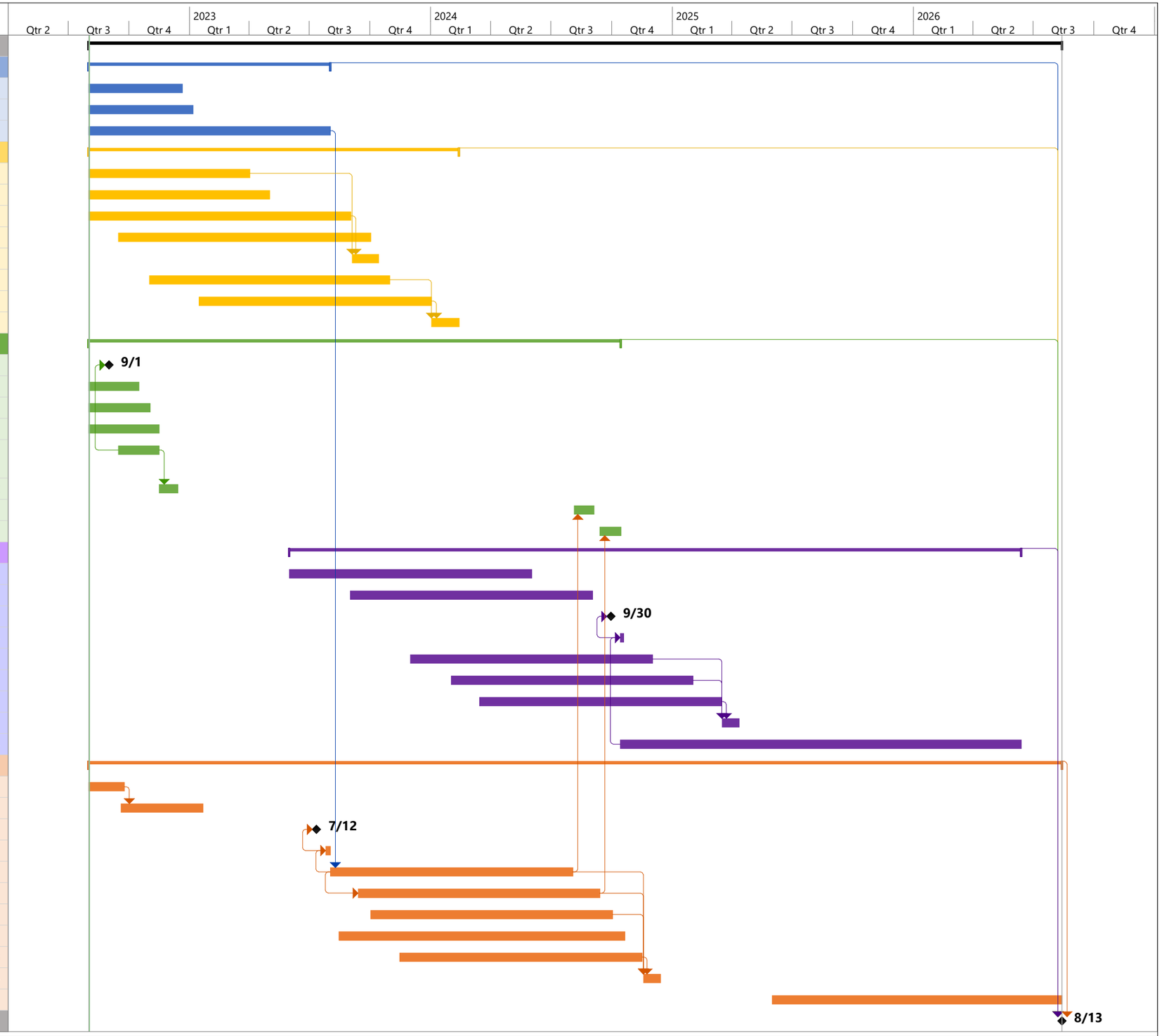
CHECKED BY

PROJECT NUMBER

A-1

EXHIBIT B

ID	Task Name	Duration	Start
1	**ADDISON GROVE DEVELOPMENT SCHEDULE**	**1054 days?**	**8/1/2022**
20	**BLOCK B**	**262 days**	**8/1/2022**
21	Building 1 (Under Constr.)	20.4 wks	8/1/2022
22	Building 2 (Under Constr.)	22.8 wks	8/1/2022
23	Building 3 & 4 (Under Constr.)	52.4 wks	8/1/2022
11	**BLOCK A**	**401 days**	**8/1/2022**
16	Building 6 (Under Constr.)	35.2 wks	8/1/2022
17	Building 7 (Under Constr.)	39.2 wks	8/1/2022
15	Building 4 & 5 (Under Constr.)	57 wks	8/1/2022
12	Building 1	54.6 wks	9/15/2022
18	Green Space 1	6 wks	9/4/2023
13	Building 2	52 wks	11/1/2022
14	Building 3	50.4 wks	1/15/2023
19	Green Space 3	6 wks	1/2/2024
2	**PARKS AND INFRASTRUCTURE**	**576 days?**	**8/1/2022**
8	**NOTIFY CITY OF WALL DEMO**	0 days	9/1/2022
3	The Grove (Block B)	56 days	8/1/2022
4	The Commons (Block C)	67 days	8/1/2022
5	The Plaze Plaza (Block D)	77 days	8/1/2022
9	Wall Demo, water Line tie-in/Fire Bollards (Phase 1)	44 days	9/15/2022
10	Land Dedication	4 wks	11/16/2022
6	Parklet 1	22 days	8/5/2024
7	Parklet 2	22 days	9/13/2024
36	**BLOCK D**	**792 days**	**6/1/2023**
41	Building 7	263 days	6/1/2023
40	Building 4	262 days	9/1/2023
37	**NOTIFY CITY OF WALL DEMO**	0 days	9/30/2024
38	Screen Wall Demo`	1 wk	10/14/2024
42	Building 8 & 9	262 days	12/1/2023
44	Building 12 & 13	262 days	2/1/2024
43	Building 10 & 11	262 days	3/15/2024
45	Green Space 4	4 wks	3/17/2025
39	Building 1, 2, 3, 5 & 6	435 days	10/14/2024
24	**BLOCK C**	**1054 days**	**8/1/2022**
25	Block C Zoning package	8 wks	8/1/2022
26	Zoning Approval	18 wks	9/19/2022
27	**NOTIFY CITY OF WALL DEMO**	0 days	7/12/2023
28	Screen Wall Demo	1 wk	7/26/2023
29	Building 1 & 10	263 days	8/2/2023
30	Building 2 & 3	262 days	9/13/2023
33	Building 6	262 days	10/2/2023
34	Building 8 & 9	310 days	8/15/2023
32	Building 5	263 days	11/15/2023
35	Green Space 2	4 wks	11/18/2024
31	Building 4 & 7	315 days	6/1/2025
46	**PROJECT COMPLETE**	**0 days**	**8/13/2026**



08/09/2023

EXHIBIT C

Ex. FIREHYDRANT
Ex. 24" W
Ex. 8" W
Ex. FIREHYDRANT
Ex. FIREHYDRANT
Ex. 24" W
Ex. 8" W
Ex. FIREHYDRANT
FIREHYDRANT
FIREHYDRANT
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FIREHYDRANT
FIREHYDRANT
FIREHYDRANT
FIREHYDRANT
8" W
Ex. 8" W
Ex. 8" W
Ex. 8" W
Ex. 8" W
Ex. 10" W
Ex. 10" W
Ex. 10" W
P.O.B. TRACT III
DEMOLISHED IN PRIOR PHASES
REMAINING CONNECTION TO BE MADE
0' 50' 100'
SCALE: 1"=50'

NO.	REVISION	BY	DATE

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

ADDISON GROVE

WATER PROTECTION PLAN

SAWYER ENGINEERING, LLC
TBPE: F-9171
1520 OLIVER STREET
HOUSTON, TEXAS 77007
(832) 553-5948

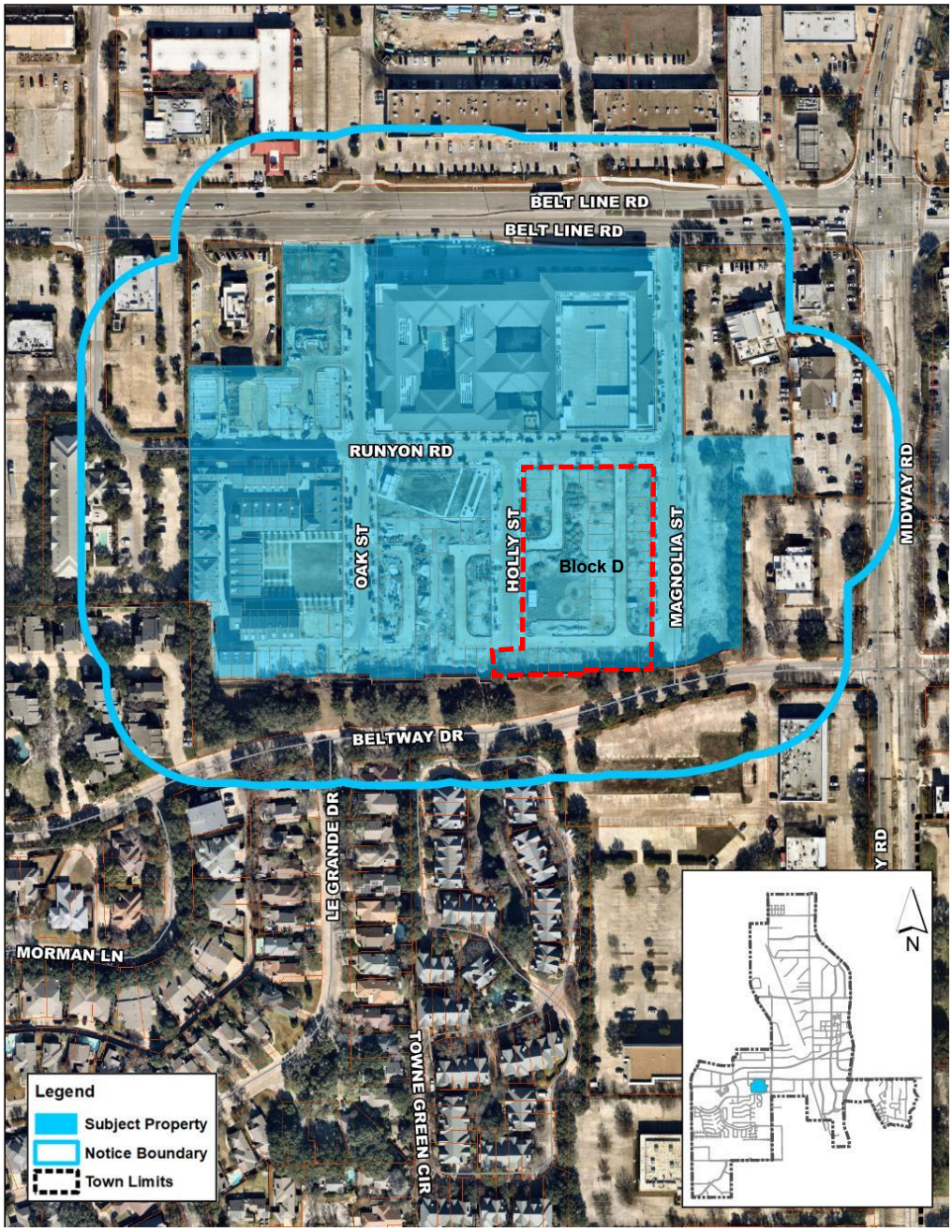
PROJECT	DESIGN	DRAWN	DATE	FILE	SHEET
	·	JDS	JULY 2022		

07/29/2022

1833-Z

PUBLIC HEARING Case 1833-Z/Addison Grove, Block D. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Adopting a Development Plan for Block D of the Addison Grove Addition, including a Site Plan, Landscape Plan, Building Elevations and Floor Plans for 54 townhomes and one open space lot in an existing Planned Development District (PD), through Ordinance O16-003, located on approximately 2.08 acres at the Southwest Corner of Magnolia Street and Runyon Road, approximately 400 feet south of Belt Line Road.

Location Map



June 21, 2022

STAFF REPORT

RE:	1833-Z/Addison Grove, Block D
LOCATION:	4150-4168 Runyon Road 4161-4177 Beltway Drive 14938-14974 Holly Street 14941-14971 Magnolia Street
REQUEST:	Development Plan Approval in accordance with development standards for Planned Development O16-003, including site plan, landscape plan, building elevations, and floor plans for the construction of 54 townhomes units and one open space lot situated within Block D of the Addison Grove Addition.
APPLICANT:	Stephen Klimas, Texas Intown Homes LLC

DISCUSSION:

Background: Block D is part of the Addison Grove Addition, an approximately 17.4 acre site situated on the south side of Belt Line Road and 350 feet west of Midway Road. In 1991, this property was zoned Planned Development, through Ordinance O91-066, to accommodate the development of a Sam's Wholesale Club, which was constructed the following year. In anticipation of redevelopment, a special area study was initiated by the Town in 2014. This visioning process culminated in the adoption of a new Planned Development district, PD O16-003, in early 2016, establishing standards for a mixed-use redevelopment plan with townhomes, live/work units, and a multifamily component with ground floor retail uses.

In May 2016, InTown Homes received Development Plan approval for the townhome and live/work units in Addison Grove and has continued to advance through the permitting and construction process for the 57 townhome units that comprise Block B. In December 2017, Greystar received Development Plan approval for the development of the multifamily and retail component, Elan Addison Grove, which has now been constructed and occupied. In April 2021, the Development Plan for Block A was approved, which included 16 townhomes and 17 live/work units. Permit review and lot construction is ongoing in Block A.

At this time, InTown Homes is ready to proceed with Block D, and in order to receive the necessary building permits, they must first obtain Development Plan Approval from the Town.

Proposed Plan: The development plans include the site plan and landscape plan for the entirety of Block D, as well as representative building elevations and floor plans for the 54 townhomes units that comprise this block. The plan accommodates four, four-story buildings, with all other buildings being three stories in height. The architectural character continues the traditional appearance of the Addison Grove neighborhood, with primarily brick façades. Units range in size from two to five-bedroom units that accommodate 1,350 square feet to 4,115 square feet of floor area.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision that is discretionary in nature, Development Plan approval is a ministerial function that is more like plat approval. The purpose of the Development Plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

Uses: The applicant is proposing 54 townhome units and one open space lot in Block D. **The proposed uses meet the standards in the ordinance.**

Development Standards: PD O16-003 established development standards defining required setbacks, building heights, lot sizes, and minimum and maximum floor area of certain uses. The development plan is in compliance with all development standards, as detailed below:

Street Build-to Line: The development standards require that at least 70% of the building be at the build-to line along Type A streets. This has been met.

Other Setbacks: There are no minimum side yard or rear yard requirements. There is a perimeter setback of 10 feet, which has been met.

Building Height: The development standards require a minimum building height of two stories (23 feet) and a maximum height of 60 feet for the townhome units. The townhomes range from three to four stories, with the tallest unit measuring 60 feet in height. All buildings meet this requirement.

Minimum Area per Dwelling Unit: The development standards require that townhomes be at least 1,350 square feet. All proposed units in Block D meet or exceed these requirements.

Maximum Lot Coverage: The development standards require a maximum lot coverage of 95%. This has been met.

Landmark Buildings: The development standards require that buildings at the corners or end of streets be designated as landmark buildings and should include unique architectural features. The representative elevations provided reflect landmark corners where Runyon Road intersects

Holly Street and Magnolia Street. Buildings 8 and 11 comply with the landmark building requirement through the provision of unique articulation and design elements.

The proposed plans comply with the development standards in the ordinance.

Open Space: PD O16-003 requires open space to be provided to support residential uses and is calculated to require two acres for every 1,000 residents up to 2,250, and then 1.5 acres per 1,000 residents above 2,250. The PD ordinance assumes 1.5 persons per dwelling unit. When applied to the entire project, 1.52 acres of open space is required. This requirement was met through dedication of 1.5606 acres of public open space for the full 17.4-acre development site, as prescribed by Ordinance O16-020 and depicted in the Addison Grove plat. **The proposed plans comply with the open space standards in the ordinance.**

Parking: PD O16-003 requires that two off-street parking spaces be provided for each townhome, which may be provided through tandem parking. Each unit has a minimum of two garage parking spaces. **The proposed plans comply with the parking standards in the ordinance.**

Exterior Appearance: PD O16-003 requires at least 80 percent of the exterior walls to be of masonry construction. The representative building elevations show masonry counts exceeding 80% for all effected facades. The alley façade for building 7 has the lowest masonry percentage at 88.9%. The elevations show a mixture of brick, stone, and minimal amounts of siding. **The proposed plans comply with the exterior appearance standards in the ordinance. Further compliance will be assessed during the building permit review process.**

Landscape: PD O16-003 prescribes landscape standards for the street edge as well as private landscaping. The full landscape plan for the development was previously approved through the Block B Development Plan Approval and further refined as part of the full civil construction review. The landscape plan provided in this submittal addresses the open space lot that is situated between buildings 9, 10, and 13. This landscape plan has been reviewed by the Parks Department and no issues were identified. **The proposed plans comply with the landscape standards in the ordinance.**

Screening of Mechanical Equipment: PD O16-003 requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. All mechanical equipment, as represented on the provided plans, is shown to be screened accordingly. **The proposed plans comply with the screening standards in the ordinance.**

General Requirements: When the zoning was approved, several conditions were added and became part of the regulations for the development. These conditions include:

Public Safety Access: The proposed street shown on the east side of the development shall be constructed with retractable bollards at Beltway to provide for public safety access only. These improvements are reflected in these plans and will need to be installed when the adjacent townhome units in this phase are constructed.

Courtyard Design Standards: Courtyards shown on the Concept Plan will be designed and constructed with enhanced architectural and landscaping features, including such elements as water features, landscaping, and art features. The proposed plans confirm that the private courtyards in Block D will include enhanced landscaping.

The proposed plans comply with all general requirements in the ordinance. Staff will continue to monitor the project through the construction phase to ensure that required interior materials and appliances are provided.

RECOMMENDATION: **APPROVAL**

Staff has reviewed the development plans and found them to comply with all requirements of the approved zoning ordinance, PD O16-003. In order to account for needed construction phasing conditions and to correct several ongoing issues with this project, Staff recommends approval subject to the following conditions:

- A replat and associated air rights easements are approved and filed prior to release of any Block D building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.
- An 8-inch waterline connection is made between existing waterlines within the Magnolia Street and Beltway Drive rights-of-way prior to release of any Block D building permits. The required public safety connection and associated bollards that are co-located at this location may be installed concurrently or at the time of construction of the closest adjacent lots.
- The public park situated within Block A is completed and accepted by the Town prior to the release of any Block D building permits.
- No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two weeks of prior notice to the Town.

Case 1833-Z/Addison Grove, Block D Development Plans

June 21, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on June 21, 2022, voted to recommend approval of an Ordinance Adopting a Development Plan for Block D of the Addison Grove Addition, including a Site Plan, Landscape Plan, Building Elevations, and Floor Plans for 54 townhome lots and one open space lot in an existing Planned Development District (PD), through Ordinance O16-003, located on approximately 2.08 acres at the Southwest Corner of Magnolia Street and Runyon Road and approximately 400 feet south of Belt Line Road, subject to the following conditions:

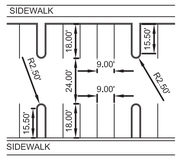
- A replat and associated air rights easements are approved and filed prior to release of any Block D building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.
- An 8-inch waterline connection is made between existing waterlines within the Magnolia Street and Beltway Drive rights-of-way prior to release of any Block D building permits.
- The required public safety connection and associated bollards that are co-located at this location may be installed concurrently or at the time of construction of the closest adjacent lots.
- The public park situated within Block A is completed and accepted by the Town prior to the release of any Block D building permits.
- No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two weeks of prior notice to the Town.

Voting Aye: Branson, Catalani, Craig, DeFrancisco, Fansler, Meleky, Souers
Voting Nay: none
Absent: none

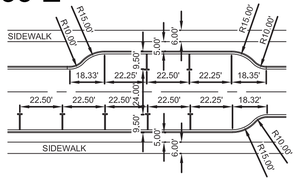
SPEAKERS AT THE PUBLIC HEARING:

For: none
On: Liz Oliphant, 14700 Marsh Lane
Against: none

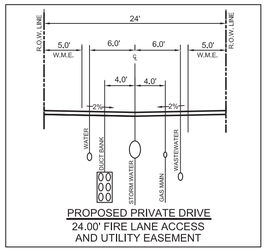
Town Project #:1833-Z



HEAD-IN PARKING
DETAIL (TYPICAL)
SCALE: 1" = 40'

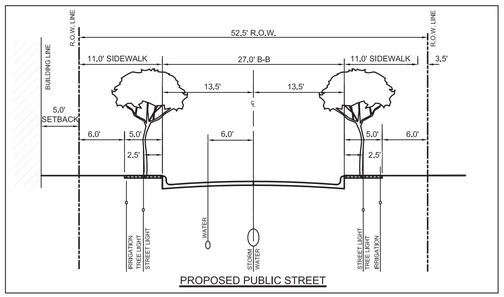


ON-STREET PARKING
DETAIL (TYPICAL)
SCALE: 1" = 40'



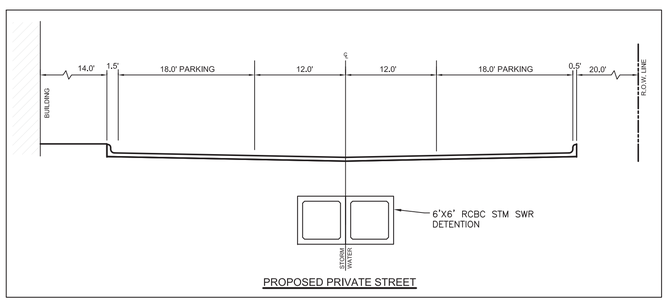
PROPOSED PRIVATE DRIVE
24.00' FIRE LANE ACCESS
AND UTILITY EASEMENT

SECTION D-D



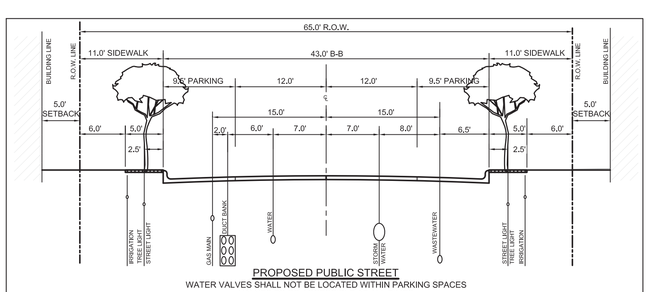
PROPOSED PUBLIC STREET

SECTION C-C



PROPOSED PRIVATE STREET

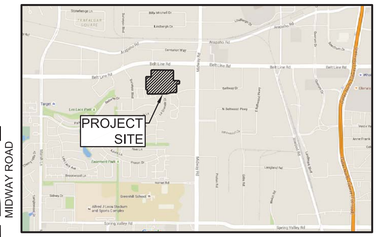
SECTION B-B



PROPOSED PUBLIC STREET
WATER VALVES SHALL NOT BE LOCATED WITHIN PARKING SPACES
VALVES TO BE ACCESSIBLE AT ALL TIMES

SECTION A-A

NO FLOODPLAIN
EXISTS ON THE SITE



BELTLINE ROAD
(R.O.W VARIES)

WAX MYRTLE
SCREEN WALL

MIDWAY ROAD

4100 BELTLINE RD
NATIONAL RETAIL PROPERTIES
LTD.
COMMERCIAL IMPROVEMENTS
PLANNED DEVELOPMENT
SAM'S CLUB ADDITION
'RAISING CANES'
FAST FOOD RESTAURANT

4080 BELTLINE RD
4080 BLR LTD.
BELTLINE CENTER
COMMERCIAL IMPROVEMENTS
PLANNED DEVELOPMENT
'AZURE RESTAURANT'

WAX MYRTLE
SCREEN WALL

RUNYUN ROAD
(30' R.O.W)

4090 BELTLINE RD
EQUINOX HOTEL ADDISON LLC
BELTLINE CENTER
BLOCK 1, LOT 24
COMMERCIAL IMPROVEMENTS
PLANNED DEVELOPMENT
'HILTON GARDEN INN'

WAX MYRTLE
SCREEN WALL

RETAIL

CONCEPTUAL
APARTMENT SITE

COURTYARD A
COURTYARD B
COURTYARD C

Block A
Block B
Block C
Block D

CONCEPTUAL
PUBLIC PARK
AREA

OAK STREET
OAK CIRCLE
RUNYON ROAD
HOLLY STREET
HOLLY CIRCLE
MAGNOLIA STREET
MAGNOLIA CIRCLE
LAUREL LANE

4180 BELTLINE RD
TRITON ADDISON
BELTLINE LLC.
SAM'S CLUB
BLOCK A, LOT 2
COMMERCIAL
IMPROVEMENTS
PLANNED DEVELOPMENT
SUITE A: SNUFFERS
RESTAURANT & BAR
SUITE B: TAQUERIA LA'
VENTANA

18 RUNYON ROAD,
CITY OF ADDISON
PARCEL
100112700018X0000

14941 MIDWAY
PIEDMONT MIDWAY PS LP
ADDISON PLAZA COMMERCIAL -
VACANT PLATTED LOTS / TRACTS
PLANNED DEVELOPMENT
'NATE'S SEAFOOD AND
STEAKHOUSE' RESTAURANT

14941 MIDWAY
SPRING CREEK
BARBEQUE
SAM'S CLUB
ADDITION
BLOCK A, LOT 3
'SPRING CREEK
BARBEQUE'
RESTAURANT

PROPOSED
FENCE

CONCEPTUAL
PUBLIC PARK
AREA

PROPOSED
FENCE

CONCEPTUAL
PUBLIC PARK
AREA

PROPOSED
FENCE

TOWN OF ADDISON
PARCEL 100053900A0010100

BELTWAY ROAD
(60' R.O.W)

INSTALL RETRACTING BOLLARDS
WITH A KNOX KEY SWITCH

AUTOMATED RESTRICTED ACCESS
CONTROLLER TYPE (TBD) WITH
KNOXBOX OR SIMILAR

67.62'
110.92'
64.74'

NO PORTION OF THE EXISTING
SCREENING WALL SHALL BE REMOVED
WITHOUT PROVIDING TWO WEEKS
NOTICE TO THE TOWN

LEGEND

	PROPOSED TREE WELL
1-100	PARKING SPACES (PUBLIC STREETS) W/ 3 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
1-53	PRIVATE STREET CONCEPTUAL PARKING SPACES W/ 2 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
	PUBLIC R.O.W. (SECTION B–B, C–C & D–D) FIRE LANE ACCESS
	CONCRETE PRIVATE DRIVE–24.00' FIRE LANE ACCESS AND UTILITY EASEMENT
	SIDEWALK RAMP
	SIDEWALK
**	LANDMARK BUILDINGS

0' 60' 120'
SCALE: 1" = 60'

TOWN CASE NUMBER:
1833-Z

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISIONS 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 500 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.

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

AREA: 11.9147 AC.
519,005 SF.
DENSITY: 15 D.U./AC.
CONCEPTUAL
APARTMENT SITE
NOT INCLUDED

ADDISON GROVE
SITE PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57,
BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 4/08/2016
ADDISON, TEXAS
PROJECT NUMBER

STATE OF TEXAS
CHING-WEN CHANG
96256
LICENSED
PROFESSIONAL ENGINEER
3-21-2022

SITE PLAN

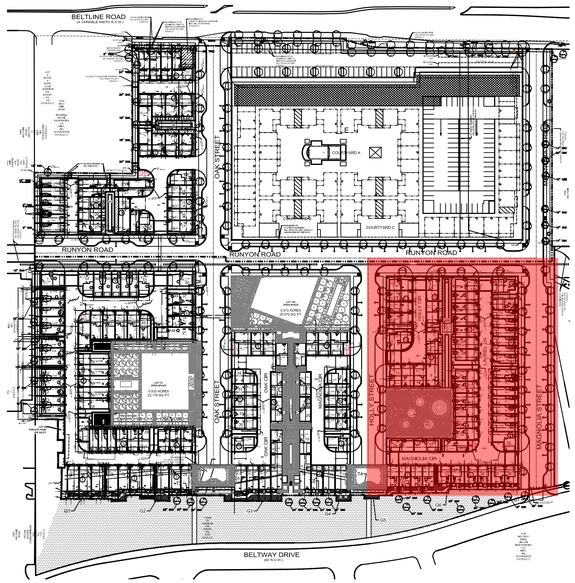
ADDISON GROVE
BLOCK D

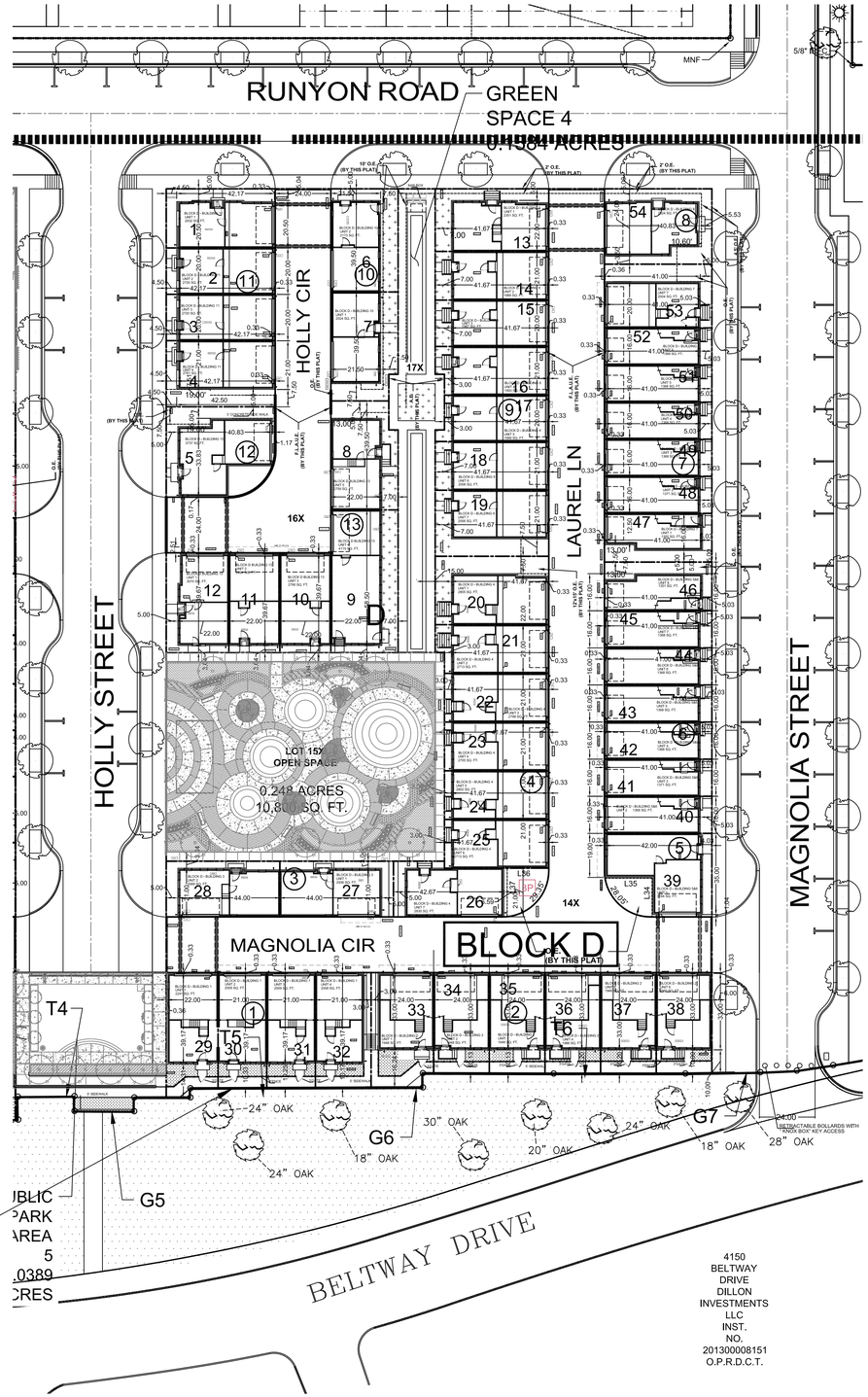
SAWYER
ENGINEERING, LLC
CIVIL ENGINEERING & PLANNING
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713) 961-3877
TBPE FIRM: F–9171

SCALE: 1" = 60'	PROJ. NO.	
DRAWN BY: JDS	DATE	SHEET
CHK'D BY: JDS	03/09/2022	1 OF 7
APPROVED: CWC		

R:\AutoCAD-Projects\DEVELOPMENTs-DALLAS_PLANO_FTWORTH\ADDISON - BELTLINE (DALLAS)\07 Engineering\07 5 Design\Design\Preliminary Site Plan\2-comm-5-20220323.dwg, May 02, 2022 3:54pm

Town Project #:1833-Z





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

Addison Block D					
Lot No.	Lot Size (S.F.)	Required Open Space (S.F.)(Max. 95% Coverage)	Actual open Space（S.F.）	Living area（S.F.）	No. of bedroom
1	1198	60	340	2932	4
2	940	47	105	2720	4
3	940	47	105	2720	4
4	1340	67	340	2761	4
5	1747	88	419	3737	4
6	1290	65	432	2173	3
7	1317	66	384	2024	3
8	1313	66	385	2759	4
9	1784	90	500	4115	5
10	946	48	66	2790	4
11	946	48	66	2894	4
12	1161	59	300	3070	4
13	1323	67	399	2351	3
14	1029	52	147	1989	3
15	980	49	147	1987	3
16	993	50	107	1993	3
17	920	46	91	1999	3
18	1029	52	147	2006	3
19	1396	70	392	2006	3
20	1445	73	399	2805	4
21	993	50	126	2713	4
22	945	48	63	2798	4
23	945	48	63	2705	4
24	945	48	66	2802	4
25	945	48	132	2713	4
26	1390	70	278	2830	4
27	1178	59	252	2936	4
28	1178	59	252	3069	4
29	1156	58	405	2241	3
30	1046	53	113	2009	3
31	1044	53	112	2009	3
32	1191	60	360	2008	3
33	1309	66	405	1948	3
34	1042	53	113	1948	3
35	1044	53	114	1948	3
36	1045	53	115	1986	3
37	1045	53	115	1948	3
38	1044	53	355	2060	3
39	1585	80	549	3184	3
40	742	38	312	1368	2
41	742	38	80	1371	2
42	742	38	80	1368	2
43	742	38	80	1368	2
44	742	38	80	1368	2
45	742	38	80	1368	2
46	974	49	312	1351	2
47	974	49	312	1350	2
48	742	38	80	1371	2
49	742	38	80	1368	2
50	742	38	80	1368	2
51	742	38	80	1368	2
52	742	38	80	1368	2
53	1275	64	337	2004	3
54	1506	76	569	2324	3

BUILDINGS 8 &11 ARE LANDMARK BUILDINGS AND WILL REQUIRE LANDMARK FEATURES

NOTE: NO PORTION OF THE EXISTING SCREENING WALL SHALL BE REMOVED PRIOR TO PROVIDING TWO WEEKS NOTICE TO THE TOWN.

LEGEND:

- TOWNHOMES
- OPEN SPACE
- PARKING
- RAMP

ARCHITECT OF RECORD
Studemont Architects, LLC
2410 Polk St
Houston, Texas 77003
(713) 961-3877
Firm# BR 3540
Stephen Klimas
stephenk@lovettcommercial.com

REGISTERED ARCHITECT STEPHEN B. KLIMAS 75389 STATE OF TEXAS

06/06/2022

ADDISON GROVE BLOCK D

REVISIONS:
1.

URBANINTOWN HOMES
2410 Polk St, Ste 200
Houston, Tx 77003
(713) 961-3877

ADDISON

SITE PLAN

DATE: June 02, 2022
SCALE: 1" = 30'-0"
DRAWN BY
CHECKED BY
PROJECT NUMBER

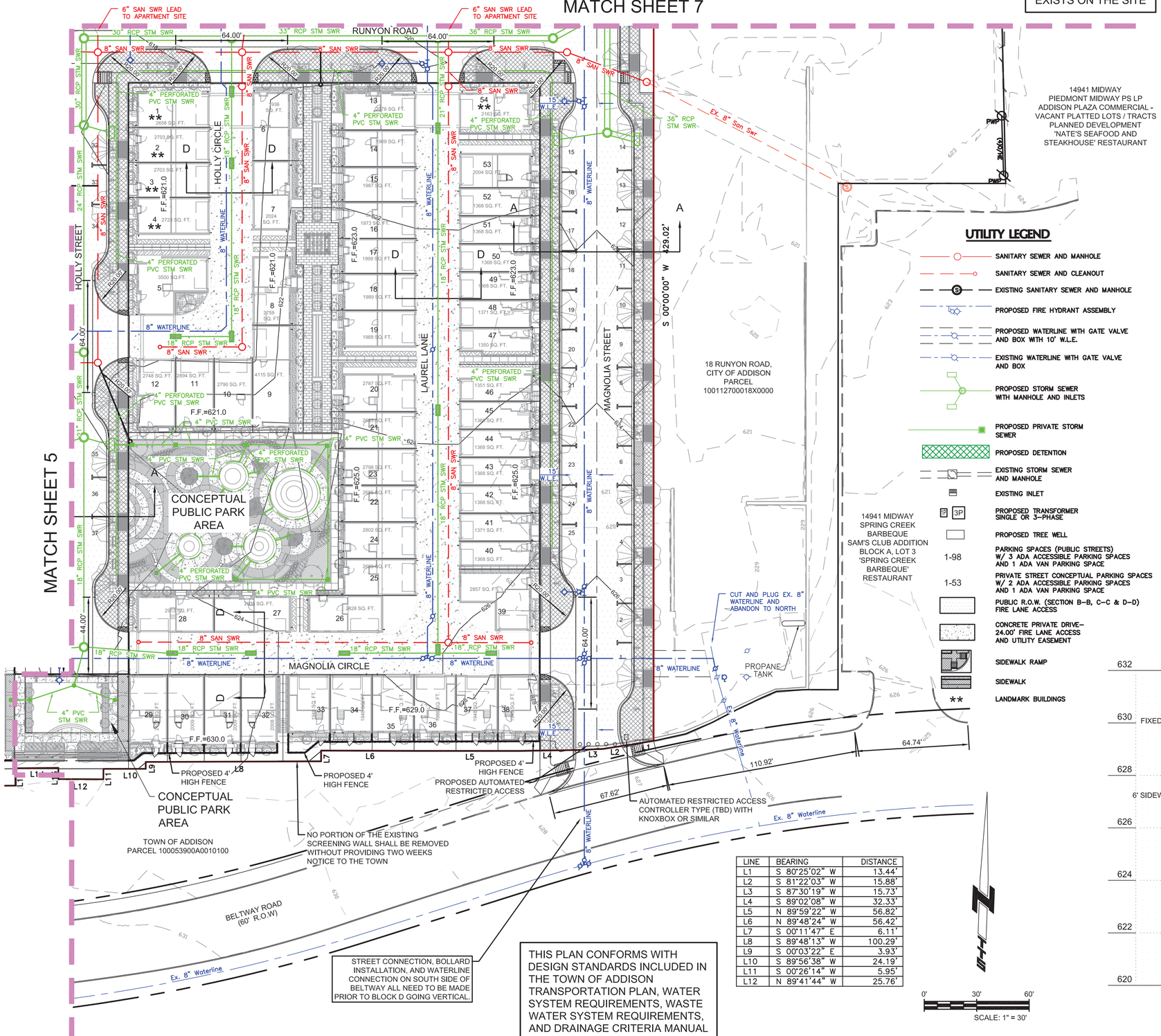
T-1

Town Project #:1833-Z

MATCH SHEET 7

MATCH SHEET 5

NO FLOODPLAIN EXISTS ON THE SITE



UTILITY LEGEND

- SANITARY SEWER AND MANHOLE
- SANITARY SEWER AND CLEANOUT
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATERLINE WITH GATE VALVE AND BOX WITH 10' W.L.E.
- EXISTING WATERLINE WITH GATE VALVE AND BOX
- PROPOSED STORM SEWER WITH MANHOLE AND INLETS
- PROPOSED PRIVATE STORM SEWER
- PROPOSED DETENTION
- EXISTING STORM SEWER AND MANHOLE
- EXISTING INLET
- PROPOSED TRANSFORMER SINGLE OR 3-PHASE
- PROPOSED TREE WELL
- PARKING SPACES (PUBLIC STREETS) W/ 3 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE (1-98)
- PRIVATE STREET CONCEPTUAL PARKING SPACES W/ 2 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE (1-53)
- PUBLIC R.O.W. (SECTION B-B, C-C & D-D) FIRE LANE ACCESS
- CONCRETE PRIVATE DRIVE-- 24.00' FIRE LANE ACCESS AND UTILITY EASEMENT
- SIDEWALK RAMP
- SIDEWALK
- LANDMARK BUILDINGS

LINE	BEARING	DISTANCE
L1	S 80°25'02" W	13.44'
L2	S 81°22'03" W	15.88'
L3	S 87°30'19" W	15.73'
L4	S 89°02'08" W	32.33'
L5	N 89°59'22" W	56.82'
L6	N 89°48'24" W	56.42'
L7	S 00°11'47" E	6.11'
L8	S 89°48'13" W	100.29'
L9	S 00°03'22" E	3.93'
L10	S 89°56'38" W	24.19'
L11	S 00°26'14" W	5.95'
L12	N 89°41'44" W	25.76'

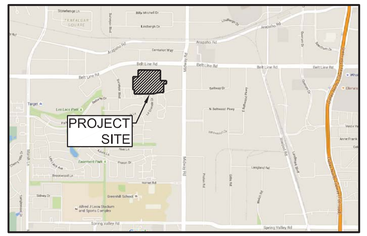
STREET CONNECTION, BOLLARD INSTALLATION, AND WATERLINE CONNECTION ON SOUTH SIDE OF BELTWAY ALL NEED TO BE MADE PRIOR TO BLOCK D GOING VERTICAL.

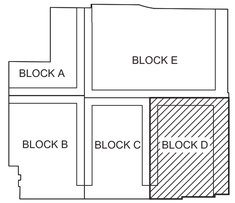
THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

0' 30' 60'
SCALE: 1" = 30'

Block D	Lot Size (S.F.)	Required Open Space (S.F.) (Max. 95% Coverage)	Actual Open Space (S.F.)
1	1198	60	340
2	940	47	105
3	940	47	105
4	1340	67	340
5	1747	88	419
6	1290	65	432
7	1317	66	384
8	1313	66	385
9	1784	90	500
10	946	48	66
11	946	48	66
12	1161	59	300
13	1323	67	399
14	1029	52	147
15	980	49	147
16	993	50	107
17	920	46	91
18	1029	52	147
19	1396	70	392
20	1445	73	399
21	993	50	125
22	945	48	63
23	945	48	63
24	945	48	66
25	945	48	132
26	1390	70	278
27	1178	59	252
28	1178	59	252
29	1156	58	405
30	1046	53	113
31	1044	53	112
32	1191	60	360
33	1309	66	405
34	1042	53	113
35	1044	53	114
36	1045	53	115
37	1045	53	115
38	1044	53	355
39	1585	80	549
40	742	38	312
41	742	38	80
42	742	38	80
43	742	38	80
44	742	38	80
45	742	38	80
46	974	49	312
47	974	49	312
48	742	38	80
49	742	38	80
50	742	38	80
51	742	38	80
52	742	38	80
53	1275	64	337
54	1506	76	569

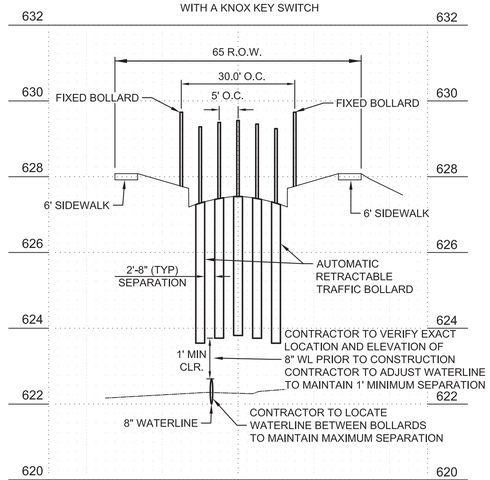
VICINITY MAP





LOCATION MAP

NOTE: INSTALL RETRACTING BOLLARDS WITH A KNOX KEY SWITCH



BOLLARD DETAIL

SCALE: 1"=20' (HORIZ.)
1"=2' (VERT.)

STATE OF TEXAS
CHING-WEN CHANG
96256
LICENSED PROFESSIONAL ENGINEER
3-21-2022

TOWN CASE NUMBER: 1833-Z

ADDISON GROVE
UTILITY PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 4/08/2016
ADDISON, TEXAS
PROJECT NUMBER

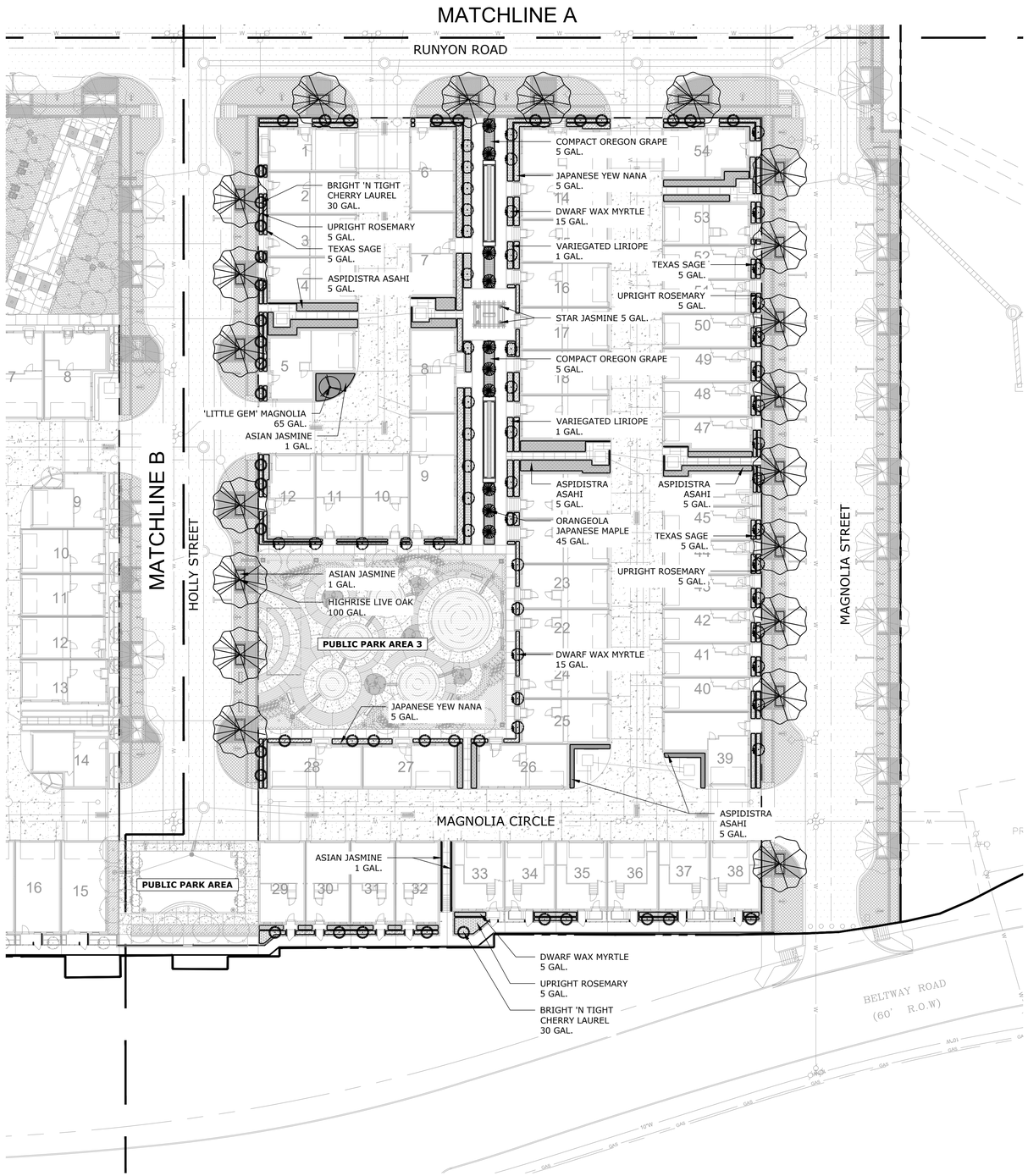
SITE PLAN AND UTILITY PLAN BLOCK D

ADDISON GROVE

SAWYER
ENGINEERING, LLC
CIVIL ENGINEERING & PLANNING
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713) 961-3877
TBPE FIRM: F-9171

SCALE: 1" = 30'	PROJ. NO.	
DRAWN BY: JDS	DATE	SHEET
CHK'D BY: CWC	01/24/2022	5 OF 7
APPROVED: CWC		

R:\AutoCAD Projects\DEVELOPMENTS\DALLAS_PLANO_FT WORTH\ADDISON - BELTLINE (DALLAS)\07 Engineering\07.5 Design\Design\Preliminary Plans - Block D\20220323.dwg May 02, 2022 3:53pm



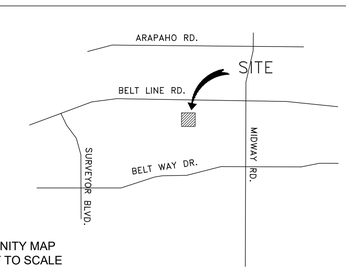
1 **LANDSCAPE PLAN**

SCALE: 1" = 30'-0"

PLANT LEGEND

- HIGHRISE LIVE OAK 100 GAL.
- 'LITTLE GEM' MAGNOLIA 65 GAL.
- ORANGEOLA JAPANESE MAPLE 45 GAL.
- BRIGHT 'N TIGHT CHERRY LAUREL 30 GAL.
- DWARF WAX MYRTLE 15 GAL.
- DWARF WAX MYRTLE 5 GAL.
- JAPANESE YEW NANA 5 GAL.
- TEXAS SAGE 5 GAL.
- UPRIGHT ROSEMARY 5 GAL.
- COMPACT OREGON GRAPE 5 GAL.
- VARIEGATED LIRIOPE 1 GAL.
- ASIAN JASMINE 1 GAL.
- ASPIDISTRA ASAHI 5 GAL.
- STAR JASMINE 5 GAL.

CONTRACTOR IS RESPONSIBLE FOR ENSURING COORDINATION WITH APPROVED CONSTRUCTION DRAWINGS.



VICINITY MAP
NOT TO SCALE

KEIJI ASAKURA
1170
REGISTERED LANDSCAPE ARCHITECT

06.03.2022
Issued for PD Submittal
NOT FOR CONSTRUCTION

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Houston Texas 77007
P: 713.337.5330

PREPARED BY:

ASAKURA ROBINSON COMPANY
2500 SUMMER STREET, SUITE 3228
HOUSTON, TEXAS 77007

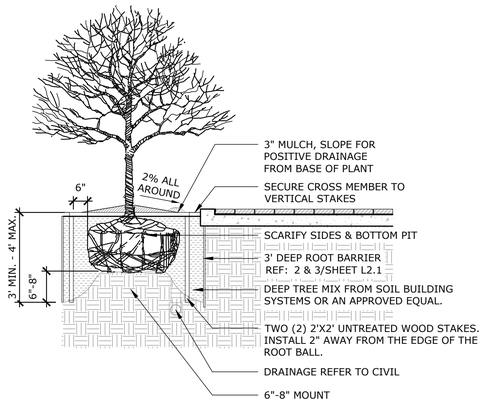
CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM

L4.3 R.O.W. - LANDSCAPE PLAN

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1833-Z

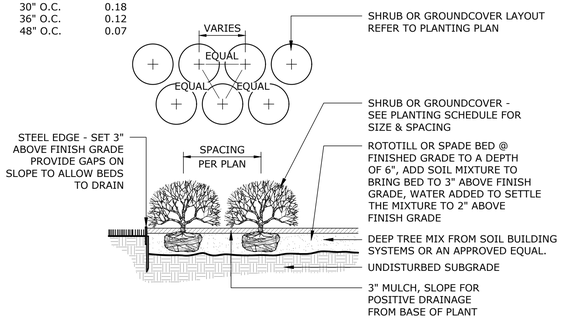
DATE PREPARED: JUNE 03, 2022



1 TYP. TREE PLANTING DETAIL IN TREE WELL

N.T.S.

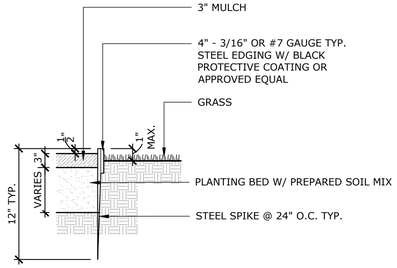
SPACING	PLANTS/SF
6" O.C.	4.61
8" O.C.	2.60
9" O.C.	1.78
10" O.C.	1.66
12" O.C.	1.15
18" O.C.	0.50
24" O.C.	0.28
30" O.C.	0.18
36" O.C.	0.12
48" O.C.	0.07



2 TYP. SHRUB / GROUND COVER PLANTING DETAIL & SPACING CHART

N.T.S.

STEEL EDGING SHALL BE INSTALLED BETWEEN GRASS & SHRUB BEDS, AS WELL AS BETWEEN GRAVEL BEDS & GRASS AND SHRUB BEDS, UNLESS OTHERWISE INDICATED ON PLAN.



3 TYP. STEEL EDGING DETAIL

N.T.S.

PLANT SCHEDULE

QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE CALIPER	HEIGHT	SPREAD	COMMENTS
	CANOPY TREES/ ORNAMENTAL TREES				
20	Highrise Live Oak Quercus Virginiana 'Highrise'	4"-5" 100 Gal.	14'-16'	8'-10'	CONTAINER GROWN, FULL & WELL BRANCHED, SINGLE DOMINANT LEADER
1	'Little Gem' Magnolia Magnolia grandiflora 'Little Gem'	4"-5" 100 Gal.	14'-16'	8'-10'	CONTAINER GROWN, FULL & WELL BRANCHED, SINGLE DOMINANT LEADER
10	Orangeola Japanese Maple Acer palmatum 'Orangeola'	2" 45 Gal.	6'-8'	3'-4'	CONTAINER GROWN, FULL & WELL BRANCHED
41	Bright 'N Tight Cherry Laurel Prunus caroliniana 'Monus'	1.5" 30 Gal.	5'-7'	2'-3'	CONTAINER GROWN, FULL & WELL BRANCHED
47	Dwarf Wax Myrtle Myrica pusilla	1" 15 Gal.	34"-38"	24"-30"	CONTAINER GROWN, FULL & WELL BRANCHED
	SHRUBS/ GROUND COVER				
250 SF	Dwarf Wax Myrtle Myrica pusilla	5 Gal.	18"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
1250 SF	Japanese Yew Nana Taxus cuspidata 'Nana'	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
850 SF	Texas Sage Leucophyllum frutescens	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
1150 SF	Upright Rosemary Rosmarinus officinalis	5 Gal.	18"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
500 SF	Compact Oregon Grape Mahonia aquifolium 'Compacta'	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
1000 SF	Variegated Liriope Liriope muscari 'Variegata'	1 Gal.	10"-12"	10"-12"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 18" O.C. TRIANGULAR SPACING
1200 SF	Asian Jasmine Trachelospermum asiaticum	1 Gal.	10"-12"	12"-14"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 12" O.C. TRIANGULAR SPACING
1500 SF	Aspidistra Asahi Aspidistra elatior 'Asahi'	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 24" O.C. TRIANGULAR SPACING
	ORNAMENTAL VINES				
12	Star Jasmine Trachelospermum jasminoides	1 Gal.	10'-12'	8"-10"	CONTAINER GROWN, FULL & WELL ROOTED 3 PLANTS PER CONTAINER / 30" O.C. ALONG WALL

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
2. CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
4. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
5. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
6. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIAL.
7. PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES. CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
8. CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
10. CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
12. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
13. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
14. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
15. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH.
16. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.
17. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/AMERICAN ASSOCIATION OF NURSERYMEN (AAN): ANSI Z60.1 1-069 "NURSERY STOCK".
18. "GRADES AND STANDARDS", LATEST EDITION OF TEXAS ASSOCIATION OF NURSERYMEN SPECIFICATIONS, AUSTIN, TEXAS 78704.
19. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES IN FURNISHING, TRANSPORTING, AND INSTALLING MATERIALS.
20. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1. PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT.
21. PLANTING SOIL QUALITY ASSURANCE:
    A. IF REQUESTED BY OWNER, ALL SOIL COMPONENTS SHALL BE TESTED BY LOCAL OR STATE TESTING LABORATORY FOR CONFORMITY TO THE SPECIFICATIONS:
    B. CONTRACTOR SHALL SUBMIT PROPOSED LABORATORY NAME, ADDRESS, AND TELEPHONE NUMBERS FOR APPROVAL.



06.03.2022
Issued for PD Submittal
NOT FOR CONSTRUCTION

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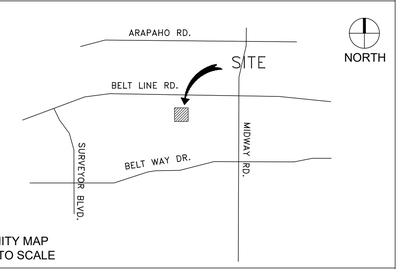


VICINITY MAP
NOT TO SCALE

L4.4 R.O.W. - LANDSCAPE DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1833-Z

DATE PREPARED: JUNE 03, 2022

Surround Style Planting with Deeproot Universal Barriers

When selecting the Surround style planting application you will have the greatest success by following these simple steps as illustrated below:

A. Prepare the initial planting hole as illustrated below. This is based upon the combination of desired barrier diameter and depth. Consider if drainage devices or amendments are needed to correct any adverse soil or planting conditions in the backfill area.

B. Assemble the appropriate number of DeepRoot Universal Barrier panels. The vertical root deflecting ribs on the panel must face inward, toward the root ball. (This is very important, otherwise the roots will become girdled by traveling around the smooth walled surface)

C. Next place the barrier in the center of the planting hole, keeping in mind that the double top edge of the barrier should be positioned approximately 1/2" (13mm) above grade. This helps retard potential root overgrowth. Failing to position the top edge above grade can allow root overgrowth which can lead to uprooted hardscapes.

D. Backfill and compact with soil inside the barrier to the level where the bottom of the root ball will be when positioned correctly with the crown of the root ball approximately 1" (26mm) above grade.

E. Remove the tree from its container, or cut away the top portion of burlap and position in the center of the barrier. Complete the backfill of the soil. Distribute evenly to maintain the shape of the barrier and compact the backfill every 4"–6" (10cm–15cm). Roots will die quickly if left exposed to the elements so keep exposure of the roots to a minimum.

F. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see www.deeproot.com for details)

G. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com)

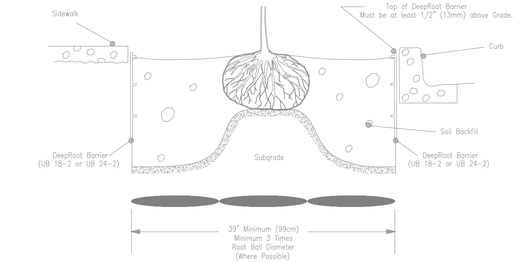
H. Water and follow proper tree maintenance practices.

Trees do require care and nurturing after planting. Consult with your local supplier for proper care procedures for the species you are planting. The planting instructions given here are by no means a comprehensive guide. Rather they are general guidelines to planting with DeepRoot Barriers and a survey of current planting methods. Conditions will vary however and it is recommended that an Arborist be consulted before planting.

For additional information please visit our website at www.deeproot.com

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

A Typical Surround Planting Installation Using DeepRoot Universal Barrier



UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

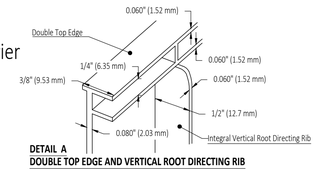
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

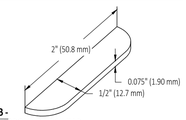
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

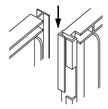
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2.354 PSI	D638
Tensile strength @ yield - Hinge	2.846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119.625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



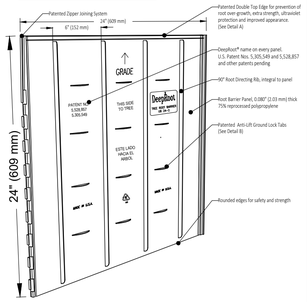
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM



DETAIL D - TREE ROOT BARRIER PANEL

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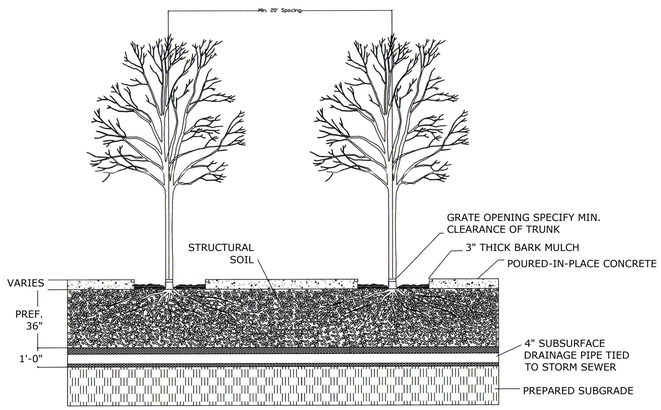
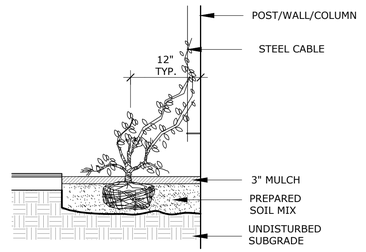


TYPICAL STREET TREE PLANTING - VIEW 2

NOTES:

1. STRUCTURAL SOIL SHALL BE INSTALLED BETWEEN ALL TREE WELLS TO CREATE A CONTINUOUS 5' WIDE SOIL TRENCH.
2. CONTRACTOR TO USE CU-SOIL STRUCTURAL SOIL OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. SOIL MIXTURE SHALL BE COORDINATED WITH THE MANUFACTURER AND APPROVED BY THE CITY.



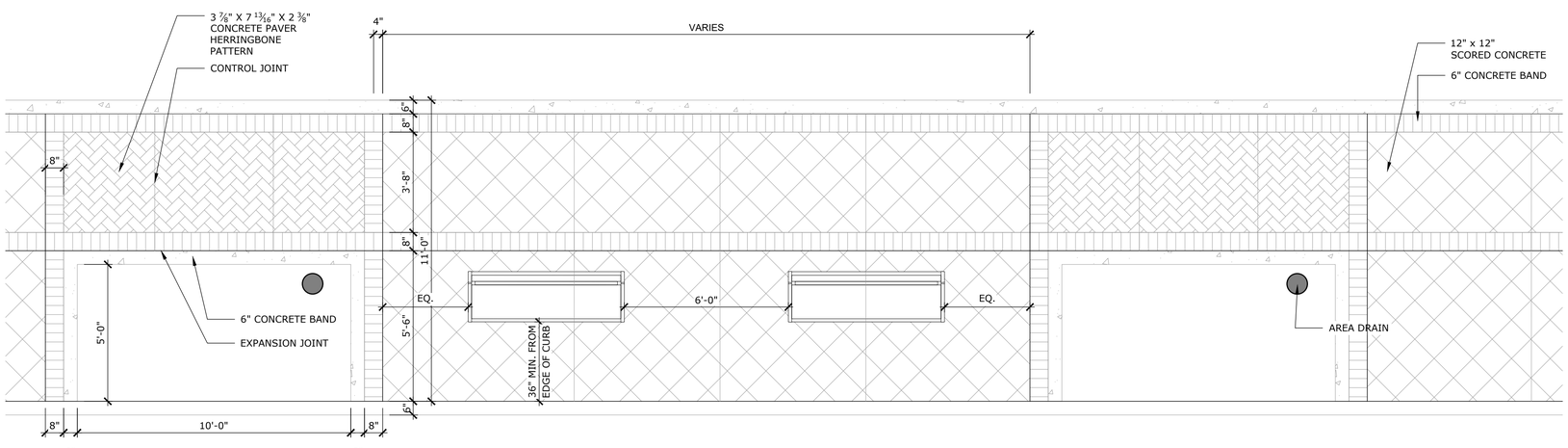
1 TYP. ROOT BARRIER DETAIL @ SIDEWALK
N.T.S.

2 TYP. ROOT BARRIER DETAIL @ SIDEWALK
N.T.S.

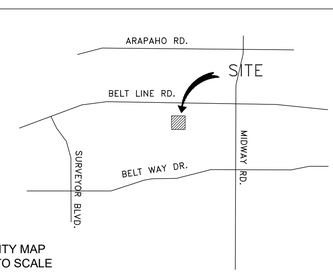
NOTE:
CONTRACTOR TO INSTALL DEEPROOT TREE ROOT BARRIER AT ALL SIDES OF EXISTING TREE ROOT. VERIFY WITH DEEPROOT REP FOR EXACT REQUIREMENTS AND SPECIFICATIONS PRIOR TO INSTALLATION.

3 TYPICAL SECTION DETAIL AT STRUCTURAL SOIL
N.T.S.

4 TYP. VINE PLANTING DETAIL
NTS



5 TYPICAL PAVING DETAIL
N.T.S.



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS
KEIJI ASAKURA
1170
REGISTERED LANDSCAPE ARCHITECT

06.03.2022
Issued for PD Submittal
NOT FOR CONSTRUCTION

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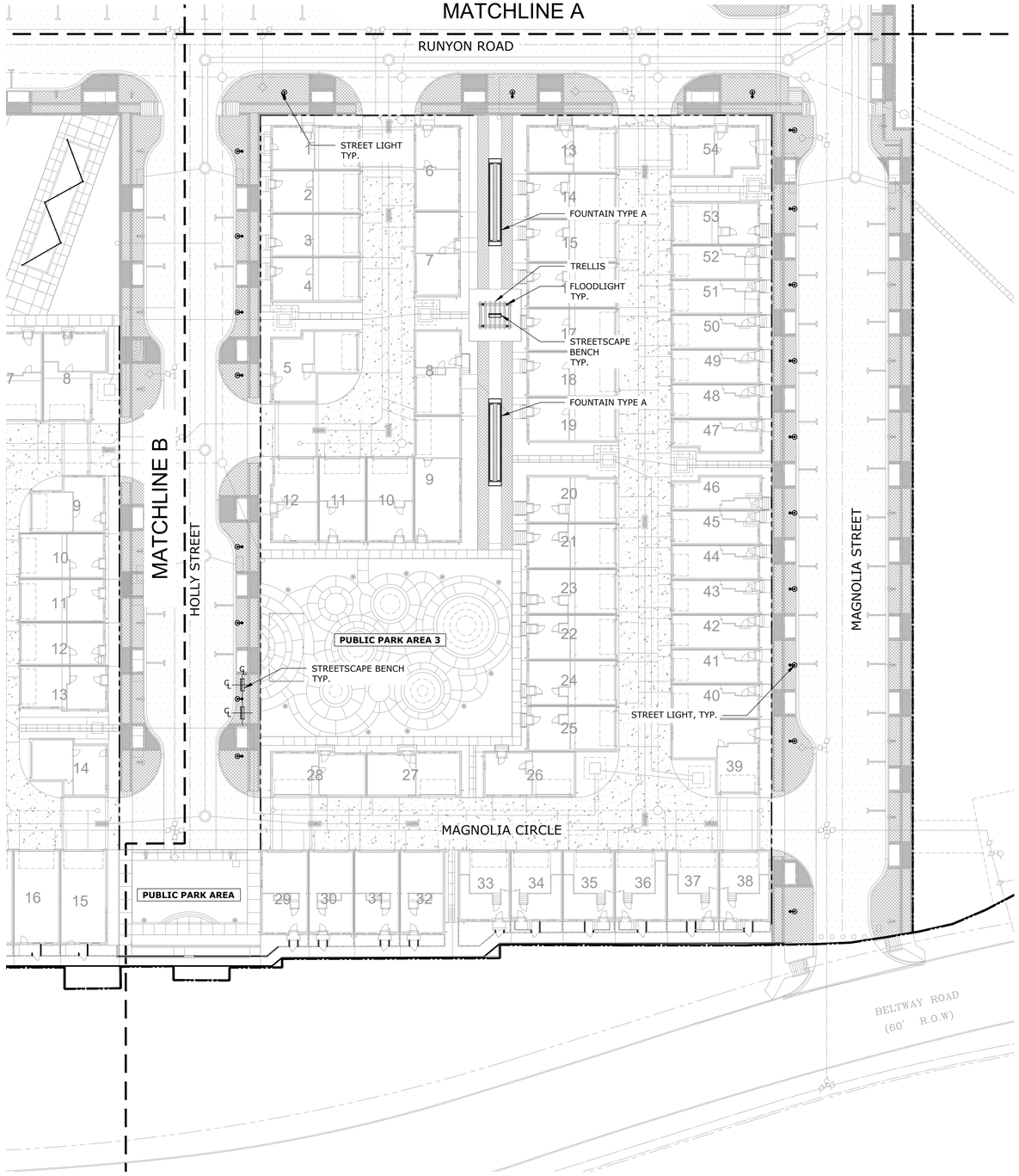
L4.5 - LANDSCAPE DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1833-Z

DATE PREPARED: JUNE 03, 2022



1 SITE FURNISHING AND LIGHTING PLAN

SCALE: 1" = 30'-0"

0 15 30 60

LEGEND

STREET LIGHTS

STREETSCAPE BENCH

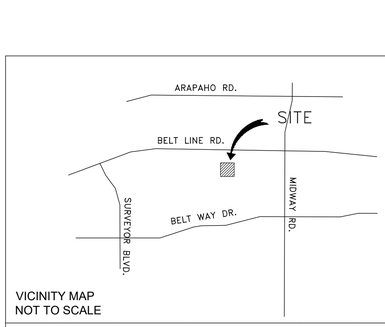
FLOODLIGHT

SITE FURNISHING SCHEDULE - BLOCK D QUANTITIES ONLY

SYM.	QTY.	ITEM	MANUFACTURER	MATERIAL	COLOR	MODEL	NOTES
	21	STREET LIGHTS	ANTIQUE STREET LIGHTS		PER ONCOR REQUIREMENTS	PER ONCOR REQUIREMENTS	
	3	STREETSCAPE BENCH	LANDSCAPE FORMS	STEEL, ALUMINUM BACK	METALLIC SILVER	STAY SA477-13	BACKED, PAVER MOUNT
	4	FLOODLIGHT	BEGA		SELECTED BY OWNER	7604LED.538	

NOTES:

1. ALL SITE FURNISHINGS AND LIGHTS LOCATIONS ARE TO BE FIELD LOCATED PER PLAN FOR APPROVAL OF OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. ALL SITE FURNISHINGS AND LIGHTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO SUBMIT MANUFACTURER'S LITERATURE, DETAILS AND ANY SUPPORT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.



VICINITY MAP
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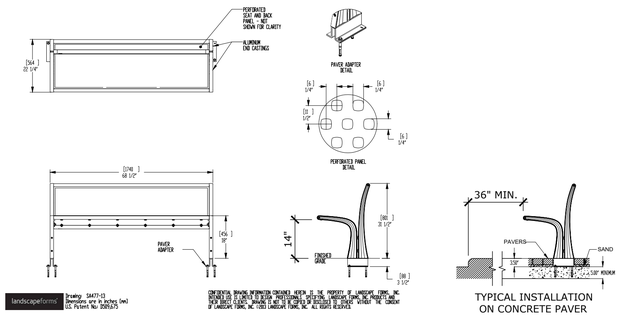
L5.3 R.O.W. - SITE FURNISHING AND LIGHTING PLAN

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1833-Z

DATE PREPARED: JUNE 03, 2022

Stay™ Bench, Backed, Paver Mount
Product Drawing www.landscapeforms.com Date: 5/24/2010 Ph: 800.521.2546



landscapeforms Drawing: 54471-13 Dimensions are in inches (mm) US Patent No. 5505,275

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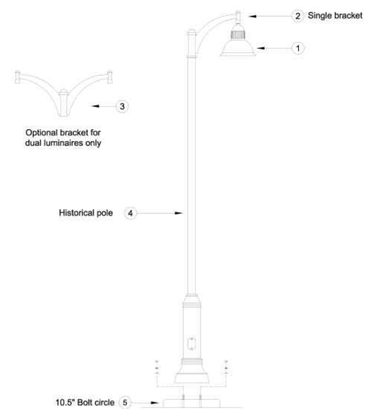
TYPICAL INSTALLATION ON CONCRETE PAVER

1 TYP. STREETSCAPE BENCH DETAIL

NTS

Historical Pendant Luminaire **213 - 135** 02 - 18



Item	Qty	Description	TSN/Ref	CU
1		LED, Luminaire, Historical, Pendant, 0-55 W, Type III, 120-277 V	902689	LEDHP55
1		LED, Luminaire, Historical, Pendant, 56-100 W, Type III, 120-277 V	902693	LEDHP100
1		High Pressure Sodium, Luminaire, Historical, Pendant, 100 W,Type III,120 V	479607	LHOV100H31
2		Single Luminaire Bracket	462582	SLBP
3		Double Luminaire Bracket	476309	SLBP2
4		Pole, Decorative, 16 ft., Black, Anchor Base with Mounting Hardware	462580	SLPP16
5		Precast Foundation, 10 in. Bolt Circle, 3/4 in. Anchor Bolts	476487	SLFP12
6		Grounding		
7		Fusing		

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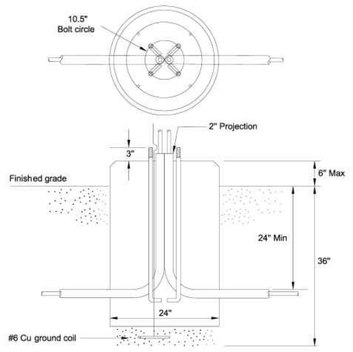
ONCOR. Page 1 of 2

Historical Pendant Luminaire Foundation **213 - 135** 02 - 18



Item	Qty	Description	TSN/Ref	CU
1		Precast Foundation,10 1/2 in. bolt circle, 3/4 in. anchor bolts	476487	SLFP12
2		Grounding		

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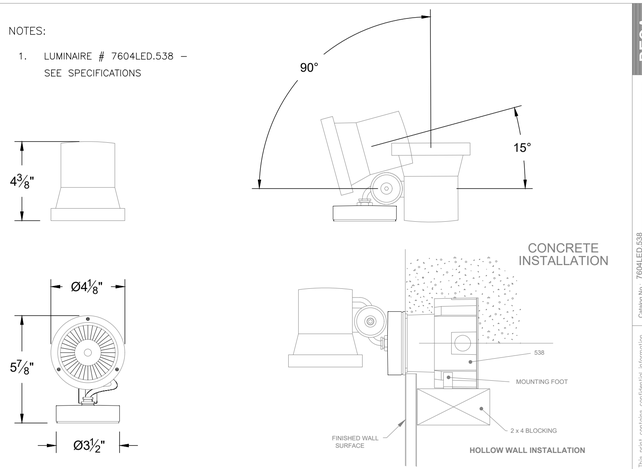
ONCOR. Page 2 of 2

2 TYP. STREET LIGHT FIXTURE DETAIL

NTS

NOTES:

1. LUMINAIRE # 7604LED.538 – SEE SPECIFICATIONS



BEGA 1000 Regal Way Carlsbad, CA 92078 (800) 684-0030

Catalog No. 7604LED.538 Description: SMALL SCALE FLOODLIGHT - LED Drawn by: KT SCALE: NONE — DO NOT SCALE Date: 8/4/14 File Name: 7604LED_538_DRAWING

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3 TYP. FLOOD LIGHT DETAIL

NTS



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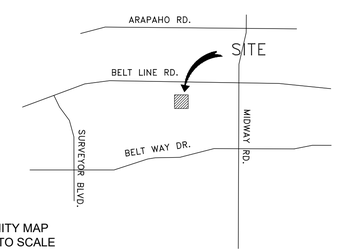

VICINITY MAP
NOT TO SCALE

L5.4 R.O.W. - SITE FURNISHING AND LIGHTING DETAILS

ADDISON GROVE

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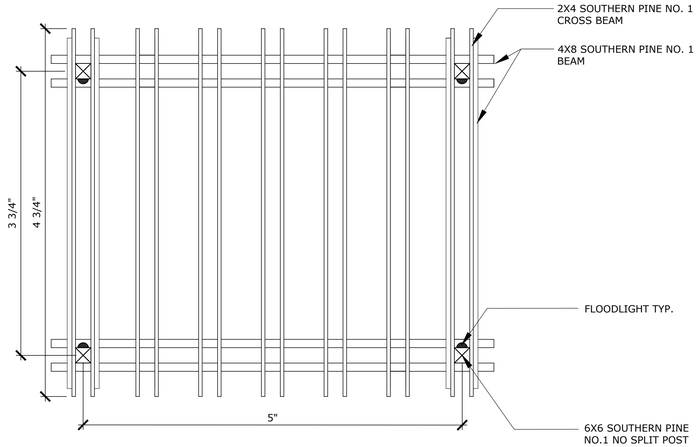
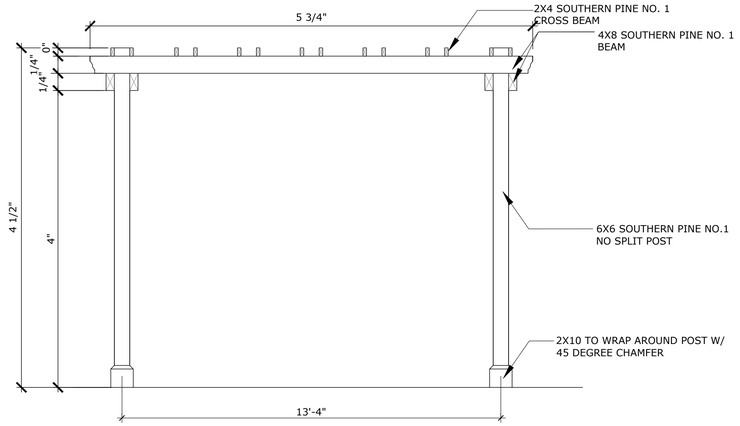
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1833-Z

DATE PREPARED: JUNE 03, 2022



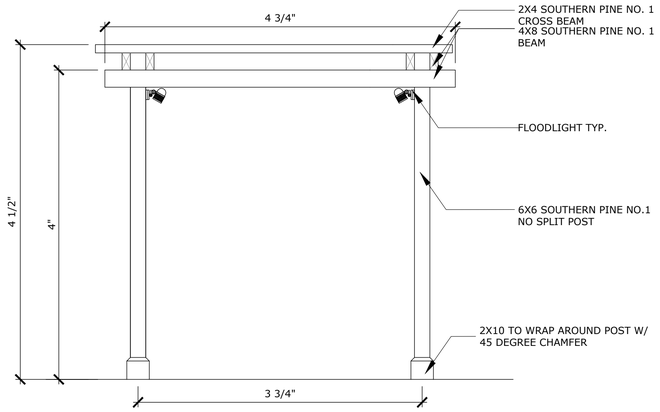
1 TRELLIS LAYOUT PLAN

Scale: 3/8"=1'-0"



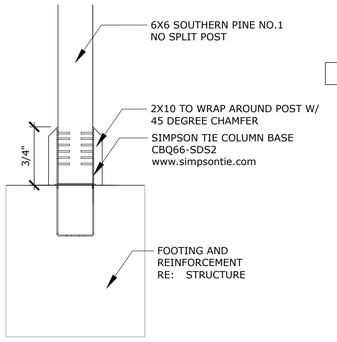
2 TRELLIS FRONT ELEVATION

Scale: 3/8"=1'-0"



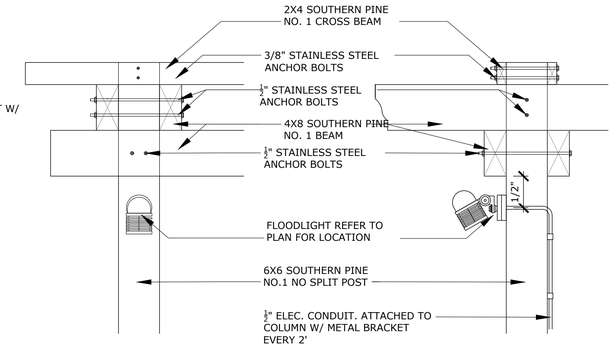
3 TRELLIS SIDE ELEVATION

Scale: 3/8"=1'-0"



4 TRELLIS BASE SECTION

Scale: 1"=1'-0"



5 TRELLIS UNION DETAILS

Scale: 1"=1'-0"

TRELLIS GENERAL NOTES:

1. ALL METAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY.
2. METAL FASTENERS TO BE HOT-DIP GALVANIZED THAT COMPLY WITH ASTM-A153 EXCEPT WHERE NOTED. DECK NAILS AND SCREWS TO BE 316 STAINLESS STEEL AND COMPLY WITH ASTM F5936. ALL EXPOSED SCREWS ARE TO BE COUNTER-SUNK, FILLED WITH WOOD DOUGH AND SANDED BEFORE PRIMER AND PAINTING OPERATIONS.
3. PILOT HOLES TO BE DRILLED FOR ALL FASTENERS.
4. INSTALLATION OF ALL NAILS AND SCREWS TO BE STRAIGHT, IN-LINE AND PLUMB WITH ALL SURROUNDING FASTENERS.
5. CONDUIT TO BE FASTENED TO COLUMNS WITH BRACKETS EVERY 2', PRIME AND PAINT TO MATCH TRELLIS. ELECTRICIAN CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT FOR CONDUIT LOCATION.
6. TRELLIS WOOD FINISH TBD

WOOD MEMBERS

1. ALL WOOD MEMBERS TO BE PRESSURE TREATED, REFER TO DETAILS FOR TYPE OF WOOD.
2. ALL WOOD MEMBERS TO BE STRAIGHT AND TRUE W/TIGHT KNOTS. ALL OTHER WOOD MATERIAL WILL BE REJECTED.
3. ALL LUMBER SHALL BE TREATED WITH ALKALINE COPPER QUATERNARY (ACQ) IN ACCORDANCE WITH AWPA C-18 TO 0.8 POUND PER CUBIC FOOT MIN.
4. ALL LUMBER FOR DECKING, JOIST BEAMS, POST/RAILING AND BALUSTERS SHALL BE IDENTIFIED AS 'ABOVE GROUND'.
5. ALL TIMBER PILES TO BE PRE-DRILLED TO ENSURE THE PRESCRIBED SPACING.
6. TIMBER PILE CONTRACTOR TO PROVIDE PROTECTION AROUND THE BUILDING AREA WHERE HEAVY EQUIPMENT IS TO BE USED TO PREVENT DAMAGE TO FINISH GRADE.
7. CONTRACTOR TO PROTECT/COVER (OFF THE GROUND IN AN AREA THAT WILL NOT FLOOD OR RECEIVE WATER INUNDATION) ALL LUMBER, AT ALL TIMES DURING CONSTRUCTION.
8. NO WOOD MEMBER LEFT OUT OF PROTECTION WILL BE USED ON THE PROJECT.



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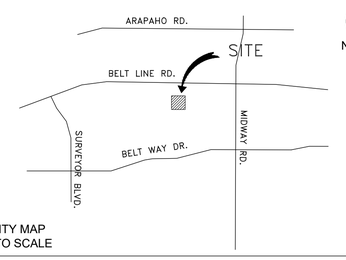


VICINITY MAP
NOT TO SCALE

L5.5 BLOCK D - HARDSCAPE DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1833-Z

DATE PREPARED: JUNE 03, 2022

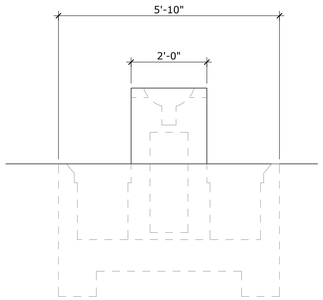
FOUNTAIN A CONSTRUCTION NOTES:

1. THE FOUNTAIN MECHANIC IN THESE DRAWINGS ARE ONLY A CONCEPTUAL GRAPHIC REPRESENTATION. FOUNTAIN CONTRACTOR IS REQUIRED TO PROVIDE TURNKEY DESIGN-BUILT FOUNTAIN SYSTEM. CONTRACTOR ALSO REQUIRED TO SUBMIT DRAWINGS WHICH INCLUDE BUT NOT LIMITED TO ELECTRICAL CONNECTION, DRAINAGE FLOW, SUCTION & DISCHARGE PIPING DIAGRAMS, PUMP MECHANIC & SIZES, FLOW SENSOR LOCATION, OVERFLOW PIPES, WATER & ELECTRICAL REQUIREMENT, AND ALL OTHER SUPPORTING CONSTRUCTION DOCUMENTS & DETAILS FOR APPROVAL PRIOR TO CONSTRUCTION.

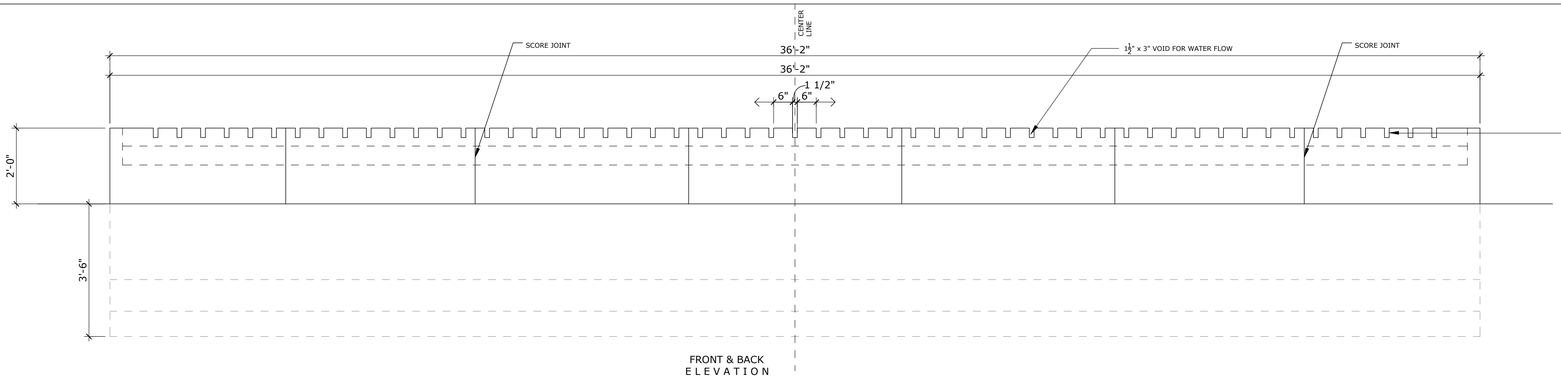
2. FOUNTAIN CONTRACTOR IS ALSO RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE FOUNTAIN WALL, RESERVOIR, WALL FOOTING / GRADE BEAM AS WELL AS THE FOUNTAIN MECHANICAL VAULT.

3. LIGHT FIXTURE DETAILS ARE ONLY A GRAPHIC REPRESENTATION. ALL FIXTURES ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO SUBMIT MANUFACTURER'S LITERATURE, DETAILS AND ANY SUPPORT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.

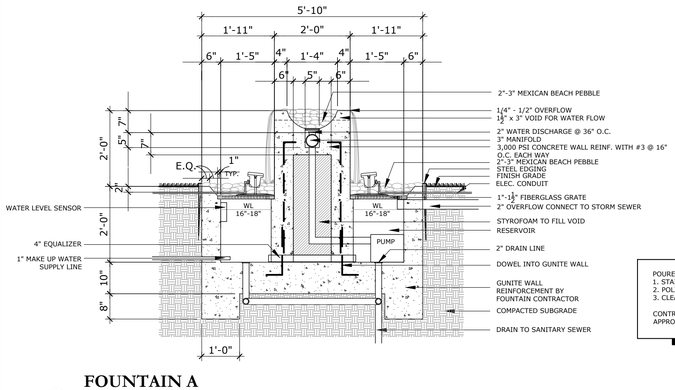
4. FOUNTAIN CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS IF REQUIRED BY CODE.



SIDE ELEVATION



FRONT & BACK ELEVATION

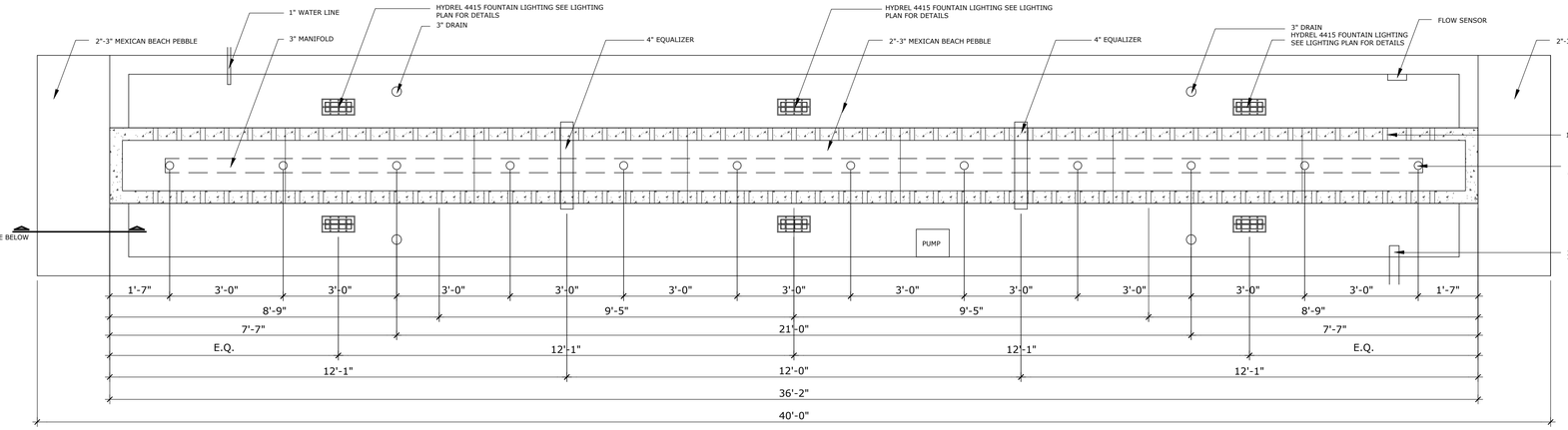


POURED CONCRETE WALL FINISH:
1. STAINED BLACK
2. POLISHED AND GROUND
3. CLEAR SEAL

CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL PRIOR TO INSTALATION.

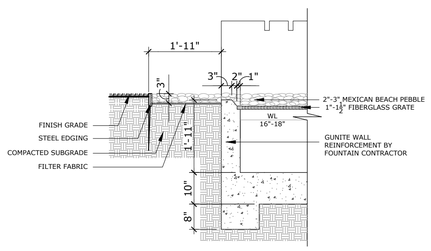
1 FOUNTAIN A TYPICAL SECTION DETAIL

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



2 FOUNTAIN A PLAN AND ELEVATION

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



3 FOUNTAIN A SECTION A

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

FOUNTAIN A DESIGN AND OPERATION CRITERIA:

1. PUMP SYSTEM IN THIS PLAN IS ONLY A GRAPHIC AND CONCEPTUAL REPRESENTATION. THE ASIC DESIGN CRITERIA OF THE PUMP SYSTEM IS TO PROVIDE 1/4"-1/2" OF WATER OVER THE FOUNTAIN TOP.

2. PROVIDE AND INSTALL ALL PUMPS, VALVES, LIGHTING FIXTURES ELECTRICAL/WIRING, PIPING, CONTROLLER PANEL AND SPECIALTIES AS HEREIN DESCRIBED ON FOUNTAIN PLANS. WORK ALSO INCLUDES DRAIN LINE, WATER LINE, SUPPORT OF PIPING AND EQUIPMENT, INITIAL PUMP/FILTER AND LIGHT FIXTURE ADJUSTMENT TESTING AND STARTUP.

3. REFERENCE STANDARDS:
1981 BOCA STANDARD BUILDING CODE
NEC NATIONAL ELECTRICAL CODE
APPLICABLE CITY OF ADDISON BUILDING/ELECTRICAL CODES

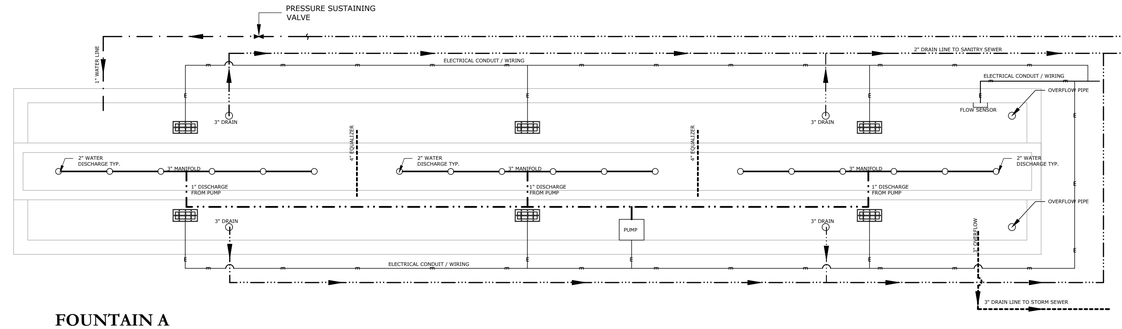
4. SUBMITTALS: SUBMIT CATALOG SHEETS OF ALL EQUIPMENT AS SPECIFIED: PUMP, FILTER, VALVES, LIGHTING, ETC. SUBMIT SHOP DRAWINGS OF ALL MECHANICAL PIPING OF PUMP VAULT, DIMENSIONING PIPE PENETRATIONS THROUGH WALLS. IDENTIFY OPERATING, MAINTENANCE CLEARANCES AND SUFFICIENT ENGINEERING DATA COMPLIANCE TO FOUNTAIN DESIGN. IDENTIFY ALL EQUIPMENT CLEARANCES IN PUMP VAULT FROM WALL TO WALL. SUBMIT SHOP DRAWING OF ALL ELECTRICAL EQUIPMENT LAYOUT AND AMP LOADS FOR SPECIFIED CONTROL PANEL.

5. OPERATING INSTRUCTIONS: AT THE TIME OF COMPLETION, ALLOW NOT LESS THAN EIGHT HOURS OF INSTRUCTING OPERATION AND MAINTENANCE PERSONNEL IN THE OPERATION AND MAINTENANCE OF ALL SYSTEMS. ALL PERSONNEL WILL BE INSTRUCTED AT ONE TIME.

6. THIRTY DAY OPERATIONS: PRIOR TO ACCEPTANCE OF THE INSTALLATION BY OWNER, DEMONSTRATE A THIRTY (30) DAY, FULLY AUTOMATED, UNINTERRUPTED DAILY OPERATION OF NOT LESS THAN TWELVE (12) HOURS NOR MORE THAN TWENTY (20) HOURS OF ALL SYSTEMS. ELECTRICITY AND WATER WILL BE PROVIDED BY OWNER.

7. PRODUCTS: PROVIDE ALL NECESSARY AND SPECIAL TOOLS FOR PROPER OPERATIONS AND MAINTENANCE OF PROVIDED EQUIPMENT. FURNISH HARDBACK THREE (3) RING BINDER CONTAINING ALL BULLETINS, OPERATING AND MAINTENANCE INSTRUCTIONS, PARTS LISTS AND OTHER PERTINENT INFORMATION FOR EACH AND EVERY PIECE OF EQUIPMENT FURNISHED ON THIS PROJECT. INDEX BINDER INTO SECTIONS, WITH TABS: PUMP, FILTER, ALL VALVES, CONTROL PANEL, ETC.

8. EXECUTION: INSTALL AND CONNECT ALL EQUIPMENT, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, AS THEY RELATE TO THE COMPLIANCE TO PLANS AND SCHEMATIC LAYOUTS. PROVIDE ALL PIPING, PUMP/VAULT, VALVES, FILTERS, DRAINS, LIGHT FIXTURES AND CONNECTIONS RECOMMENDED BY THE MANUFACTURER FOR PROPER OPERATION.



4 FOUNTAIN A CONCEPTUAL PIPING DIAGRAM

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



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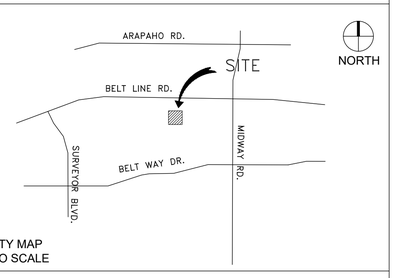


VICINITY MAP
NOT TO SCALE

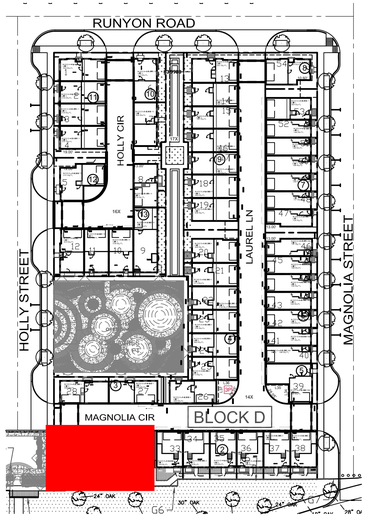
L5.6 BLOCK D - HARDSCAPE DETAILS

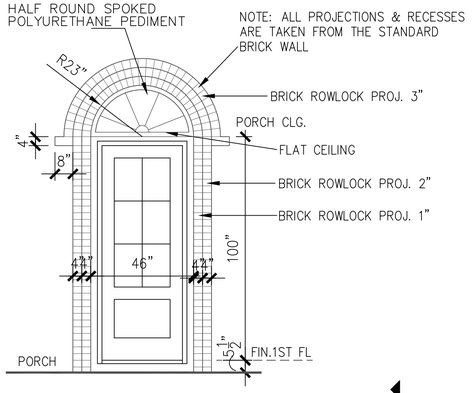
ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER: 1833-Z

DATE PREPARED: JUNE 03, 2022

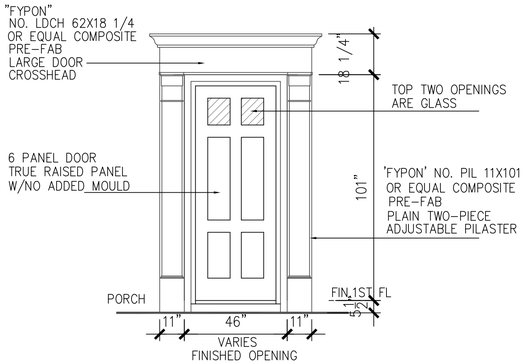
Town Project #:1833-Z





BRICK PEDIMENT E-2

SCALE: 3/8" = 1'-0"



COMPOSITE PEDIMENT D

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

LEGEND

- BRICK
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)

SOUTH/FRONT MATERIAL CALCULATION TABLE		
BRICK	1858	97.2%
ACCENT MATERIAL	53	2.8%
TOTAL SURFACE AREA	1911	

FACADE PLAN NOTES

* THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
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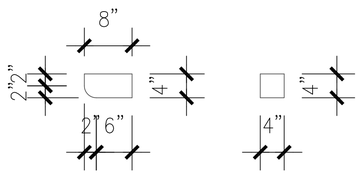
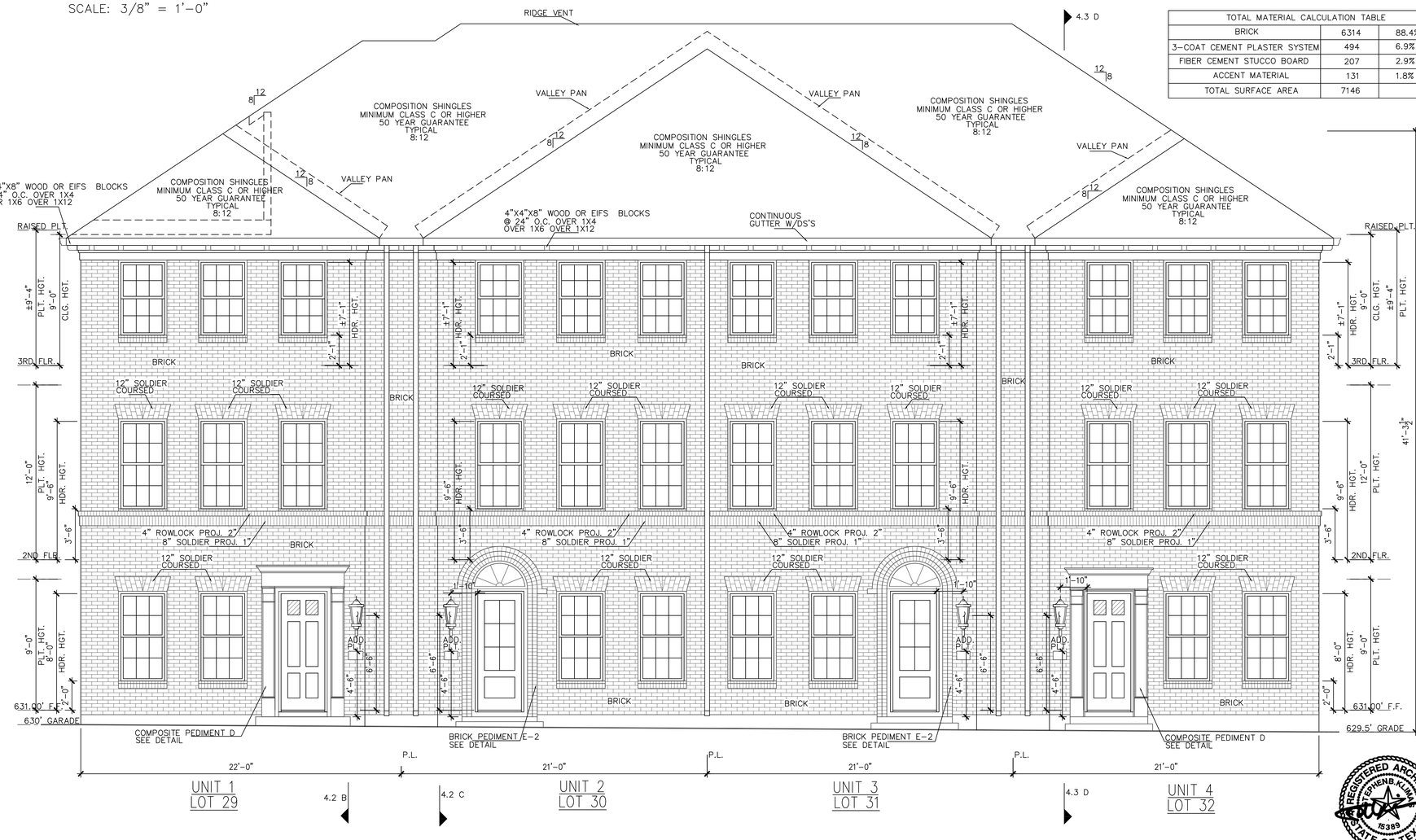
* THE DOMINANT COLOR OF THE BUILDING SHALL BE MUTED SHADES COLORS. BLACK AND STARK WHITE WILL NOT BE USED, EXCEPT AS ACCENT

TOTAL MATERIAL CALCULATION TABLE		
BRICK	6314	88.4%
3-COAT CEMENT PLASTER SYSTEM	494	6.9%
FIBER CEMENT STUCCO BOARD	207	2.9%
ACCENT MATERIAL	131	1.8%
TOTAL SURFACE AREA	7146	



WOOD OR EIFS BRACKETS(D)

SCALE: 1" = 1'-0"



south/front (BELTWAY DR)elevation

SCALE: 1/4" = 1'-0" 0 4' 8'

06/06/2022

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 06/02/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE-BLOCK D-BUILDING 1

SOUTH/FRONT ELEVATION

PLAN NO.

UNIT 1	2241
UNIT 2	2009
UNIT 3	2009
UNIT 4	2008

SHEET NO.

A-01

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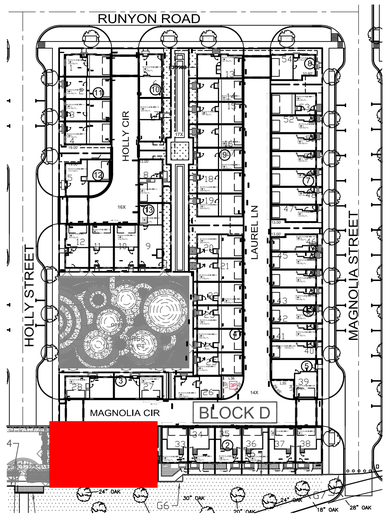
Town Project #:1833-Z



NORTH/REAR MATERIAL CALCULATION TABLE		
BRICK	1679	71.1%
3-COAT CEMENT PLASTER SYSTEM	465	19.7%
FIBER CEMENT STUCCO BOARD	151	6.4%
ACCENT MATERIAL	67	2.8%
TOTAL SURFACE AREA	2362	

LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)

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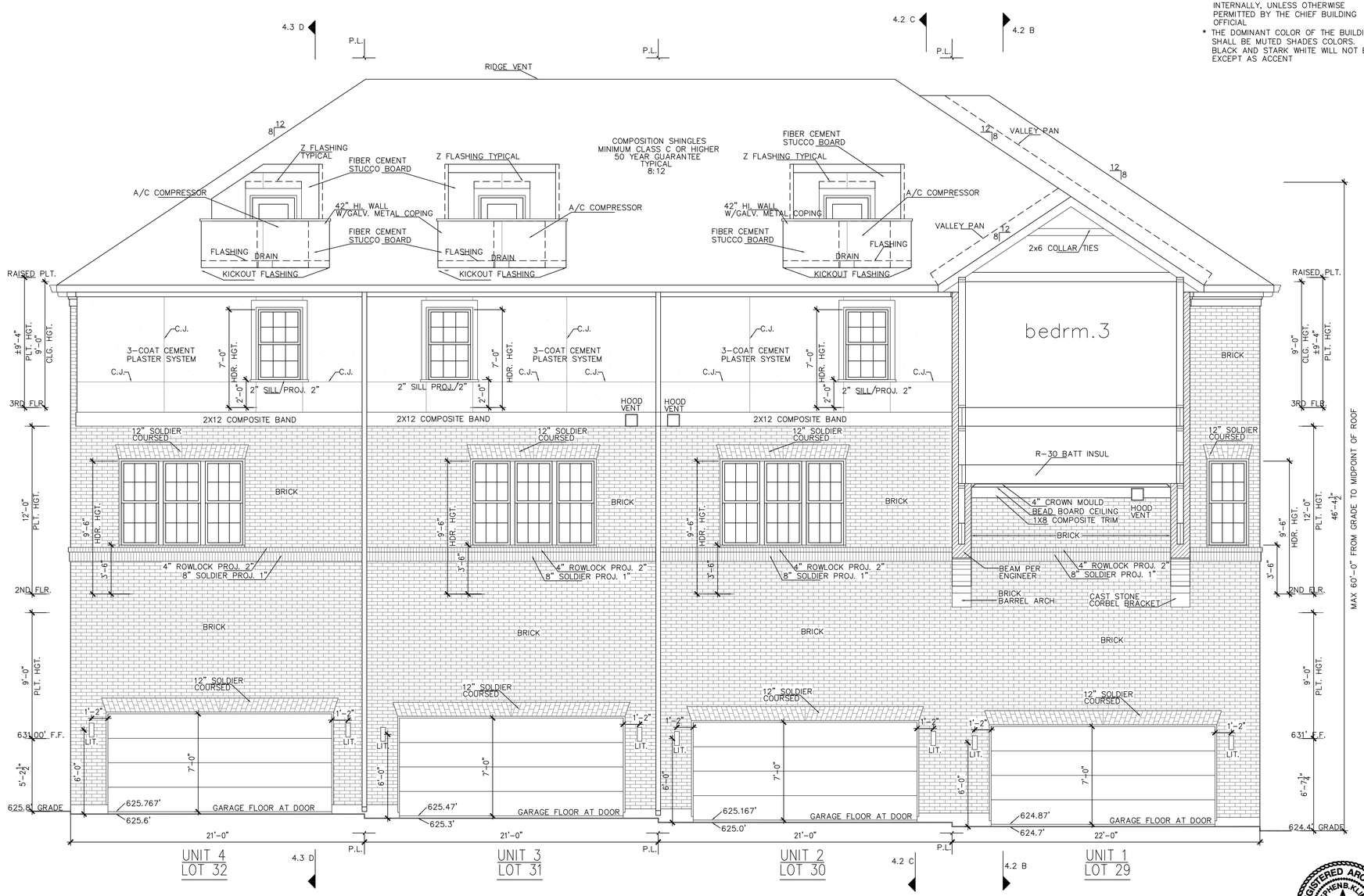
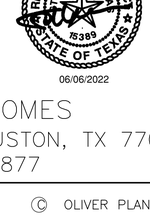


north/rear(MAGNOLIA CIR) elevation

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

0 4' 8'



06/06/2022

ADDISON GROVE

URBAN INTOWN HOMES

2410 POLK ST, STE 200, HOUSTON, TX 77003

PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 06/02/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.

2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE-BLOCK D-BUILDING 1

NORTH/REAR ELEVATION

PLAN NO.

UNIT 1	2241
UNIT 2	2009
UNIT 3	2009
UNIT 4	2008

SHEET NO.

A-02

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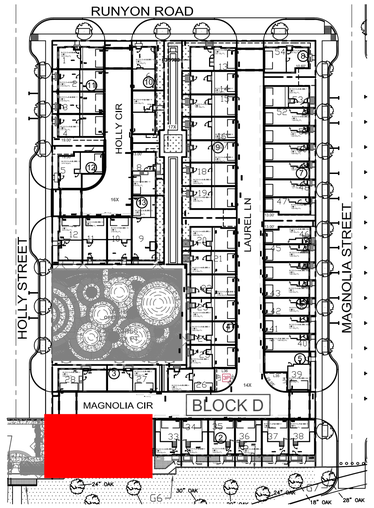
Town Project #:1833-Z



LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

EAST/RIGHT MATERIAL CALCULATION TABLE		
BRICK	1450	97.1%
3-COAT CEMENT PLASTER SYSTEM	29	1.9%
FIBER CEMENT STUCCO BOARD	9	0.6%
ACCENT MATERIAL	6	0.4%
TOTAL SURFACE AREA	1494	

FACADE PLAN NOTES

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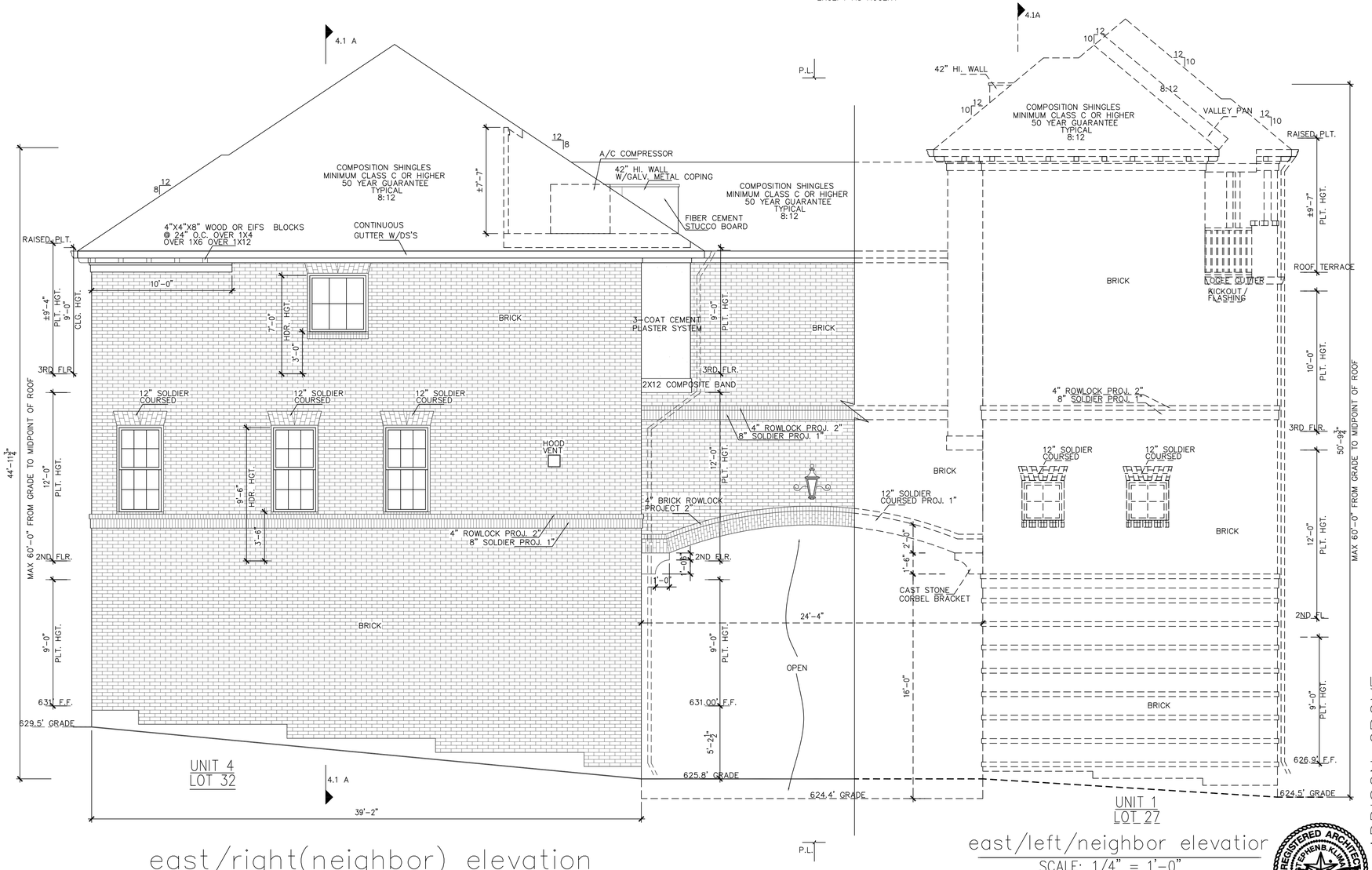

east/right(neighbor) elevation

SCALE: 1/4" = 1'-0" 0 4' 8'

east/left/neighbor elevation

SCALE: 1/4" = 1'-0" 0 4' 8'



06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 06/02/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE-BLOCK D-BUILDING 1

EAST/RIGHT ELEVATIONS

PLAN NO.

UNIT 1	2241
UNIT 2	2009
UNIT 3	2009
UNIT 4	2008

SHEET NO.

A-03

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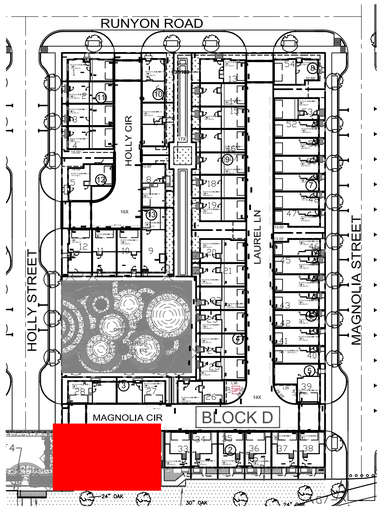
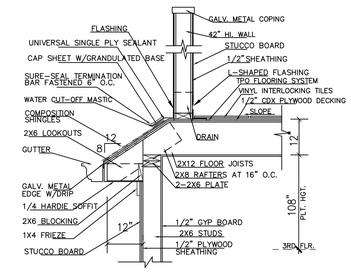
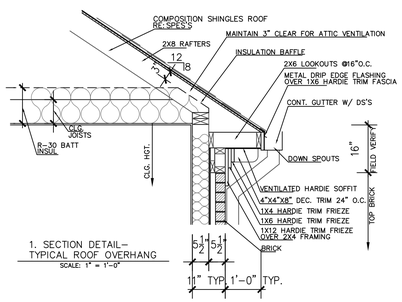
Town Project #:1833-Z





2. SECTION DETAIL–
A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"



1. SECTION DETAIL–
TYPICAL ROOF OVERHANG
SCALE: 1" = 1'-0"

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

WEST/LEFT MATERIAL CALCULATION TABLE		
BRICK	1327	96.2%
FIBER CEMENT STUCCO BOARD	47	3.4%
ACCENT MATERIAL	5	0.4%
TOTAL SURFACE AREA	1379	

FACADE PLAN NOTES

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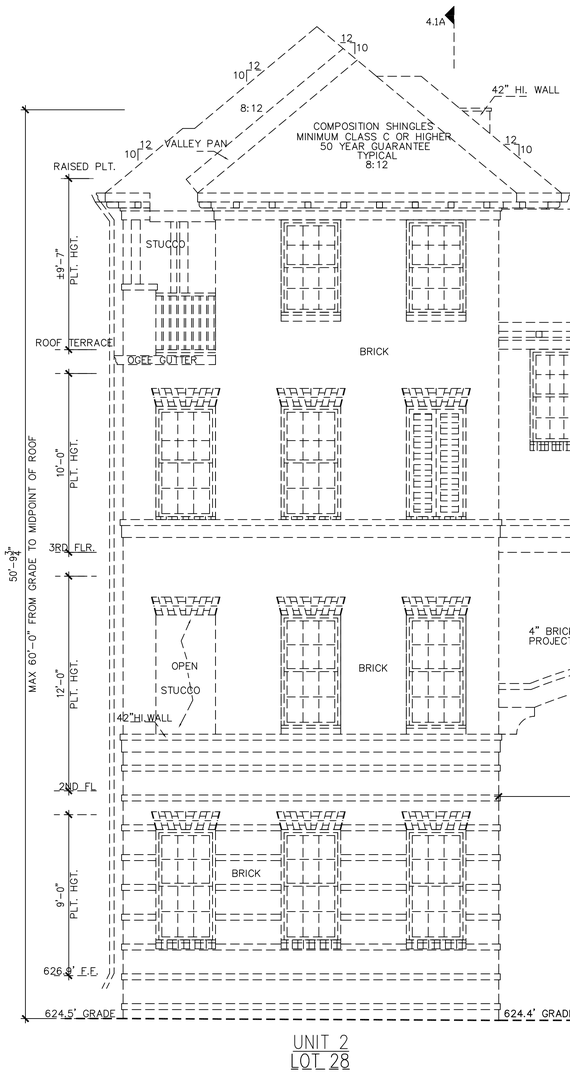
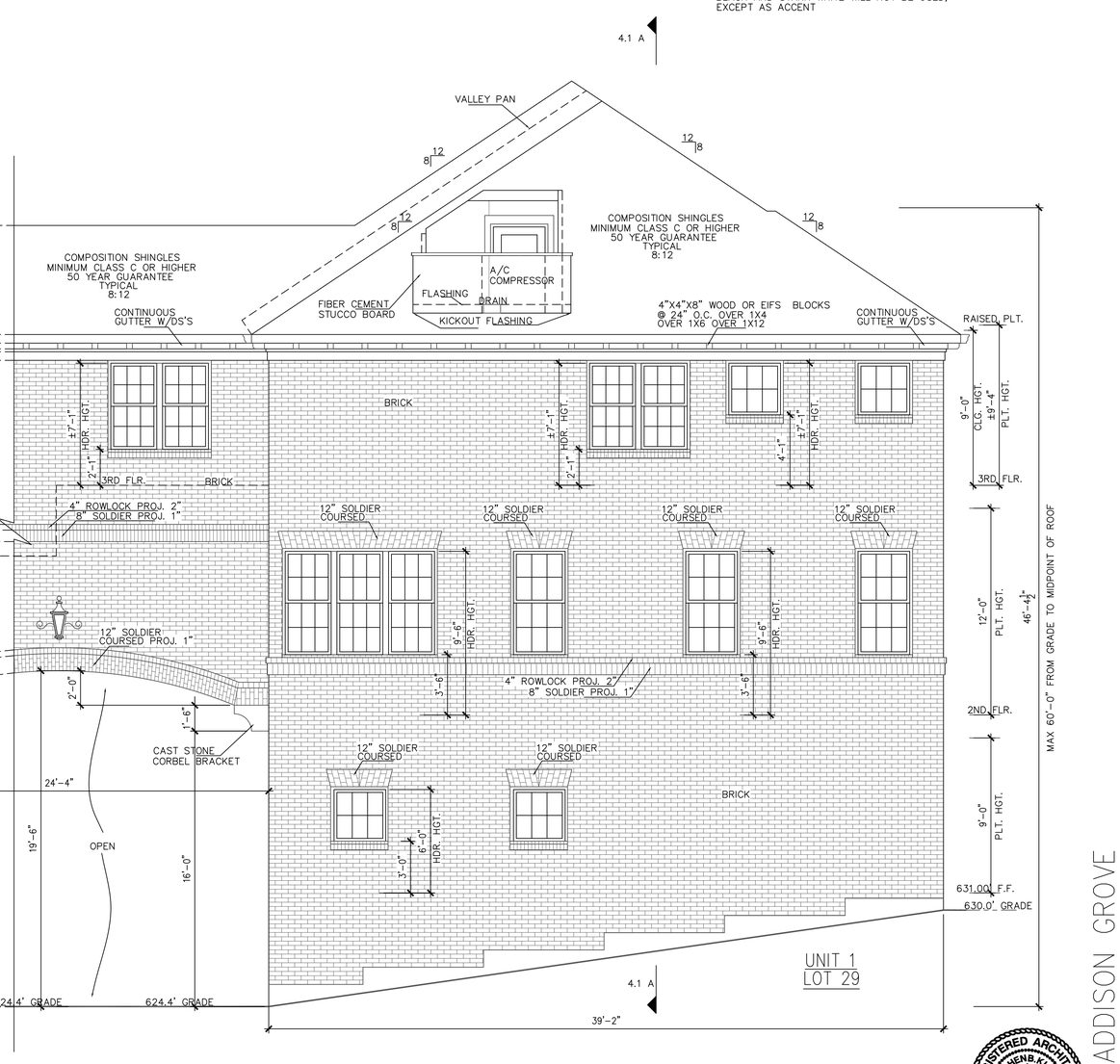


UNIT 2
LOT 28

west/right(HOLLY STREET) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'



UNIT 1
LOT 29

west/left(HOLLY ST) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'



06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 06/02/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.
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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE-BLOCK D-BUILDING 1

WEST/LEFT ELEVATIONS

ADDISON GROVE

PLAN NO.

UNIT 1	2241
UNIT 2	2009
UNIT 3	2009
UNIT 4	2008

SHEET NO.
A-04

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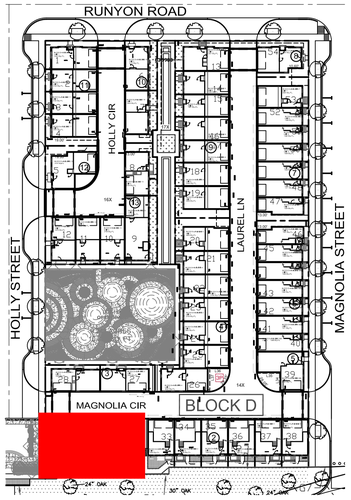
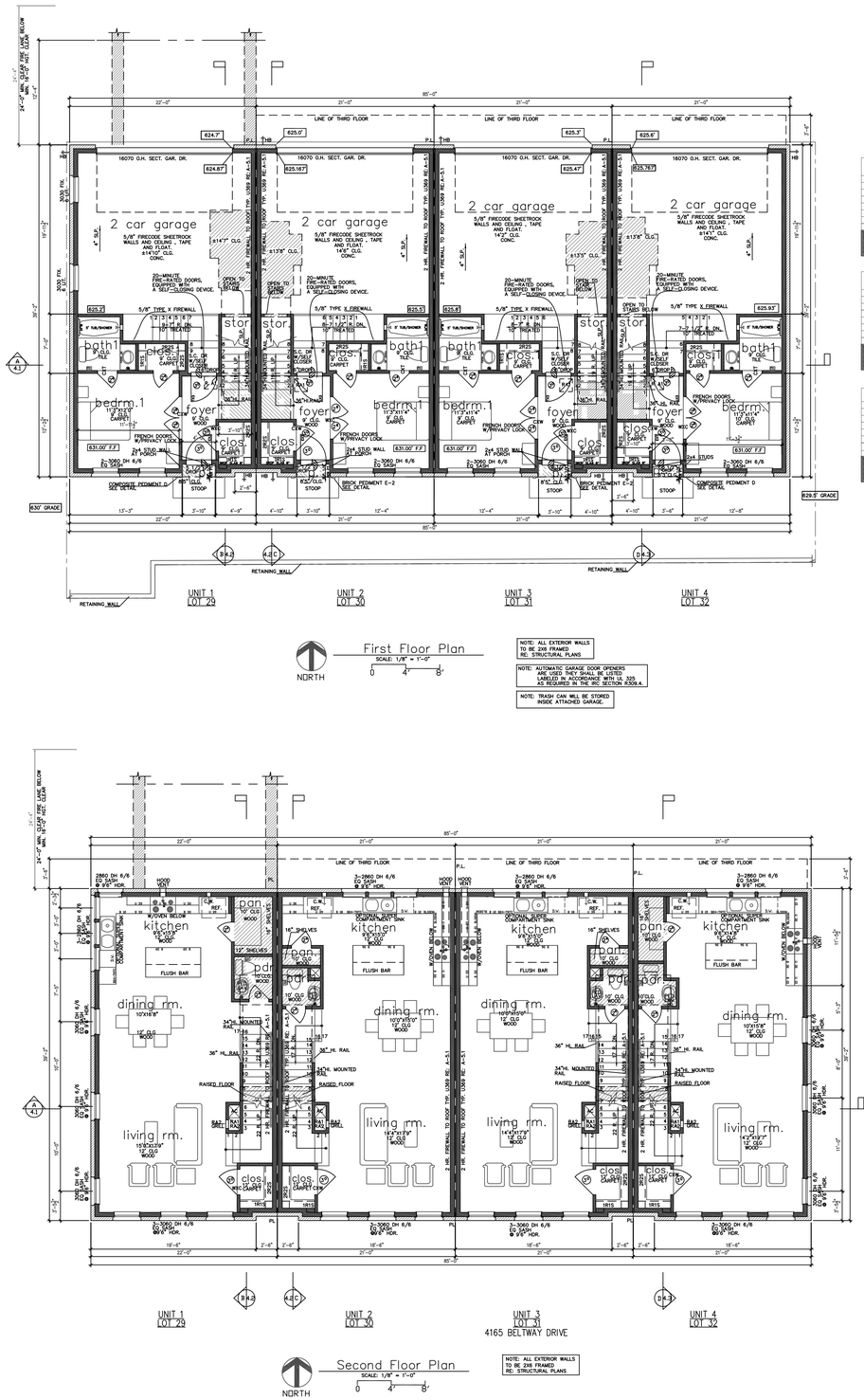
Town Project #:1833-Z





First Floor Plan
SCALE: 1/8" = 1'-0"
0 4' 8'
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE. STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED LABELED IN ACCORDANCE WITH UL 325 AS REQUIRED IN THE IRC SECTION R309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

unit 1 square footage	
FIRST FLOOR	366
SECOND FLOOR	860
THIRD FLOOR	1015
TOTAL LIVING AREA	2241
PORCH	4
GARAGE	489
AC DECK	95
TOTAL SLAB AREA	860

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANS Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2&3 square footage	
FIRST FLOOR	348
SECOND FLOOR	821
THIRD FLOOR	840
TOTAL LIVING AREA	2009
PORCH	4
GARAGE	468
AC DECK	95
TOTAL SLAB AREA	821

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANS Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 4 square footage	
FIRST FLOOR	349
SECOND FLOOR	821
THIRD FLOOR	838
TOTAL LIVING AREA	2008
PORCH	10
GARAGE	467
AC DECK	95
TOTAL SLAB AREA	821

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANS Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

Second Floor Plan
SCALE: 1/8" = 1'-0"
0 4' 8'
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE. STRUCTURAL PLANS

4165 BELTWAY DRIVE

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2241	3
UNIT 2	2009	3
UNIT 3	2009	3
UNIT 4	2008	3

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KLIMEK 15389 STATE OF TEXAS

06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 06/02/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE-BLOCK D-BUILDING 1

FLOOR PLAN

PLAN NO.
UNIT 1 2241
UNIT 2 2009
UNIT 3 2009
UNIT 4 2008

SHEET NO.
A-05

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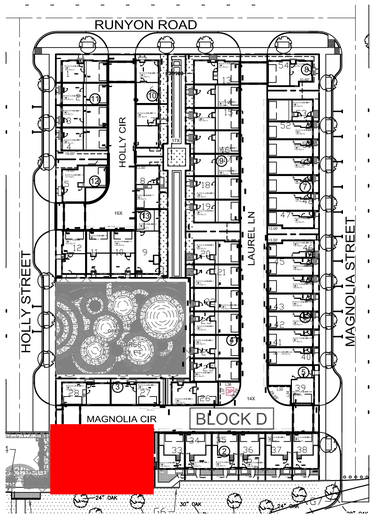
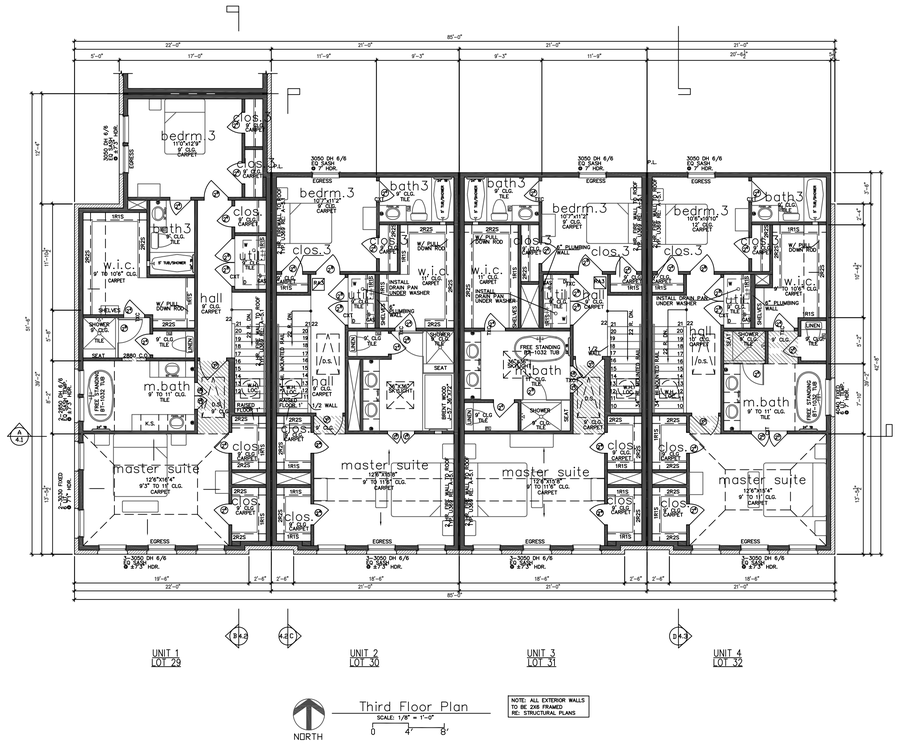
Town Project #:1833-Z





Third Floor Plan
SCALE: 1/8" = 1'-0"
0 4' 8'

NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 06/02/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE-BLOCK D-BUILDING 1

FLOOR PLAN

ADDISON GROVE

REGISTERED ARCHITECT
STEPHEN B. KLIMA
75389
STATE OF TEXAS
06/06/2022

PLAN NO.

UNIT 1	2241
UNIT 2	2009
UNIT 3	2009
UNIT 4	2008

SHEET NO.
A-06

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
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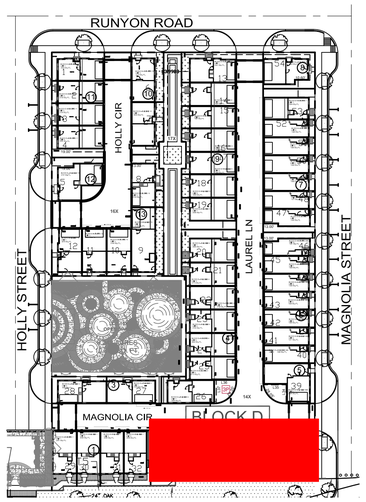
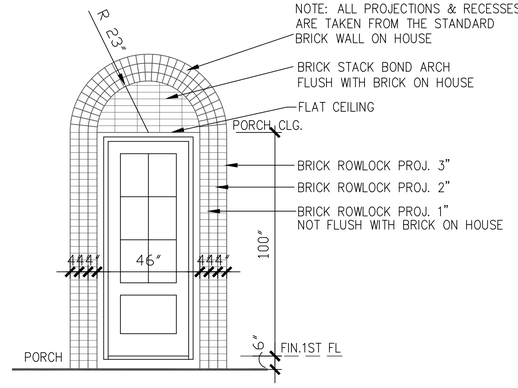
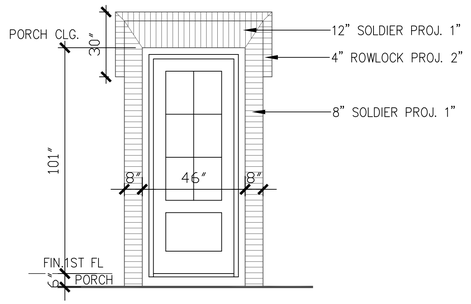
Town Project #:1833-Z





BRICK PEDIMENT K-1

SCALE: 3/8" = 1'-0"



BRICK PEDIMENT G-1

SCALE: 3/8" = 1'-0"

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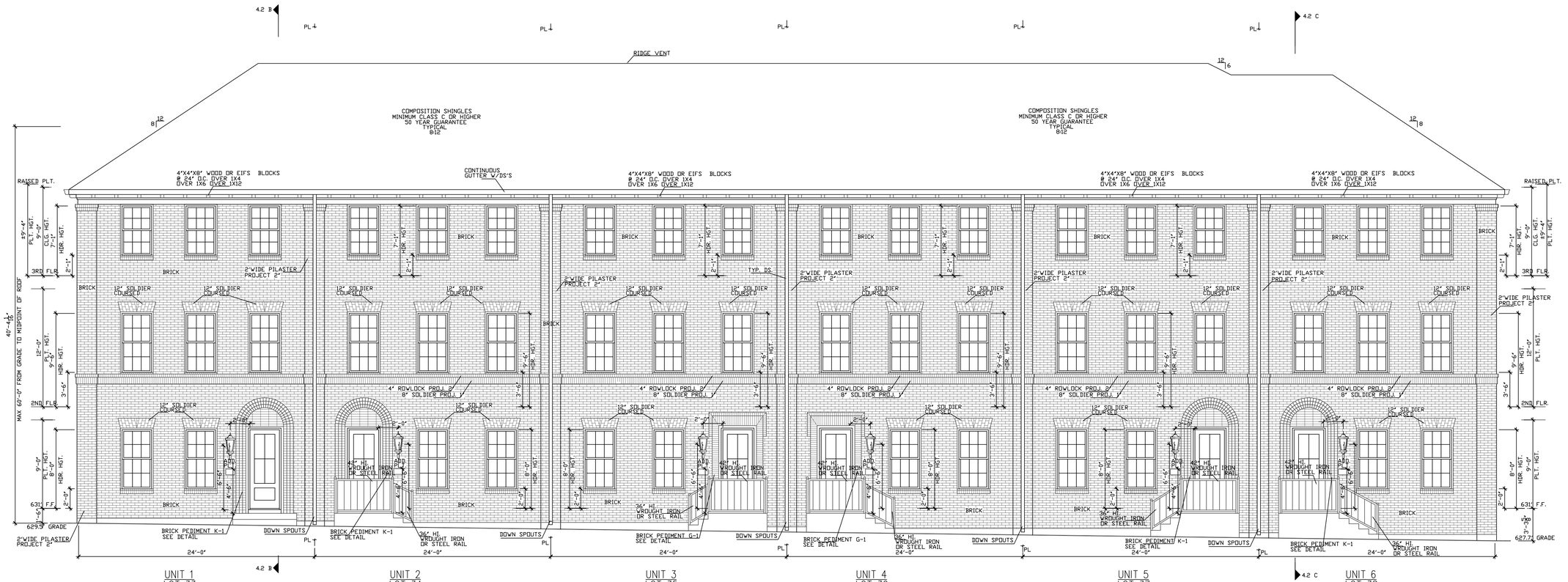
LEGEND

- BRICK
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)

SOUTH/FRONT MATERIAL CALCULATION TABLE		
BRICK	3469	96.5%
ACCENT MATERIAL	125	3.5%
TOTAL SURFACE AREA	3594	

TOTAL MATERIAL CALCULATION TABLE		
BRICK	8603	85.5%
3-COAT CEMENT PLASTER SYSTEM	931	9.2%
FIBER CEMENT STUCCO BOARD	258	2.6%
ACCENT MATERIAL	270	2.7%
TOTAL SURFACE AREA	10062	



south/front (beltway drive)elevation

SCALE: 3/16" = 1'-0" 0 4' 8'



06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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Original Date Issued: 06/19/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.
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ADDISON GROVE

ADDISON GROVE -BLOCK D - BUILDING 2

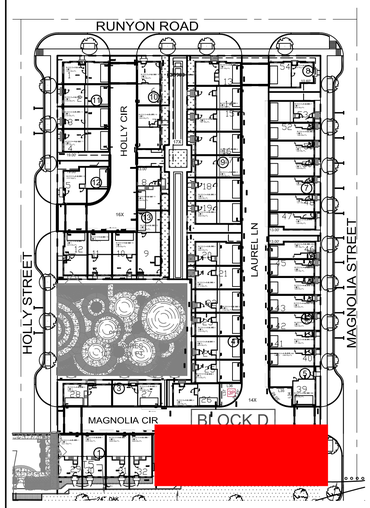
SOUTH/FRONT ELEVATION

PLAN NO.	
UNIT 1	1948
UNIT 2	1948
UNIT 3	1948
UNIT 4	1986
UNIT 5	1948
UNIT 6	2060

SHEET NO.

A-07

Town Project #:1833-Z



LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)

NORTH/REAR MATERIAL CALCULATION TABLE		
BRICK	2797	69.1%
3-COAT CEMENT PLASTER SYSTEM	902	22.3%
FIBER CEMENT STUCCO BOARD	230	5.7%
ACCENT MATERIAL	120	2.9%
TOTAL SURFACE AREA	4049	

FACADE PLAN NOTES

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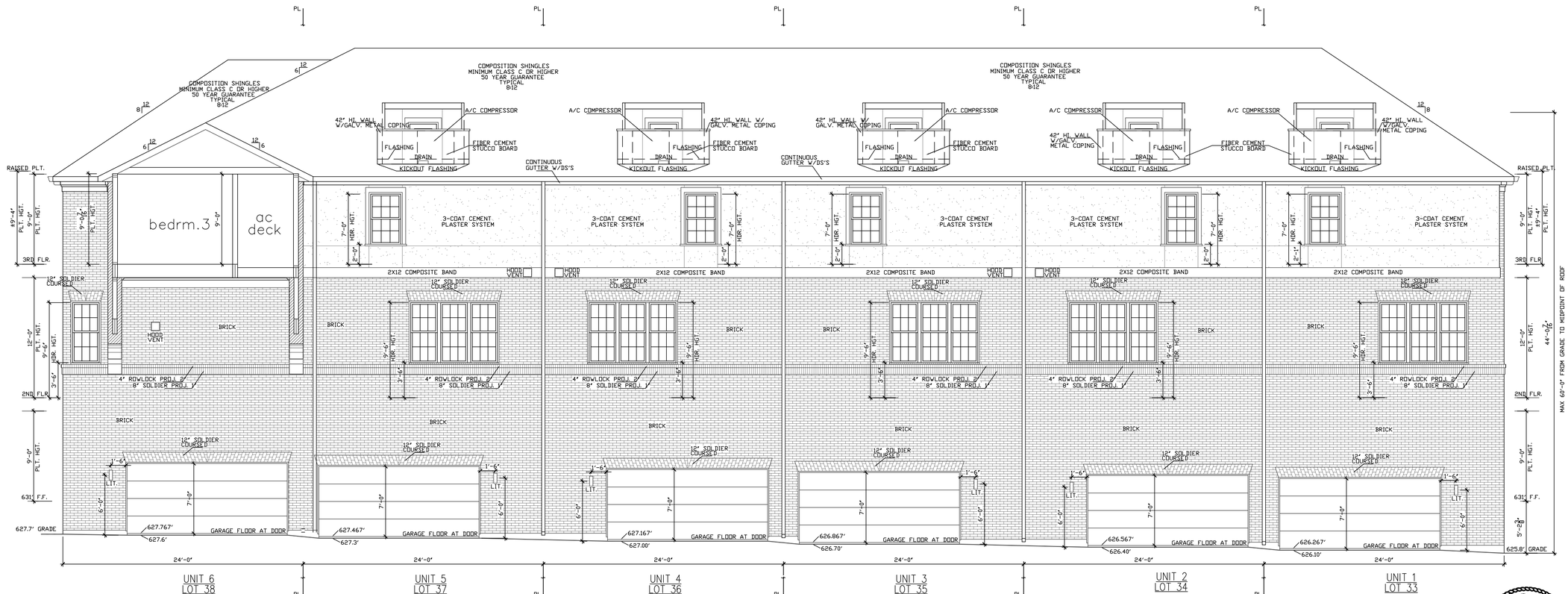
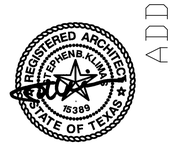


north/rear (magnolia cir) elevation

SCALE: 3/16" = 1'-0" 0 4' 8'



06/06/2022

ADDISON GROVE

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 06/19/2021
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ADDISON GROVE -BLOCK D - BUILDING 2

NORTH/REAR ELEVATION

PLAN NO.
UNIT 1 1948
UNIT 2 1948
UNIT 3 1948
UNIT 4 1986
UNIT 5 1948
UNIT 6 2060

SHEET NO.
A-08

URBAN INTOWN HOMES
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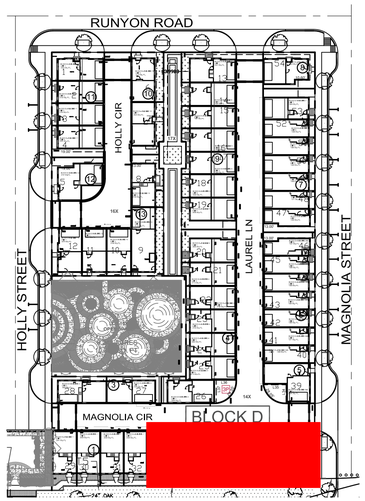

EAST/RIGHT MATERIAL CALCULATION TABLE		
BRICK	1138	99.9%
ACCENT MATERIAL	1	0.1%
TOTAL SURFACE AREA	1139	

LEGEND

- BRICK
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET(ACCENT MATERIAL)

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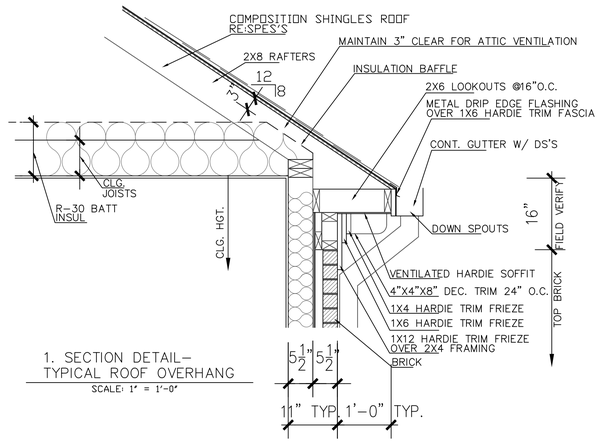
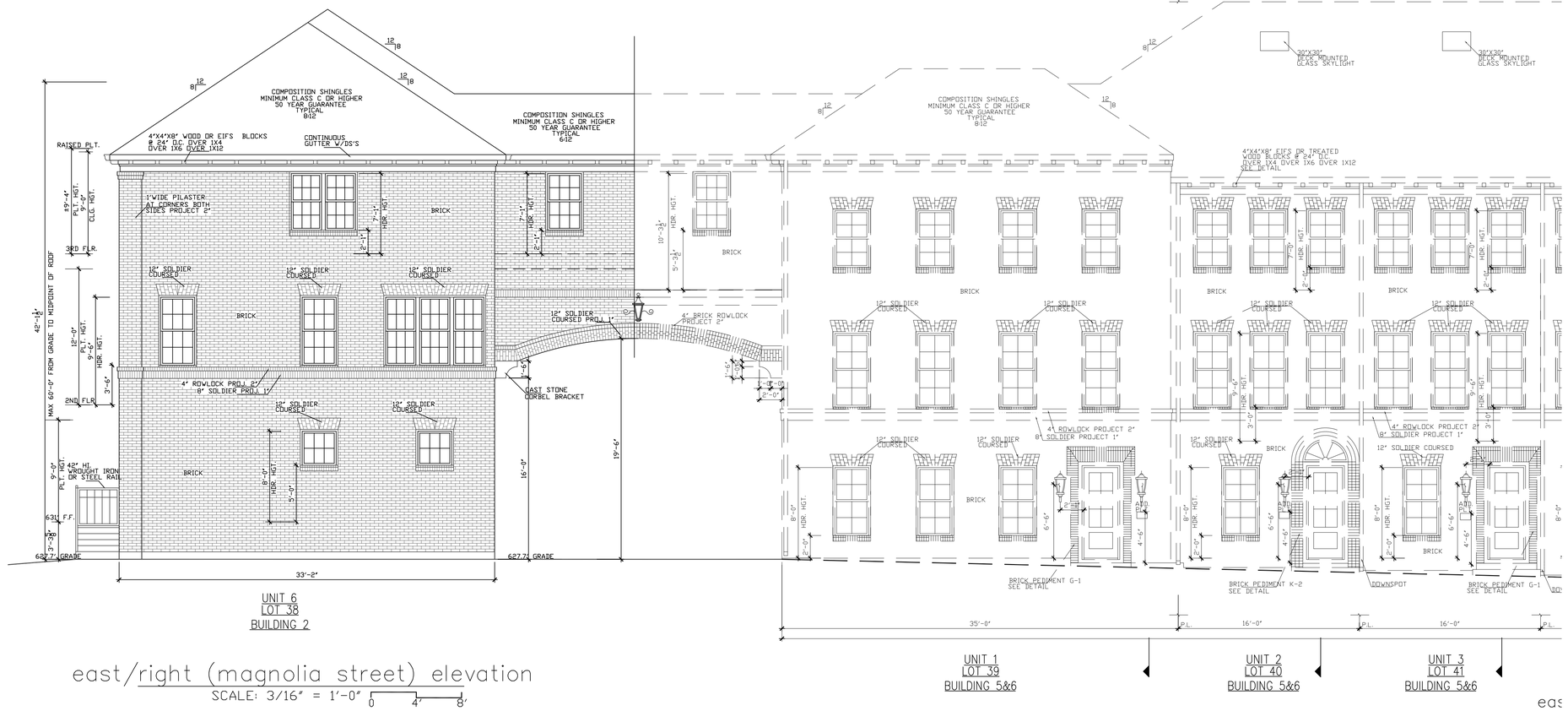


1. SECTION DETAIL– TYPICAL ROOF OVERHANG

SCALE: 1" = 1'-0"



UNIT 6
LOT 38
BUILDING 2

UNIT 1
LOT 39
BUILDING 5&6

UNIT 2
LOT 40
BUILDING 5&6

UNIT 3
LOT 41
BUILDING 5&6

east/right (magnolia street) elevation

SCALE: 3/16" = 1'-0" 0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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REGISTERED ARCHITECT EPHRAIM B. KLIMA 15389 STATE OF TEXAS
06/06/2022

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 06/19/2021
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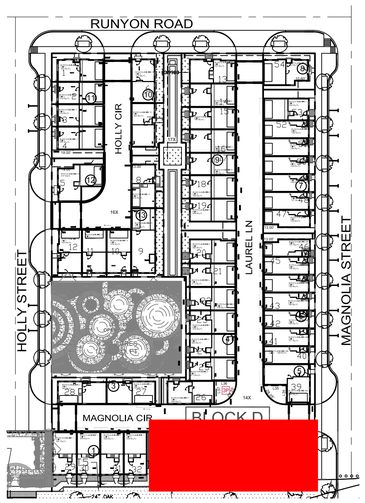
ADDISON GROVE -BLOCK D - BUILDING 2

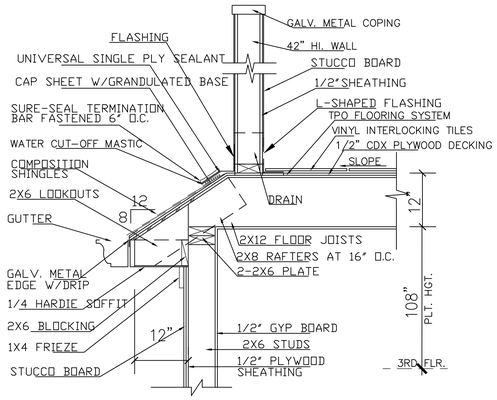
EAST/RIGHT ELEVATIONS

PLAN NO.
UNIT 1 1948
UNIT 2 1948
UNIT 3 1948
UNIT 4 1986
UNIT 5 1948
UNIT 6 2060

SHEET NO.
A-09

Town Project #:1833-Z





2. SECTION DETAIL–
A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"

WEST/LEFT MATERIAL CALCULATION TABLE		
BRICK	1199	93.7%
3-COAT CEMENT PLASTER SYSTEM	29	2.2%
FIBER CEMENT STUCCO BOARD	28	2.2%
ACCENT MATERIAL	24	1.9%
TOTAL SURFACE AREA	1280	

LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET(ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)

FACADE PLAN NOTES

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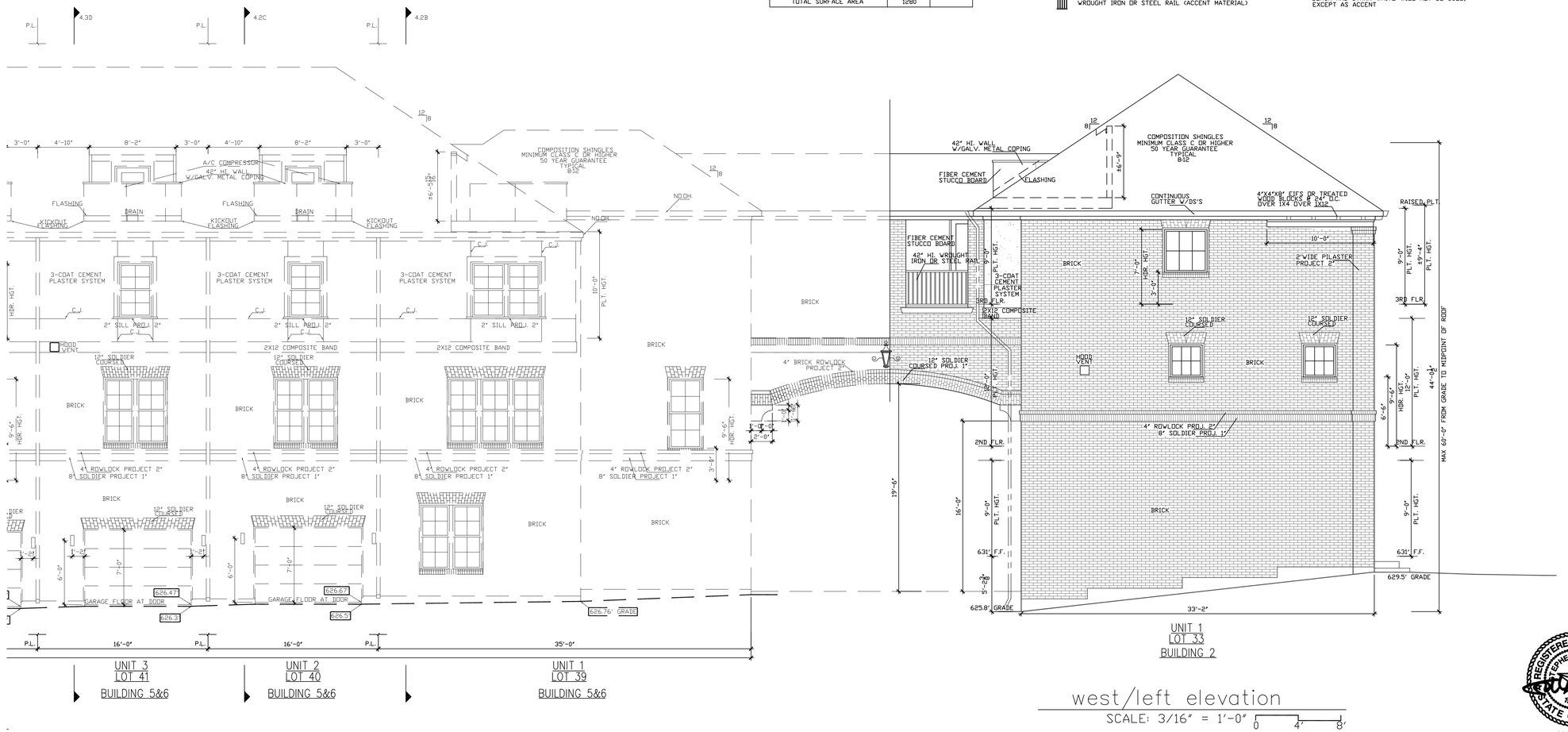
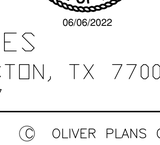


west/left elevation
SCALE: 3/16" = 1'-0"



06/06/2022

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2410 POLK ST, STE 200, HOUSTON, TX 77003
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ADDISON GROVE

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 06/19/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, L.td.
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ADDISON GROVE -BLOCK D - BUILDING 2

WEST/LEFT ELEVATIONS

PLAN NO.
UNIT 1 1948
UNIT 2 1948
UNIT 3 1948
UNIT 4 1986
UNIT 5 1948
UNIT 6 2060

SHEET NO.
A-10

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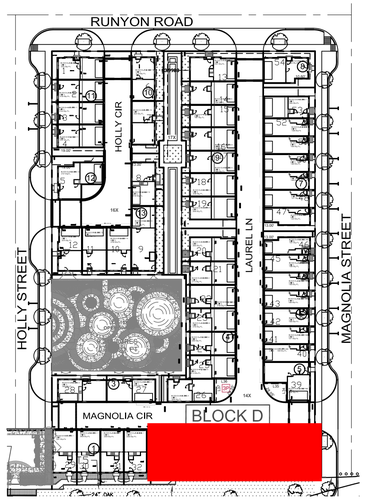
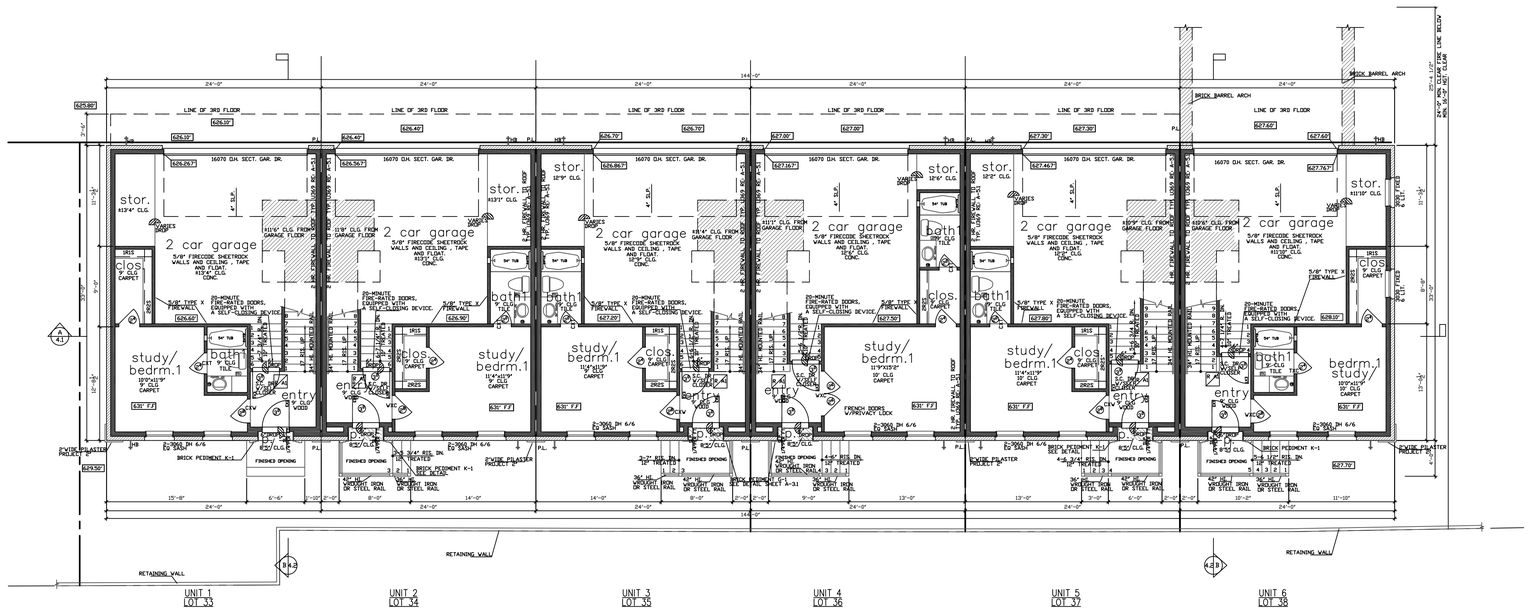
Town Project #:1833-Z





unit1 square footage	
FIRST FLOOR	336
SECOND FLOOR	792
THIRD FLOOR	818
TOTAL LIVING AREA	1948
GARAGE	450
PORCH	4
UNCOVERED AC DECK	83
TOTAL SLAB AREA	792

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2&3&5 square footage	
FIRST FLOOR	336
SECOND FLOOR	792
THIRD FLOOR	820
TOTAL LIVING AREA	1948
GARAGE	450
PORCH	6
UNCOVERED AC DECK	83
TOTAL SLAB AREA	792

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 4 square footage	
FIRST FLOOR	374
SECOND FLOOR	790
THIRD FLOOR	820
TOTAL LIVING AREA	1986
GARAGE	410
PORCH	6
UNCOVERED AC DECK	83
TOTAL SLAB AREA	792

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit6 square footage	
FIRST FLOOR	345
SECOND FLOOR	792
THIRD FLOOR	923
TOTAL LIVING AREA	2060
GARAGE	443
PORCH	4
AC DECK	58
TOTAL SLAB AREA	792

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

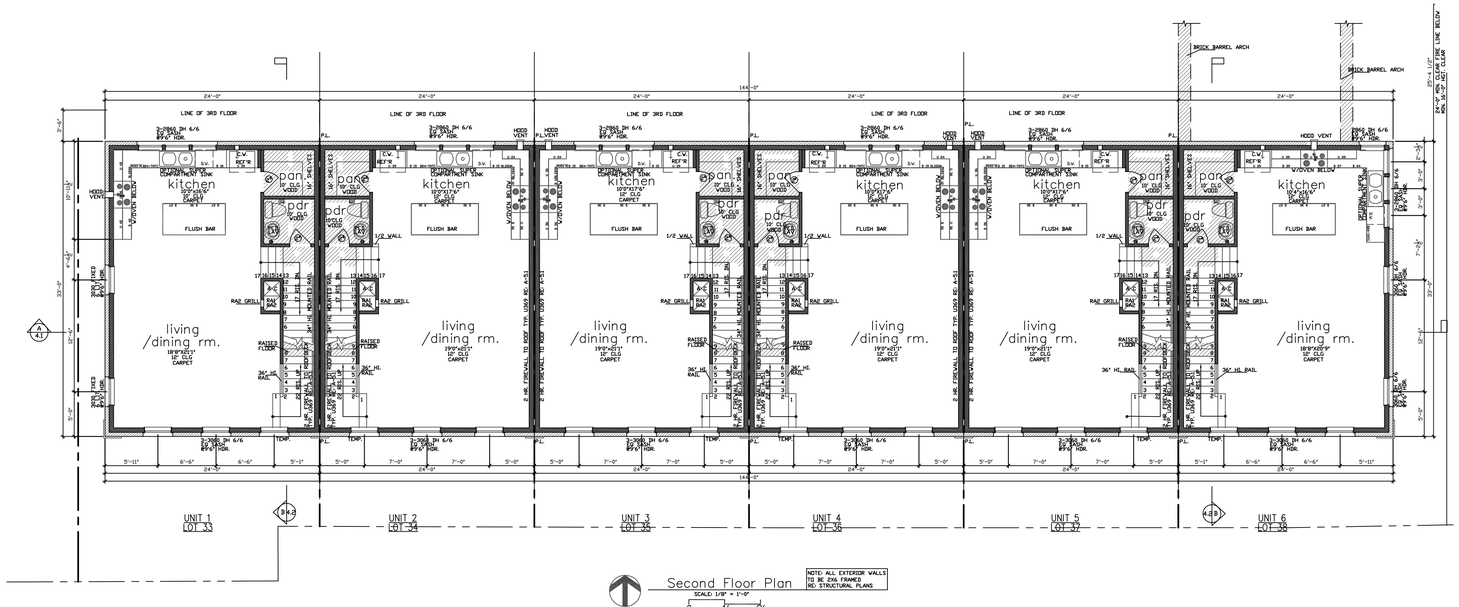
NORTH

First Floor Plan
SCALE: 1/8" = 1'-0"
0 4' 8'

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED LABELED TO COMPLY WITH UL 325 AS REQUIRED IN THE IRC SECTION R309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.



	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	1948	3
UNIT 2	1948	3
UNIT 3	1948	3
UNIT 4	1986	3
UNIT 5	1948	3
UNIT 6	2060	3

NORTH

Second Floor Plan
SCALE: 1/8" = 1'-0"
0 4' 8'

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KLIMA 75389 STATE OF TEXAS

06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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Drawn By/Checked By: E.C./F.M.
Original Date Issued: 06/19/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

ADDISON GROVE -BLOCK D - BUILDING 2

FLOOR PLAN

PLAN NO.
UNIT 1 1948
UNIT 2 1948
UNIT 3 1948
UNIT 4 1986
UNIT 5 1948
UNIT 6 2060

SHEET NO.
A-11

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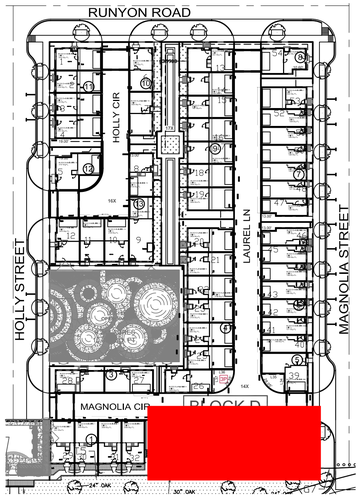
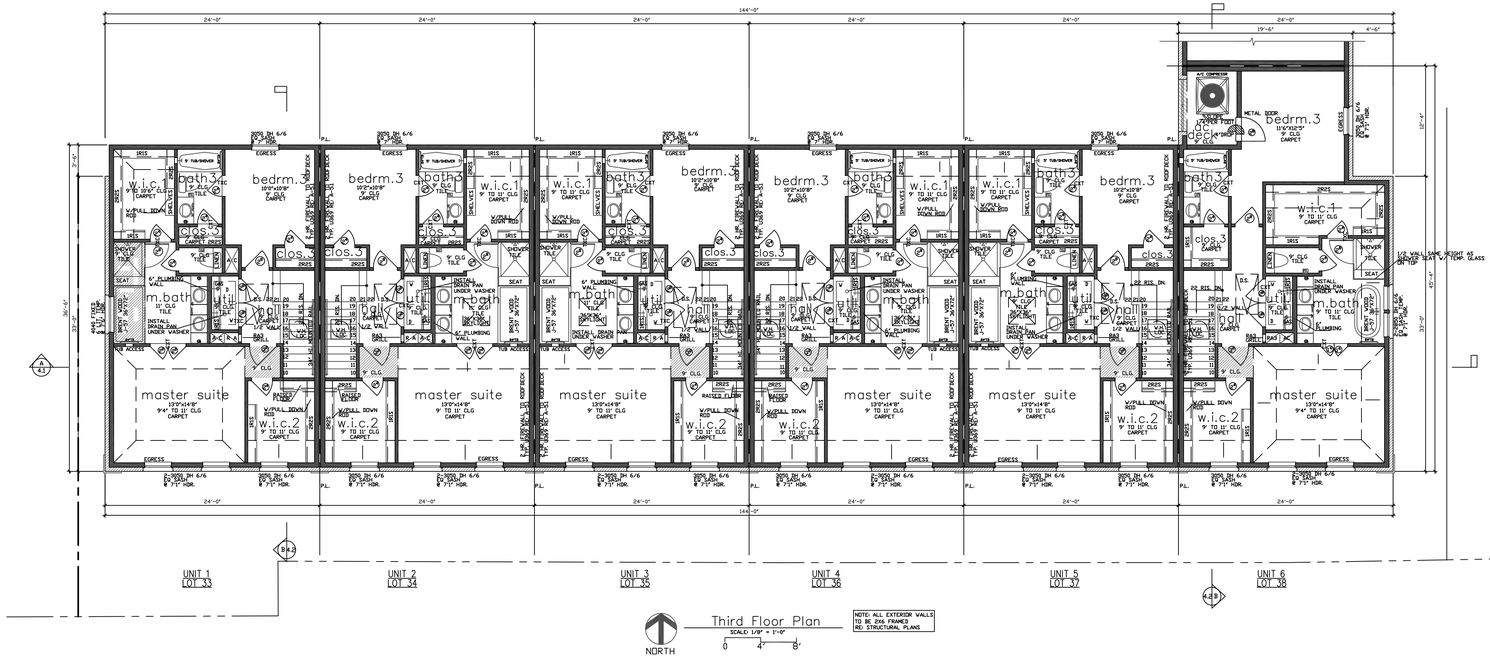
Town Project #:1833-Z





ADDISON GROVE



06/06/2022

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ADDISON GROVE -BLOCK D - BUILDING 2

FLOOR PLAN

PLAN NO.
UNIT 1 1948
UNIT 2 1948
UNIT 3 1948
UNIT 4 1986
UNIT 5 1948
UNIT 6 2060

SHEET NO.
A-12

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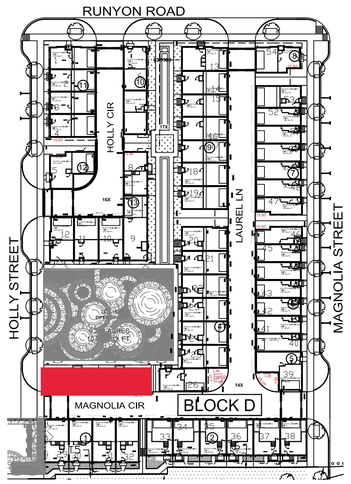

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)

NORTH/FRONT MATERIAL CALCULATION TABLE		
FIBER CEMENT STUCCO BOARD	160	5.5%
BRICK	2618	89.6%
ACCENT MATERIAL	142	4.9%
TOTAL SURFACE AREA	2920	

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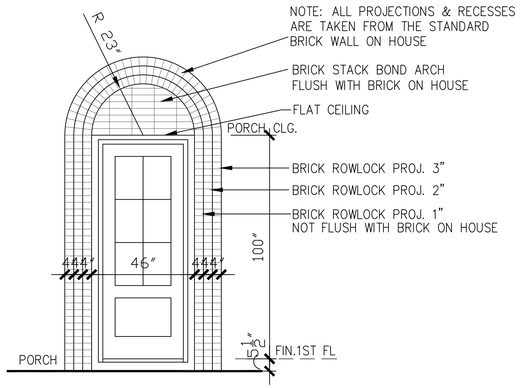
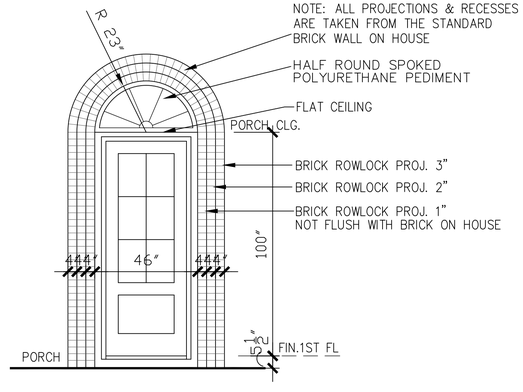
TOTAL MATERIAL CALCULATION TABLE		
FIBER CEMENT STUCCO BOARD	306	3.8%
3-COAT CEMENT PLASTER SYSTEM	336	4.2%
BRICK	7202	89.7%
ACCENT MATERIAL	186	2.3%
TOTAL SURFACE AREA	8030	



BRICK PEDIMENT K-1

SCALE: 3/8" = 1'-0"



BRICK PEDIMENT K-2

SCALE: 3/8" = 1'-0"



UNIT 1
LOT 27

UNIT 2
LOT 28

north/front(park) elevation

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

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
06/06/2022

Drawn By/Checked By: S.S./F.M.
Original Date Issued: 05/17/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, L.td.
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ADDISON GROVE -BLOCK D - BUILDING 3

NORTH / FRONT ELEVATION

ADDISON GROVE

PLAN NO.
UNIT 1 2936
UNIT 2 3069

SHEET NO.
A-13

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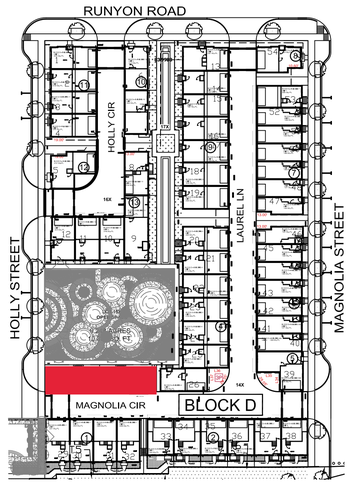
Town Project#:1833-Z



LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

SOUTH/REAR MATERIAL CALCULATION TABLE		
3-COAT CEMENT PLASTER SYSTEM	289	9.4%
BRICK	2667	86.7%
FIBER CEMENT STUCCO BOARD	102	3.3%
ACCENT MATERIAL	17	0.6%
TOTAL SURFACE AREA	3075	

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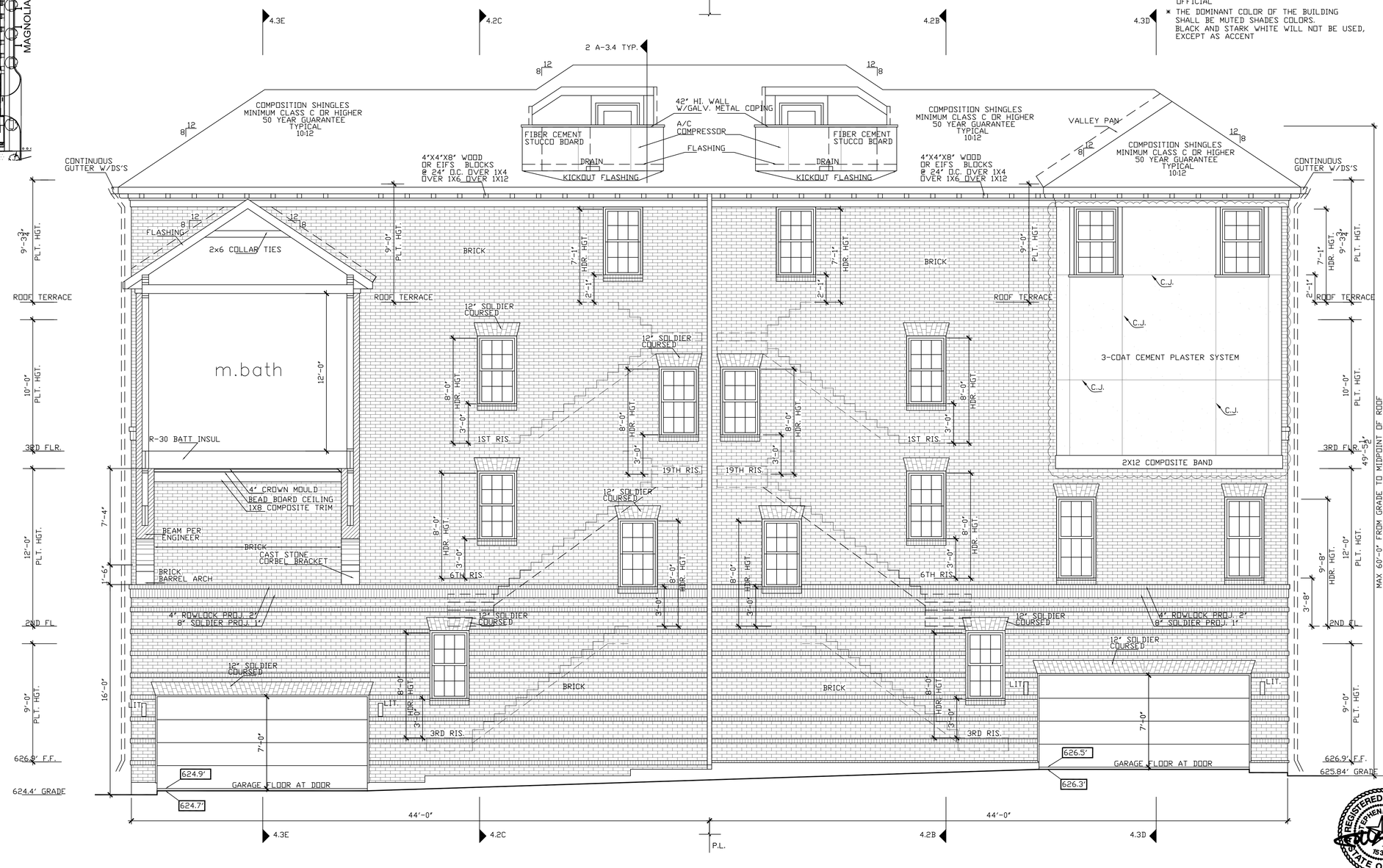

UNIT 2
LOT 28

UNIT 1
LOT 27

south/rear(MAGNOLIA CIR) elevation
SCALE: 1/4" = 1'-0"



06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: S.S./F.M.
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URBAN INTOWN HOMES, L.td.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 3

SOUTH / REAR ELEVATION

ADDISON GROVE

PLAN NO.
UNIT 1 2936
UNIT 2 3069

SHEET NO.
A-14

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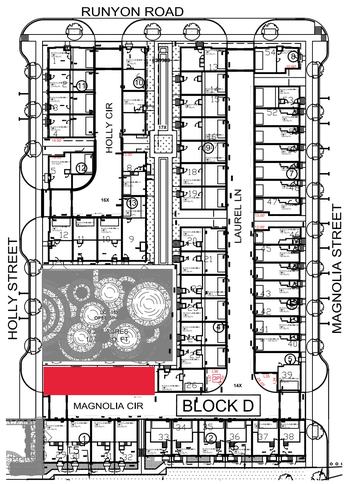
5906 MAGNOLIA CIR

Town Project#:1833-Z



LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET(ACCENT MATERIAL)

WEST/RIGHT MATERIAL CALCULATION TABLE		
FIBER CEMENT STUCCO BOARD	33	3.6%
BRICK	877	95.1%
ACCENT MATERIAL	12	1.3%
TOTAL SURFACE AREA	922	

FACADE PLAN NOTES

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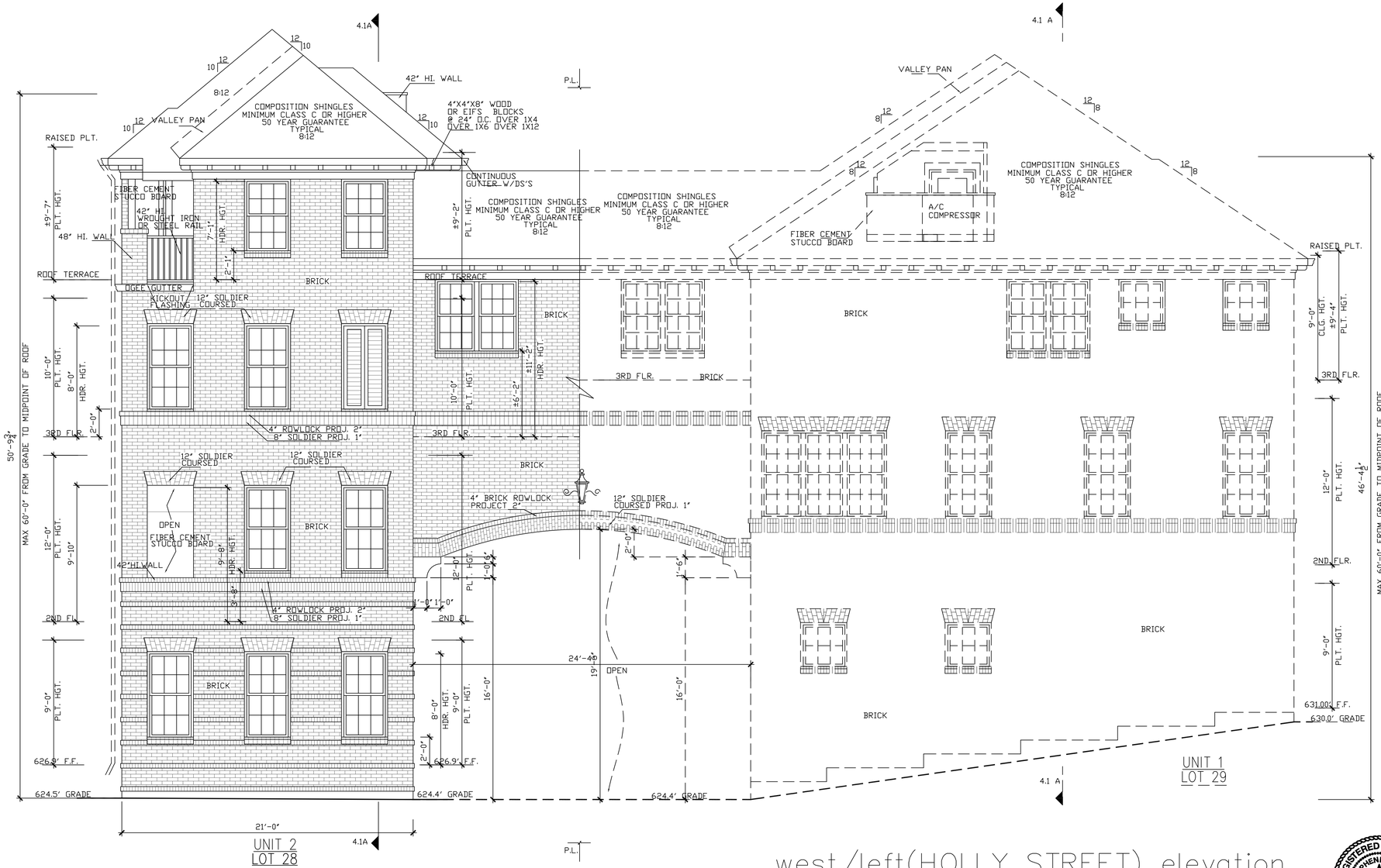
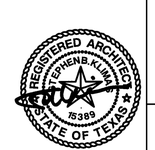


west/right(HOLLY ST) elevation
SCALE: 1/4" = 1'-0"

west/left(HOLLY STREET) elevation
SCALE: 1/4" = 1'-0"



06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

Drawn By/Checked By: S.S./F.M.
Original Date Issued: 05/17/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

ADDISON GROVE -BLOCK D - BUILDING 3

WEST / RIGHT ELEVATION

ADDISON GROVE

PLAN NO.
UNIT 1 2936
UNIT 2 3069

SHEET NO.
A-15

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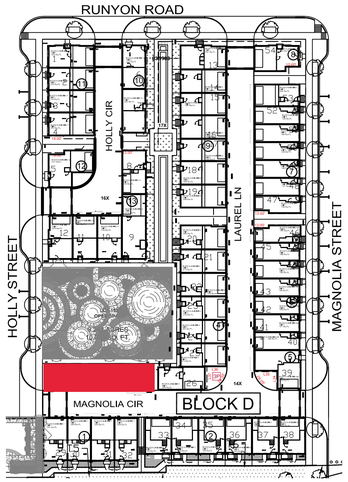
Town Project#:1833-Z



LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET(ACCENT MATERIAL)

EAST/LEFT MATERIAL CALCULATION TABLE		
FIBER CEMENT STUCCO BOARD	11	1.0%
BRICK	1040	93.5%
3-COAT CEMENT PLASTER SYSTEM	47	4.2%
ACCENT MATERIAL	15	1.3%
TOTAL SURFACE AREA	1113	

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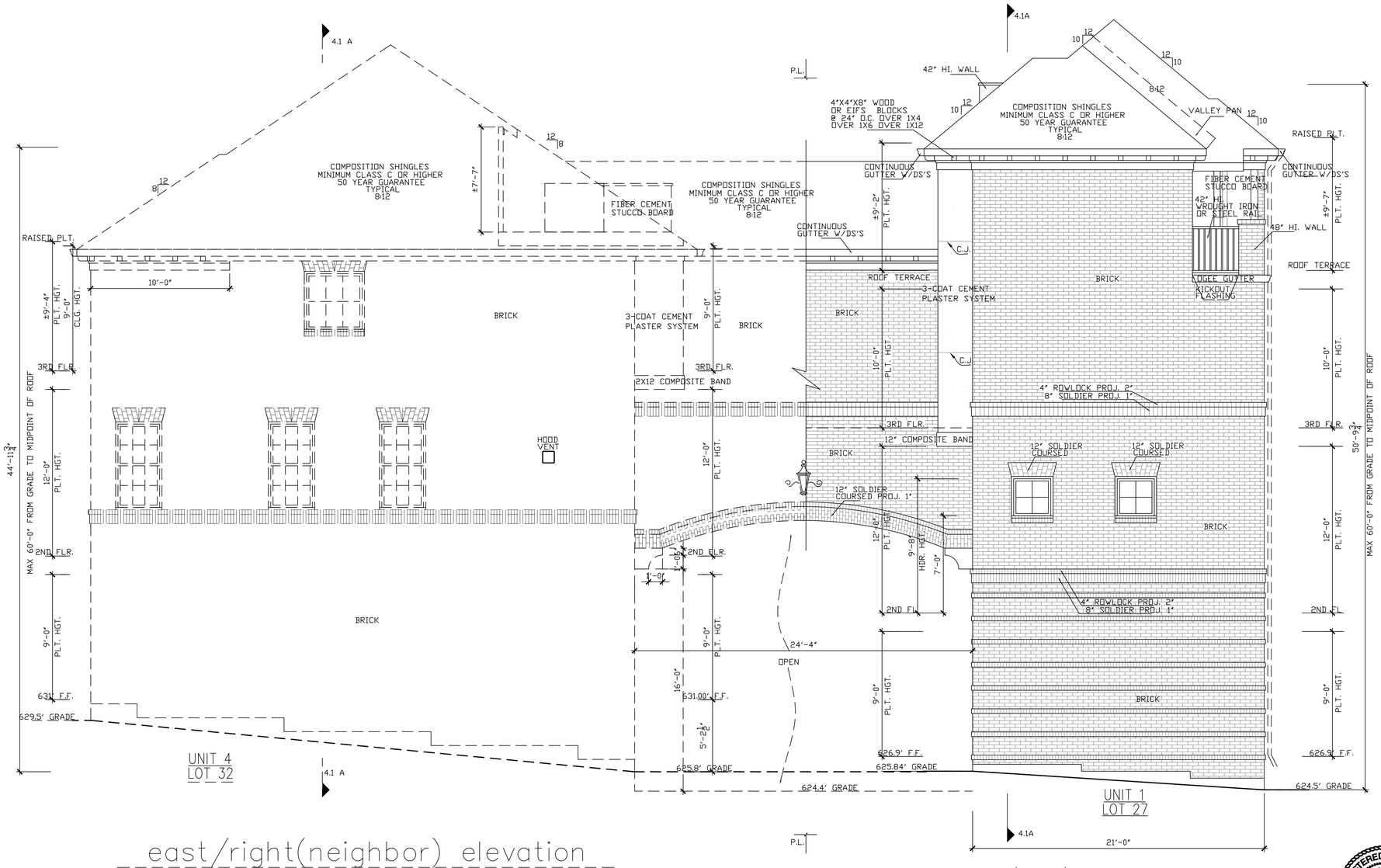

east/right(neighbor) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

east/left/neighbor elevation
SCALE: 1/4" = 1'-0"

ADDISON GROVE



06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: S.S./F.M.
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Last Updated: 06/03/2022

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ADDISON GROVE -BLOCK D - BUILDING 3

EAST / LEFT ELEVATION

PLAN NO.
UNIT 1 2936
UNIT 2 3069

SHEET NO.
A-16

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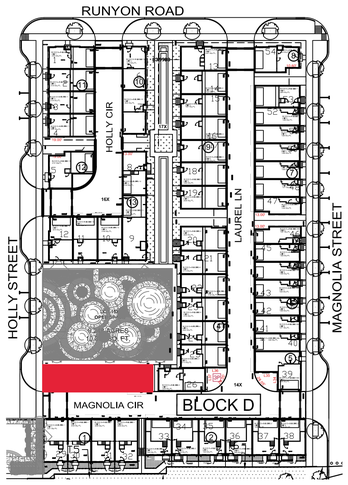
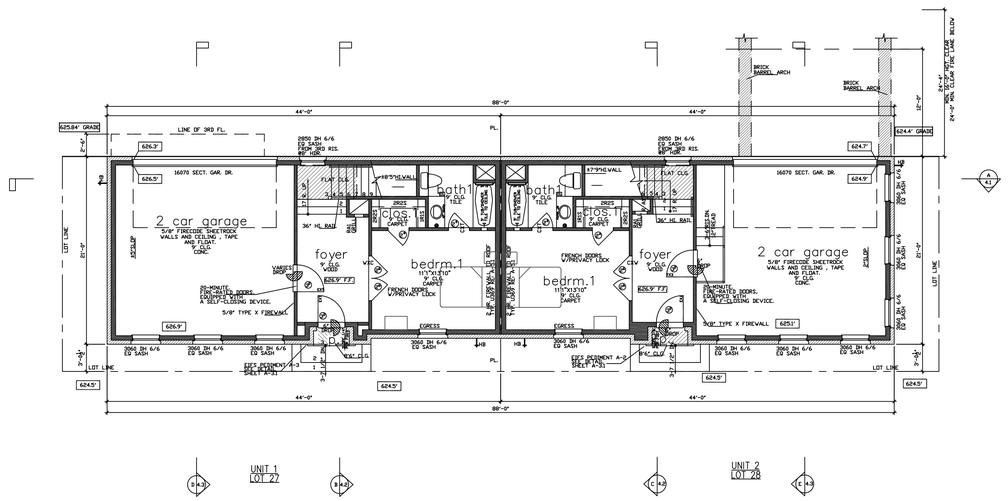
Town Project#:1833-Z



	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2936	4
UNIT 2	3069	4



first floor plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME. RE: STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED LABELED IN ACCORDANCE WITH UL 325 AS REQUIRED IN THE IBC SECTION #309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

unit 1 square footage	
FIRST FLOOR	465
SECOND FLOOR	857
THIRD FLOOR	957
ROOF TERRACE	757
TOTAL LIVING AREA	2936
PORCH	6
GARAGE	443
BALCONY	107
COVERED ROOF DECK	88
UNCOVERED ROOF DECK	90
UNCOVERED AC DECK	88
TOTAL SLAB AREA	914

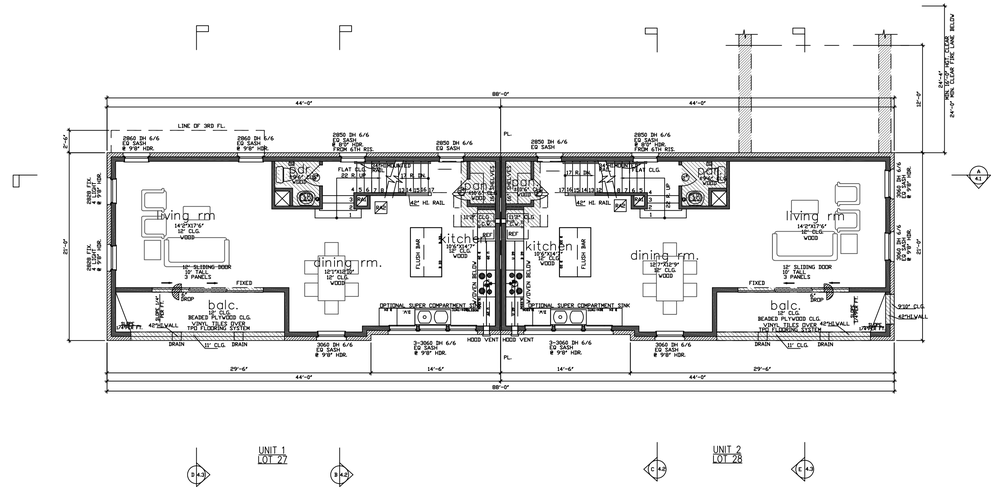
THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS. IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2 square footage	
FIRST FLOOR	442
SECOND FLOOR	857
THIRD FLOOR	1118
ROOF TERRACE	742
TOTAL LIVING AREA	3069
PORCH	6
GARAGE	466
BALCONY	107
COVERED ROOF DECK	49
UNCOVERED ROOF DECK	85
UNCOVERED AC DECK	88
TOTAL SLAB AREA	914

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS. IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

total all 2 units square footage	
FIRST FLOOR	907
SECOND FLOOR	1614
THIRD FLOOR	2075
ROOF TERRACE	1499
TOTAL LIVING AREA	6005
PORCH	12
GARAGE	909
BALCONY	214
COVERED ROOF DECK	137
UNCOVERED ROOF DECK	340
UNCOVERED AC DECK	360
TOTAL SLAB AREA	1828

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS. IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY



sencond floor plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME. RE: STRUCTURAL PLANS

ADDISON GROVE

REGISTERED ARCHITECT EPHEMB.KLIMA 15389 STATE OF TEXAS

06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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(713)961-3877 TEL (713)961-4270 FAX

Drawn By/Checked By: S.S./F.M.
Original Date Issued: 05/17/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

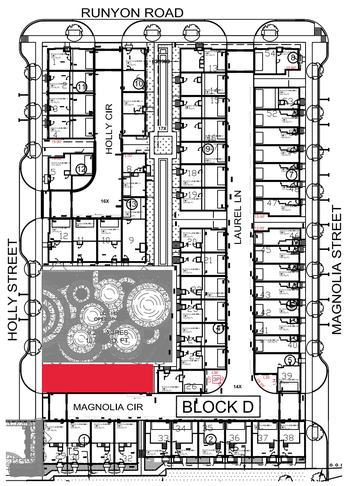
ADDISON GROVE -BLOCK D - BUILDING 3

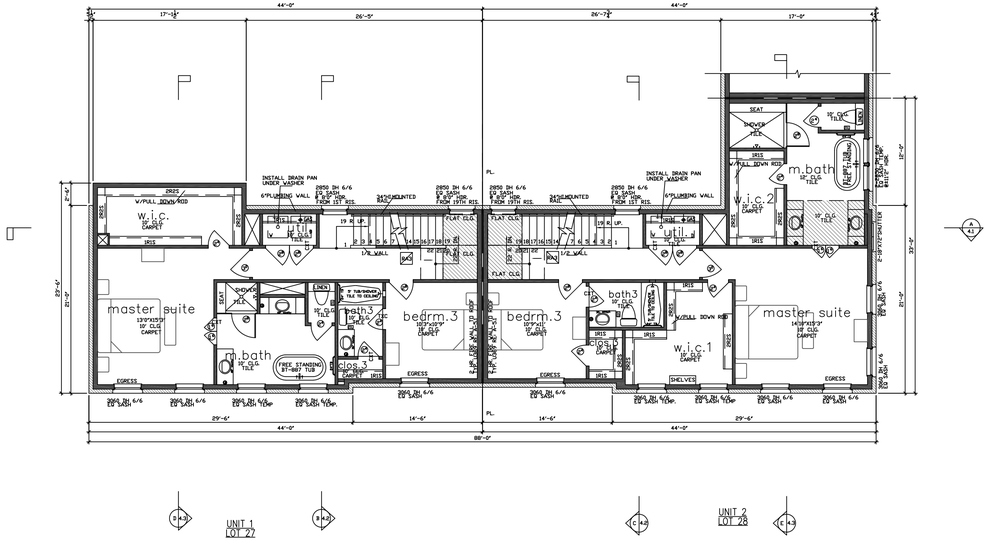
FLOOR PLAN

PLAN NO.
UNIT 1 2936
UNIT 2 3069

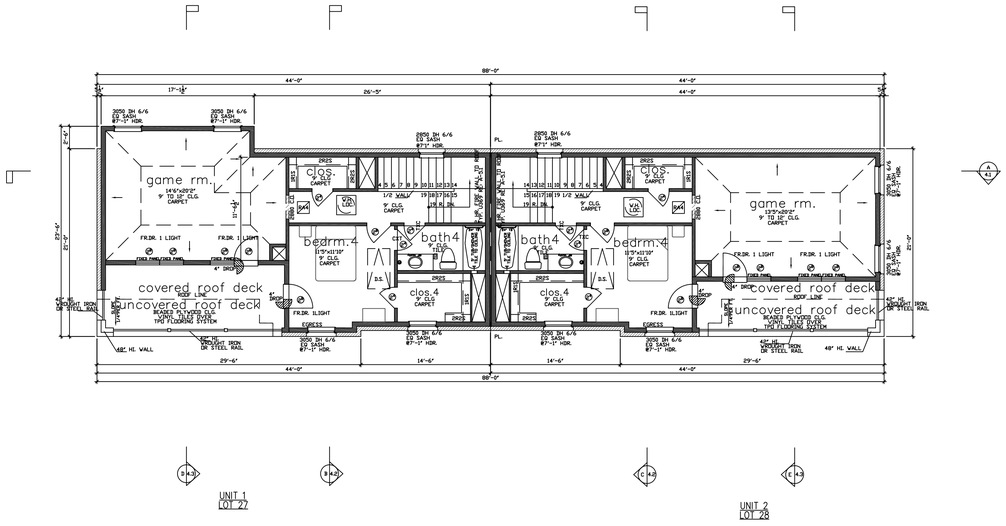
SHEET NO.
A-17

Town Project#:1833-Z





third floor plan
SCALE: 1/8" = 1'-0"
NORTH
NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME RE: STRUCTURAL PLANS



roof terrace
SCALE: 1/8" = 1'-0"
NORTH
NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME RE: STRUCTURAL PLANS

Drawn By/Checked By: S.S./F.M.
Original Date Issued: 05/17/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.
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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE

ADDISON GROVE -BLOCK D - BUILDING 3

FLOOR PLAN

REGISTERED ARCHITECT
STEPHEN B. KLIMA
15389
STATE OF TEXAS
06/06/2022

PLAN NO.
UNIT 1 2936
UNIT 2 3069

SHEET NO.
A-18

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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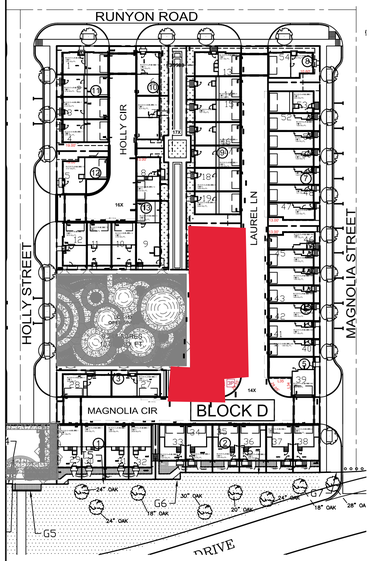
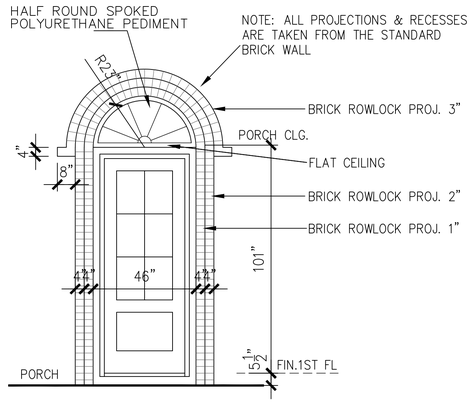
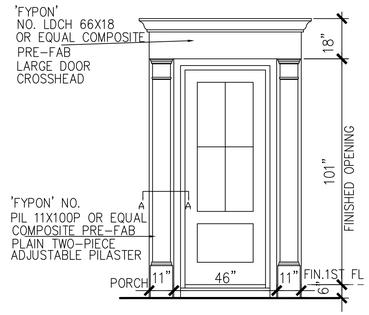
Town Project #:1833-Z





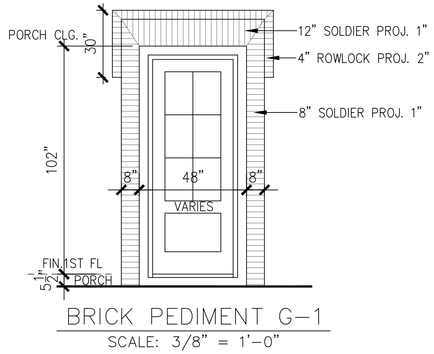
BRICK PEDIMENT E-2

SCALE: 3/8" = 1'-0"



COMPOSITE PEDIMENT A

SCALE: 3/8" = 1'-0"



BRICK PEDIMENT G-1

SCALE: 3/8" = 1'-0"

WEST/FRONT MATERIAL CALCULATION TABLE		
STUCCO BOARD	224	4.3%
BRICK	4327	83.9%
ACCENT MATERIAL	609	11.8%
TOTAL SURFACE AREA	5160	

TOTAL MATERIAL CALCULATION TABLE		
STUCCO BOARD	620	4.0%
BRICK	14062	91.4%
ACCENT MATERIAL	700	4.6%
TOTAL SURFACE AREA	15382	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)

FACADE PLAN NOTES

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06/06/2022

west/front (park) elevation

SCALE: 3/16" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.L./F.M.
Original Date Issued: 06/10/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 4

WEST/FRONT ELEVATION

PLAN NO.

UNIT 1	2805
UNIT 2	2713
UNIT 3	2798
UNIT 4	2705
UNIT 5	2802
UNIT 6	2713
UNIT 7	2830

SHEET NO.

A-19

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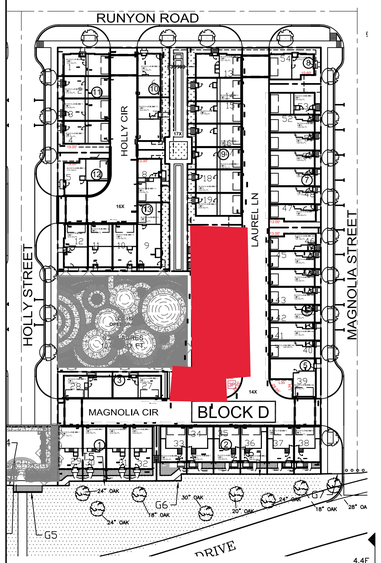
Town Project #: 1833-Z



REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
06/06/2022

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL

EAST/REAR MATERIAL CALCULATION TABLE		
STUCCO BOARD	271	5.0%
BRICK	5179	95.0%
TOTAL SURFACE AREA	5450	

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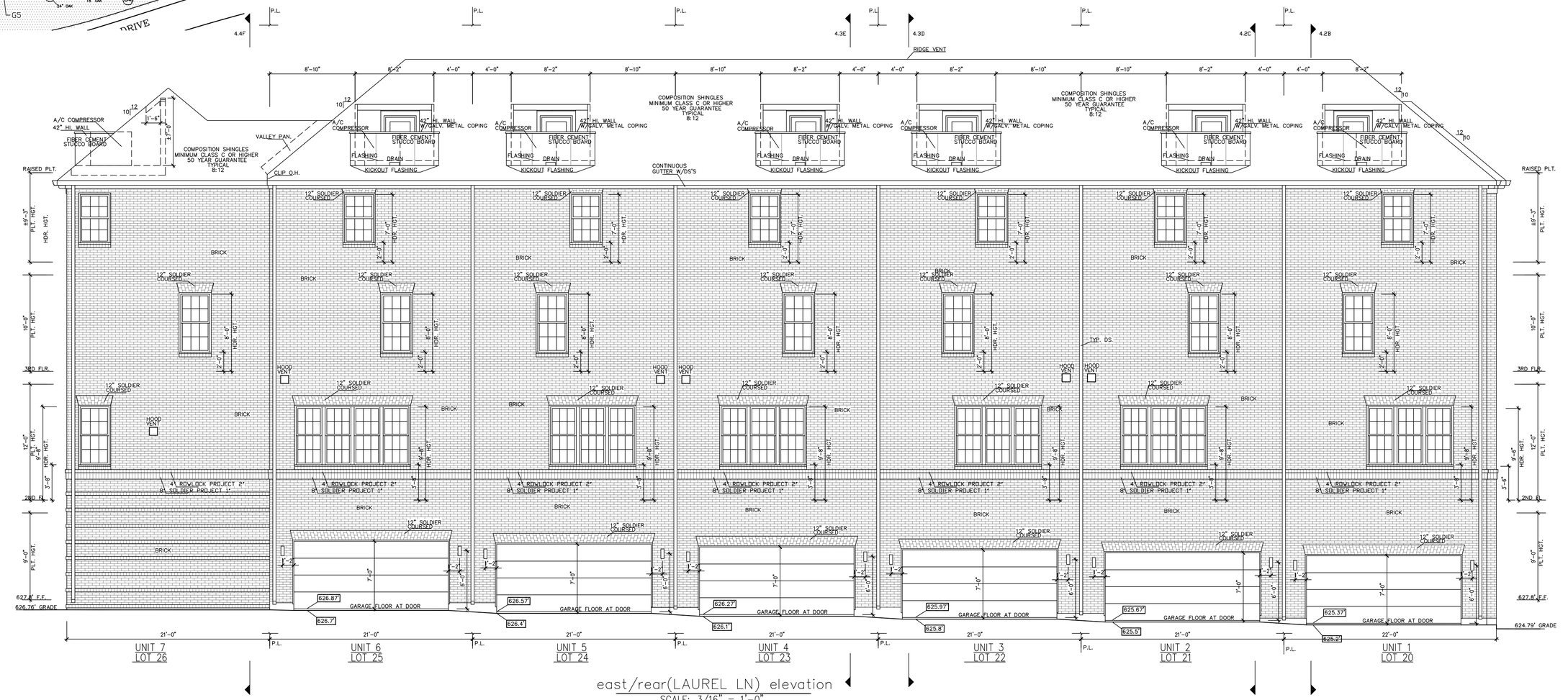

east/rear(LAUREL LN) elevation
SCALE: 3/16" = 1'-0"
0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
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PHONE: 713-961-3877

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ADDISON GROVE -BLOCK D - BUILDING 4

EAST/REAR ELEVATION

PLAN NO.	
UNIT 1	2805
UNIT 2	2713
UNIT 3	2798
UNIT 4	2705
UNIT 5	2802
UNIT 6	2713
UNIT 7	2830

SHEET NO.
A-20

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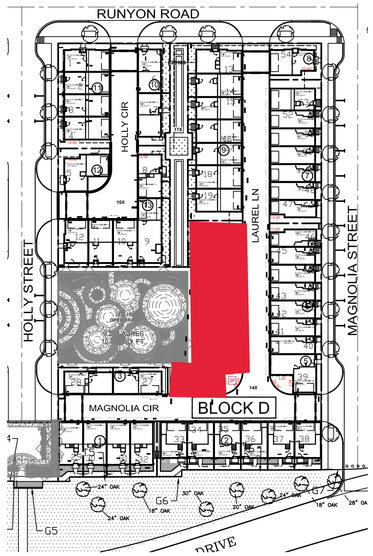

SOUTH/RIGHT MATERIAL CALCULATION TABLE		
STUCCO BOARD	58	2.6%
BRICK	2173	95.3%
ACCENT MATERIAL	48	2.1%
TOTAL SURFACE AREA	2279	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)

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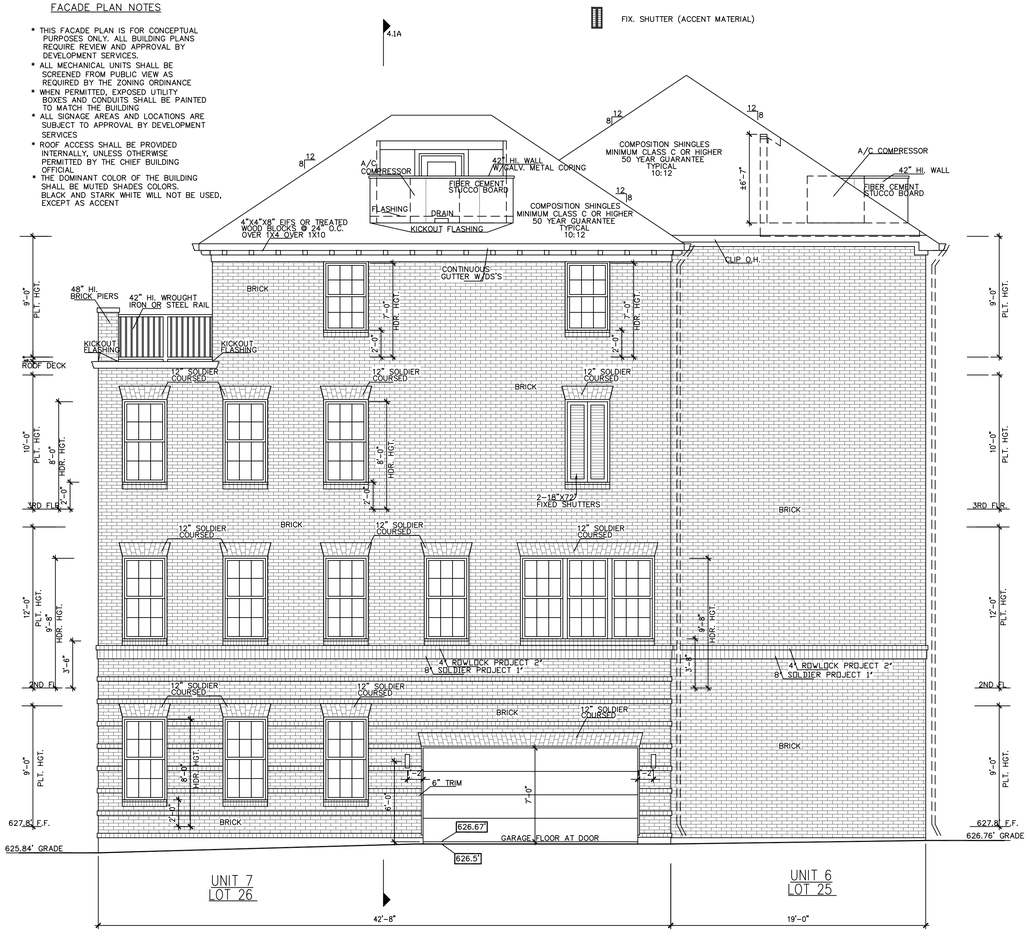
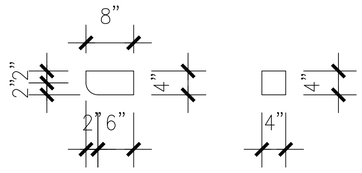


south/right(MAGNOLIA CIR) elevation
SCALE: 3/16" = 1'-0"
8' 4' 0



WOOD OR EIFS BRACKETS(D)
SCALE: 1" = 1'-0"

ADDISON GROVE



06/06/2022

URBAN INTOWN HOMES
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PHONE: 713-961-3877

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ADDISON GROVE -BLOCK D - BUILDING 4
SOUTH/RIGHT ELEVATIONS

PLAN NO.	
UNIT 1	2805
UNIT 2	2713
UNIT 3	2798
UNIT 4	2705
UNIT 5	2802
UNIT 6	2713
UNIT 7	2830

SHEET NO.
A-21

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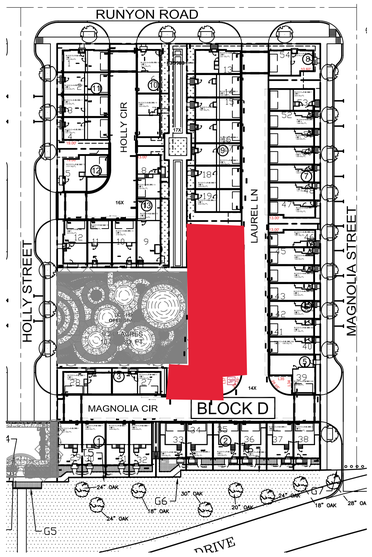
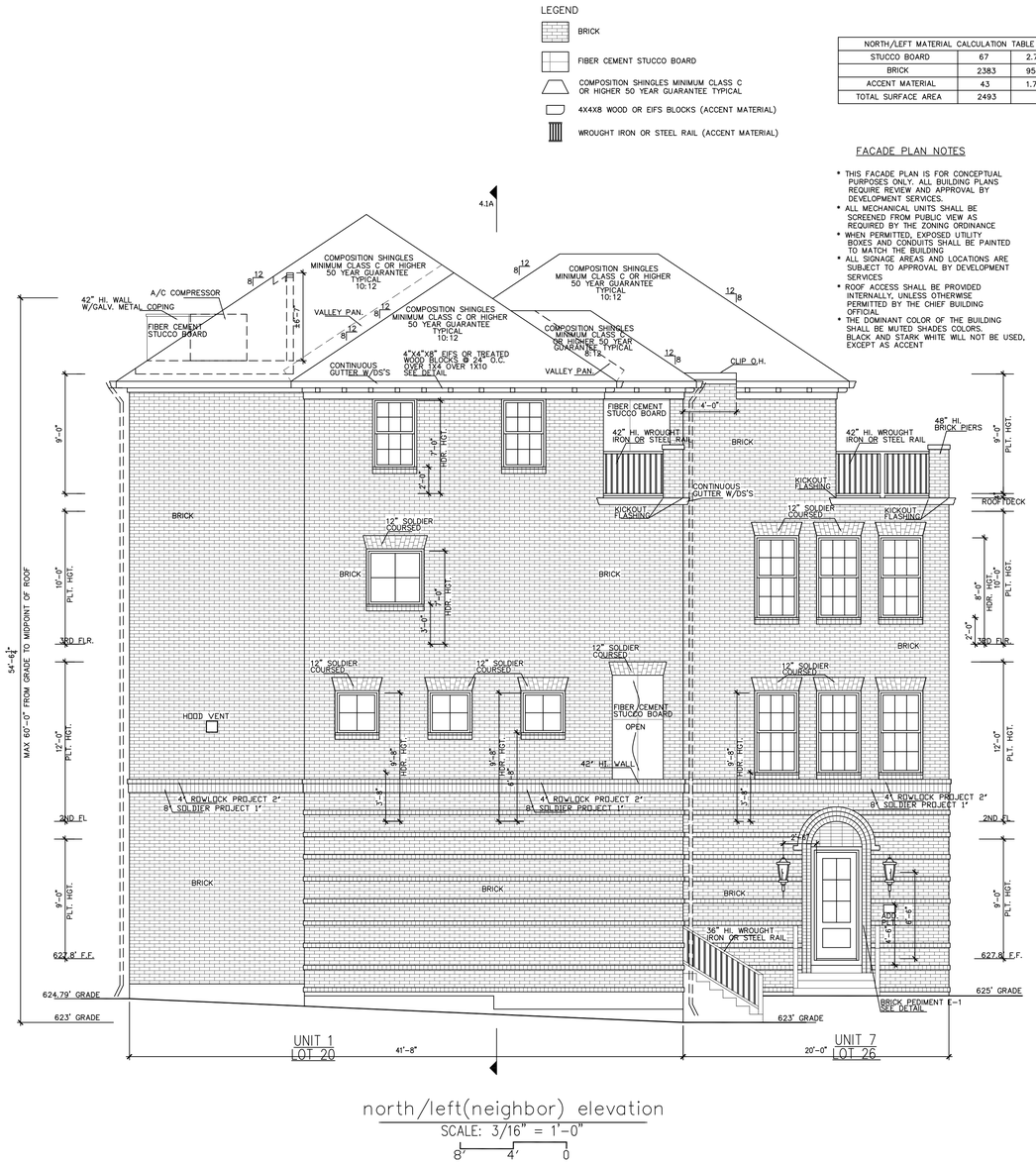
Town Project #: 1833-Z





north/left(neighbor) elevation

SCALE: 3/16" = 1'-0"

8' 4' 0

NORTH/LEFT MATERIAL CALCULATION TABLE		
STUCCO BOARD	67	2.7%
BRICK	2383	95.6%
ACCENT MATERIAL	43	1.7%
TOTAL SURFACE AREA	2493	

FACADE PLAN NOTES

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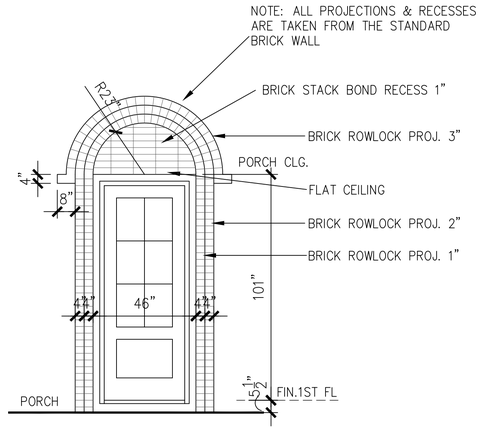

BRICK PEDIMENT E-1

SCALE: 3/8" = 1'-0"

Drawn By/Checked By: E.L./F.M.
Original Date Issued: 06/10/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 4

NORTH/LEFT ELEVATIONS

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KLIMAN 15389 STATE OF TEXAS

06/06/2022

PLAN NO.
UNIT 1 2805
UNIT 2 2713
UNIT 3 2798
UNIT 4 2705
UNIT 5 2802
UNIT 6 2713
UNIT 7 2830

SHEET NO.
A-22

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
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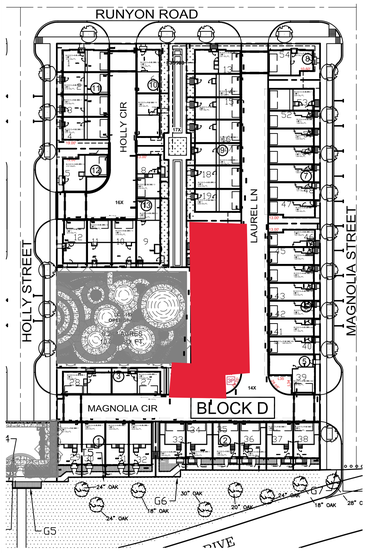

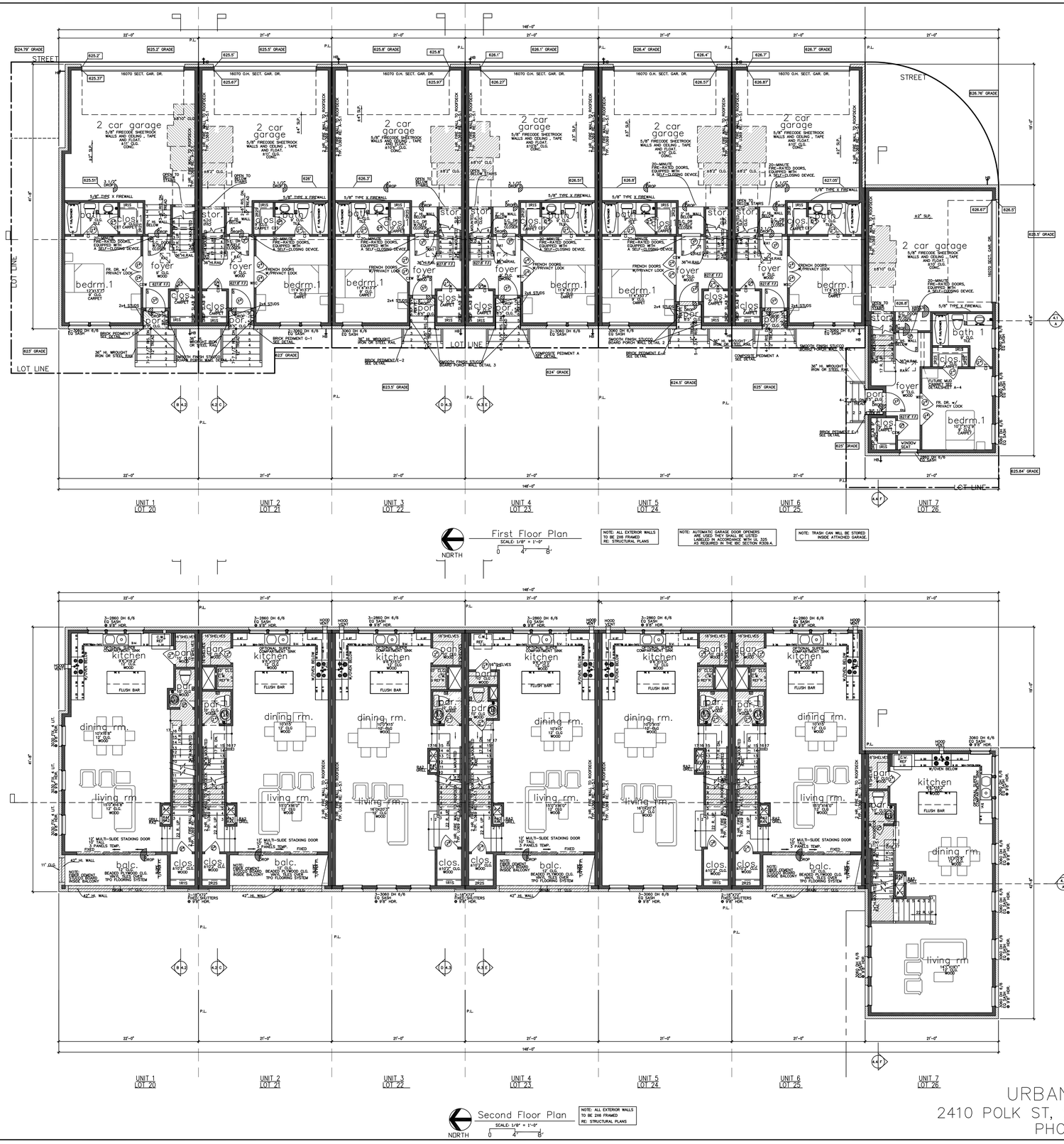

First Floor Plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED LABELED IN ACCORDANCE WITH UL 325 AS REQUIRED IN THE IBC SECTION R309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2805	4
UNIT 2	2713	4
UNIT 3	2798	4
UNIT 4	2705	4
UNIT 5	2802	4
UNIT 6	2713	4
UNIT 7	2830	4

Second Floor Plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

ADDISON GROVE

unit 1 square footage

FIRST FLOOR	435
SECOND FLOOR	864
THIRD FLOOR	964
ROOF TERRACE	667
TOTAL LIVING AREA	2805
PORCH	14
GARAGE	483
BALCONY	99
COVERED ROOF DECK	76
UNCOVERED ROOF DECK	76
AC DECK	86
TOTAL SLAB AREA	904

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2&6 square footage

FIRST FLOOR	388
SECOND FLOOR	790
THIRD FLOOR	875
ROOF TERRACE	668
TOTAL LIVING AREA	2713
PORCH	14
GARAGE	476
BALCONY	93
COVERED ROOF DECK	72
UNCOVERED ROOF DECK	72
AC DECK	86
TOTAL SLAB AREA	875

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 3 square footage

FIRST FLOOR	388
SECOND FLOOR	875
THIRD FLOOR	875
ROOF TERRACE	668
TOTAL LIVING AREA	2798
PORCH	14
GARAGE	476
BALCONY	93
COVERED ROOF DECK	72
UNCOVERED ROOF DECK	72
AC DECK	86
TOTAL SLAB AREA	875

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 4 square footage

FIRST FLOOR	388
SECOND FLOOR	792
THIRD FLOOR	875
ROOF TERRACE	668
TOTAL LIVING AREA	2705
PORCH	14
GARAGE	476
BALCONY	93
COVERED ROOF DECK	72
UNCOVERED ROOF DECK	72
AC DECK	86
TOTAL SLAB AREA	875

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 5 square footage

FIRST FLOOR	384
SECOND FLOOR	875
THIRD FLOOR	875
ROOF TERRACE	668
TOTAL LIVING AREA	2802
PORCH	14
GARAGE	476
BALCONY	93
COVERED ROOF DECK	72
UNCOVERED ROOF DECK	86
AC DECK	86
TOTAL SLAB AREA	875

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 7 square footage

FIRST FLOOR	450
SECOND FLOOR	896
THIRD FLOOR	896
ROOF TERRACE	668
TOTAL LIVING AREA	2830
PORCH	10
GARAGE	435
BALCONY	8
COVERED ROOF DECK	84
UNCOVERED ROOF DECK	138
AC DECK	76
TOTAL SLAB AREA	896

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY



06/06/2022

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URBAN INTOWN HOMES, Ltd.
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(713)961-3877 TEL (713)961-4270 FAX

Drawn By/Checked By: E.L./F.M.
Original Date Issued: 06/10/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

ADDISON GROVE -BLOCK D - BUILDING 4

FLOOR PLAN

PLAN NO.
UNIT 1 2805
UNIT 2 2713
UNIT 3 2798
UNIT 4 2705
UNIT 5 2802
UNIT 6 2713
UNIT 7 2830

SHEET NO.
A-23

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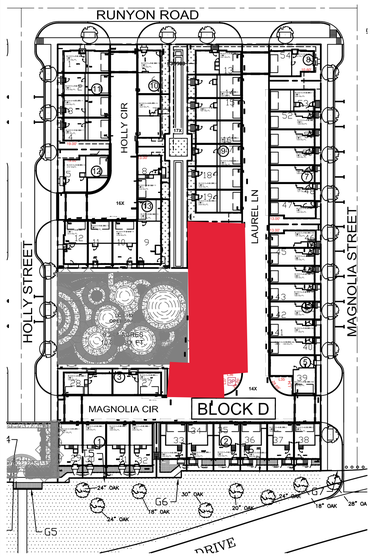

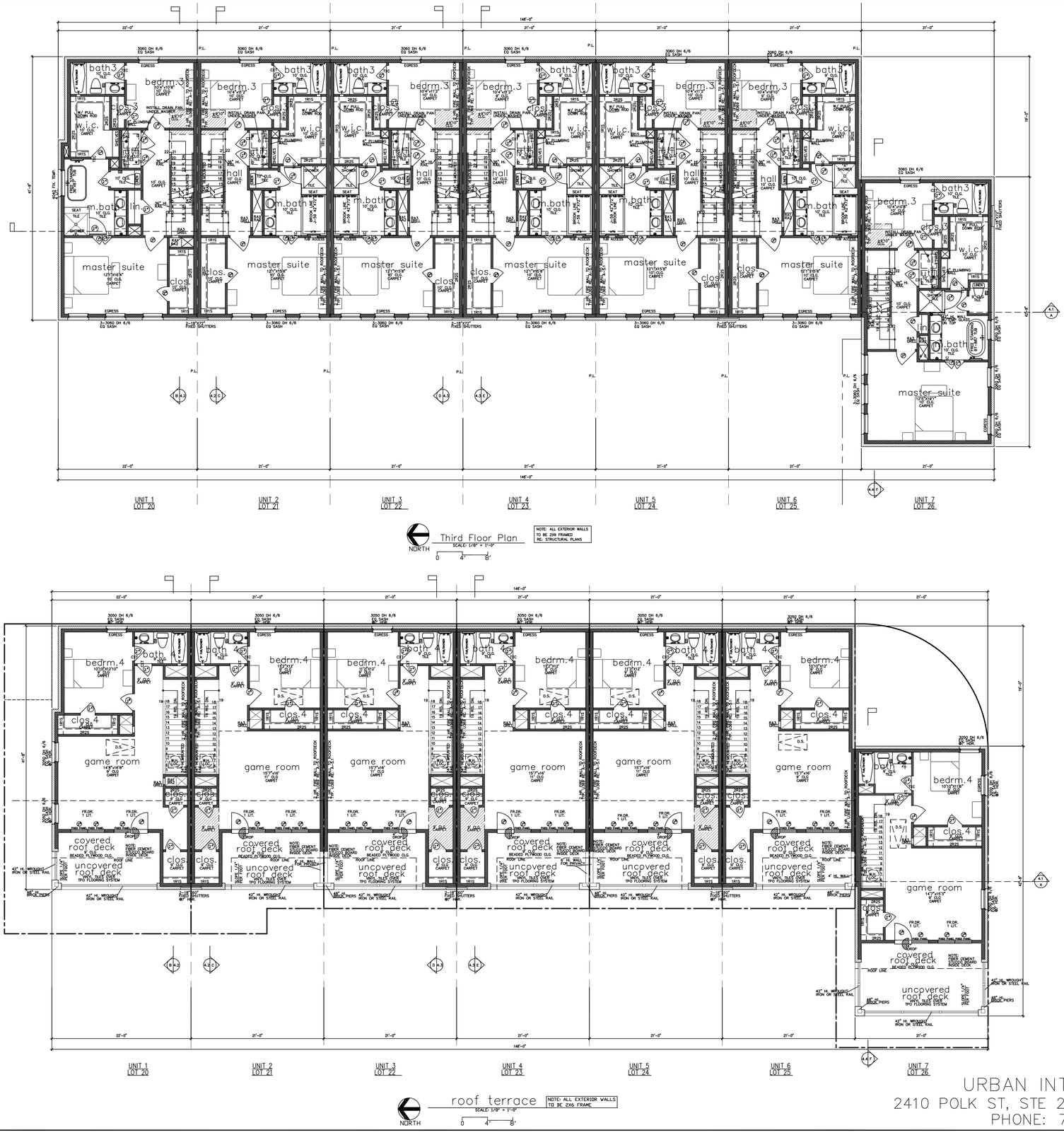

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

06/06/2022

Drawn By/Checked By: E.L./F.M.
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ADDISON GROVE -BLOCK D - BUILDING 4

FLOOR PLAN

PLAN NO.
UNIT 1 2805
UNIT 2 2713
UNIT 3 2798
UNIT 4 2705
UNIT 5 2802
UNIT 6 2713
UNIT 7 2830

SHEET NO.
A-24

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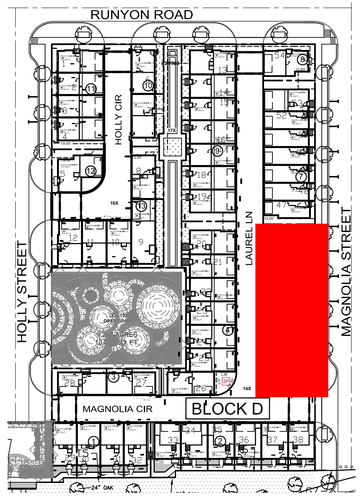
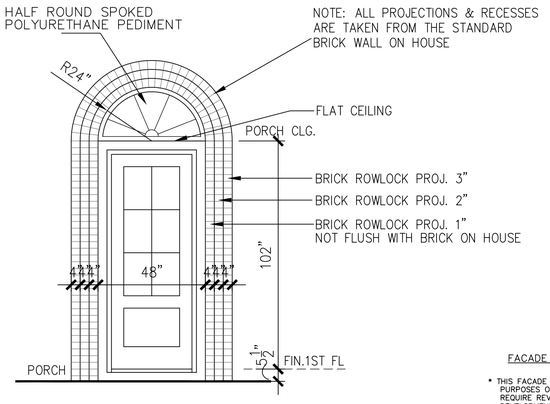
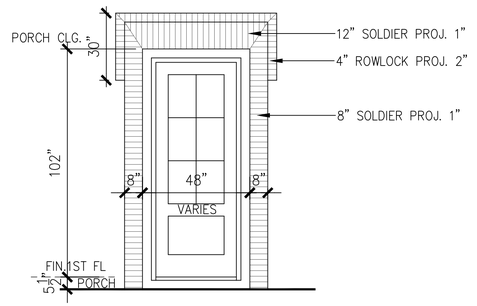




BRICK PEDIMENT K-2

SCALE: 3/8" = 1'-0"



BRICK PEDIMENT G-1

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

FACADE PLAN NOTES

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LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)

TOTAL MATERIAL CALCULATION TABLE		
BRICK	9189	84.3%
3-COAT CEMENT PLASTER SYSTEM	1118	10.4%
STUCCO BOARD	401	3.7%
ACCENT MATERIAL	172	1.6%
TOTAL SURFACE AREA	10880	

EAST/FRONT MATERIAL CALCULATION TABLE		
BRICK	3736	98.8%
STUCCO BOARD	10	0.3%
ACCENT MATERIAL	34	0.9%
TOTAL SURFACE AREA	3780	



UNIT 6 LOT 38 BUILDING 2 | UNIT 1 LOT 39 BUILDING 5&6 | UNIT 2 LOT 40 BUILDING 5&6 | UNIT 3 LOT 41 BUILDING 5&6 | UNIT 4 LOT 42 BUILDING 5&6 | UNIT 5 LOT 43 BUILDING 5&6 | UNIT 6 LOT 44 BUILDING 5&6 | UNIT 7 LOT 45 BUILDING 5&6 | UNIT 8 LOT 46 BUILDING 5&6

east/front(MAGNOLIA STREET) elevation

SCALE: 3/16" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

06/06/2022

Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 06/11/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 5&6

EAST/FRONT ELEVATION

ADDISON GROVE

PLAN NO.	
UNIT 1	3184
UNIT 2	1368
UNIT 3	1371
UNIT 4	1368
UNIT 5	1368
UNIT 6	1368
UNIT 7	1368
UNIT 8	1351

SHEET NO.

A-25

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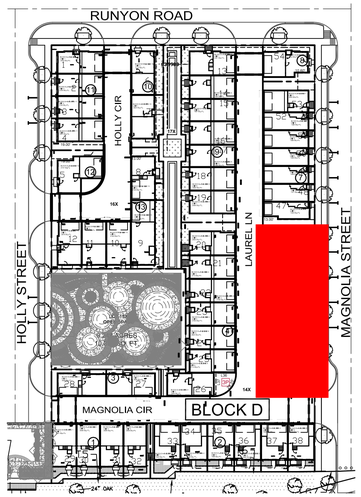

LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

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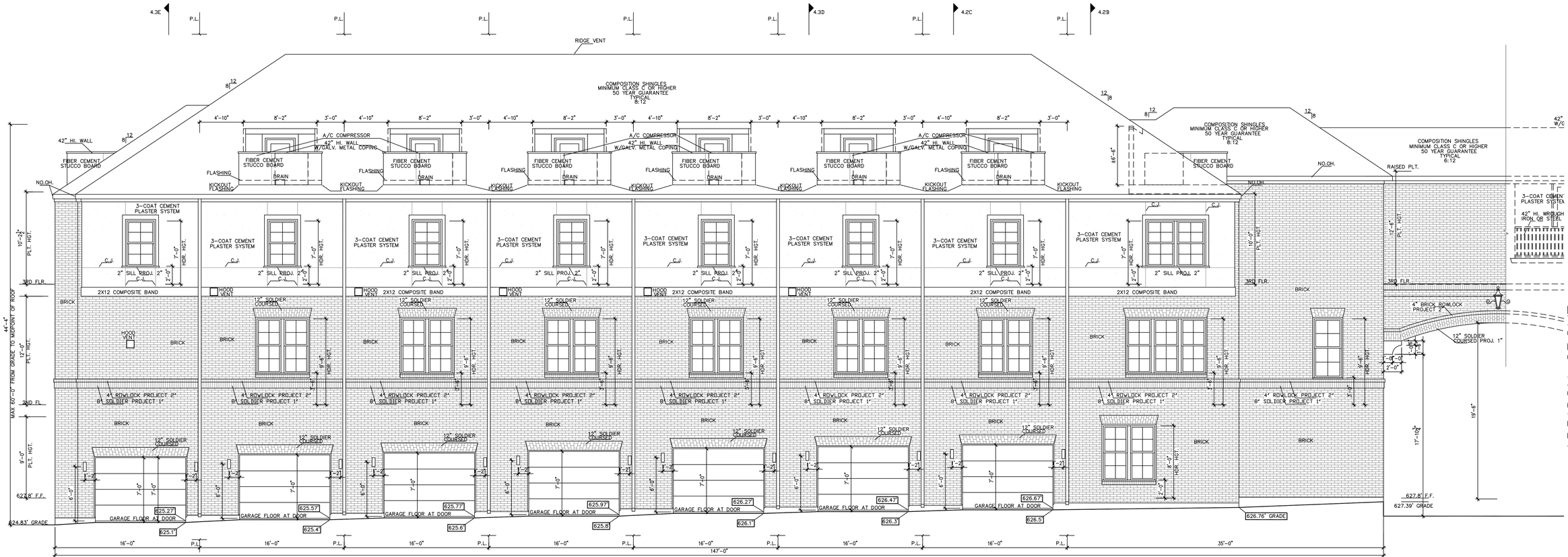
WEST/REAR MATERIAL CALCULATION TABLE		
BRICK	3077	67.7%
3-COAT CEMENT PLASTER SYSTEM	1052	23.2%
STUCCO BOARD	284	6.2%
ACCENT MATERIAL	130	2.9%
TOTAL SURFACE AREA	4543	



UNIT 8 LOT 46 BUILDING 5&6 | UNIT 7 LOT 45 BUILDING 5&6 | UNIT 6 LOT 44 BUILDING 5&6 | UNIT 5 LOT 43 BUILDING 5&6 | UNIT 4 LOT 42 BUILDING 5&6 | UNIT 3 LOT 41 BUILDING 5&6 | UNIT 2 LOT 40 BUILDING 5&6 | UNIT 1 LOT 39 BUILDING 5&6

west/rear(LAUREL LN) elevation

SCALE: 3/16" = 1'-0"

0 4' 8'



06/06/2022

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Last Updated: 06/03/2022

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ADDISON GROVE -BLOCK D - BUILDING 5&6

WEST/REAR ELEVATION

ADDISON GROVE

PLAN NO.
UNIT 1 3184
UNIT 2 1368
UNIT 3 1371
UNIT 4 1368
UNIT 5 1368
UNIT 6 1368
UNIT 7 1368
UNIT 8 1351

SHEET NO.
A-26

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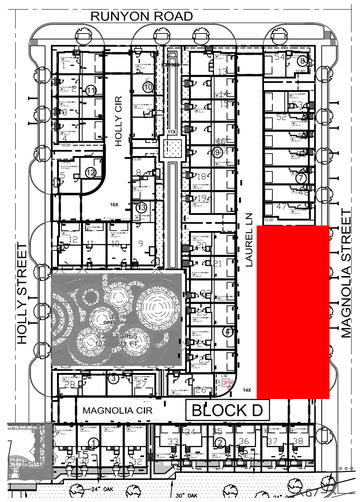

NORTH/RIGHT MATERIAL CALCULATION TABLE		
BRICK	1395	93.9%
3-COAT CEMENT PLASTER SYSTEM	33	2.2%
STUCCO BOARD	53	3.6%
ACCENT MATERIAL	4	0.3%
TOTAL SURFACE AREA	1485	

LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

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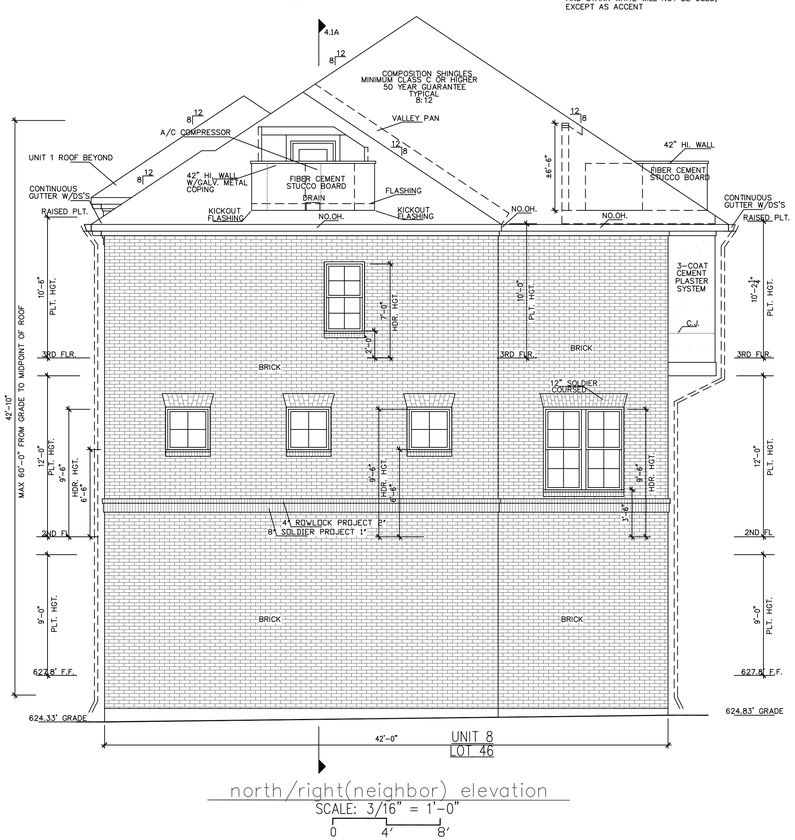
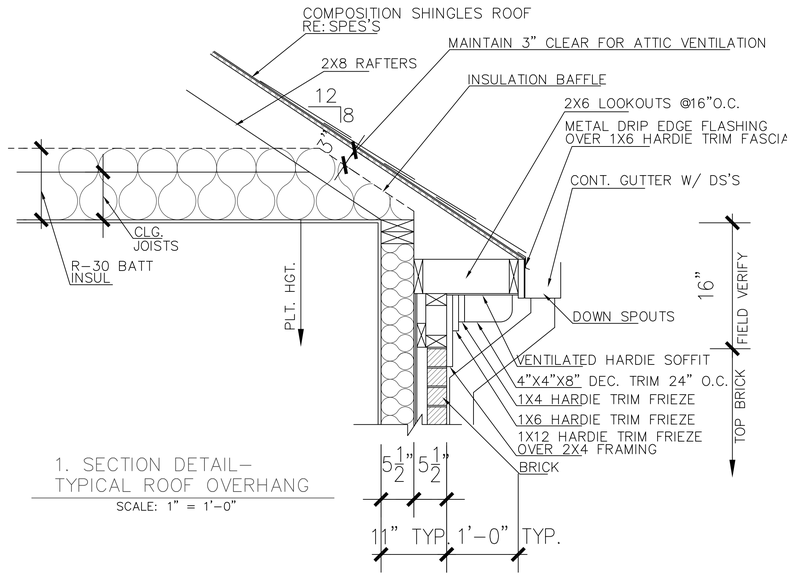


north/right(neighbor) elevation
SCALE: 3/16" = 1'-0"
0 4' 8'



1. SECTION DETAIL-
TYPICAL ROOF OVERHANG
SCALE: 1" = 1'-0"

Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 06/11/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

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ADDISON GROVE -BLOCK D - BUILDING 5&6

NORTH / RIGHT ELEVATIONS

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
06/06/2022

PLAN NO.
UNIT 1 3184
UNIT 2 1368
UNIT 3 1371
UNIT 4 1368
UNIT 5 1368
UNIT 6 1368
UNIT 7 1368
UNIT 8 1351

SHEET NO.
A-27

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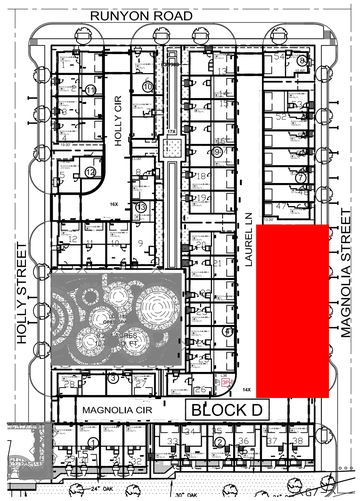

SOUTH/LEFT MATERIAL CALCULATION TABLE		
BRICK	981	91.5%
3-COAT CEMENT PLASTER SYSTEM	33	3.1%
STUCCO BOARD	54	5.0%
ACCENT MATERIAL	4	0.4%
TOTAL SURFACE AREA	1072	

LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

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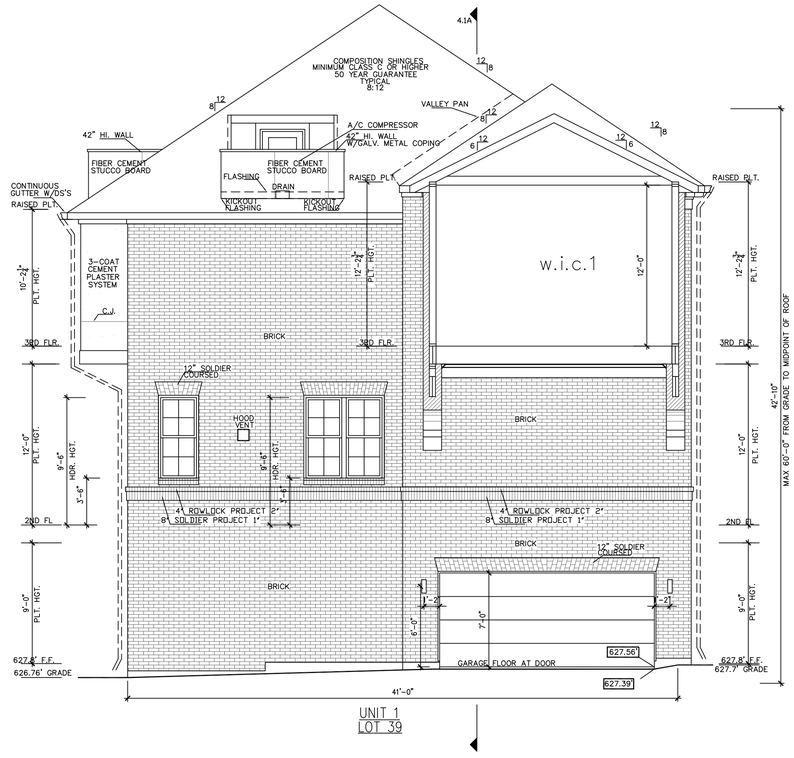
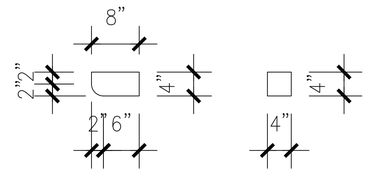
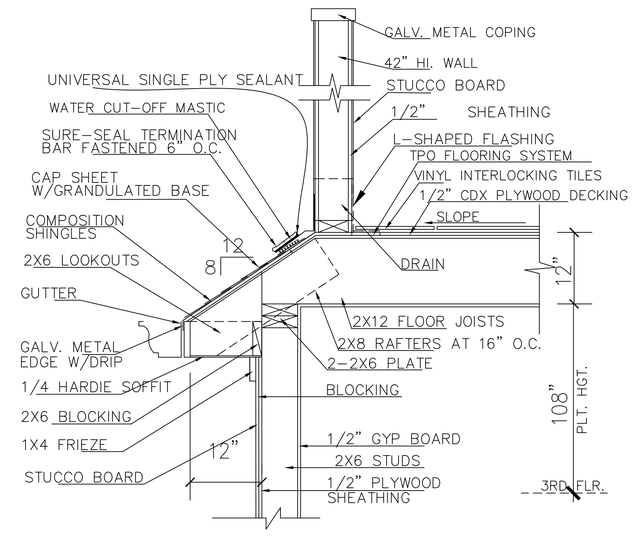


south/left(MAGNOLIA CIR) elevation
SCALE: 3/16" = 1'-0"
0 4' 8'



WOOD OR EIFS BRACKETS(D)
SCALE: 1" = 1'-0"



2. SECTION DETAIL-
A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"



06/06/2022

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Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 5&6

SOUTH /LEFT ELEVATIONS

ADDISON GROVE

PLAN NO.	
UNIT 1	3184
UNIT 2	1368
UNIT 3	1371
UNIT 4	1368
UNIT 5	1368
UNIT 6	1368
UNIT 7	1368
UNIT 8	1351

SHEET NO.
A-28

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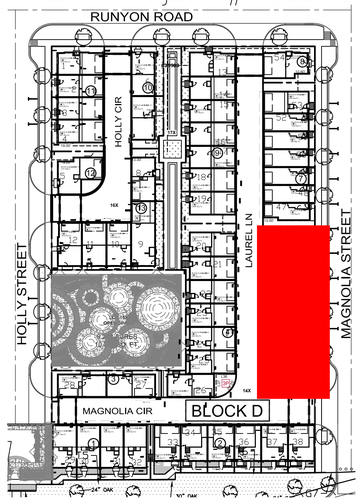
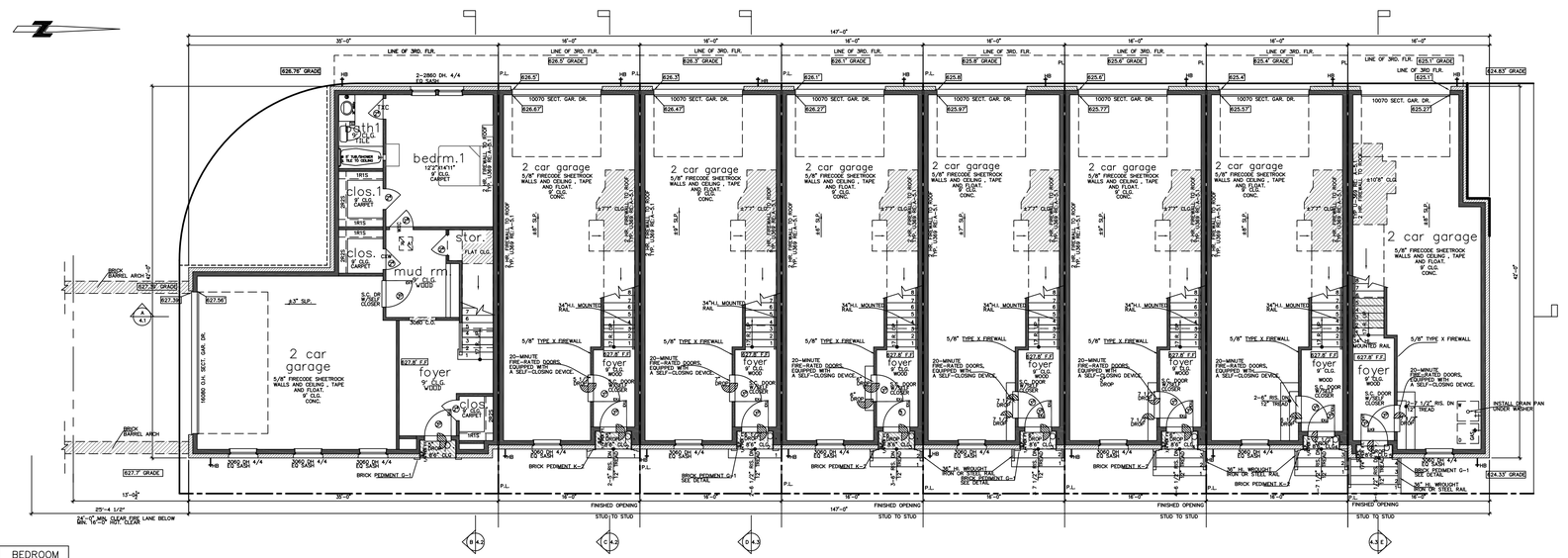
Town Project #: 1833-Z





	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	3184	3
UNIT 2	1368	2
UNIT 3	1371	2
UNIT 4	1368	2
UNIT 5	1368	2
UNIT 6	1368	2
UNIT 7	1368	2
UNIT 8	1351	2

UNIT 1 LOT 39 | UNIT 2 LOT 40 | UNIT 3 LOT 41 | UNIT 4 LOT 42 | UNIT 5 LOT 43 | UNIT 6 LOT 44 | UNIT 7 LOT 45 | UNIT 8 LOT 46

UNIT 1 square footage	
FIRST FLOOR	631
SECOND FLOOR	1141
THIRD FLOOR	1412
TOTAL LIVING AREA	3184
GARAGE	490
PORCH	8
AC DECK	80
TOTAL SLAB AREA	1142

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANS Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

UNIT 3 square footage	
FIRST FLOOR	53
SECOND FLOOR	656
THIRD FLOOR	662
TOTAL LIVING AREA	1371
GARAGE	593
PORCH	8
AC DECK	80
TOTAL SLAB AREA	656

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANS Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

NORTH

First Floor Plan
SCALE: 1/8" = 1'-0"
0 4' 8'

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED PER STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED LABELED IN ACCORDANCE WITH UL 325 AS REQUIRED IN THE IRC SECTION R309.4

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

UNIT 2&4&5&6&7 square footage	
FIRST FLOOR	53
SECOND FLOOR	656
THIRD FLOOR	659
TOTAL LIVING AREA	1368
GARAGE	593
PORCH	8
AC DECK	80
TOTAL SLAB AREA	656

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANS Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

UNIT 8 square footage	
FIRST FLOOR	72
SECOND FLOOR	640
THIRD FLOOR	639
TOTAL LIVING AREA	1351
GARAGE	563
PORCH	6
AC DECK	80
TOTAL SLAB AREA	640

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANS Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KUHN 15389 STATE OF TEXAS

06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 06/11/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
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ADDISON GROVE -BLOCK D - BUILDING 5&6

FLOOR PLAN

PLAN NO.
UNIT 1 3184
UNIT 2 1368
UNIT 3 1371
UNIT 4 1368
UNIT 5 1368
UNIT 6 1368
UNIT 7 1368
UNIT 8 1351

SHEET NO.
A-29

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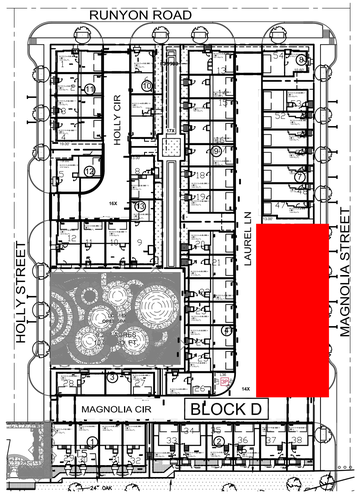
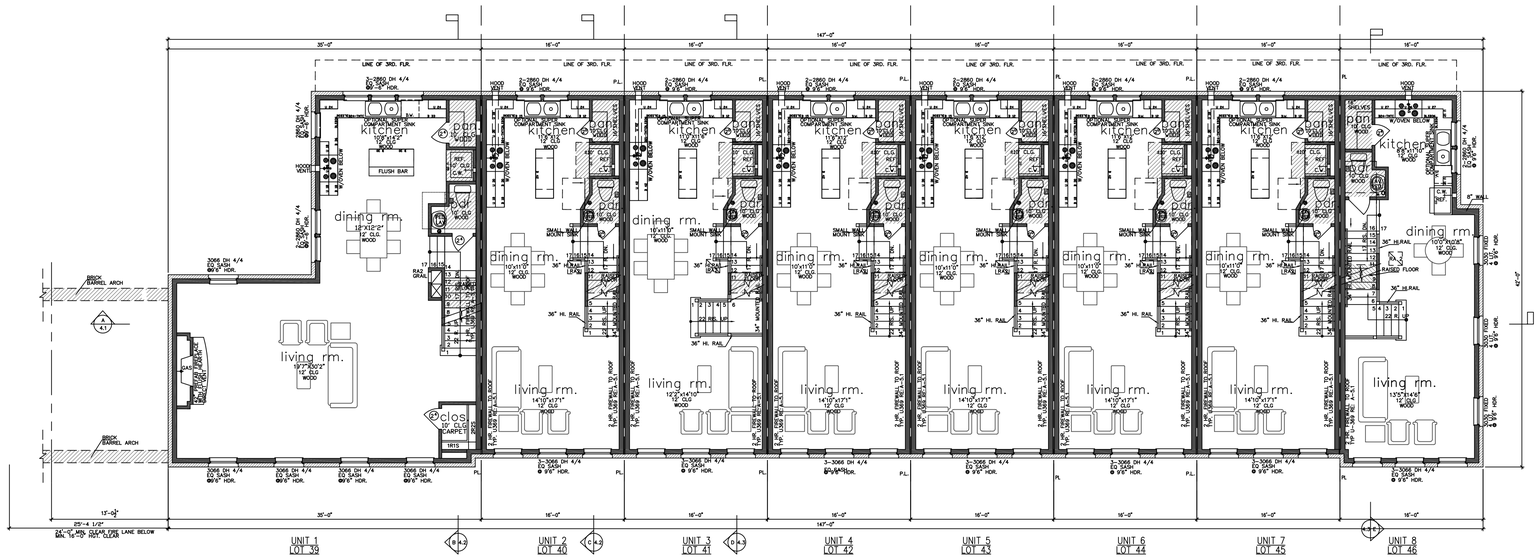
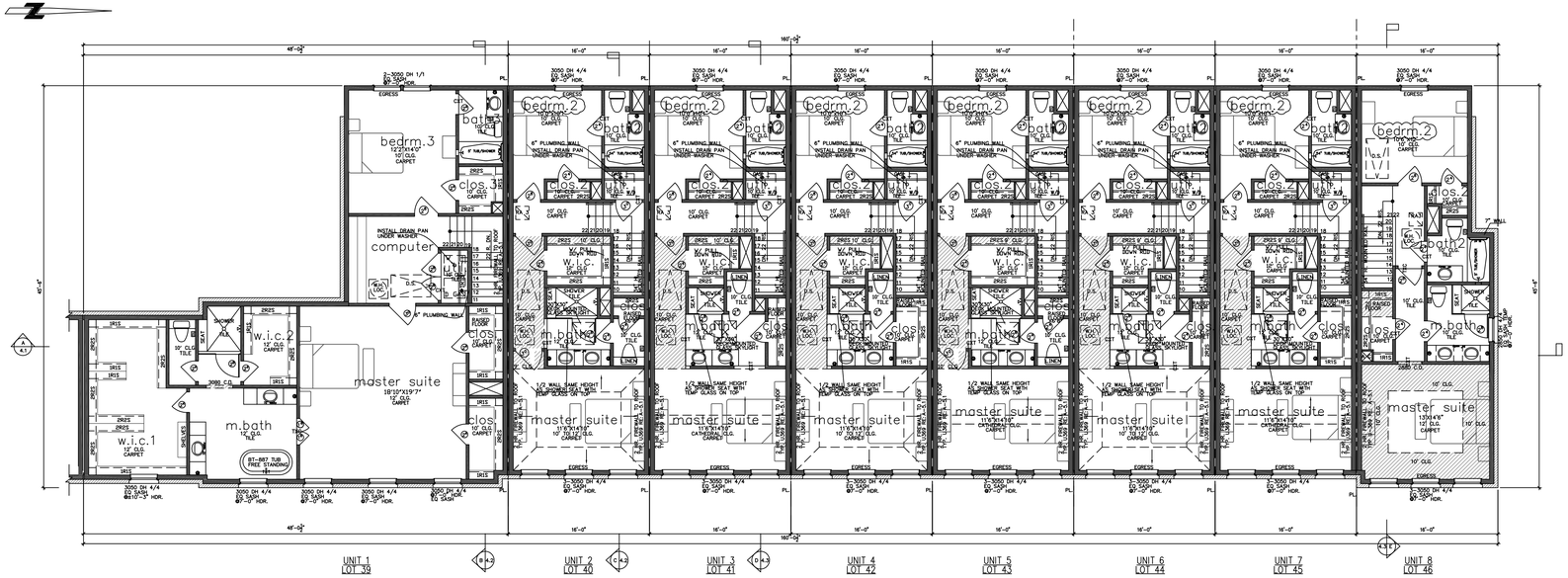
Town Project #:1833-Z







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Original Date Issued: 06/11/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

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ADDISON GROVE -BLOCK D - BUILDING 5&6

FLOOR PLAN

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
06/06/2022

PLAN NO.	
UNIT 1	3184
UNIT 2	1368
UNIT 3	1371
UNIT 4	1368
UNIT 5	1368
UNIT 6	1368
UNIT 7	1368
UNIT 8	1351

SHEET NO.
A-30

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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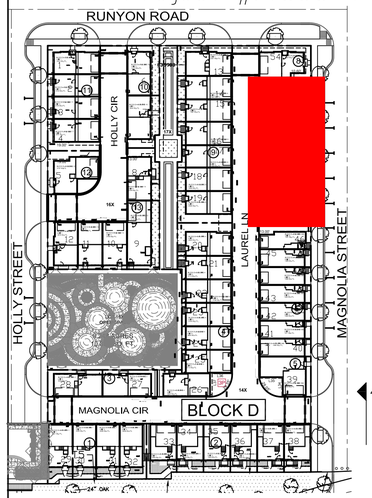

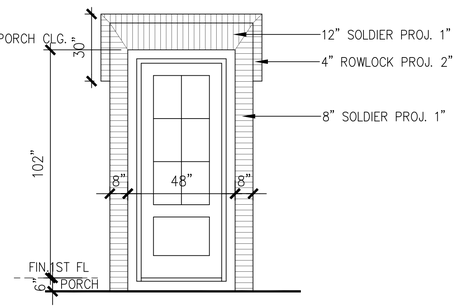

BRICK PEDIMENT G-1

SCALE: 3/8" = 1'-0"

TOTAL MATERIAL CALCULATION TABLE		
STUCCO BOARD	365	4.3%
3-COAT CEMENT PLASTER SYSTEM	875	10.2%
BRICK	7182	83.8%
ACCENT MATERIAL	150	1.7%
TOTAL SURFACE AREA	8572	

EAST/FRONT MATERIAL CALCULATION TABLE		
STUCCO BOARD	20	0.8%
BRICK	2597	98.1%
ACCENT MATERIAL	29	1.1%
TOTAL SURFACE AREA	2646	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)

FACADE PLAN NOTES

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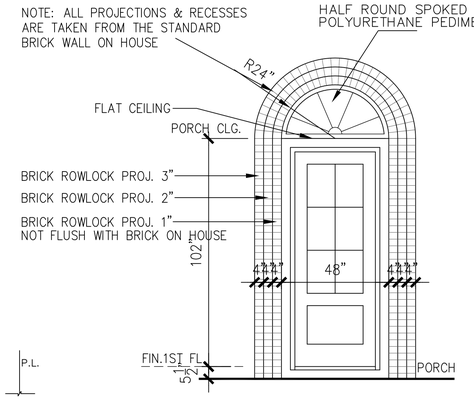
* ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL
* THE DOMINANT COLOR OF THE BUILDING SHALL BE MUTED SHADES COLORS. BLACK AND STARK WHITE WILL NOT BE USED, EXCEPT AS ACCENT



BRICK PEDIMENT K-2

SCALE: 3/8" = 1'-0"



UNIT 1 LOT 47 | UNIT 2 LOT 48 | UNIT 3 LOT 49 | UNIT 4 LOT 50 | UNIT 5 LOT 51 | UNIT 6 LOT 52 | UNIT 7 LOT 53

east/front(MAGNOLIA STREET) elevation

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

0 4' 8'

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS

06/06/2022

Drawn By/Checked By: E.Z./E.M.
Original Date Issued: 05/12/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
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ADDISON GROVE -BLOCK D - BUILDING 7

EAST/FRONT ELEVATION

ADDISON GROVE

PLAN NO.	
UNIT 1	1350
UNIT 2	1371
UNIT 3	1368
UNIT 4	1368
UNIT 5	1368
UNIT 6	1368
UNIT 7	2004

SHEET NO.

A-31

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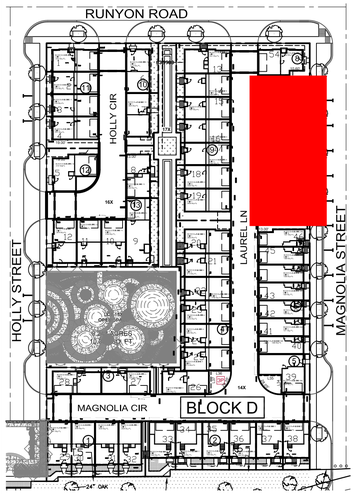
Town Project #: 1833-Z



LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- 3-COAT CEMENT PLASTER SYSTEM
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)

WEST/REAR MATERIAL CALCULATION TABLE		
STUCCO BOARD	238	7.5%
3-COAT CEMENT PLASTER SYSTEM	815	25.8%
BRICK	1998	63.1%
ACCENT MATERIAL	113	3.6%
TOTAL SURFACE AREA	3164	

FACADE PLAN NOTES

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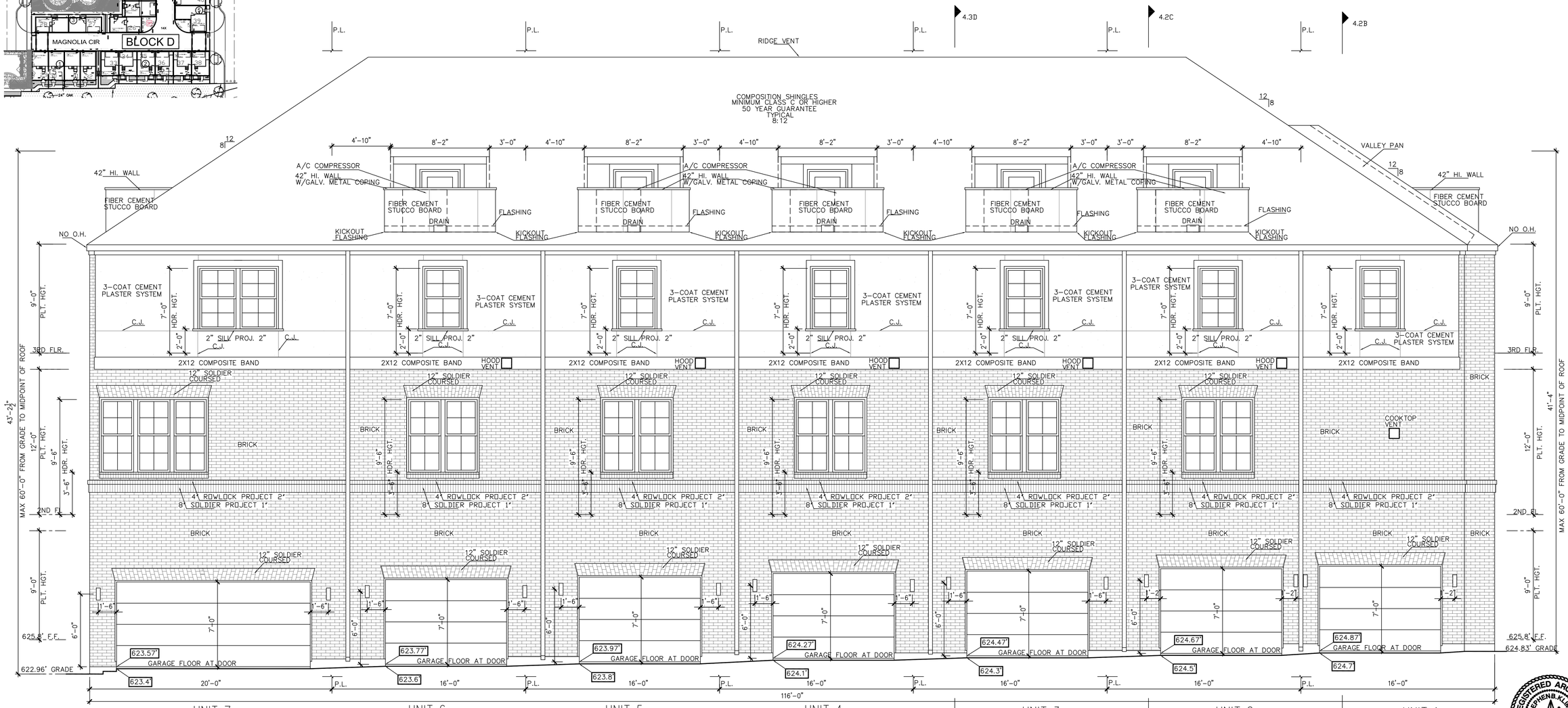

UNIT 7 LOT 53 | UNIT 6 LOT 52 | UNIT 5 LOT 51 | UNIT 4 LOT 50 | UNIT 3 LOT 49 | UNIT 2 LOT 48 | UNIT 1 LOT 47

ADDISON GROVE

west/rear(LAUREL LN) elevation

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

0 4' 8'



06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 05/12/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 7

WEST/REAR ELEVATION

PLAN NO.	
UNIT 1	1350
UNIT 2	1371
UNIT 3	1368
UNIT 4	1368
UNIT 5	1368
UNIT 6	1368
UNIT 7	2004

SHEET NO. A-32

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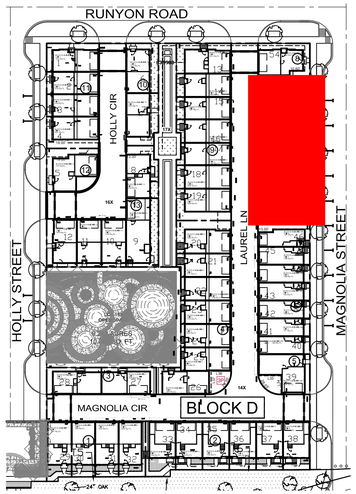

NORTH/RIGHT MATERIAL CALCULATION TABLE		
STUCCO BOARD	54	3.8%
3-COAT CEMENT PLASTER SYSTEM	30	2.1%
BRICK	1332	93.8%
ACCENT MATERIAL	4	0.3%
TOTAL SURFACE AREA	1420	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- 3-COAT CEMENT PLASTER SYSTEM
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)

FACADE PLAN NOTES

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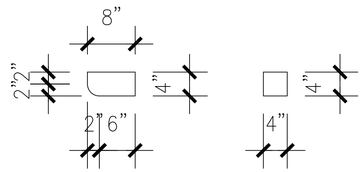
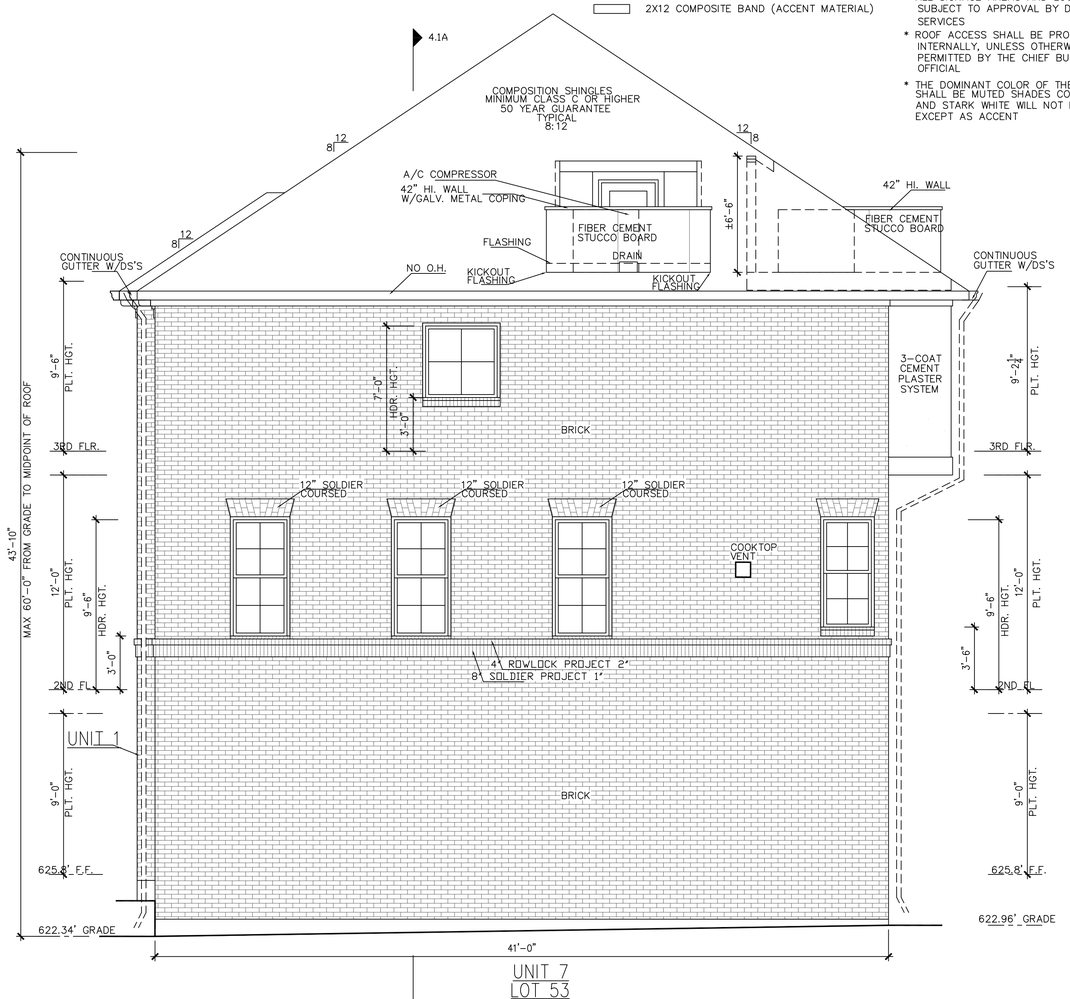


WOOD OR EIFS BRACKETS(D)
SCALE: 1" = 1'-0"



north/right(neighbor) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

ADDISON GROVE



06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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Last Updated: 06/03/2022

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ADDISON GROVE -BLOCK D - BUILDING 7

NORTH / RIGHT ELEVATION

PLAN NO.	
UNIT 1	1350
UNIT 2	1371
UNIT 3	1368
UNIT 4	1368
UNIT 5	1368
UNIT 6	1368
UNIT 7	2004

SHEET NO.
A-33

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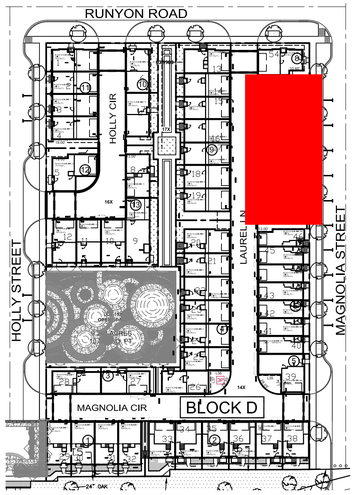

FACADE PLAN NOTES

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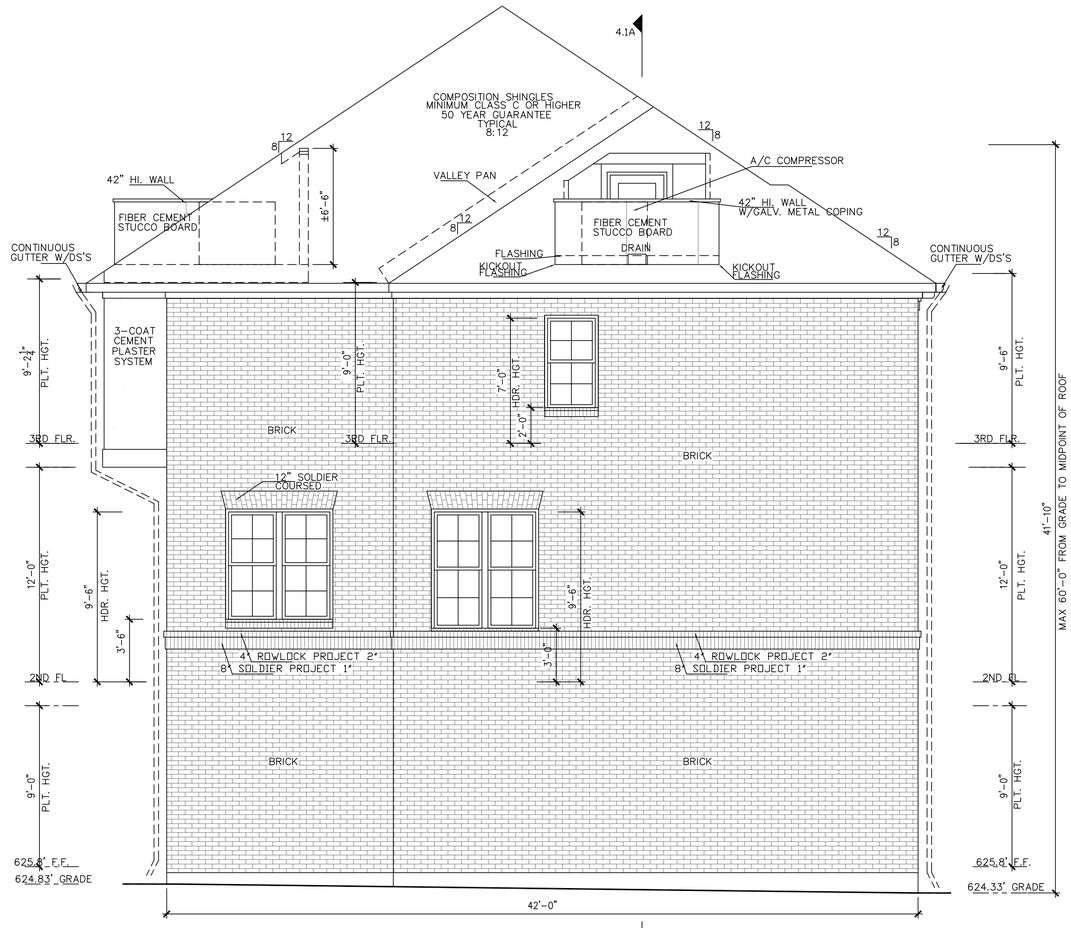
SOUTH/LEFT MATERIAL CALCULATION TABLE		
STUCCO BOARD	53	3.9%
3-COAT CEMENT PLASTER SYSTEM	30	2.3%
BRICK	1255	93.5%
ACCENT MATERIAL	4	0.3%
TOTAL SURFACE AREA	1342	

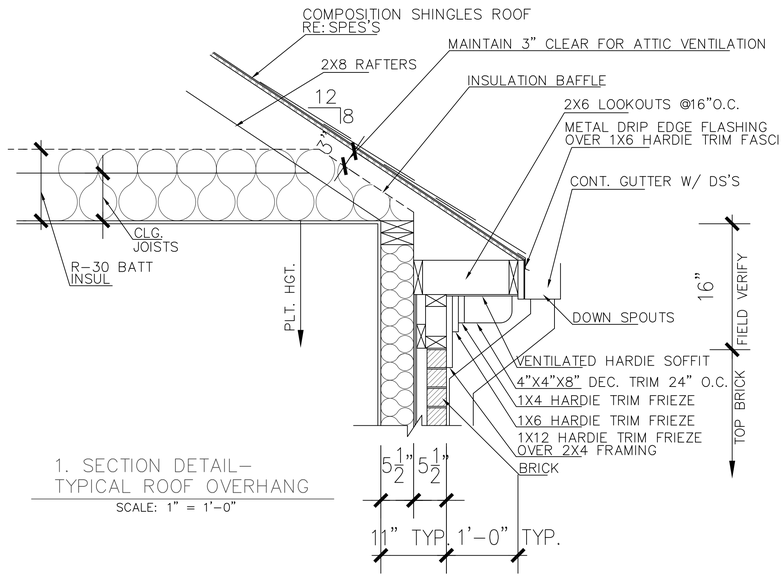
LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- 3-COAT CEMENT PLASTER SYSTEM
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)

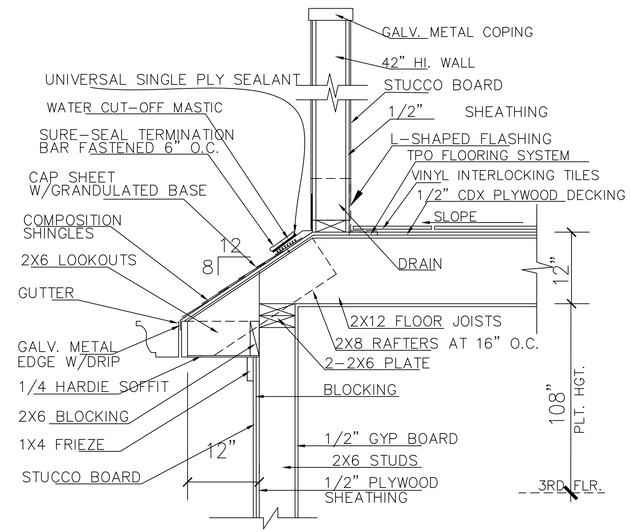


UNIT 1
LOT 47

south/left(neighbor) elevation
SCALE: 1" = 1'-0"
0 4' 8'



1. SECTION DETAIL-
TYPICAL ROOF OVERHANG
SCALE: 1" = 1'-0"



2. SECTION DETAIL-
A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"



06/06/2022

URBAN INTOWN HOMES
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PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 05/12/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

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ADDISON GROVE -BLOCK D - BUILDING 7

SOUTH /LEFT ELEVATION

PLAN NO.
UNIT 1 1350
UNIT 2 1371
UNIT 3 1368
UNIT 4 1368
UNIT 5 1368
UNIT 6 1368
UNIT 7 2004

SHEET NO.
A-34

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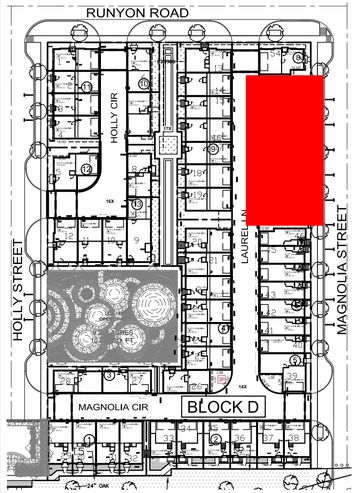
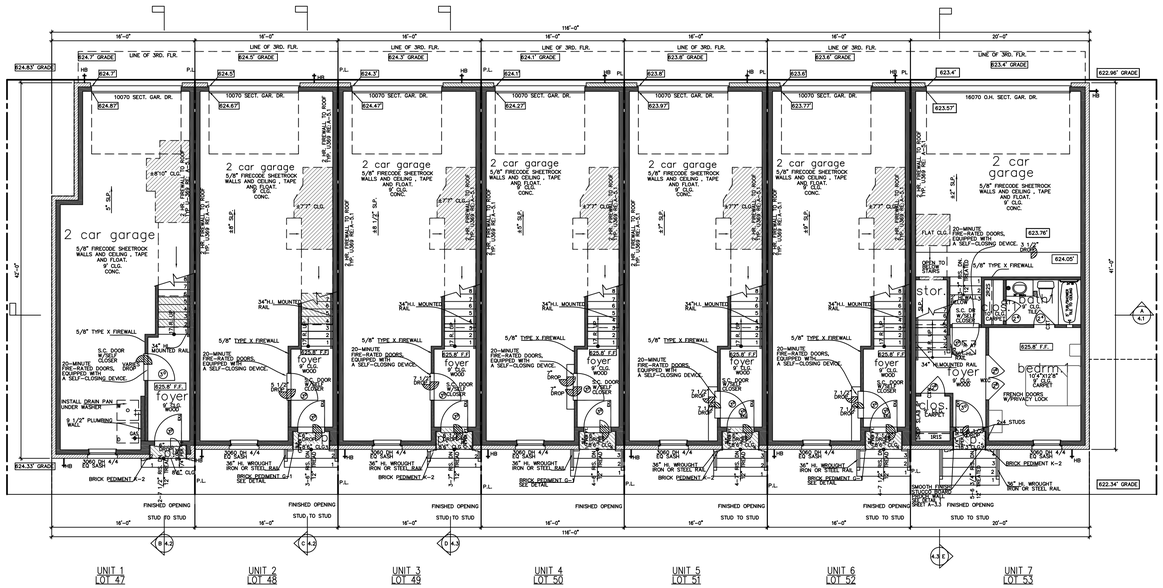


	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	1350	2
UNIT 2	1371	2
UNIT 3	1368	2
UNIT 4	1368	2
UNIT 5	1368	2
UNIT 6	1368	2
UNIT 7	2004	3



UNIT 1 LOT 47 | UNIT 2 LOT 48 | UNIT 3 LOT 49 | UNIT 4 LOT 50 | UNIT 5 LOT 51 | UNIT 6 LOT 52 | UNIT 7 LOT 53

UNIT 1 square footage	
FIRST FLOOR	71
SECOND FLOOR	640
THIRD FLOOR	639
TOTAL LIVING AREA	1350
GARAGE	560
PORCH	6
AC DECK	80
TOTAL SLAB AREA	640

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

UNIT 2 square footage	
FIRST FLOOR	52
SECOND FLOOR	656
THIRD FLOOR	662
TOTAL LIVING AREA	1371
GARAGE	593
PORCH	8
AC DECK	80
TOTAL SLAB AREA	656

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

NORTH

First Floor Plan
SCALE: 1/8" = 1'-0"
0 4' 8'

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED LABELED IN ACCORDANCE WITH UL 325 AS REQUIRED IN THE IRC SECTION R309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

UNIT 3&4&5&6 square Footage	
FIRST FLOOR	53
SECOND FLOOR	656
THIRD FLOOR	659
TOTAL LIVING AREA	1368
GARAGE	593
PORCH	8
AC DECK	80
TOTAL SLAB AREA	656

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

UNIT 7 square Footage	
FIRST FLOOR	360
SECOND FLOOR	820
THIRD FLOOR	824
TOTAL LIVING AREA	2004
GARAGE	453
PORCH	7
AC DECK	80
TOTAL SLAB AREA	820

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
06/06/2022

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2410 POLK ST, STE 200, HOUSTON, TX 77003
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Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 05/12/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

ADDISON GROVE -BLOCK D - BUILDING 7

FLOOR PLAN

PLAN NO.
UNIT 1 1350
UNIT 2 1371
UNIT 3 1368
UNIT 4 1368
UNIT 5 1368
UNIT 6 1368
UNIT 7 2004

SHEET NO.
A-35

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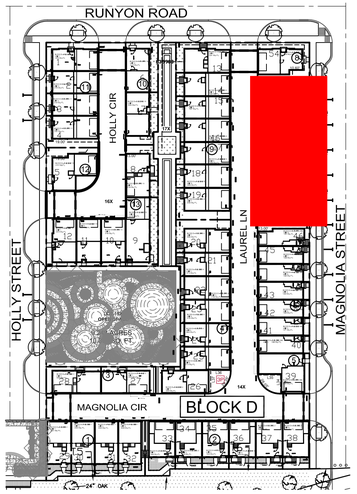
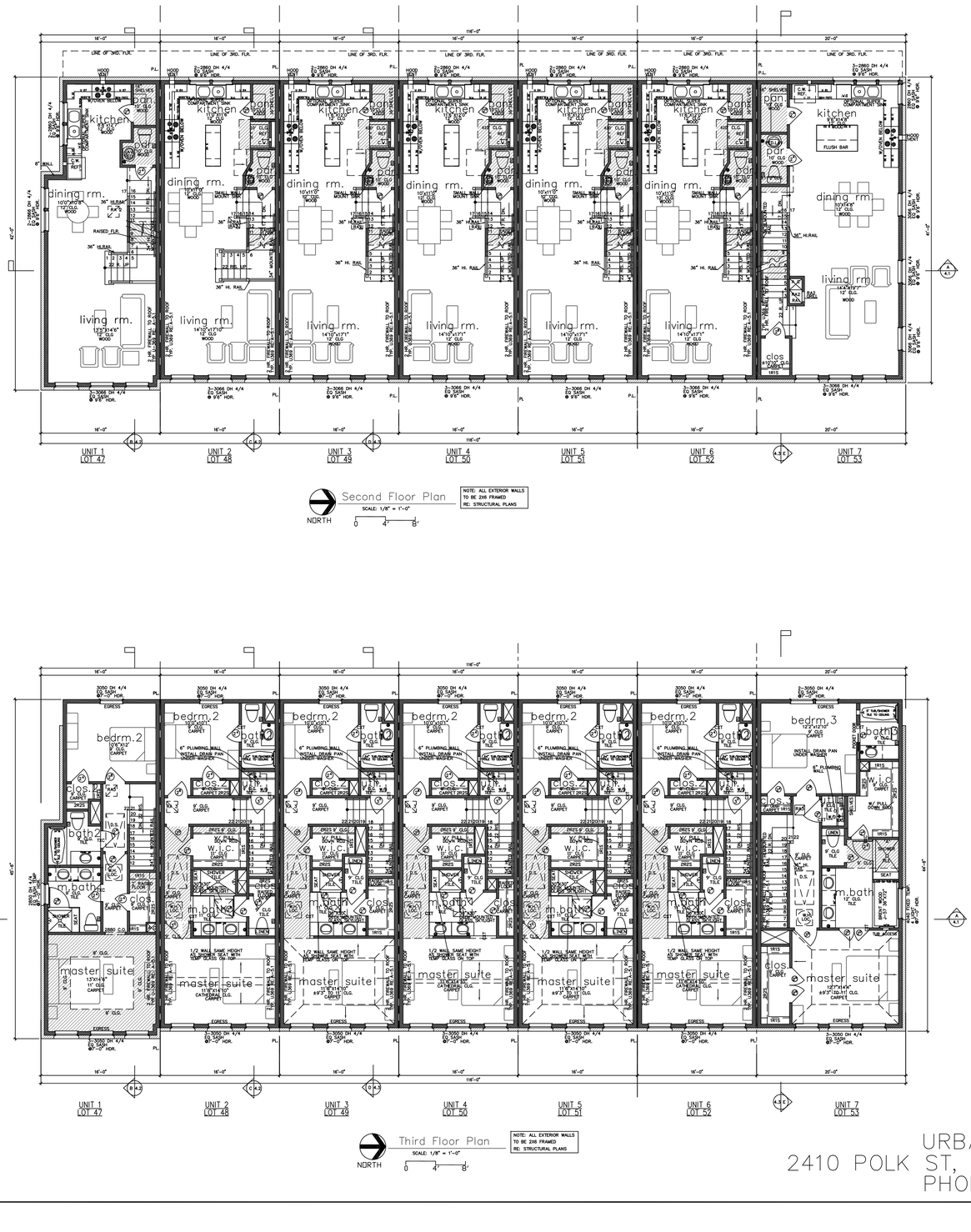
Town Project #: 1833-Z





Second Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

Third Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS

06/06/2022

Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 05/12/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

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ADDISON GROVE -BLOCK D - BUILDING 7

FLOOR PLAN

PLAN NO.	
UNIT 1	1350
UNIT 2	1371
UNIT 3	1368
UNIT 4	1368
UNIT 5	1368
UNIT 6	1368
UNIT 7	2004

SHEET NO.
A-36

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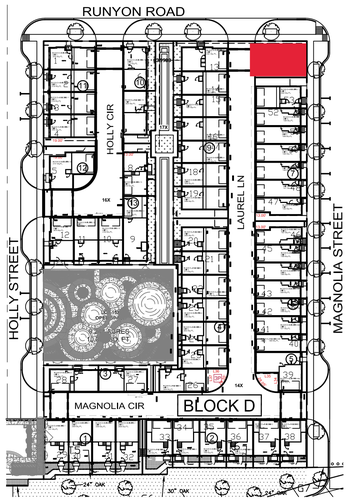

TOTAL MATERIAL CALCULATION TABLE		
STUCCO BOARD	126	3.0%
BRICK	3980	96.2%
ACCENT MATERIAL	32	0.8%
TOTAL SURFACE AREA	4138	

NORTH/FRONT MATERIAL CALCULATION TABLE		
STUCCO BOARD	22	1.6%
BRICK	1312	96.1%
ACCENT MATERIAL	31	2.3%
TOTAL SURFACE AREA	1365	

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
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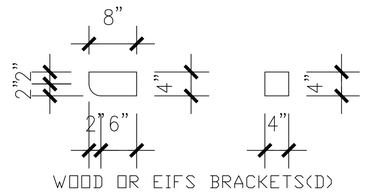
* ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL
* THE DOMINANT COLOR OF THE BUILDING SHALL BE MUTED SHADES COLORS. BLACK AND STARK WHITE WILL NOT BE USED, EXCEPT AS ACCENT

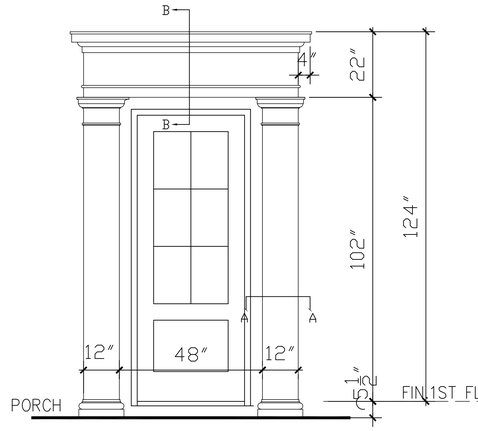


WOOD OR EIFS BRACKETS(D)

SCALE: 1" = 1'-0"

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- STONE PEDIMENT (ACCENT MATERIAL)
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)



STONE PEDIMENT A-1

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



06/06/2022

LOT 54
BUILDING 8

north/front(RUNYON RD) elevation

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

0 4' 8'

UNIT 1
LOT 13
BUILDING 9

north/left(RUNYON ROAD) elevation

SCALE: 3/16" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

URBAN INTOWN HOMES, Ltd.
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

Drawn By/Checked By: S.S./F.M.
Original Date Issued: 06/11/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

ADDISON GROVE - BLOCK B - BUILDING 8
NORTH/FRONT ELEVATION

PLAN NO. 2324

SHEET NO. A-37

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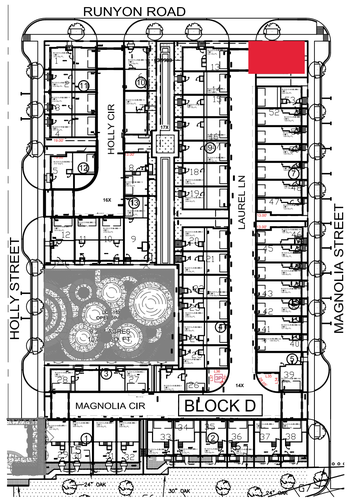
Town Project#:1833-Z



SOUTH/REAR MATERIAL CALCULATION TABLE		
STUCCO BOARD	51	3.3%
BRICK	1508	96.7%
ACCENT MATERIAL	0	0.0%
TOTAL SURFACE AREA	1559	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

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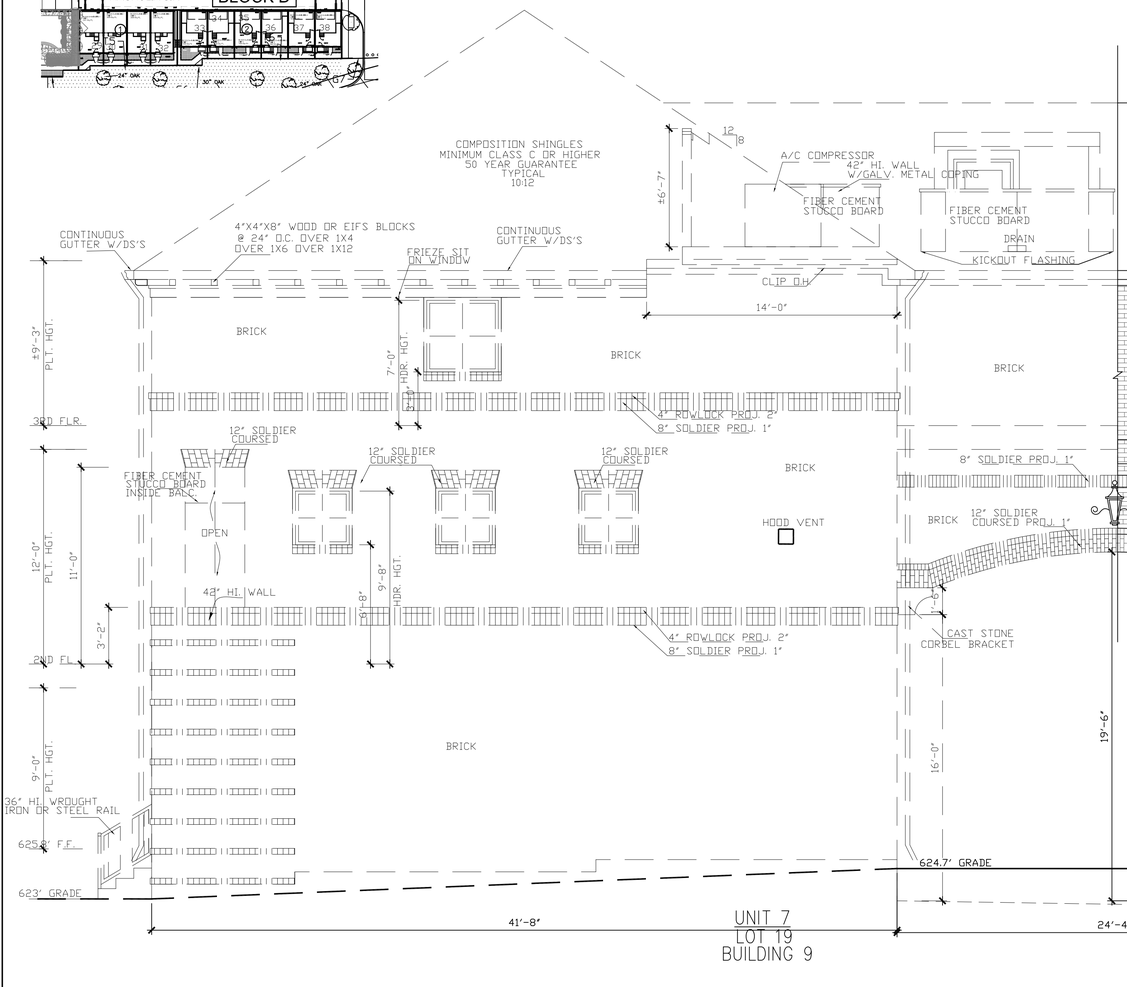

south/right(easement) elevation
SCALE: 3/16" = 1'-0"
0 4' 8'

south/rear(neighbor) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

REGISTERED ARCHITECT STEPHEN B. KLIMEK 15389 STATE OF TEXAS
06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: S.S./F.M.
Original Date Issued: 06/11/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE

ADDISON GROVE - BLOCK B - BUILDING 8

SOUTH / REAR ELEVATION

PLAN NO. 2324

SHEET NO. A-38

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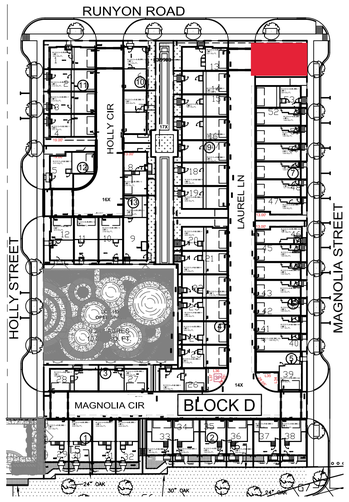
Town Project#:1833-Z



LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

EAST/LEFT MATERIAL CALCULATION TABLE		
STUCCO BOARD	46	6.3%
BRICK	685	93.6%
ACCENT MATERIAL	1	0.1%
TOTAL SURFACE AREA	732	

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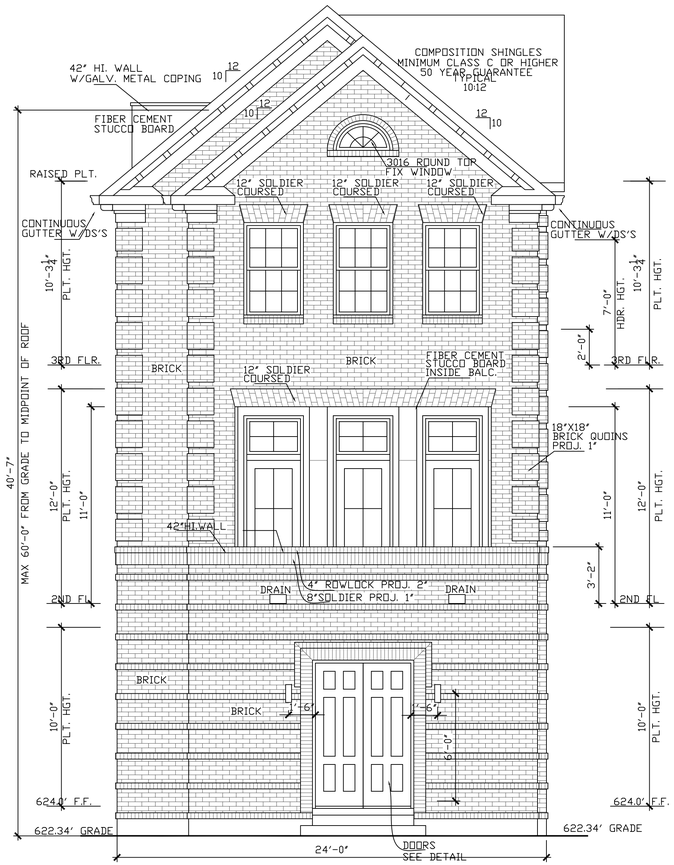
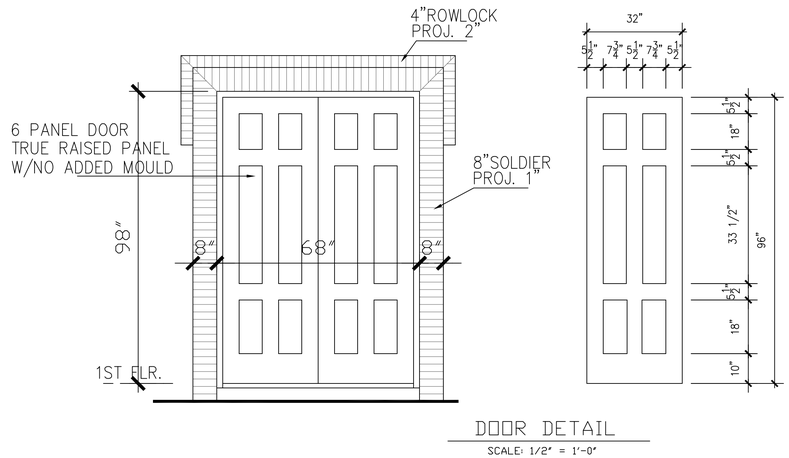


LOT 54



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

east/left (MAGNOLIA ST)elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

ADDISON GROVE

06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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Original Date Issued: 06/11/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

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2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

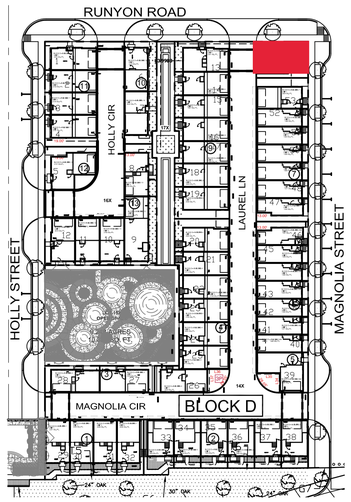
ADDISON GROVE - BLOCK B - BUILDING 8

EAST/LEFT ELEVATIONS

PLAN NO. 2324

SHEET NO. A-39

Town Project#:1833-Z



FACADE PLAN NOTES

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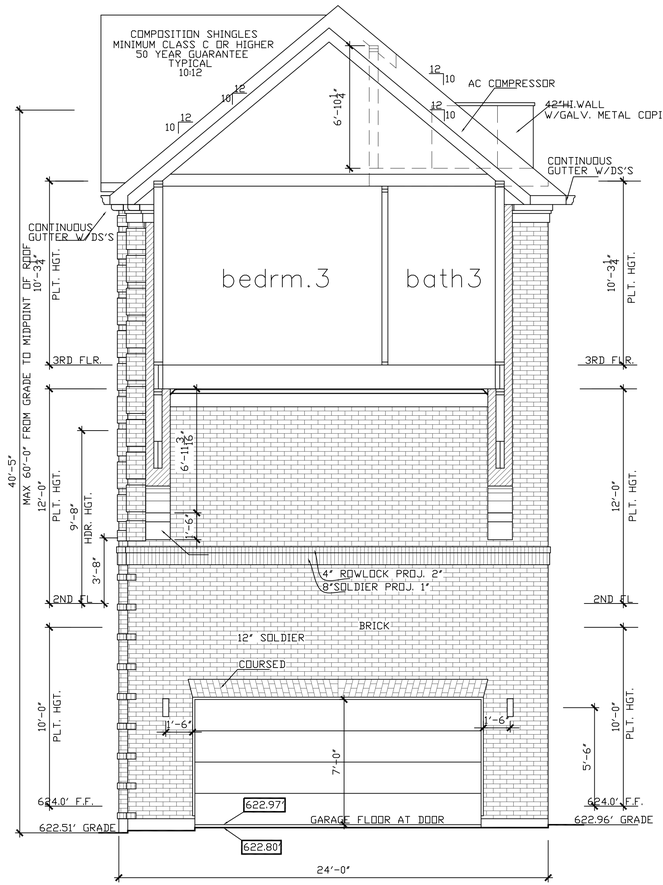
LEGEND

BRICK

FIBER CEMENT STUCCO BOARD

COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL

WEST/RIGHT MATERIAL CALCULATION TABLE		
STUCCO BOARD	7	1.5%
BRICK	475	98.5%
ACCENT MATERIAL	0	0.0%
TOTAL SURFACE AREA	482	

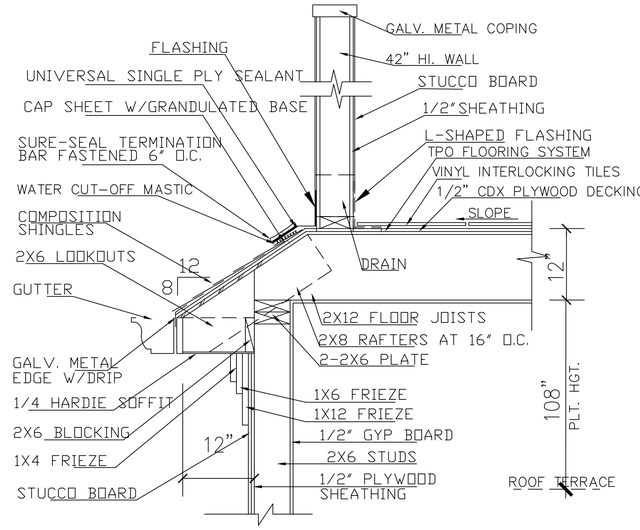


LOT 54

west/right(LAUREL LN) elevation

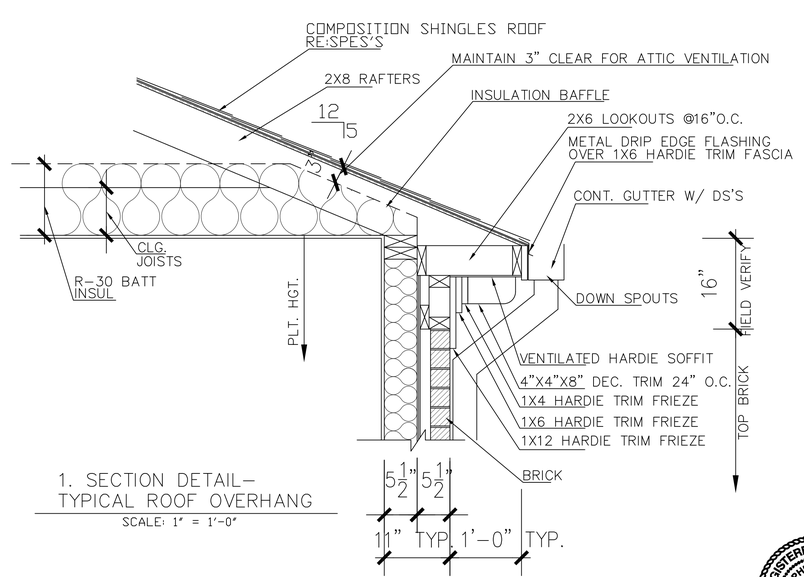
SCALE: 1/4" = 1'-0"

0 4' 8'



2. SECTION DETAIL–
A/C COMPRESSOR LOCATION AT ROOF

SCALE: 1" = 1'-0"



1. SECTION DETAIL–
TYPICAL ROOF OVERHANG

SCALE: 1" = 1'-0"

ADDISON GROVE



06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: S.S./F.M.
Original Date Issued: 06/11/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK B - BUILDING 8

WEST/RIGHT ELEVATIONS

PLAN NO. 2324

SHEET NO. A-40

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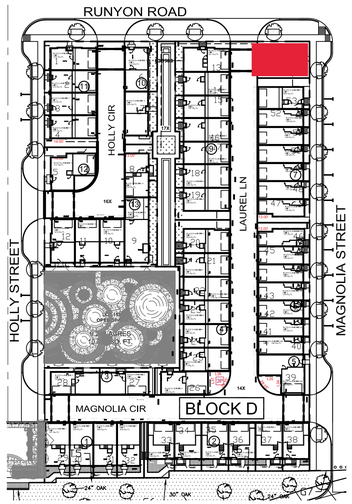
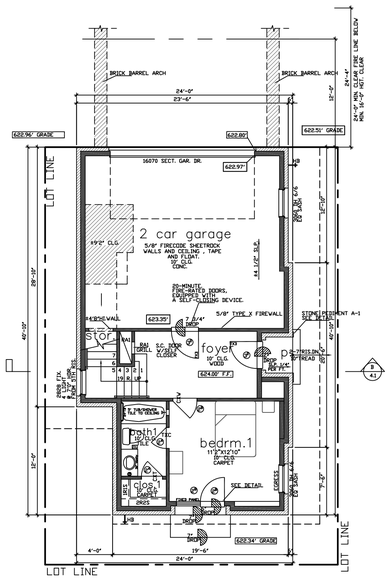
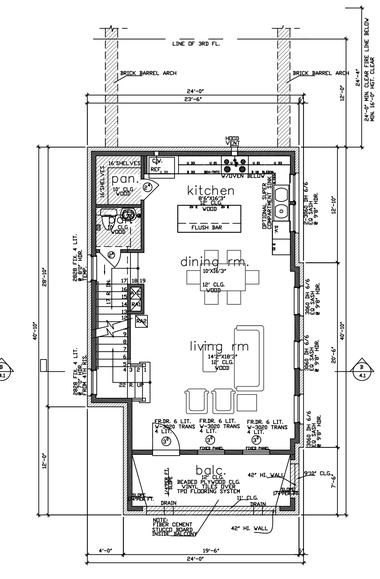
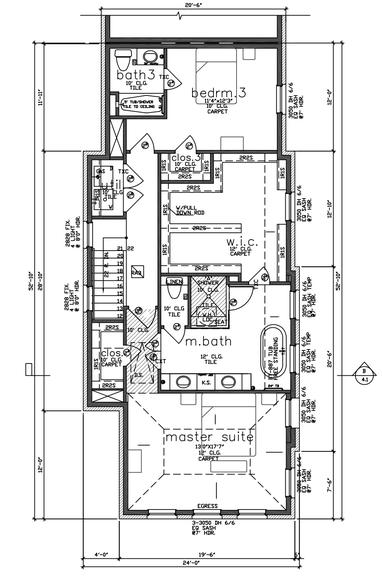
Town Project#:1833-Z



LIVING AREA(SQ. FT.)	BEDROOM
2324	3







square footage	
FIRST FLOOR	416
SECOND FLOOR	791
THIRD FLOOR	1117
TOTAL LIVING AREA	2324
PORCH	12
GARAGE	479
BALCONY	131
UNCOVERED AC DECK	80
TOTAL SLAB AREA	926

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: S.S./F.M.
Original Date Issued: 06/11/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
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ADDISON GROVE - BLOCK B - BUILDING 8

FLOOR PLAN

PLAN NO. 2324

SHEET NO. A-41

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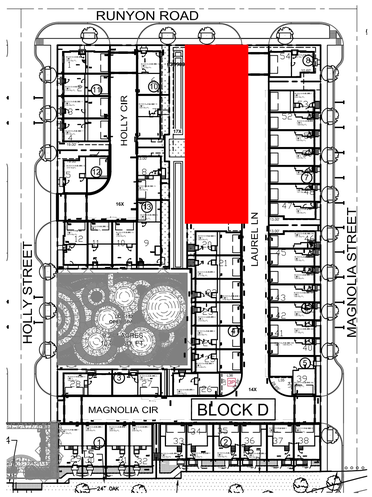
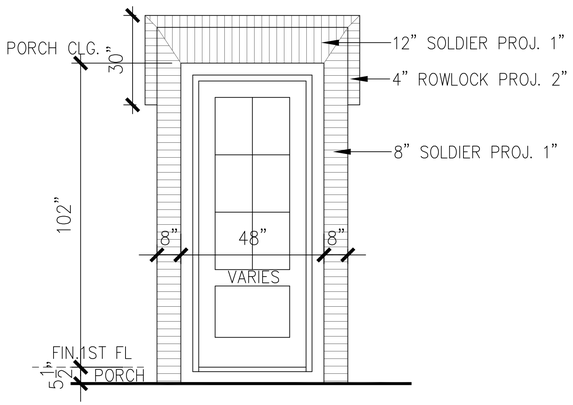
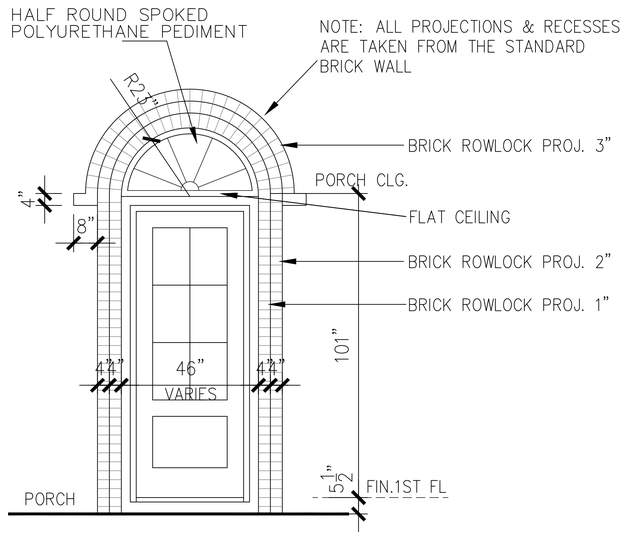
Town Project#: 1833-Z





BRICK PEDIMENT G-1

SCALE: 3/8" = 1'-0"



BRICK PEDIMENT E-2

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

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

TOTAL MATERIAL CALCULATION TABLE		
STUCCO BOARD	481	4.8%
BRICK	9369	94.6%
ACCENT MATERIAL	58	0.6%
TOTAL SURFACE AREA	9908	

WEST/FRONT MATERIAL CALCULATION TABLE		
STUCCO BOARD	100	2.9%
BRICK	3306	96.4%
ACCENT MATERIAL	24	0.7%
TOTAL SURFACE AREA	3430	

ELEVATION NOTES

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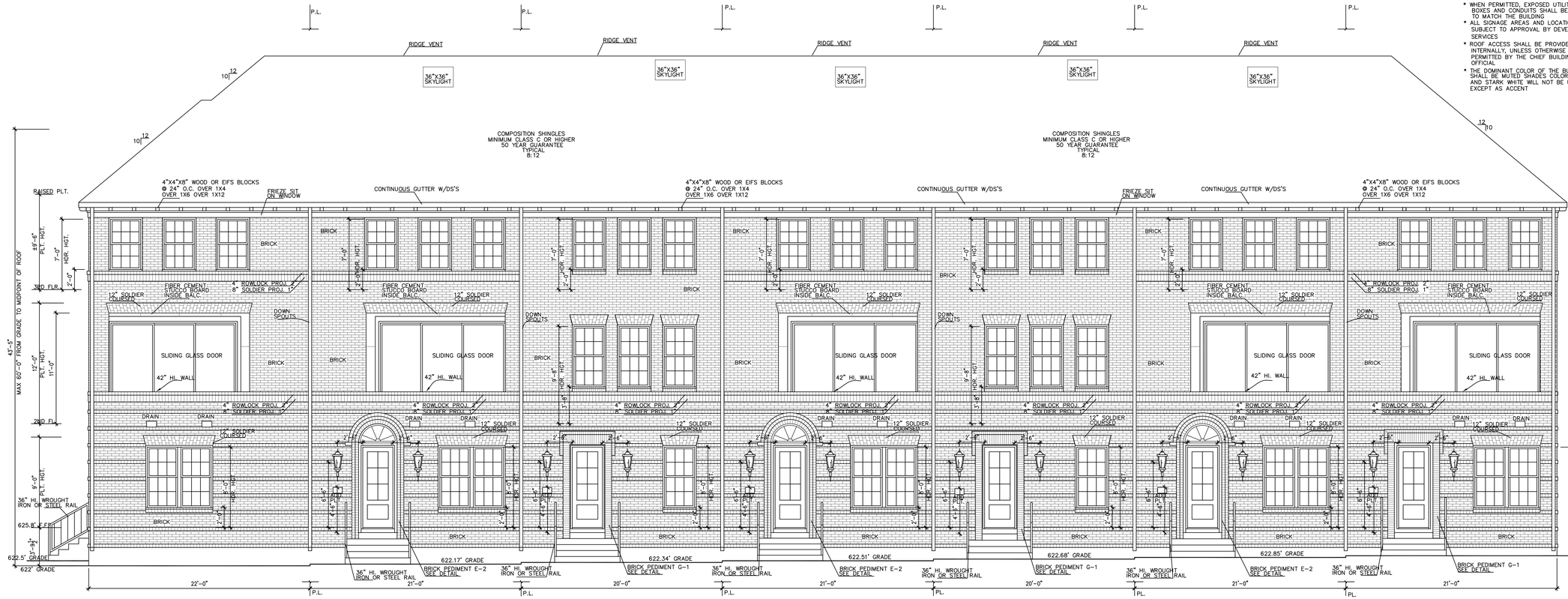

UNIT 1 LOT 13 | UNIT 2 LOT 14 | UNIT 3 LOT 15 | UNIT 4 LOT 16 | UNIT 5 LOT 17 | UNIT 6 LOT 18 | UNIT 7 LOT 19

west/front elevation

SCALE: 3/16" = 1'-0"

0 4' 8'

06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 05/20/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 9

WEST/FRONT ELEVATION

ADDISON GROVE

PLAN NO.	
UNIT 1	2351
UNIT 2	1989
UNIT 3	1987
UNIT 4	1993
UNIT 5	1999
UNIT 6	2006
UNIT 7	2006

SHEET NO.
A-42

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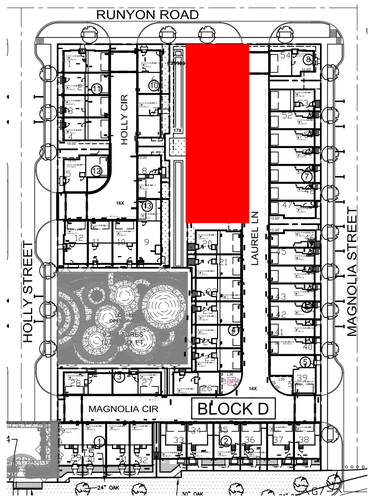

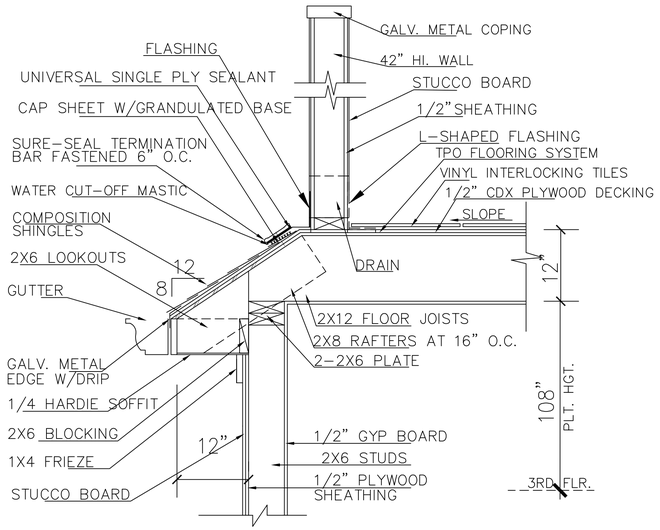

2. SECTION DETAIL-
A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"

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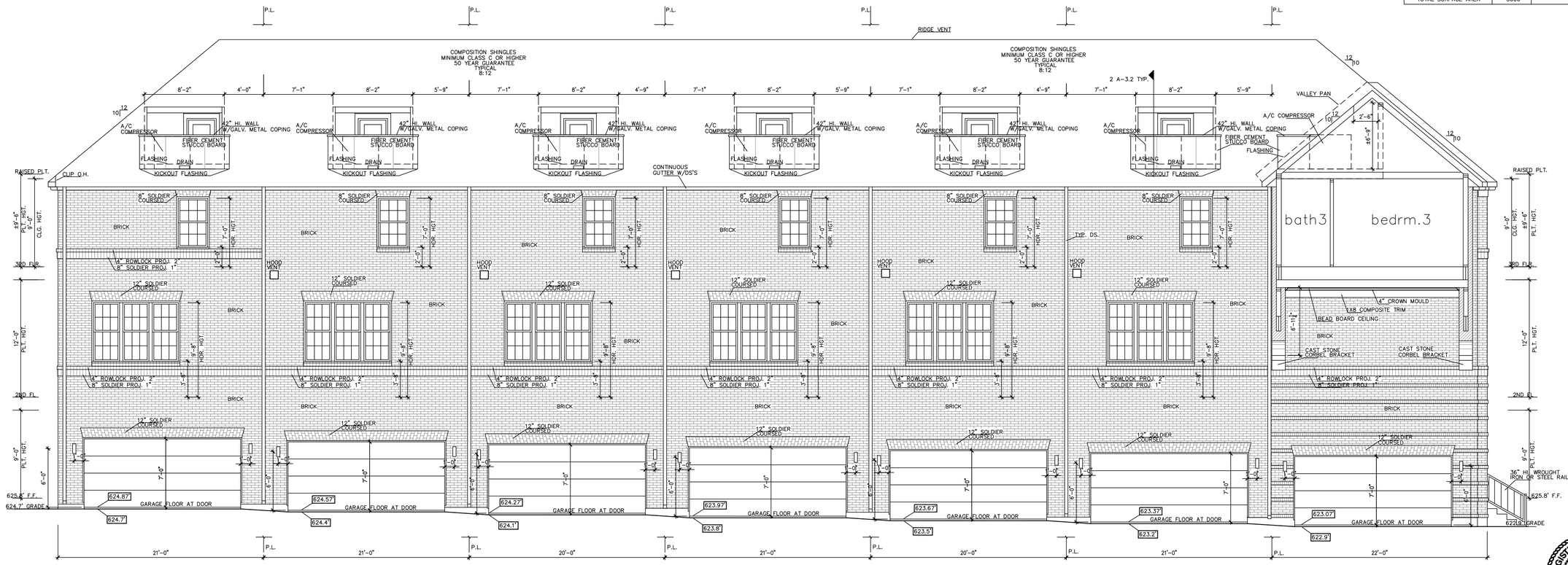
LEGEND

BRICK

FIBER CEMENT STUCCO BOARD

COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL

EAST/REAR MATERIAL CALCULATION TABLE		
STUCCO BOARD	271	7.4%
BRICK	3395	92.6%
ACCENT MATERIAL	0	0.0%
TOTAL SURFACE AREA	3666	



UNIT 7 LOT 19 | UNIT 6 LOT 18 | UNIT 5 LOT 17 | UNIT 4 LOT 16 | UNIT 3 LOT 15 | UNIT 2 LOT 14 | UNIT 1 LOT 13

east/rear(LAUREL LN) elevation
SCALE: 3/16" = 1'-0"
0 4' 8'

06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 05/20/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 9

EAST/REAR ELEVATION

PLAN NO.	
UNIT 1	2351
UNIT 2	1989
UNIT 3	1987
UNIT 4	1993
UNIT 5	1999
UNIT 6	2006
UNIT 7	2006

SHEET NO.
A-43

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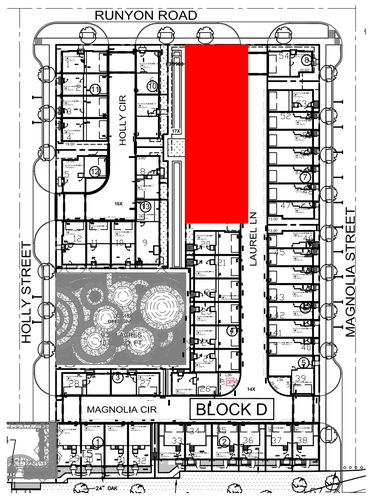
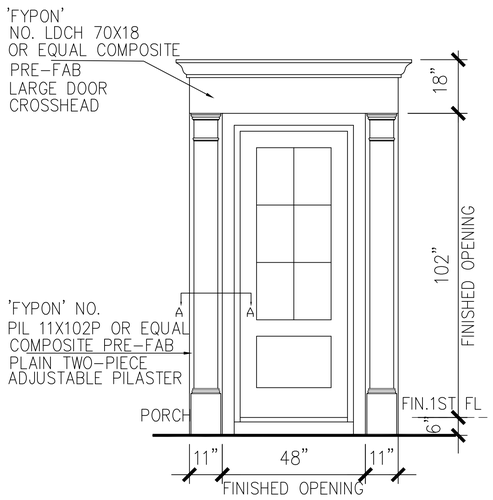
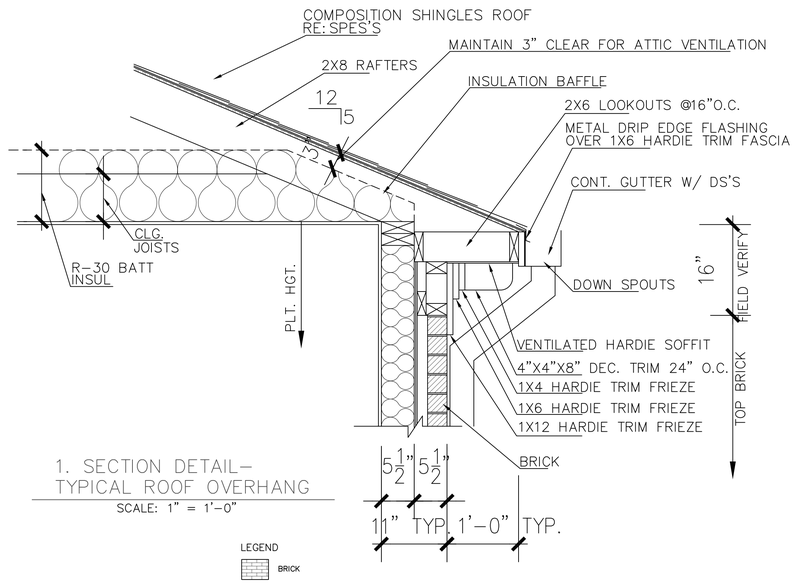
Town Project#: 1833-Z





COMPOSITE PEDIMENT A-1

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



1. SECTION DETAIL-
TYPICAL ROOF OVERHANG

SCALE: 1" = 1'-0"

ELEVATION NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
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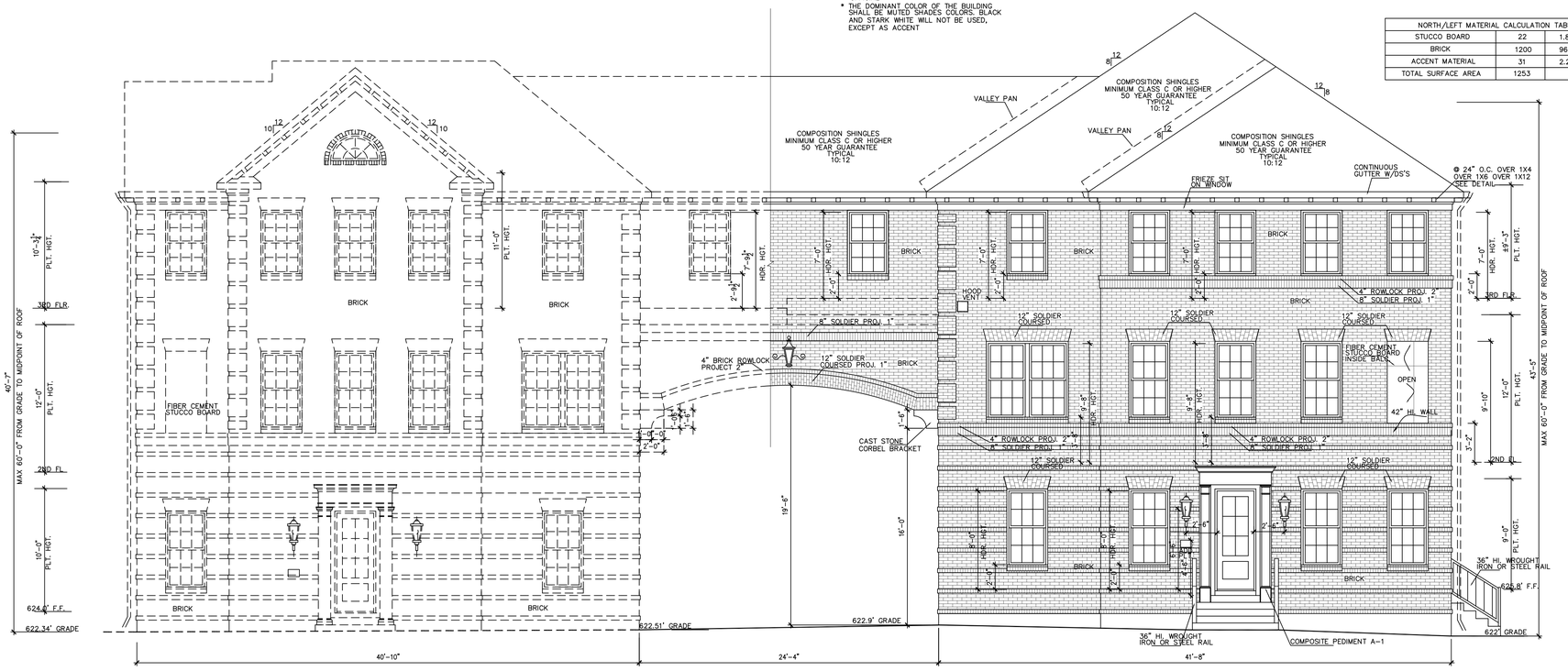
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWSE PERMITTED BY THE CHIEF BUILDING OFFICIAL
- THE DOMINANT COLOR OF THE BUILDING SHALL BE MUTED SHADES COLORS. BLACK AND STARK WHITE WILL NOT BE USED, EXCEPT AS ACCENT

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

NORTH/LEFT MATERIAL CALCULATION TABLE		
STUCCO BOARD	22	1.8%
BRICK	1200	96%
ACCENT MATERIAL	31	2.2%
TOTAL SURFACE AREA	1253	



LOT 54
BUILDING 8

UNIT 1
LOT 13
BUILDING 9

north/left(RUNYON ROAD) elevation

SCALE: 3/16" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877



06/06/2022

Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 05/20/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 9

NORTH/LEFT ELEVATIONS

ADDISON GROVE

PLAN NO.

UNIT 1	2351
UNIT 2	1989
UNIT 3	1987
UNIT 4	1993
UNIT 5	1999
UNIT 6	2006
UNIT 7	2006

SHEET NO.

A-44

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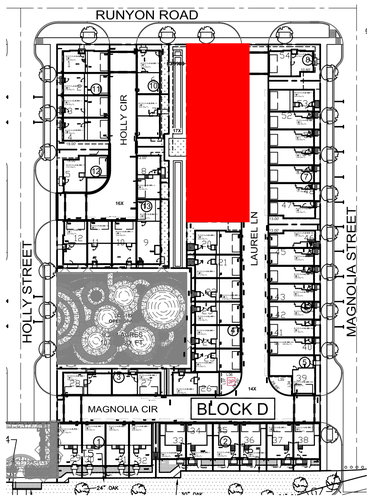

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

SOUTH/RIGHT MATERIAL CALCULATION TABLE		
STUCCO BOARD	79	5.1%
BRICK	1468	94.7%
ACCENT MATERIAL	3	0.2%
TOTAL SURFACE AREA	1550	

ELEVATION NOTES

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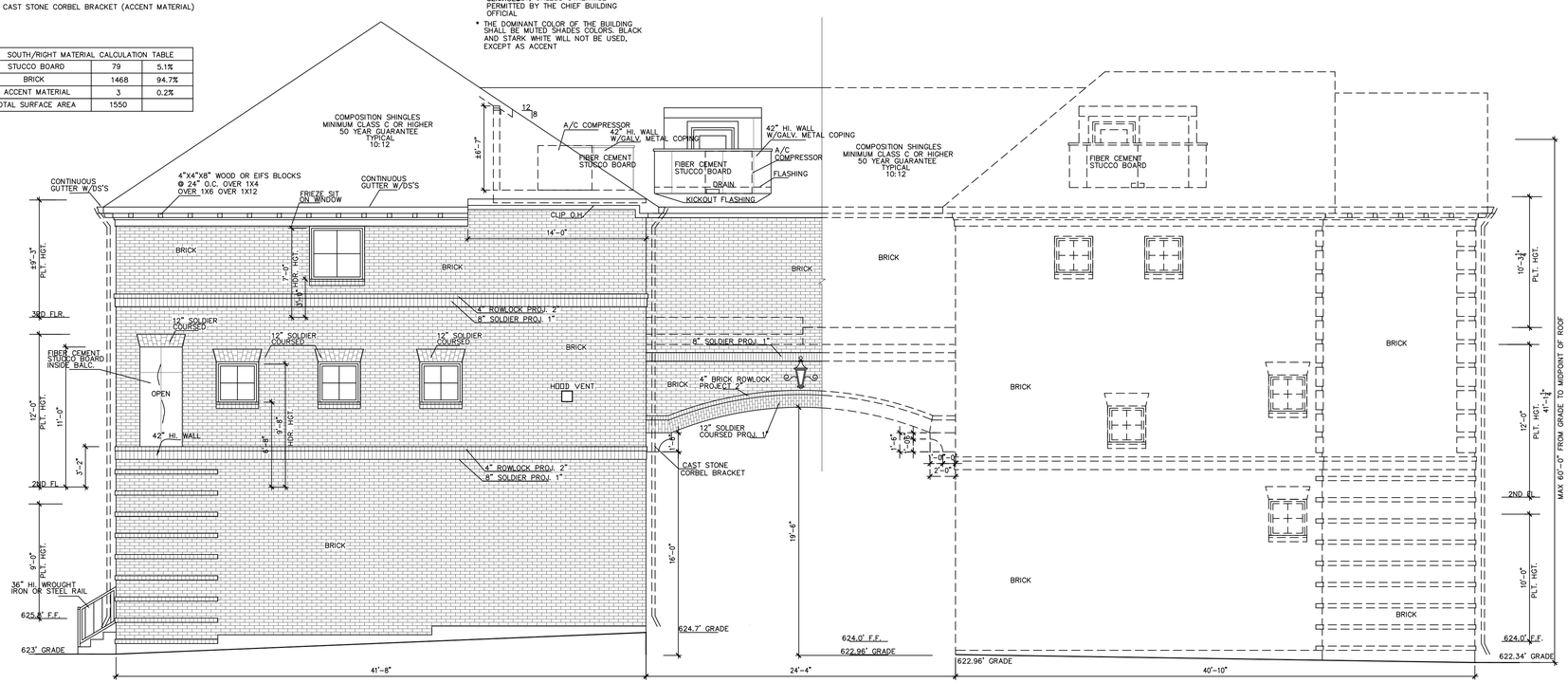

UNIT 7
LOT 19
BUILDING 9

south/right(easement) elevation

SCALE: 3/16" = 1'-0"

0 4' 8'

LOT 54
BUILDING 8

ADDISON GROVE



06/06/2022

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ADDISON GROVE -BLOCK D - BUILDING 9

SOUTH/RIGHT ELEVATIONS

PLAN NO.
UNIT 1 2351
UNIT 2 1989
UNIT 3 1987
UNIT 4 1993
UNIT 5 1999
UNIT 6 2006
UNIT 7 2006

SHEET NO.
A-45

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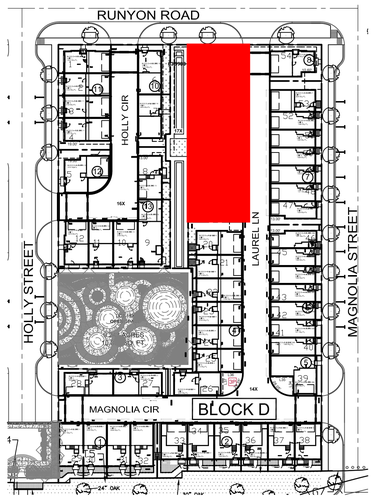
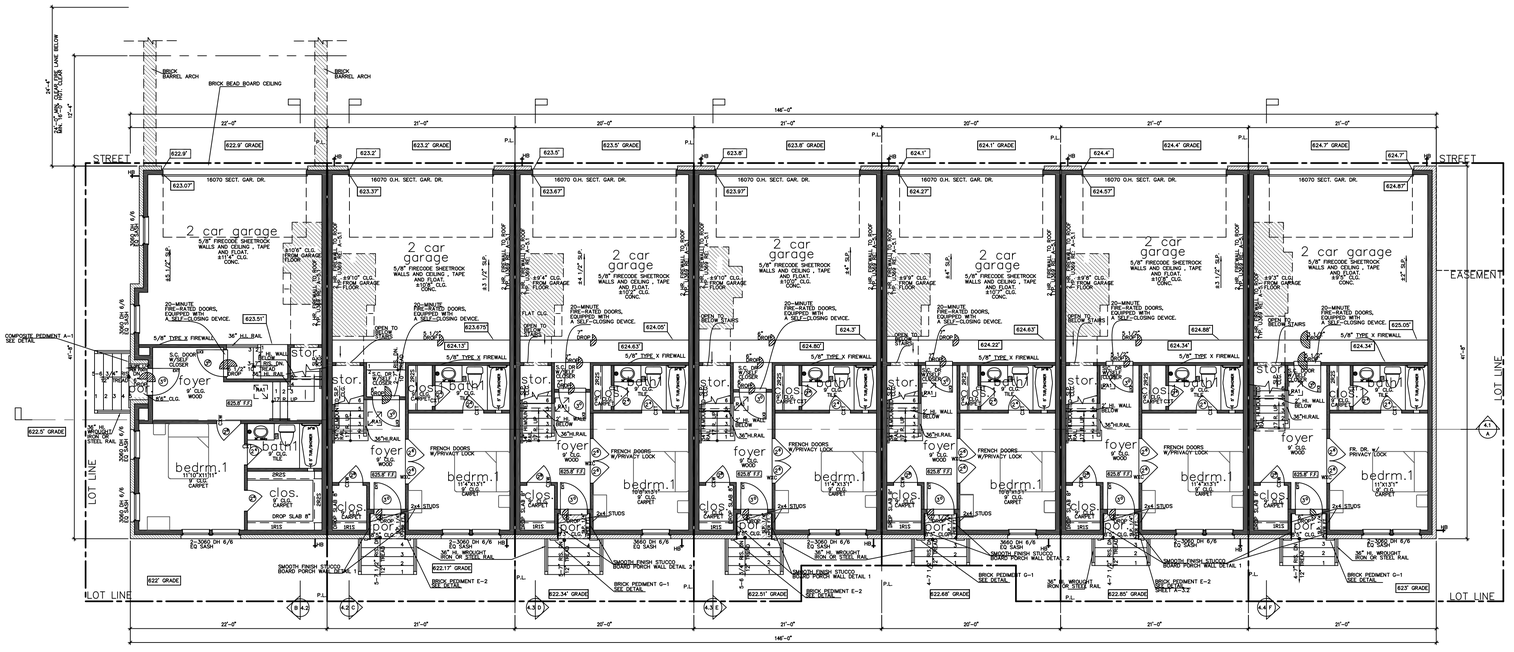
Town Project#: 1833-Z





First Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED LABELED IN ACCORDANCE WITH UL 325 AS REQUIRED IN THE IRC SECTION R309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2351	3
UNIT 2	1989	3
UNIT 3	1987	3
UNIT 4	1993	3
UNIT 5	1999	3
UNIT 6	2006	3
UNIT 7	2006	3

unit 1 square footage

FIRST FLOOR	443
SECOND FLOOR	805
THIRD FLOOR	1103
TOTAL LIVING AREA	2351
PORCH	11
GARAGE	450
BALCONY	99
AC DECK	99
TOTAL SLAB AREA	964

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2 square footage

FIRST FLOOR	396
SECOND FLOOR	780
THIRD FLOOR	813
TOTAL LIVING AREA	1989
PORCH	11
GARAGE	478
BALCONY	93
AC DECK	82
TOTAL SLAB AREA	875

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 3 square footage

FIRST FLOOR	372
SECOND FLOOR	833
THIRD FLOOR	782
TOTAL LIVING AREA	1987
PORCH	11
GARAGE	451
BALCONY	9
AC DECK	80
TOTAL SLAB AREA	833

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 4 square footage

FIRST FLOOR	390
SECOND FLOOR	780
THIRD FLOOR	823
TOTAL LIVING AREA	1993
PORCH	11
GARAGE	474
BALCONY	93
AC DECK	80
TOTAL SLAB AREA	875

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 5 square footage

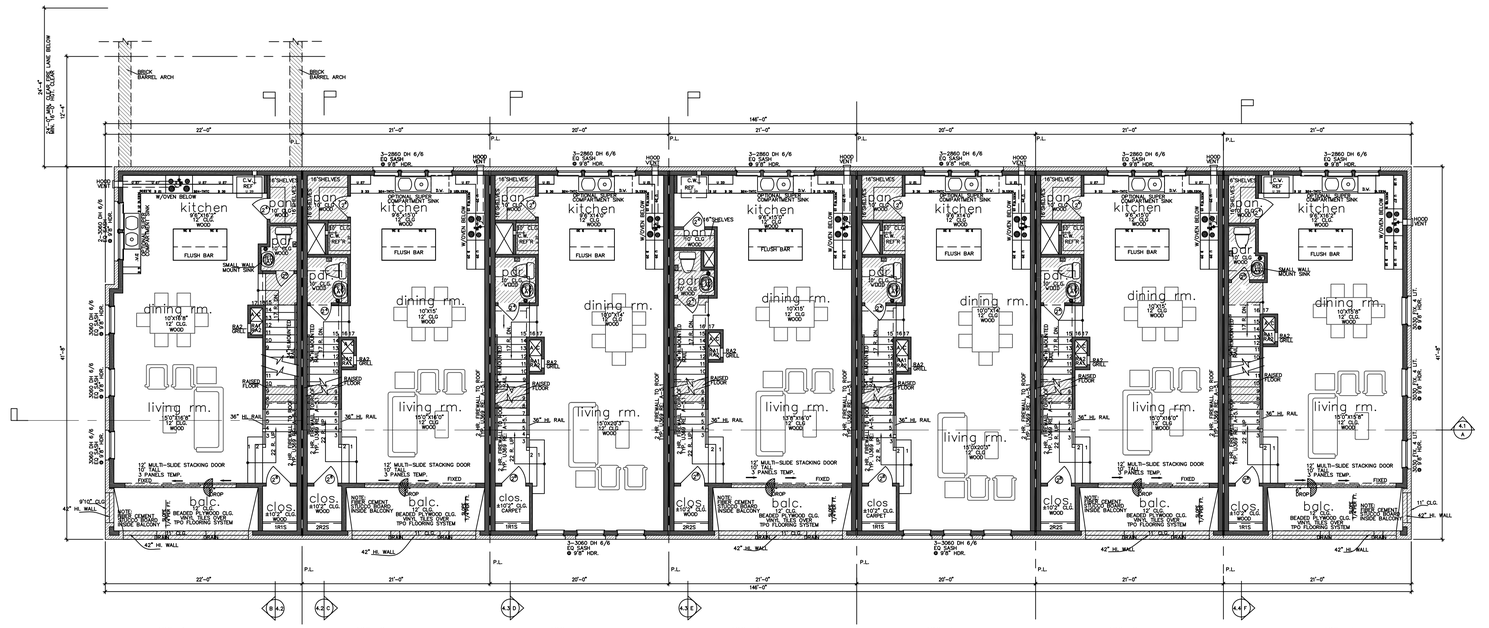
FIRST FLOOR	394
SECOND FLOOR	833
THIRD FLOOR	780
TOTAL LIVING AREA	1999
PORCH	28
GARAGE	439
BALCONY	0
AC DECK	82
TOTAL SLAB AREA	833

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 6&7 square footage

FIRST FLOOR	433
SECOND FLOOR	780
THIRD FLOOR	825
TOTAL LIVING AREA	2006
PORCH	11
GARAGE	465
BALCONY	93
AC DECK	82
TOTAL SLAB AREA	875

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY



Second Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS



06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 05/20/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 9

FLOOR PLAN

ADDISON GROVE

PLAN NO.
UNIT 1 2351
UNIT 2 1989
UNIT 3 1987
UNIT 4 1993
UNIT 5 1999
UNIT 6 2006
UNIT 7 2006

SHEET NO.
A-46

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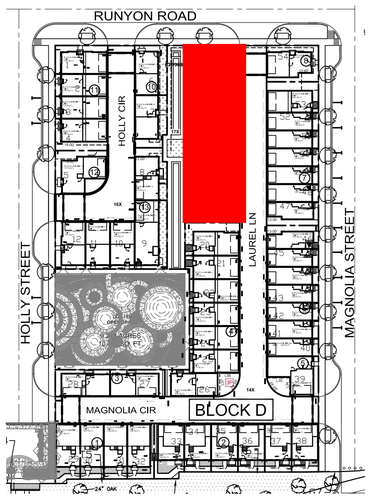
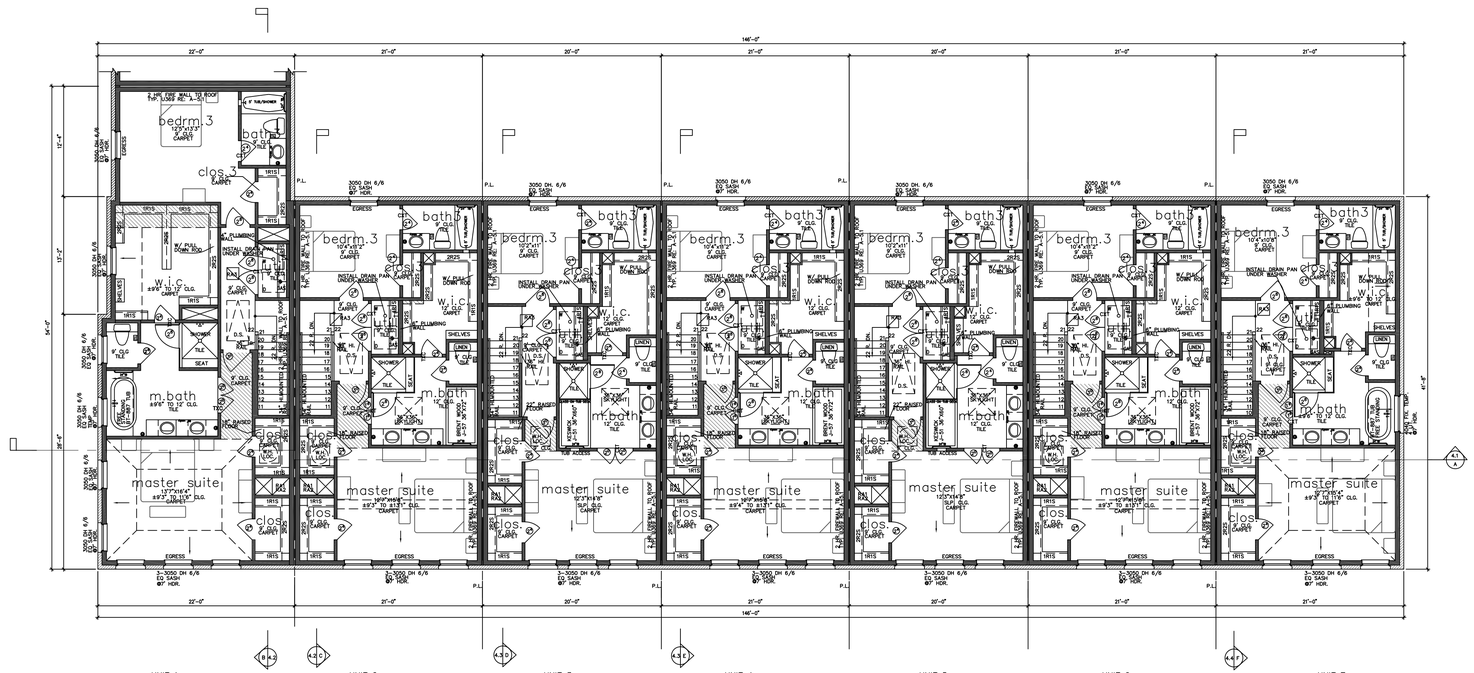
Town Project#:1833-Z





NORTH

Third Floor Plan

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

0 4' 8'

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

ADDISON GROVE

Drawn By/Checked By: E.Z./F.M.
Original Date Issued: 05/20/2021
Scale: 3/16" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 9

FLOOR PLAN

REGISTERED ARCHITECT STEPHEN R. KLIMA 15389 STATE OF TEXAS

06/06/2022

PLAN NO.
UNIT 1 2151
UNIT 2 1989
UNIT 3 1987
UNIT 4 1993
UNIT 5 1999
UNIT 6 2006
UNIT 7 2006

SHEET NO.
A-47

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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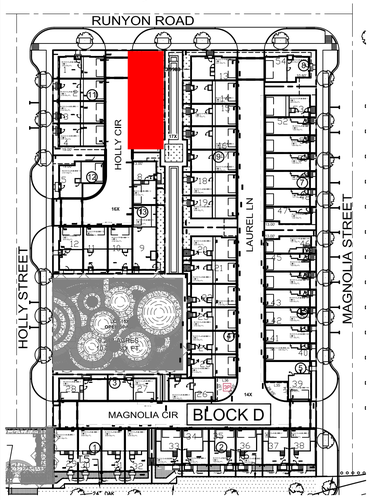
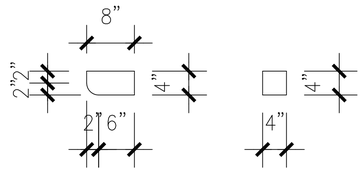
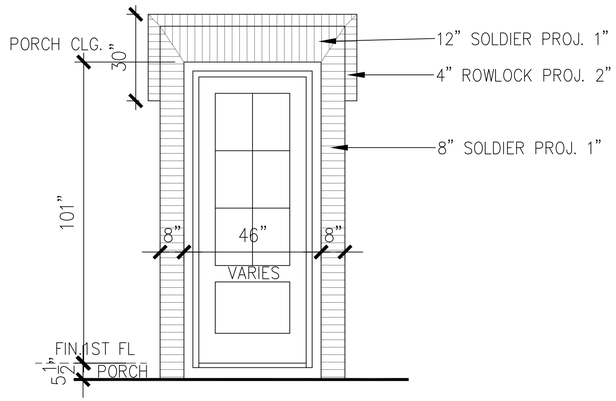
Town Project #:1833-Z





WOOD OR EIFS BRACKETS A

SCALE: 1" = 1'-0"



BRICK PEDIMENT G-1

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

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)

TOTAL MATERIAL CALCULATION TABLE		
BRICK	5171	95.8%
STUCCO BOARD	197	3.6%
ACCENT MATERIAL	31	0.57%
TOTAL SURFACE AREA	5399	

EAST/FRONT MATERIAL CALCULATION TABLE		
BRICK	2104	98.8%
STUCCO BOARD	22	1.0%
ACCENT MATERIAL	4	0.2%
TOTAL SURFACE AREA	2130	

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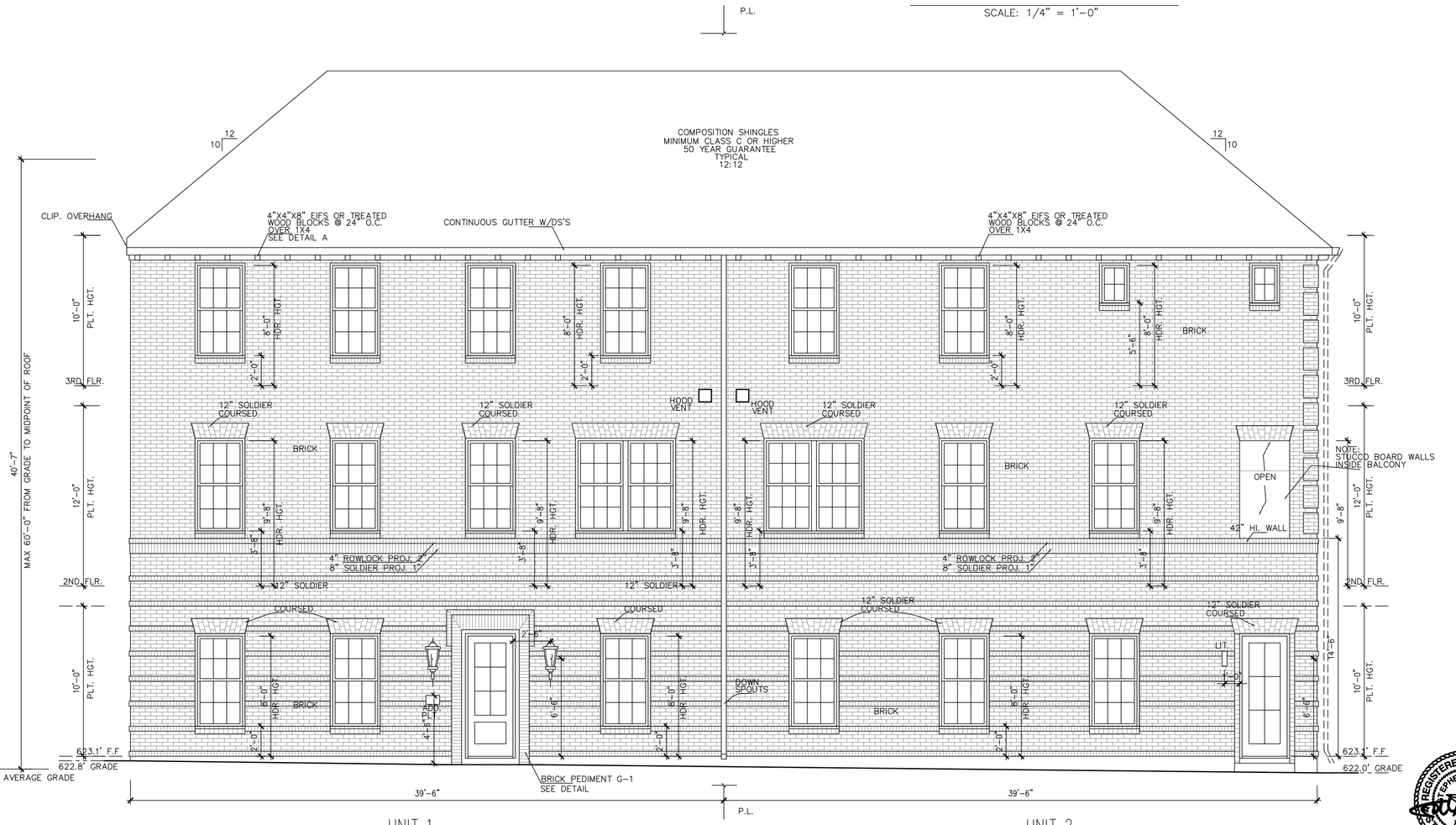

UNIT 1
LOT 7

UNIT 2
LOT 6

east/front(green space) elevation

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

0 4' 8'

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS

06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: J.O./F.M.
Original Date Issued: 06/15/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 10

EAST/FRONT ELEVATION

PLAN NO.
UNIT 1 2024
UNIT 2 2173

SHEET NO.
A-48

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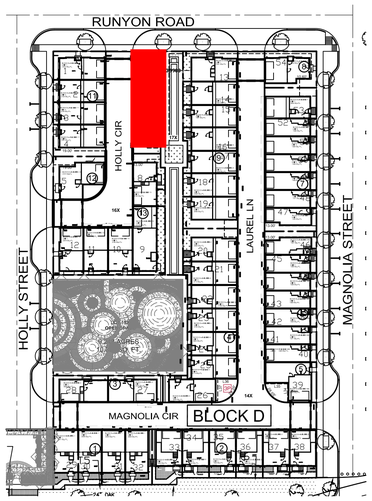
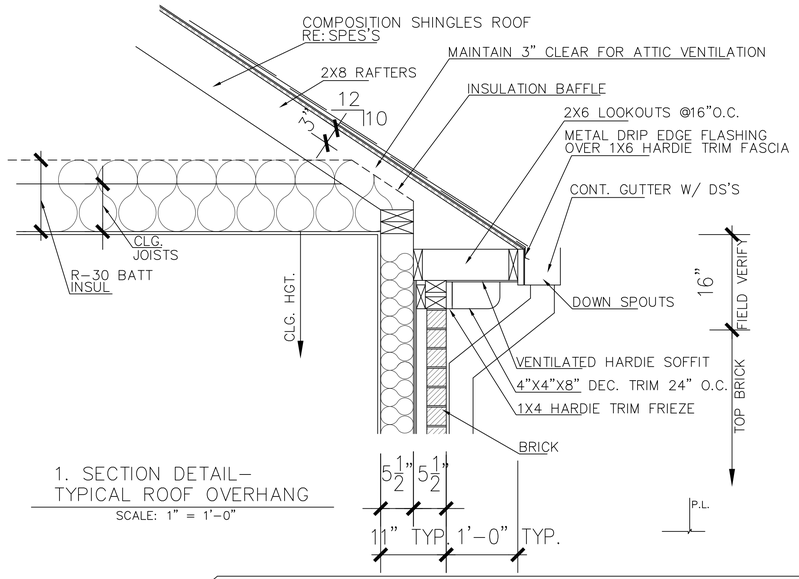
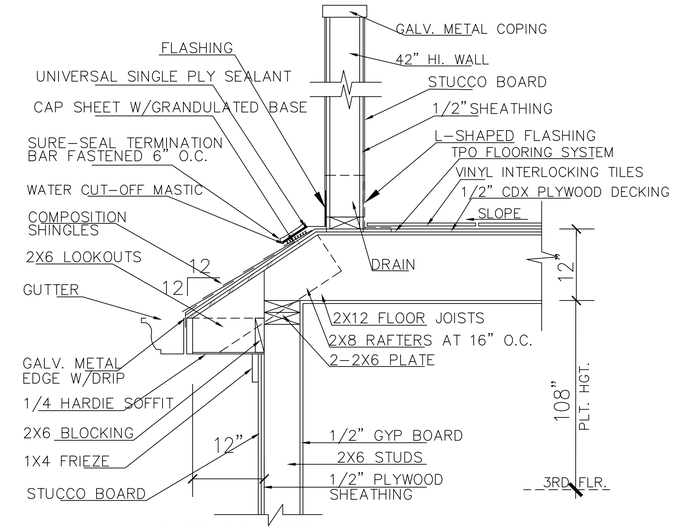
Town Project #:1833-Z

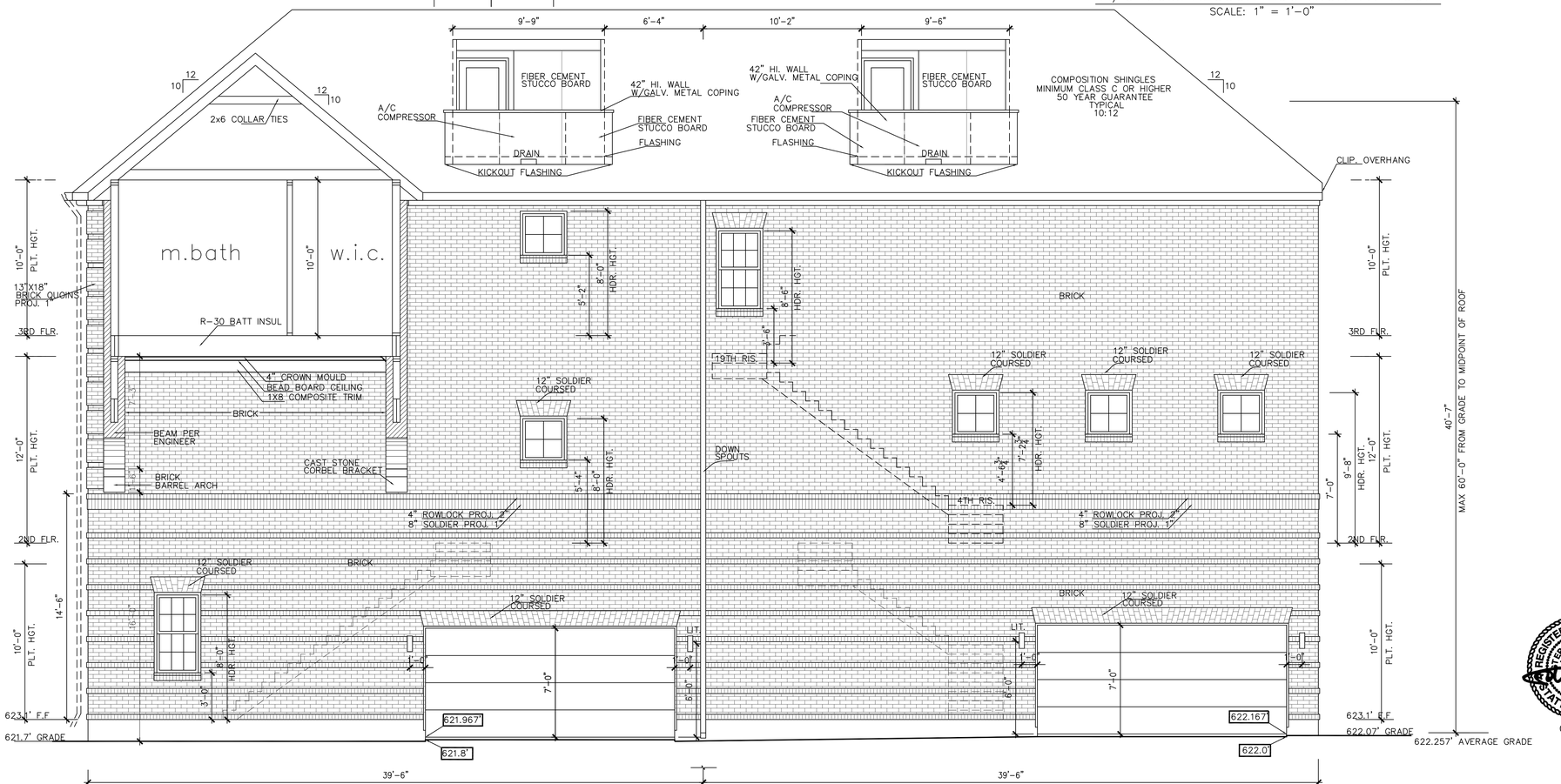




1. SECTION DETAIL-
TYPICAL ROOF OVERHANG
SCALE: 1" = 1'-0"



2. SECTION DETAIL-
A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"



LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- CAST STONE CORBEL BRACKET(ACCENT MATERIAL)

WEST/REAR MATERIAL CALCULATION TABLE		
BRICK	2140	94.3%
STUCCO BOARD	124	5.5%
ACCENT MATERIAL	4	0.2%
TOTAL SURFACE AREA	2268	

FACADE PLAN NOTES

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* THE DOMINANT COLOR OF THE BUILDING SHALL BE MUTED SHADES COLORS. BLACK AND STARK WHITE WILL NOT BE USED, EXCEPT AS ACCENT

UNIT 2
LOT 6

west/rear(Holly Cir.)elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

UNIT 1
LOT 7

ADDISON GROVE

REGISTERED ARCHITECT
STEPHEN B. KLIMA
18389
STATE OF TEXAS
06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: J.O./F.M.
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ADDISON GROVE -BLOCK D - BUILDING 10

WEST/REAR ELEVATION

PLAN NO.
UNIT 1 2024
UNIT 2 2173

SHEET NO.
A-49

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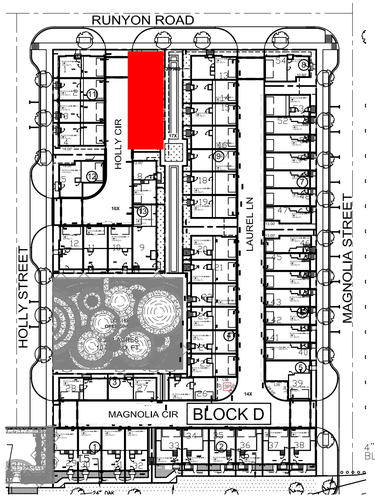

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- CAST STONE CORBEL BRACKET(ACCENT MATERIAL)

SOUTH/LEFT MATERIAL CALCULATION TABLE		
BRICK	833	99.0%
STUCCO BOARD	6	0.7%
ACCENT MATERIAL	2	0.3%
TOTAL SURFACE AREA	841	

FACADE PLAN NOTES

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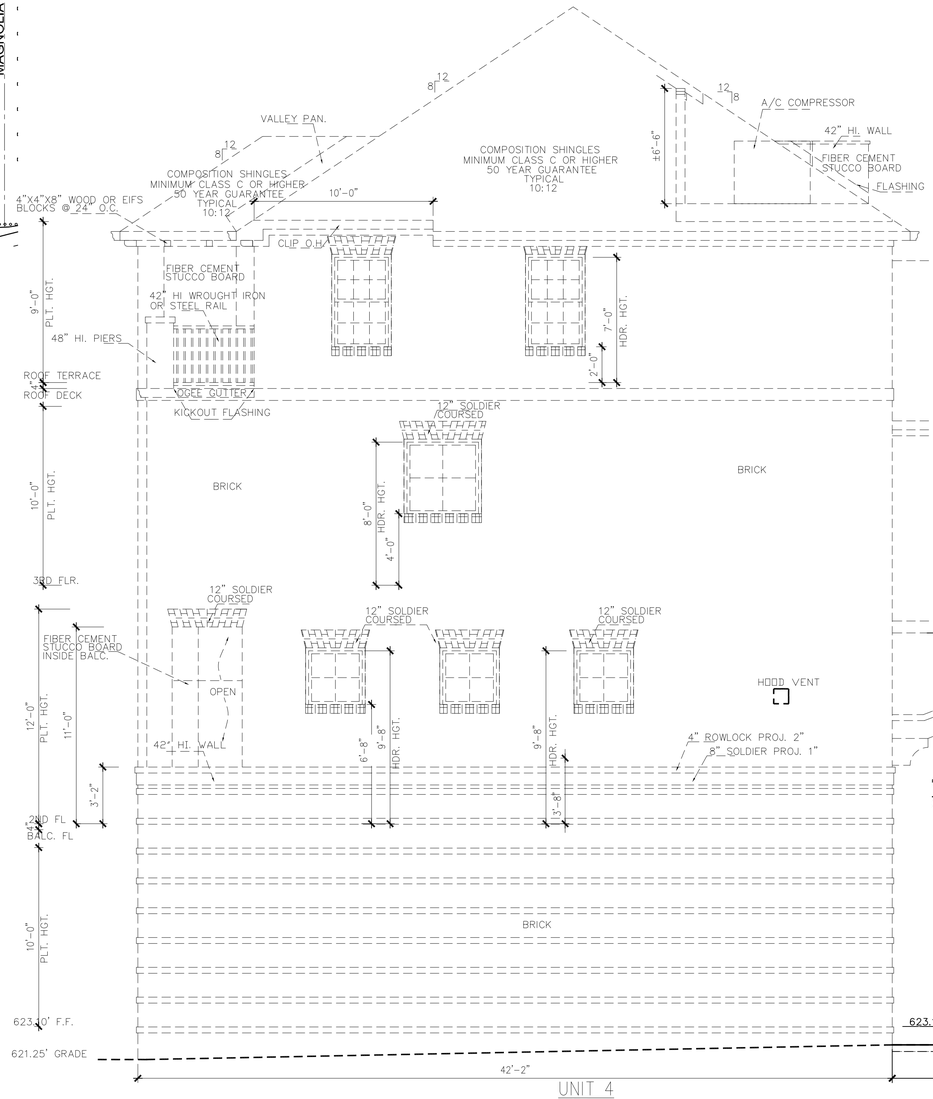

UNIT 4
LOT 4
BUILDING 11

south/right(neighbor) elevation

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

0 4' 8'

UNIT 1
LOT 7
BUILDING 10

south/left(neighbor)elevation

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

0 4' 8'

STEPHEN B. KLIMA 15389 REGISTERED ARCHITECT STATE OF TEXAS

06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: J.O./F.M.
Original Date Issued: 06/15/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 10

SOUTH / LEFT ELEVATIONS

ADDISON GROVE

PLAN NO.
UNIT 1 2024
UNIT 2 2173

SHEET NO.
A-50

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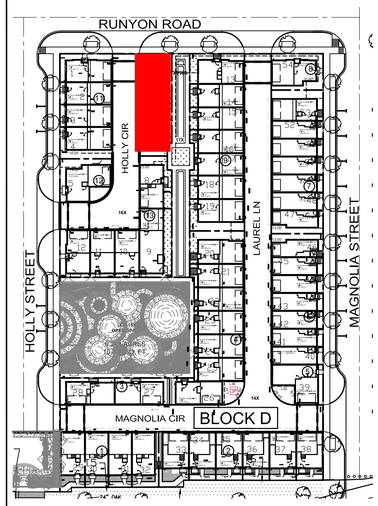
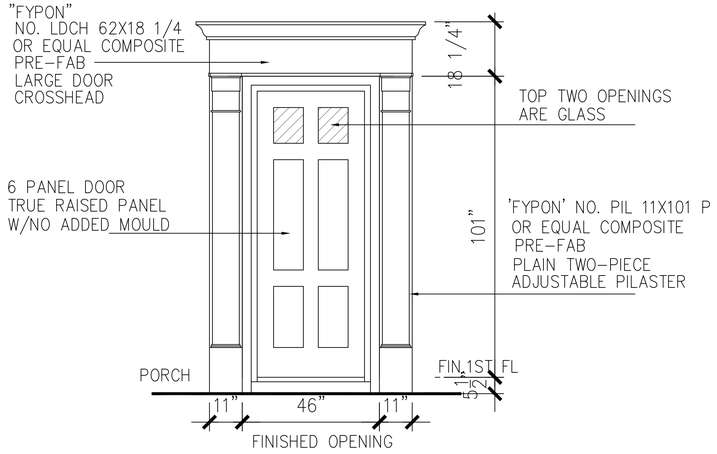
Town Project #:1833-Z





COMPOSITE PEDIMENT D

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

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET(ACCENT MATERIAL)

NORTH/RIGHT MATERIAL CALCULATION TABLE		
STUCCO BOARD	624	90.4%
BRICK	39	5.7%
ACCENT MATERIAL	27	3.9%
TOTAL SURFACE AREA	690	

FACADE PLAN NOTES

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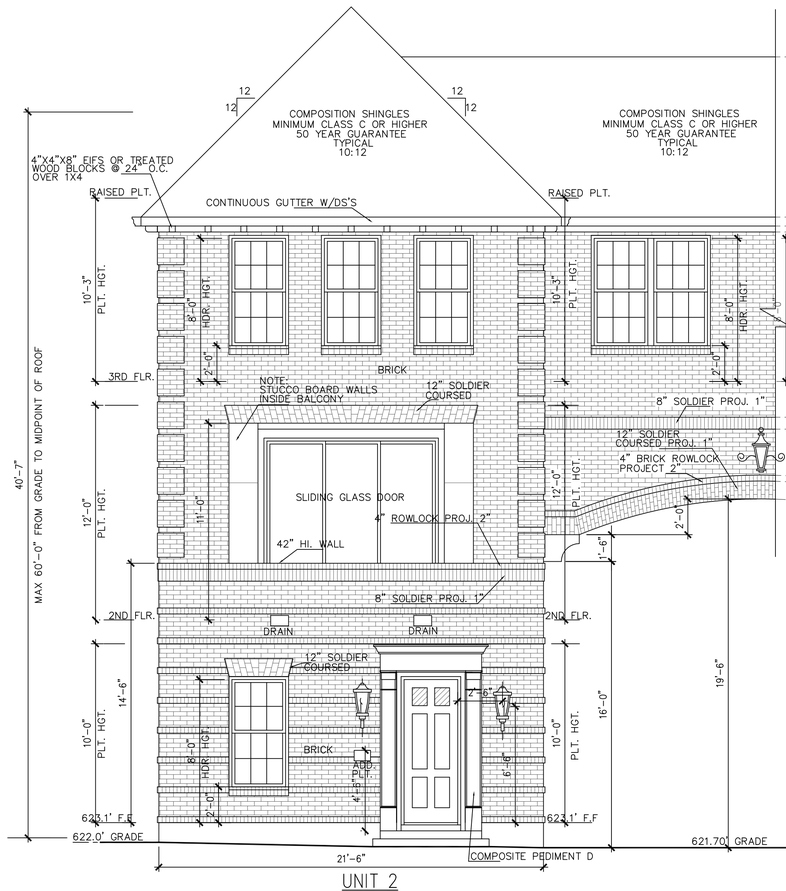
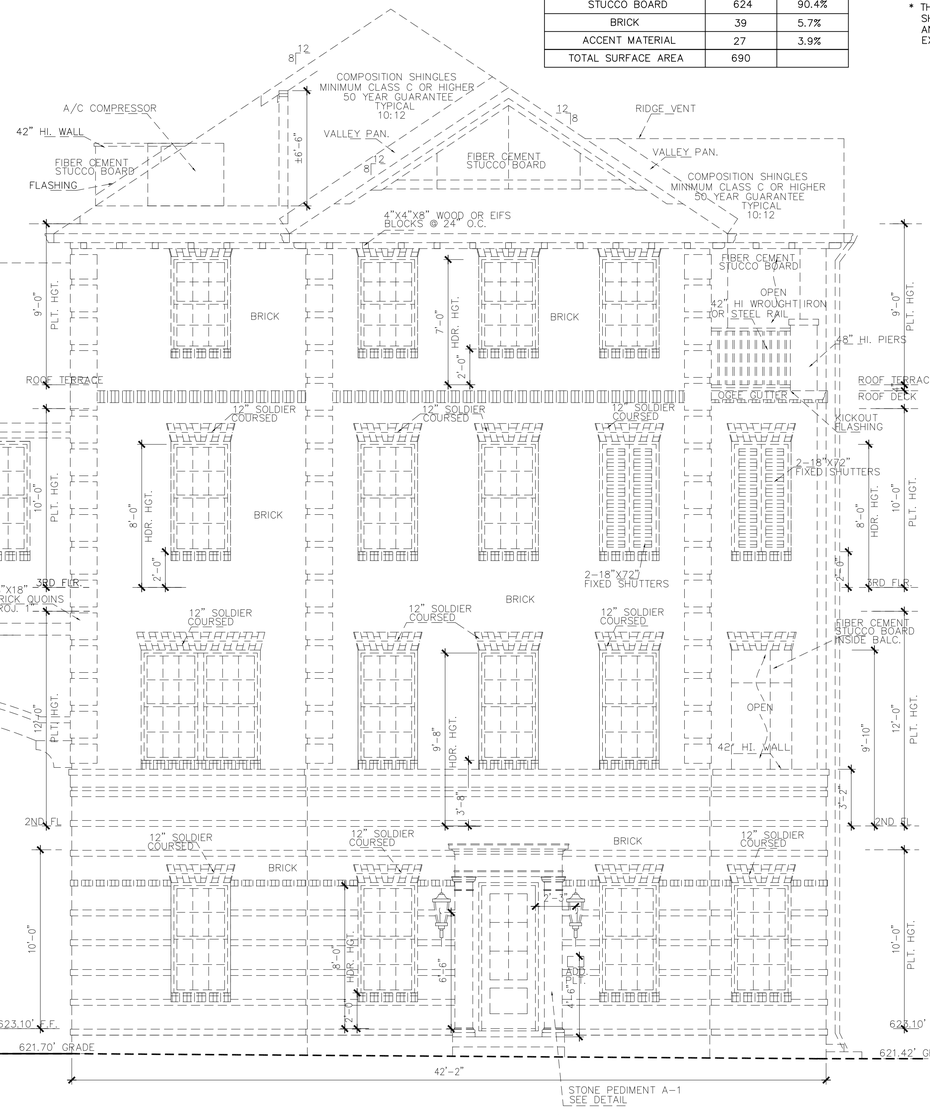


UNIT 2
LOT 6
BUILDING 10

north/right(RUNYON ROAD)elevation

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

4' 8'



north/left(RUNYON ROAD) elevation

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

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

06/06/2022

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ADDISON GROVE -BLOCK D - BUILDING 10

NORTH/RIGHT ELEVATION

PLAN NO.
UNIT 1 2024
UNIT 2 2173

SHEET NO.
A-51

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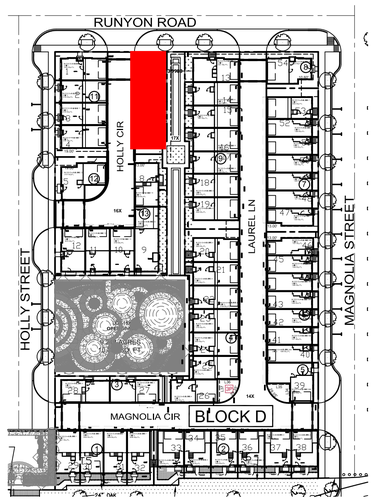
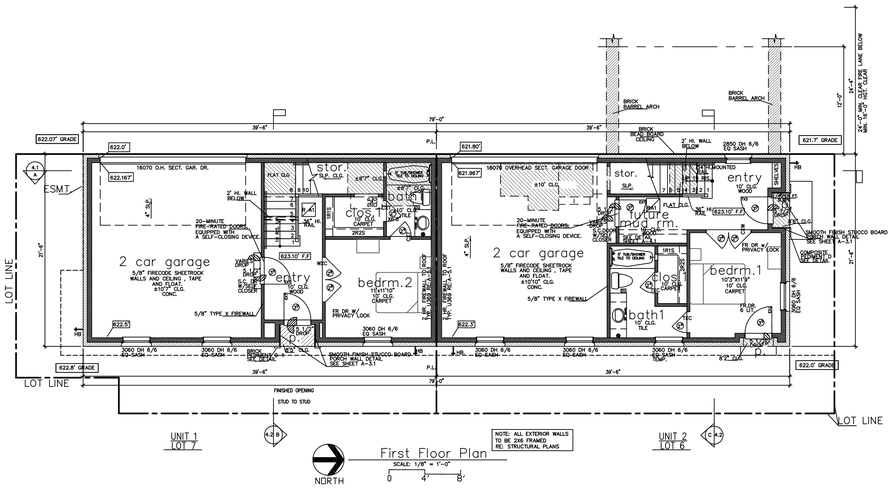
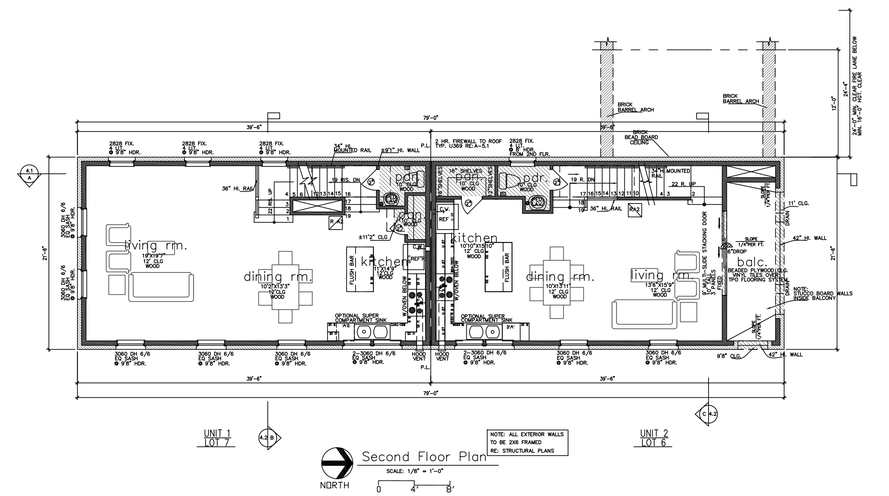
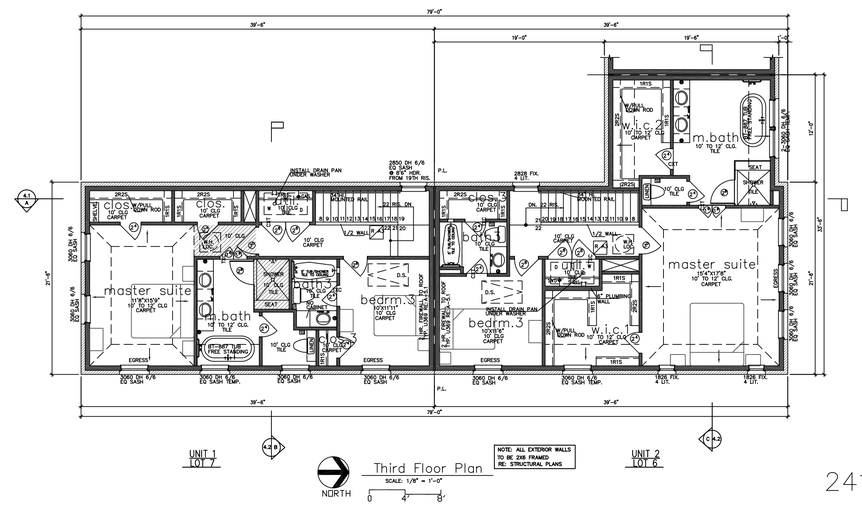
Town Project #: 1833-Z









NOTE: AUTOMATIC GARAGE DOOR OPENERS ARE USED THEY SHALL BE LISTED LABELED IN ACCORDANCE WITH UL 325 AS REQUIRED IN THE IRC SECTION R309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

unit 1 square footage

FIRST FLOOR	494
SECOND FLOOR	849
THIRD FLOOR	771
TOTAL LIVING AREA	2024
PORCH	9
GARAGE	428
UNCOVERED AC DECK	69
TOTAL SLAB AREA	849

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWING IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2 square footage

FIRST FLOOR	423
SECOND FLOOR	795
THIRD FLOOR	1001
TOTAL LIVING AREA	2173
PORCH	15
GARAGE	405
BALCONY	123
UNCOVERED AC DECK	83
TOTAL SLAB AREA	849

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWING IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

total all 2 units square footage

FIRST FLOOR	917
SECOND FLOOR	1576
THIRD FLOOR	1792
TOTAL LIVING AREA	4197
PORCH	23
GARAGE	843
BALCONY	123
UNCOVERED AC DECK	152
TOTAL SLAB AREA	1698

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDING DRAWING IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2024	3
UNIT 2	2173	3

ADDISON GROVE

REGISTERED ARCHITECT STEPHEN A. KLIMA 75389 STATE OF TEXAS

06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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ADDISON GROVE -BLOCK D - BUILDING 10

FLOOR PLANS

PLAN NO.
UNIT 1 2024
UNIT 2 2173

SHEET NO.
A-52

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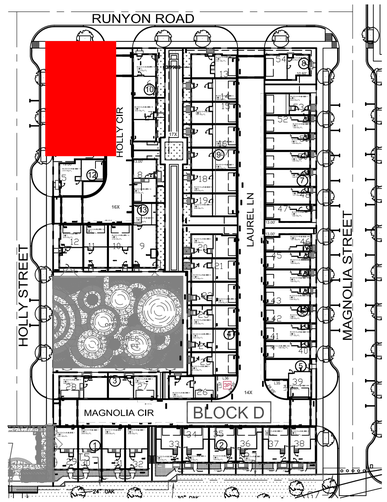
Town Project #:1833-Z



TOTAL MATERIAL CALCULATION TABLE		
BRICK	8228	90.5%
FIBER CEMENT STUCCO BOARD	448	4.9%
ACCENT MATERIAL	457	5.6%
TOTAL SURFACE AREA	9089	

WEST/FRONT MATERIAL CALCULATION TABLE		
BRICK	2254	82.4%
FIBER CEMENT STUCCO BOARD	133	4.9%
ACCENT MATERIAL	348	12.7%
TOTAL SURFACE AREA	2735	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- STONE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)

FACADE PLAN NOTES

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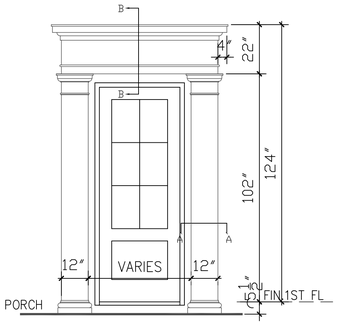
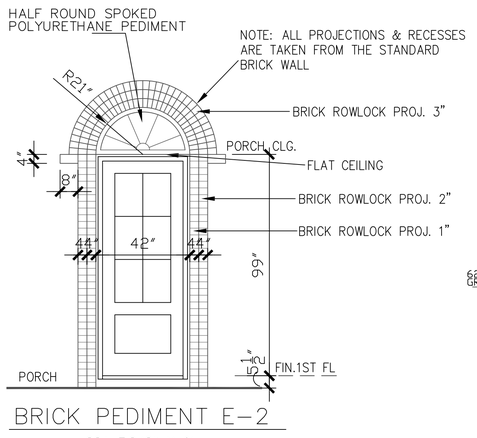


STONE PEDIMENT A-1

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



BRICK PEDIMENT E-2

SCALE:3/8"=1'-0"



west/front (HOLLY STREET) elevation

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

0 4' 8'

URBAN INTOWN HOMES
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REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS

06/06/2022

Drawn By/Checked By: B.M./F.M.
Original Date Issued: 06/08/2021
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Last Updated: 06/03/2022

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ADDISON GROVE-BLOCK D-BUILDING 11

WEST/FRONT ELEVATION

ADDISON GROVE

PLAN NO.	
UNIT 1	2932
UNIT 2	2720
UNIT 3	2720
UNIT 4	2761

SHEET NO.

A-53

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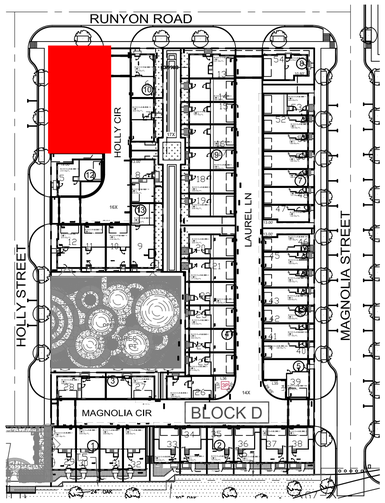
Town Project #:1833-Z



LEGEND

BRICK

FIBER CEMENT STUCCO BOARD

COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL

EAST/REAR MATERIAL CALCULATION TABLE		
BRICK	2550	93.8%
FIBER CEMENT STUCCO BOARD	168	6.2%
ACCENT MATERIAL	0	0%
TOTAL SURFACE AREA	2718	

FACADE PLAN NOTES

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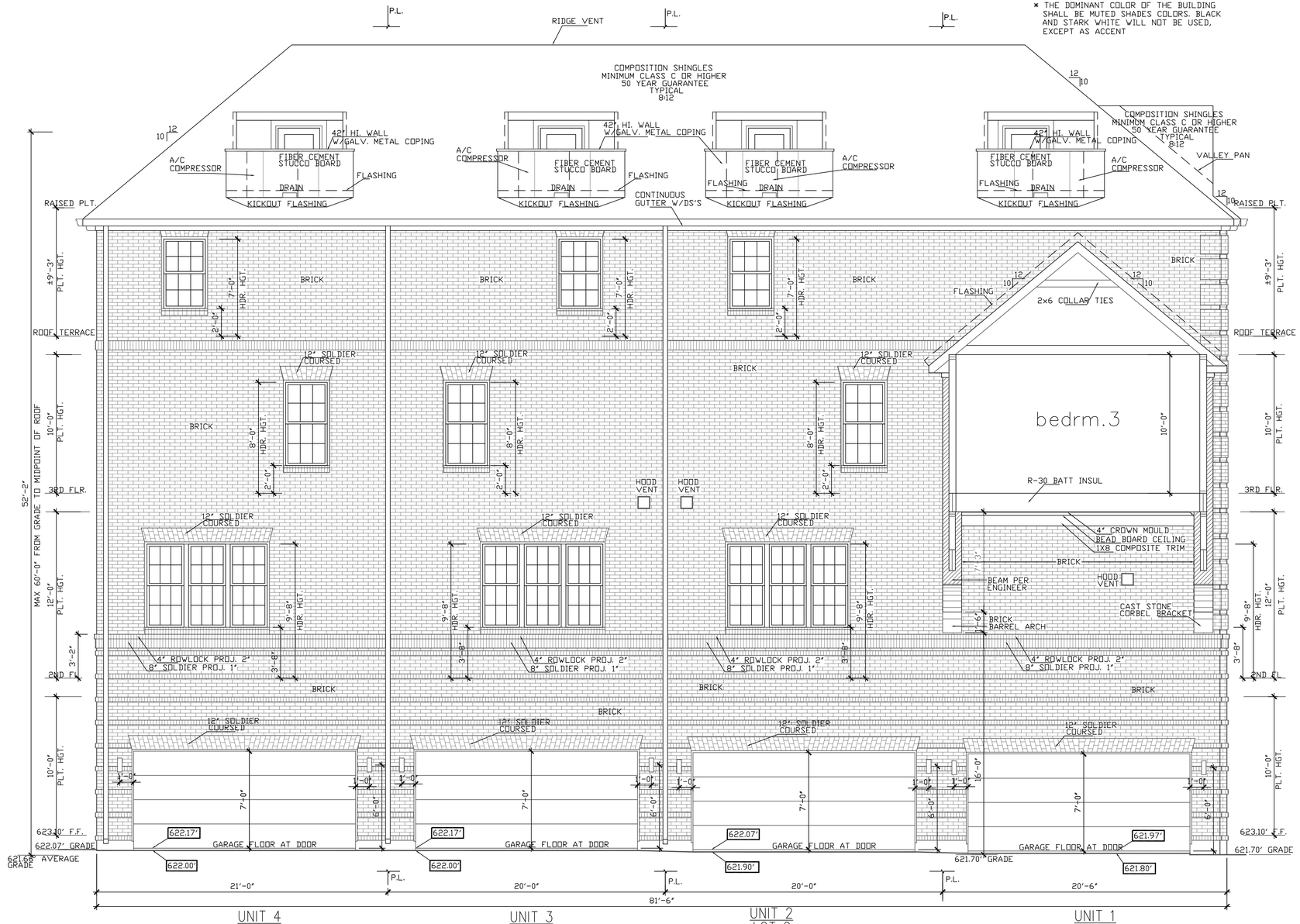

UNIT 4 LOT 4 | UNIT 3 LOT 3 | UNIT 2 LOT 2 | UNIT 1 LOT 1

east/rear(HOLLY CIR) elevation

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

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES

2410 POLK ST, STE 200, HOUSTON, TX 77003

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REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS

06/06/2022

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ADDISON GROVE-BLOCK D-BUILDING 11

EAST / REAR ELEVATION

PLAN NO.

UNIT 1	2932
UNIT 2	2720
UNIT 3	2720
UNIT 4	2761

SHEET NO.

A-54

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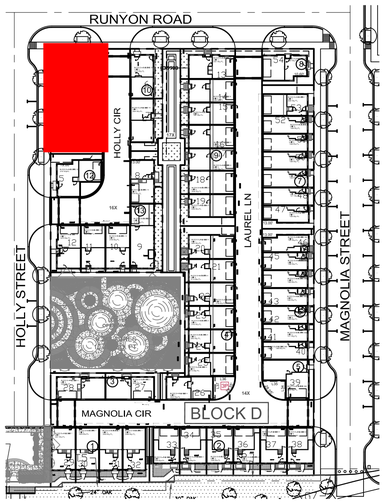
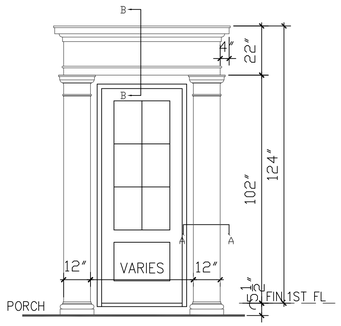
Town Project #:1833-Z





STONE PEDIMENT A-1

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

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- STONE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN.

NORTH/LEFT MATERIAL CALCULATION TABLE		
BRICK	1522	89.6%
FIBER CEMENT STUCCO BOARD	86	5.1%
ACCENT MATERIAL	91	5.3%
TOTAL SURFACE AREA	1699	

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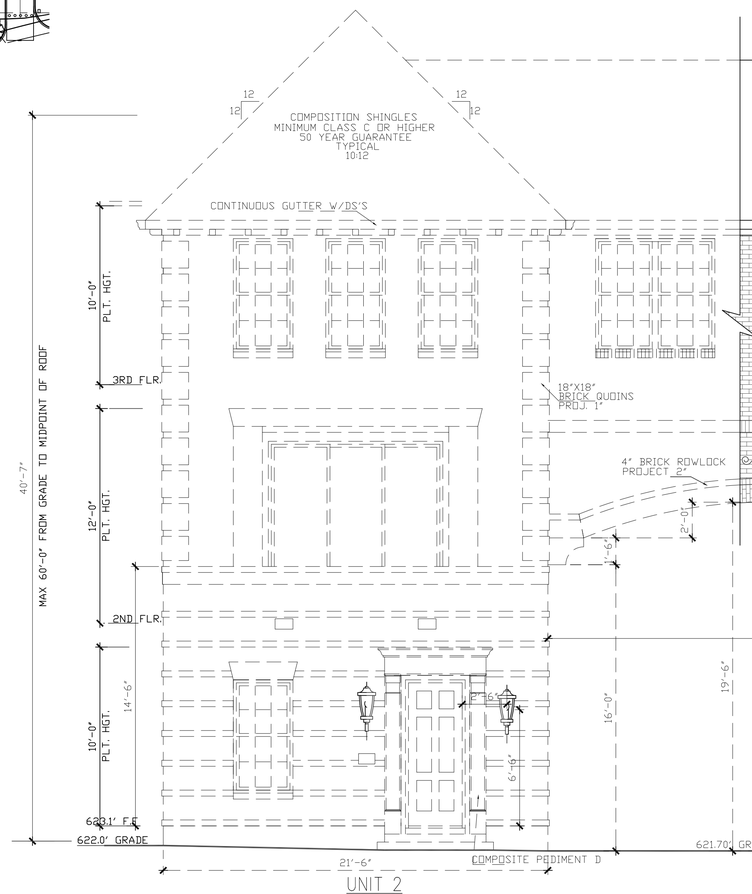
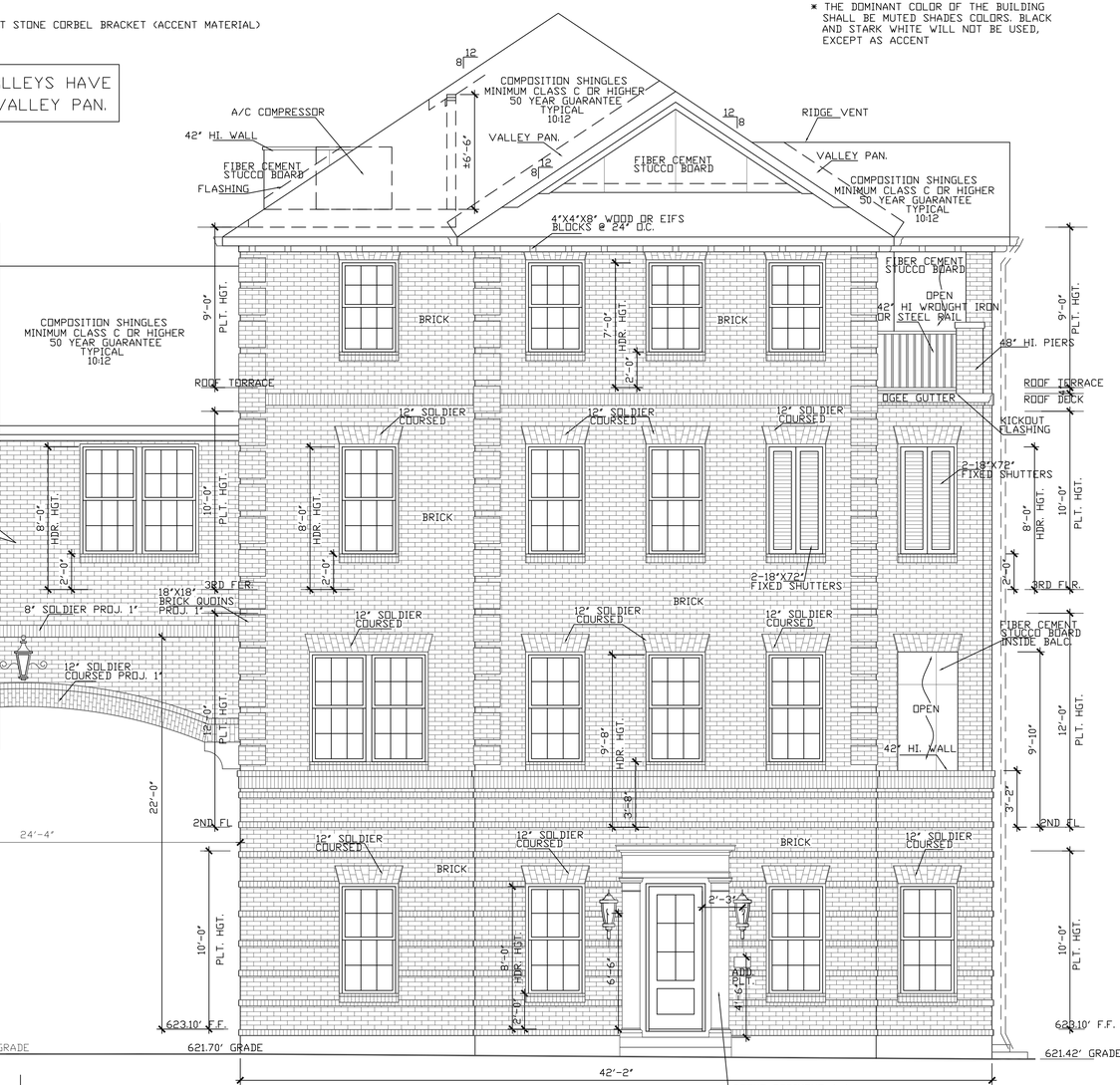


north/right(RUNYON ROAD)elevation

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

4' 8'



north/left(RUNYON ROAD) elevation

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

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
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REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS

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ADDISON GROVE-BLOCK D-BUILDING 11

NORTH / LEFT ELEVATION

PLAN NO.

UNIT 1	2932
UNIT 2	2720
UNIT 3	2720
UNIT 4	2761

SHEET NO.

A-55

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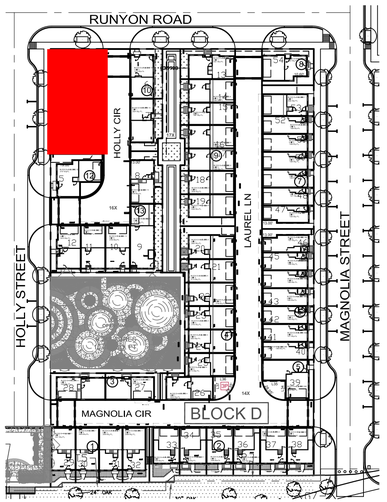
Town Project #:1833-Z



SOUTH/RIGHT MATERIAL CALCULATION TABLE		
BRICK	1902	96.0%
FIBER CEMENT STUCCO BOARD	61	3.1%
ACCENT MATERIAL	18	0.9%
TOTAL SURFACE AREA	1981	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

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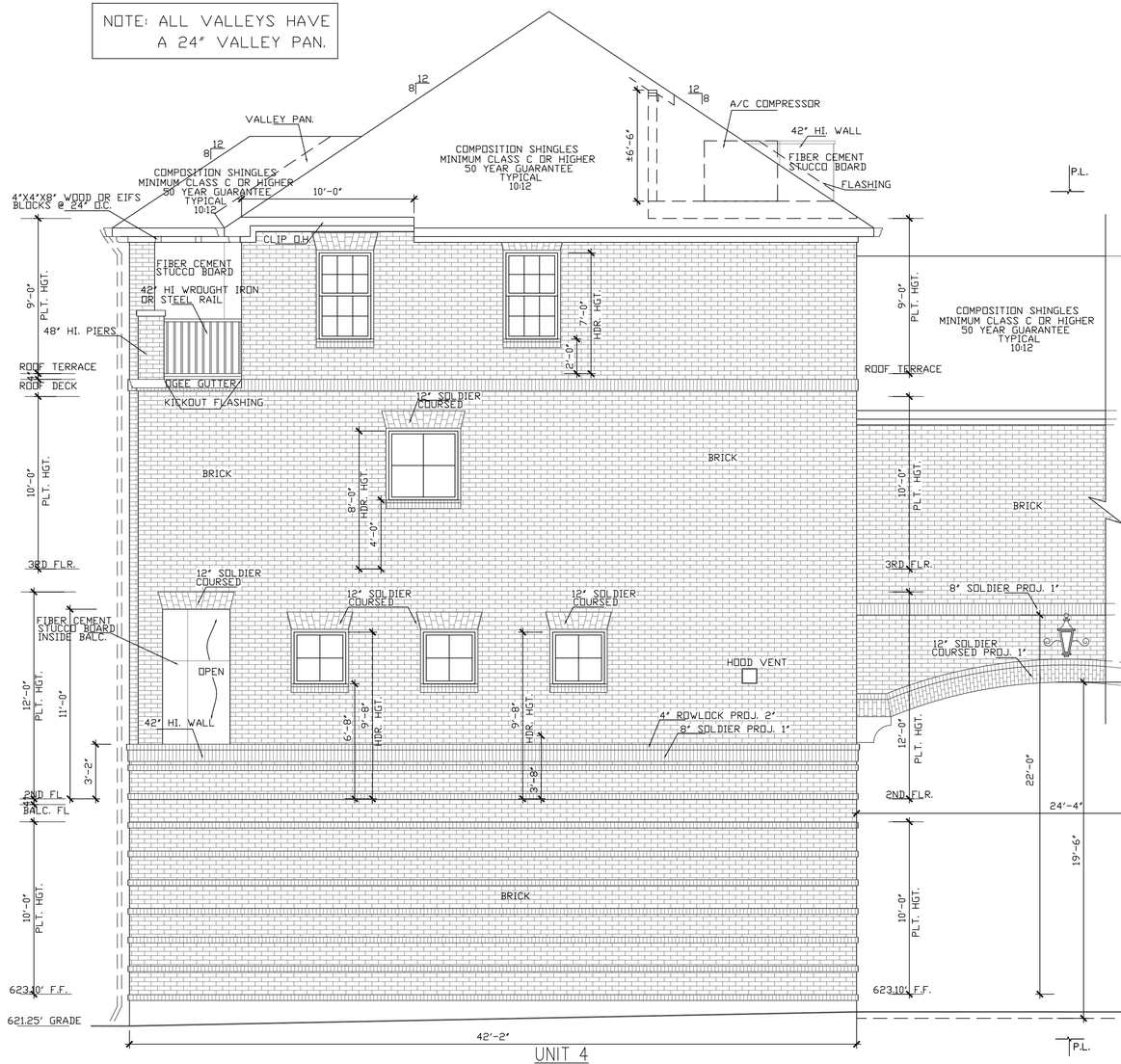
NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN.



UNIT 4
LOT 4
BUILDING 11

south/right(neighbor) elevation

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

0 4' 8'

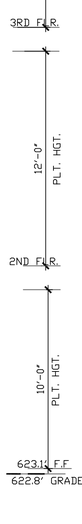
UNIT 1
LOT 7
BUILDING 10

south/left(alley)elevation

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

0 4' 8'

ADDISON GROVE



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ADDISON GROVE-BLOCK D-BUILDING 11

SOUTH / RIGHT ELEVATION

PLAN NO.

UNIT 1	2932
UNIT 2	2720
UNIT 3	2720
UNIT 4	2761

SHEET NO.

A-56

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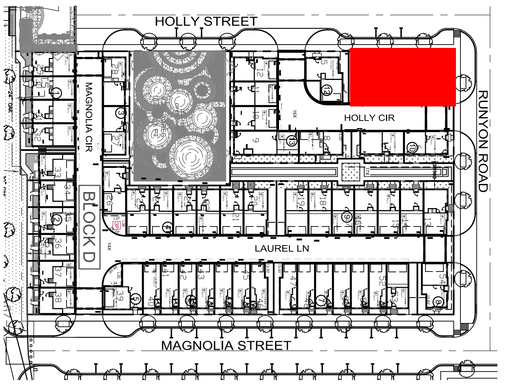
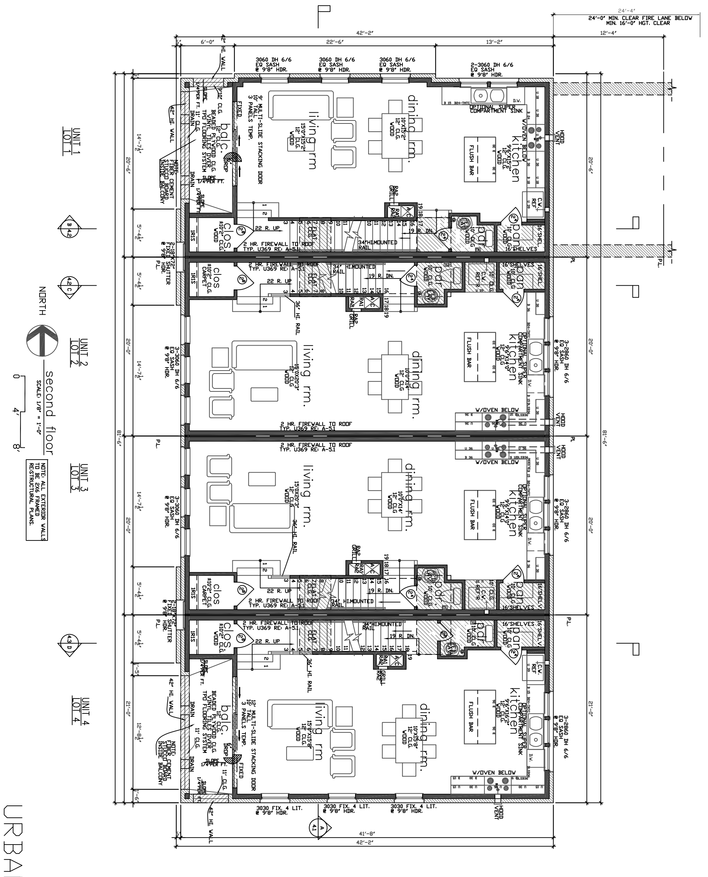
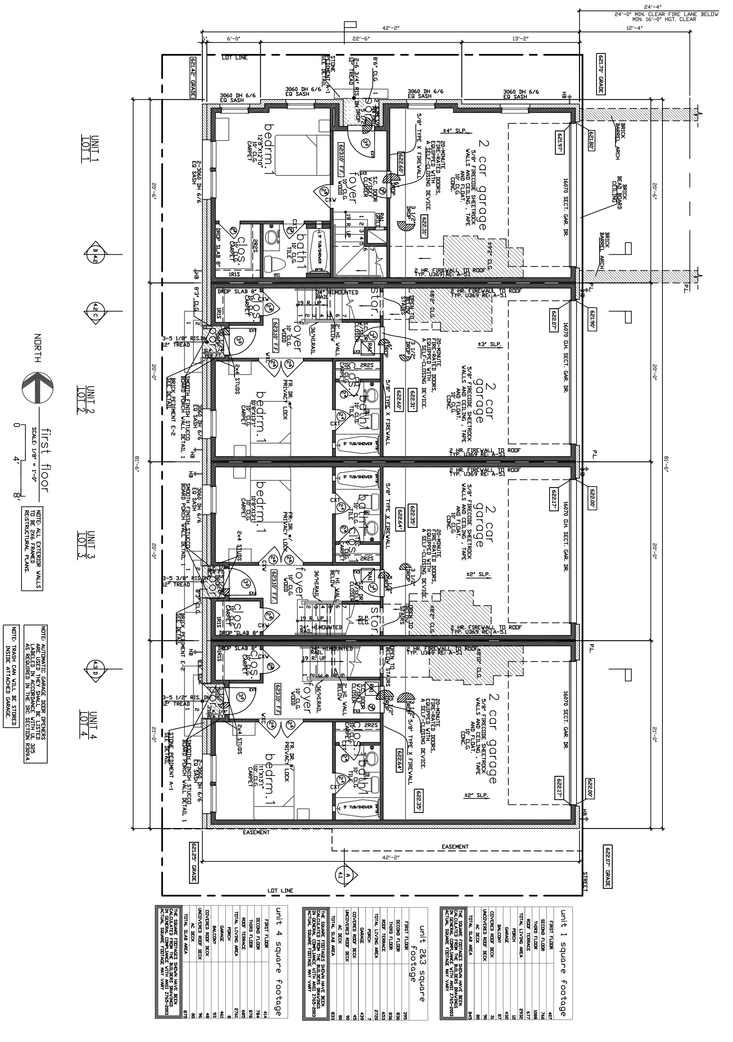
Town Project #1833-Z



	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2932	4
UNIT 2	2720	4
UNIT 3	2720	4
UNIT 4	2761	4





URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877



ADDISON GROVE

UNIT 1	2932
UNIT 2	2720
UNIT 3	2720
UNIT 4	2761

PLAN NO.

SHEET NO.
A-57

ADDISON GROVE-BLOCK D-BUILDING 11

FLOOR PLAN

URBAN INTOWN HOMES, Ltd.
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

Drawn By/Checked By: B.M./F.M.
Original Date Issued: 06/08/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

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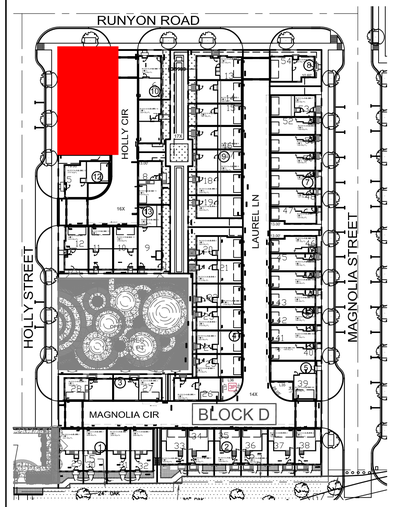

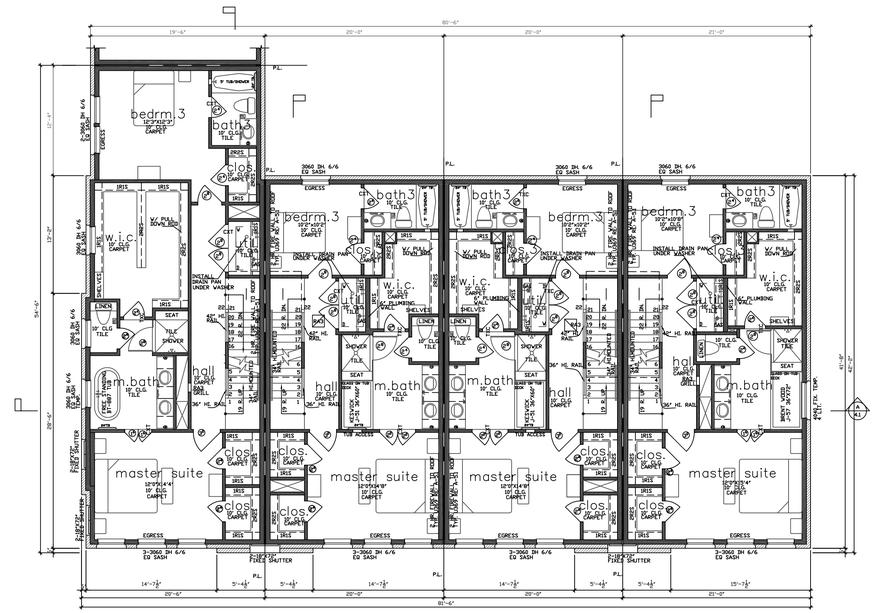

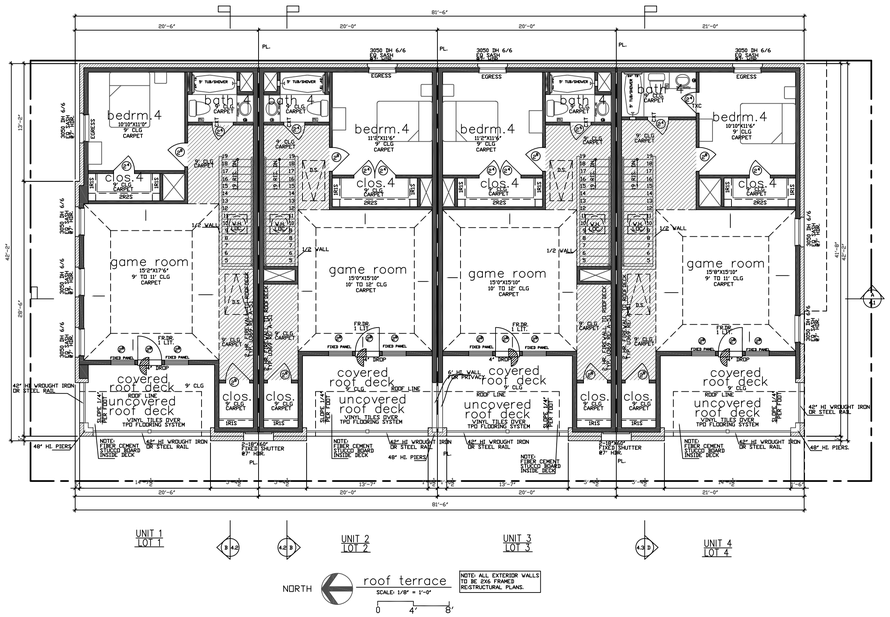

Drawn By/Checked By: B.M./F.M.
Original Date Issued: 06/08/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES, Ltd.
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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE-BLOCK D-BUILDING 11

FLOOR PLAN

ADDISON GROVE

PLAN NO.

UNIT 1	2932
UNIT 2	2720
UNIT 3	2720
UNIT 4	2761

REGISTERED ARCHITECT STEPHEN B. KLIMEK 15389 STATE OF TEXAS
06/06/2022

SHEET NO.
A-58

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
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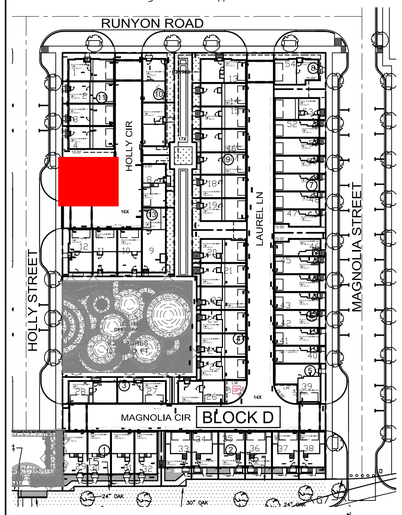

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL(ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

TOTAL MATERIAL CALCULATION TABLE		
BRICK	5923	95.0%
FIBER CEMENT STUCCO BOARD	197	3.2%
ACCENT MATERIAL	115	1.8%
TOTAL SURFACE AREA	6235	

WEST/FRONT MATERIAL CALCULATION TABLE		
BRICK	1330	86.5%
FIBER CEMENT STUCCO BOARD	110	7.2%
ACCENT MATERIAL	96	6.3%
TOTAL SURFACE AREA	1536	

FACADE PLAN NOTES

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* 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
* THE DOMINANT COLOR OF THE BUILDING SHALL BE MUTED SHADES COLORS. BLACK AND STARK WHITE WILL NOT BE USED, EXCEPT AS ACCENT

NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN.



LOT 5
BUILDING 12
west/front(HOLLY STREET) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

west/left(HOLLY STREET) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

UNIT 1
LOT 12
BUILDING 13

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

06/06/2022

Drawn By/Checked By: C.C./F.M.
Original Date Issued: 05/27/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK B - BUILDING 12

WEST/FRONT ELEVATION

PLAN NO. 3737

SHEET NO. A-59

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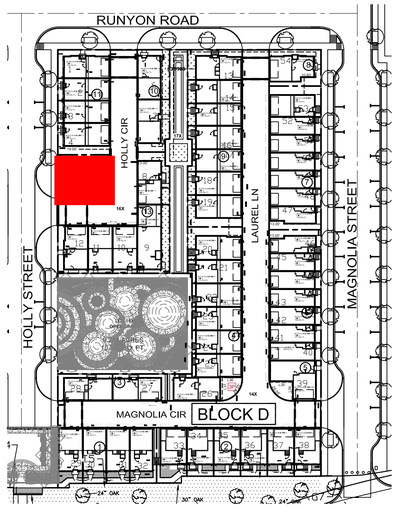
Town Project #:1833-Z



LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN.

SOUTH/RIGHT MATERIAL CALCULATION TABLE		
BRICK	1314	100%
FIBER CEMENT STUCCO BOARD	0	0%
ACCENT MATERIAL	0	0%
TOTAL SURFACE AREA	1314	

FACADE PLAN NOTES

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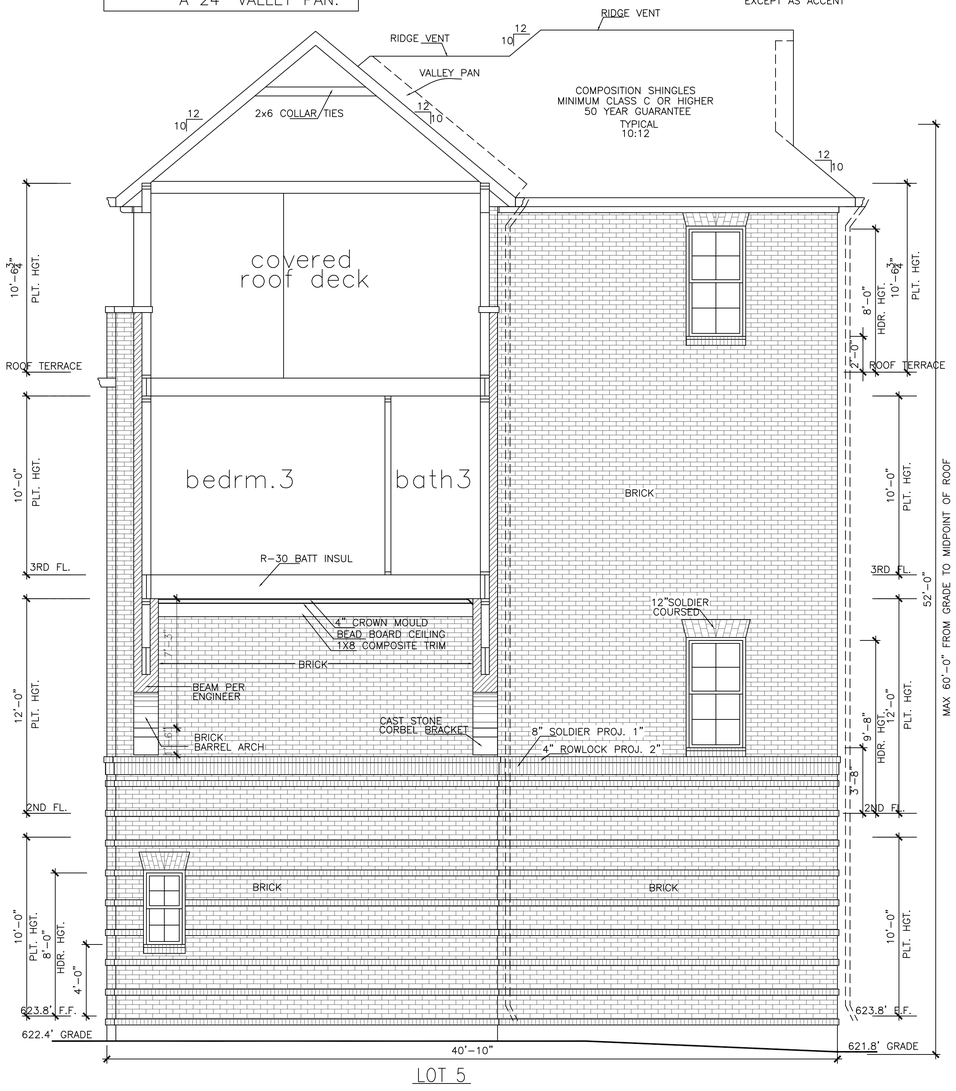
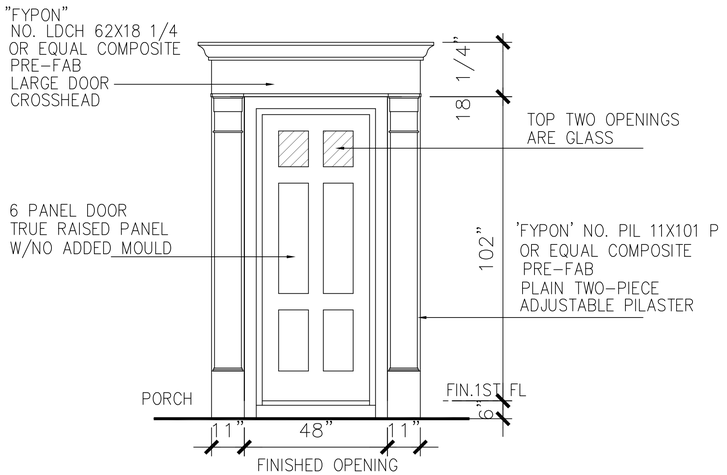


south/right(Holly Cir.) elevation

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

0 4' 8'



COMPOSITE PEDIMENT D

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

ADDISON GROVE



06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: C.C./F.M.
Original Date Issued: 05/27/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK B - BUILDING 12

SOUTH / RIGHT ELEVATION

PLAN NO. 3737

SHEET NO. A-60

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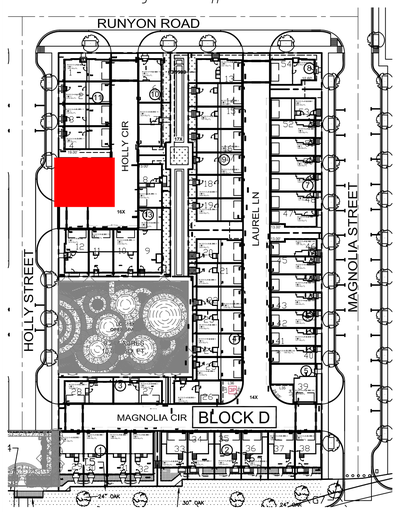
Town Project #:1833-Z

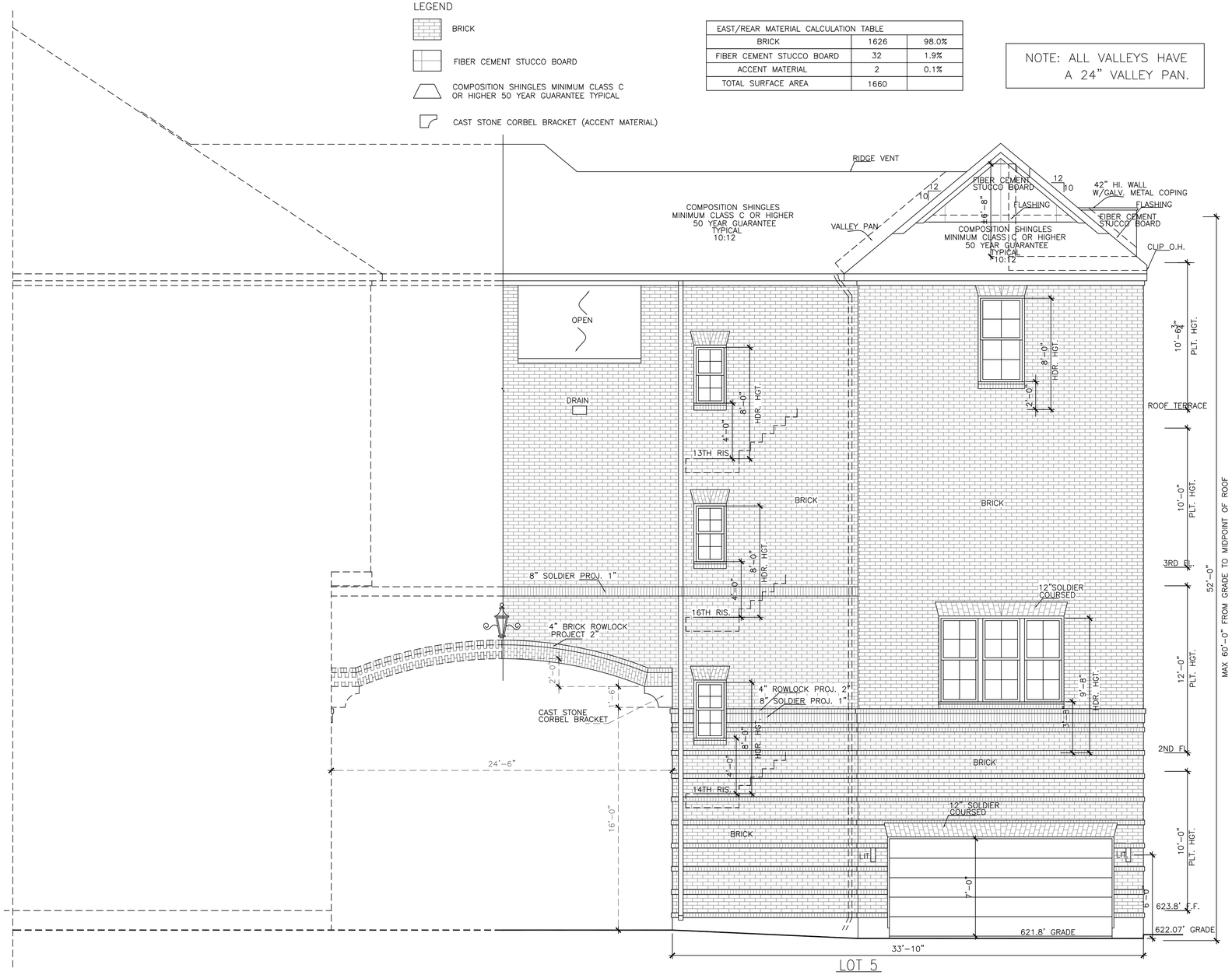


LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

EAST/REAR MATERIAL CALCULATION TABLE		
BRICK	1626	98.0%
FIBER CEMENT STUCCO BOARD	32	1.9%
ACCENT MATERIAL	2	0.1%
TOTAL SURFACE AREA	1660	

NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN.



LOT 5
BUILDING 12
east/rear(Holly Cir.) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

BUILDING 13

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT ERNEST B. KLINE 15389 STATE OF TEXAS
06/06/2022

Drawn By/Checked By: C.C./F.M.
Original Date Issued: 05/27/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK B - BUILDING 12

EAST / REAR ELEVATION

PLAN NO. 3737

SHEET NO. A-61

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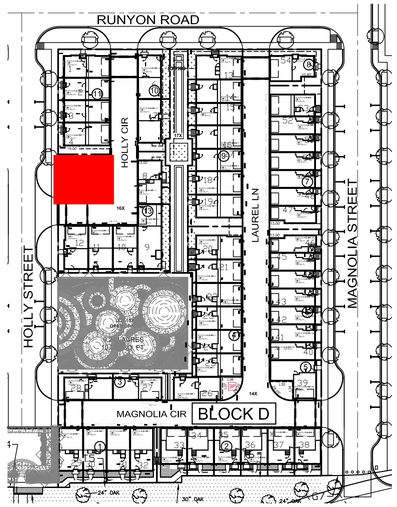
Town Project #:1833-Z



FACADE PLAN NOTES

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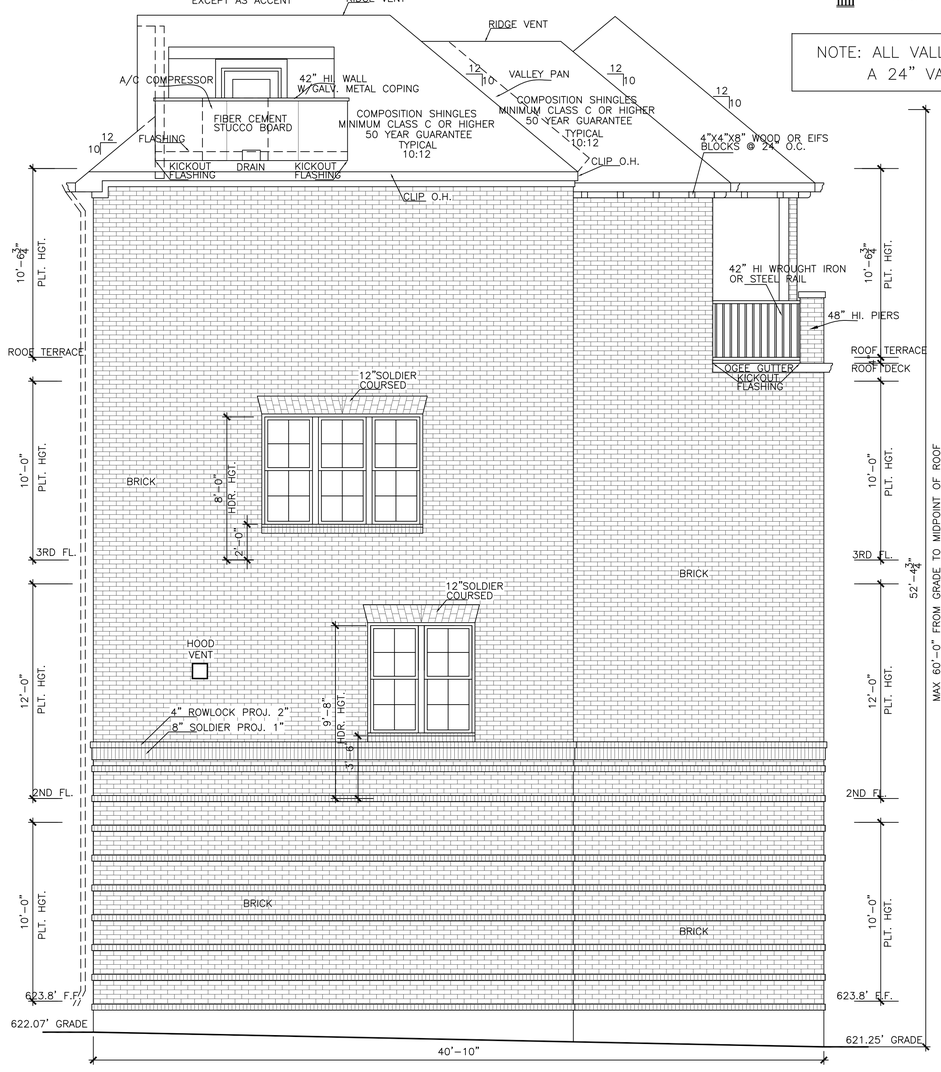
NORTH/LEFT MATERIAL CALCULATION TABLE		
BRICK	1653	95.8%
FIBER CEMENT STUCCO BOARD	55	3.2%
ACCENT MATERIAL	17	1.0%
TOTAL SURFACE AREA	1725	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL(ACCENT MATERIAL)

NOTE: ALL VALLEYS HAVE A 24" VALLEY PAN.



LOT 5

north/left(neighbor) elevation

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

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

REGISTERED ARCHITECT STEPHEN B. KLIMA 18389 STATE OF TEXAS
06/06/2022

Drawn By/Checked By: C.C./F.M.
Original Date Issued: 05/27/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE - BLOCK B - BUILDING 12

NORTH / LEFT ELEVATION

PLAN NO. 3737

SHEET NO. A-62

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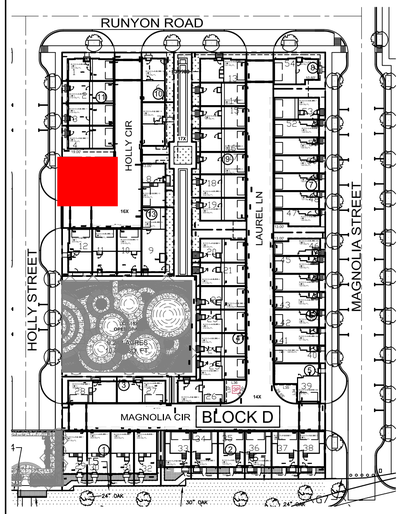
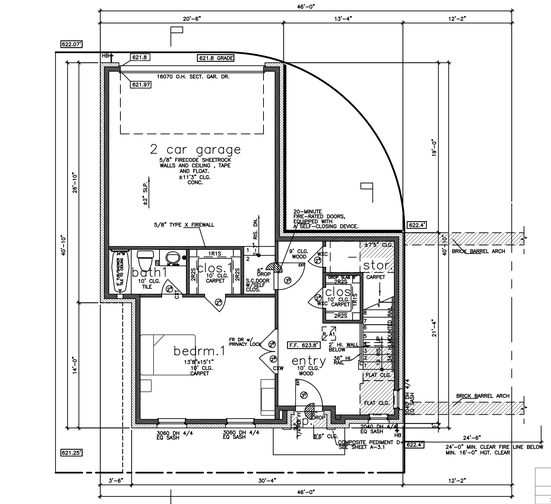
Town Project #:1833-Z

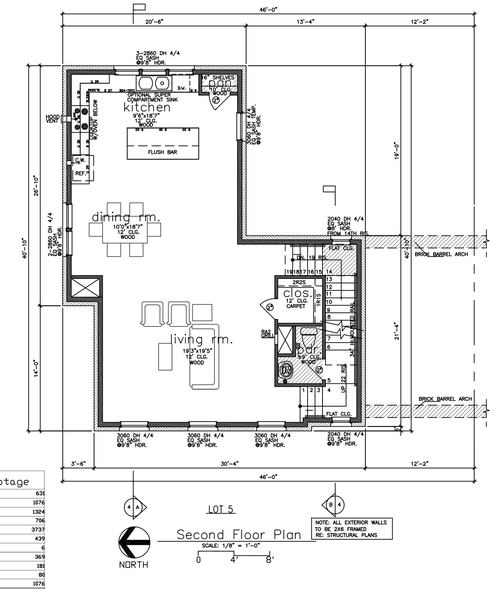


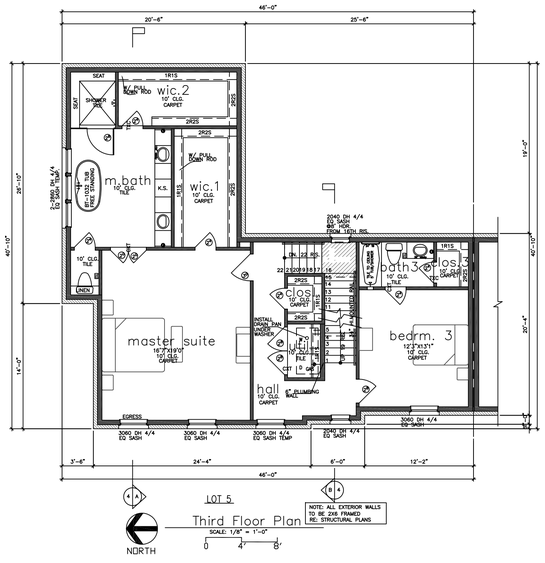
LIVING AREA(SQ. FT.)	BEDROOM
3737	4

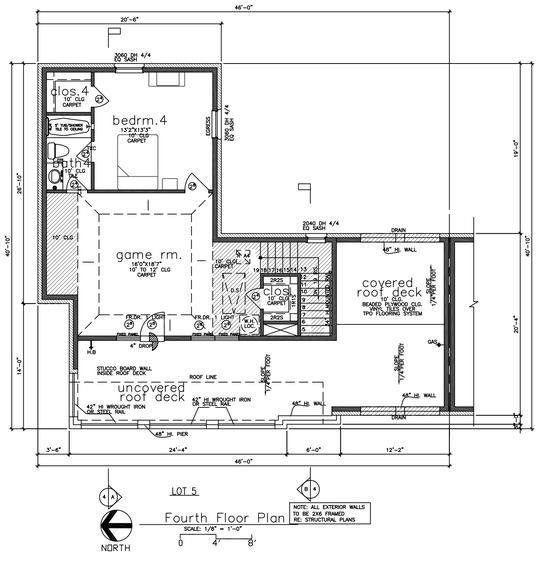


square Footage	
FIRST FLOOR	626
SECOND FLOOR	1076
THIRD FLOOR	1324
FOURTH FLOOR	796
TOTAL LIVING AREA	3737
GARAGE	439
PORCH	6
COVERED ROOF DECK	369
UNCOVERED ROOF DECK	181
AC DECK	80
TOTAL SLAB AREA	1076

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003. ACTUAL SQUARE FOOTAGE MAY VARY







URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

06/06/2022

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URBAN INTOWN HOMES
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Drawn By/Checked By: C.C./F.M.
Original Date Issued: 05/27/2021
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

ADDISON GROVE

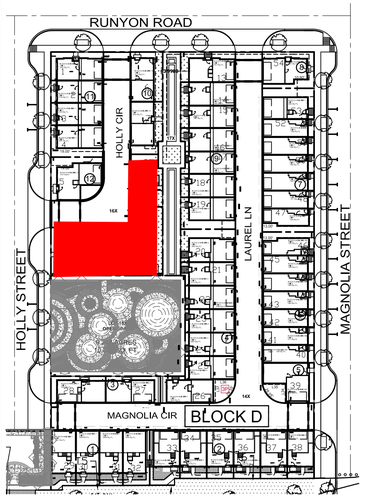
ADDISON GROVE - BLOCK B - BUILDING 12

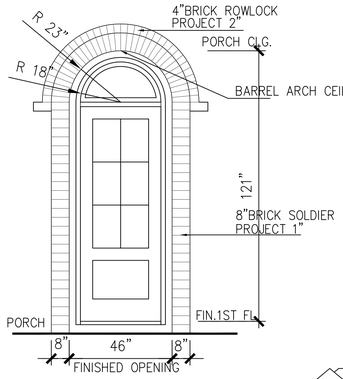
FLOOR PLANS

PLAN NO. 3737

SHEET NO. A-63

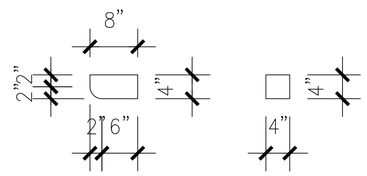
Town Project #:1833-Z





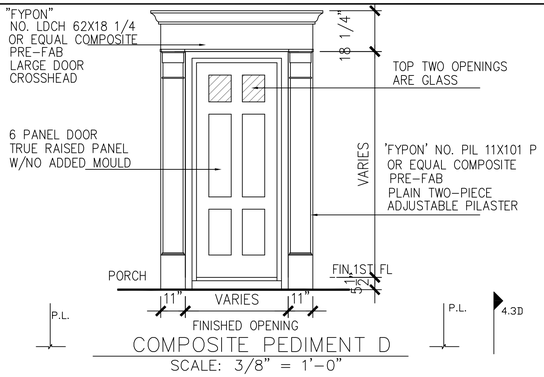
BRICK PEDIMENT Q

SCALE: 3/8" = 1'-0"



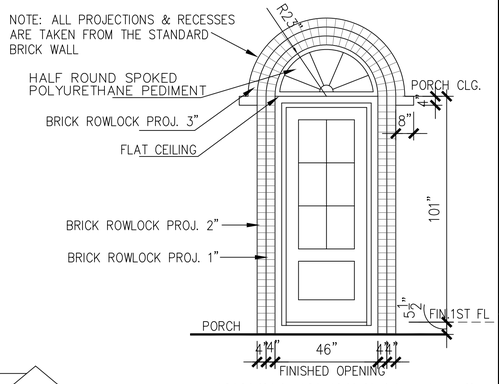
WOOD OR EIFS BRACKETS A

SCALE: 1" = 1'-0"



COMPOSITE PEDIMENT D

SCALE: 3/8" = 1'-0"



BRICK PEDIMENT E-2

SCALE: 3/8" = 1'-0"

TOTAL MATERIAL CALCULATION TABLE		
BRICK	11798	82.8%
3-COAT CEMENT PLASTER SYSTEM	838	7.1%
FIBER CEMENT STUCCO BOARD	552	4.7%
ACCENT MATERIAL	639	5.4%
TOTAL SURFACE AREA	11798	

SOUTH/FRONT MATERIAL CALCULATION TABLE		
BRICK	2378	79.9%
FIBER CEMENT STUCCO BOARD	262	8.8%
ACCENT MATERIAL	337	11.3%
TOTAL SURFACE AREA	2977	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- STANDING SEAM METAL ROOF
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- HALF ROUND SPOKED POLYURETHANE PEDIMENT (ACCENT MATERIAL)

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south/front(public park) elevation

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

0 4' 8'

ADDISON GROVE

ADDISON GROVE -BLOCK D - BUILDING 13

SOUTH/FRONT ELEVATION

PLAN NO.	
UNIT 1	3070
UNIT 2	2894
UNIT 3	2790
UNIT 4	4115
UNIT 5	2759

SHEET NO.

A-64

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

Drawn By/Checked By: J.Q./F.M.
Original Date Issued: 05/17/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

STEPHEN B. KLIMA REGISTERED ARCHITECT 15389 STATE OF TEXAS

06/06/2022

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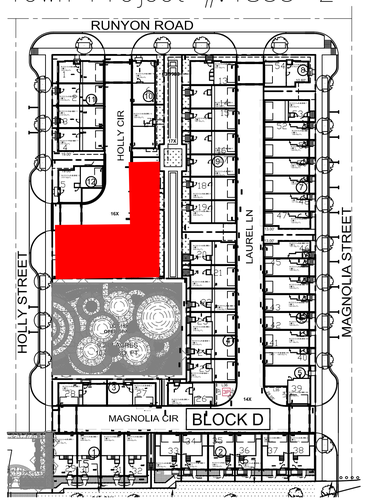

NORTH/REAR MATERIAL CALCULATION TABLE		
BRICK	2431	71.0%
3-COAT CEMENT PLASTER SYSTEM	838	24.4%
FIBER CEMENT STUCCO BOARD	99	2.9%
ACCENT MATERIAL	57	1.7%
TOTAL SURFACE AREA	3425	

LEGEND

- BRICK
- 3-COAT CEMENT PLASTER SYSTEM
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- 2X12 COMPOSITE BAND (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

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
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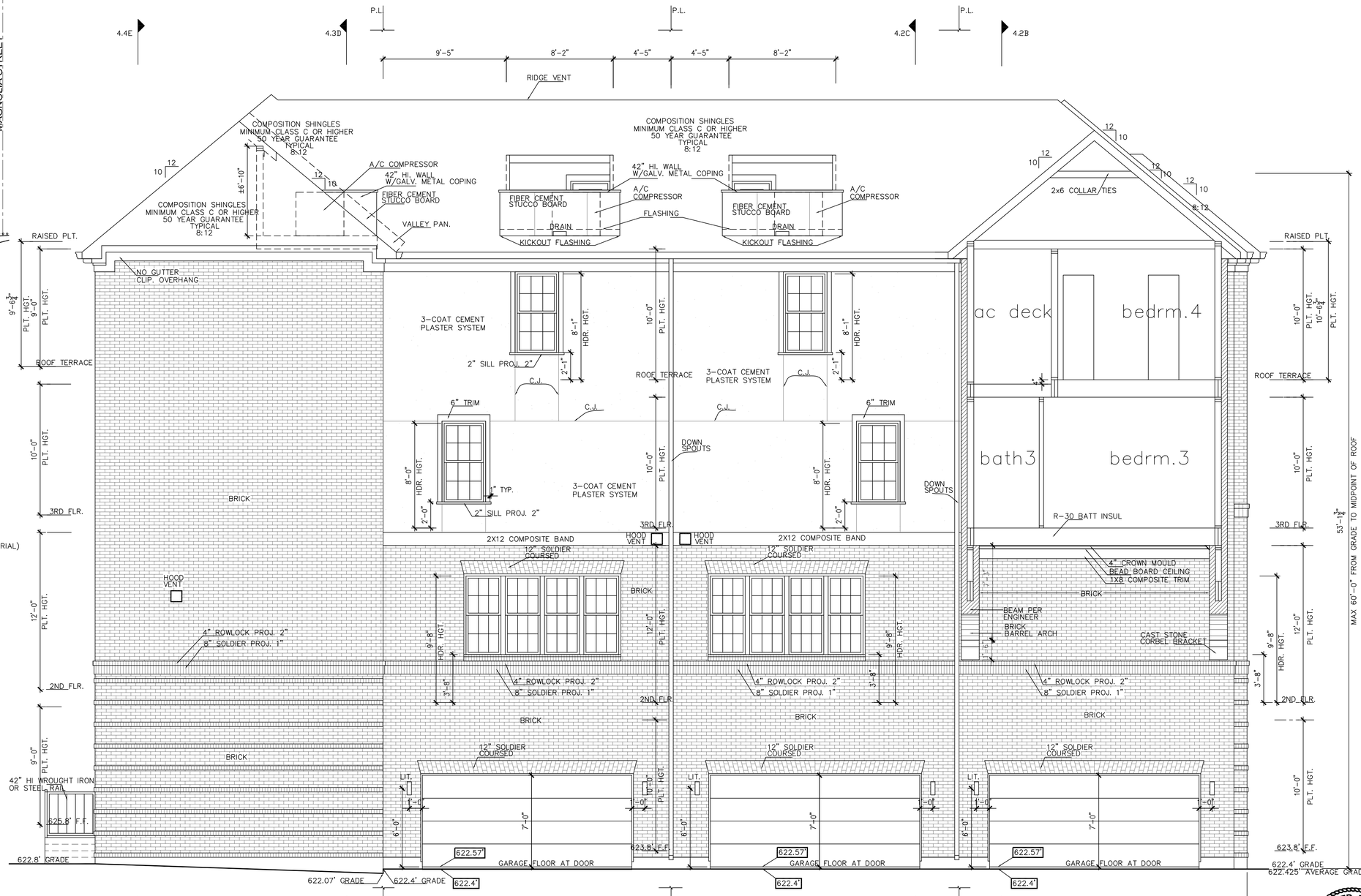
* THE DOMINANT COLOR OF THE BUILDING SHALL BE MUTED SHADES COLORS. BLACK AND STARK WHITE WILL NOT BE USED, EXCEPT AS ACCENT



north/rear(Holly Cir.) elevation

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

0 4' 8'

ADDISON GROVE



06/06/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

Drawn By/Checked By: J.Q./F.M.
Original Date Issued: 05/17/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 13

NORTH/REAR ELEVATION

PLAN NO.	
UNIT 1	3070
UNIT 2	2894
UNIT 3	2790
UNIT 4	4115
UNIT 5	2759

SHEET NO.

A-65

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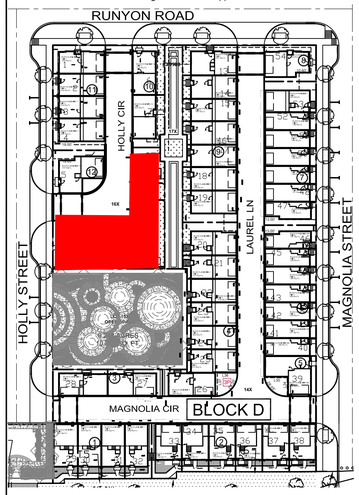
Town Project #:1833-Z



LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- COMPOSITE PEDIMENT (ACCENT MATERIAL)
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)
- FIX. SHUTTER (ACCENT MATERIAL)
- CAST STONE CORBEL BRACKET (ACCENT MATERIAL)

WEST/LEFT MATERIAL CALCULATION TABLE		
BRICK	1556	90.1%
FIBER CEMENT STUCCO BOARD	69	4.0%
ACCENT MATERIAL	101	5.9%
TOTAL SURFACE AREA	1726	

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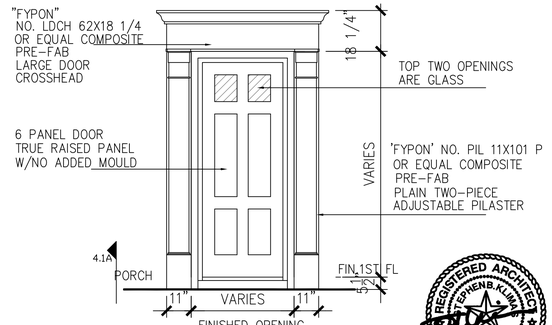
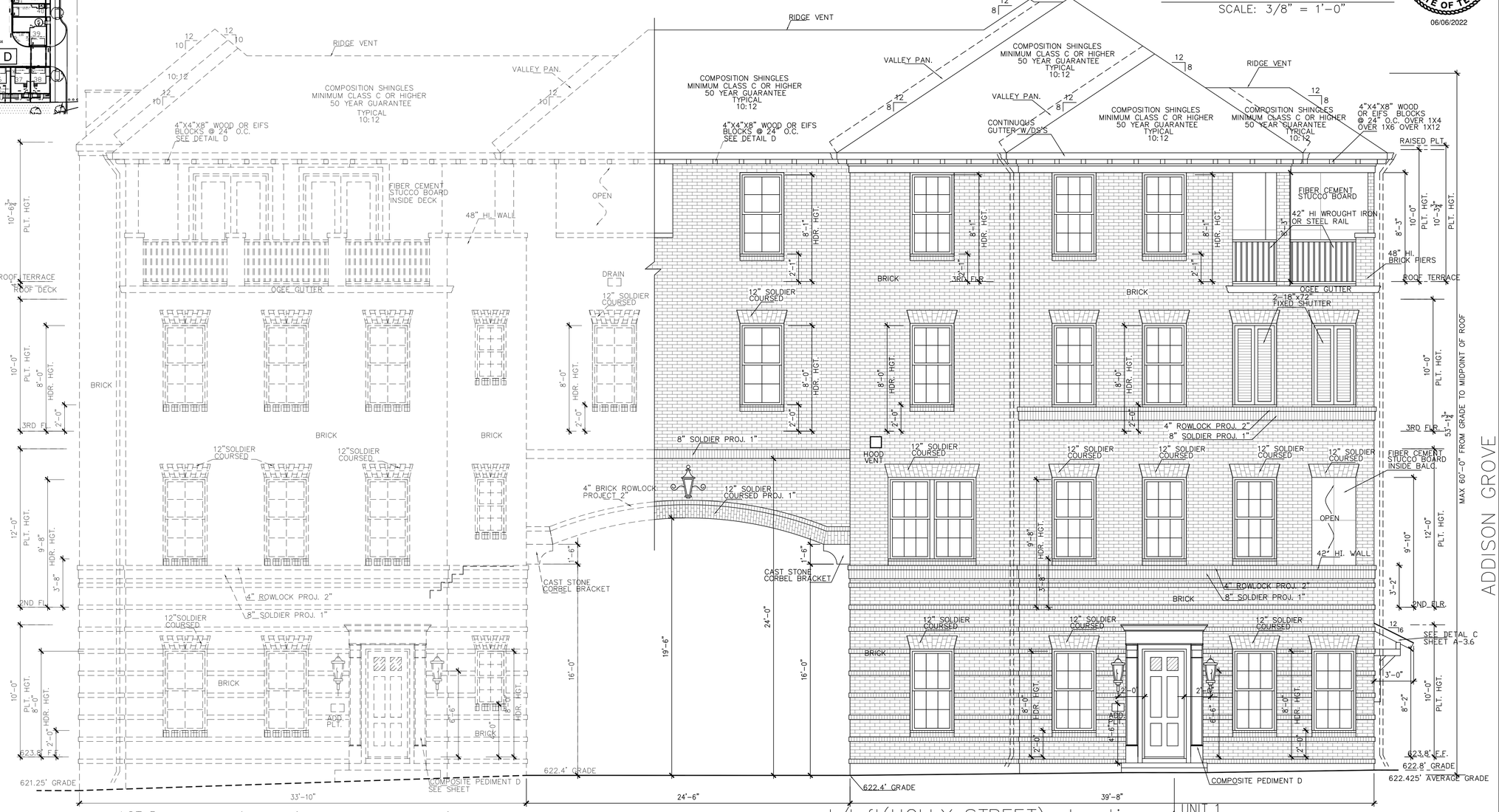


COMPOSITE PEDIMENT D
SCALE: 3/8" = 1'-0"

REGISTERED ARCHITECT
TERHENB. KLIMA
15389
STATE OF TEXAS
06/06/2022



LOT 5
BUILDING 10
west/front(HOLLY STREET) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

west/left(HOLLY STREET) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

UNIT 1
LOT 12
BUILDING 13

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 13

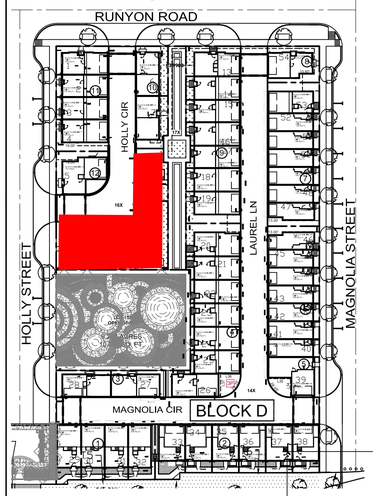
ADDISON GROVE

WEST/LEFT ELEVATIONS

PLAN NO.	
UNIT 1	3070
UNIT 2	2894
UNIT 3	2790
UNIT 4	4115
UNIT 5	2759

SHEET NO.
A-66

Town Project #:1833-Z



REGISTERED ARCHITECT STEPHEN B. KLIMA 75389 STATE OF TEXAS
06/06/2022

EAST/RIGHT MATERIAL CALCULATION TABLE		
BRICK	3404	92.8%
FIBER CEMENT STUCCO BOARD	122	3.3%
ACCENT MATERIAL	144	3.9%
TOTAL SURFACE AREA	3670	

LEGEND

- BRICK
- FIBER CEMENT STUCCO BOARD
- COMPOSITION SHINGLES MINIMUM CLASS C OR HIGHER 50 YEAR GUARANTEE TYPICAL
- STANDING SEAM METAL ROOF
- 4X4X8 WOOD OR EIFS BLOCKS (ACCENT MATERIAL)
- WROUGHT IRON OR STEEL RAIL (ACCENT MATERIAL)

FACADE PLAN NOTES

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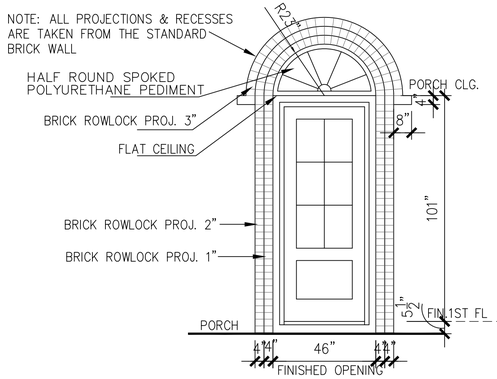
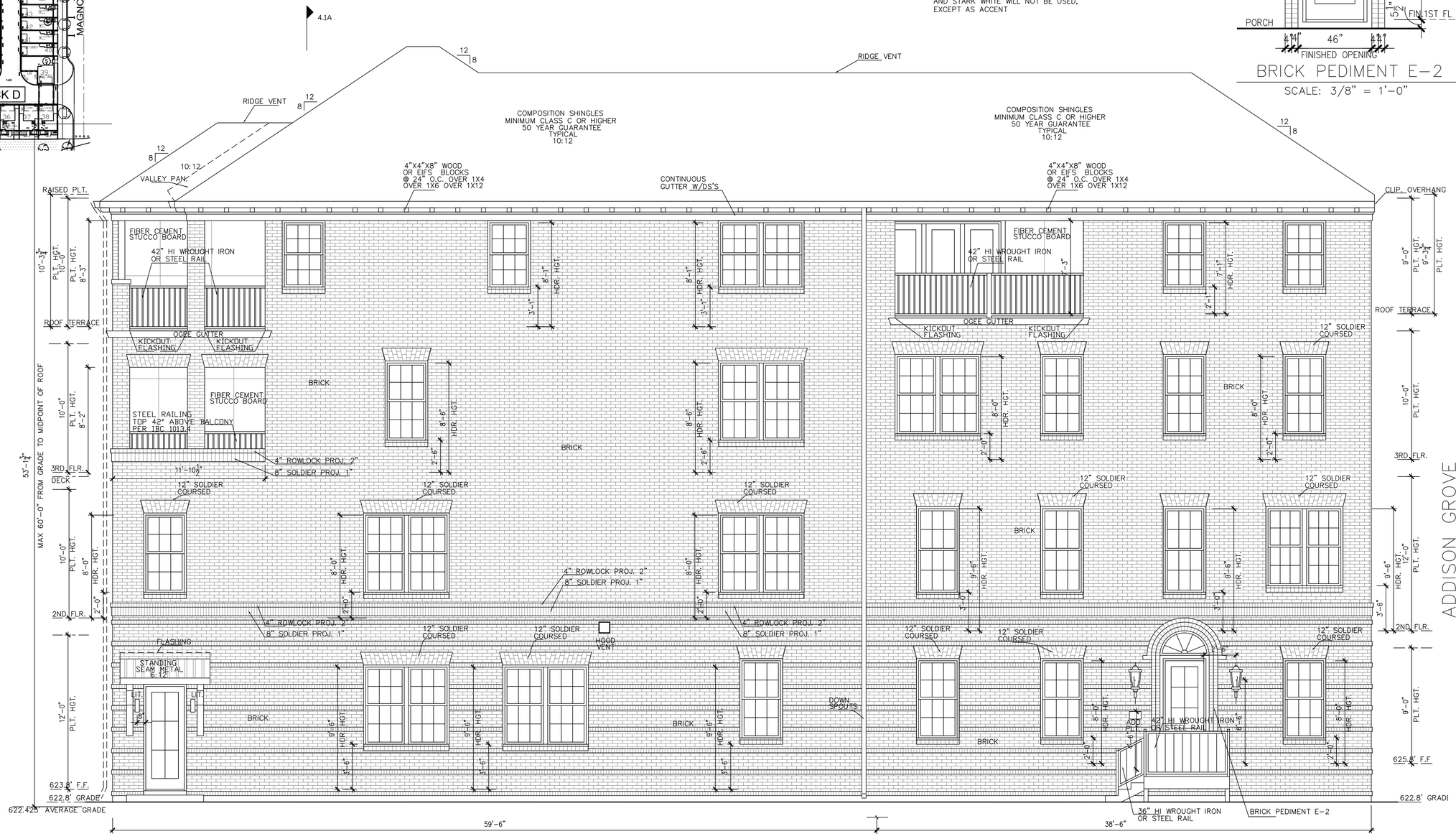


BRICK PEDIMENT E-2
SCALE: 3/8" = 1'-0"



UNIT 4
LOT 9

UNIT 5
LOT 8

east/right(green space) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST. STE 200, HOUSTON, TX 77003
(713)961-3877 TEL (713)961-4270 FAX

Drawn By/Checked By: J.Q./F.M.
Original Date Issued: 05/17/2021
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2022

ADDISON GROVE -BLOCK D - BUILDING 13

EAST/RIGHT ELEVATIONS

PLAN NO.	
UNIT 1	3070
UNIT 2	2894
UNIT 3	2790
UNIT 4	4115
UNIT 5	2759

SHEET NO.
A-67

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
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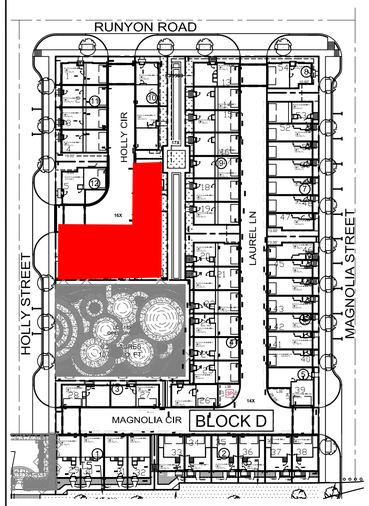
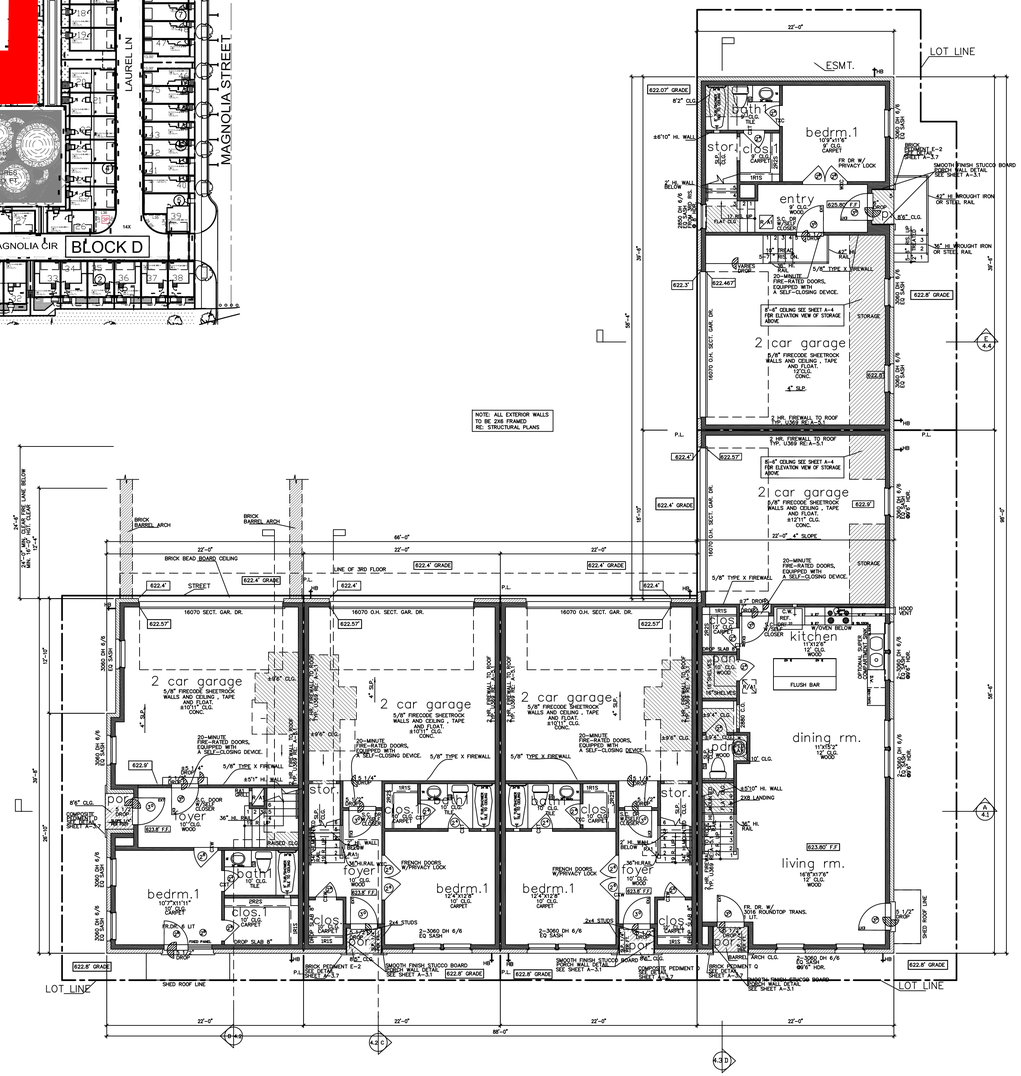
Town Project #: 1833-Z





First Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

Second Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

unit 1 square footage	
FIRST FLOOR	394
SECOND FLOOR	761
THIRD FLOOR	1537
ROOF TERRACE	883
TOTAL LIVING AREA	3072
PORCH	12
GARAGE	448
BALCONY	99
COVERED ROOF DECK	85
UNCOVERED ROOF DECK	109
AC DECK	65
TOTAL SLAB AREA	866

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2 square footage	
FIRST FLOOR	455
SECOND FLOOR	873
THIRD FLOOR	935
ROOF TERRACE	685
TOTAL LIVING AREA	2894
PORCH	11
GARAGE	462
COVERED ROOF DECK	53
UNCOVERED ROOF DECK	147
AC DECK	66
TOTAL SLAB AREA	873

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 3 square footage	
FIRST FLOOR	455
SECOND FLOOR	769
THIRD FLOOR	925
ROOF TERRACE	685
TOTAL LIVING AREA	2790
PORCH	11
GARAGE	462
BALCONY	103
COVERED ROOF DECK	53
UNCOVERED ROOF DECK	147
AC DECK	66
TOTAL SLAB AREA	873

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 4 square footage	
FIRST FLOOR	839
SECOND FLOOR	1287
THIRD FLOOR	1026
ROOF TERRACE	963
TOTAL LIVING AREA	4115
PORCH	12
GARAGE	430
BALCONY	241
COVERED DECK	179
UNCOVERED DECK	83
AC DECK	66
TOTAL SLAB AREA	1287

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 5 square footage	
FIRST FLOOR	378
SECOND FLOOR	869
THIRD FLOOR	869
ROOF TERRACE	643
TOTAL LIVING AREA	2759
PORCH	9
GARAGE	450
COVERED ROOF DECK	153
AC DECK	66
TOTAL SLAB AREA	869

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	3070	4
UNIT 2	2894	4
UNIT 3	2790	4
UNIT 4	4115	5
UNIT 5	2759	4

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
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REGISTERED ARCHITECT STEPHEN B. KLIMA 15389 STATE OF TEXAS
06/06/2022

Drawn By/Checked By: J.Q./F.M.
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Scale: 1/8" = 1'-0"
Last Updated: 06/03/2022

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(713)961-3877 TEL (713)961-4270 FAX

ADDISON GROVE -BLOCK D - BUILDING 13

FLOOR PLANS

PLAN NO.	
UNIT 1	3070
UNIT 2	2894
UNIT 3	2790
UNIT 4	4115
UNIT 5	2759

SHEET NO.
A-68

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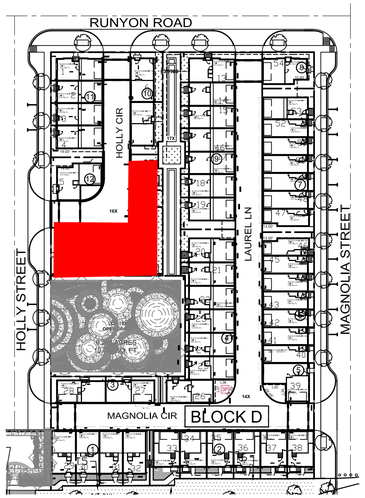
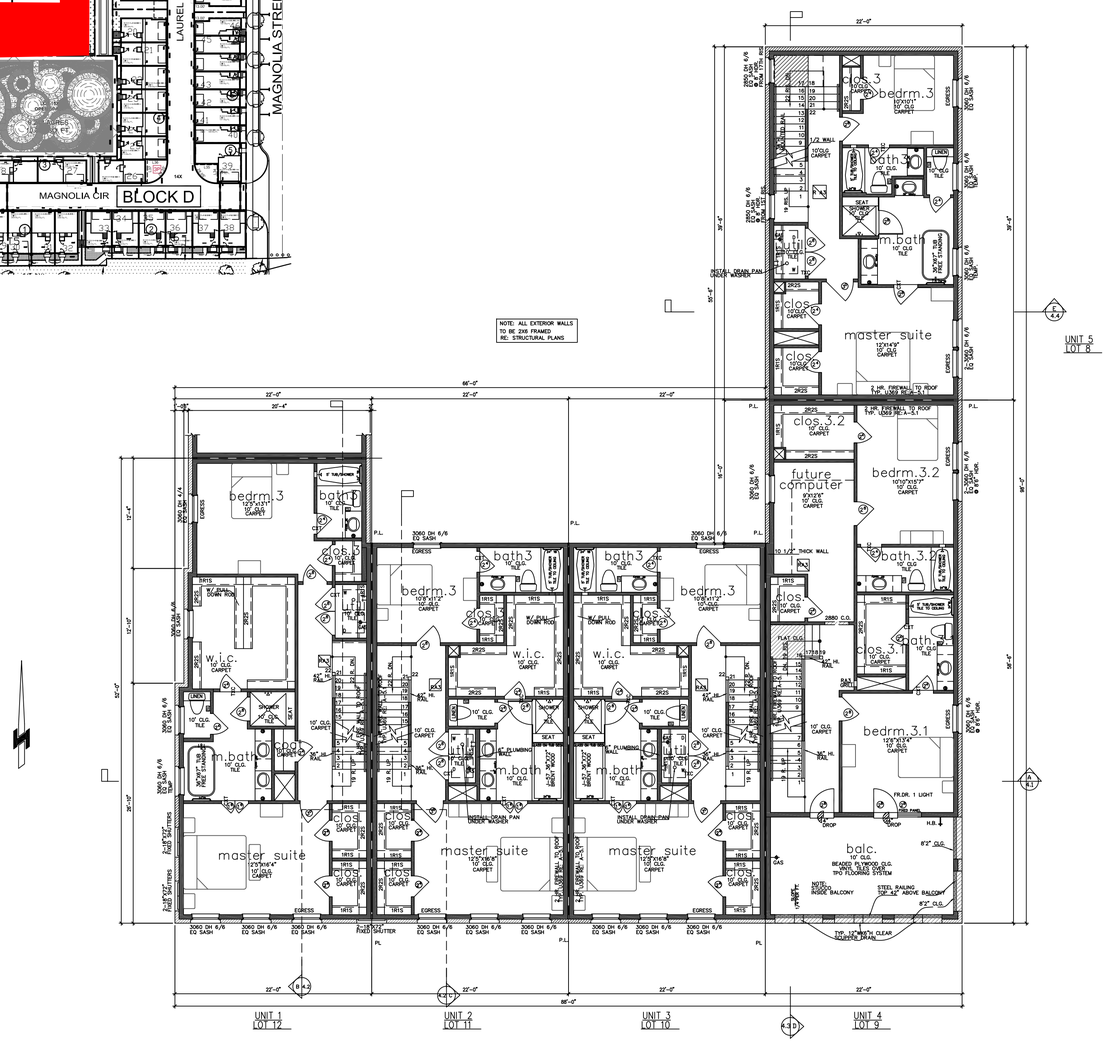
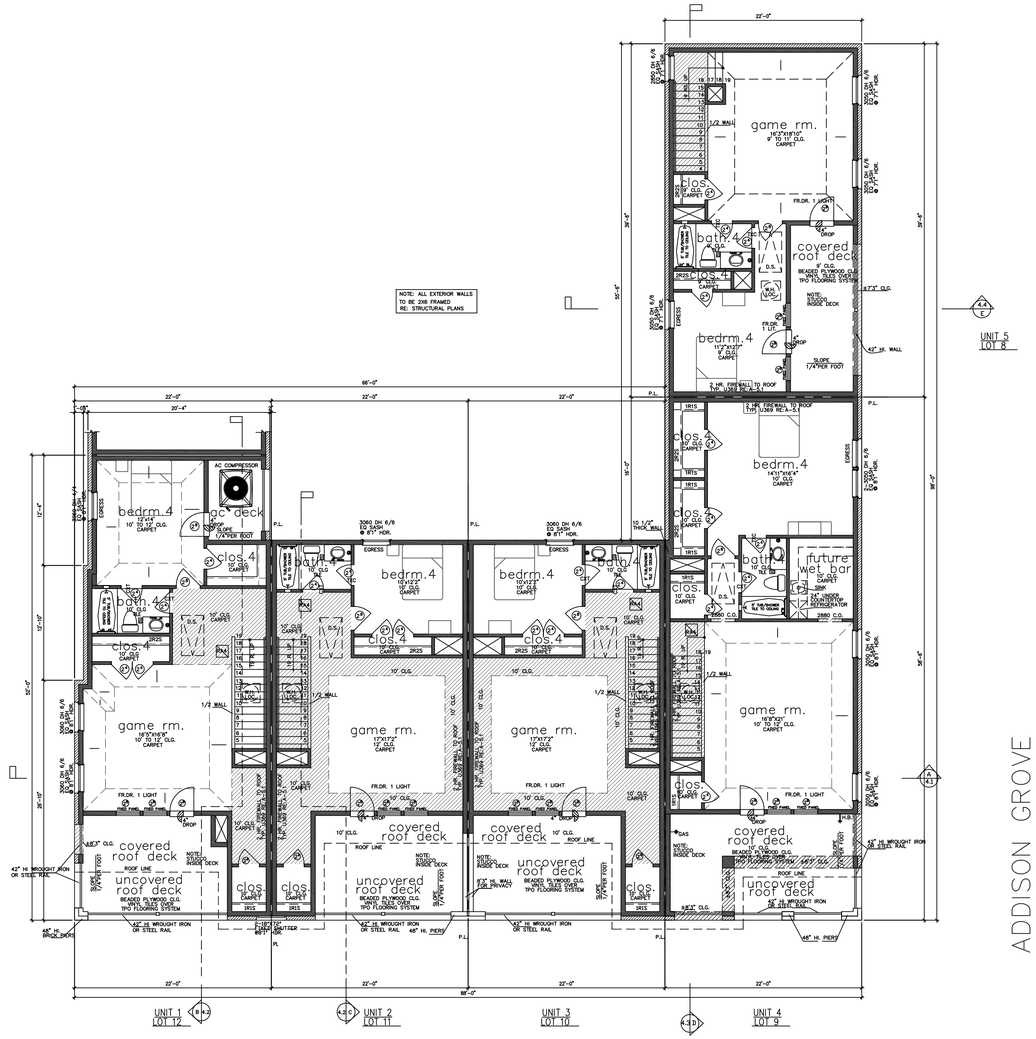
Town Project #: 1833-Z





Third Floor Plan
NORTH SCALE: 1/8" = 1'-0"



Roof Terrace Plan
NORTH SCALE: 1/8" = 1'-0"

ADDISON GROVE

URBAN INTOWN HOMES
2410 POLK ST, STE 200, HOUSTON, TX 77003
PHONE: 713-961-3877

06/06/2022

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ADDISON GROVE -BLOCK D - BUILDING 13

FLOOR PLANS

PLAN NO.	
UNIT 1	3070
UNIT 2	2894
UNIT 3	2790
UNIT 4	4115
UNIT 5	2759

SHEET NO.
A-69

Council Meeting **10.**

Meeting Date: 08/09/2022

Department: Development Services

AGENDA CAPTION:

Present, Discuss, and Consider Action on an **Ordinance Granting a Meritorious Exception to Chapter 62 of the Code of Ordinances for the Villas at Fiori, a Rental Townhome Development to be Constructed at 4030 Vitruvian Way, to Allow Modifications to the Design and Placement Requirements within the Vitruvian Park Special District for a Detached Monument Sign.** Case MR2022-07/The Villas at Fiori.

BACKGROUND:

The Villas at Fiori is a rental townhome development that will be constructed at the southeast corner of Spring Valley Road and Vitruvian Way (4030 Vitruvian Way). The development plans were approved for 85 rental townhome units in December 2021 with Ordinance No. 021-45. The building permits have been issued for this project and construction is anticipated to begin soon. As construction preparation is underway, the owner has begun the permitting process for signage for the site, which includes a new monument sign at the primary entrance. During the permit review process, staff determined that the proposed detached monument sign did not comply with the Town's sign code.

The subject property is situated within the Vitruvian Park Special District of the Town's sign code. The Vitruvian Park Special District specifies that monument signs shall be constructed as shown in Figure 62.289.7 and Figure 62-289.7.B. It also specifies the location a monument sign shall be placed, as shown in Figure 62-289.8 and Figure 62-289.8.B. The monument sign design requirements illustrate a gateway sign for the Vitruvian Park neighborhood. The required placement is at the southwest corner of Spring Valley Road and Vitruvian Way. The proposed monument sign does not comply with the design or placement requirements of the Vitruvian Park Special District.

The proposed monument sign structure is 69.5 inches tall and 155.25 inches long, with a total area of 71.5 square feet. The sign face is 45.5 inches tall and 116 inches long with a total area of 36.7 square feet. The sign is proposed to be double sided and illuminated at night with white LED lights. The sign will be constructed of a fabricated aluminum material with a brick base that matches the exterior façade of the townhomes. The sign is proposed be located on the east side of Vitruvian Way within a landscape median onsite. It will be setback 20 feet from the property line.

The applicant is seeking a meritorious exception to allow deviations from the design and placement requirements for a monument sign at the Vitruvian Way entrance to the Villas at Fiori development.

The applicant is pursuing a Meritorious Exception to the sign code in accordance with the code provisions stated below:

Town of Addison Code of Ordinances, Chapter 62 (Signs)

Section 62-33. – Meritorious exceptions.

(d)(3) The council may consider appeals on the basis that such regulations and/or standards will, by reason of exceptional circumstances or surroundings, constitute a practical difficulty or unnecessary hardship or on the basis that the proposed improvement although falling under the definition of a "sign," constitutes art that makes a positive contribution to the visual environment.

Staff believes that the criteria is met for a meritorious exception for the proposed monument sign. The current standards provided within the Special District for Vitruvian Park do not allow for the consideration of monument signs outside of what was accommodated in the previously approved master plan. When the subject property was rezoned, it allowed for a development form and character that typically accommodates monument signage. The monument sign for the Villas at Fiori will help guide traffic to the primary entrance of the development. Additionally, the design of the proposed sign is appropriate for this site as it meets the minimum standards for monument signs as defined in the base sign code.

RECOMMENDATION:

Administration recommends approval.

Attachments

Presentation - Meritorious Exception for the Villas at Fiori

Ordinance - Meritorious Exception for the Villas at Fiori

Plans - Meritorious Exception for the Villas at Fiori

Town Sign Code - Special Districts

The Villas at Fiori Meritorious Exception (MR2022-07)

Case MR2022-07 The Villas at Fiori

LOCATION:

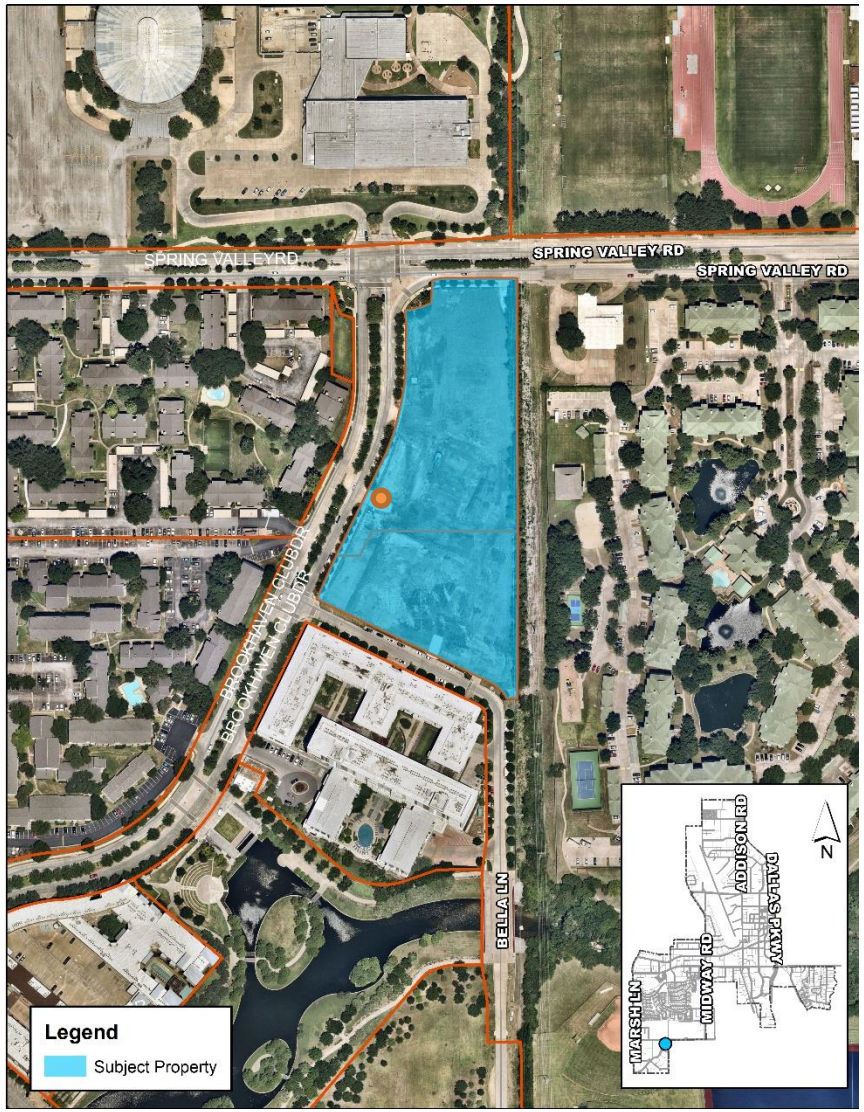
4030 Vitruvian Way

REQUEST:

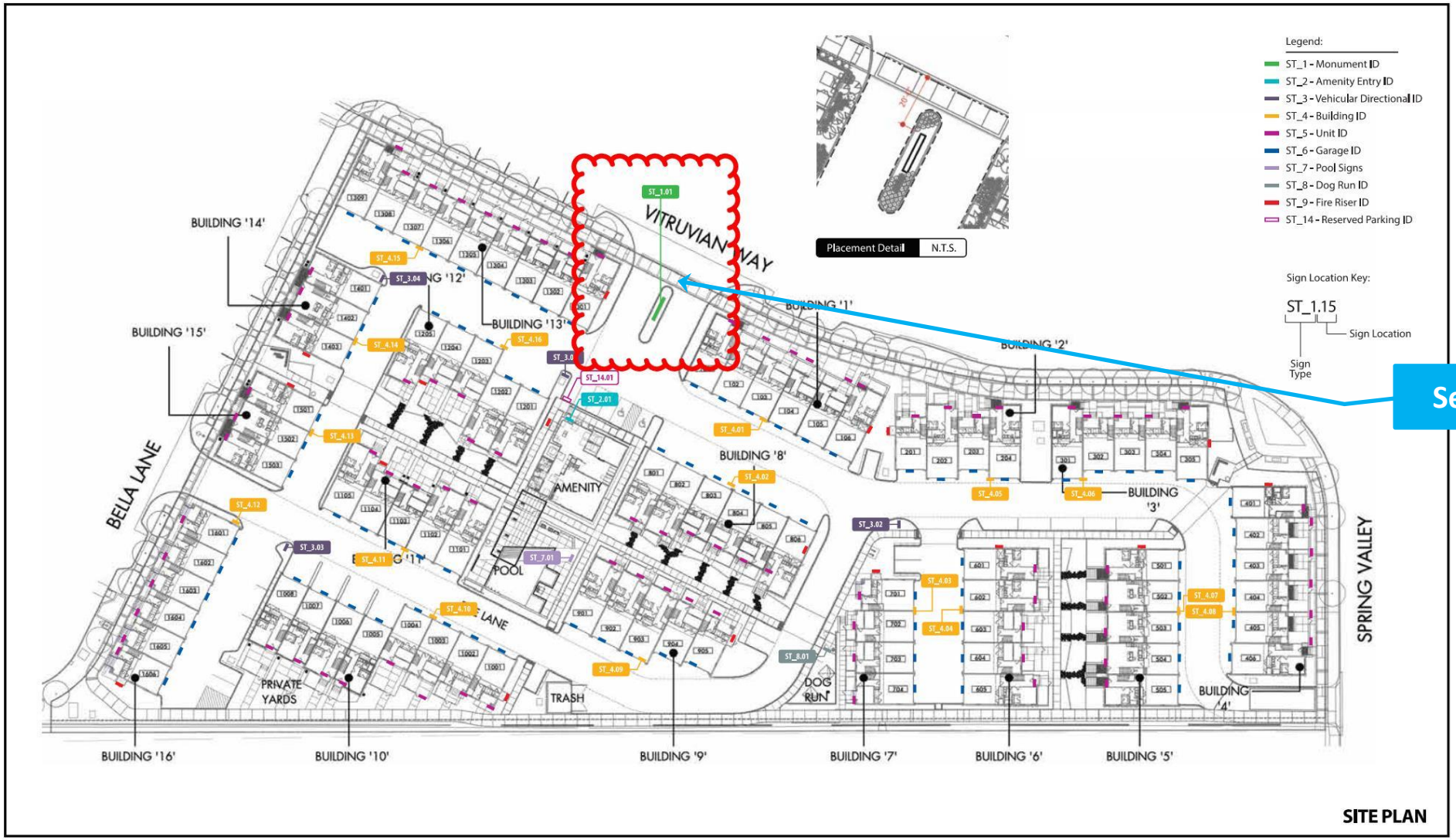
Approval of a Meritorious Exception for a detached monument sign for a new residential development, The Villas at Fiori.

ACTION REQUIRED:

Discuss and consider action on the appropriateness of the proposed sign code meritorious exception request.



Case MR2022-07 The Villas at Fiori



Setback 20’ from Vitruvian Way

Case MR2022-07 The Villas at Fiori



Night View Scale: 1/2"=1'-0"



Elevation Scale: 1/2"=1'-0"

Square Footage: 36.7

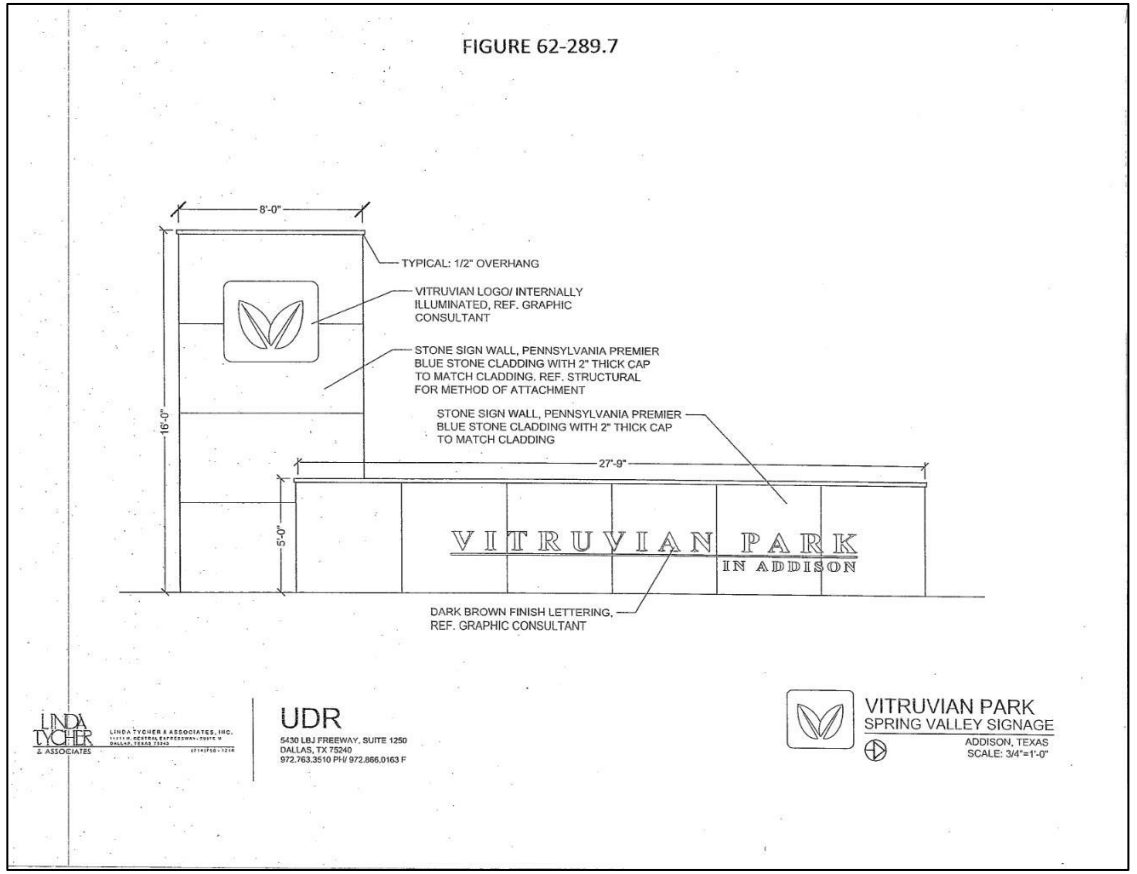
ST_1 - MONUMENT ID / Qty: 1

Case MR2022-07 The Villas at Fiori

SIGN CODE COMPLIANCE ISSUES

- The Vitruvian Park Special District outlines specific design and placement requirements.

- The required monument signs were intended to serve as gateways into the neighborhood.

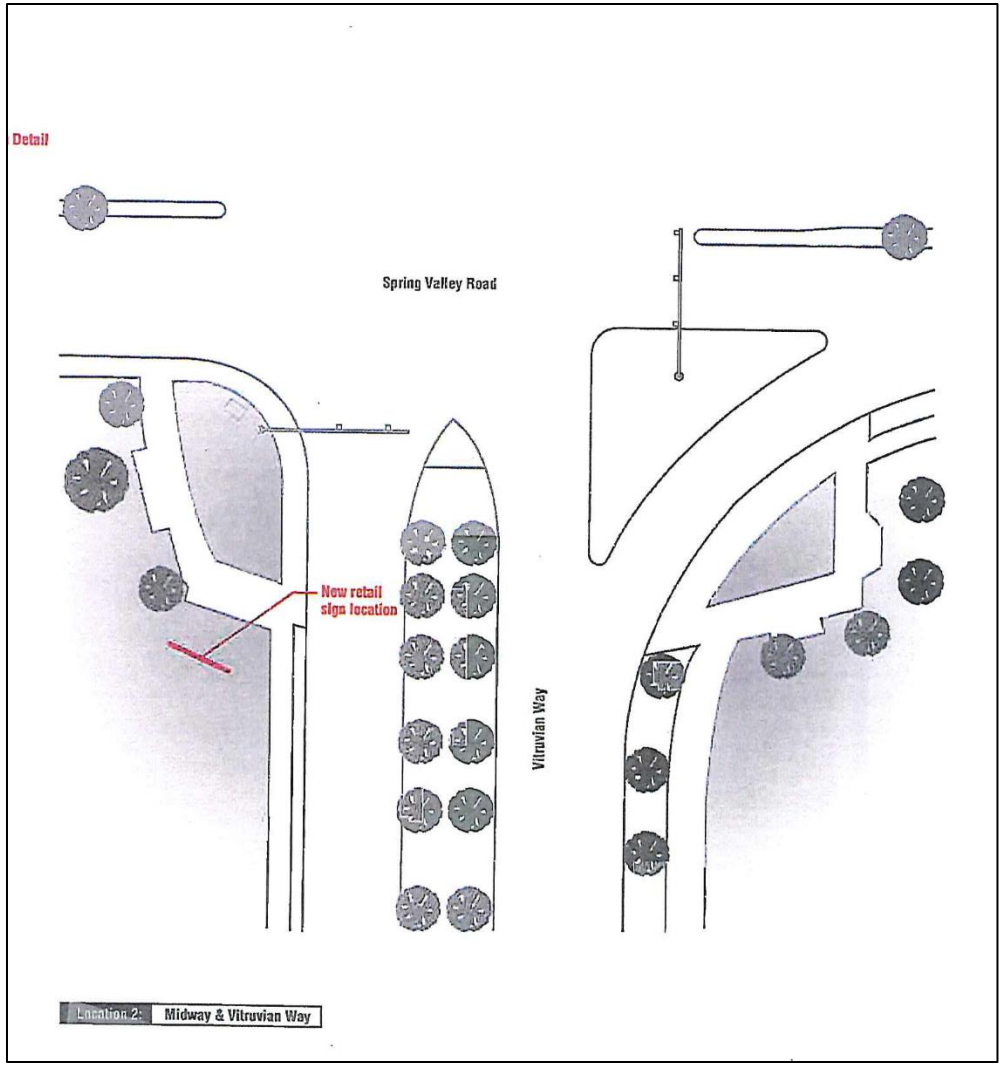


Case MR2022-07 The Villas at Fiori

SIGN CODE COMPLIANCE ISSUES

- The subject property was rezoned to allow for a lower density development pattern where monument signs are more common for individual project phases.

- Applicant Justification:
  - The monument sign for the Villas at Fiori will help identify the neighborhood and guide traffic to the primary entrance of the development.



Case MR2022-07 The Villas at Fiori

MERITORIOUS EXCEPTION CRITERIA:

The council may consider appeals on the **basis that such regulations and/or standards will, by reason of exceptional circumstances or surroundings, constitute a practical difficulty or unnecessary hardship** or on the basis that the proposed improvement although falling under the definition of a "sign," constitutes art that makes a positive contribution to the visual environment.

Proposal does meet hardship criteria

- Strict application of the sign code would not allow any detached signage to be permitted for The Villas at Fiori.

Case MR2022-07 The Villas at Fiori

RECOMMENDATION:

Staff recommends **approval of the request.**

The proposed exception will allow modification to the sign requirements, as necessary, due to modifications to the master plan. It will also provide identification of the primary entrance of the townhome development.

Where monument signs are regulated elsewhere in the sign code, this sign complies with those standards.

The proposed request meets the “hardship” criteria of the sign code and should be approved.

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, GRANTING A MERITORIOUS EXCEPTION TO CHAPTER 62 OF THE CODE OF ORDINANCES FOR THE VILLAS AT FIORI, A RENTAL TOWNHOME DEVELOPMENT LOCATED AT 4030 VITRUVIAN WAY, TO ALLOW MODIFICATIONS TO THE DESIGN AND PLACEMENT REQUIREMENTS WITHIN THE VITRUVIAN PARK SPECIAL DISTRICT FOR A DETACHED MONUMENT SIGN; PROVIDING A PENALTY NOT TO EXCEED FIVE HUNDRED DOLLARS ($500.00) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 62 of the Code of Ordinances regulates signage in the Town of Addison; and

WHEREAS, Section 62-33 permits the City Council to approve exceptions to provisions of Chapter 62 in cases that have obvious merit in not only being appropriate to the particular site or location, but also in making a positive contribution to the visual environment; and

WHEREAS, the City Council has determined that the grant of the meritorious exception contained herein is in the best interest of the public and contributes the visual environment of the Town.

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

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

SECTION 2. A meritorious exception to Chapter 62 of the Code of Ordinances is hereby granted for the Villas at Fiori, a rental townhome development located at 4030 Vitruvian Way, to allow the construction of one monument sign, as depicted in **Exhibit A**. Except as permitted herein, all other signage on the Property shall comply with Chapter 62 of the Code of Ordinances.

SECTION 3. Any person, firm, corporation, or other business entity violating any of the provisions or terms of this Ordinance shall, in accordance with Section 62-35 of the Town of Addison Code of Ordinance, be fined, upon conviction, in an amount of not more than Five Hundred and No/100 Dollars ($500.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues.

SECTION 4. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the **9*TH*** day of ***AUGUST 2022*.**

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

Irma Parker, City Secretary

APPROVED AS TO FORM:

Whitt L. Wyatt, City Attorney

EXHIBIT A


SITE PLAN
BELLA LANE
BUILDING '14'
BUILDING '15'
BUILDING '16'
BUILDING '10'
BUILDING '9'
BUILDING '7'
BUILDING '6'
BUILDING '5'
BUILDING '4'
BUILDING '3'
BUILDING '2'
BUILDING '1'
BUILDING '8'
BUILDING '13'
BUILDING '12'
BUILDING '11'
PRIVATE YARDS
TRASH
POOL
AMENITY
DOG RUN
VITRUVIAN WAY
SPRING VALLEY
Legend:
ST_1 - Monument ID
ST_2 - Amenity Entry ID
ST_3 - Vehicular Directional ID
ST_4 - Building ID
ST_5 - Unit ID
ST_6 - Garage ID
ST_7 - Pool Signs
ST_8 - Dog Run ID
ST_9 - Fire Riser ID
ST_14 - Reserved Parking ID
Sign Location Key:
ST_1.15
Sign Type
Sign Location
Placement Detail
N.T.S.
FSGS
FOUR SEASONS SIGN PARTNER
2855 E State Highway 121, Suite 100
Lewisville, TX 75056
972-267-3180
www.fsgsgraphics.com
DESIGN DEVELOPMENT - NOTE
Please ensure this drawing is correct in all areas. Double-check spelling, grammar, logo art, colors, sign verbiage and overall design before approving artwork. This is for proofing purposes only and does not reflect actual color.
MN#: 7196 - VILLAS AT FIORI - DESIGN DEVELOPMENT PACKAGE
AM: JB
Artist: JB
File Path
Jobs/U/UDR/Villas at Fiori/7196 - Villas at Fiori - Permanent Sign Package/ 2 - FSGS DRAWINGS/2 - DD/ 7196-Villas at Fiori - Permanent Sign Package_DD_062222.ai
02
Sheet 1 of 1

EXHIBIT A

THE VILLAS AT FIORI
Night View
Scale: 1/2"=1'-0"
116"
45 1/2"
Fabricated aluminum structure. Paint to match Sherwin Williams SW 7008 Alabaster. satin finish.
Letters are routed and push-thru with aluminum overlays. lit with bright white LEDs. Paint colors to match brand colors.
Fabricated aluminum structure. Paint to match dark charcoal gray. matte finish.
Brick base to match building
STREET SIDE
Elevation
Scale: 1/2"=1'-0"
Square Footage: 36.7
ST_1 - MONUMENT ID / Qty: 1
FSGS
FOUR SEASONS SIGN PARTNER
2855 S State Highway 121, Suite 100
Lewisville, TX 75056
972.267.5100
www.fsgsgraphics.com
DESIGN DEVELOPMENT - NOTE
Please ensure this drawing is correct in all areas. Double-check spelling, grammar, logo art, colors, sign verbiage and overall design before approving artwork. This is for proofing purposes only and does not reflect actual color.
MN#: 7196 - VILLAS AT FIORI - DESIGN DEVELOPMENT PACKAGE
AM: JB
Artist: JB
File Path
Jobs/UUDR/Villas at Fiori/7196 - Villas at Fiori - Permanent Sign Package/ 2 - FSGS DRAWINGS/2 - DD/ 7196-Villas at Fiori - Permanent Sign Package_DD_062222.ai
04
Sheet 1 of 1



Placement Detail | N.T.S.

Legend:

- ST_1 - Monument ID
- ST_2 - Amenity Entry ID
- ST_3 - Vehicular Directional ID
- ST_4 - Building ID
- ST_5 - Unit ID
- ST_6 - Garage ID
- ST_7 - Pool Signs
- ST_8 - Dog Run ID
- ST_9 - Fire Riser ID
- ST_14 - Reserved Parking ID

Sign Location Key:

ST_1.15

- Sign Type
- Sign Location

SITE PLAN

FSGS
YOUR TRUSTED SIGN PARTNER
2455 E State Highway 121, Suite 108
Lewisville, TX 75056
972-267-3100
www.fsgsgraphics.com

DESIGN DEVELOPMENT - NOTE

Please ensure this drawing is correct in all areas. Double-check spelling, grammar, logo art, colors, sign verbiage and overall design before approving artwork. This is for proofing purposes only and does not reflect actual color.

MN#: 7196 - VILLAS AT FIORI - DESIGN DEVELOPMENT PACKAGE

AM: JB

Artist: JB

File Path
Jobs/U/UDR/Villas at Fiori/7196 - Villas at Fiori - Permanent Sign Package/ 2 - FSGS DRAWINGS/2 - DD/
7196-Villas at Fiori - Permanent Sign Package_DD_062222.ai



Night View | Scale: 1/2″=1′-0″



Elevation | Scale: 1/2″=1′-0″

Square Footage: 36.7

ST_1 - MONUMENT ID / Qty: 1

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MN#: 7196 - VILLAS AT FIORI - DESIGN DEVELOPMENT PACKAGE
AM: JB
Artist: JB

File Path
Jobs/U/UDR/Villas at Fiori/7196 - Villas at Fiori - Permanent Sign Package/ 2 - FSGS DRAWINGS/2 - DD/
7196-Villas at Fiori - Permanent Sign Package_DD_062222.ai

(c) Addison Circle (being that area to which Ordinance No. 097-010, adopted March 25, 1997, applies):

(1) Signs may project above the roof line, be placed perpendicular to the building, be placed on poles and in the city right of way in accordance with Figures 62-289.3.A.1, 62-289.3.A.2, 62-289.3.A.3, 62-289.3.A.4, and 62-289.3.A.5.

(2) Portable signs do not need a permit but shall comply with the following:

a. Each commercial occupancy shall be allowed not more than one portable sign, which shall be located within the public sidewalk adjacent to the occupancy.

b. A minimum of four feet of clear sidewalk shall be maintained at all times.

c. Signs shall be constructed as shown in Figure 62-289.3.B.

(d) Addison Walk Shopping Center (being that area to which Ordinance No. 004-002, adopted January 13, 2004, applies): Blade signs, premises signs on building facades and two multitenant pole signs may be constructed in accordance with Figures 62-289.4.1, 62-289.4.2, 62-489.4.3, and 62-289.4.4.

(e) Inwood Quorum Village (being that area to which Ordinance No. 006-037, adopted August 22, 2006, applies): Attached signs with letter heights of 24 inches and 30 inches may be constructed in accordance with Figure 62-289.5.

(f) Dallas Parkway.

(1) Monument signs for real property abutting Dallas Parkway may be constructed as follows: The sign with base shall not exceed eight feet in overall height above the natural grade, the actual sign face shall not exceed 72 square feet in area per side, and the sign shall be located within 50 feet of Dallas Parkway.

(2) Real estate/leasing signs may be constructed as follows:

a. Maximum 108 square feet in area.

b. Maximum total square footage of the four allowed signs 144 square feet.

c. Minimum setbacks from street curb as set forth in section 62-184 of the Code of Ordinances of the town. Signs exceeding 36 square feet shall be located within 50 feet of Dallas Parkway.

d. Observe 35-foot visibility triangle.

e. The permit shall be renewed every 12 months. Prior to the issuance of the permit and any renewal thereof the sign shall be subject to inspection and approval to insure compliance with all ordinances of the Town of Addison.

(3) Section 62-270 prohibiting luminaries of any type that outline the elements of a building facade, shall not apply to buildings that are six or more stories in height.

(g) Vitruvian Park (being that area shown in Figure 62-289.6):

(1) *Attached Commercial Tenant Identification Sign:*

a. Each commercial tenant may have one sign per 50 lineal feet of building frontage, with a maximum of two signs spaced a minimum of 25 feet apart.

b. The sign area is limited to one square foot of sign per lineal foot of building frontage up to a maximum of 200 square feet of total sign area with no individual sign exceeding 100 square feet in area.

c. The sign may project more than 18 inches from the building facade.

d. Signs projecting more than 18 inches from the building facade shall be located a minimum of eight feet above grade.

e. Signs shall be placed on exterior facades common with the tenant space.

f. Letters and logos below 36 feet above grade may have a maximum height of 26 inches.

(2) *Attached Commercial Blade Signs:*

a. Each commercial tenant may have a blade signs in addition to a tenant identification sign.

b. Each commercial tenant may have one sign per 50 lineal feet of building frontage, with a maximum of two signs spaced a minimum of 25 feet apart.

c. The maximum projection from the building facade shall not exceed four feet.

d. The minimum height above the sidewalk shall not be less than eight feet.

e. The maximum height above the sidewalk shall not exceed ten feet.

f. The sign shall not exceed nine square feet in area.

g. The signs shall be placed on exterior facades common with the tenant space.

h. Letters and logos may have a maximum height of 26 inches.

(3) *[Portable Signs.]* Portable signs do not need a permit but shall comply with the following:

a. Each commercial tenant shall be allowed not more than one portable sign, which shall be located within the public sidewalk adjacent to the occupancy.

b. A minimum of four feet of clear sidewalk shall be maintained at all times.

c. Signs shall be constructed as shown in Figure 62-289.3B.

(4) *[Monument Signs.]* The monument sign shall comply with the following:

a. Shall be constructed as shown in Figure 62-289.7, and Figure 62-289.7.B.

b. Shall be placed as shown in Figure 62-289.8, and Figure 62-289.8.B.

(5) *[Pole Signs.]* Pole signs shall comply with the following:

a. Shall be constructed as shown in Figure 62-289.9.

b. Shall only be of a seasonal or decorative type.

c. Shall not contain any advertising or promotional messages related to Vitruvian Park.

(6) *Pylon Signs for Brookhaven Village Shopping Center.* The pylon signs shall comply with the following:

a. Shall be placed as shown in Figure 62-289.11A.

b. Shall be constructed and maintained as shown in Figure 62-289.11B.

FIGURE 62-289.6

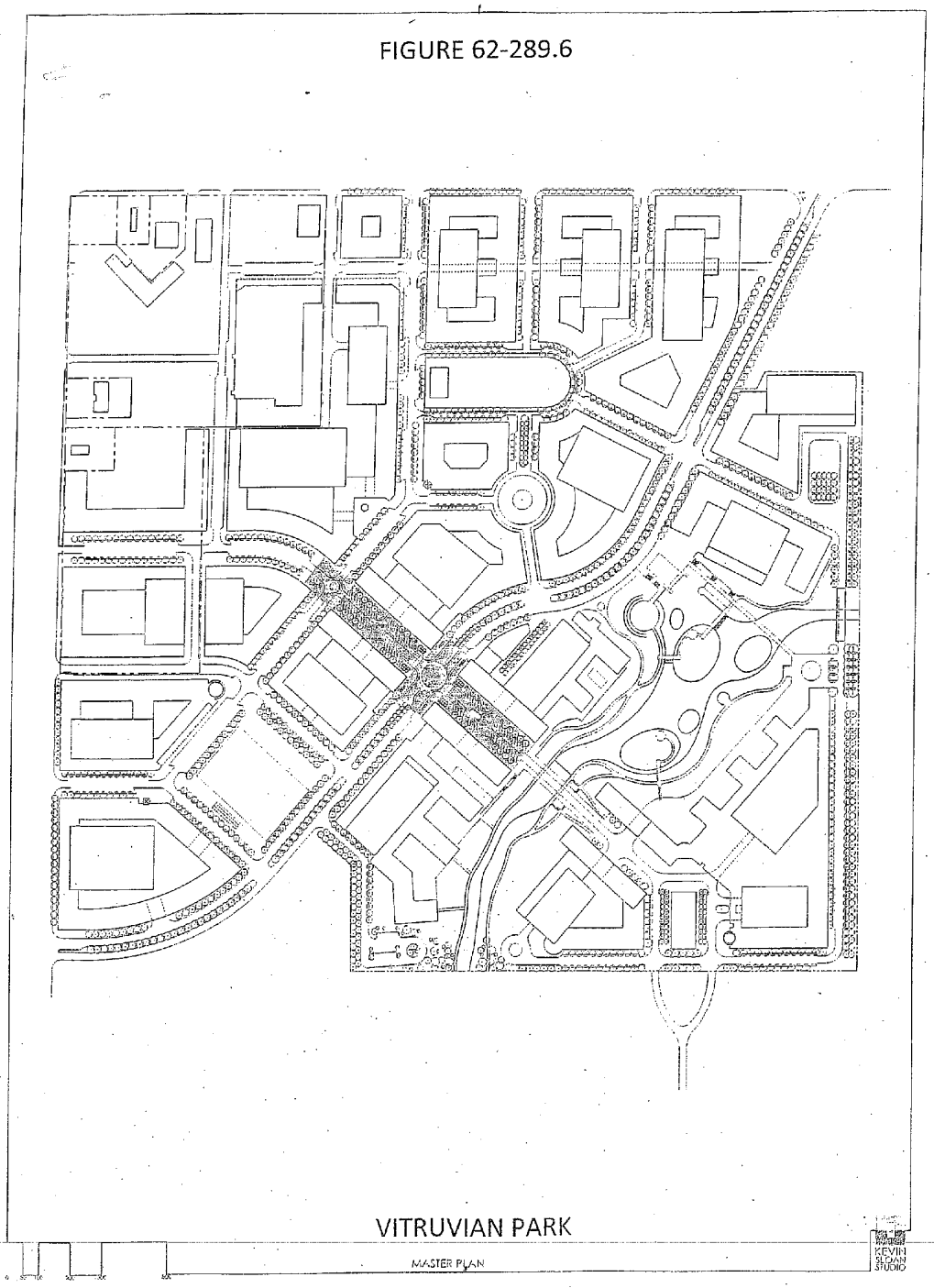
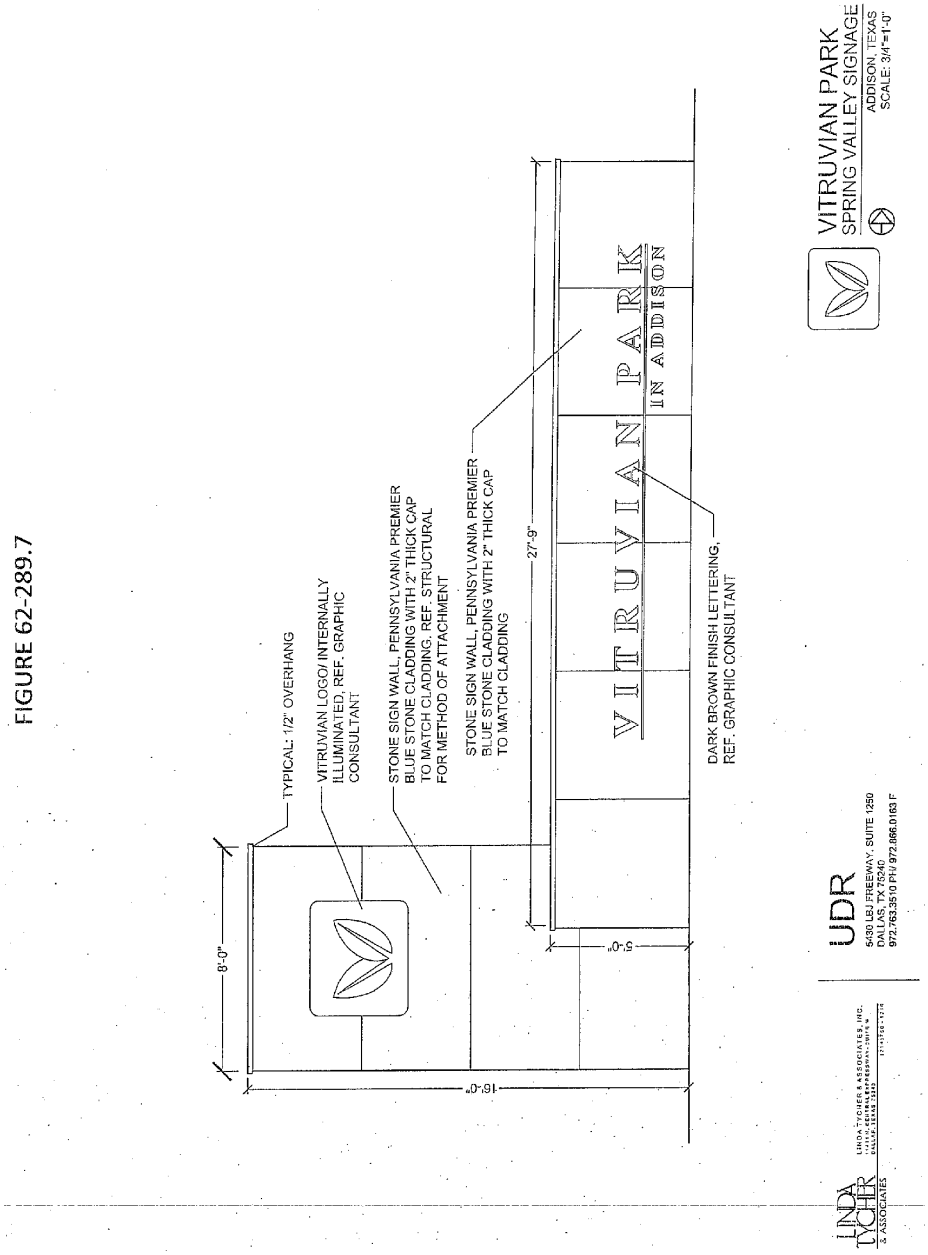


FIGURE 62-289.7



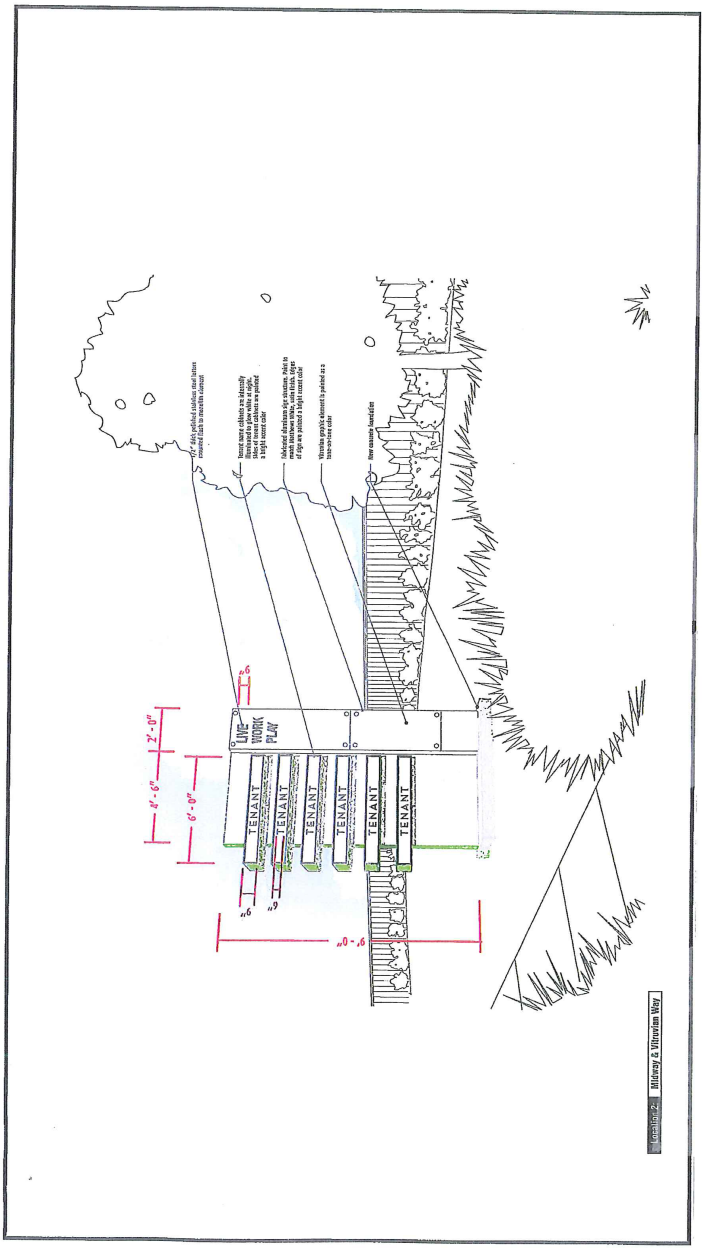
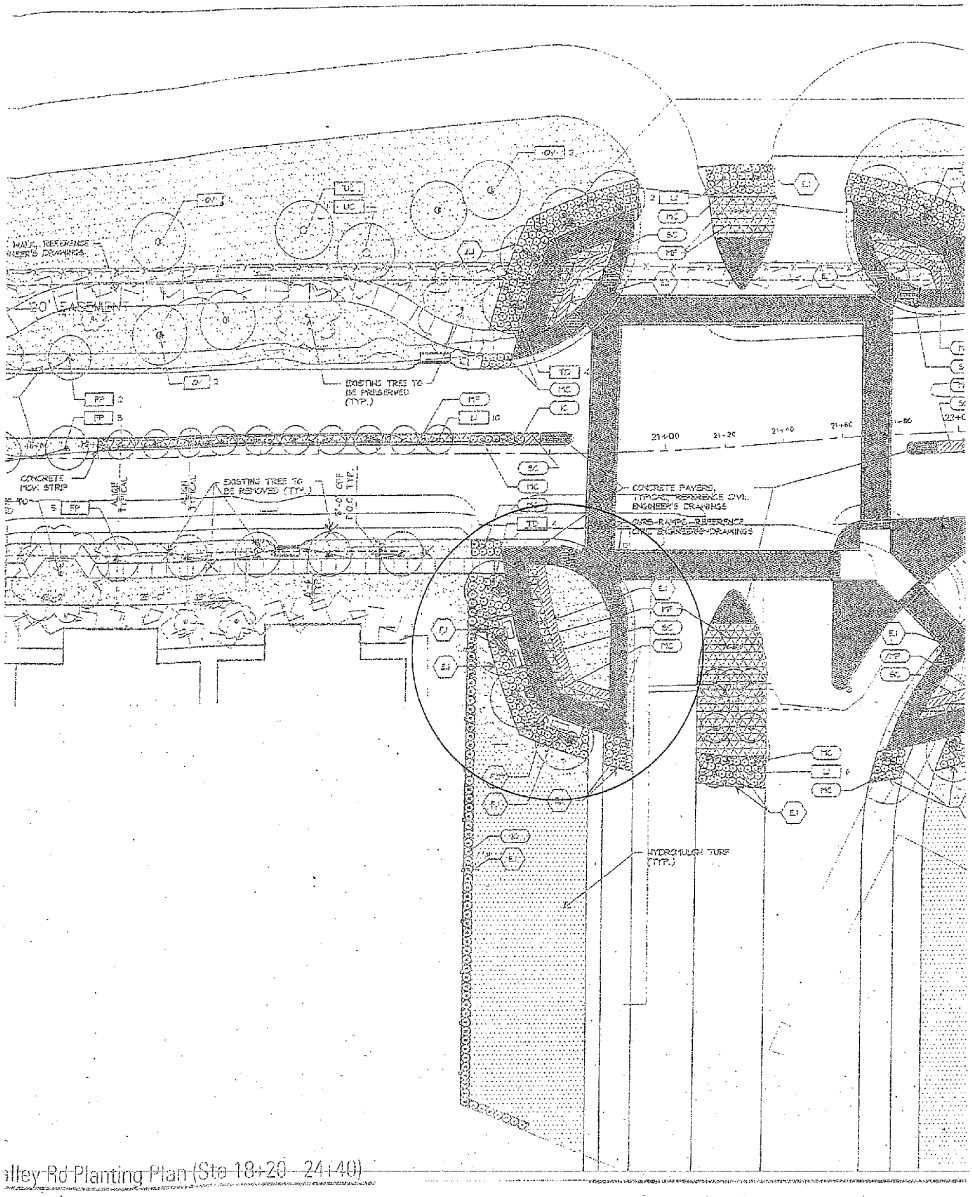


Figure 62-289.7B



alley Rd Planting Plan (Sta 18+20 - 24+40)

FIGURE 62-289.8

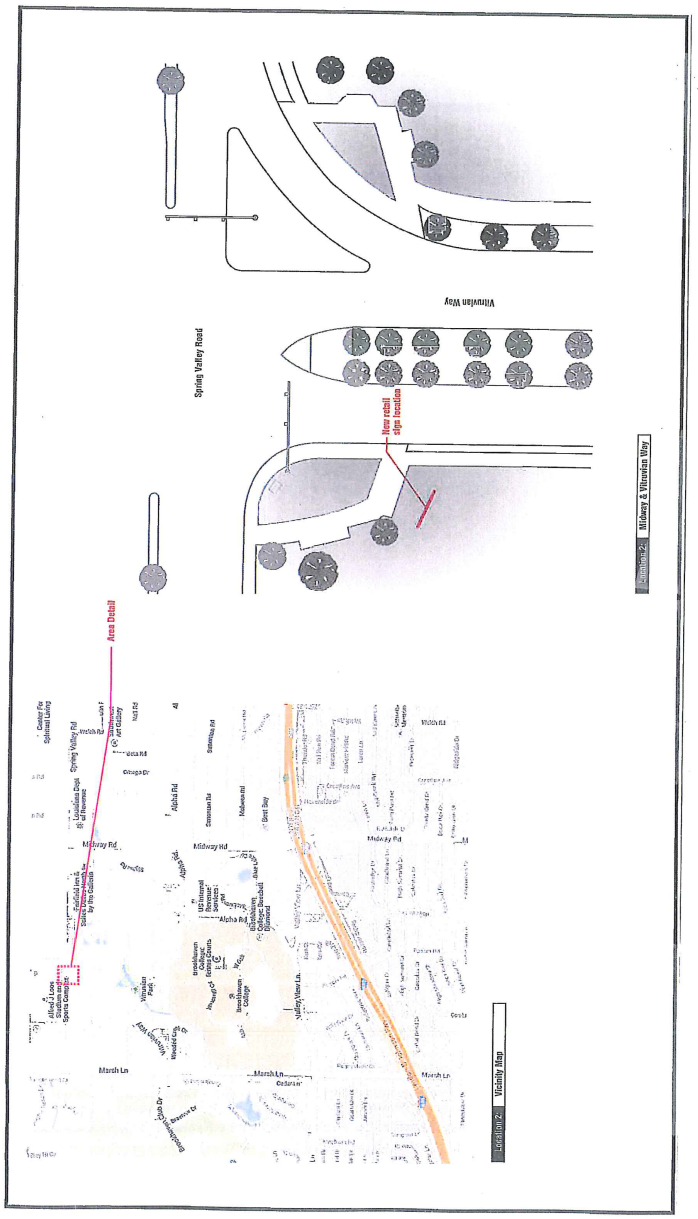


Figure 62-289.8B

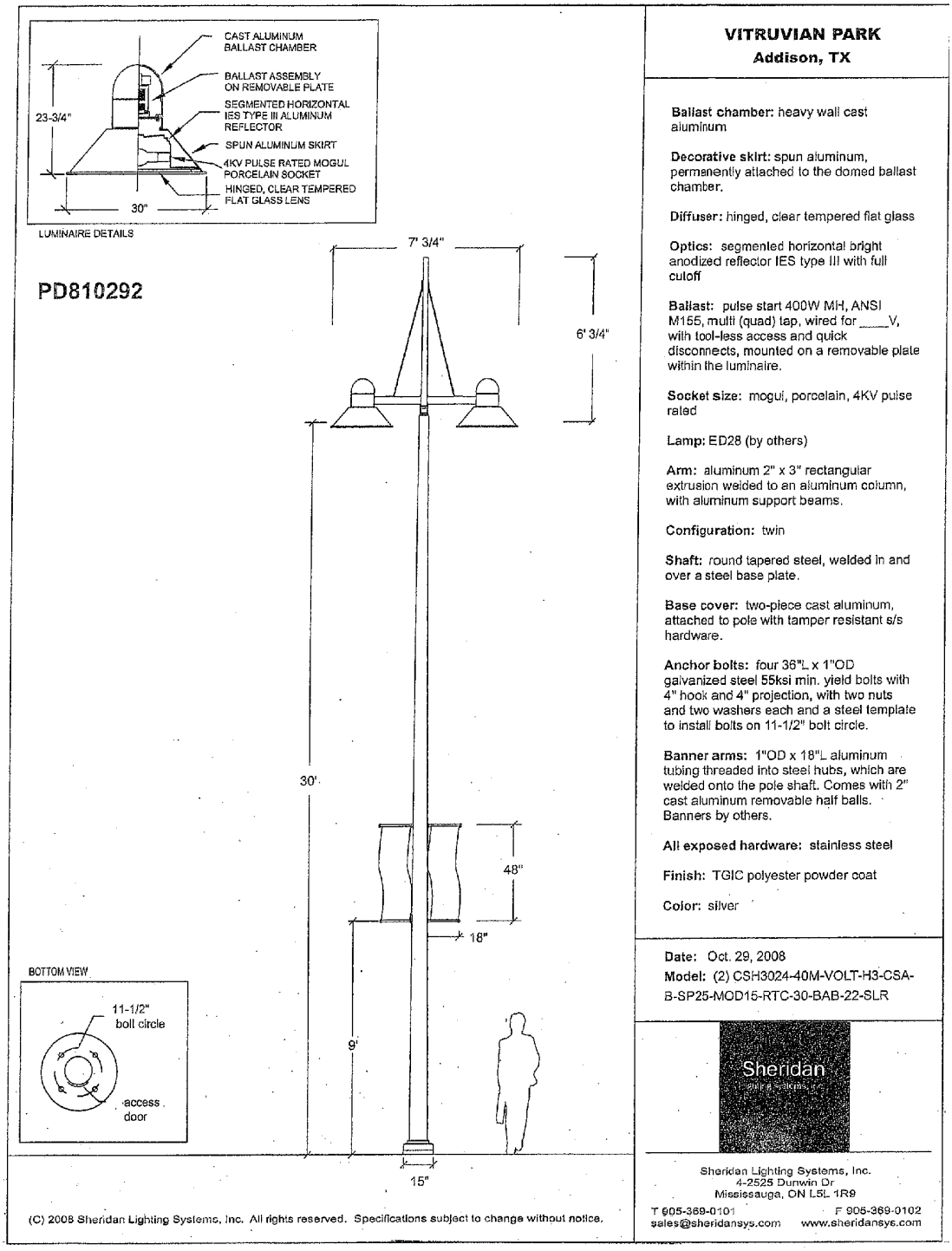


FIGURE 62-289.9

FIGURE 62-289.11A

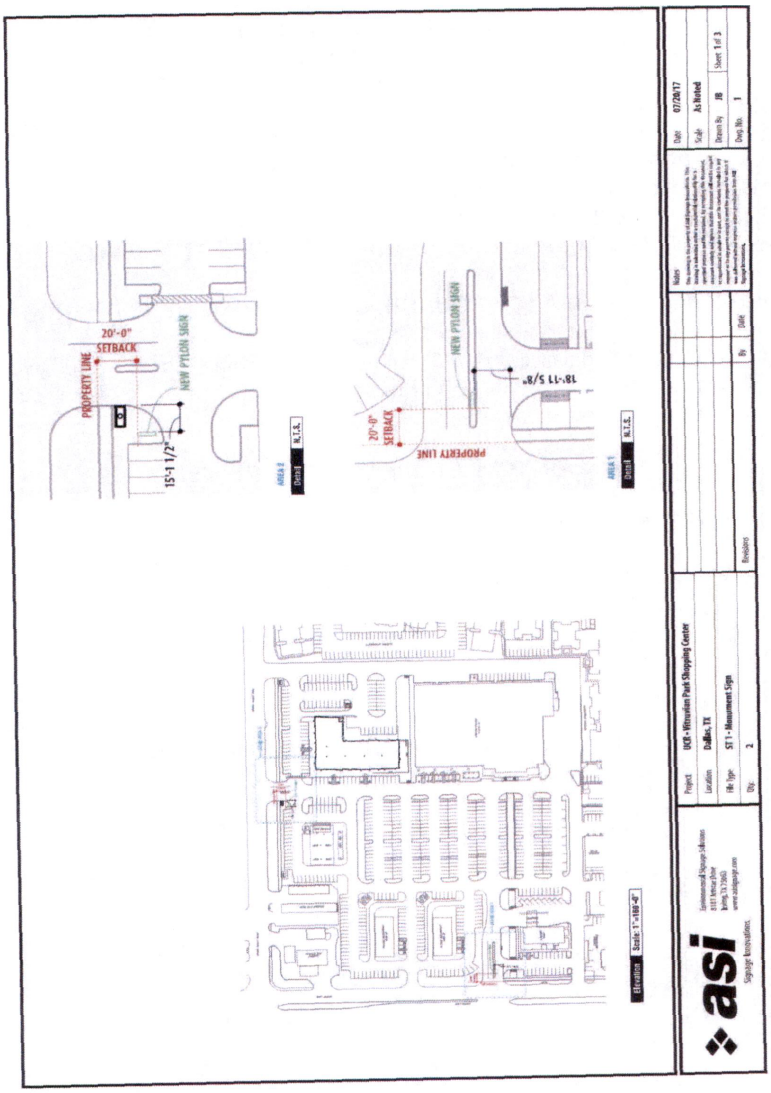
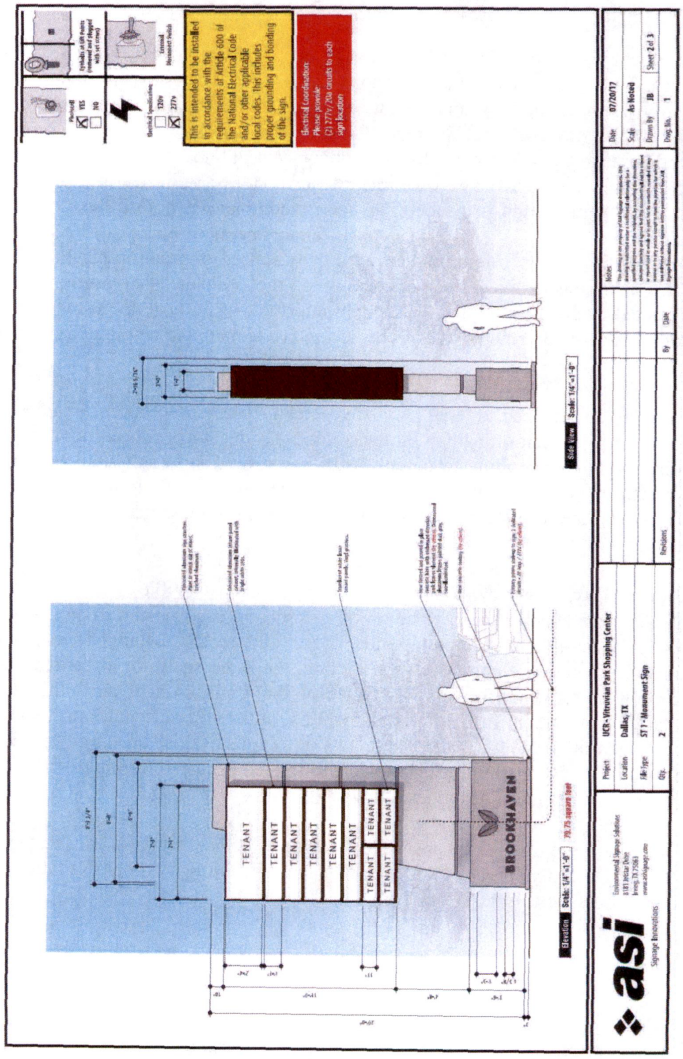


FIGURE 62-289.11B



(Ord. No. 010-003, § 2(Exh. A) 1-26-10; Ord. No. 011-001, § 2(Exh. A), 1-11-11; Ord. No. 011-038, § 2(Exh. A), 5-24-11; Ord. No. 013-018, § 2(Exh. A). 5-14-13; Ord. No. 014-005, § 2(Exh. A), 1-28-14 ; Ord. No. 014-016, § 2(Exh. A), 3-25-14 ; Ord. No. 015-024, § 22, 10-13-15 ; Ord. No. 018-24-A, § 1, 8-14-18)

Council Meeting **11.**

Meeting Date: 08/09/2022

Department: Finance

Pillars: Gold Standard in Financial Health

Milestones: Continue development and implementation of Long Term Financial Plan

---

AGENDA CAPTION:

Present, Discuss, and Consider Action on an **Ordinance Authorizing the Issuance of Town of Addison, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022; Levying a Tax in Payment Thereof; Prescribing the Form of Said Certificates; Approving and Awarding the Sale of the Certificates; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; and Enacting Provisions Incident and Relating to the Subject and Purposes of this Ordinance**.

BACKGROUND:

At the City Council Meeting on June 14, 2022, the Council passed a Resolution giving Notice of Intention to Issue Certificates of Obligation. The attached ordinance provides for the Town's issuance of Certificates of Obligation in an amount not to exceed $13,000,000; that amount encompasses the proposed streets, infrastructure and issuance costs related to the reconstruction of Midway Road and water and sewer utility improvement projects. These proceeds from these certificates of obligation will be used for the following purposes:

- On November 13, 2018, the City Council directed the City Manager to pursue issuing Certificates of Obligation to fund a portion of the budgeted $41 million reconstruction of Midway Road. In 2012 voters approved $16 million in funding for this reconstruction project. The Town issued $15,000,000 in Certificates of Obligations in 2019 for the purpose of reconstructing Midway Road with a $10,000,000 in Certificates of Obligations included in this issuance. This will complete the Certificate of Obligation issuances for the Midway Road Project.

- $3,000,000 in Certificates of Obligations are for the purpose of funding planned capital improvements projects related to water and sewer utility improvements over the next two to three years including: Lake Forest Drive Utility Improvements, Surveyor Pump Station Electrical Upgrades, and Beltway Drive/Belt Line Road Water Main Replacement.

Certain details concerning the Certificates of Obligation will not be known until the completion of the sale on August 9, 2022. This information will be made available at the Council Meeting on August 9, 2022 prior to the discussion of this item. The ordinance will also be updated prior to the meeting.

The Town of Addison maintained an underlying bond rating of "AAA" from Standard and Poor's and an "Aaa" from Moody's.

RECOMMENDATION:

Administration recommends approval.

Attachments

Ordinance - 2022 Certificates of Obligation

ORDINANCE NO. _____

relating to

TOWN OF ADDISON, TEXAS
COMBINATION TAX AND REVENUE
CERTIFICATES OF OBLIGATION
SERIES 2022

Adopted: August 9, 2022

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AN ORDINANCE PROVIDING FOR THE ISSUANCE OF TOWN OF ADDISON, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022 IN THE AGGREGATE PRINCIPAL AMOUNT OF $_____; LEVYING A TAX IN PAYMENT THEREOF; PRESCRIBING THE FORM OF SAID CERTIFICATES; APPROVING AND AWARDING THE SALE OF THE CERTIFICATES; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT; APPROVING THE OFFICIAL STATEMENT; AND ENACTING PROVISIONS INCIDENT AND RELATING TO THE SUBJECT AND PURPOSES OF THIS ORDINANCE

WHEREAS, under the provisions of Subchapter C, Chapter 271, Texas Local Government Code, as amended, the Town of Addison, Texas (the "Town"), is authorized to issue certificates of obligation for the purposes specified in this Ordinance and for the payment of all or a portion of the contractual obligations for professional services, including that of engineers, attorneys, and financial advisors in connection therewith, and to sell the same for cash as herein provided; and

WHEREAS, the Town is authorized to provide that such obligations will be payable from and secured by the levy of a direct and continuing ad valorem tax against all taxable property within the Town , in combination with all or a part of certain revenues of the Town 's combined water and wastewater system (the "System") remaining after payment of any obligations of the Town payable in whole or in part from a lien or pledge of such revenues that would be superior to the obligations to be authorized herein as authorized by Chapter 1502, Texas Government Code; and

WHEREAS, the City Council has found and determined that it is necessary and in the best interests of the Town and its citizens that it issue such certificates of obligation authorized by this Ordinance; and

WHEREAS, pursuant to a resolution heretofore passed by this governing body, notice of intention to issue certificates of obligation of the Town payable as provided in this Ordinance was published in a newspaper of general circulation in the Town in accordance with the laws of the State of Texas, such certificates of obligation to be issued for the purpose of paying contractual obligations to be incurred for the purposes set forth in Section 3.1 hereof; and

WHEREAS, no petition of any kind has been filed with the City Secretary, any member of the City Council or any other official of the Town, protesting the issuance of such certificates of obligation; and

WHEREAS, this City Council is now authorized and empowered to proceed with the issuance of said certificates of obligation and to sell the same for cash; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and public notice of the time, place, and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended; therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON:

ARTICLE I

DEFINITIONS AND OTHER PRELIMINARY MATTERS

Section 1.1 Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Ordinance, the following terms shall have the meanings specified below:

"Authorized Officer" means the Town's Chief Financial Officer, or his designee.

"Certificate" means any of the Certificates.

"Certificate Date" means the date designated as the initial date of the Certificates by Section 3.2(a) of this Ordinance.

"Certificates" means the certificates of obligation authorized to be issued by Section 3.1 of this Ordinance and designated as "Town of Addison, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022."

"Closing Date" means the date of the initial delivery of and payment for the Certificates.

"Code" means the Internal Revenue Code of 1986, as amended, and, with respect to a specific section thereof, such reference shall be deemed to include (a) the Regulations promulgated under such section, (b) any successor provision of similar import hereafter enacted, (c) any corresponding provision of any subsequent Internal Revenue Code and (d) the regulations promulgated under the provisions described in (b) and (c).

"Designated Payment/Transfer Office" means (i) with respect to the initial Paying Agent/Registrar named herein, its office in Dallas, Texas, or at such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the Town and such successor.

"DTC" means The Depository Trust Company of New York, New York, or any successor securities depository.

"DTC Participant" shall mean brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants.

"EMMA" means the Electronic Municipal Market Access system.

"Event of Default" means any event of default as defined in Section 10.1 of this Ordinance.

"Financial Obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Fiscal Year" means such fiscal year as shall from time to time be set by the City Council.

"Initial Certificate" means the initial certificate authorized by Section 3.4 of this Ordinance.

"Interest and Sinking Fund" means the interest and sinking fund established by Section 2.2 of this Ordinance.

"Interest Payment Date" means the date or dates upon which interest on the Certificates is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being February 15 and August 15 of each year, commencing on February 15, 2023.

"MSRB" means the Municipal Securities Rulemaking Board.

"Net Revenues" means the gross revenues of the System less the expenses of operation and maintenance as said expenses are defined by Chapter 1502, Texas Government Code, as amended.

"Owner" means the person who is the registered owner of a Certificate or Certificates, as shown in the Register.

"Paying Agent/Registrar" means BOKF, N.A., Dallas, Texas.

"Prior Lien Bonds" means any and all bonds or other obligations of the Town presently outstanding or that may be hereafter issued, payable from and secured by a first lien on and pledge of the Net Revenues or by a lien on and pledge of the Net Revenues subordinate to a first lien and pledge of such Net Revenues but superior to the lien and pledge of the Surplus Revenues made for the Certificates.

"Project" means the purposes for which the Certificates are issued as set forth in Section 3.1.

"Purchaser(s)" means the initial purchaser of the Certificates.

"Record Date" means the last business day of the month next preceding an Interest Payment Date.

"Register" means the Register specified in Section 3.6(a) of this Ordinance.

"Regulations" means the applicable proposed, temporary or final Treasury Regulations promulgated under the Code or, to the extent applicable to the Code, under the Internal Revenue Code of 1954, as such regulations may be amended or supplemented from time to time.

"Representations Letter" means the Blanket Letter of Representations between the Town and DTC.

"Rule" means SEC Rule 15c2-12, as amended from time to time.

"SEC" means the United States Securities and Exchange Commission.

"Surplus Revenues" means the revenues of the System in an amount equal to $1,000 remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with the Town's Prior Lien Bonds.

"Surplus Revenue Fund" means the surplus revenue fund established by Section 2.3 of this Ordinance.

"System" as used in this Ordinance means the Town's combined water and wastewater system, including all present and future additions, extensions, replacements, and improvements thereto.

"Town" means the Town of Addison, Texas.

"Unclaimed Payments" means money deposited with the Paying Agent/Registrar for the payment of principal of, redemption premium, if any, or interest on the Certificates as the same come due and payable or money set aside for the payment of Certificates duly called for redemption prior to maturity.

Section 1.2 Findings.

The declarations, determinations, and findings declared, made, and found in the preamble to this Ordinance are hereby adopted, restated, and made a part of the operative provisions hereof.

Section 1.3 Table of Contents, Titles, and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Ordinance or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4 Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein.

ARTICLE II

SECURITY FOR THE CERTIFICATES; INTEREST AND SINKING FUND

Section 2.1 Payment of the Certificates.

(a) Pursuant to the authority granted by the Texas Constitution and laws of the State of Texas, there shall be levied and there is hereby levied for the current year and for each succeeding year thereafter while any of the Certificates or any interest thereon is outstanding and unpaid, an ad valorem tax on each one hundred dollars valuation of taxable property within the Town, at a rate sufficient, within the limit prescribed by law, to pay the debt service requirements of the Certificates, being (i) the interest on the Certificates, and (ii) a sinking fund for their redemption at maturity or a sinking fund of two percent per annum (whichever amount is the greater), when due and payable, full allowance being made for delinquencies and costs of collection.

(b) The ad valorem tax thus levied shall be assessed and collected each year against all property appearing on the tax rolls of the Town most recently approved in accordance with law, and the money thus collected shall be deposited as collected to the Interest and Sinking Fund.

(c) Said ad valorem tax, the collections therefrom, and all amounts on deposit in or required hereby to be deposited to the Interest and Sinking Fund are hereby pledged and committed irrevocably to the payment of the principal of and interest on the Certificates when and as due and payable in accordance with their terms and this Ordinance.

(d) The amount of taxes to be provided annually for the payment of principal of and interest on the Certificates shall be determined and accomplished in the following manner:

(i) The Town's annual budget shall reflect (a) the amount of debt service requirements to become due on the Certificates in the next succeeding Fiscal Year of the Town, (b) the amount on deposit in the Surplus Revenue Fund and the Interest and Sinking Fund, as of the date such budget is prepared (after giving effect to any payments required to be made during the remainder of the then current Fiscal Year), and (c) the amount of Surplus Revenues estimated and budgeted to be available for the payment of such debt service requirements on the Certificates during the next succeeding Fiscal Year of the Town.

(ii) The amount required to be provided in the succeeding Fiscal Year of the Town from ad valorem taxes shall be the amount, if any, the debt service requirements to be paid on the Certificates in the next succeeding Fiscal Year of the Town exceeds the sum of (a) the amount shown to be on deposit in the Surplus Revenue Fund and the Interest and Sinking Fund (after giving effect to any payments required to be made during the remainder of the then current Fiscal Year) at the time the annual budget is prepared, and (b) the Surplus Revenues shown to be budgeted and available for payment of said debt service requirements.

(iii) Following the final approval of the annual budget of the Town, the governing body of the Town shall, by ordinance, levy an ad valorem tax at a rate sufficient

to produce taxes in the amount determined in paragraph (ii) above, to be utilized for purposes of paying the principal of and interest on the Certificates in the next succeeding Fiscal Year of the Town.

(e) The Town hereby covenants and agrees that the Surplus Revenues are hereby irrevocably pledged equally and ratably to the payment of the principal of, redemption premium, if any, and interest on the Certificates, as the same become due.

Section 2.2 Interest and Sinking Fund.

(a) The Town hereby establishes a special fund or account to be designated the "Town of Addison, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022, Interest and Sinking Fund" (the "Interest and Sinking Fund") said fund to be maintained at an official depository bank of the Town separate and apart from all other funds and accounts of the Town.

(b) Money on deposit in or required by this Ordinance to be deposited to the Interest and Sinking Fund shall be used solely for the purpose of paying the interest on and principal of the Certificates when and as due and payable in accordance with their terms and this Ordinance.

Section 2.3 Surplus Revenue Fund.

The Town hereby establishes a special fund or account to be designated the "Town of Addison, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022, Surplus Revenue Fund" (the "Surplus Revenue Fund") said fund to be maintained at an official depository bank of the Town separate and apart from all other funds and accounts of the Town, and shall in no event be diverted or drawn upon for any purpose other than those herein provided. All Surplus Revenues shall be paid over and deposited into the Surplus Revenue Fund. The Surplus Revenues shall be appropriated and employed in the following order:

(a) First: For deposit to the Interest and Sinking Fund to provide for the payment of the debt service requirements of the Certificates in accordance with the terms and conditions of this Ordinance; and

(b) Second: After all the requirements of subparagraph (a) above have been provided for, whether by the collection of an ad valorem tax levied in this Ordinance or by the use of the pledged Surplus Revenues, the Surplus Revenues may be used for any lawful purpose.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE CERTIFICATES

Section 3.1 Authorization.

The Town's certificates of obligation to be designated "Town of Addison, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022" (the "Certificates"), are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, specifically Subchapter C, Chapter 271, Texas Local Government Code, as

amended, and the Town's Home-Rule Charter. The Certificates shall be issued in the aggregate principal amount of $_____ for the purpose of paying contractual obligations to be incurred for the following purposes, to wit: (i) designing, engineering, developing, constructing, improving and repairing, extending and expanding streets, thoroughfares and bridges, including streetscaping, related storm drainage improvements, signalization and other traffic controls, sidewalks, street lights and the acquisition of any right of way therefor; (ii) designing, developing, constructing, and improving Town water and sewer system improvements and facilities; and (ii) professional services incurred in connection with item (i) and (iii) to pay the costs incurred in connection with the issuance of the Certificates.

Section 3.2 Date, Denomination, Maturities, and Interest.

(a) The Certificates shall be dated August 1, 2022 (the "Dated Date"). The Certificates shall be in fully registered form, without coupons, in the denomination of $5,000 or any integral multiple thereof and shall be numbered separately from one upward, except the Initial Certificate, which shall be numbered T-1.

(b) The Certificates shall mature on February 15 in the years and in the principal amounts set forth in the following schedule:

$_____Serial Certificates

Year	Principal Amount	Interest Rate	Year	Principal Amount	Interest Rate
2023			2032		
2024			2033		
2025			2034		
2026			2035		
2027			2036		
2028			2039		
2029			2040		
2030			2041		
2031			2042		

$_____ Term Certificates

Year	Principal Amount	Interest Rate
20__		

(c) Interest shall accrue and be paid on each Certificate respectively until its maturity or prior redemption from the later of the date of their date of delivery to the Initial Purchaser (the "Delivery Date") or the most recent Interest Payment Date to which interest has been paid or provided for at the rates per annum for each respective maturity specified in the schedule contained in subsection (b) above. Such interest shall be payable semiannually on February 15 and

August 15 of each year, commencing on February 15, 2023, computed on the basis of a 360-day year of twelve 30-day months.

Section 3.3 Medium, Method, and Place of Payment.

(a) The principal of, redemption premium, if any, and interest on the Certificates shall be paid in lawful money of the United States of America.

(b) Interest on the Certificates shall be payable to the Owners as shown in the Register at the close of business on the Record Date.

(c) Interest shall be paid by check, dated as of the Interest Payment Date, and sent first class United States mail, postage prepaid, by the Paying Agent/Registrar to each Owner, at the address thereof as it appears in the Register, or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the Owner; provided, however, that the Owner shall bear all risk and expense of such alternative banking arrangement. At the option of an Owner of at least $1,000,000 principal amount of the Certificates, interest may be paid by wire transfer to the bank account of such Owner on file with the Paying Agent/Registrar.

(d) The principal of each Certificate shall be paid to the Owner thereof on the due date, whether at the maturity date or the date of prior redemption thereof, upon presentation and surrender of such Certificate at the Designated Payment/Transfer Office of the Paying Agent/Registrar.

(e) If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the Town where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in Section 3.2 of this Ordinance.

(f) Unclaimed Payments shall be segregated in a special escrow account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owners of the Certificates to which the Unclaimed Payments pertain. Subject to Title 6 of the Texas Property Code. Unclaimed Payments remaining unclaimed by the Owners entitled thereto for three years after the applicable payment or redemption date shall be applied to the next payment on the Certificates thereafter coming due; to the extent any such moneys remain three years after the retirement of all outstanding Certificates, such moneys shall be paid to the Town to be used for any lawful purpose. Thereafter, neither the Town, the Paying Agent/Registrar, nor any other person shall be liable or responsible to any Owners of such Certificates for any further payment of such unclaimed moneys or on account of any such Certificates, subject to Title 6 of the Texas Property Code.

Section 3.4 Execution and Registration of Certificates.

(a) The Certificates shall be executed on behalf of the Town by the Mayor and the City Secretary, by their manual or facsimile signatures, and the official seal of the Town shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Certificates shall have

the same effect as if each of the Certificates had been signed manually and in person by each of said officers, and such facsimile seal on the Certificates shall have the same effect as if the official seal of the Town had been manually impressed upon each of the Certificates.

(b) In the event that any officer of the Town whose manual or facsimile signature appears on the Certificates ceases to be such officer before the authentication of such Certificates or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Certificate shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Certificate of Paying Agent/Registrar substantially in the form provided herein, duly authenticated by manual execution by an officer or duly authorized signatory of the Paying Agent/Registrar. It shall not be required that the same officer or authorized signatory of the Paying Agent/Registrar sign the Certificate of Paying Agent/Registrar on all of the Certificates. In lieu of the executed Certificate of Paying Agent/Registrar described above, the Initial Certificate delivered at the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, manually executed by the Comptroller of Public Accounts of the State of Texas, or by his duly authorized agent, which Certificate shall be evidence that the Certificate has been duly approved by the Attorney General of the State of Texas, that it is a valid and binding obligation of the Town, and that it has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date, one initial Certificate representing the entire principal amount of all Certificates, payable in stated installments to the Purchaser, or its designee, executed by the Mayor and City Secretary of the Town, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts, will be delivered to the Purchaser or its designee. Upon payment for the Initial Certificate, the Paying Agent/Registrar shall cancel the Initial Certificate and deliver a single registered, definitive Certificate for each maturity, in the aggregate principal amount thereof, to DTC on behalf of the Purchaser. To the extent the Paying Agent/Registrar is eligible to participate in DTC's FAST System, as evidenced by agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Certificates in safekeeping for DTC.

Section 3.5 Ownership.

(a) The Town, the Paying Agent/Registrar, and any other person may treat the person in whose name any Certificate is registered as the absolute owner of such Certificate for the purpose of making and receiving payment as herein provided (except interest shall be paid to the person in whose name such Certificate is registered on the Record Date), and for all other purposes, whether or not such Certificate is overdue, and neither the Town nor the Paying Agent/Registrar shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of a Certificate shall be valid and effectual and shall discharge the liability of the Town and the Paying Agent/Registrar upon such Certificate to the extent of the sums paid.

Section 3.6 Registration, Transfer, and Exchange.

(a) So long as any Certificates remain outstanding, the Town shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Certificates in accordance with this Ordinance.

(b) The ownership of a Certificate may be transferred only upon the presentation and surrender of the Certificate at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar. No transfer of any Certificate shall be effective until entered in the Register.

(c) The Certificates shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Certificate or Certificates of the same maturity and interest rate and in a denomination or denominations of any integral multiple of $5,000, and in an aggregate principal amount equal to the unpaid principal amount of the Certificates presented for exchange. The Paying Agent/Registrar is hereby authorized to authenticate and deliver Certificates exchanged for other Certificates in accordance with this Section.

(d) Each exchange Certificate delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the Town and shall be entitled to the benefits and security of this Ordinance to the same extent as the Certificate or Certificates in lieu of which such exchange Certificate is delivered.

(e) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different denomination of any of the Certificates. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Certificate.

(f) Neither the Town nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Certificate called for redemption, in whole or in part, where such redemption is scheduled to occur within forty-five (45) calendar days after the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Certificate.

Section 3.7 Cancellation.

All Certificates paid or redeemed before scheduled maturity in accordance with this Ordinance, and all Certificates in lieu of which exchange Certificates or replacement Certificates are authenticated and delivered in accordance with this Ordinance, shall be cancelled and proper records made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall then return such cancelled Certificates to the Town or may in accordance with law destroy such cancelled Certificates and periodically furnish the Town with certificates of destruction of such Certificates.

Section 3.8 Temporary Certificates.

(a) Following the delivery and registration of the Initial Certificate and pending the preparation of definitive Certificates, the Town may execute and, upon the Town's request, the Paying Agent/Registrar shall authenticate and deliver, one or more temporary Certificates that are printed, lithographed, typewritten, mimeographed, or otherwise produced, in any denomination, substantially of the tenor of the definitive Certificates in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions, and other variations as the officers of the Town executing such temporary Certificates may determine, as evidenced by their signing of such temporary Certificates.

(b) Until exchanged for Certificates in definitive form, such Certificates in temporary form shall be entitled to the benefit and security of this Ordinance.

(c) The Town, without unreasonable delay, shall prepare, execute and deliver to the Paying Agent/Registrar; thereupon, upon the presentation and surrender of the Certificate or Certificates in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a Certificate or Certificates of the same maturity and series, in definitive form, in the authorized denomination, and in the same aggregate principal amount, as the Certificate or Certificates in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.9 Replacement Certificates.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Certificate, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Certificate of like tenor and principal amount, bearing a number not contemporaneously outstanding. The Town or the Paying Agent/Registrar may require the Owner of such Certificate to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Certificate is lost, apparently destroyed or wrongfully taken, the Paying Agent/Registrar, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Certificate has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Certificate of like tenor and principal amount, bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction, or theft of such Certificate;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar to save it and the Town harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Paying Agent/Registrar, and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the Town and the Paying Agent/Registrar.

(c) If, after the delivery of such replacement Certificate, a bona fide purchaser of the original Certificate in lieu of which such replacement Certificate was issued presents for payment such original Certificate, the Town and the Paying Agent/Registrar shall be entitled to recover such replacement Certificate from the person to whom it was delivered or any person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the Town or the Paying Agent/Registrar in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed, or wrongfully taken Certificate has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Certificate, may pay such Certificate when it becomes due and payable.

(e) Each replacement Certificate delivered in accordance with this Section shall constitute an original additional contractual obligation of the Town and shall be entitled to the benefits and security of this Ordinance to the same extent as the Certificate or Certificates in lieu of which such replacement Certificate is delivered.

Section 3.10 Book-Entry-Only System.

(a) Notwithstanding any other provision hereof, upon initial issuance of the Certificates, the Certificates shall be registered in the name of Cede & Co., as nominee of DTC. The definitive Certificates shall be initially issued in the form of a single separate certificate for each of the maturities thereof.

(b) With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the Town and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the immediately preceding sentence, the Town and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than an Owner, as shown on the Register, of any notice with respect to the Certificates, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Certificates. Notwithstanding any other provision of this Ordinance to the contrary, the Town and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Register as the absolute owner of such Certificate for the purpose of payment of principal of, premium, if any, and interest on Certificates, for the purpose of giving notices of redemption and other matters with respect to such Certificate, for the purpose of registering transfer with respect to such Certificate, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Certificates only to or upon the order of the respective Owners as shown in the Register, as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be

valid and effective to fully satisfy and discharge the Town's obligations with respect to payment of, premium, if any, and interest on the Certificates to the extent of the sum or sums so paid. No person other than an Owner, as shown in the Register, shall receive a certificate evidencing the obligation of the Town to make payments of amounts due pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the word "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(c) The Representations Letter previously executed and delivered by the Town, and applicable to the Town's obligations delivered in book-entry-only form to DTC as securities depository, is hereby ratified and approved for the Certificates.

Section 3.11 Successor Securities Depository; Transfer Outside Book-Entry-Only System.

In the event that the Town determines that it is in the best interest of the Town and the beneficial owners of the Certificates that they be able to obtain certificated Certificates, or in the event DTC discontinues the services described herein, the Town shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Certificates and cause the Paying Agent/Registrar to transfer one or more separate registered Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Ordinance.

Section 3.12 Payments to Cede & Co.

Notwithstanding any other provision of this Ordinance to the contrary, so long as the Certificates are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Certificates, and all notices with respect to such Certificates shall be made and given, respectively, in the manner provided in the Representations Letter of the Town to DTC.

ARTICLE IV

REDEMPTION OF CERTIFICATES BEFORE MATURITY

Section 4.1 Limitation on Redemption.

The Certificates shall be subject to redemption before scheduled maturity only as provided in this Article IV.

Section 4.2 Optional Redemption.

(a) The Town reserves the option to redeem Certificates maturing on and after February 15, 2033, in whole or in part, in principal amounts equal to $5,000 or any integral multiple thereof, before their respective scheduled maturity dates, on February 15, 2032 or any date thereafter, such redemption date or dates to be fixed by the Town, at a redemption price equal to the principal amount of the Certificates called for redemption, plus accrued interest to the date fixed for redemption.

(b) The Town, at least forty-five (45) days before the redemption date, unless a shorter period shall be satisfactory to the Paying Agent/Registrar, shall notify the Paying Agent/Registrar of such redemption date and of the principal amount of Certificates to be redeemed.

Section 4.3 Partial Redemption.

(a) If less than all of the Certificates are to be redeemed pursuant to Section 4.02 hereof, the Town shall determine the maturity or maturities and the amounts thereof to be redeemed and shall direct the Paying Agent/Registrar to call by lot the Certificates, or portions thereof, within such maturity or maturities and in such principal amounts for redemption.

(b) A portion of a single Certificate of a denomination greater than $5,000 may be redeemed, but only in a principal amount equal to $5,000 or any integral multiple thereof. If such a Certificate is to be partially redeemed, the Paying Agent/Registrar shall treat each $5,000 portion of the Certificate as though it were a single Certificate for purposes of selection for redemption.

(c) Upon surrender of any Certificate for redemption in part, the Paying Agent/Registrar, in accordance with Section 3.06 of this Ordinance, shall authenticate and deliver an exchange Certificate or Certificates in an aggregate principal amount equal to the unredeemed portion of the Certificate so surrendered, such exchange being without charge.

(d) The Paying Agent/Registrar shall promptly notify the Town in writing of the principal amount to be redeemed of any Certificate as to which only a portion thereof is to be redeemed.

Section 4.4 Mandatory Sinking Fund Redemption.

(a) The Certificates maturing on February 15, _____ (the "Term Certificates") are subject to scheduled mandatory redemption and will be redeemed by the Town, in part at a price equal to the principal amount thereof, without premium, plus accrued interest to the redemption date, out of moneys available for such purpose in the Interest and Sinking Fund, on the dates and in the respective principal amounts as set forth below.

$ _____ Term Certificates Maturing February 15, 20__

Redemption Date	Redemption Amount
February 15, 20__	
February 15, 20__*	

*maturity

(b) At least forty-five (45) days prior to each scheduled mandatory redemption date, the Paying Agent/Registrar shall select for redemption by lot, or by any other customary method that results in a random selection, a principal amount of Term Certificates equal to the aggregate principal amount of such Term Certificates to be redeemed, shall call such Term Certificates for redemption on such scheduled mandatory redemption date, and shall give notice of such redemption, as provided in Section 4.5.

The principal amount of the Term Certificates required to be redeemed on any redemption date pursuant to subparagraph (a) of this Section 4.00 shall be reduced, at the option of the Town, by the principal amount of any Term Certificates which, at least 45 days prior to the mandatory sinking fund redemption date (i) shall have been acquired by the Town at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, or (ii) shall have been redeemed pursuant to the optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.5 Notice of Redemption to Owners.

(a) The Paying Agent/Registrar shall give notice of any redemption of Certificates by sending notice by first class United States mail, postage prepaid, not less than thirty (30) days before the date fixed for redemption, to the Owner of each Certificate (or part thereof) to be redeemed, at the address shown on the Register at the close of business on the business day next preceding the date of mailing such notice.

(b) The notice shall state the redemption date, the redemption price, the place at which the Certificates are to be surrendered for payment, and, if less than all the Certificates outstanding are to be redeemed, an identification of the Certificates or portions thereof to be redeemed.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

Section 4.6 Payment Upon Redemption.

(a) Before or on each redemption date, the Town shall deposit with the Paying Agent/Registrar money sufficient to pay all amounts due on the redemption date and the Paying Agent/Registrar shall make provision for the payment of the Certificates to be redeemed on such date by setting aside and holding in trust such amounts as are received by the Paying Agent/Registrar from the Town and shall use such funds solely for the purpose of paying the principal of, redemption premium, if any, and accrued interest on the Certificates being redeemed.

(b) Upon presentation and surrender of any Certificate called for redemption at the Designated Payment/Transfer Office of the Paying Agent/Registrar on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the principal of, redemption premium, if any, and accrued interest on such Certificate to the date of redemption from the money set aside for such purpose.

Section 4.7 Conditional Notice of Redemption.

The Town reserves the right, in the case of an optional redemption pursuant to Section 4.02 herein, to give notice of its election or direction to redeem Certificates conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date, or (ii) that the Town retains the right to rescind such notice at any time on or prior to the scheduled redemption date if the Town delivers a certificate of the Town to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Certificates subject to conditional redemption and such redemption has been rescinded shall remain Outstanding and the rescission of such redemption shall not constitute an event of default. Further, in the case of a conditional redemption, the failure of the Town to make moneys and or authorized securities available in part or in whole on or before the redemption date shall not constitute an event of default.

Section 4.8 Lapse of Payment.

Money set aside for the redemption of the Certificates and remaining unclaimed by Owners thereof shall be subject to the provisions of Section 3.03(f) hereof.

Section 4.9 Effect of Redemption.

(a) Notice of redemption having been given as provided in Section 4.04 of this Ordinance, the Certificates or portions thereof called for redemption shall become due and payable on the date fixed for redemption and, unless the Town defaults in its obligation to make provision for the payment of the principal thereof, redemption premium, if any, or accrued interest thereon, such Certificates or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Certificates are presented and surrendered for payment on such date.

(b) If the Town shall fail to make provision for payment of all sums due on a redemption date, then any Certificate or portion thereof called for redemption shall continue to bear interest at the rate stated on the Certificate until due provision is made for the payment of same by the Town.

ARTICLE V

PAYING AGENT/REGISTRAR

Section 5.1 Appointment of Initial Paying Agent/Registrar.

BOKF, N.A. is hereby appointed as the initial Paying Agent/Registrar for the Certificates.

Section 5.2 Qualifications.

Each Paying Agent/Registrar shall be a commercial bank, a trust company organized under the laws of the State of Texas, or other entity duly qualified and legally authorized to serve as and perform the duties and services of paying agent and registrar for the Certificates.

Section 5.3 Maintaining Paying Agent/Registrar.

(a) At all times while any of the Certificates are outstanding, the Town will maintain a Paying Agent/Registrar that is qualified under Section 5.2 of this Ordinance. The Mayor is hereby authorized and directed to execute an agreement with the Paying Agent/Registrar specifying the duties and responsibilities of the Town and the Paying Agent/Registrar in substantially the form presented at this meeting, such form of agreement being hereby approved. The signature of the Mayor shall be attested by the City Secretary of the Town.

(b) If the Paying Agent/Registrar resigns or otherwise ceases to serve as such, the Town will promptly appoint a replacement.

Section 5.4 Termination.

The Town, upon not less than sixty (60) days' notice, reserves the right to terminate the appointment of any Paying Agent/Registrar by delivering to the entity whose appointment is to be terminated written notice of such termination.

Section 5.5 Notice of Change to Owners.

Promptly upon each change in the entity serving as Paying Agent/Registrar, the Town will cause notice of the change to be sent to each Owner by first class United States mail, postage prepaid, at the address in the Register, stating the effective date of the change and the name and mailing address of the replacement Paying Agent/Registrar.

Section 5.6 Agreement to Perform Duties and Functions.

By accepting the appointment as Paying Agent/Registrar and executing the Paying Agent/Registrar Agreement, the Paying Agent/Registrar is deemed to have agreed to the provisions of this Ordinance and that it will perform the duties and functions of Paying Agent/Registrar prescribed thereby.

Section 5.7 Delivery of Records to Successor.

If a Paying Agent/Registrar is replaced, such Paying Agent, promptly upon the appointment of the successor, will deliver the Register (or a copy thereof) and all other pertinent books and records relating to the Certificates to the successor Paying Agent/Registrar.

ARTICLE VI

FORM OF THE CERTIFICATES

Section 6.1 Form Generally.

(a) The Certificates, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Paying Agent/Registrar, and the Assignment form to appear on each of the Certificates, (i) shall be substantially in the form set forth in this Article, with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel) thereon as, consistently herewith, may be determined by the Town or by the officers executing such Certificates, as evidenced by their execution thereof.

(b) Any portion of the text of any Certificates may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Certificates.

(c) The definitive Certificates, if any, shall be typewritten, photocopied, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Certificates, as evidenced by their execution thereof.

(d) The Initial Certificate submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

Section 6.2 Form of the Certificates.

The form of the Certificates, including the form of the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the form of Certificate of the Paying Agent/Registrar and the form of Assignment appearing on the Certificates, shall be substantially as follows:

(a) Form of Certificate.

REGISTERED REGISTERED

No. _____ $_____

United States of America
State of Texas
County of Dallas
TOWN OF ADDISON, TEXAS
COMBINATION TAX AND REVENUE
CERTIFICATE OF OBLIGATION
SERIES 2022

INTEREST RATE:	MATURITY DATE:	DELIVERY DATE:	CUSIP NUMBER:
_____%	February 15, ____	September 7, 2022	_____ ___

The Town of Addison (the "Town"), in the County of Dallas, State of Texas, for value received, hereby promises to pay to

_____

or registered assigns, on the Maturity Date specified above, the sum of

_____ DOLLARS

and to pay interest on such principal amount from the later of the Delivery Date specified above or the most recent interest payment date to which interest has been paid or provided for until payment of such principal amount has been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on February 15 and August 15 of each year, commencing February 15, 2023.

The principal of this Certificate shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Certificate at the corporate trust office in Dallas, Texas (the "Designated Payment/Transfer Office"), of BOKF, N.A., or, with respect to a successor Paying Agent/Registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Certificate is payable by check dated as of the interest payment date, and will be mailed by the Paying Agent/Registrar to the registered owner at the address shown on the registration books kept by the Paying Agent/Registrar or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the registered owner; provided, however, such registered owner shall bear all risk and expenses of such customary banking arrangement. At the option of an Owner of at least $1,000,000 principal amount of the Certificates, interest may be paid by wire transfer to the bank account of such Owner on file with the Paying Agent/Registrar. For the purpose of the payment of interest on this Certificate, the registered owner shall be the person in whose name this Certificate is registered at

the close of business on the "Record Date," which shall be the last business day of the month next preceding such interest payment date.

If the date for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the Town where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Certificate is one of a series of fully registered certificates dated August 1, 2022 specified in the title hereof issued in the aggregate principal amount of $_____ (herein referred to as the "Certificates"), issued pursuant to a certain ordinance of the Town (the "Ordinance") for the purpose of paying contractual obligations to be incurred for authorized public improvements (collectively, the "Project"), as described in the Ordinance, and to pay the contractual obligations for professional services of attorneys, financial advisors and other professionals in connection with the Project and the issuance of the Certificates.

The Town has reserved the option to redeem the Certificates maturing on or after February 15, 2033, in whole or in part before their respective scheduled maturity dates, on February 15, 2032, or on any date thereafter, at a price equal to the principal amount of the Certificates so called for redemption plus accrued interest to the date fixed for redemption. If less than all of the Certificates are to be redeemed, the Town shall determine the maturity or maturities and the amounts thereof to be redeemed and shall direct the Paying Agent/Registrar to call by lot the Certificates, or portions thereof, within such maturity and in such principal amounts, for redemption.

The Certificates maturing on February 15, 20__ (the "Term Certificates"), are subject to mandatory sinking fund redemption prior to their scheduled maturity, and will be redeemed by the Town, in part at a redemption price equal to the principal amount thereof, without premium, plus interest accrued to the redemption date, on the dates and in the principal amounts shown in the following schedule:

Term Certificates Maturing February 15, 20__

Redemption Date	Principal Amount
February 15, 20__	
February 15, 20__	

The Paying Agent/Registrar will select by lot or by any other customary method that results in a random selection the specific Term Certificates (or with respect to Term Certificates having a denomination in excess of $5,000, each $5,000 portion thereof) to be redeemed by mandatory redemption. The principal amount of Term Certificates required to be redeemed on any redemption date pursuant to the foregoing mandatory sinking fund redemption provisions hereof shall be reduced, at the option of the Town, by the principal amount of any Certificates which, at

least 45 days prior to the mandatory sinking fund redemption date (i) shall have been acquired by the Town at a price not exceeding the principal amount of such Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, or (ii) shall have been redeemed pursuant to the optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Notice of such redemption or redemptions shall be given by first class mail, postage prepaid, not less than thirty (30) days before the date fixed for redemption, to the registered owner of each of the Certificates to be redeemed in whole or in part. Notice having been so given, the Certificates or portions thereof designated for redemption shall become due and payable on the redemption date specified in such notice; from and after such date, notwithstanding that any of the Certificates or portions thereof so called for redemption shall not have been surrendered for payment, interest on such Certificates or portions thereof shall cease to accrue.

The Town reserves the right to give notice of its election or direction to redeem Certificates conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date, or (ii) that the Town retains the right to rescind such notice at any time on or prior to the scheduled redemption date if the Town delivers a certificate of the Town to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Certificates subject to conditional redemption and such redemption has been rescinded shall remain Outstanding and the rescission of such redemption shall not constitute an event of default. Further, in the case of a conditional redemption, the failure of the Town to make moneys and or authorized securities available in part or in whole on or before the redemption date shall not constitute an event of default.

As provided in the Ordinance, and subject to certain limitations therein set forth, this Certificate is transferable upon surrender of this Certificate for transfer at the designated office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar; thereupon, one or more new fully registered Certificates of the same stated maturity, of authorized denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the Town nor the Paying Agent/Registrar shall be required to issue, transfer or exchange any Certificate called for redemption where such redemption is scheduled to occur within forty five (45) calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Certificate.

The Town, the Paying Agent/Registrar, and any other person may treat the person in whose name this Certificate is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the person in whose name this Certificate is registered on the Record Date) and for all other purposes, whether or not this Certificate be

overdue, and neither the Town nor the Paying Agent/Registrar shall be affected by notice to the contrary.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Certificate and the series of which it is a part is duly authorized by law; that all acts, conditions, and things to be done precedent to and in the issuance of the Certificates have been properly done and performed and have happened in regular and due time, form, and manner as required by law; that ad valorem taxes upon all taxable property in the Town have been levied for and pledged to the payment of the debt service requirements of the Certificates within the limit prescribed by law; that, in addition to said taxes, further provisions have been made for the payment of the debt service requirements of the Certificates by pledging to such purpose Surplus Revenues, as defined in the Ordinance, derived by the Town from the operation of the combined water and wastewater system in an amount limited to $1,000; that when so collected, such taxes and Surplus Revenues shall be appropriated to such purposes; and that the total indebtedness of the Town, including the Certificates, does not exceed any constitutional or statutory limitation.

IN WITNESS WHEREOF, the Town has caused this Certificate to be executed by the manual or facsimile signature of the Mayor of the Town and countersigned by the manual or facsimile signature of the City Secretary, and the official seal of the Town has been duly impressed or placed in facsimile on this Certificate.

_____ _____

City Secretary, Town of Addison, Texas Mayor, Town of Addison, Texas

[SEAL]

(b) Form of Comptroller's Registration Certificate. The following Comptroller's Registration Certificate may be deleted from the definitive Certificates if such certificate on the Initial Certificate is fully executed.

OFFICE OF THE COMPTROLLER §
OF PUBLIC ACCOUNTS § REGISTER NO. _____
OF THE STATE OF TEXAS §

I hereby certify that there is on file and of record in my office a certificate of the Attorney General of the State of Texas to the effect that this Certificate has been examined by him as required by law, that he finds that it has been issued in conformity with the Constitution and laws of the State of Texas, and that it is a valid and binding obligation of the Town of Addison, Texas; and that this Certificate has this day been registered by me.

Witness my hand and seal of office at Austin, Texas, _____.

_____

Comptroller of Public Accounts
of the State of Texas

[SEAL]

(c) Form of Certificate of Paying Agent/Registrar.

The following Certificate of Paying Agent/Registrar may be deleted from the Initial Certificate if the Comptroller's Registration Certificate appears thereon.

CERTIFICATE OF PAYING AGENT/REGISTRAR

The records of the Paying Agent/Registrar show that the Initial Certificate of this series of certificates of obligation was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas, and that this is one of the Certificates referred to in the within-mentioned Ordinance.

BOKF, N.A.
as Paying Agent/Registrar

Dated: _____ By:_____
Authorized

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and Zip Code of transferee):

(Social Security or other identifying number: _____) the within Certificate and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Certificate on the books kept for registration hereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed By:

_____

_____

Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Certificate in every particular and must be guaranteed in a manner acceptable to the Paying Agent/Registrar.

(e) The Initial Certificate shall be in the form set forth in paragraphs (a), (b) and (d) of this Section, except for the following alterations:

(i) immediately under the name of the Certificate the headings "INTEREST RATE" and "MATURITY DATE" shall both be completed with the expression "As shown below" and the words "CUSIP NUMBER" deleted; and

(ii) in the first paragraph of the Certificate, the words "on the maturity date specified above" shall be deleted and the following will be inserted: "on September 15 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years Principal Installments Interest Rate

(Information to be inserted from Section 3.02)

Section 6.3 CUSIP Registration.

The Town may secure identification numbers through the CUSIP Services Bureau managed by FactSet Research Systems Inc. on behalf of the American Bankers Association, and may authorize the printing of such numbers on the face of the Certificates. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Certificates shall be of no significance or effect in regard to the legality thereof and neither the Town nor the attorneys approving said Certificates as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Certificates.

Section 6.4 Legal Opinion.

The approving legal opinion of Bracewell LLP, Bond Counsel, may be attached to or printed on the reverse side of each Certificate over the certification of the City Secretary of the Town, which may be executed in facsimile.

Section 6.5 Bond Insurance.

Information pertaining to bond insurance, if any, may be printed on each Certificate.

ARTICLE VII

CREATION OF FUNDS, SALE AND DELIVERY OF CERTIFICATES, DEPOSIT OF PROCEEDS

Section 7.1 Sale of Certificates, Official Statement.

(a) The Certificates, having been duly advertised and offered for sale at competitive bid, are hereby officially sold and awarded to _____ (the "Purchaser") for a purchase price equal to the principal amount thereof plus a cash premium of $_____ being the bid which produced the lowest true interest cost to the Town. The Initial Certificate shall be registered in the name of the Purchaser or its designee.

(b) The form and substance of the Preliminary Official Statement for the Certificates and any addenda, supplement or amendment thereto (the "Preliminary Official Statement") and

the final Official Statement (the "Official Statement") presented to and considered at this meeting, are hereby in all respects approved and adopted, and the Preliminary Official Statement is hereby deemed final as of its date (except for the omission of pricing and related information) within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended, by the City Council. The use and distribution of the Preliminary Official Statement in the public offering of the Certificates by the Purchaser is hereby authorized. The Town Manager, Finance Director, the Mayor and the City Secretary of the Town are hereby authorized and directed to use and distribute or authorize the use and distribution of the final Official Statement and any addenda, supplement or amendment thereto (the "Official Statement") and deliver appropriate numbers of copies thereof to the Purchaser of the Certificates. The Official Statement as thus approved and delivered, with such appropriate variations as shall be approved by the Town Manager, the Finance Director, the Mayor of the Town and the Purchaser, may be used by the Purchaser in the public offering and sale thereof. The City Secretary is hereby authorized and directed to include and maintain a copy of the Official Statement and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting.

(c) The Mayor, the Authorized Officer and all other officers of the Town are authorized to take such actions, to obtain such consents or approvals and to execute such documents, certificates and receipts as they may deem necessary and appropriate in order to consummate the delivery of the Certificates, to pay the costs of issuance of the Certificates, and to effectuate the terms and provisions of this Ordinance. Further, in connection with the submission of the record of proceedings for the Certificates to the Attorney General of the State of Texas for examination and approval of such Certificates, the appropriate officer of the Town is hereby authorized and directed to issue a check of the Town payable to the Attorney General of the State of Texas as a nonrefundable examination fee in the amount required by Chapter 1202, Texas Government Code (such amount not to exceed $9,500).

(d) The obligation of the Purchaser or Underwriter to accept delivery of the Certificates is subject to the Purchaser being furnished with the final, approving opinion of Bracewell LLP, Bond Counsel for the Town, which opinion shall be dated and delivered the Closing Date

(e) The Mayor is hereby authorized and directed to execute an engagement letter with Bond Counsel, setting forth such firm's duties as Disclosure Counsel for the Town, and such engagement letter and the terms thereof in the form presented at this meeting are hereby approved and accepted.

Section 7.2 Control and Delivery of Certificates.

(a) The Mayor of the Town is hereby authorized to have control of the Initial Certificate and all necessary records and proceedings pertaining thereto pending investigation, examination, and approval of the Attorney General of the State of Texas, registration by the Comptroller of Public Accounts of the State of Texas and registration with, and initial exchange or transfer by, the Paying Agent/Registrar.

(b) After registration by the Comptroller of Public Accounts, delivery of the Certificates shall be made to the Representative under and subject to the general supervision and

direction of the Mayor, against receipt by the Town of all amounts due to the Town under the terms of sale.

(c) In the event the Mayor or City Secretary is absent or otherwise unable to execute any document or take any action authorized herein, the Mayor Pro Tem and the Assistant City Secretary, respectively, shall be authorized to execute such documents and take such actions, and the performance of such duties by the Mayor Pro Tem and the Assistant City Secretary shall for the purposes of this Ordinance have the same force and effect as if such duties were performed by the Mayor and City Secretary, respectively.

Section 7.3 Deposit of Proceeds.

(a) $_____ of the proceeds of the Certificates received on the Closing Date, representing $_____ of principal and $_____ of premium generated on the Certificates, shall be deposited to a special construction fund of the Town, such moneys to be dedicated and used for the purposes specified in Section 3.01.

(b) $_____ of premium generated on the Certificates shall be used to pay the cost of issuance of the Certificates. Any amounts remaining after payment of such costs shall be deposited in the Interest and Sinking Fund.

ARTICLE VIII

INVESTMENTS

Section 8.1 Investments.

(a) Money in the Interest and Sinking Fund or the Surplus Revenue Fund created by this Ordinance, at the option of the Town, may be invested in such securities or obligations as permitted under applicable law.

(b) Any securities or obligations in which such money is so invested shall be kept and held in trust for the benefit of the Owners and shall be sold and the proceeds of sale shall be timely applied to the making of all payments required to be made from the fund from which the investment was made.

Section 8.2 Investment Income.

(a) Interest and income derived from investment of the Interest and Sinking Fund and the Surplus Revenue Fund shall be credited to their respective funds.

(b) Interest and income derived from investment of the funds to be deposited pursuant to Section 7.3(b) hereof shall be credited to the account where deposited until the acquisition or construction of said projects is completed and thereafter, to the extent such interest and income are present, such interest and income shall be deposited to the Interest and Sinking Fund.

ARTICLE IX

PARTICULAR REPRESENTATIONS AND COVENANTS

Section 9.1 Payment of the Certificates.

On or before each Interest Payment Date while any of the Certificates are outstanding and unpaid, there shall be made available to the Paying Agent/Registrar, out of the Interest and Sinking Fund, money sufficient to pay such interest on and principal of, redemption premium, if any, and interest on the Certificates as will accrue or mature on the applicable Interest Payment Date or date of prior redemption.

Section 9.2 Other Representations and Covenants.

(a) The Town will faithfully perform, at all times, any and all covenants, undertakings, stipulations, and provisions contained in this Ordinance and in each Certificate; the Town will promptly pay or cause to be paid the principal of, redemption premium, if any, and interest on each Certificate on the dates and at the places and manner prescribed in such Certificate; and the Town will, at the times and in the manner prescribed by this Ordinance, deposit or cause to be deposited the amounts of money specified by this Ordinance.

(b) The Town is duly authorized under the laws of the State of Texas to issue the Certificates; all action on its part for the creation and issuance of the Certificates has been duly and effectively taken; and the Certificates in the hands of the Owners thereof are and will be valid and enforceable obligations of the Town in accordance with their terms.

Section 9.3 Federal Income Tax Matters.

(a) General. The Town covenants not to take any action or omit to take any action that, if taken or omitted, would cause the interest on the Certificates to be includable in gross income for federal income tax purposes. In furtherance thereof, the Town covenants to comply with sections 103 and 141 through 150 of the Code and the provisions set forth in the Federal Tax Certificate executed by the Town in connection with the Certificates.

(b) No Private Activity Bonds. The Town covenants that it will use the proceeds of the Certificates (including investment income) and the property financed, directly or indirectly, with such proceeds so that the Certificates will not be "private activity bonds" within the meaning of section 141 of the Code. Furthermore, the Town will not take a deliberate action (as defined in section 1.141-2(d)(3) of the Regulations) that causes the Certificates to be a "private activity bond" unless it takes a remedial action permitted by section 1.141-12 of the Regulations.

(c) No Federal Guarantee. The Town covenants not to take any action or omit to take any action that, if taken or omitted, would cause the Certificates to be "federally guaranteed" within the meaning of section 149(b) of the Code, except as permitted by section 149(b)(3) of the Code.

(d) No Hedge Bonds. The Town covenants not to take any action or omit to take action that, if taken or omitted, would cause the Certificates to be "hedge bonds" within the meaning of section 149(g) of the Code.

(e) No Arbitrage Bonds. The Town covenants that it will make such use of the proceeds of the Certificates (including investment income) and regulate the investment of such proceeds of the Certificates so that the Certificates will not be "arbitrage bonds" within the meaning of section 148(a) of the Code.

(f) Required Rebate. The Town covenants that, if the Town does not qualify for an exception to the requirements of section 148(f) of the Code, the Town will comply with the requirement that certain amounts earned by the Town on the investment of the gross proceeds of the Certificates, be rebated to the United States.

(g) Information Reporting. The Town covenants to file or cause to be filed with the Secretary of the Treasury an information statement concerning the Certificates in accordance with section 149(e) of the Code.

(h) Record Retention. The Town covenants to retain all material records relating to the expenditure of the proceeds (including investment income) the Certificates and the use of the property financed, directly or indirectly, thereby until three years after the last Certificate is redeemed or paid at maturity (or such other period as provided by subsequent guidance issued by the Department of the Treasury) in a manner that ensures their complete access throughout such retention period.

(i) Registration. If the Certificates are "registration-required bonds" under section 149(a)(2) of the Code, the Certificates will be issued in registered form.

(j) Favorable Opinion of Bond Counsel. Notwithstanding the foregoing, the Town will not be required to comply with any of the federal tax covenants set forth above if the Town has received an opinion of nationally recognized bond counsel that such noncompliance will not adversely affect the excludability of interest on the Certificates from gross income for federal income tax purposes.

(k) Continuing Compliance. Notwithstanding any other provision of this Ordinance, the Town's obligations under the federal tax covenants set forth above will survive the defeasance and discharge of the Certificates for as long as such matters are relevant to the excludability of interest on the Certificates from gross income for federal income tax purposes.

(l) Official Intent. For purposes of section 1.150-2(d) of the Regulations, to the extent that an official intent to reimburse has not previously been adopted by the Town, this Ordinance serves as the Town's official declaration of intent to use proceeds of the Certificates to reimburse itself from proceeds of the Certificates issued in the maximum amount authorized by this Ordinance for certain expenditures paid in connection with the projects set forth herein. Any such reimbursement will only be made (i) for an original expenditure paid no earlier than 60 days prior to the date hereof and (ii) not later than 18 months after the later of (A) the date the original

expenditure is paid or (B) the date the project to which such expenditure relates is placed in service or abandoned, but in to event more than three years after the original expenditure is paid.

ARTICLE X

DEFAULT AND REMEDIES

Section 10.1 Events of Default.

Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of, redemption premium, if any, or interest on any of the Certificates when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement, or obligation of the Town, which default materially and adversely affects the rights of the Owners, including but not limited to their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of sixty (60) days after notice of such default is given by any Owner to the Town.

Section 10.2 Remedies for Default.

(a) Upon the happening of any Event of Default, then any Owner or an authorized representative thereof, including but not limited to a trustee or trustees therefor, may proceed against the Town for the purpose of protecting and enforcing the rights of the Owners under this Ordinance by mandamus or other suit, action or special proceeding in equity or at law in any court of competent jurisdiction for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Owners hereunder or any combination of such remedies.

(b) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Owners of Certificates then outstanding.

Section 10.3 Remedies Not Exclusive.

(a) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance.

(b) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

ARTICLE XI

DISCHARGE

Section 11.1 Discharge.

(a) The Certificates may be discharged, defeased, redeemed or refunded by irrevocably depositing, in trust, with the Paying Agent/Registrar or other legally authorized escrow agent: (1) lawful money of the United States of America sufficient to pay the Defeasance Requirements, (2) Defeasance Securities that mature in such amounts and at such times to provide, without reinvestment, money sufficient to pay the Defeasance Requirements, or (3) a combination of money and Defeasance Securities sufficient to pay the Defeasance Requirements.

(b) "Defeasance Requirements" means the principal of, premium, if any, and all unpaid interest to the redemption date on the Bonds to be discharged, defeased, redeemed or refunded, as such principal or redemption price, premium, if any, and interest become due.

(c) "Defeasance Securities" means (a) direct noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America; or (b) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date of their acquisition or purchase by the City, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent. The City has the right, subject to satisfying the requirements of (1) and (2) above, to substitute other Defeasance Securities for the Defeasance Securities originally deposited, to reinvest the uninvested moneys on deposit for such defeasance and to withdraw for the benefit of the City moneys in excess of the amount required for such defeasance.

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ARTICLE XII

MISCELLANEOUS

Section 12.1 Changes to Ordinance.

The Mayor and Town Manager, in consultation with Bond Counsel, is hereby authorized to make changes to the terms of this Ordinance if necessary or desirable to carry out the purposes hereof or in connection with the approval of the issuance of the Certificates by the Attorney General of Texas.

Section 12.2 Partial Invalidity.

If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of the Ordinance.

Section 12.3 No Personal Liability.

No recourse shall be had for payment of the principal of or interest on any Certificates or for any claim based thereon, or on this Ordinance, against any official or employee of the Town or any person executing any Certificates.

ARTICLE XIII

CONTINUING DISCLOSURE UNDERTAKING

Section 13.1 Annual Reports.

(a) The Town shall provide annually to the MSRB, (1) within six months after the end of each fiscal year of the Town, financial information and operating data with respect to the Town of the general type included in the final Official Statement, being information described in Tables 1-6 and 8-15, including financial statements of the Town if audited financial statements of the Town are then available, and (2) if not provided as part such financial information and operating data, audited financial statements of the Town within 12 months after the end of each fiscal year, when and if available. Any financial statements so to be provided shall be (i) prepared in accordance with the accounting principles prescribed by the Generally Accepted Accounting Principles or such other accounting principles as the Town may be required to employ, from time to time, by State law or regulation, and (ii) audited, if the Town commissions an audit of such statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the Town shall file unaudited financial statements within such 12-month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available.

(b) If the Town changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Town otherwise would be required to provide financial information and operating data pursuant to this Section.

(c) The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific referenced to any document (including an official statement or other offering document, if it is available from the MSRB) that theretofore has been provided to the MSRB or filed with the SEC.

Section 13.2 Notice of Disclosure Events.

(a) The Town shall notify the MSRB, in a timely manner not in excess of ten (10) Business Days after the occurrence of the event, of any of the following events with respect to the Certificates:

(i) Principal and interest payment delinquencies;

(ii) Non-payment related defaults, if material;

(iii) Unscheduled draws on debt service reserves reflecting financial difficulties;

(iv) Unscheduled draws on credit enhancements reflecting financial difficulties;

(v) Substitution of credit or liquidity providers, or their failure to perform;

(vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;

(vii) Modifications to rights of holders of the Certificates, if material;

(viii) Bond calls, if material, and tender offers;

(ix) Defeasances;

(x) Release, substitution, or sale of property securing repayment of the Certificates, if material;

(xi) Rating changes;

(xii) Bankruptcy, insolvency, receivership or similar event of the Town;

(xiii) The consummation of a merger, consolidation, or acquisition involving the Town or the sale of all or substantially all of the assets of the Town, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) Appointment of a successor Paying Agent/Registrar or change in the name of the Paying Agent/Registrar, if material;

(xv) Incurrence of a Financial Obligation of the Town, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Town, any of which affect security holders, if material; and

(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Town, any of which reflect financial difficulties.

Any event described in (xii), is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person; and the Town intends the

words used in the immediately preceding paragraphs (xv) and (xvi) and the definition of financial obligations in those sections to have the same meanings as when they are used in rule and sec release no. 34-83885, dated August 20, 2018.

(b) The Town shall provide to the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner, notice of a failure by the Town to provide required annual financial information and notices of material events in accordance with Sections 13.1 and 13.2. All documents provided to the MSRB pursuant to this section shall be accompanied by identifying information as prescribed by the MSRB.

Section 13.3 Limitations, Disclaimers and Amendments.

(a) The Town shall be obligated to observe and perform the covenants specified in this Article for so long as, but only for so long as, the Town remains an "obligated person" with respect to the Certificates within the meaning of the Rule, except that the Town in any event will give notice of any Bond calls and any defeasances that cause the Town to be no longer an "obligated person."

(b) The provisions of this Article are for the sole benefit of the Owners and beneficial owners of the Certificates, and nothing in this Article, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Town undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Article and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Town's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Article or otherwise, except as expressly provided herein. The Town does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

UNDER NO CIRCUMSTANCES SHALL THE TOWN BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE TOWN, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS ARTICLE, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(c) No default by the Town in observing or performing its obligations under this Article shall constitute a breach of or default under the Ordinance for purposes of any other provisions of this Ordinance.

(d) Nothing in this Article is intended or shall act to disclaim, waive, or otherwise limit the duties of the Town under federal and state securities laws.

(e) The provisions of this Article may be amended by the Town from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or

a change in the identity, nature, status, or type of operations of the Town, but only if (i) the provisions of this Article, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (ii) either (A) the Owners of a majority in aggregate principal amount (or any greater amount required by any other provisions of this Ordinance that authorizes such an amendment) of the Outstanding Certificates consent to such amendment or (B) an entity or individual person that is unaffiliated with the Town (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Owners and beneficial owners of the Certificates. If the Town so amends the provisions of this Article, it shall include with any amended financial information or operating data next provided in accordance with Section 12.1 an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in type of financial information or operating data so provided.

Section 13.4 Amendments to the Rule.

In the event the Authorized Officer, in consultation with Bond Counsel and the Town's financial advisor, determines that it is necessary or desirable to amend the provisions of Article XII in order to facilitate compliance with amendments to the Rule and related guidance from the SEC, the Authorized Officer may make such changes.

ARTICLE XIV

AMENDMENTS

Section 14.1 Amendments.

This Ordinance shall constitute a contract with the Owners, be binding on the Town, and shall not be amended or repealed by the Town so long as any Certificate remains outstanding except as permitted in this Section. The Town may, without consent of or notice to any Owners, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Owners, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. In addition, the Town may, with the written consent of the Owners of the Certificates holding a majority in aggregate principal amount of the Certificates then outstanding, amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all Owners of outstanding Certificates, no such amendment, addition, or rescission shall (i) extend the time or times of payment of the principal of and interest on the Certificates, reduce the principal amount thereof, the redemption price, or the rate of interest thereon, or in any other way modify the terms of payment of the principal of or interest on the Certificates, (ii) give any preference to any Certificate over any other Certificate, or (iii) reduce the aggregate principal amount of Certificates required to be held by Owners for consent to any such amendment, addition, or rescission.

ARTICLE XV

EFFECTIVE IMMEDIATELY

Section 15.1 Effective Immediately.

Notwithstanding the provisions of the Town Charter, this Ordinance shall become effective immediately upon its adoption at this meeting pursuant to Section 1201.028, Texas Government Code.

ARTICLE XVI

MISCELLANEOUS

Section 16.1 Changes to Ordinance.

The Mayor and Chief Financial Officer, in consultation with Bond Counsel, is hereby authorized to make changes to the terms of this Ordinance if necessary or desirable to carry out the purposes hereof or in connection with the approval of the issuance of the Certificates by the Attorney General of Texas.

Section 16.2 Partial Invalidity.

If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of the Ordinance.

Section 16.3 No Personal Liability.

No recourse shall be had for payment of the principal of or interest on any Certificates or for any claim based thereon, or on this Ordinance, against any official or employee of the Town or any person executing any Certificates.

(*Remainder of Page Intentionally Left Blank*)

PRESENTED, FINALLY PASSED AND APPROVED, AND EFFECTIVE on the ____ day of August, 2022, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the Town of Addison, Texas.

_____
Mayor
Town of Addison, Texas

ATTEST:

_____
City Secretary
Town of Addison, Texas

APPROVED AS TO FORM:

_____
Town Attorney
Town of Addison, Texas

Council Meeting **12.**

Meeting Date: 08/09/2022

Department: Finance

Pillars: Gold Standard in Financial Health

Milestones: Continue development and implementation of Long Term Financial Plan

---

AGENDA CAPTION:

Present, Discuss, and Consider Action on an **Ordinance Authorizing the Issuance of Town of Addison, Texas, General Obligation Bonds, Series 2022; Awarding the Sale Thereof; Levying a Tax, and Providing for the Security for and Payment of said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; Enacting Other Provisions Relating to the Subject; and Declaring an Effective Date**.

BACKGROUND:

Since 2012, Addison voters have approved several bond programs to fund various projects throughout Town. Once voter approval is secured, the City Council is authorized to issue bonds to pay for projects.

The proposed 2022 General Obligation Bond issuance totals $10,518,000 and consists of the following:

- $5,000,000, from the authorized $16,000,000 ($11,000,000 issued to date), from Proposition 1 of the 2012 Bond Election for reconstruction of Midway Road. Council awarded a construction contract to Tiseo Construction on December 8th, 2020. The project is currently under construction with an anticipated completion date in Fiscal Year 2024.
- $3,213,000, from the authorized $6,723,000 ($3,510,000 issued to date), from Proposition C of the 2019 Bond Election for parks and recreation improvements and facilities. Council approved a contract for design of Les Lacs pond improvements on June 14th, 2022. Design will take approximately 12 months with construction anticipated to begin in the Summer of 2023.
- $2,305,000, from the authorized $7,395,000 ($5,090,000 issued to date), from Proposition D of the 2019 Bond Election for improvements to existing municipal buildings. The funds will be used for phase two of facilities improvements projects which includes roof, HVAC, and ADA improvements at various Town facilities. It is anticipated that all phase one projects will be completed by the end of Fiscal Year 2022.

Certain details concerning the General Obligation Bonds will not be known until the completion of the sale on August 9, 2022. This information will be made available at the Council meeting on August 9, 2022, prior to the discussion of this item. The ordinance will be updated prior to the meeting.

The Town of Addison's AAA/Aaa bond ratings from Standard and Poor's and Moody's were reaffirmed as part of this bond sale.

RECOMMENDATION:

Administration recommends approval.

Attachments

Ordinance - 2022 General Obligation Bonds

ORDINANCE

relating to

$_____
TOWN OF ADDISON, TEXAS
GENERAL OBLIGATION BONDS
SERIES 2022

Adopted: August 9, 2022

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AN ORDINANCE AUTHORIZING THE ISSUANCE OF TOWN OF ADDISON, TEXAS, GENERAL OBLIGATION BONDS, SERIES 2022 IN THE AGGREGATE PRINCIPAL AMOUNT OF $_____; AWARDING THE SALE THEREOF; LEVYING A TAX, AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT; APPROVING THE OFFICIAL STATEMENT; ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the Town of Addison (the "Town") intends to issue bonds to finance public improvements the City Council considers necessary within the Town; and

WHEREAS, the bonds hereinafter authorized were duly and favorably voted, as required by the Constitution and laws of the State of Texas, at elections held in the Town, on May 12, 2012 and November 5, 2019 (the "Elections"); and

WHEREAS, at the Elections, the following are among the purposes and amounts of the bonds which were authorized, reflecting any amount previously issued pursuant to each voted authorization, the amount therefrom being issued pursuant to this Ordinance, and the balance that remains unissued after the issuance of the bonds herein authorized, to wit: and

Purpose	**Date Authorized**	**Amount Authorized**	**Amount Previously Issued**	**Amount Being Issued[(1)]**	**Unissued Balance**
Street Utilities	5/12/2012	$29,500,000	$ 14,500,000	$ 5,000,000	$10,000,000
Parking Facilities	5/12/2012	3,000,000	-0-	-0-	3,000,000
Keller Springs Road and Airport Parkway Improvements	11/5/2019	22,300,000	14,030,000	-0-	8,270,000
Quorum Drive and Montfort Drive Improvements	11/5/2019	33,602,000	-0-	-0-	33,602,000
Parks and Recreation	11/5/2019	6,723,000	3,510,000	3,213,000	-0-
Town Facilities and Improvements	11/5/2019	7,395,000	5,090,000	2,305,000	-0-
Traffic Control Systems	11/5/2019	600,000	600,000	-0-	-0-
		$103,120,000	$37,730,000	$10,518,000	$52,872,000

[1] Includes premium in the amount of $_____ allocated to voted authorization.

WHEREAS, the City Council has found and determined that it is necessary and in the best interests of the Town and its citizens that it issue such bonds authorized by this Ordinance; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and public notice of the time, place, and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended; therefore,

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

ARTICLE I

DEFINITIONS AND OTHER PRELIMINARY MATTERS

Section 1.01. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Ordinance, the following terms shall have the meanings specified below:

"Business Day" means a day that is not a Saturday, Sunday, legal holiday or other day on which banking institutions in the city where the Designated Payment/Transfer Office is located are required or authorized by law or executive order to close.

"Bond" means any of the Bonds.

"Bonds" means the bonds authorized to be issued by Section 3.01 of this Ordinance and designated as "Town of Addison, Texas, General Obligation Bonds, Series 2022.

"Closing Date" means the date of the initial delivery of and payment for the Bonds.

"Code" means the Internal Revenue Code of 1986, as amended, and, with respect to a specific section thereof, such reference shall be deemed to include (a) the Regulations promulgated under such section, (b) any successor provision of similar import hereafter enacted, (c) any corresponding provision of any subsequent Internal Revenue Code, and (d) the Regulations promulgated under the provisions described in (b) and (c).

"Delivery Date" means the date of delivery of the Bonds to the Purchasers and designated as the initial date of the Bonds by Section 3.02(a) of this Ordinance.

"Designated Payment/Transfer Office" means (i) with respect to the initial Paying Agent/Registrar named herein, its office in Dallas, Texas, or at such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the Town and such successor.

"DTC" means The Depository Trust Company of New York, New York, or any successor securities depository.

"DTC Participant" means brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants.

"EMMA" means the Electronic Municipal Market Access System.

"Event of Default" means any event of default as defined in Section 10.01 of this Ordinance.

"Financial Obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Fiscal Year" means such fiscal year as shall from time to time be set by the City Council.

"Initial Bond" means the initial bond authorized by Section 3.04(d) of this Ordinance.

"Interest and Sinking Fund" means the interest and sinking fund established by Section 2.02 of this Ordinance.

"Interest Payment Date" means the date or dates upon which interest on the Bonds is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being February 15 and August 15 of each year commencing February 15, 2023.

"MSRB" means the Municipal Securities Rulemaking Board.

"Ordinance" means this Ordinance.

"Owner" means the person who is the registered owner of a Bond or Bonds, as shown in the Register.

"Paying Agent/Registrar" means initially BOKF, N.A., Dallas, Texas, or any successor thereto as provided in this Ordinance.

"Purchaser(s)" means the initial purchaser(s) of the Bonds as set forth in Section 7.01.

"Record Date" means the last Business Day of the month next preceding an Interest Payment Date.

"Register" means the Register specified in Section 3.06(a) of this Ordinance.

"Regulations" means the applicable proposed, temporary or final Treasury Regulations promulgated under the Code or, to the extent applicable to the Code, under the Internal Revenue Code of 1954, as such regulations may be amended or supplemented from time to time.

"Representations Letter" means the Blanket Letter of Representations between the Town and DTC.

"Rule" means SEC Rule 15c2-12, as amended from time to time.

"SEC" means the United States Securities and Exchange Commission.

"Special Payment Date" means the Special Payment Date prescribed by Section 3.03(b).

"Special Record Date" means the Special Record Date prescribed by Section 3.03(b).

"Town" means the Town of Addison, Texas.

"Unclaimed Payments" means money deposited with the Paying Agent/Registrar for the payment of principal of, redemption premium, if any, or interest on the Bonds as the same come due and payable or money set aside for the payment of Bonds duly called for redemption prior to maturity.

Section 1.02. Findings.

The declarations, determinations, and findings declared, made, and found in the preamble to this Ordinance are hereby adopted, restated, and made a part of the operative provisions hereof.

Section 1.03. Table of Contents, Titles, and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Ordinance or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.04. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein.

ARTICLE II

SECURITY FOR THE BONDS; INTEREST AND SINKING FUND

Section 2.01. Payment of the Bonds.

(a) Pursuant to the authority granted by the Texas Constitution and laws of the State of Texas, there shall be levied and there is hereby levied for the current year and for each succeeding year thereafter while any of the Bonds or any interest thereon is outstanding and unpaid, an ad valorem tax on each one hundred dollars valuation of taxable property within the Town, at a rate sufficient, within the limit prescribed by law, to pay the debt service requirements of the Bonds, being (i) the interest on the Bonds, and (ii) a sinking fund for their redemption at maturity or a sinking fund of two percent per annum (whichever amount is the greater), when due and payable, full allowance being made for delinquencies and costs of collection.

(b) The ad valorem tax thus levied shall be assessed and collected each year against all property appearing on the tax rolls of the Town most recently approved in accordance with law, and the money thus collected shall be deposited as collected to the Interest and Sinking Fund.

(c) Said ad valorem tax, the collections therefrom, and all amounts on deposit in or required hereby to be deposited to the Interest and Sinking Fund are hereby pledged and committed irrevocably to the payment of the principal of and interest on the Bonds when and as due and payable in accordance with their terms and this Ordinance.

(d) If the liens and provisions of this Ordinance shall be released in a manner permitted by Article XI hereof, then the collection of such ad valorem tax may be suspended or appropriately reduced, as the facts may permit, and further deposits to the Interest and Sinking Fund may be suspended or appropriately reduced, as the facts may permit. In determining the aggregate principal amount of outstanding Bonds, there shall be subtracted the amount of any Bonds that have been duly called for redemption and for which money has been deposited with the Paying Agent/Registrar for such redemption.

Section 2.02. Interest and Sinking Fund.

(a) The Town hereby establishes a special fund or account to be designated the "Town of Addison, Texas, General Obligation Bonds, Series 2022, Interest and Sinking Fund" (the "Interest and Sinking Fund") said fund to be maintained at an official depository bank of the Town separate and apart from all other funds and accounts of the Town.

(b) Money on deposit in or required by this Ordinance to be deposited to the Interest and Sinking Fund shall be used solely for the purpose of paying the interest on and principal of the Bonds when and as due and payable in accordance with their terms and this Ordinance.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS
REGARDING THE BONDS

Section 3.01. Authorization.

The Town's bonds to be designated "Town of Addison, Texas, General Obligation Bonds, Series 2022" (the "Bonds"), are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, specifically Chapter 1331, Texas Government Code, as amended. The Bonds shall be issued in the aggregate principal amount of $_____ for the following purposes, to wit: (i) engineering, constructing, reconstructing, improving, repairing, developing, extending and expanding streets, thoroughfares, intersections, grade separations, sidewalks, and other public ways of the Town, including related streetscape improvements, public utility improvements, storm drainage facilities and improvements, signalization and other street lighting and the acquisition of land therefor (2012 Authorization), (ii) acquiring, developing, renovating and improving parks, park facilities, recreation facilities, including the Addison Athletic Club, and open spaces for park and recreation purposes in and for the Town, including the acquisition of land therefor (2019 Authorization), (iii) renovating, repairing, improving, and equipping existing Town service, public safety, conference and administrative facilities, including repair, replacement, and improvement of roofs, mechanical, electrical, plumbing, air conditioning, heating and ventilation equipment and systems, façade improvements, and improvements required by the Americans with Disabilities Act and other applicable laws (2019 Authorization), and (iv) paying of the costs of issuance of the Bonds.

Section 3.02. Date, Denomination, Maturities, and Interest.

(a) The Bonds shall be dated August 1, 2022. The Bonds shall be in fully registered form, without coupons, in the denomination of $5,000 or any integral multiple thereof and shall be numbered separately from one upward, except the Initial Bond, which shall be numbered T-1.

(b) The Bonds shall mature on February 15 in the years and in the principal amounts set forth in the following schedule:

Years	Principal Amount	Interest Rate	Years	Principal Amount	Interest Rate
2/15/2023			2/15/2033		
2/15/2024			2/15/2034		
2/15/2025			2/15/2035		
2/15/2026			2/15/2036		
2/15/2027			2/15/2037		
2/15/2028			2/15/2038		
2/15/2029			2/15/2039		
2/15/2030			2/15/2040		
2/15/2031			2/15/2041		
2/15/2032			2/15/2042		

(c) Interest shall accrue and be paid on each Bond respectively until its maturity or prior redemption from the later of the date of delivery of the Bonds to the Purchaser (the "Delivery Date") or the most recent interest payment date to which interest has been paid or provided for at the rates per annum for each maturity specified in the schedule contained in subsection (b) above. Such interest shall be payable semiannually on February 15 and August 15 of each year commencing February 15, 2023 and shall be computed on the basis of a 360-day year of twelve 30-day months.

Section 3.03. Medium, Method, and Place of Payment.

(a) The principal of, redemption premium, if any, and interest on the Bonds shall be paid in lawful money of the United States of America.

(b) Interest on the Bonds shall be payable to the Owners as shown in the Register at the close of business on the Record Date; provided, however, in the event of nonpayment of interest on a scheduled Interest Payment Date and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") shall be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Town. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first class, postage prepaid, to the address of each Owner of a Bond appearing on the Register at the close of business on the last Business Day next preceding the date of mailing of such notice.

(c) Interest shall be paid by check, dated as of and mailed on the Interest Payment Date, and sent by the Paying Agent/Registrar to each Owner, first class United States mail, postage prepaid, to the address of each Owner as it appears in the Register, or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the Owner; provided, however, that the Owner shall bear all risk and expense of such alternative banking arrangement. At the option of an Owner of at least $1,000,000 principal amount of the Bonds, interest may be paid by wire transfer to the bank account of such Owner on file with the Paying Agent/Registrar.

(d) The principal of each Bond shall be paid to the Owner thereof on the due date, whether at the maturity date or the date of prior redemption thereof upon presentation and surrender of such Bond at the Designated Payment/Transfer Office of the Paying Agent/Registrar.

(e) If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the paying Agent/Registrar is located are required or authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall have the same force and effect as if made on the original date payment was due and no additional interest shall be due by reason of nonpayment on the date on which such payment is otherwise stated to be due and payable.

(f) Unclaimed Payments shall be segregated in a special escrow account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owners of the Bonds to which the Unclaimed Payments pertain. Subject to Title 6 of the Texas Property Code, Unclaimed Payments remaining unclaimed by the Owners entitled thereto for three years after the applicable payment or redemption date shall be applied to the next payment or payments on the Bonds thereafter coming due and, to the extent any such money remains after the retirement of all outstanding Bonds, shall be paid to the Town to be used for any lawful purpose. Thereafter, neither the Town, the Paying Agent/Registrar, nor any other person shall be liable or responsible to any Owners of such Bonds for any further payment of such unclaimed moneys or on account of any such Bonds, subject to Title 6 of the Texas Property Code.

Section 3.04. Execution and Registration of Bonds.

(a) The Bonds shall be executed on behalf of the Town by the Mayor and the City Secretary, by their manual or facsimile signatures, and the official seal of the Town shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Bonds shall have the same effect as if each of the Bonds had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds shall have the same effect as if the official seal of the Town had been manually impressed upon each of the Bonds.

(b) In the event that any officer of the Town whose manual or facsimile signature appears on the Bonds ceases to be such officer before the authentication of such Bonds or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Bonds shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Certificate of Paying Agent/Registrar substantially in the form provided herein, duly authenticated by manual execution by an officer or duly authorized signatory of the Paying Agent/Registrar. It shall not be required that the same officer or authorized signatory of the Paying Agent/Registrar sign the Certificate of Paying Agent/Registrar on all of the Bonds. In lieu of the executed Certificate of Paying Agent/Registrar described above, the Initial Bonds

delivered at the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, manually executed by the Comptroller of Public Accounts of the State of Texas, or by his duly authorized agent, which Certificate shall be evidence that the Bond has been duly approved by the Attorney General of the State of Texas, that it is a valid and binding obligation of the Town, and that it has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date, one initial Bond (the "Initial Bond") representing the entire principal amount of all Bonds, payable in stated installments to the initial purchaser, or its designee, executed by the Mayor and City Secretary of the Town, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts, will be delivered to the initial purchaser or its designee. Upon payment for the Initial Bond, the Paying Agent/Registrar shall cancel the Initial Bond and deliver to DTC on behalf of the initial purchaser one registered definitive Bond for each year of maturity of the Bonds in the aggregate principal amount of all Bonds for such maturity, registered in the name of Cede & Co., as nominee of DTC.

Section 3.05. Ownership.

(a) The Town, the Paying Agent/Registrar, and any other person may treat the person in whose name any Bond is registered as the absolute owner of such Bond for the purpose of making and receiving payment as herein provided (except interest shall be paid to the person in whose name such Bond is registered on the Record Date or Special Record Date, as applicable), and for all other purposes, whether or not such Bond is overdue, and neither the Town nor the Paying Agent/Registrar shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of a Bond shall be valid and effectual and shall discharge the liability of the Town and the Paying Agent/Registrar upon such Bond to the extent of the sums paid.

Section 3.06. Registration, Transfer, and Exchange.

(a) So long as any Bonds remain outstanding, the Town shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a register (the "Register") in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with this Ordinance.

(b) The ownership of a Bond may be transferred only upon the presentation and surrender of the Bond at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar. No transfer of any Bond shall be effective until entered in the Register.

(c) The Bonds shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and interest rate and in a denomination or denominations of any integral multiple of $5,000, and in an aggregate principal amount equal to the unpaid principal amount of the Bonds presented for exchange. The Paying Agent/Registrar is hereby authorized to authenticate and deliver Bonds exchanged for other Bonds in accordance with this Section.

(d) Each exchange Bond delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the Town and shall be entitled to the benefits and security of this Ordinance to the same extent as the Bond or Bonds in lieu of which such exchange Bond is delivered.

(e) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different denomination of any of the Bonds. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Bond.

(f) Neither the Town nor the Paying Agent/Registrar shall be required to issue, transfer or exchange any Bond called for redemption, in whole or in part, within 45 calendar days prior to the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond.

Section 3.07. Cancellation.

All Bonds paid or redeemed before scheduled maturity in accordance with this Ordinance, and all Bonds in lieu of which exchange Bonds or replacement Bonds are authenticated and delivered in accordance with this Ordinance, shall be canceled and proper records made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall then return such canceled Bonds to the Town or may in accordance with law dispose of such cancelled Bonds.

Section 3.08. Temporary Bonds.

(a) Following the delivery and registration of the Initial Bond and pending the preparation of definitive Bonds, the proper officers of the Town may execute and, upon the Town's request, the Paying Agent/Registrar shall authenticate and deliver, one or more temporary Bonds that are printed, lithographed, typewritten, mimeographed, or otherwise produced, in any denomination, substantially of the tenor of the definitive Bonds in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions, and other variations as the officers of the Town executing such temporary Bonds may determine, as evidenced by their signing of such temporary Bonds.

(b) Until exchanged for Bonds in definitive form, such Bonds in temporary form shall be entitled to the benefit and security of this Ordinance.

(c) The Town, without unreasonable delay, shall prepare, execute and deliver to the Paying Agent/Registrar the Bonds in definitive form; thereupon, upon the presentation and surrender of the Bond or Bonds in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Bonds in temporary form and shall authenticate and deliver in exchange therefor a Bond or Bonds of the same maturity and series, in definitive form, in the authorized denomination, and in the same aggregate principal amount, as the Bond or Bonds in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.09. Replacement Bonds.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The Town or the Paying Agent/Registrar may require the Owner of such Bond to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Bond is lost, apparently destroyed or wrongfully taken, the Paying Agent/Registrar, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction, or theft of such Bond;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar to save it and the Town harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Paying Agent/Registrar, and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the Town and the Paying Agent/Registrar.

(c) If, after the delivery of such replacement Bond, a bona fide purchaser of the original Bond in lieu of which such replacement Bond was issued presents for payment such original Bond, the Town and the Paying Agent/Registrar shall be entitled to recover such replacement Bond from the person to whom it was delivered or any person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the Town or the Paying Agent/Registrar in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed, or wrongfully taken Bond has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Bond, may pay such Bond when it becomes due and payable.

(e) Each replacement Bond delivered in accordance with this Section shall constitute an original additional contractual obligation of the Town and shall be entitled to the benefits and security of this Ordinance to the same extent as the Bond or Bonds in lieu of which such replacement Bond is delivered.

Section 3.10. Book-Entry-Only System.

(a) Notwithstanding any other provision hereof, upon initial issuance of the Bond, the Bonds shall be registered in the name of Cede & Co., as nominee of DTC. The definitive Bonds shall be initially issued in the form of a single separate bond for each of the maturities thereof.

(b) With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the Town and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the Town and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than an Owner, as shown on the Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Bonds. Notwithstanding any other provision of this Ordinance to the contrary, the Town and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Bond is registered in the Register as the absolute owner of such Bond for the purpose of payment of principal of, premium, if any, and interest on Bonds, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfer with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Bonds only to or upon the order of the respective Owners as shown in the Register, as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Town's obligations with respect to payment of, premium, if any, and interest on the Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the Register, shall receive a certificate evidencing the obligation of the Town to make payments of amounts due pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the word "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(c) The Representations Letter previously executed and delivered by the Town, and applicable to the Town's obligations delivered in book-entry-only form to DTC as securities depository, is hereby ratified and approved for the Bonds.

Section 3.11. Successor Securities Depository; Transfer Outside Book-Entry-Only System.

In the event that the Town or the Paying Agent/Registrar determines that DTC is incapable of discharging its responsibilities described herein and in the Representations Letter of the Town to DTC, and that it is in the best interest of the Town and the beneficial owners of the Bonds that they be able to obtain certificated Bonds, or in the event DTC discontinues the services described herein, the Town shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and

transfer one or more separate Bonds to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Bonds and cause the Paying Agent/Registrar to transfer one or more separate registered Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Ordinance.

Section 3.12. Payments to Cede & Co.

Notwithstanding any other provision of this Ordinance to the contrary, so long as the Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds, and all notices with respect to such Bonds shall be made and given, respectively, in the manner provided in the Representations Letter of the Town to DTC.

ARTICLE IV

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.01. Limitation on Redemption.

The Bonds shall be subject to redemption before scheduled maturity only as provided in this Article IV.

Section 4.02. Optional Redemption.

(a) The Town reserves the option to redeem Bonds maturing on and after February 15, 2033 in whole or any part, before their respective scheduled maturity dates, on August 15, 2032 or on any date thereafter, such redemption date or dates to be fixed by the Town, at a price equal to the principal amount of the Bonds called for redemption plus accrued interest to the date fixed for redemption.

(b) If less than all of the Bonds are to be redeemed pursuant to an optional redemption, the Town shall determine the maturity or maturities and the amounts thereof to be redeemed and shall direct the Paying Agent/Registrar to call by lot the Bonds, or portions thereof, within such maturity or maturities and in such principal amounts for redemption.

(c) The Town, at least 45 days before the redemption date, unless a shorter period shall be satisfactory to the Paying Agent/Registrar, shall notify the Paying Agent/Registrar of such redemption date and of the principal amount of Bonds to be redeemed.

Section 4.03. Reserved.

Section 4.04. Partial Redemption.

(a) A portion of a single Bond of a denomination greater than $5,000 may be redeemed, but only in a principal amount equal to $5,000 or any integral multiple thereof. If such a Bond is to be partially redeemed, the Paying Agent/Registrar shall treat each $5,000 portion of the Bond as though it were a single Bond for purposes of selection for redemption.

(b) Upon surrender of any Bond for redemption in part, the Paying Agent/Registrar, in accordance with Section 3.06 of this Ordinance, shall authenticate and deliver an exchange Bonds in an aggregate principal amount equal to the unredeemed portion of the Bonds so surrendered, such exchange being without charge.

(c) The Paying Agent/Registrar shall promptly notify the Town in writing of the principal amount to be redeemed of any Bond as to which only a portion thereof is to be redeemed.

Section 4.05. Notice of Redemption to Owners.

(a) The Paying Agent/Registrar shall give notice of any redemption of Bonds by sending notice by first class United States mail, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond (or part thereof) to be redeemed, at the address shown on the Register at the close of business on the Business Day next preceding the date of mailing such notice.

(b) The notice shall state the redemption date, the redemption price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds outstanding are to be redeemed, an identification of the Bonds or portions thereof to be redeemed.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

Section 4.06. Payment Upon Redemption.

(a) Before or on each redemption date, the Town shall deposit with the Paying Agent/Registrar money sufficient to pay all amounts due on the redemption date and the Paying Agent/Registrar shall make provision for the payment of the Bonds to be redeemed on such date by setting aside and holding in trust such amounts as are received by the Paying Agent/Registrar from the Town and shall use such funds solely for the purpose of paying the principal of, redemption premium, if any, and accrued interest on the Bonds being redeemed.

(b) Upon presentation and surrender of any Bond called for redemption at the Designated Payment/Transfer Office of the Paying Agent/Registrar on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the principal of, redemption premium, if any, and accrued interest on such Bond to the date of redemption from the money set aside for such purpose.

Section 4.07. Effect of Redemption.

(a) Notice of redemption having been given as provided in Section 4.05 of this Ordinance, the Bonds or portions thereof called for redemption shall become due and payable on the date fixed for redemption and, unless the Town defaults in its obligation to make provision for the payment of the principal thereof, redemption premium, if any, or accrued interest thereon, such Bonds or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Bonds are presented and surrendered for payment on such date.

(b) If the Town shall fail to make provision for payment of all sums due on a redemption date, then any Bond or portion thereof called for redemption shall continue to bear interest at the rate stated on the Bond until due provision is made for the payment of same by the Town.

Section 4.08. Conditional Notice of Redemption.

The Town reserves the right to give notice of its election or direction to redeem Bonds conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date, or (ii) that the Town retains the right to rescind such notice at any time on or prior to the scheduled redemption date if the Town delivers a certificate of the Town to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Bonds subject to conditional redemption and such redemption has been rescinded shall remain Outstanding and the rescission of such redemption shall not constitute an event of default. Further, in the case of a conditional notice of redemption, the failure of the Town to make moneys and or authorized securities available in part or in whole on or before the redemption date shall not constitute an event of default.

Section 4.09. Lapse of Payment.

Money set aside for the redemption of Bonds and remaining unclaimed by the Owners of such Bonds shall be subject to the provisions of Section 3.03(f) hereof.

ARTICLE V

PAYING AGENT/REGISTRAR

Section 5.01. Appointment of Initial Paying Agent/Registrar.

The BOKF, N.A., Dallas, Texas, is hereby appointed as the initial Paying Agent/Registrar for the Bonds.

Section 5.02. Qualifications.

Each Paying Agent/Registrar shall be a commercial bank, a trust company organized under the laws of the State of Texas, or other entity duly qualified and legally authorized to serve as and perform the duties and services of paying agent and registrar for the Bonds.

Section 5.03. Maintaining Paying Agent/Registrar.

(a) At all times while any of the Bonds are outstanding, the Town will maintain a Paying Agent/Registrar that is qualified under Section 5.02 of this Ordinance. The Mayor is hereby authorized and directed to execute an agreement with the Paying Agent/Registrar specifying the duties and responsibilities of the Town and the Paying Agent/Registrar in substantially the form presented at this meeting, such form of agreement being hereby approved. The signature of the Mayor shall be attested by the City Secretary of the Town.

(b) If the Paying Agent/Registrar resigns or otherwise ceases to serve as such, the Town will promptly appoint a replacement.

Section 5.04. Termination.

The Town, upon not less than sixty (60) days' notice, reserves the right to terminate the appointment of any Paying Agent/Registrar by delivering to the entity whose appointment is to be terminated written notice of such termination.

Section 5.05. Notice of Change to Owners.

Promptly upon each change in the entity serving as Paying Agent/Registrar, the Town will cause notice of the change to be sent to each Owner by first class United States mail, postage prepaid, at the address thereof in the Register, stating the effective date of the change and the name and mailing address of the replacement Paying Agent/Registrar.

Section 5.06. Agreement to Perform Duties and Functions.

By accepting the appointment as Paying Agent/Registrar and executing the Paying Agent/Registrar Agreement, the Paying Agent/Registrar is deemed to have agreed to the provisions of this Ordinance and that it will perform the duties and functions of Paying Agent/Registrar prescribed thereby.

Section 5.07. Delivery of Records to Successor.

If a Paying Agent/Registrar is replaced, such Paying Agent/Registrar, promptly upon the appointment of the successor, will deliver the Register (or a copy thereof) and all other pertinent books and records relating to the Bonds to the successor Paying Agent/Registrar.

ARTICLE VI

FORM OF THE BONDS

Section 6.01. Form Generally.

(a) The Bonds, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Bond of the Paying Agent/Registrar, and the Assignment form to appear on each of the Bonds, (i) shall be substantially in the form set forth in this Article, with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel) thereon as, consistently herewith, may be determined by the Town or by the officers executing such Bonds, as evidenced by their execution thereof.

(b) Any portion of the text of any Bonds may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Bonds.

(c) The definitive Bonds, if any, shall be typewritten, photocopied, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Bonds, as evidenced by their execution thereof.

(d) The Initial Bond submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

Section 6.02. Form of the Bonds.

The form of the Bonds, including the form of the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the form of Certificate of the Paying Agent/Registrar and the form of Assignment appearing on the Bonds, shall be substantially as follows:

(a) Form of Bond.

REGISTERED REGISTERED
No. _____ $_____

United States of America
State of Texas
County of Dallas
TOWN OF ADDISON, TEXAS
GENERAL OBLIGATION BOND
SERIES 2022

INTEREST RATE:	MATURITY DATE:	DELIVERY DATE:	CUSIP NUMBER:
_____%	February 15, ____	September 7, 2022	_____ ___

The Town of Addison (the "Town"), in the County of Dallas, State of Texas, for value received, hereby promises to pay to

_____

or registered assigns, on the Maturity Date specified above, the sum of

_____ DOLLARS

unless this Bond shall have been sooner called for redemption and the payment of the principal hereof shall have been provided for, and to pay interest on such principal amount from the later of Delivery Date specified above or the most recent interest payment date to which interest has been paid or provided for until payment of such principal amount has been provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on February 15 and August 15 of each year, commencing February 15, 2023.

The principal of this Bond shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Bond at the designated office in Dallas, Texas, of BOKF, N.A., as Paying Agent/Registrar (the "Designated Payment/Transfer Office"), or, with respect to a successor paying agent/registrar, at the Designated Payment/Transfer Office of such successor Paying Agent/Registrar. Interest on this Bond is payable by check dated as of the interest payment date, and will be mailed by the Paying Agent/Registrar to the registered owner at the address shown on the registration books kept by the Paying Agent/Registrar or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the registered owner; provided, however, such registered owner shall bear all risk and expenses of such customary banking arrangement. At the option of an Owner of at least $1,000,000 principal amount of the Bonds, interest may be paid by wire transfer to the bank account of such Owner on file with the Paying Agent/Registrar. For the purpose of the payment of interest on this Bond, the registered owner shall be the person in whose name this Bond is registered at the close of business on the "Record Date," which shall be the last business day of the month next preceding such interest payment date; provided, however, that in the event of nonpayment of interest on a scheduled payment date and for 30 days

thereafter, a new record date for such interest payment (a "Special Record Date") shall be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Town. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which date shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Paying Agent/Registrar at the close of business on the last business day next preceding the date of mailing of such notice.

If the date for the payment of the principal of or interest on this Bond shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall have the same force and effect as if made on the original date payment was due and no additional interest shall be due by reason of nonpayment on the date on which such payment is otherwise stated to be due and payable.

This Bond is dated August 1, 2022 and is one of a series of fully registered bonds specified in the title hereof issued in the aggregate principal amount of $_____ (herein referred to as the "Bonds"), issued pursuant to a certain ordinance of the Town (the "Ordinance") for the purpose of providing funds for certain public improvements within the Town as described in the Ordinance, and to pay for the professional services of attorneys, financial advisors and other professionals in connection with the Project and the issuance of the Bonds.

The Town has reserved the option to redeem the Bonds maturing on or after February 15, 2033, in whole or in part, before their respective scheduled maturity dates, on August 15, 2032, or on any date thereafter, at a price equal to the principal amount of the Bonds so called for redemption plus accrued interest to the date fixed for redemption. If less than all of the Bonds are to be redeemed, the Town shall determine the maturity or maturities and the amounts thereof to be redeemed and shall direct the Paying Agent/Registrar to call by lot or other customary method that results in a random selection the Bonds, or portions thereof, within such maturity and in such principal amounts, for redemption.

Notice of such redemption or redemptions shall be given by first class mail, postage prepaid, not less than 30 days before the date fixed for redemption, to the registered owner of each of the Bonds to be redeemed in whole or in part. Notice having been so given, the Bonds or portions thereof designated for redemption shall become due and payable on the redemption date specified in such notice; from and after such date, notwithstanding that any of the Bonds or portions thereof so called for redemption shall not have been surrendered for payment, interest on such Bonds or portions thereof shall cease to accrue.

The Town reserves the right to give notice of its election or direction to redeem Bonds conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date, or (ii) that the Town

retains the right to rescind such notice at any time on or prior to the scheduled redemption date if the Town delivers a certificate of the Town to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Bonds subject to conditional notice of redemption and such redemption has been rescinded shall remain Outstanding and the rescission of such redemption shall not constitute an event of default. Further, in the case of a conditional redemption, the failure of the Town to make moneys and or authorized securities available in part or in whole on or before the redemption date shall not constitute an event of default.

As provided in the Ordinance, and subject to certain limitations therein set forth, this Bond is transferable upon surrender of this Town for transfer at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar; thereupon, one or more new fully registered Bonds of the same stated maturity, of authorized denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the Town nor the Paying Agent/Registrar shall be required to issue, transfer or exchange any Bond called for redemption where such redemption is scheduled to occur within 45 calendar days of the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Bond.

The Town, the Paying Agent/Registrar, and any other person may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the person in whose name this Bond is registered on the Record Date, or the Special Record Date, as applicable) and for all other purposes, whether or not this Bond be overdue, and neither the Town nor the Paying Agent/Registrar shall be affected by notice to the contrary.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Bond and the series of which it is a part is duly authorized by law, and has been authorized by a vote of the properly qualified electors of the Town; that all acts, conditions and things required to be done precedent to and in the issuance of the Bonds have been properly done and performed and have happened in regular and due time, form and manner, as required by law; and that ad valorem taxes upon all taxable property in the Town have been levied for and pledged to the payment of the debt service requirements of the Bonds, within the limit prescribed by law; and that the total indebtedness of the Town, including the Bonds, does not exceed any constitutional or statutory limitation.

IN WITNESS WHEREOF, the Town has caused this Bond to be executed by the manual or facsimile signature of the Mayor of the Town and countersigned by the manual or facsimile signature of the City Secretary, and the official seal of the Town has been duly impressed or placed in facsimile on this Bond.

_____
Mayor, Town of Addison, Texas

_____
City Secretary,
Town of Addison, Texas

[SEAL]

(b) Form of Comptroller's Registration Certificate. The following Comptroller's Registration Certificate may be deleted from the definitive Bonds if such certificate on the Initial Bond is fully executed.

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO. _____
OF THE STATE OF TEXAS	§	

I hereby certify that there is on file and of record in my office a certificate of the Attorney General of the State of Texas to the effect that this Bond has been examined by him as required by law, that he finds that it has been issued in conformity with the Constitution and laws of the State of Texas, and that it is a valid and binding obligation of the Town of Addison, Texas; and that this Bond has this day been registered by me.

Witness my hand and seal of office at Austin, Texas, _____.

_____
Comptroller of Public Accounts
of the State of Texas

(c) Form of Certificate of Paying Agent/Registrar. The following Certificate of Paying Agent/Registrar may be deleted from each Initial Bond if the Comptroller's Registration Certificate appears thereon.

CERTIFICATE OF PAYING AGENT/REGISTRAR

The records of the Paying Agent/Registrar show that the Initial Bond of this series of Bonds was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas, and that this is one of the Bonds referred to in the within-mentioned Ordinance.

BOKF, N.A.,
as Paying Agent/Registrar

Dated: _____

By: _____
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and Zip Code of transferee): _____

_____

_____

(Social Security or other identifying number: _____) the within Bond and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration hereof, with full power of substitution in the premises.

Dated: _____

_____

Signature Guaranteed By:

_____

_____
Authorized Signatory

NOTICE: The Signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular and must be guaranteed in a manner acceptable to the Paying Agent/Registrar.

(e) The Initial Bond shall be in the form set forth in subsections (a) through (d) of this Section, except for the following alterations:

(i) immediately under the name of the Bond, the headings "INTEREST RATE," and "MATURITY DATE" shall both be completed with the words "As Shown Below" and the words "CUSIP NO." shall be deleted;

(ii) in the first paragraph of the Bond, the words "on the Maturity Date specified above, the sum of _____ DOLLARS" shall be deleted and the following will be inserted: "on the fifteenth day of February in the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Year	Principal Amount	Interest Rate

(Information to be inserted from Section 3.02(c) hereof).

(iii) the Initial Bond shall be numbered T-1.

Section 6.03. CUSIP Registration.

The Town may secure identification numbers through the CUSIP Service Bureau managed by S & P Global IQ Intelligence on behalf of the American Bankers Association, and may authorize the printing of such numbers on the face of the Bonds. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Bonds shall be of no significance or effect in regard to the legality thereof and neither the Town nor the attorneys approving said Bonds as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Bonds.

Section 6.04. Legal Opinion.

The approving legal opinion of Bracewell LLP, Bond Counsel, may be attached to or printed on the reverse side of each Bond over the certification of the City Secretary of the Town, which may be executed in facsimile.

Section 6.05. Statement Insurance.

A statement relating to a municipal bond insurance policy, if any, to be issued for the Bonds, may be printed on each Bond.

ARTICLE VII

SALE AND DELIVERY OF BONDS;
DEPOSIT OF PROCEEDS; FLOW OF FUNDS

Section 7.01. Sale of Bonds; Official Statement.

(a) The Bonds, having been duly advertised and offered for sale at competitive bid, are hereby officially sold and awarded to _____ (the "Purchaser") for a purchase price equal to the principal amount thereof, plus a cash premium in the amount of $_____, being the bid which produced the lowest true interest cost to the Town. The Initial Bond shall be registered in the name of the Purchaser or its designee.

(b) The form and substance of the Preliminary Official Statement and any addenda, supplement or amendment thereto, are hereby in all respects approved and adopted and is hereby deemed final as of its date within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended. The Mayor and City Secretary are hereby authorized and directed to cause to be prepared a final Official Statement (the "Official Statement") incorporating applicable pricing information pertaining to the Bonds, and to execute the same by manual or facsimile signature and deliver appropriate numbers of executed copies thereof to the Purchaser. The Official Statement as thus approved and delivered, with such appropriate variations as shall be approved by the Mayor and the Purchaser, may be used by the Purchaser in the public offering and sale thereof. The City Secretary is hereby authorized and directed to include and maintain a copy of the Official Statement and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the Preliminary Official Statement, and the preliminary public offering of the Bonds by the Purchaser, is hereby ratified, approved and confirmed.

(c) All officers of the Town are authorized to execute such documents, certificates and receipts as they may deem appropriate in order to consummate the delivery of the Bonds in accordance with the terms of sale therefor. Further, in connection with the submission of the record of proceedings for the Bonds to the Attorney General of the State of Texas for examination and approval of such Bonds, the appropriate officer of the Town is hereby authorized and directed to issue a check of the Town payable to the Attorney General of the State of Texas as a nonrefundable examination fee in the amount required by Chapter 1202, Texas Government Code (such amount per series to be the lesser of (i) 1/10th of 1% of the principal amount of such series of the Bonds or (ii) $9,500.)

(d) The obligation of the Purchaser to accept delivery of the Bonds is subject to the Purchaser being furnished with the final, approving opinion of Bracewell LLP, bond counsel for the Town, which opinion shall be dated and delivered the Closing Date.

Section 7.02. Control and Delivery of Bonds.

(a) The Mayor of the Town is hereby authorized to have control of the Initial Bond and all necessary records and proceedings pertaining thereto pending investigation, examination, and approval of the Attorney General of the State of Texas, registration by the Comptroller of

Public Accounts of the State of Texas and registration with, and initial exchange or transfer by, the Paying Agent/Registrar.

(b) After registration by the Comptroller of Public Accounts, delivery of the Bonds shall be made to the Purchaser or a representative thereof under and subject to the general supervision and direction of the Mayor, against receipt by the Town of all amounts due to the Town under the terms of sale.

(c) In the event the Mayor or City Secretary is absent or otherwise unable to execute any document or take any action authorized herein, the Mayor Pro Tem and the Assistant City Secretary, respectively, shall be authorized to execute such documents and take such actions, and the performance of such duties by the Mayor Pro Tem and the Assistant City Secretary shall for the purposes of this Ordinance have the same force and effect as if such duties were performed by the Mayor and City Secretary, respectively.

Section 7.03. Deposit of Proceeds.

(a) The proceeds of the Bonds in the amount of $_____ including $_____ in premium received on the Bonds, shall be deposited to the Construction Fund, such moneys to be dedicated and used solely for the purposes for which the Bonds are being issued as herein provided in Section 3.01.

(b) The remaining premium received on the Bonds shall be used to pay costs of issuance. To the extent any of such amount is not used for such purposes, such excess shall be deposited to the Interest and Sinking Fund.

ARTICLE VIII

CREATION OF FUNDS AND ACCOUNTS; DEPOSIT OF PROCEEDS; INVESTMENTS

Section 8.01. Creation of Funds.

(a) The Town hereby establishes the following special funds or accounts:

(i) The Town of Addison, Texas, General Obligation Bonds, Series 2022, Interest and Sinking Fund; and

(ii) The Town of Addison, Texas General Obligation Bonds, Series 2022 Construction Fund.

(b) These funds or accounts shall be maintained at an official depository of the Town.

Section 8.02. Interest and Sinking Fund.

(a) The taxes levied under Section 2.01 shall be deposited to the credit of the Interest and Sinking Fund at such times and in such amounts as necessary for the timely payment of the principal of and interest on the Bonds.

(b) If the amount of money in the Interest and Sinking Fund is at least equal to the aggregate principal amount of the outstanding Bonds plus the aggregate amount of interest due and that will become due and payable on such Bonds, no further deposits to that fund need be made.

(c) Money on deposit in the Interest and Sinking Fund shall be used to pay the principal of and interest on the Bonds as such become due and payable.

Section 8.03. Construction Fund. (a) Money on deposit in the Construction Fund, including investment earnings thereof, shall be used for the purposes specified in Section 3.01 of this Ordinance.

(b) All amounts remaining in the Construction Fund after the accomplishment of the purposes for which the Bonds are hereby issued, including investment earnings of the Construction Fund, shall be deposited into the Interest and Sinking Fund.

Section 8.04. Security of Funds.

All moneys on deposit in the funds referred to in this Ordinance shall be secured in the manner and to the fullest extent required by the laws of the State of Texas for the security of public funds, and moneys on deposit in such funds shall be used only for the purposes permitted by this Ordinance.

Section 8.05. Investments.

(a) Money in the Interest and Sinking Fund created by this Ordinance, at the option of the Town, may be invested in such securities or obligations as permitted under applicable law.

(b) Any securities or obligations in which such money is so invested shall be kept and held in trust for the benefit of the Owners and shall be sold and the proceeds of sale shall be timely applied to the making of all payments required to be made from the fund from which the investment was made.

Section 8.06. Investment Income.

(a) Interest and income derived from investment of the Interest and Sinking Fund be credited to such fund.

(b) Interest and income derived from investment of the funds to be deposited pursuant to Section 7.03(b) hereof shall be credited to the account where deposited until the acquisition or construction of said projects is completed and thereafter, to the extent such interest and income are present, such interest and income shall be deposited to the Interest and Sinking Fund.

ARTICLE IX

PARTICULAR REPRESENTATIONS AND COVENANTS

Section 9.01. Payment of the Bonds.

On or before each Interest Payment Date for the Bonds and while any of the Bonds are outstanding and unpaid, there shall be made available to the Paying Agent/Registrar, out of the Interest and Sinking Fund, money sufficient to pay such interest on and principal of, redemption premium, if any, and interest on the Bonds as will accrue or mature on the applicable Interest Payment Date, maturity date and, if applicable, on a date of prior redemption.

Section 9.02. Other Representations and Covenants.

(a) The Town will faithfully perform, at all times, any and all covenants, undertakings, stipulations, and provisions contained in this Ordinance and in each Bond; the Town will promptly pay or cause to be paid the principal of, redemption premium, if any, and interest on each Bond on the dates and at the places and manner prescribed in such Bond; and the Town will, at the times and in the manner prescribed by this Ordinance, deposit or cause to be deposited the amounts of money specified by this Ordinance.

(b) The Town is duly authorized under the laws of the State of Texas to issue the Bonds; all action on its part for the creation and issuance of the Bonds has been duly and effectively taken; and the Bonds in the hands of the Owners thereof are and will be valid and enforceable obligations of the Town in accordance with their terms.

Section 9.03. Federal Income Tax Matters.

(a) General. The Town covenants not to take any action or omit to take any action that, if taken or omitted, would cause the interest on the Bonds to be includable in gross income for federal income tax purposes. In furtherance thereof, the Town covenants to comply with sections 103 and 141 through 150 of the Code and the provisions set forth in the Federal Tax Certificate executed by the Town in connection with the Bonds.

(b) No Private Activity Bonds. The Town covenants that it will use the proceeds of the Bonds (including investment income) and the property financed, directly or indirectly, with such proceeds so that the Bonds will not be "private activity bonds" within the meaning of section 141 of the Code. Furthermore, the Town will not take a deliberate action (as defined in section 1.141-2(d)(3) of the Regulations) that causes the Bonds to be a "private activity bond" unless it takes a remedial action permitted by section 1.141-12 of the Regulations.

(c) No Federal Guarantee. The Town covenants not to take any action or omit to take any action that, if taken or omitted, would cause the Bonds to be "federally guaranteed" within the meaning of section 149(b) of the Code, except as permitted by section 149(b)(3) of the Code.

(d) No Hedge Bonds. The Town covenants not to take any action or omit to take action that, if taken or omitted, would cause the Bonds to be "hedge bonds" within the meaning of section 149(g) of the Code.

(e) No Arbitrage Bonds. The Town covenants that it will make such use of the proceeds of the Bonds (including investment income) and regulate the investment of such proceeds of the Bonds so that the Bonds will not be "arbitrage bonds" within the meaning of section 148(a) of the Code.

(f) Required Rebate. The Town covenants that, if the Town does not qualify for an exception to the requirements of section 148(f) of the Code, the Town will comply with the requirement that certain amounts earned by the Town on the investment of the gross proceeds of the Bonds, be rebated to the United States.

(g) Information Reporting. The Town covenants to file or cause to be filed with the Secretary of the Treasury an information statement concerning the Bonds in accordance with section 149(e) of the Code.

(h) Record Retention. The Town covenants to retain all material records relating to the expenditure of the proceeds (including investment income) of the Bonds and the use of the property financed, directly or indirectly, thereby until three years after the last Bond is redeemed or paid at maturity (or such other period as provided by subsequent guidance issued by the Department of the Treasury) in a manner that ensures their complete access throughout such retention period.

(i) Registration. If the Bonds are "registration-required bonds" under section 149(a)(2) of the Code, the Bonds will be issued in registered form.

(j) Favorable Opinion of Bond Counsel. Notwithstanding the foregoing, the Town will not be required to comply with any of the federal tax covenants set forth above if the Town has received an opinion of nationally recognized bond counsel that such noncompliance will not adversely affect the excludability of interest on the Bonds from gross income for federal income tax purposes.

(k) Continuing Compliance. Notwithstanding any other provision of this Ordinance, the Town's obligations under the federal tax covenants set forth above will survive the defeasance and discharge of the Bonds for as long as such matters are relevant to the excludability of interest on the Bonds from gross income for federal income tax purposes.

(l) Official Intent. For purposes of section 1.150-2(d) of the Regulations, to the extent that an official intent to reimburse has not previously been adopted by the Town, this Ordinance serves as the Town's official declaration of intent to use proceeds of the Bonds to reimburse itself from proceeds of the Bonds issued in the maximum amount authorized by this Ordinance for certain expenditures paid in connection with the projects set forth herein. Any such reimbursement will only be made (i) for an original expenditure paid no earlier than 60 days prior to the date hereof and (ii) not later than 18 months after the later of (A) the date the original expenditure is paid or (B) the date the project to which such expenditure relates is placed in service or abandoned, but in the event more than three years after the original expenditure is paid.

Section 9.04. No Private Use or Payment and No Private Loan Financing.

The Town covenants and agrees that it will make such use of the proceeds of the Bonds, including interest or other investment income derived from Bond proceeds, regulate the use of property financed, directly or indirectly, with such proceeds, and take such other and further action as may be required so that the Bonds will not be "private activity bonds" within the meaning of section 141 of the Code. Moreover, the Town will certify, through an authorized officer, employee or agent, that, based upon all facts and estimates known or reasonably expected to be in existence on the date the Bonds are delivered, the proceeds of the Bonds will not be used in a manner that would cause the Bonds to be "private activity bonds" within the meaning of section 141 of the Code.

Section 9.05. No Federal Guaranty.

The Town covenants and agrees not to take any action, or knowingly omit to take any action within its control, that, if taken or omitted, respectively, would cause the Bonds to be "federally guaranteed" within the meaning of section 149(b) of the Code, except as permitted by section 149(b)(3) of the Code.

Section 9.06. No Hedge Bonds.

The Town covenants and agrees not to take any action, or knowingly omit to take any action, within its control, that, if taken or omitted, respectively, would cause the Bonds to be "hedge bonds" within the meaning of section 149(g) of the Code.

Section 9.07. No Arbitrage.

The Town covenants and agrees that it will make such use of the proceeds of the Bonds, including interest or other investment income derived from Bond proceeds, regulate investments of proceeds of the Bonds, and take such other and further action as may be required so that the Bonds will not be "arbitrage bonds" within the meaning of section 148(a) of the Code. Moreover, the Town will certify, through an authorized officer, employee or agent, based upon all facts and estimates known or reasonably expected to be in existence on the date the Bonds are delivered, that the proceeds of the Bonds will not be used in a manner that would cause the Bonds to be "arbitrage bonds" within the meaning of section 148(a) of the Code.

Section 9.08. Arbitrage Rebate.

If the Town does not qualify for an exception to the requirements of section 148(f) of the Code relating to the required rebate to the United States, the Town will take all necessary steps to comply with the requirement that certain amounts earned by the Town on the investment of the "gross proceeds" of the Bonds (within the meaning of section 148(f)(6)(B) of the Code), be rebated to the federal government. Specifically, the Town will (i) maintain records regarding the investment of the gross proceeds of the Bonds as may be required to calculate the amount earned on the investment of the gross proceeds of the Bonds separately from records of amounts on deposit in the funds and accounts of the Town allocable to other Bond issues of the Town or moneys that do not represent gross proceeds of any bond issues of the Town, (ii) determine at such times as are required by the applicable Regulations, the amount earned from the investment

of the gross proceeds of the Bonds that is required to be rebated to the federal government, and (iii) pay, not less often than every fifth anniversary date of the delivery of the Bonds, or on such other dates as may be permitted under applicable Regulations, all amounts required to be rebated to the federal government. Further, the Town will not indirectly pay any amount otherwise payable to the federal government pursuant to the foregoing requirements to any person other than the federal government by entering into any investment arrangement with respect to the gross proceeds of the Bonds that might result in a reduction in the amount required to be paid to the federal government because such arrangement results in a smaller profit or a larger loss than would have resulted if the arrangement had been at arm's length and had the yield on the issue not been relevant to either party.

Section 9.09. Information Reporting.

The Town covenants and agrees to file or cause to be filed with the Secretary of the Treasury, not later than the 15th day of the second calendar month after the close of the calendar quarter in which the Bonds are issued, an information statement concerning the Bonds, all under and in accordance with section 149(e) of the Code.

Section 9.10. Record Retention.

The Town will retain all pertinent and material records relating to the use and expenditure of the proceeds of the Bonds until three years after the last Bond is redeemed or paid at maturity, or such shorter period as authorized by subsequent guidance issued by the Department of the Treasury, if applicable. All records will be kept in a manner that ensures their complete access throughout the retention period. For this purpose, it is acceptable that such records are kept either as hardcopy books and records or in an electronic storage and retrieval system, provided that such electronic system includes reasonable controls and quality assurance programs that assure the ability of the Town to retrieve and reproduce such books and records in the event of an examination of the Bonds by the Internal Revenue Service.

Section 9.11. Registration.

The Bonds will be issued in registered form.

Section 9.12. Deliberate Actions.

The Town will not take a deliberate action (as defined in section 1.141-2(d)(3) of the Regulations) that causes the Bonds to fail to meet any requirement of section 141 of the Code after the issue date of the Bonds unless an appropriate remedial action is permitted by section 1.141-12 of the Regulations, the Town takes such remedial action, and a Counsel's Opinion is obtained that such remedial action cures any failure to meet the requirements of section 141 of the Code.

Section 9.13. Continuing Obligation.

Notwithstanding any other provision of this Ordinance, the Town's obligations under the covenants and provisions of Sections 9.03 through 9.13, inclusive, shall survive the defeasance

and discharge of the Bonds for as long as such matters are relevant to the excludability of interest on the Bonds from gross income for federal income tax purposes.

ARTICLE X

DEFAULT AND REMEDIES

Section 10.01. Events of Default.

Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of, redemption premium, if any, or interest on any of the Bonds when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement, or obligation of the Town, which default materially and adversely affects the rights of the Owners, including but not limited to their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of sixty (60) days after notice of such default is given by any Owner to the Town.

Section 10.02. Remedies for Default.

(a) Upon the happening of any Event of Default, then any Owner or an authorized representative thereof, including but not limited to a trustee or trustees therefor, may proceed against the Town for the purpose of protecting and enforcing the rights of the Owners under this Ordinance by mandamus or other suit, action or special proceeding in equity or at law in any court of competent jurisdiction for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Owners hereunder or any combination of such remedies.

(b) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Owners of Bonds then outstanding.

Section 10.03. Remedies Not Exclusive.

(a) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Bonds or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Bonds shall not be available as a remedy under this Ordinance.

(b) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

ARTICLE XI

DISCHARGE

Section 11.01. Discharge.

The Bonds may be defeased, discharged or refunded in any manner permitted by applicable law.

ARTICLE XII

CONTINUING DISCLOSURE UNDERTAKING

Section 12.01. Annual Reports.

(a) The Town shall provide annually to the MSRB, (1) within six months after the end of each fiscal year of the Town, financial information and operating data with respect to the Town of the general type included in the final Official Statement, being information described in the Tables numbered 1 through 6 and 8 through 15, including financial statements of the Town if audited financial statements of the Town are then available, and (2) if not provided as part such financial information and operating data, audited financial statements of the Town, when and if available. Any financial statements to be provided shall be (i) prepared in accordance with the accounting principles appended to the Official Statement, or such other accounting principles as the Town may be required to employ from time to time pursuant to state law or regulation, and (ii) audited, if the Town commissions an audit of such financial statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the Town shall file unaudited financial statements within such 12-month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available.

(b) If the Town changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Town otherwise would be required to provide financial information and operating data pursuant to this Section.

(c) The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific referenced to any document (including an official statement or other offering document, if it is available from the MSRB) that theretofore has been provided to the MSRB or filed with the SEC.

Section 12.02. Material Event Notices.

(a) The Town shall notify the MSRB, in a timely manner not in excess of ten (10) Business Days after the occurrence of the event, of any of the following events with respect to the Bonds:

(i) Principal and interest payment delinquencies;

(ii) Non-payment related defaults, if material;

(iii) Unscheduled draws on debt service reserves reflecting financial difficulties;

(iv) Unscheduled draws on credit enhancements reflecting financial difficulties;

(v) Substitution of credit or liquidity providers, or their failure to perform;

(vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

(vii) Modifications to rights of holders of the Bonds, if material;

(viii) Bond calls, if material, and tender offers;

(ix) Defeasances;

(x) Release, substitution, or sale of property securing repayment of the Bonds, if material;

(xi) Rating changes;

(xii) Bankruptcy, insolvency, receivership or similar event of the Town;

(xiii) The consummation of a merger, consolidation, or acquisition involving the Town or the sale of all or substantially all of the assets of the Town, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and

(xiv) Appointment of a successor Paying Agent/Registrar or change in the name of the Paying Agent/Registrar, if material.

(xv) incurrence of a financial obligation of the Town, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Town, any of which affect security holders, if material; and

(xvi) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Town, any of which reflect financial difficulties.

For these purposes, any event described in the immediately preceding clause (xii) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Town in a proceeding under the United States Bankruptcy Code or in

any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Town, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets of business of the Town; and the Town intends the words used in the immediately preceding paragraphs (xv) and (xvi) and the definition of financial obligations in those sections to have the same meanings as when they are used in rule and sec release no. 34-83885, dated August 20, 2018.

(b) The Town shall provide to the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner, notice of a failure by the Town to provide required annual financial information and notices of material events in accordance with Sections 12.01 and 12.02. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

Section 12.03. Limitations, Disclaimers and Amendments.

(a) The Town shall be obligated to observe and perform the covenants specified in this Article for so long as, but only for so long as, the Town remains an "obligated person" with respect to the Bonds within the meaning of the Rule, except that the Town in any event will give notice of any redemption calls and any defeasances that cause the Town to be no longer an "obligated person."

(b) The provisions of this Article are for the sole benefit of the Owners and beneficial owners of the Bonds, and nothing in this Article, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Town undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Article and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Town's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Article or otherwise, except as expressly provided herein. The Town does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE TOWN BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE TOWN, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS ARTICLE, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(c) No default by the Town in observing or performing its obligations under this Article shall constitute a breach of or default under the Ordinance for purposes of any other provisions of this Ordinance.

(d) Nothing in this Article is intended or shall act to disclaim, waive, or otherwise limit the duties of the Town under federal and state securities laws.

(e) The provisions of this Article may be amended by the Town from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Town, but only if (i) the provisions of this Article, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (ii) either (A) the Owners of a majority in aggregate principal amount (or any greater amount required by any other provisions of this Ordinance that authorizes such an amendment) of the Outstanding Bonds consent to such amendment or (B) an entity or individual person that is unaffiliated with the Town (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Owners and beneficial owners of the Bonds. If the Town so amends the provisions of this Article, it shall include with any amended financial information or operating data next provided in accordance with Section 12.01 an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in type of financial information or operating data so provide.

ARTICLE XIII

AMENDMENTS

Section 13.01. Amendments.

This Ordinance shall constitute a contract with the Owners, be binding on the Town, and shall not be amended or repealed by the Town so long as any Bond remains outstanding except as permitted in this Section. The Town may, without consent of or notice to any Owners, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Owners, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. In addition, the Town may, with the written consent of the Owners of the Bonds holding a majority in aggregate principal amount of the Bonds then outstanding, amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all Owners of outstanding Bonds, no such amendment, addition, or rescission shall (i) extend the time or times of payment of the principal of and interest on the Bonds, reduce the principal amount thereof, the redemption price, or the rate of interest thereon, or in any other way modify the terms of payment of the principal of or interest on the Bonds, (ii) give any preference to any Bond over any other Bond, or (iii) reduce the aggregate principal amount of Bonds required to be held by Owners for consent to any such amendment, addition, or rescission.

ARTICLE XIV

MISCELLANEOUS

Section 14.01. Changes to Ordinance.

The Mayor and Director of Finance, in consultation with Bond Counsel, are hereby authorized to make changes to the terms of this Ordinance if necessary or desirable to carry out the purposes hereof or in connection with the approval of the issuance of the Bonds by the Attorney General of Texas.

Section 14.02. Partial Invalidity.

If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of the Ordinance.

Section 14.03. No Personal Liability.

No recourse shall be had for payment of the principal of or interest on any Bonds or for any claim based thereon, or on this Ordinance, against any official or employee of the Town or any person executing any Bonds.

ARTICLE XV

EFFECTIVENESS

Section 15.01. Effective Immediately.

Notwithstanding the provisions of the Town Charter, this Ordinance shall become effective immediately upon its adoption at this meeting pursuant to Section 1201.028, Texas Government Code.

(*Remainder of Page Intentionally Left Blank*)

PRESENTED, FINALLY PASSED AND APPROVED, AND EFFECTIVE on the ____ day of August, 2022, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the Town of Addison, Texas.

_____
Mayor
Town of Addison, Texas

ATTEST:

_____
City Secretary
Town of Addison, Texas

APPROVED AS TO FORM:

_____
Town Attorney
Town of Addison, Texas

Council Meeting **13.**

Meeting Date: 08/09/2022

Department: Development Services

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Rezoning a 13.78+/- Acre Property Located on the West Side of Midway Road, Approximately 1,000 Feet South of Beltway Drive and Immediately North of the Redding Trail Dog Park, from Planned Development District (PD) to a New Planned Development District (PD) to Allow for the Development of 405 Multifamily Dwelling Units with Permitted Ground Floor Retail, Restaurant, Office, Co-Working, and Live/Work Uses, 30 Townhome Fee Simple Lots, 14 Townhome Rental Dwelling Units, and Associated Public and Private Open Space and Common Areas, Through the Approval of Development Plans and Standards**. Case 1851-Z/AMLI Midway.

BACKGROUND:

The Addison Planning and Zoning Commission, meeting in regular session on July 19, 2022, voted to recommend approval of an Ordinance changing the zoning for a 13.78± acre property located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park (14671, 14673, 14675, 14677, 14679, 14681, 14683, and 14775 Midway Road), from Planned Development District (PD, Ordinance Nos. 387 and 083-039) to a new Planned Development (PD) district with use and development standards for multifamily residential, fee simple and rental townhomes, live/work, retail, restaurant, office, and co-working uses, and associated public and private open space and common areas, subject to the following conditions:

- The development is executed in accordance with the attached development plans and Planned Development District (PD) development standards; and
- Prior to approval of construction drawings, the Town and applicant enter into a development agreement that further defines requirements for:
  - Public open space and dog park site improvement, dedication, and Town maintenance, to include coordination of access with adjacent homeowners;
  - Performance standards for the timing and construction of the fee simple townhomes and the occupancy of the ground floor retail and office space in the wrap multifamily building;
  - Tree relocation and mitigation;
  - The installation of public art;

- Management provisions for the fee simple townhomes; and
- Exterior façade material standards for all buildings within the PD District.

Voting Aye: Branson, Catalani, Craig, DeFrancisco, Fansler, Meleky, Souers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: Ron Whitehead, 3919 Bobbin Lane
Paul Walden, 14806 Le Grande Drive
Dan Stansbury, 3504 McFarlin Boulevard, Dallas, TX 75205

On: Marlin Willesen, 4100 Juliard Drive
Melanie Mitro, 4113 Leadville Place
Tony Radoszewski, 14612 Heritage Lane
Jimmy Barker, 3905 Rive Lane

Against: Bill Lamoreaux, 3883 Les Lacs Avenue
Jon Birney, 4043 Rive Lane
John Price, 4114 Leadville Place
Burk Burkhalter, 3824 Waterford Drive
Robert Jacoby, 4016 Rive Lane

POSITION OF THOSE PRESENT BUT NOT SPEAKING AT THE PUBLIC HEARING:

For: Dan Liscio, 14825 Le Grande Drive
Katharine Liscio, 14825 Le Grande Drive
Hunter Bailey, 15250 Quorum Drive
Robbie Fletcher, 15250 Quorum Drive

On: Charles Hopkins, 4156 Towne Green Circle
Liz Oliphant, 14700 Marsh Lane

Against: Pik Yi Lai, 4126 Eastman Way
Debby Casad, 4105 Rush Circle
Virginia Waytena, 3752 Park Place
Kathy Moore, 3729 Chatham Court Drive
Alicia McCone, 4003 Rive Lane
Makel Larry, 4109 Leadville Place
David Collins, 14668 Wayside Court

Kristin Wallach, 14669 Wayside Court
Ronald Wallach, 14669 Wayside Court

Please refer to the Staff Report for additional details. Following the Planning and Zoning Commission meeting, the applicant continued to engage community members and Town staff on this project. Enhancements, which are outlined in the attached development plan, ordinance, and associated Memorandum of Understanding (MOU), include:

- Performance standards for initial finish out, use, and leasing of the two ground floor tenant spaces in the multifamily wrap building
- Performance standards for improvement and dedication of the proposed public open space and trail improvements, and the allocation of an additional $100,000 to fund enhancements to the dog park, and the option to dedicate additional land in the future for dog park expansion
- Performance standards for the development of the fee simple townhomes that enhance the Town's capacity to ensure that those dwelling units are completed in a timely manner
- More restrictive construction work hours that limit work during the evening and on weekends
- Defining material facade construction standards in the MOU to ensure building facades achieve the Town's previous masonry standards for mixed-use development
- Acknowledgement and support of ongoing discussions with adjacent neighborhoods to finance perimeter fence improvements
- Commitment to achieve at a minimum, LEED Silver certification for the multifamily rental component of the project
- The donation of $150,000 to the Addison Arbor Foundation to support the installation of public art within the dedicated public open space
- The provision of 10 additional electric vehicle charging stations, in addition to the 20 stations that were previously committed to

RECOMMENDATION:

Administration recommends approval.

Attachments

1851-Z Presentation

1851-Z Ordinance

1851-Z Staff Report

1851-Z Site Plan

1851-Z Landscape and Tree Preservation Plans

1851-Z Facade and Floor Plans

1833-Z Public Input
Town of Addison Housing FAQ
1851-Z Applicant Presentation

AMLI Midway PD Rezoning (1851-Z)

Case 1851-Z AMLI Midway PD Rezoning

LOCATION:

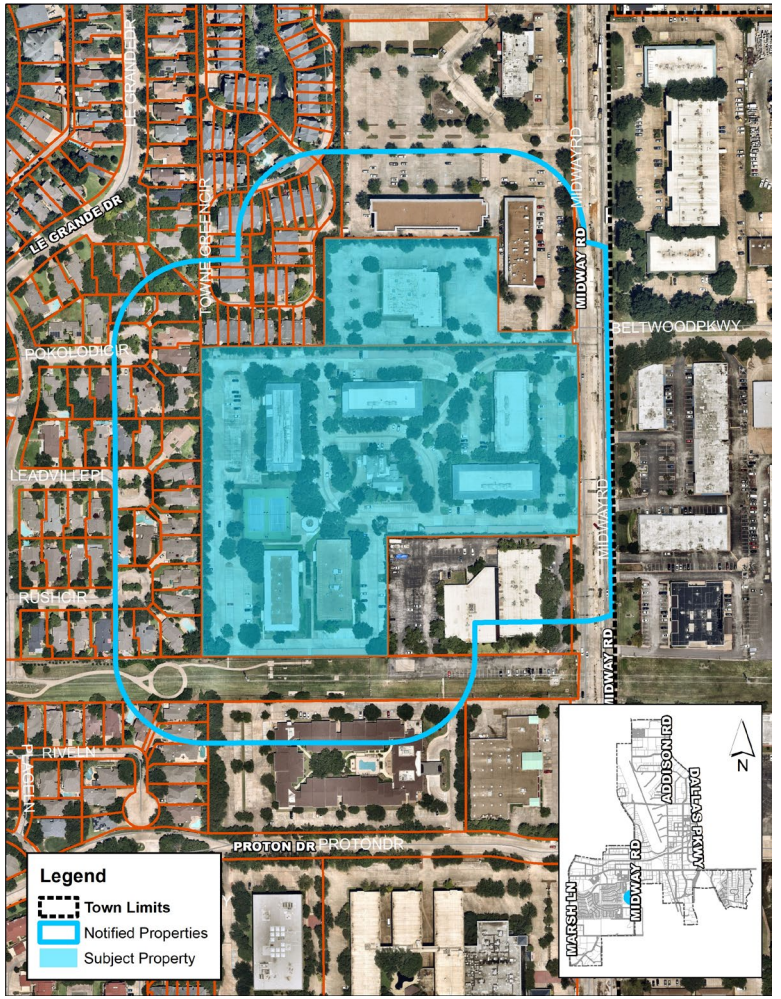
13.78± acres on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park.

REQUEST:

Approval to rezone the properties from the Planned Development District (PD, Ordinance Nos. 387 and 083-039) to a new Planned Development (PD) district with use and development standards for multifamily residential, fee simple and rental townhomes, live/work, retail, restaurant, office, and co-working uses, and associated public and private open space and common areas.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed PD rezoning and associated development plans.



Case 1851-Z AMLI Midway PD Rezoning





SITE HISTORY:

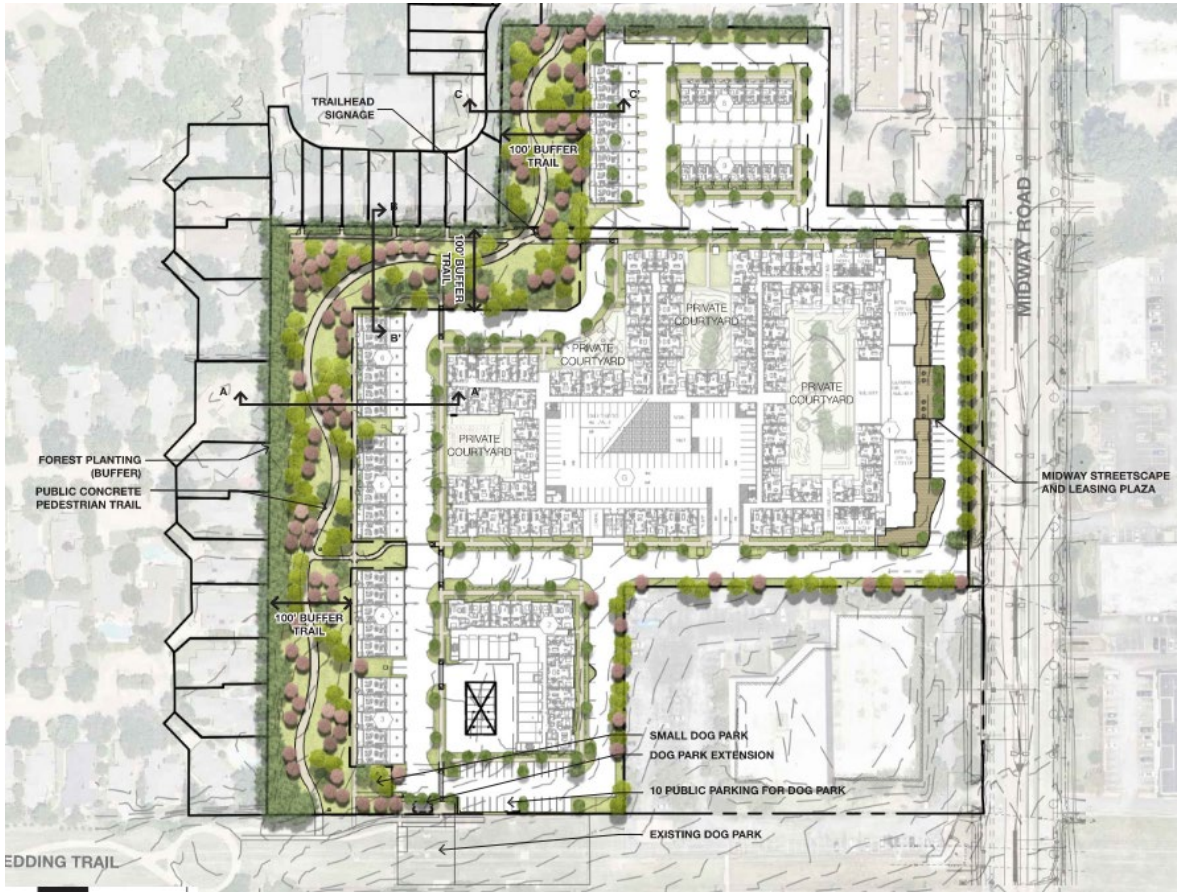
1930s – 5,700 SF homestead established on site; once owned but never occupied by Audie Murphy. Home to Dovie's restaurant for many years, but has been vacant for over a decade.

1978 – 11.39 acre site rezoned to PD to facilitate construction of Office in the Park, which is comprised of 6 two-story buildings encompassing over 180K SF of office space. All buildings are in use, but occupancy has been low for years. Town leases space for the Addison Treehouse.

1979 – 2.39 acre site that was once the McCutchin family homestead, was rezoned to PD. A 14K SF restaurant / event center was constructed at this location and was home to various businesses as time passed. Site has been vacant for several years.

Present – AMLI Residential requests to rezone to a new PD zoning district to facilitate the development of a mixed residential development.

Case 1851-Z AMLI Midway PD Rezoning



Proposed Site Plan

DEVELOPMENT PLAN:

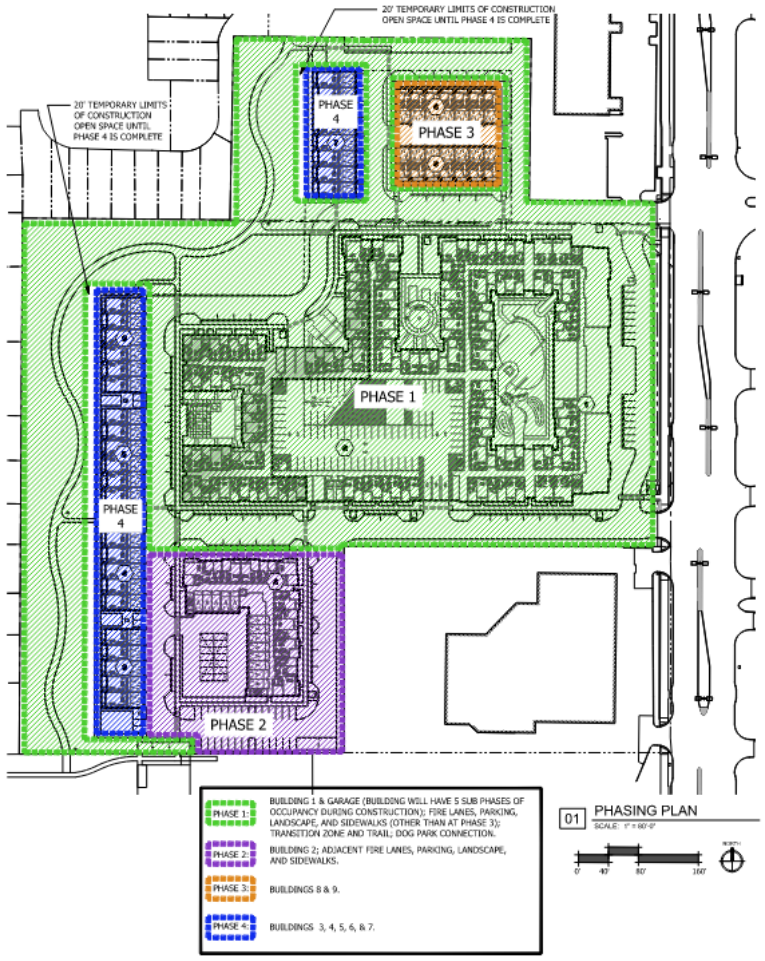
- Multi-phase development on 13.78 acres
  - 4 and 5 story wrap multifamily building with 367 multifamily dwelling units, 4 live/work units, and 7,000 SF of ground floor retail/office/co-working /restaurant space
  - 3 story multifamily building with 34 units
  - 30, 3 story fee simple townhomes
  - 14, 3 story rental townhomes

- 3 acres of public parkland dedicated to the Town following installation of trail, landscape, pedestrian amenities, dog park seating area, and public art

- Additional 1.93 acres of private landscape area, to include 3 exterior courtyards (~ 0.4 acres)

- Wrapped Parking garage with 563 off-street parking spaces, and 773 parking spaces provided in total

Case 1851-Z AMLI Midway PD Rezoning



Proposed Phasing Plan

PHASING PLAN:

- **Phase 1**
  - Public and private infrastructure
  - Public Park and trail, private landscape
  - 371 unit multifamily building
- **Phase 2**
  - 14 rental townhome units
- **Phase 3**
  - 34 unit multifamily building
- **Phase 4**
  - 30 fee simple townhomes to be executed by townhome development partner
  - Performance standards required to ensure fulfillment of this phase

Case 1851-Z AMLI Midway PD Rezoning

PARKING:

- 563 parking garage spaces, 13 multifamily private garage spaces, 28 rental townhome garage spaces and 7 guest spaces, 86 surface and on-street parking spaces provided, and 60 townhome fee simple garages spaces and 16 guest spaces

- Site is parked in excess of minimum requirements by 35 spaces

- 10 spaces reserved for dog park, and unreserved surface parking spaces available as well

OPEN SPACE, LANDSCAPE, AND STREETSCAPE:

- 3 acre public open space dedication

- 4.93 acres of landscape area

- Implementation of 10’ MTP trail at western boundary; connects to Midway Road trail



TRAIL VIEW NORTH FROM DOG PARK

Case 1851-Z AMLI Midway PD Rezoning





FACADE DESIGN:

- 4 (50’ max height) and 5 story (65’ max height) building, and 3 story (40’ max height) building clad with brick, glazing and fiber cement panel; 90 percent masonry achieved

- Accessible entries and patios at majority of ground floor units

- Projecting and recessed balconies provided throughout the building

- 5th floor recessed patio common amenity space at Midway frontage

- Enhanced articulation and ground floor treatments at the Midway frontage to present mixed use character

Case 1851-Z AMLI Midway PD Rezoning





FACADE DESIGN - TOWNHOMES:

- 3 story (40’ tall) buildings clad with brick and glazing and fiber cement panel. 90 percent masonry achieved

- Accessible entries and gated courtyards at ground floor

- For units facing the adjacent neighborhoods, 3rd floor outdoor living space is oriented towards the multifamily buildings

- Enhanced articulation achieved through façade and balcony projections, and material differentiation

Case 1851-Z AMLI Midway PD Rezoning

UNIT MIX, INTERIOR CONSTRUCTION, AND SUSTAINABILITY FEATURES:

- Unit Mix:
  - 226 one-bedroom units
  - 162 two-bedroom units
  - 13 three-bedroom units
  - 4 live/work units
  - 14 rental townhomes
  - 30 fee simple townhomes

- 957 SF average unit size; 1,955 SF unit size for rental townhomes; 2,389 SF unit size for fee simple townhomes

- LEED certified (Gold targeted)

- Stone countertops, energy efficient appliances, no linoleum or formica surfaces

- Recycling services provided

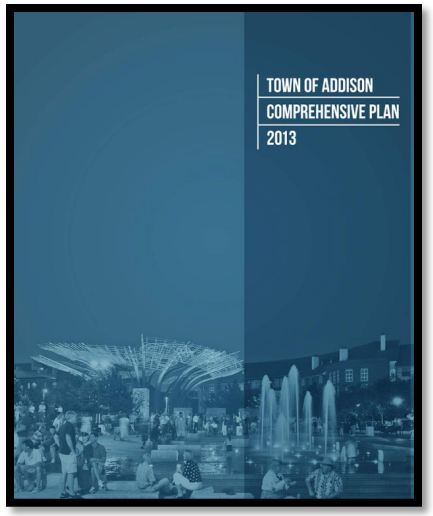
- A minimum of 30 electric vehicle charging stations installed on site



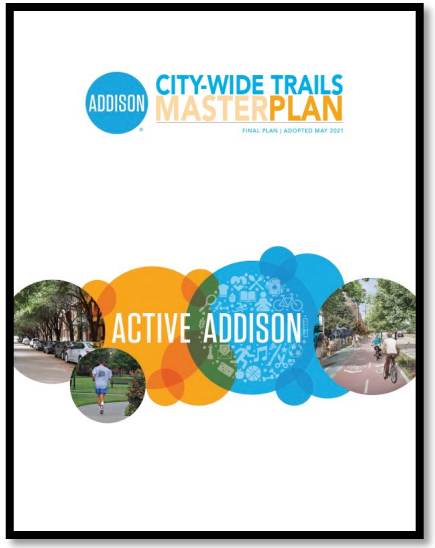
Case 1851-Z AMLI Midway PD Rezoning

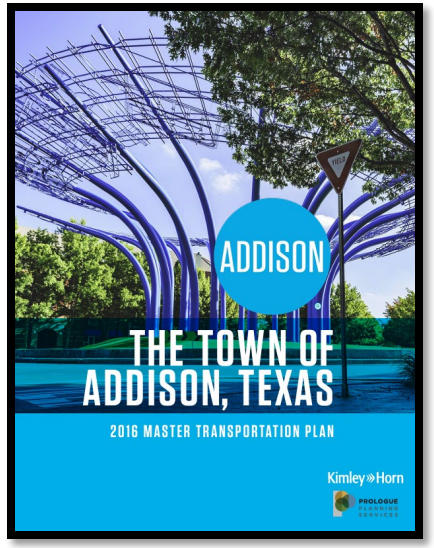
COMPLIANCE WITH TOWN LAND USE AND DEVELOPMENT POLICIES

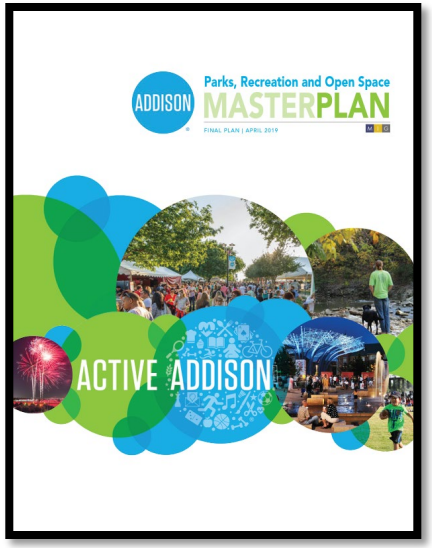
- 2013 Comprehensive Plan
- Sam's Club Special Area Study
- Addison Housing Policy
- Transportation, Park and Trail Master Plans











Case 1851-Z AMLI Midway PD Rezoning

2013 COMPREHENSIVE PLAN

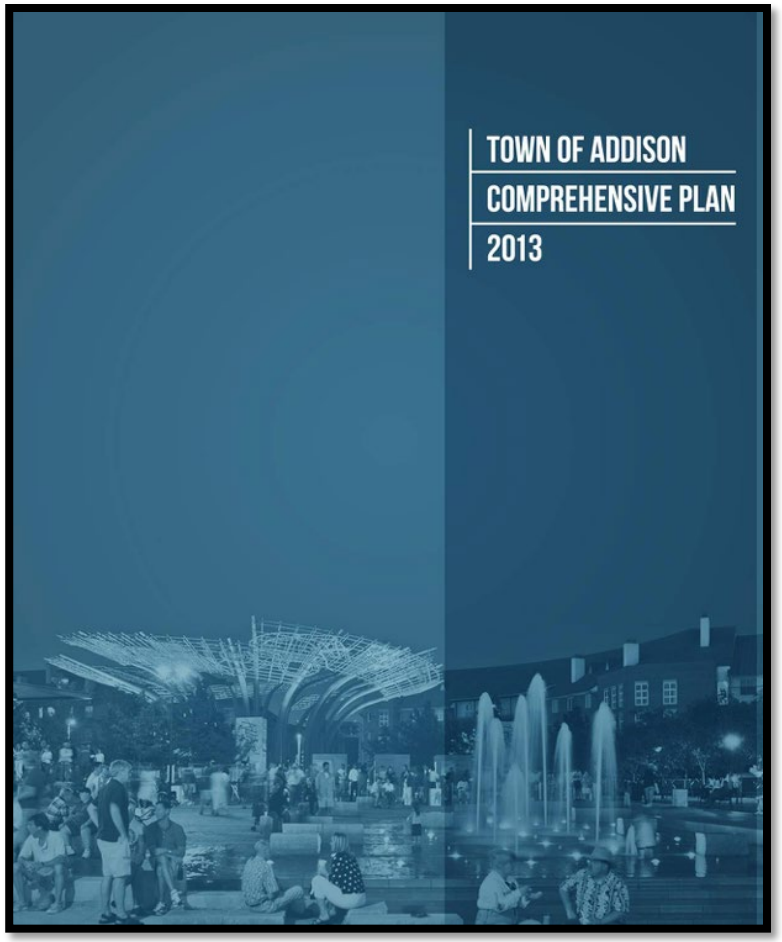
- 2013 Comprehensive Plan acknowledged the decline experienced at both of these properties

- Noted potential future uses of senior housing, townhomes, and mixed use

- Highlighted this area (now know as the “Sam’s Club” area) as an area of more detailed study to be addressed by a Special Projects Committee.

    - Studies were carried out in 2014 and 2021

    - Final study outcomes to be prevailing land use policy for this area



Case 1851-Z AMLI Midway PD Rezoning

SAM'S CLUB SPECIAL AREA STUDY - 2022

Overall Objective:

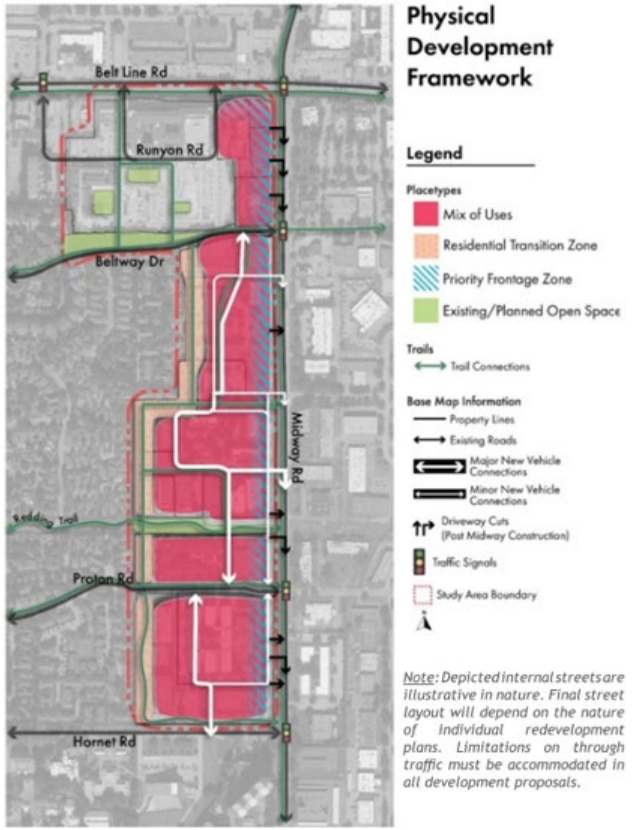
- Support new development with uses, character, buffering, and social amenities that respect surrounding neighborhoods

Design Principles:

- Allow building heights and uses that respect the existing neighborhoods and recognize market potential
- Maximize flexibility for buildings fronting on Midway Road in order to allow uses and building form that elevate this corridor as a prominent gateway to Addison.
- Accommodate lifecycle housing options for a broad range of household types and leverage any investment in housing to serve as a catalyst for broader reinvestment in the Study Area.

Development Form, Land Use, and Housing Mix:

- Implementation should establish a medium density, horizontal mixed-use development pattern that is compatible with surrounding lower density residential neighborhoods, and that is differentiated from large scale urban centers such as Addison Circle and Vitruvian Park.
- The inclusion of additional housing in the Study Area should be carefully considered in order to maintain opportunities for the employment, service, retail, restaurant, and entertainment uses that are also needed components of a true mixed-use environment. Policy implementation should consider and protect future demand for these uses.
- Where housing is accommodated, Missing Middle Housing Types such as small lot detached homes, duplexes, townhomes, cottage courts, triplexes, fourplexes, and live/work units should be prioritized.
- Where higher density housing options are considered, neighborhood compatibility must be achieved, and the project should serve as an economic catalyst for the overall redevelopment needs of the Study Area.



Case 1851-Z AMLI Midway PD Rezoning

SAM'S CLUB SPECIAL AREA STUDY - STUDY COMPLIANCE CONSIDERATIONS

Housing

- Very challenging policy discussion in Addison
- Consideration of highest and best use – will the market replace failed office and restaurant/event space with similar uses? What other uses are viable now? Is it even possible for multifamily to be considered the highest and best use?
- A "mix of uses" allowing flexibility to consider what the market may present was where the plan landed
- Varied development pattern was strongly desired, not replicating the pattern of AC or Vitruvian
- Medium density, horizontal mixed-use – mix of building types and densities

Missing Middle Housing

Building Form and Orientation



Missing Middle Housing includes a variety of different low and medium density housing types that are primarily single-family (ownership and rental). Housing options include townhomes, small lot detached homes, duplexes, triplexes, fourplexes, cottage courts, and live/work units. Close proximity to small communal open spaces and fronting buildings with stoops, porches, and patios on public streets and open spaces are critical design considerations. These housing options are best utilized adjacent to neighborhood transition areas.



Streetscape	*Parking*
Buildings with porches or stoops and small yards at the street or fronting open space, wide sidewalks, street trees.	Individual garages, on-street visitor parking, common surface parking.

Multiunit Housing

Building Form and Orientation



Multiunit housing includes a variety of medium to high density housing types such as apartments, condominiums, independent and assisted living facilities. These larger building types should front on major corridors, with active uses (retail, restaurants, services, co-working, and/or amenity areas) on the ground floor of the primary building frontage. These buildings should have access to open space and trails and should be buffered from less intensive uses.



Streetscape	*Parking*
Buildings with patios/ small courtyards at the street, wide sidewalks, street trees.	Parking structure, on-street, slip lanes, individual garages.

Case 1851-Z AMLI Midway PD Rezoning

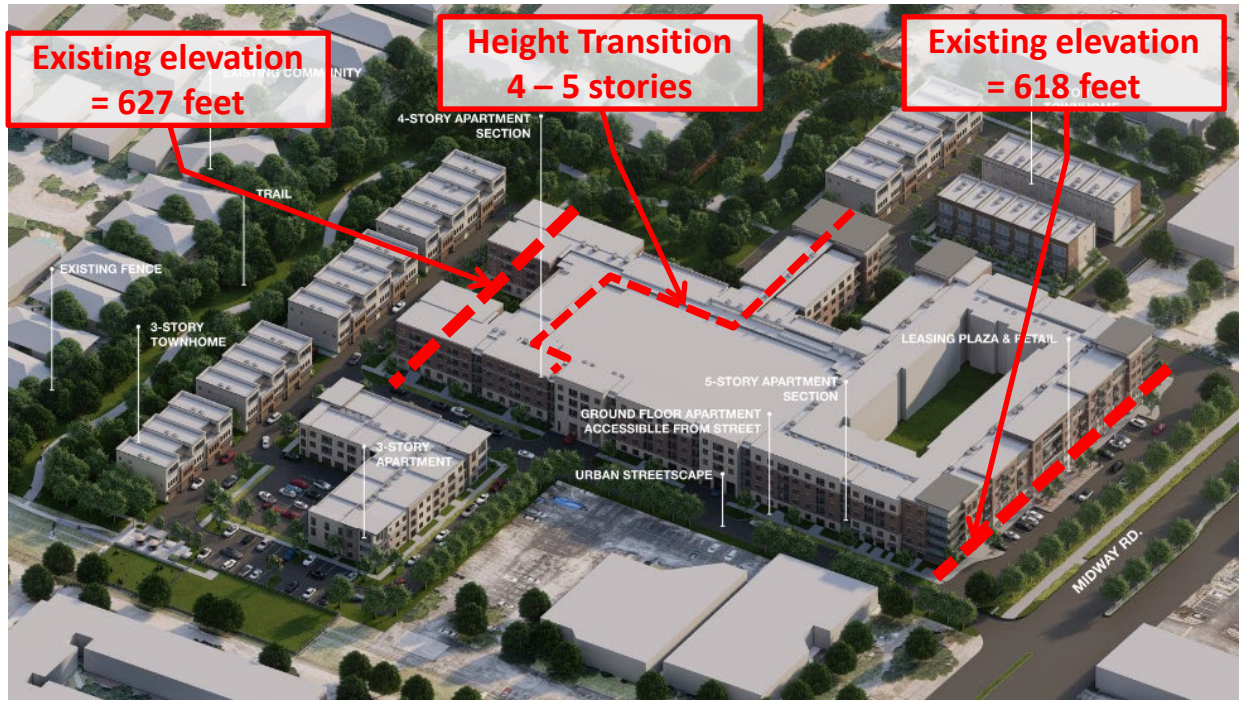
SAM'S CLUB SPECIAL AREA STUDY - STUDY COMPLIANCE CONSIDERATIONS

Building Scale

- When initial direction of plan was more prescriptive, 4 stories and the allowance of more prominent buildings at the Midway frontage was the prevailing direction of discussion

- As plan became less detailed, focus was directed towards strong residential transition zone at western boundary and priority frontage zone at Midway Road

- 5th story is achieved for eastern portion of the building due to the change in grade in the site - adding a floor at the ground level



Case 1851-Z AMLI Midway PD Rezoning

ADDISON HOUSING POLICY - 2017

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

2. A proposal should offer a "best fit" mix of uses and housing choices within the context of the surrounding Addison community. The Town may use a study area committee with staff, elected, and appointed members such as area residents and business representatives) to evaluate a proposal's fit in Addison.

3. New housing should create or enhance neighborhoods of urban character rather than locate on a stand-alone, nonintegrated property and should continue the high quality design and walkability that make Addison's existing neighborhoods distinctive.

4. Proposals for independent and/or assisted living may be considered by the Town of Addison. Since there are no assisted living housing units in Addison today, the Town will conduct research to understand how this housing could or should be included in Addison's future

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

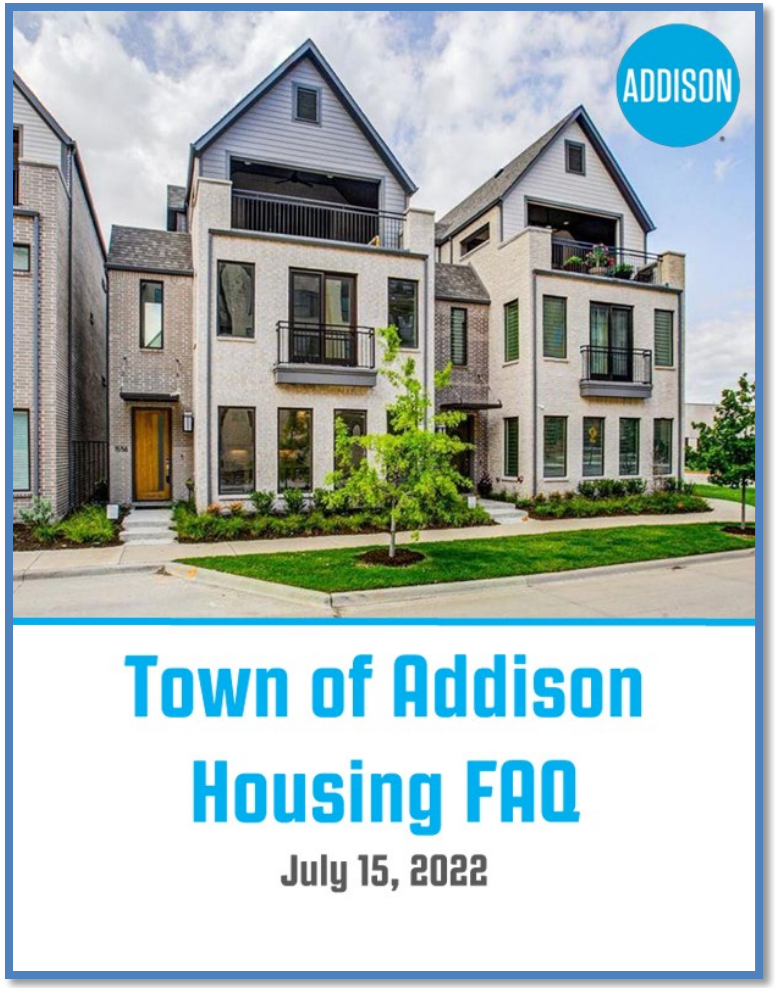
Case 1851-Z AMLI Midway PD Rezoning

ADDISON HOUSING POLICY COMPLIANCE

- This plan does not increase the proportion of fee simple ownership in Addison
  - Due to the high redevelopment costs for this site and the nearby availability of 165 fee simple townhome sites, this goal is appropriate for this site, but unlikely to be feasible

- Senior housing would also be appropriate for this site, but due to localized housing dynamics (see Addison Housing FAQ), it is unlikely that a site of this size, could be consumed by a senior housing project

- This proposal greatly enhances walkability in this area and provides an exceptional open space amenity and medium density mixed residential development pattern that differentiates it from similarly situated projects



Case 1851-Z AMLI Midway PD Rezoning

ADDISON HOUSING POLICY COMPLIANCE

Density Comparisons

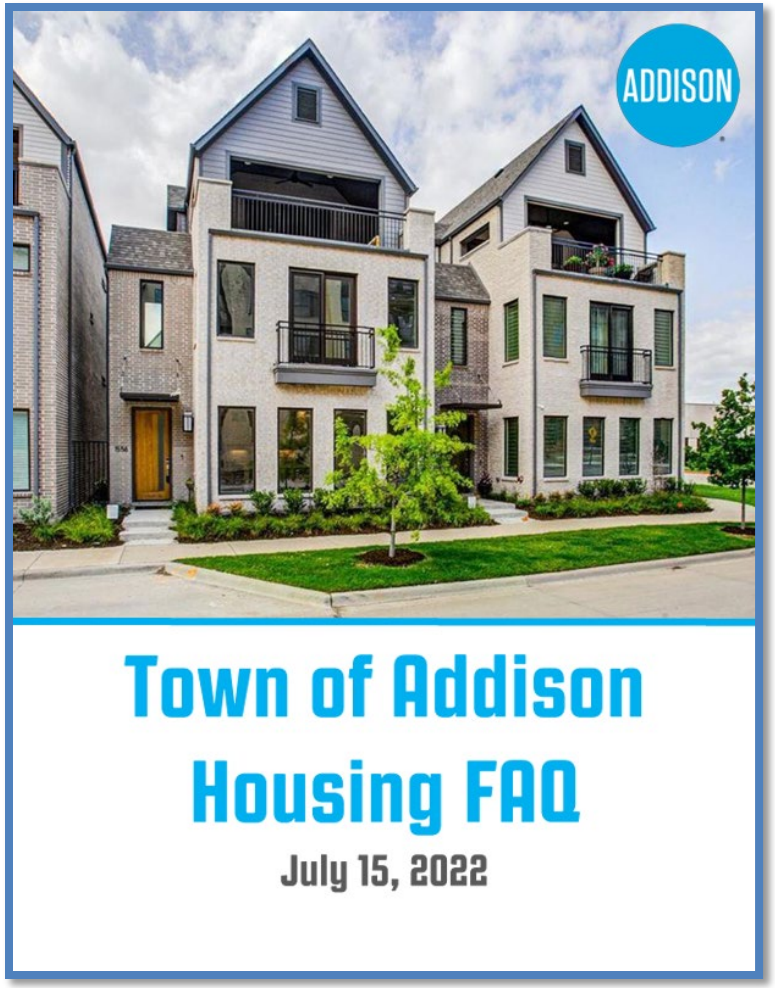
- **Proposed AMLI Midway = 33 units per acre (3 acres of public open space)**

- Addison Grove = **31 units per acre** (1.5 acres of public open space)

- Vitruvian West Phases 1 – 3 = **96.1 units per acre** (open space is provided via Vitruvian Park)

- JPI Addison Heights = **89.6 units per acre** (4,260 SF of publicly accessible open space)

- AMLI Quorum = **70.1 units per acre** (no usable open space, only landscape area and streetscape)



Case 1851-Z AMLI Midway PD Rezoning

ADDISON HOUSING POLICY COMPLIANCE

Sam's Club Study Area Housing Mix

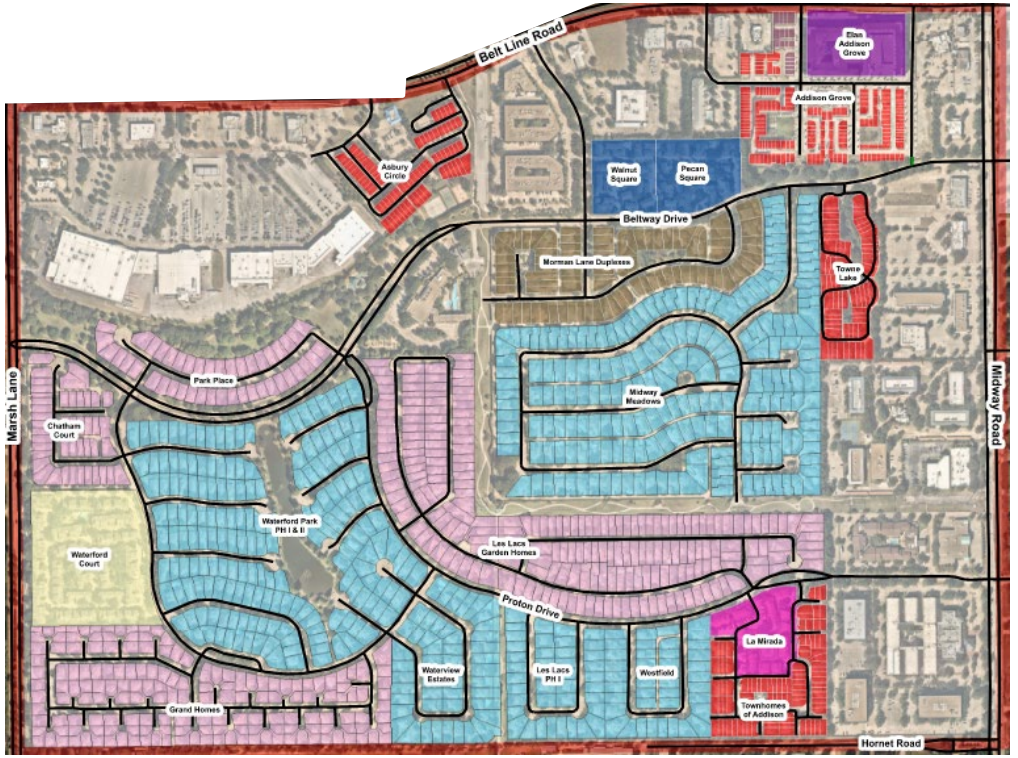
- Addison Grove = 321 MF units, 178 Townhome lots
- Cobalt Homes = 31 Townhome lots
- Proposed AMLI Midway = 419 MF units (includes rental townhomes), 30 townhomes

= 25% townhomes and 75% multifamily

Beltway / Proton Adjacent Development

- Existing + Approved + Proposed SF and Condo = 1,637 lots
- Existing + Approved + Proposed MF Rental = 993 units

= 62% ownership and 38% multifamily rental

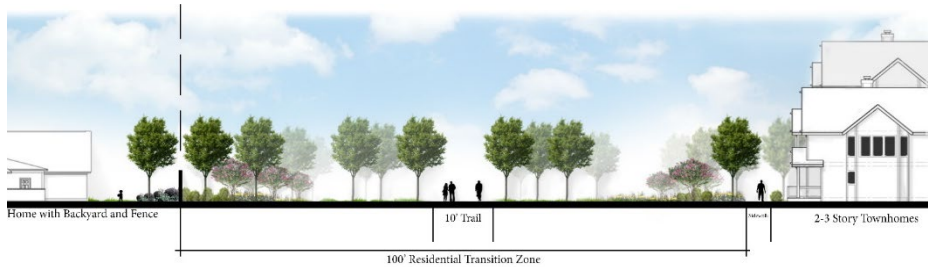


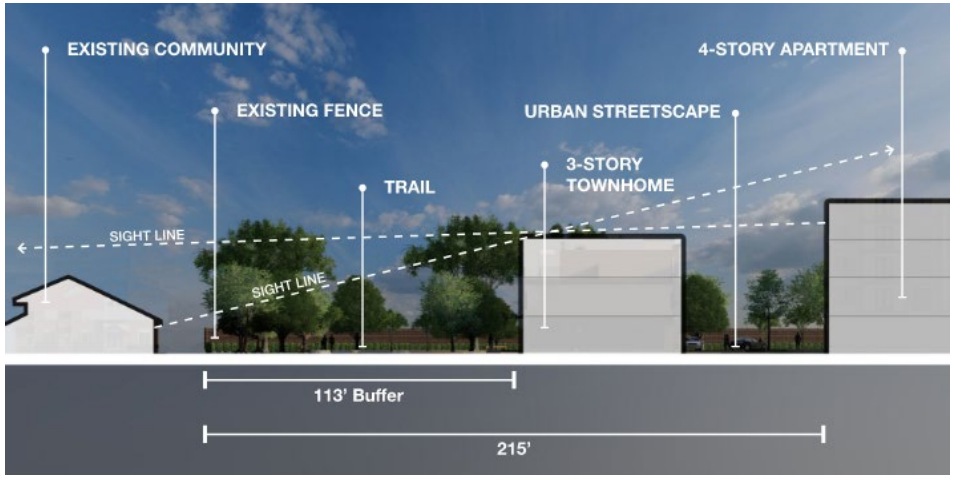
Case 1851-Z AMLI Midway PD Rezoning

MITIGATION OF DEVELOPMENT IMPACTS – RESIDENTIAL COMPATIBILITY

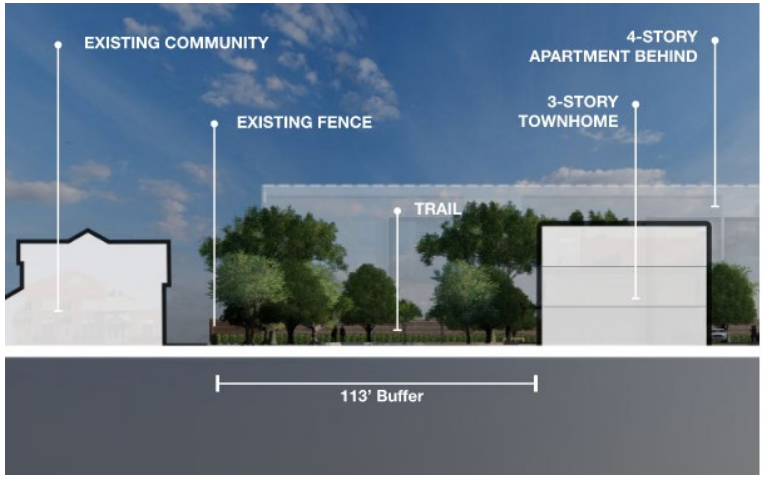
- At Addison Timbers and eastern Towne Lake boundary, Residential Transition Zone is achieved through minimum 113’ buffer to fee simple townhomes and tree plantings and preservation of healthy, mature trees

- At southern Town Lake boundary, Residential Transition Zone is achieved through minimum 150’ setback and dense tree plantings and preservation of healthy, mature trees

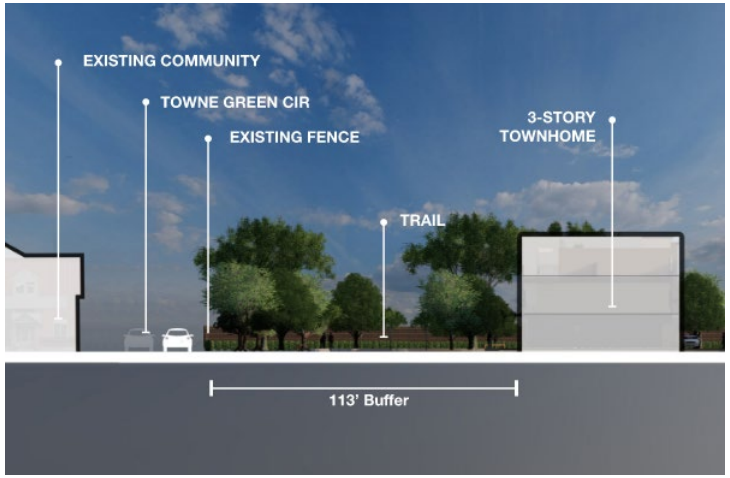




Addison Timbers



Towne Lake South



Towne Lake East

Case 1851-Z AMLI Midway PD Rezoning

MITIGATION OF DEVELOPMENT IMPACTS – TRAFFIC GENERATION AND CIRCULATION

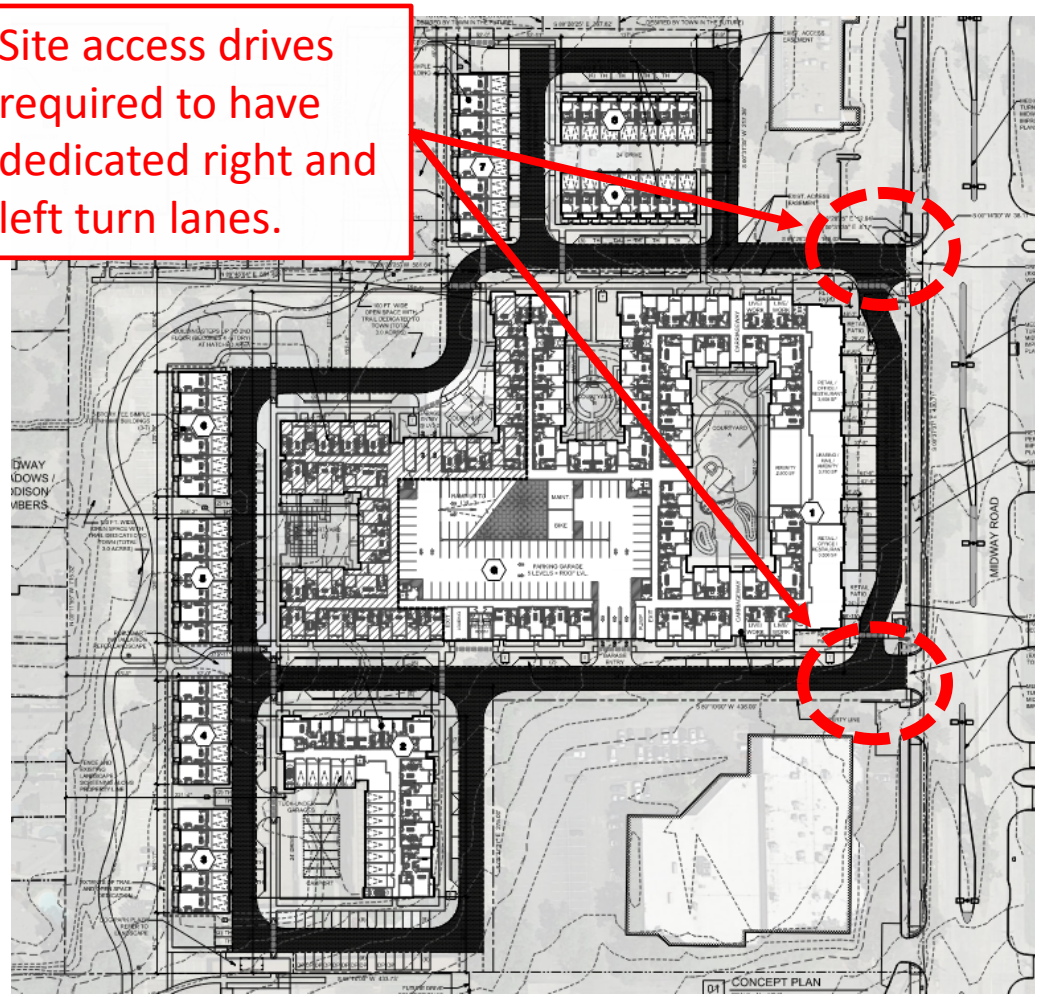
- TIA was required for this proposal

- Increased traffic is likely to be observed due to low occupancy and high vacancy with existing uses

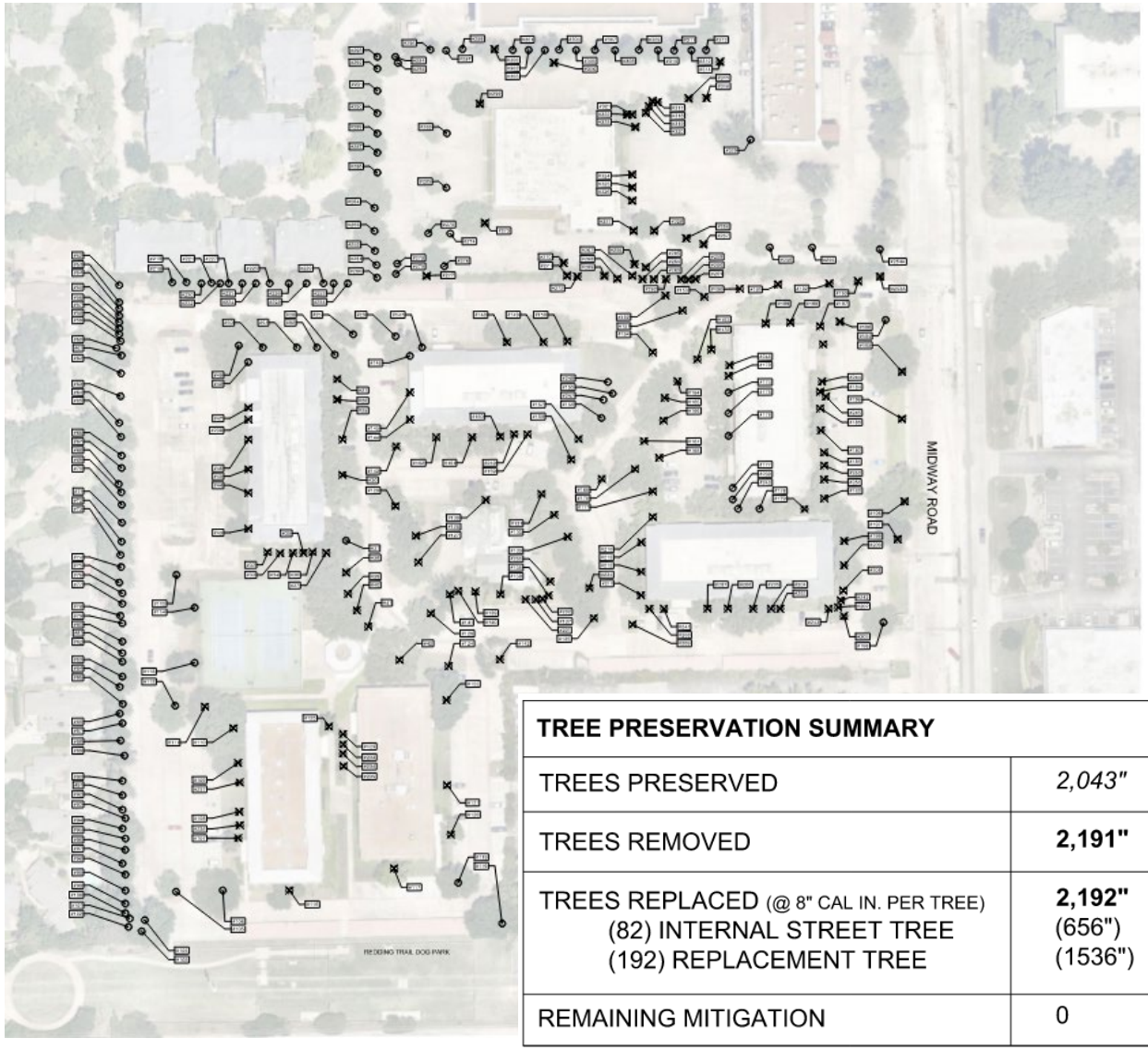
- If current uses were thriving, the existing 182,000 SF of office space and 14,000 SF of restaurant/event space would have a greater traffic impact than the proposed use (proposals equalize at 67% utilization)

- Dedicated turn lanes needed onsite for peak hour departures from the site, turn lane capacity on Midway Road meets development demand

- TIA did not consider offsite connections to south or north



Case 1851-Z AMLI Midway PD Rezoning



TREE PRESERVATION SUMMARY	
TREES PRESERVED	*2,043"*
TREES REMOVED	**2,191"**
TREES REPLACED (@ 8" CAL IN. PER TREE) (82) INTERNAL STREET TREE (192) REPLACEMENT TREE	**2,192"** (656") (1536")
REMAINING MITIGATION	0

MITIGATION OF DEVELOPMENT IMPACTS – PUBLIC SERVICES, TREE MITIGATION, & SITE ENCUMBRANCES

- Water and sewer service is available at this site
- Project is adding 13 percent more landscape area, reducing surface runoff
- No anticipated issues with Town service provision, ISD
- Encumbrances – existing overhead electric and private easements
- **Removed Trees to be fully mitigated on site through new plantings and tree relocations**

Case 1851-Z AMLI Midway PD Rezoning

COMMUNITY OUTREACH – 4 NEIGHBORHOOD MEETINGS – JULY 7TH AND 13TH

- Approximately 70 residents attended the applicant's neighborhood meetings. The following feedback concerns were provided:
  - Architectural character of the buildings
  - Desire to see ownership housing or senior housing in lieu of multifamily rental housing; protections against renting the townhomes
  - Height of the wrap multifamily building and the townhomes
  - Ability of the developer to ensure that the townhomes are built in a timely manner
  - Reservation of rear yard access to adjacent homes
  - Traffic impacts on the surrounding street network
  - Parking for dog park visitors
  - Health of existing trees on site and species selection for new trees that maximize privacy
  - Trail safety and crime prevention measures; maintaining good pedestrian access to retail frontage
  - Duration that AMLI would own and manage the project



Before



After

Case 1851-Z AMLI Midway PD Rezoning

PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property and DISD in accordance with Town and State law.

NOTICE RECIPIENTS: 69.

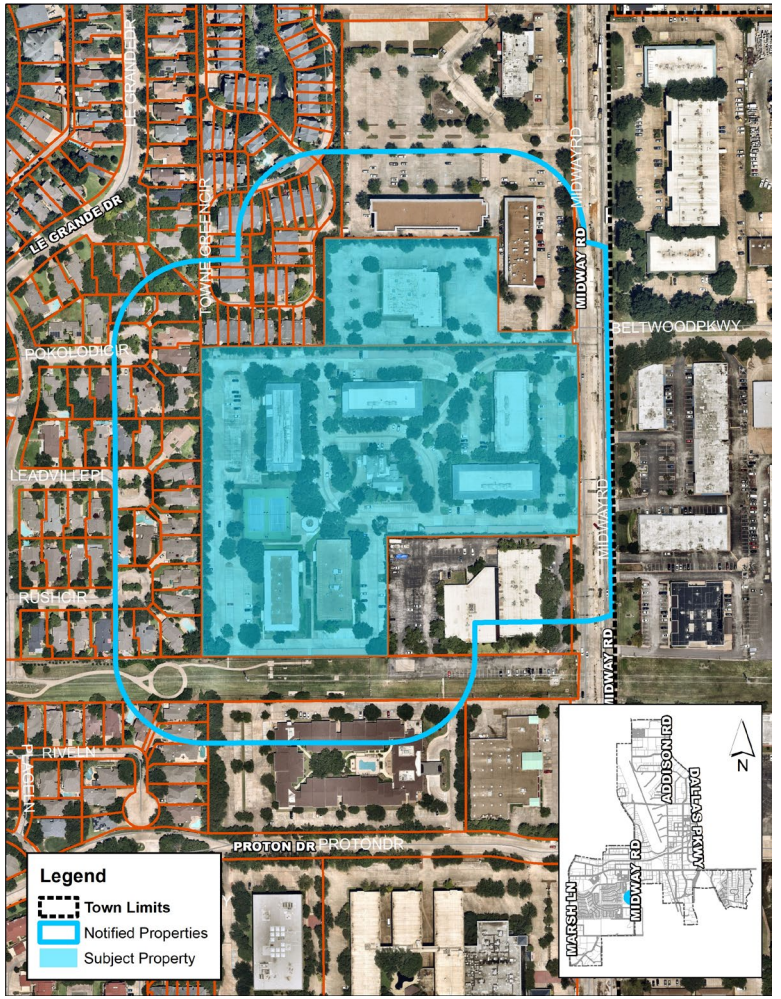
FOR: 1.
AGAINST: 1.
NEUTRAL: 2.

ADDITIONAL FEEDBACK RECEIVED:

- 1 letter and 6 public hearing attendees in support.
- 12 letters and 13 public hearing attendees in opposition.
- 20 letters and 5 public hearing attendees who expressed questions, concerns, and feedback, but did not express a formal position.

PLANNING & ZONING COMMISSION ACTION:

Approval: 7 – 0



Case 1851-Z AMLI Midway PD Rezoning

Post-Meeting Project Enhancements

- Since the P & Z public hearing, the applicant has continued to engage stakeholders to enhance the project. Through those discussions, the applicant has proposed an MOU that would commit them to the following conditions:

  - Conveyance of land and installation of public open space improvements to be dedicated to the Town
  - Dog park enhancement and public art funding
  - More restrictive construction work hours
  - Performance standards for the development of the fee simple townhomes and occupancy of the ground floor retail and office space
  - Mitigation credits for tree transplanting
  - Support for ongoing discussions to finance perimeter fence improvements
  - Exterior façade materials and sustainability provisions





Case 1851-Z AMLI Midway PD Rezoning

RECOMMENDATION:

Staff recommends **approval with conditions:**

The Sam's Club area should accommodate a mix of housing types in order to shape a medium density, horizontal mixed use area.

This proposal meets Town policy and is well positioned to be executed efficiently, in a manner that respects adjacent neighborhoods.

Approval conditions should require the development to be executed in accordance with the attached development plans, permitted uses and development standards, and with the establishment of future development agreements (no incentives) stipulating required conditions for:

- Conveyance of land and installation of public open space improvements to be dedicated to the Town
- Dog park enhancement and public art funding
- More restrictive construction work hours
- Performance standards for the development of the fee simple townhomes and occupancy of the ground floor retail and office space
- Mitigation credits for tree transplanting
- Support for ongoing discussions to finance perimeter fence improvements
- Exterior façade materials and sustainability provisions

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REZONING A 13.78+/- ACRE PROPERTY LOCATED ON THE WEST SIDE OF MIDWAY ROAD, APPROXIMATELY 1,000 FEET SOUTH OF BELTWAY DRIVE AND IMMEDIATELY NORTH OF THE REDDING TRAIL DOG PARK, FROM PLANNED DEVELOPMENT DISTRICT (PD) TO A NEW PLANNED DEVELOPMENT DISTRICT (PD) TO ALLOW FOR THE DEVELOPMENT OF 405 MULTIFAMILY DWELLING UNITS WITH PERMITTED GROUND FLOOR RETAIL, RESTAURANT, OFFICE, CO-WORKING, AND LIVE/WORK USES, 30 TOWNHOME FEE SIMPLE LOTS, 14 TOWNHOME RENTAL DWELLING UNITS, AND ASSOCIATED PUBLIC AND PRIVATE OPEN SPACE AND COMMON AREAS, THROUGH THE APPROVAL OF DEVELOPMENT PLANS AND STANDARDS.; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS ($2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on July 19, 2022 the Planning & Zoning Commission considered and made recommendations on Case No.1851-Z, being a request to rezone a 13.78+/- acre property located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park (the "Property"), from Planned Development District (PD) to a new Planned Development District (PD) to allow for the development of 405 multifamily dwelling units with permitted ground floor retail, restaurant, office, co-working, and live/work uses, 30 townhome fee simple lots, 14 townhome rental dwelling units, and associated public and private open space and common areas, through the approval of development plans and standards (defined herein below); 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. The Zoning Ordinance and official zoning map shall be amended so as to rezone the Property, said Property comprising all of Tracts A and B of the Office in the Park Addition, and all of Lot 1R, Block 1 of the Texas Tumbleweed Addition, and being further described in the legal descriptions on **Exhibit A** attached hereto, from Planned Development (PD) District to a new Planned Development (PD) District, subject to the following conditions:

A. Prior to the issuance of a Certificate of Occupancy for any phase of this development, that specific phase must demonstrate compliance with the Permitted Uses and

Development Standards (the "Development Standards"), which are attached hereto as **Exhibit B** and made a part hereof for all purposes. and all public and private infrastructure and site amenities shall be installed in accordance with the Development Plans, which is comprised of a site plan, landscape plan, façade. and floor plans (the "Development Plans"), which are attached hereto as **Exhibit C** and made a part hereof for all purposes.

B. The development shall comply with the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future definitive development agreement(s) between the Town and Developer concerning the development. Final execution of the foregoing agreement(s) in conformance with the MOU shall be a condition precedent for issuance of a building permit for the development.

SECTION 3. 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, Section 1-7 of the Code of Ordinances for the Town of Addison.

SECTION 4. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. 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. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the ***9TH*** day of ***AUGUST 2022*****.**

TOWN OF ADDISON, TEXAS

_____

Joe Chow, Mayor

ATTEST:

Irma Parker, City Secretary

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEING a tract of land out of the Thomas L. Chenoweth Survey, Abstract No. 273 and being part of the Office in the Park Addition, recorded in Volume 78118, Page 1 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and part of Lot 1R, Block 1 of the Texas Tumbleweed Addition (a Replat), recorded in Volume 96123, Page 2809 (D.R.D.C.T.), and also being part of a tract of land as described in a Special Warranty Deed with Vendor's Lien to 14671 – 14683 Midway Road, LP recorded in Instrument No. 201200038996 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and part of a tract of land as described in a General Warranty Deed to Habibollah Elahinejad, recorded in Instrument No. 20070094093 (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

BEGINNING at a found 5/8-inch iron rod with yellow cap stamped "TNP" (cap damaged) (controlling monument) at the northwest corner of a tract of land as described in a Right-of-Way Deed to the Town of Addison, recorded in Instrument No. 202000052358 (O.P.R.D.C.T.) and the southwest corner of a tract of land as described in a Right-of-Way Deed to the Town of Addison, recorded in Instrument No. 202000091189 (O.P.R.D.C.T.), same point being on the west right-of-way line of Midway Road (a variable width right-of-way) and the eastmost south line of said Office in the Park Addition and the north line of Tract Two of Littlebrook No. 1 Addition, recorded in Volume 77093, Page 2372 (D.R.D.C.T.), from which a found 5/8-inch iron rod with yellow cap stamped "TNP" (controlling monument), bears South 00 degrees 37 minutes 57 seconds East, a distance of 274.43 feet for the southwest corner of said Town of Addison tract (Instrument No. 202000052358);

THENCE South 89 degrees 09 minutes 27 seconds West (Plat = South 89 degrees 26 minutes 54 seconds West), along the eastmost south line of said Office in the Park Addition and the north line of said Tract Two, a distance of 417.97 feet to a set 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" at the northwest corner of said Tract Two and at a re-entrant corner of said Office in the Park Addition;

THENCE South 00 degrees 33 minutes 27 seconds East (Plat = South 00 degrees 16 minutes 00 second East), along the west line of said Tract Two and the southmost east line of said Office in the Park Addition, passing at a distance of 269.63 feet a found 1/2-inch iron rod with yellow cap stamped "RLG INC", in all, a total distance of 275.00 feet (Plat = 275.00 feet) to a found 1/2-inch iron rod (controlling monument) for the southwest corner of said Tract Two and the southmost southeast corner of said Office in the Park Addition, same point being on the north line of a tract of land as described in a Deed to the Dallas Power and Light Company (100-foot right-of-way), recorded in Volume 4598, Page 130 (D.R.D.C.T.);

THENCE South 89 degrees 11 minutes 56 seconds West (Plat = South 89 degrees 26 minutes 54 seconds West), along the westmost south line of said Office in the Park Addition and the north line of said Dallas Power and Light Company tract, a distance of 433.74 feet (Plat = 429.72 feet) to a found 1/2-inch iron rod (controlling monument) for the southwest corner of said Office in the Park Addition and the southeast corner of Lot 54, Block F of Midway Meadows Addition, recorded in Volume 80068, Page 2077 (D.R.D.C.T.)

THENCE Departing the north line of said Dallas Power and Light Company tract, North 00 degrees 11 minutes 21 seconds West (Plat = North 00 degrees 08 minutes 39 seconds West), along the west line of said Office in the Park Addition, the east line of said Midway Meadows Addition and the east line of Revised Midway Meadows Addition (Replat of Part of Lot 19 and Lots 20 through 31, Block F), recorded in Volume 80127, Page 1612 (D.R.D.C.T.), passing at a distance of 5.21 feet a 1/2-inch iron rod with yellow cap stamped "RLG INC", in all, a total distance of 714.89 feet (Plat = 715.17 feet) to a set 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" at the northwest corner of said Office in the Park Addition and at an angle point on the east line of said Revised Midway Meadows Addition, same point being the southwest corner of Lot 55 of Towne Lake Addition, recorded in Volume 97003, Page 1033 (D.R.D.C.T.);

THENCE Departing the east line of said Revised Midway Meadows Addition, North 89 degrees 47 minutes 02 seconds East (Plat = South 89 degrees 55 minutes 31 seconds East), along the north line of said Office in the Park Addition and the south line of said Towne Lake Addition, passing at a distance of 39.67 feet the common south corner of said Lot 55 and Lot 56 of said Towne Lake Addition, from which a found 1/2-inch iron rod with yellow cap (cap illegible) bears North 00 degrees 12 minutes 58 seconds East, a distance of 0.54 feet, thenceforth continuing along the north line of said Office in the Park Addition and the south line of said Towne Lake Addition, passing at a distance of 118.67 feet a 1/2-inch iron rod with yellow cap stamped "PACHECO KOCH" for the common south corner of Lots 58 and 59 of said Towne Lake Addition, in all, a total distance of 276.38 feet to the southeast corner of Lot 63 of said Towne Lake Addition and the southwest corner of aforementioned Lot 1R, Block 1 of The Texas Tumbleweed Addition, from which a 5/8-inch iron rod with yellow cap stamped "D C & A RPLS 3935" bears South 89 degrees 47 minutes 02 seconds West, a distance of 0.44 feet;

THENCE Departing the north line of said Office in the Park Addition, North 00 degrees 14 minutes 14 seconds East (Plat = North 00 degrees 57 minutes 31 seconds East), along the west line of said Lot 1R, Block 1 and the east line of said Towne Lake Addition, a distance of 248.57 feet (Plat = 247.37 feet) to a set 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" at the northwest corner of said Lot 1R, Block 1 and at a re-entrant corner on the east line of said Towne Lake Addition;

THENCE North 89 degrees 47 minutes 02 seconds East (Plat = South 89 degrees 28 minutes 25 seconds East), along the north line of said Lot 1R, Block 1 and the east line of said Town Lake Addition, passing at a distance of 50.14 feet a found mag nail in concrete for an angle point on the east line of said Towne Lake Addition, continuing along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of Midway Square Addition, recorded in Volume 93252, Page 3095 (D.R.D.C.T.), a distance of 397.62 feet (Plat = 397.62 feet) to an ell corner on said north line of Lot 1R, Block 1 and at a re-entrant corner on the said south line of Lot 1, Block 1 of said Midway Square Addition, from which a found mag nail bears South 25 degrees 45 minutes 10 seconds East, a distance of 0.59 feet;

THENCE South 00 degrees 12 minutes 58 seconds East (Plat = South 00 degrees 31 minutes 35 seconds West), along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, a distance of 218.56 feet (Plat = 217.36 feet) to a re-entrant corner on said north line of Lot 1R, Block 1 and at an ell corner on said south line of Lot 1, Block 1 of

said Midway Square Addition, from which a found "X" cut in concrete bears North 32 degrees 29 minutes 26 seconds East, a distance of 1.05 feet;

THENCE North 89 degrees 47 minutes 02 seconds East (Plat = South 89 degrees 28 minutes 25 seconds East), along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, a distance of 168.39 feet (Plat = 169.02 feet) to a re-entrant corner on said north line of Lot 1R, Block 1 and an ell corner on said south line of Lot 1, Block 1 of said Midway Square Addition, from which a found 1/2-inch iron rod with red cap stamped "KERN INC 4887" bears South 29 degrees 42 minutes 47 seconds East, a distance of 0.98 feet and a found 1/2-inch iron rod bears North 09 degrees 23 minutes 40 seconds East, a distance of 0.62 feet;

THENCE North 00 degrees 12 minutes 58 seconds West (Plat = North 00 degrees 31 minutes 35 seconds East), along the along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, a distance of 8.17 feet (Plat = 8.17 feet) to an ell corner on said north line of Lot 1R, Block 1 and a re-entrant corner on said south line of Lot 1, Block 1 of said Midway Square Addition, from which a found 1/2-inch iron rod with yellow cap stamped "RPLS 4857" bears North 06 degrees 39 minutes 36 seconds East, a distance of 0.59 feet;

THENCE North 89 degrees 47 minutes 02 seconds East (Plat = South 89 degrees 28 minutes 25 seconds East), along the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, passing at a distance of 1.06 feet a found 1/2-inch iron rod with red cap (cap illegible & damaged), in all, a total distance of 1.92 feet to a found 1/2-inch iron rod with blue cap stamped "TNP INC ESMT" for the northwest corner of a tract of land as described in a Right-of-Way Deed to the Town of Addison, recorded in Instrument No. 202000040012 (O.P.R.D.C.T.) and being on the west right-of-way line of aforementioned Midway Road, from which a found 1/2-inch iron rod bears North 62 degrees 38 minutes 05 seconds East, a distance of 0.10 feet and a found 1/2-inch iron rod with blue cap stamped "TNP INC ESMT" bears North 89 degrees 47 minutes 02 seconds East, a distance of 11.19 feet for the northeast corner of said Town of Addison tract;

THENCE Departing the north line of said Lot 1R, Block 1 and the south line of Lot 1, Block 1 of said Midway Square Addition, South 00 degrees 37 minutes 57 seconds East, along the west line of said Town of Addison tract and the west right-of-way line of said Midway Road, passing at a distance of 38.17 feet a found "X" on a gas meter being situated on the south line of said Lot 1R, Block 1 and the north line of aforementioned Office in the Park Addition, with said point also being at the southwest corner of said Town of Addison tract and the northwest corner of aforementioned Town of Addison tract (Instrument No. 202000091189), thenceforth continuing along the west line of said Town of Addison tract (Instrument No. 202000091189) and the west right-of-way line of said Midway Road, in all, a total distance of 469.08 feet to the **POINT OF BEGINNING**, and **CONTAINING** 13.61 Acres or 592,620 Square Feet of land more or less.

EXHIBIT A

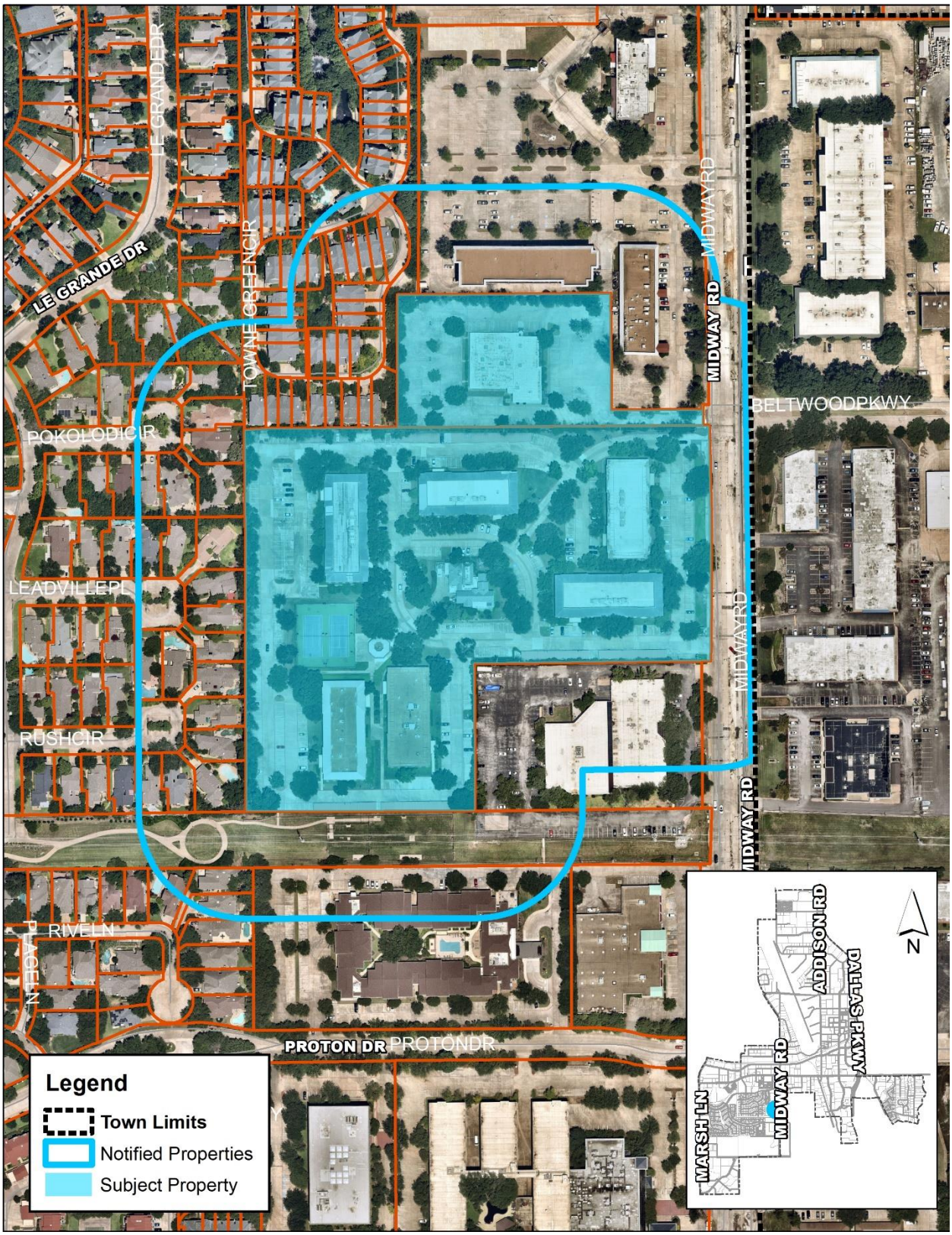

LE GRANDE DR
LE GRANDE DR
TOWNE GREEN CIR
MIDWAY RD
MIDWAY RD
BELTWOOD PKWY
POKOLODI CIR
LEADVILLE PL
MIDWAY RD
MIDWAY RD
RUSH CIR
RIVE LN
PROTON DR
PROTON DR
Legend
Town Limits
Notified Properties
Subject Property
N
ADDISON RD
DALLAS PKWY
MIDWAY RD
MARSH LN

EXHIBIT A

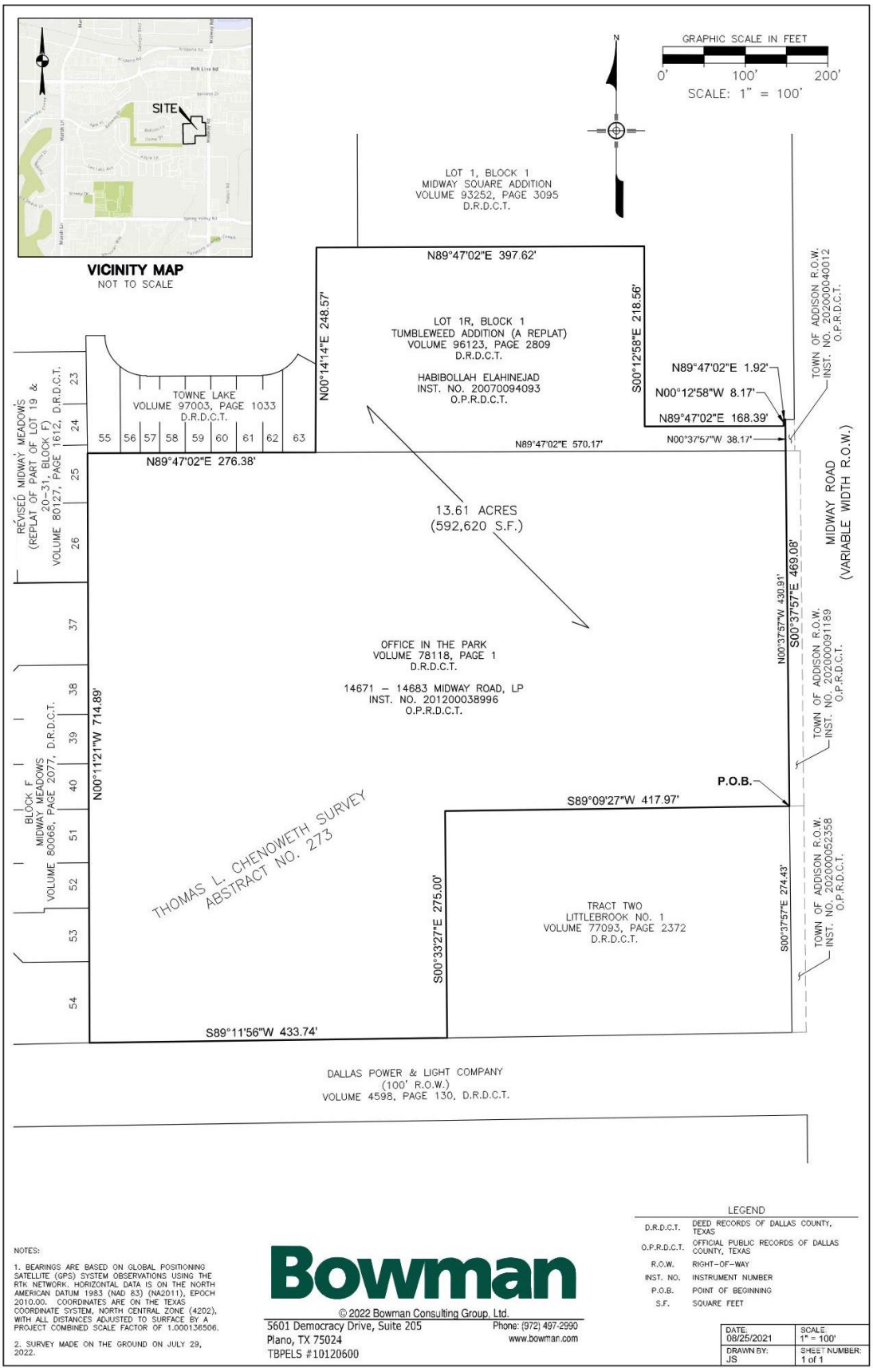

SITE
VICINITY MAP
NOT TO SCALE
N
GRAPHIC SCALE IN FEET
0'
100'
200'
SCALE: 1" = 100'
LOT 1, BLOCK 1
MIDWAY SQUARE ADDITION
VOLUME 93252, PAGE 3095
D.R.D.C.T.
N89°47'02"E 397.62'
N00°14'14"E 248.57'
LOT 1R, BLOCK 1
TUMBLEWEED ADDITION (A REPLAT)
VOLUME 96123, PAGE 2809
D.R.D.C.T.
HABIBOLLAH ELAHINEJAD
INST. NO. 20070094093
O.P.R.D.C.T.
S00°12'58"E 218.56'
N89°47'02"E 1.92'
N00°12'58"W 8.17'
N89°47'02"E 168.39'
N00°37'57"W 38.17'
TOWN OF ADDISON R.O.W.
INST. NO. 202000040012
O.P.R.D.C.T.
TOWNE LAKE
VOLUME 97003, PAGE 1033
D.R.D.C.T.
55 56 57 58 59 60 61 62 63
23 24 25 26
REVISED MIDWAY MEADOWS
(REPLAT OF PART OF LOT 19 & 20-31, BLOCK F)
VOLUME 80127, PAGE 1612, D.R.D.C.T.
N89°47'02"E 276.38'
N89°47'02"E 570.17'
13.61 ACRES
(592,620 S.F.)
MIDWAY ROAD
(VARIABLE WIDTH R.O.W.)
OFFICE IN THE PARK
VOLUME 78118, PAGE 1
D.R.D.C.T.
14671 – 14683 MIDWAY ROAD, LP
INST. NO. 201200038996
O.P.R.D.C.T.
N00°37'57"W 430.91'
S00°37'57"E 469.08'
TOWN OF ADDISON R.O.W.
INST. NO. 202000091189
O.P.R.D.C.T.
P.O.B.
S89°09'27"W 417.97'
N00°11'21"W 714.89'
BLOCK F
MIDWAY MEADOWS
VOLUME 80068, PAGE 2077, D.R.D.C.T.
37 38 39 40 51 52 53 54
THOMAS L. CHENOWETH SURVEY
ABSTRACT NO. 273
S00°33'27"E 275.00'
TRACT TWO
LITTLEBROOK NO. 1
VOLUME 77093, PAGE 2372
D.R.D.C.T.
S00°37'57"E 274.43'
TOWN OF ADDISON R.O.W.
INST. NO. 202000052358
O.P.R.D.C.T.
S89°11'56"W 433.74'
DALLAS POWER & LIGHT COMPANY
(100' R.O.W.)
VOLUME 4598, PAGE 130, D.R.D.C.T.
LEGEND
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
INST. NO. INSTRUMENT NUMBER
P.O.B. POINT OF BEGINNING
S.F. SQUARE FEET
NOTES:
1. BEARINGS ARE BASED ON GLOBAL POSITIONING SATELLITE (GPS) SYSTEM OBSERVATIONS USING THE RTK NETWORK. HORIZONTAL DATA IS ON THE NORTH AMERICAN DATUM 1983 (NAD 83) (NA2011), EPOCH 2010.00. COORDINATES ARE ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), WITH ALL DISTANCES ADJUSTED TO SURFACE BY A PROJECT COMBINED SCALE FACTOR OF 1.000136506.
2. SURVEY MADE ON THE GROUND ON JULY 29, 2022.
Bowman
© 2022 Bowman Consulting Group, Ltd.
5601 Democracy Drive, Suite 205
Plano, TX 75024
TBPELS #10120600
Phone: (972) 497-2990
www.bowman.com
DATE: 08/25/2021
SCALE: 1" = 100'
DRAWN BY: JS
SHEET NUMBER: 1 of 1

EXHIBIT B

PERMITTED USES AND DEVELOPMENT STANDARDS

1. **Permitted Uses:**
   A. Single-Family Residence Detached.

   B. Townhome.

   C. Condominium.

   D. Multifamily (Stacked Flat).

   E. Multifamily (Townhome).

   F. Live/Work.

      i. The commercial use is limited to professional services such as accountants, architects, artisans, attorneys, computer and multimedia related professionals, consultants, engineers, hair stylists, insurance, real estate, athletic trainers, travel agents, one-on-one instructors, and similar occupations as may be approved by the Zoning Administrator provided that the use does not detract from, or pose a nuisance to, the adjacent uses.

      ii. Both the residential and commercial components of the Live/Work unit must be occupied by the same tenant.

   G. Office.

   H. Co-Working.

   I. Retail – as defined in the Residential Subdistrict Use Regulations for the Urban Center (UC) Zoning District.

   J. Restaurant (Special Use Permit (SUP) required).

   K. Accessory uses encompassing community, social, and recreation facilities customary to single-family and multifamily residential development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure or generate additional parking demand.

2. **Maximum Number of Multifamily Dwelling Units:** 419 dwelling units (405 stacked flat dwelling units and 14 townhome dwelling units).

3. **Development Phasing and Operational Restrictions:** The Development Plans shall be implemented in accordance with the phasing plan depicted in **Exhibit C**, and as further defined by the terms and conditions outlined in a Memorandum of Understanding (MOU), which will serve as the basis for a future development agreement between the Town and Developer.

4. **Required Homeowner's Association**: A homeowner's association and associated restrictive covenants shall be established for the Townhomes at the time of Final Plat. Said covenants shall account for HOA maintenance of Townhome common areas.

5. **Maximum Building Coverage (Overall Site):** 35 percent of the gross site area, as depicted in **Exhibit C**.

6. **Landscape Area (Overall Site)**:

   A. Minimum Landscape Area: 35 percent of the gross site area, as depicted in **Exhibit C**.

   Minimum Tree Plantings: New canopy tree plantings shall be a minimum of 4 caliper inches in diameter. Tree planting may be achieved in public open space, private open space, or common areas, and/or private yards.

   Trees shall be planted to achieve all required tree mitigation on site. Where mitigated trees are at least 8 caliper inches in diameter, a replacement tree, of at least 6 caliper inches in diameter, must be utilized to fulfill mitigation requirements on an inch for inch basis.

   Alternative replacement and transplanted trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site. The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

   B. Required Site Landscape: Excluding streets, parking, sidewalks, and other required hardscape, common areas are to be landscaped and irrigated. Residential ground floor frontages shall be required to landscape the entire area between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches, and patios. This area must be irrigated, and may be landscaped with ground cover, low shrubs, and ornamental trees.

   C. Required Perimeter Screening: Existing, healthy trees situated between new buildings and the existing residential neighborhoods to the west and north, shall be preserved whenever possible, and new evergreen and deciduous plantings shall be allocated to screen and buffer this site from these existing neighborhoods.

7. **Public Open Space**:

   A. Minimum Public Open Space: 3 acres, as depicted in **Exhibit C**.

   B. Redding Trail Extension: A 10 foot wide trail shall be installed to extend the Redding Trail to the northern limit of the site, as depicted in **Exhibit C**.

   C. Redding Trail Dog Park Extension: The Redding Trail Dog Park shall be extended and amenitized, as depicted in **Exhibit C**. Additional expansion of the dog park may be executed at the Town's option in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

   D. Public Open Space Furnishings: Public open space shall be amenitized with site furnishings such as benches, trash receptables, pedestrian lighting, and public art.

E. Public Open Space Landscape: Landscape shall be irrigated and shall include a mix of evergreen and deciduous canopy and ornamental tree species, ornamental groundcover, and zoysia grass turf, or acceptable alternative.

F. Public Open Space Installation and Maintenance: All public open space improvements shall be installed by the developer. Upon satisfactory completion of the public open space improvements, the developer shall convey the public open space to the Town. Upon acceptance of the Public Open Space, the Town shall be responsible for maintaining the Public Open Space.

8. Street Connectivity and Streetscape Standards:

A. Private Streets: All streets shall be private and shall be constructed to meet Town specifications for public streets, as modified by the street standards established herein. Public access easements shall be provided at the time of platting to accommodate needed site access. Where this district conflicts with any Town regulation for private streets, the standards of this district and any subsequently established MOU and/or development agreement, shall prevail.

B. Future Street Connectivity: Street connectivity to adjacent properties to the north and south is not accommodated with the initial buildout of this development. As new development occurs, connections to perimeter streets within this development may occur, where approved or required by the Town. In order to promote compatible connections that limit cut through traffic, consideration of any new connection shall comply with the adopted long-range planning policy for this area.

C. Typical Street Section: Dimensional standards and typical components of the streets within this district are provided below. This list is all inclusive, however; some elements may be excluded or modified for individual sections based on site context. Any deviations are as depicted in **Exhibit C.**

i. Travel Lanes: Two, 12-foot travel lanes.

ii. Curb Parking Lanes: 8 feet, on each side of the street.

iii. Planting Strip: 5 feet, on each side of the street.

iv. Street Trees: One tree every 40 linear feet. Variation may be permitted by the Town where alternative designs can positively contribute to the overall aesthetics of the site.

v. Street Lighting: Uniformly spaced street lamps, achieving a minimum lighting of 2 footcandles along the streetscape. Plans shall be provided for Town review prior to commencement of construction.

vi. Sidewalk: 6 feet, on each side of the street.

9. **Pavement Treatments:** Enhanced pavement treatments will be provided at the retail frontage and at key pedestrian features throughout the development. This will be achieved through the use of pavers, as well as unique concrete treatments such as painting, staining, and patterned sawcuts.

10. **Multifamily (Stacked Flat – Wrap Building) Form Standards:**

    A. Minimum Lot Area: None.

    B. Minimum Lot Width: None.

    C. Maximum Lot Width: 500 feet.

    D. Minimum Lot Depth: None.

    E. Maximum Lot Depth: 700 feet.

    F. Minimum Building Setbacks:

        i. Front Yard: 60 feet from the eastern property boundary and 15 feet from the front of curb.

        ii. Side Yard: 16 feet from the front of curb.

        iii. Rear Yard: 16 feet from the front of curb.

        iv. Existing Neighborhoods: 150 feet from the nearest common residential property boundary outside of this district.

    G. Maximum Building Height: This building transitions from 5 stories to 4 stories as depicted in **Exhibit C**. Maximum permitted heights at the building limits are:

        i. Eastern Facade: 5 stories, 65 feet from top of foundation.

        ii. Western Facade: 4 stories, 50 feet from top of foundation.

        iii. Parapet Height and Architectural Projections: In order to provide appropriate articulation of the façade and to account for elevator shaft and staircase projections, up to 50 percent of the east façade, and 35 percent of all other facades may accommodate parapet height offsets and other unique architectural features that project above the maximum building height by no more than 10 feet.

    H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

    I. Outdoor Living Areas: 80 percent of the exterior facing dwelling units shall have a projected or recessed balcony, or a ground floor patio area accessible from the sidewalk, that is a minimum depth of 5 feet, while providing a minimum usable area of 50 square feet. Where site grading allows, street accessible ground floor patios are required.

J. Minimum Ground Floor Commercial Floor Area: 7,000 square feet comprising two, 3,500 square foot tenant spaces.

K. Minimum Ground Floor Commercial Floor Height: 13 feet floor to floor.

L. Required Ground Floor Commercial Activation:

i. Minimum Sidewalk Clear Area: 15 feet.

ii. Storefront Treatment: Storefronts will provide increased glazing to achieve a minimum of 50 percent glazing, as depicted in **Exhibit C.**

iii. Furnishings: One tenant space must be improved to accommodate a restaurant or café, providing a grease trap and appropriate building ventilation features. Permanent outdoor seating must be providing at the exterior of each commercial tenant space.

11. Multifamily (Stacked Flat – 3-Story Building) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: None.

C. Maximum Lot Width: 350 feet.

D. Minimum Lot Depth: None.

E. Maximum Lot Depth: 275 feet.

F. Minimum Building Setbacks:

i. Front Yard: 50 feet from the eastern property boundary and 15 feet from the front of curb.

ii. Side Yard: 70 feet from the southern property boundary and 11 feet from the front of curb.

iii. Rear Yard: 15 feet from the front of curb.

iv. Existing Neighborhoods: 200 feet from the nearest common residential property boundary outside of this district.

G. Maximum Building Height:

i. All Facades: 3 stories, 40 feet from top of foundation.

ii. Parapet Height and Architectural Projections: In order to provide appropriate articulation of the façade and to account for elevator shaft and staircase projections, up to 50 percent of all facades may accommodate parapet height offsets and other unique architectural features that project above the maximum

building height by no more than 5 feet.

H. Minimum Floor Area Per Dwelling Unit: 600 square feet.

I. Outdoor Living Areas: 90 percent of the exterior facing dwelling units shall have a projected or recessed balcony, or a ground floor patio area accessible from the sidewalk, that is a minimum depth of 5 feet, while providing a minimum usable area of 50 square feet. Where site grading allows, street accessible ground floor patios are required.

12. Multifamily (Townhome) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Dwelling Unit Width: 20 feet.

C. Minimum Dwelling Unit Depth: 40 feet.

D. Minimum Building Setbacks:

i. Front Yard: 16 feet from the front of curb.

ii. Side Yard:
1. End Cap Dwelling Units: 16 feet from the front of curb.
2. All other units: None.

iii. Rear Yard: None.

E. Permitted Setback Encroachments:

i. Overhangs and balconies: 5 feet.

ii. Patios and courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories / 40 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 1,900 square feet.

H. Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from a sidewalk or trail, that are a minimum depth of 5 feet.

13. Townhome (Fee Simple) Form Standards:

A. Minimum Lot Area: None.

B. Minimum Lot Width: 20 feet.

C. Minimum Lot Depth: 50 feet.

D. Minimum Building Setbacks:

i. Front Yard: 6 feet from the back of sidewalk.

ii. Side Yard:

1. 3 feet and 20 feet separation between adjacent buildings.

2. All other lots: None.

iii. Rear Yard: None.

E. Permitted Setback Encroachments:

iii. Overhangs and Balconies: 5 feet.

iv. Patios and Courtyards: Within 1 foot of the back of sidewalk.

F. Maximum Building Height: 3 stories / 40 feet for flat roof forms and 48 feet for pitched roof forms, from top of foundation.

G. Minimum Floor Area Per Dwelling Unit: 2,200 square feet.

H. Required Ground Floor Residential Activation: Outdoor Living Areas: All dwelling units shall have a projected or recessed balcony, and a ground floor patio area accessible from the sidewalk or trail, that are a minimum depth of 5 feet.

14. Parking:

A. Minimum Off-Street Parking Requirements:

i. Multifamily (Stacked Flat and Live/Work): 1 space per bedroom.

ii. Multifamily (Townhome): 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit. Tandem parking is not permitted.

iii. Townhome: 2 enclosed spaces per dwelling unit and 0.5 surface parking spaces per dwelling unit. Tandem parking is not permitted.

iv. Office/Co-Working: 1 space per 300 square feet of floor area.

v. Retail: 1 space per 200 square feet of floor area.

vi. Restaurant: 1 space per 100 square feet of floor area.

B. Visitor Parking: All on-street parking spaces, exclusive of 31 reserved townhome visitor parking spaces and 10 reserved dog park parking spaces, shall be reserved for retail, visitor, and periodic convenience parking for multifamily residents. Use as long-term and overnight parking for tenants shall be prohibited and regulated by the property owner.

25 ground level parking spaces within the parking structure shall have unrestricted access for dog park, retail, and visitor parking use.

C. Bicycle Parking: 1 space for every 10 required off-street parking spaces, with at least 50 percent of provided spaces being accommodated within the interior of a structure.

D. Parking Structure Design: With the exception of the structure access points, the parking structure shall be fully wrapped and screened by the building.

E. Parking Structure Access: A minimum of two vehicle access points shall be provided and should be situated at opposite sides of the parking structure.

15. **Façade:** Building facades shall comply with the Development Plans depicted in Exhibit C and with the terms and conditions of the MOU and any subsequently executed development agreement.

16. **Mechanical Equipment Placement and Screening:** Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design. The Multifamily (Townhomes) may have ground mounted HVAC units, provided that said units are screened from view with hardscape or landscape features.

17. **Solid Waste and Recycling:** Solid Waste and recycling services shall be provided for this development. Dumpsters and compactors should be considered in the design of buildings and shall not be permitted as freestanding features within the site.

18. **Fencing:**

A. Perimeter Fence Adjacent to Existing Neighborhoods: Where existing neighborhood perimeter fence improvements are made as part of this project, maximum fence height shall be 8 feet, excluding any required retaining wall and up to a 6 inch gap at the base of the fence to allow for proper drainage conditions is permitted. Private gated access to the public open space from these properties is permitted.

B. Private Yard Fencing: Private yard fencing shall substantially comply with the conceptual site plan. Fencing shall not exceed 4 feet in height and shall be no more than 50 percent opaque and shall be constructed of ornamental iron materials.

19. **Sustainability:**

A. LEED Certification: The Multifamily component of the project shall, at a minimum, achieve LEED Silver certification.

B. Electric Vehicle Charging: A minimum of 30 electric vehicle charging stations will be provided for the project.

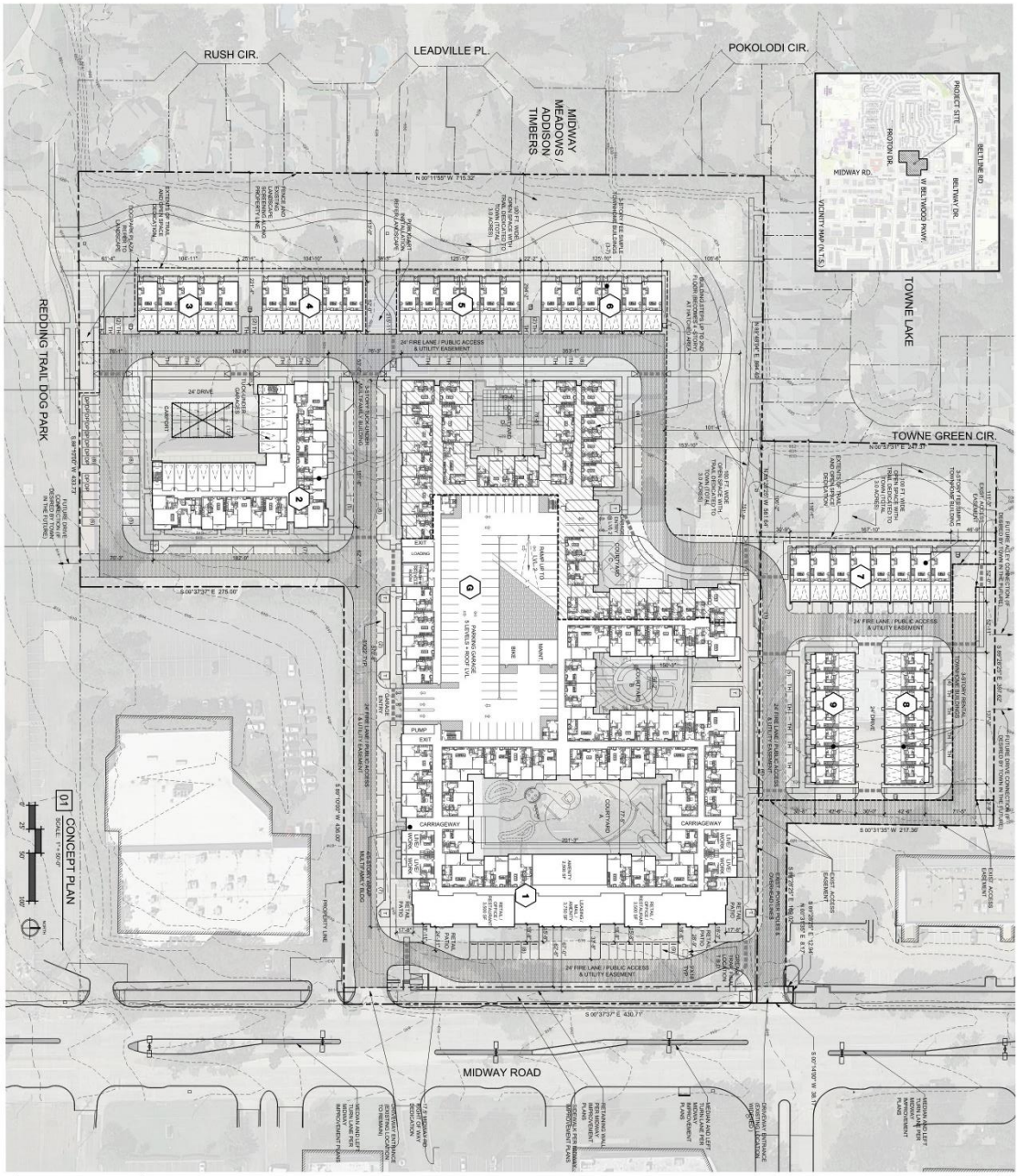
C. Public Art: Public art shall be provided in coordination with the Addison Arbor Foundation and in accordance with the terms and conditions of the MOU and any subsequently executed development agreement.

20. Unit Features:

A. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.

B. Appliances: All units shall be equipped with energy efficient appliances.

EXHIBIT C
DEVELOPMENT PLANS



SITE DENSITY	
SITE AREA	13.78 ACRES
(AFTER ROW DEDICATION)	13.59 ACRES
SITE AREA	146 UNITS
PROPOSED DENSITY:	10.8 UNIT/ACRE
ZONING	
EXISTING: PD 387, 1978, LOCAL RETAIL, GENERAL OFFICE, MAX. HEIGHT 2 STORIES OR 35 FEET.	
PROPOSED USES: TOWNHOME, RETAIL, OFFICE, RESTAURANT, & MULTIFAMILY. MAX. HEIGHTS VARY PER PD DOCUMENT	
OPEN SPACE	
REQUIRED OPEN SPACE	3.0 ACRES
TRANSITION ZONE	(21.7% OF TOTAL SITE)
LANDSCAPE AREA SUMMARY	
TOTAL SITE AREA:	13.59 ACRES
TOTAL BUILDING FOOTPRINT AREA:	4.60 ACRES
TOTAL PAVED AREA:	4.61 ACRES
PERCENTAGE PROPOSED LANDSCAPE	34%
PERCENTAGE EXISTING LANDSCAPE	32%
RESIDENTIAL UNITS	
BLDG. 1 (WRAP) 4/5 STORIES	
1 BED 1 BATH (A):	210
2 BED 2 BATH (B):	157
LIVE / WORK:	4
SUBTOTAL:	371
BLDG. 2 (FLAT UNDER) 3 STORIES	
1 BED 1 BATH (A):	16
2 BED 2 BATH (B):	5
3 BED 2 BATH (C):	12
SUBTOTAL:	34
TOTAL FLATS:	226 (55.3%)
1 BED 1 BATH (A):	182 (79.6%)
2 BED 2 BATH (B):	5 (2.2%)
3 BED 2 BATH (C):	11 (5.2%)
LIVE WORK (LW):	4 (1.0%)
TOTAL:	405
AVERAGE FLAT NET AREA:	957 SQ. FT.
TOWNHOMES FEE SIMPLE (BLDG. #3-7) 3 STORIES	
2,389 NET SQ. FT:	30
TOWNHOMES RENTAL (BLDG. #8-9) 3 STORIES	
1,555 NET SQ. FT:	14
TOTAL NET RENTABLE BLDG. #1:	353,829 S.F.
TOTAL NET RENTABLE BLDG. #2:	37,748 S.F.
TOTAL NET RENTABLE BLDG. #3-#7:	72,370 S.F.
TOTAL NET RENTABLE BLDG. #8-#9:	27,370 S.F.
LEASING / AMENITY AREA BLDG #1:	6,259 S.F.
RETAIL OFFICE AREA BLDG #1:	7,000 S.F.
TOTAL GROSS AREA #1:	501,245 S.F.
TOTAL GROSS AREA GARAGE:	177,245 S.F.
TOTAL GROSS AREA #2:	55,595 S.F.
TOTAL GROSS AREA #3-#7:	96,825 S.F.
TOTAL GROSS AREA #8-#9:	37,695 S.F.
PARKING	
PARKING REQUIRED RENTAL UNITS & COMMERCIAL	
1 PER BEDROOM	621 SPACES
RETAIL / OFFICE 1/300 SF	35 SPACES
TOTAL	663 SPACES
PARKING PROVIDED RENTAL UNITS & COMMERCIAL	
BLDG #1 GARAGE	553 SPACES
BLDG #2 GARAGE	37 SPACES
RENTAL TOWNHOME GARAGES	28 SPACES
SURFACE	77 SPACES
RENTAL TOWNHOME GUEST SURFACE (TH)*	8 SPACES
TOTAL	695 SPACES
A MIN. 30 E.V. CHARGING STATIONS WILL BE PROVIDED.	
A MIN. 2% ACCESSIBLE PARKING WILL BE PROVIDED FOR EACH PARKING AREA. 5 SPACES WILL BE PROVIDED.	
A MIN. 25 SPACES WILL BE LEFT UNGATED IN THE GARAGE FOR DOG PARK USE.	
NON RESERVED STREET SPACES ALSO OPEN TO DOG PARK.	
10 SPACES	
* ENCLOSED + 8 GUEST = 36 PROVIDED / 35 REQUIRED	
PARKING PROVIDED FEE SIMPLE TOWNHOMES	
2 ENCLOSED + 1 GUEST = 3 PROVIDED / 3 REQUIRED	
60 ENCLOSED / 16 GUEST = 76 PROVIDED / 75 REQUIRED	

AMLI TREEHOUSE

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS — 08/03/2022

TOWN PROJECT NUMBER: **1851-Z**

NORTH PARCEL: 2.391 ACRES, THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, LOT 1K, BLOCK 1 OF TEXAS TORNEVERED ADDITION

SOUTH PARCEL: 11.390 ACRES, THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, ALL OF THE OFFICE IN THE PARK ADDITION.

AMLI RESIDENTIAL

OWNER / APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUDE
8080 PARK LANE, SUITE 600
DALLAS, TEXAS 75231
PH 972.268.8792

BRUCE W. RACHIEL, AIA
TX LICENSE NO. 14073

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

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Project Title:

AMLI TREEHOUSE
ADDISON
TEXAS

Project ID: 20365

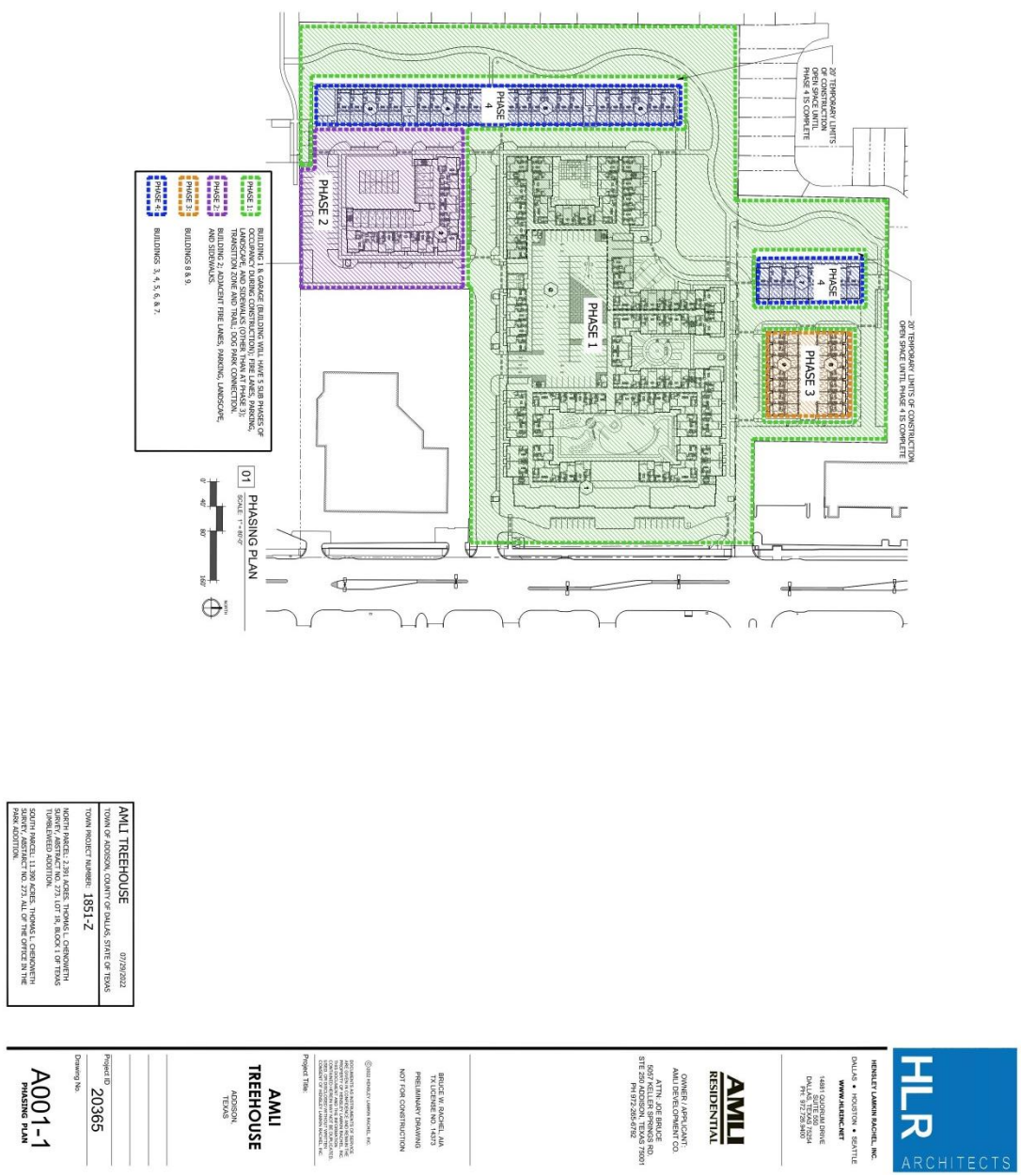
Drawing No:

A001
CONCEPT PLAN

HLR ARCHITECTS

HERSHEY LAWSON RACHIEL, INC.
DALLAS • HOUSTON • SEATTLE
WWW.HLRINC.NET
14851 QUORUM DRIVE
SUITE 300
DALLAS, TEXAS 75254
PH 972.726.9400

EXHIBIT C



PHASE 1
PHASE 2
PHASE 3
PHASE 4
20' TEMPORARY LIMITS OF CONSTRUCTION OPEN SPACE UNTIL PHASE 4 IS COMPLETE
BUILDING 1 & GARAGE (BUILDING WILL HAVE 5 SUB PHASES OF OCCUPANCY DURING CONSTRUCTION); FIRE LANES, PARKING, LANDSCAPE, AND SIDEWALKS (OTHER THAN AT PHASE 3); TRANSITION ZONE AND TRAIL; DOG PARK CONNECTION.
BUILDING 2; ADJACENT FIRE LANES, PARKING, LANDSCAPE, AND SIDEWALKS.
BUILDINGS 8 & 9.
BUILDINGS 3, 4, 5, 6, & 7.
01 PHASING PLAN
SCALE: 1" = 80'-0"
AMLI TREEHOUSE
07/29/2022
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: 1851-Z
NORTH PARCEL: 2.391 ACRES, THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, LOT 1R, BLOCK 1 OF TEXAS TUMBLEWEED ADDITION.
SOUTH PARCEL: 11.390 ACRES, THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, ALL OF THE OFFICE IN THE PARK ADDITION.
HLR ARCHITECTS
HENSLEY LAMKIN RACHEL, INC.
DALLAS • HOUSTON • SEATTLE
WWW.HLRINC.NET
14881 QUORUM DRIVE
SUITE 550
DALLAS, TEXAS 75254
PH: 972.726.9400
AMLI RESIDENTIAL
OWNER / APPLICANT:
AMLI DEVELOPMENT CO.
ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
STE 250 ADDISON, TEXAS 75001
PH 972-265-6792
BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
Project Title:
AMLI TREEHOUSE
ADDISON, TEXAS
Project ID
20365
Drawing No.
A001-1
PHASING PLAN

EXHIBIT C

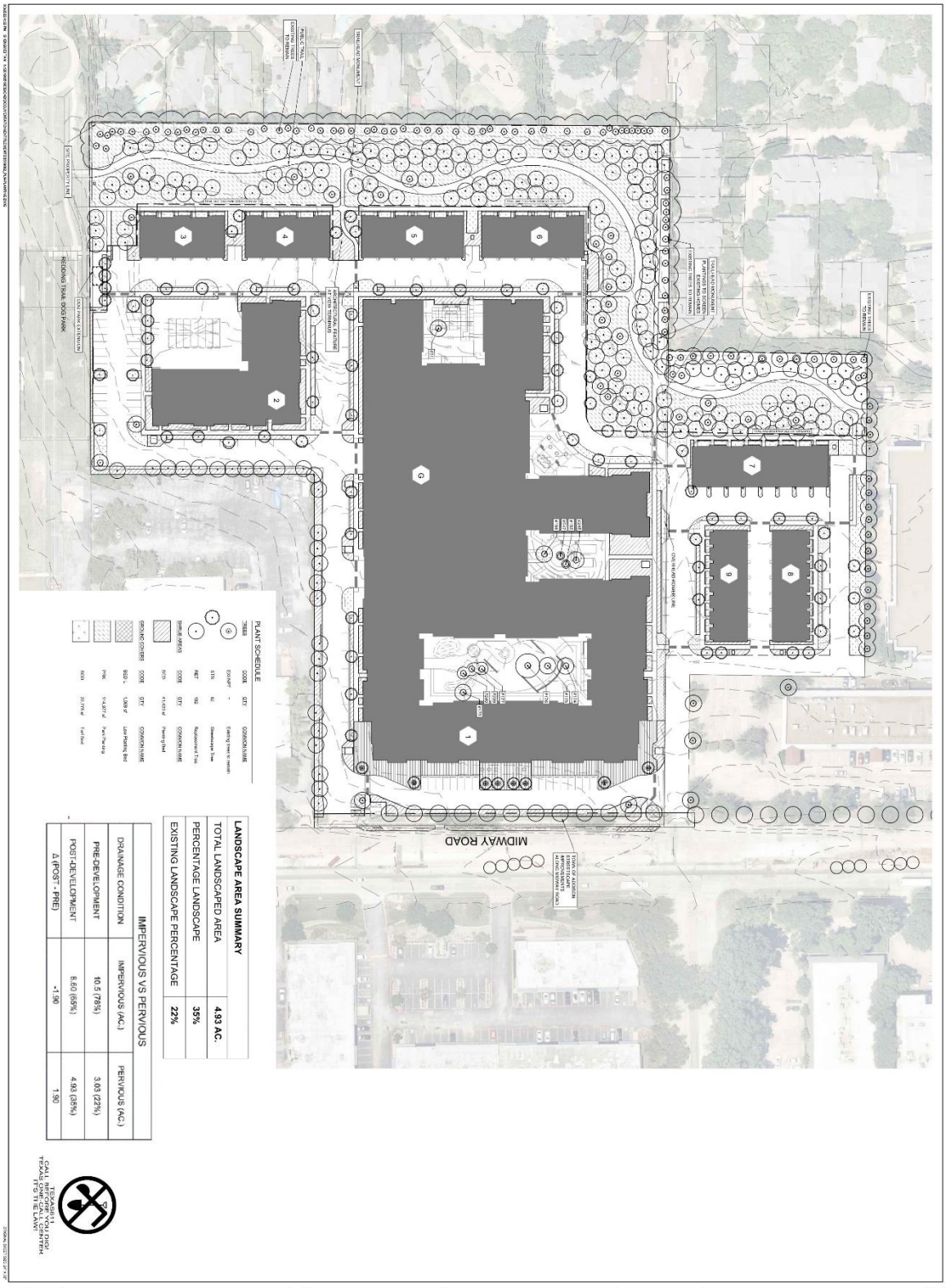
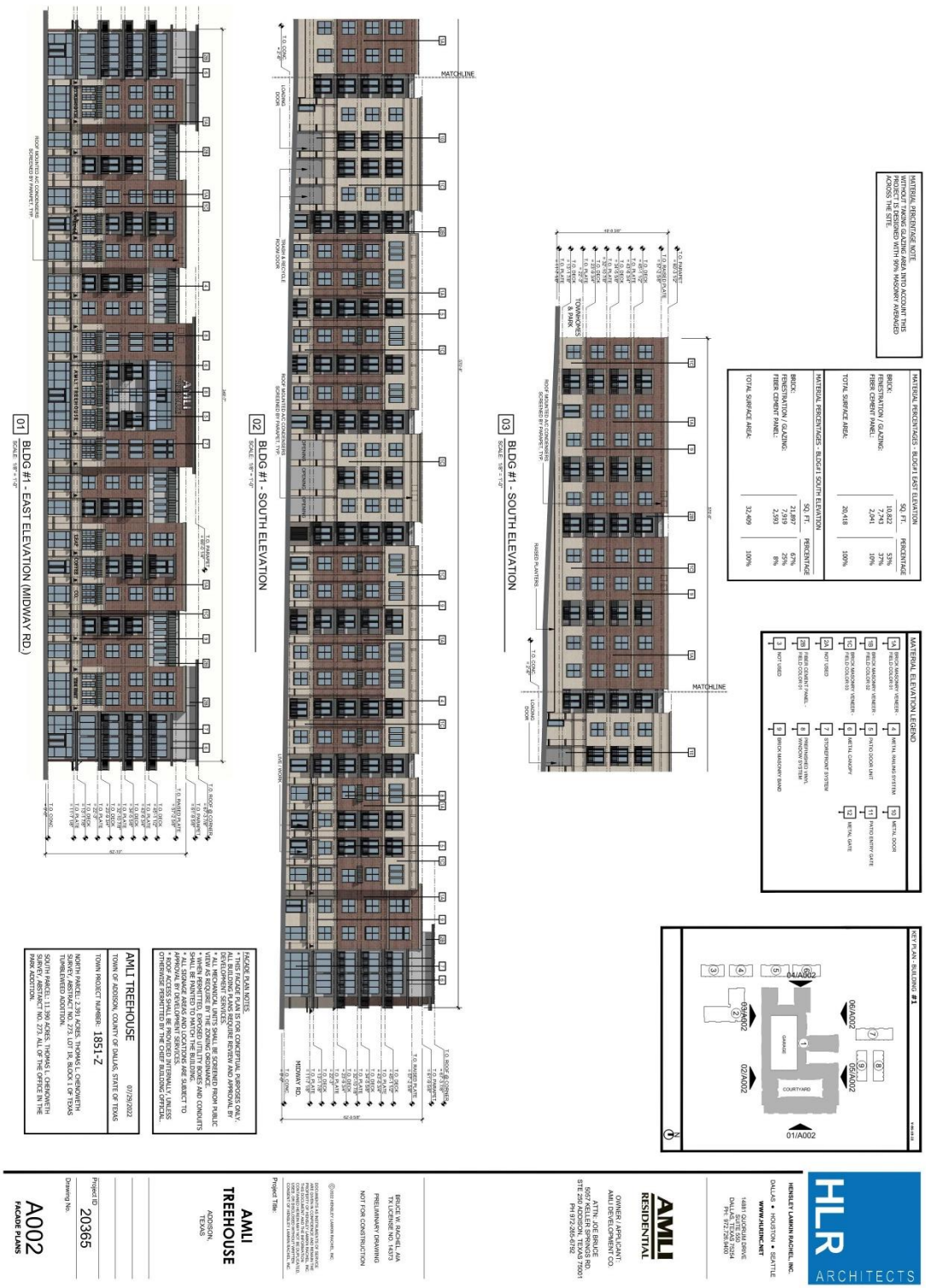

MIDWAY ROAD
REDDING TRAIL DOG PARK
PUBLIC TRAIL TO REMAIN
EXISTING TREES TO REMAIN
PLANTING TO SCREEN EXISTING UTILITIES
PLANTING TO SCREEN EXISTING STORES
EXISTING TERRACE
EXISTING TERRACE TO REMAIN
EXISTING TREES TO REMAIN
PROPOSED PERGOLA WITH TERRACE
PROPOSED TERRACE
PROPOSED PERGOLA
PROPOSED TERRACE
PROPOSED PERGOLA
PROPOSED TERRACE
PROPOSED PERGOLA

EXHIBIT C



01 BLDG #1 - EAST ELEVATION (MIDWAY RD.)
02 BLDG #1 - SOUTH ELEVATION
03 BLDG #1 - SOUTH ELEVATION
MATCHLINE
MATERIAL PERCENTAGES - BLDG#1 EAST ELEVATION
MATERIAL PERCENTAGES - BLDG#1 SOUTH ELEVATION
MATERIAL ELEVATION LEGEND
KEY PLAN - BUILDING #1
FACADE PLAN NOTES
AMLI TREEHOUSE
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: 1851-Z
HLR ARCHITECTS
AMLI RESIDENTIAL
AMLI TREEHOUSE
ADDISON, TEXAS
Project ID 20365
Drawing No.
A002
FACADE PLANS

EXHIBIT C

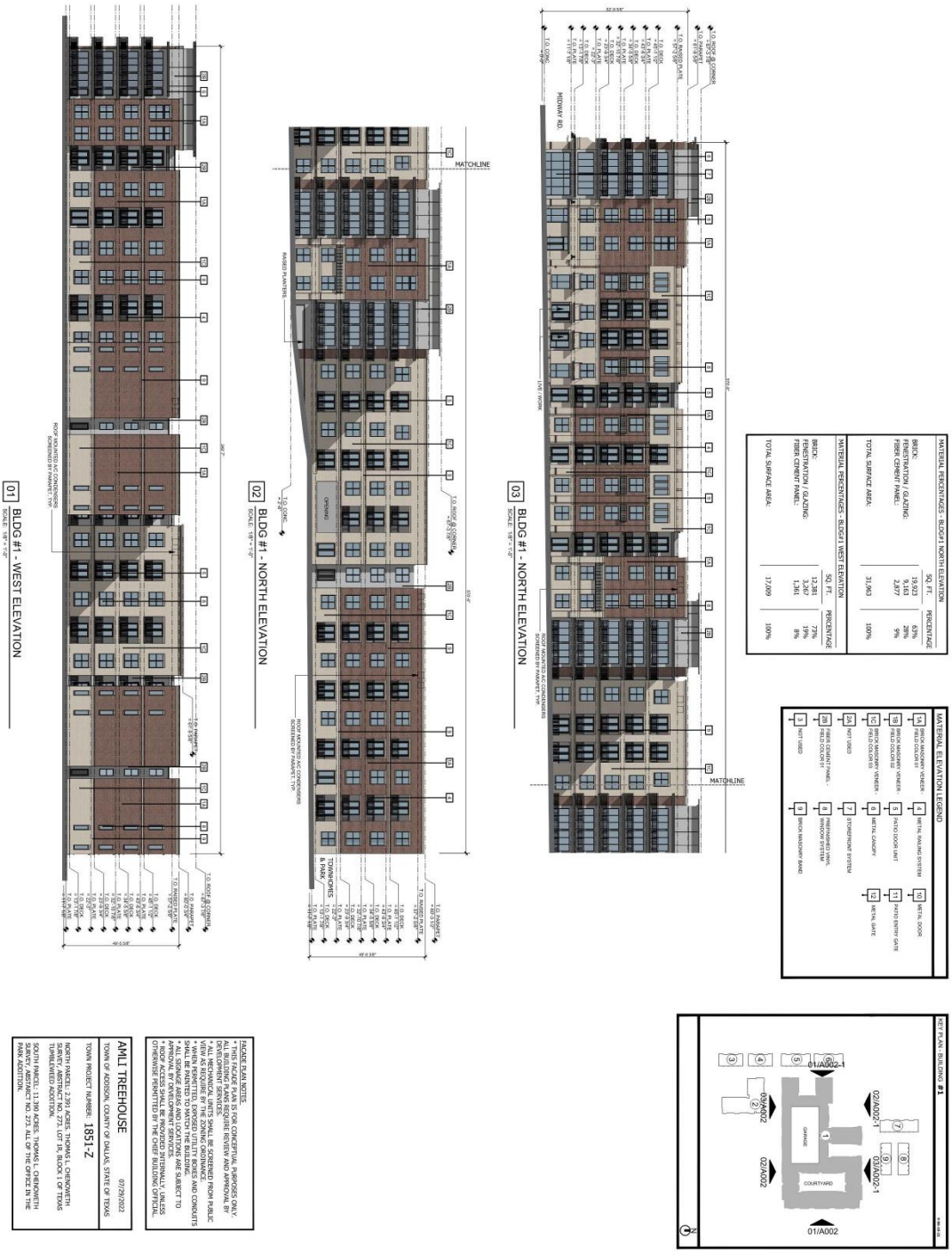
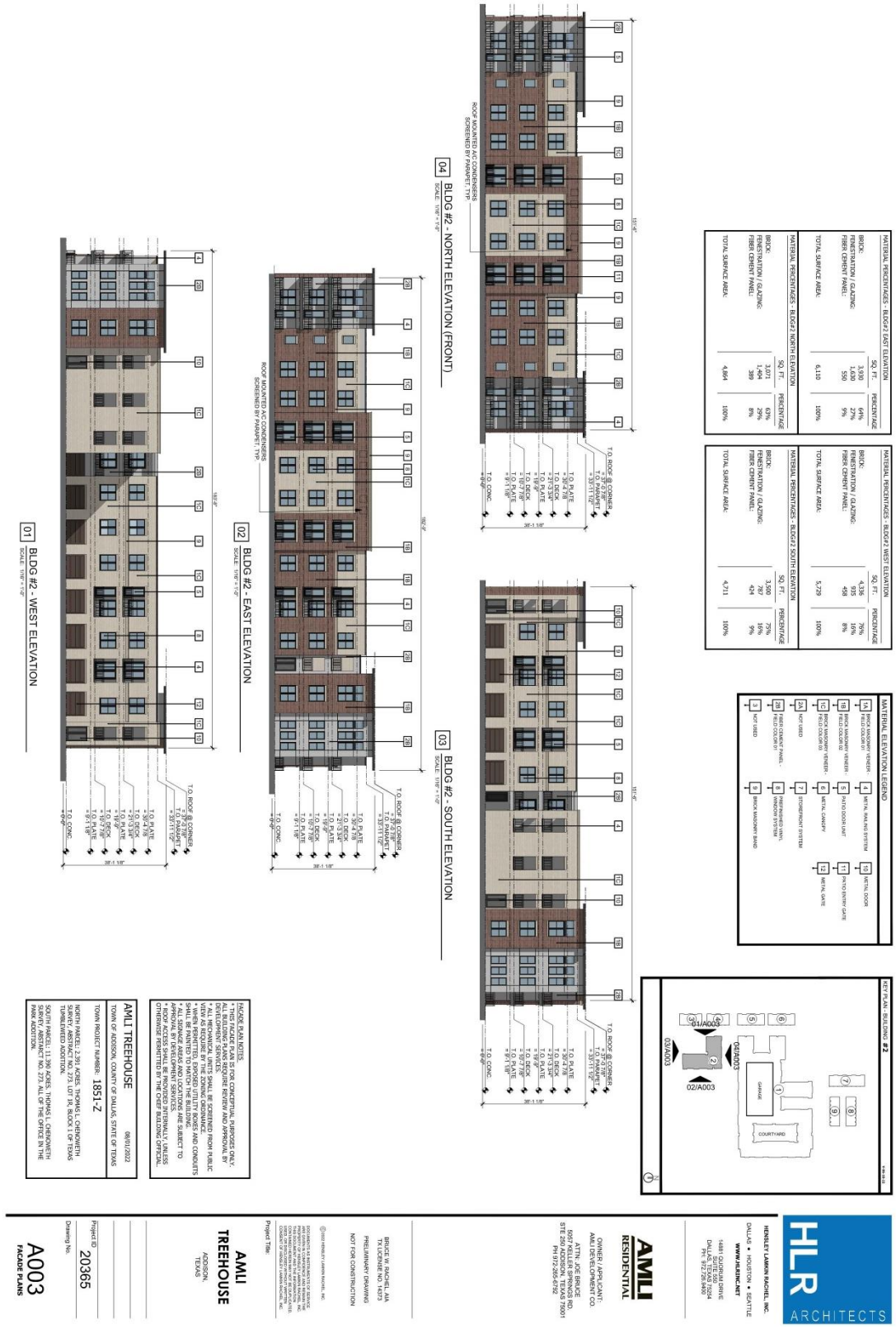

01 BLDG #1 - WEST ELEVATION
02 BLDG #1 - NORTH ELEVATION
03 BLDG #1 - NORTH ELEVATION
MATERIAL PERCENTAGES - BUILDING #1 NORTH ELEVATION
MATERIAL PERCENTAGES - BUILDING #1 WEST ELEVATION
MATERIAL ELEVATION LEGEND
KEY PLAN - BUILDING #1
AMLI RESIDENTIAL
HLR ARCHITECTS
AMLI TREEHOUSE
A002-1
FACADE PLANS

EXHIBIT C



01 BLDG #2 - WEST ELEVATION
02 BLDG #2 - EAST ELEVATION
03 BLDG #2 - SOUTH ELEVATION
04 BLDG #2 - NORTH ELEVATION (FRONT)
MATERIAL PERCENTAGES - BLDG#2 EAST ELEVATION
MATERIAL PERCENTAGES - BLDG#2 NORTH ELEVATION
MATERIAL PERCENTAGES - BLDG#2 WEST ELEVATION
MATERIAL PERCENTAGES - BLDG#2 SOUTH ELEVATION
MATERIAL ELEVATION LEGEND
KEY PLAN - BUILDING #2
FACADE PLAN NOTES
AMLI TREEHOUSE
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: 1851-Z
HLR ARCHITECTS
AMLI RESIDENTIAL
AMLI TREEHOUSE
ADDISON, TEXAS
Project ID 20365
Drawing No.
A003
FACADE PLANS

EXHIBIT C

AMLI TREEHOUSE
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: 1851-Z
AMLI RESIDENTIAL
HLR ARCHITECTS
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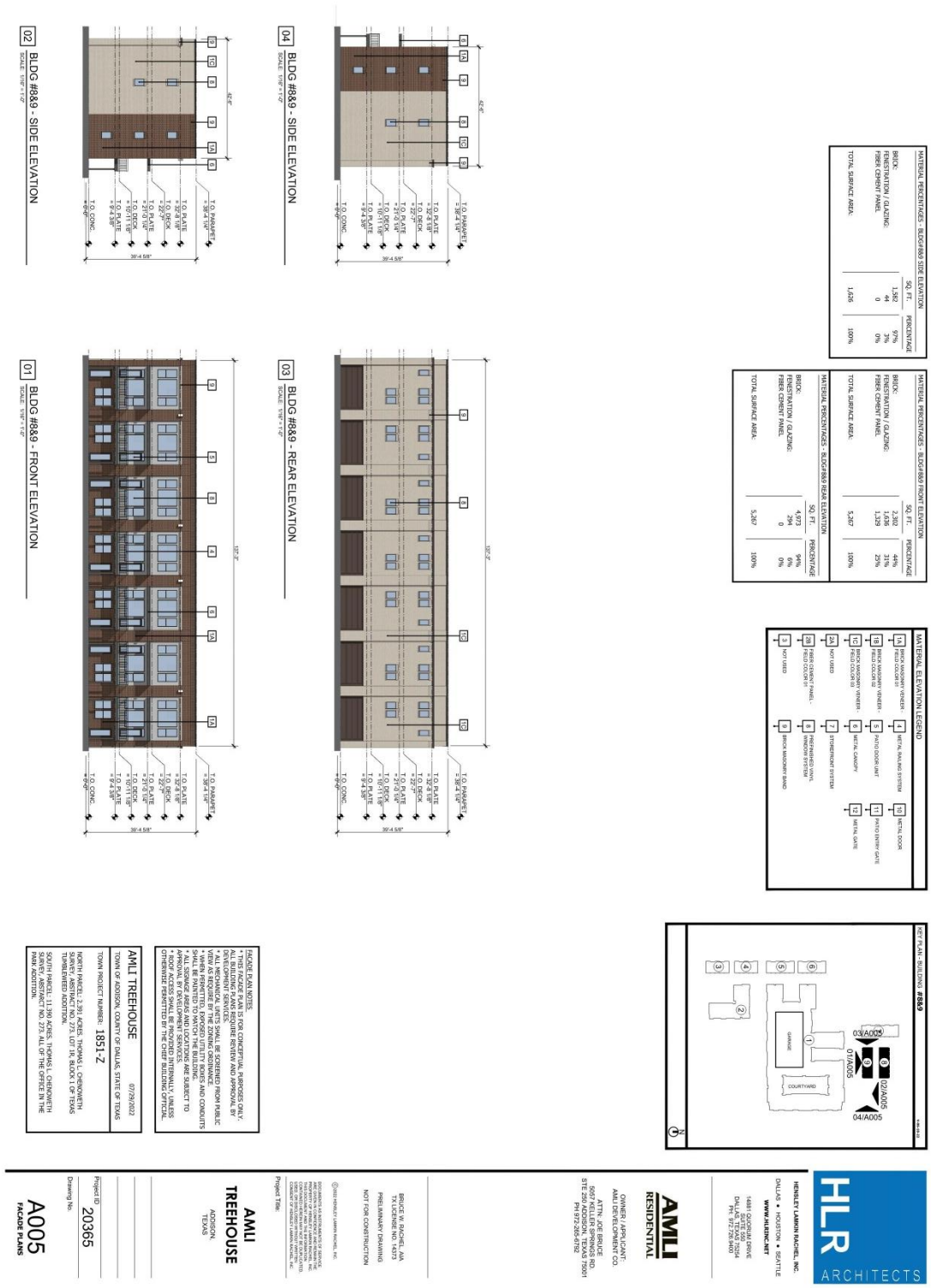
BRUCE LA RANCE, AIA
TX LICENSE NO. 14573
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
AMLI TREEHOUSE
ADDISON, TEXAS
Project ID 20365
Drawing No. A004
FACADE PLANS

EXHIBIT C



02 BLDG #8&9 - SIDE ELEVATION
04 BLDG #8&9 - SIDE ELEVATION
01 BLDG #8&9 - FRONT ELEVATION
03 BLDG #8&9 - REAR ELEVATION
MATERIAL PERCENTAGES - BLDG#8&9 SIDE ELEVATION
MATERIAL PERCENTAGES - BLDG#8&9 FRONT ELEVATION
MATERIAL PERCENTAGES - BLDG#8&9 REAR ELEVATION
MATERIAL ELEVATION LEGEND
KEY PLAN - BUILDING #8&9
AMLI TREEHOUSE
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: 1851-Z
HLR ARCHITECTS
AMLI RESIDENTIAL
AMLI TREEHOUSE
ADDISON, TEXAS
Project ID 20365
Drawing No.
A005
FACADE PLANS

EXHIBIT C

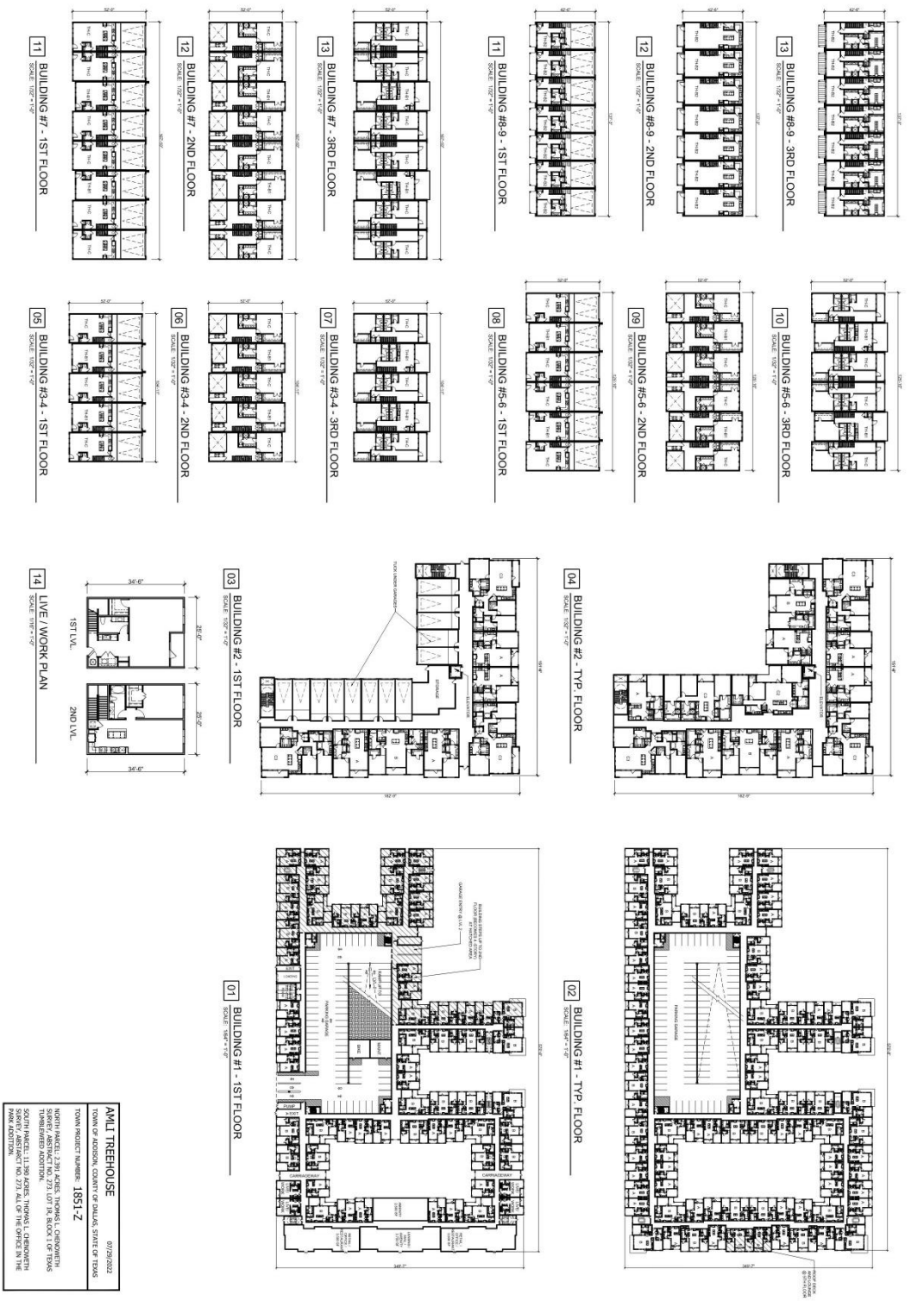
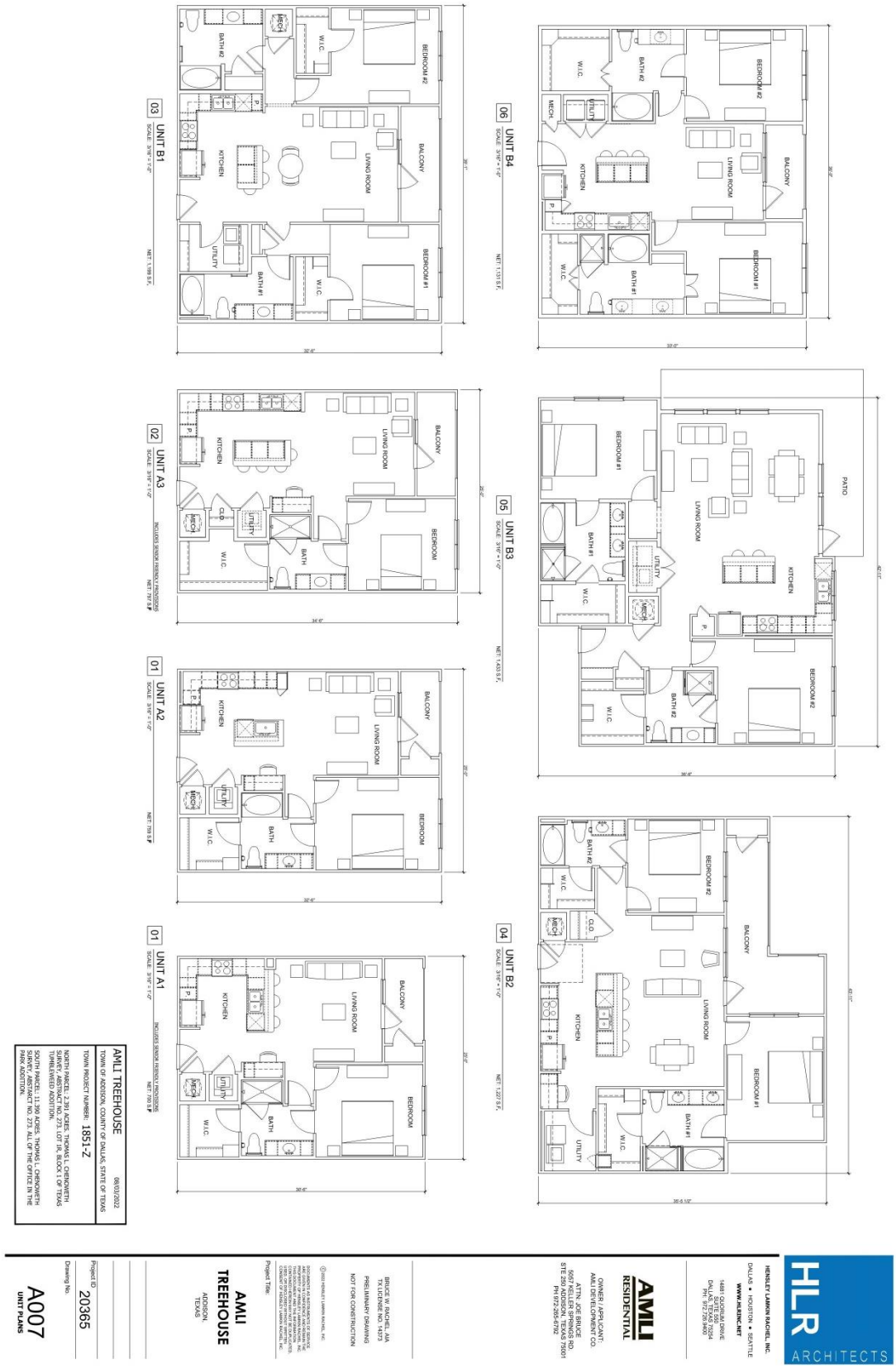

13 BUILDING #8-9 - 3RD FLOOR
12 BUILDING #8-9 - 2ND FLOOR
11 BUILDING #8-9 - 1ST FLOOR
10 BUILDING #5-6 - 3RD FLOOR
09 BUILDING #5-6 - 2ND FLOOR
08 BUILDING #5-6 - 1ST FLOOR
13 BUILDING #7 - 3RD FLOOR
12 BUILDING #7 - 2ND FLOOR
11 BUILDING #7 - 1ST FLOOR
07 BUILDING #3-4 - 3RD FLOOR
06 BUILDING #3-4 - 2ND FLOOR
05 BUILDING #3-4 - 1ST FLOOR
04 BUILDING #2 - TYP. FLOOR
03 BUILDING #2 - 1ST FLOOR
02 BUILDING #1 - TYP. FLOOR
01 BUILDING #1 - 1ST FLOOR
14 LIVE / WORK PLAN
1ST LVL.
2ND LVL.
HLR ARCHITECTS
HENSLEY LAMKIN RACHEL, INC.
DALLAS • HOUSTON • SEATTLE
WWW.HLRINC.NET
AMLI RESIDENTIAL
OWNER / APPLICANT:
AMLI DEVELOPMENT CO.
ATTN: JOE BRUCE
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
AMLI TREEHOUSE
ADDISON, TEXAS
Project ID: 20365
Drawing No.: A006
BUILDING PLANS
AMLI TREEHOUSE
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
07/29/2022
TOWN PROJECT NUMBER: 1851-Z
NORTH PARCEL: 2.391 ACRES, THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, LOT 1R, BLOCK 1 OF TEXAS TOWNEHOMES ADDITION.
SOUTH PARCEL: 11.399 ACRES, THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, ALL OF THE OFFICE IN THE PARK ADDITION.

EXHIBIT C



03 UNIT B1
02 UNIT A3
01 UNIT A2
01 UNIT A1
06 UNIT B4
05 UNIT B3
04 UNIT B2
AMLI TREEHOUSE
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: 1851-Z
08/03/2022
NORTH PARCEL: 2.391 ACRES, THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, LOT 1R, BLOCK 1 OF TEXAS TURBLEWEED ADDITION.
SOUTH PARCEL: 11.390 ACRES, THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, ALL OF THE OFFICE IN THE PARK ADDITION.
HLR ARCHITECTS
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14881 QUORUM DRIVE
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DALLAS, TEXAS 75254
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AMLI RESIDENTIAL
OWNER / APPLICANT:
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ATTN: JOE BRUCE
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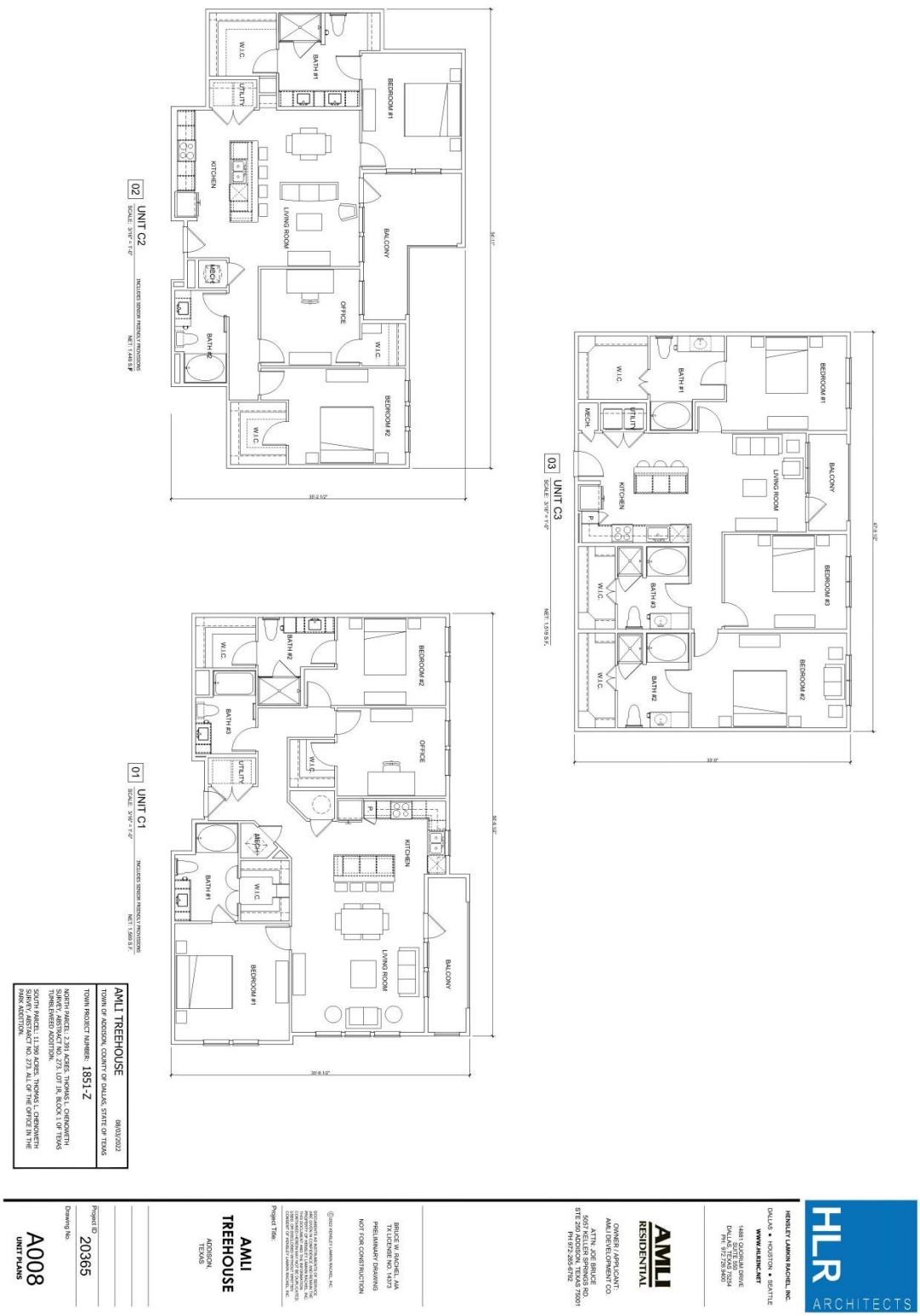
STE 250 ADDISON, TEXAS 75001
PH 972-205-6792
BRUCE W. RACHEL, AIA
TX LICENSE NO. 14073
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
Project Title:
AMLI TREEHOUSE
ADDISON, TEXAS
Project ID
20365
Drawing No.
A007
UNIT PLANS

EXHIBIT C



02 UNIT C2
SCALE: 3/16" = 1'-0"
INCLUDES SENIOR FRIENDLY PROVISIONS
NET: 1,449 S.F.
W.I.C.
BATH #1
UTILITY
BEDROOM #1
KITCHEN
LIVING ROOM
BALCONY
MECH.
OFFICE
BATH #2
W.I.C.
BEDROOM #2
W.I.C.
03 UNIT C3
SCALE: 3/16" = 1'-0"
NET: 1,519 S.F.
W.I.C.
BATH #1
BEDROOM #1
MECH.
UTILITY
KITCHEN
LIVING ROOM
BALCONY
P.
W.I.C.
BATH #3
BEDROOM #3
W.I.C.
BATH #2
BEDROOM #2
01 UNIT C1
SCALE: 3/16" = 1'-0"
INCLUDES SENIOR FRIENDLY PROVISIONS
NET: 1,569 S.F.
W.I.C.
BATH #2
BEDROOM #2
BATH #3
OFFICE
UTILITY
W.I.C.
P.
KITCHEN
MECH.
BATH #1
W.I.C.
LIVING ROOM
BALCONY
BEDROOM #1
AMLI TREEHOUSE
08/03/2022
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
TOWN PROJECT NUMBER: 1851-Z
NORTH PARCEL: 2.391 ACRES, THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, LOT 1R, BLOCK 1 OF TEXAS TURBLEWEED ADDITION.
SOUTH PARCEL: 11.390 ACRES, THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, ALL OF THE OFFICE IN THE PARK ADDITION.
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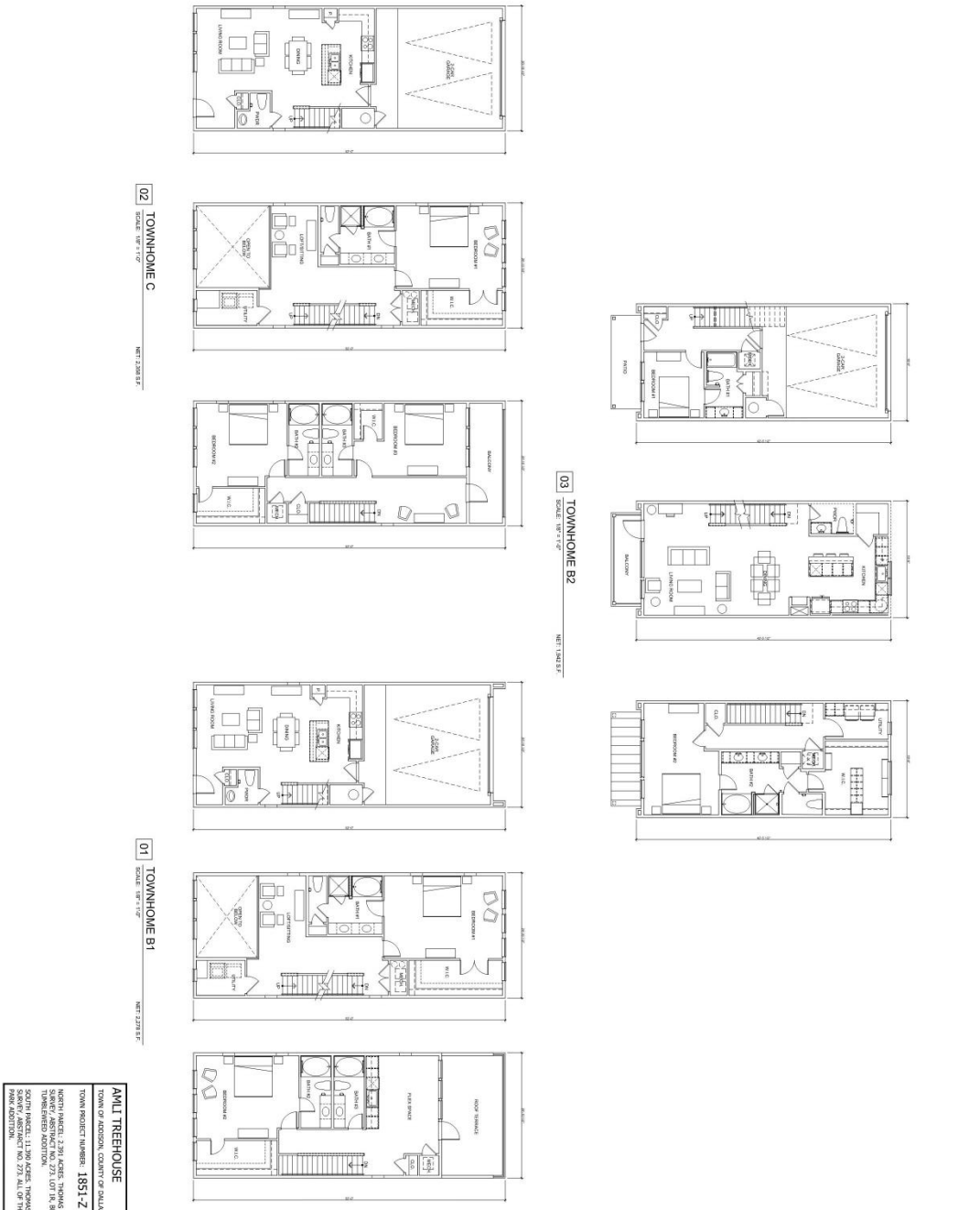
5051 KELLER SPRINGS RD.
STE 250 ADDISON, TEXAS 75001
PH 972-285-6792
BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
Project Title:
AMLI TREEHOUSE
ADDISON, TEXAS
Project ID
20365
Drawing No.
A008
UNIT PLANS

EXHIBIT C



AMLI TREEHOUSE
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS
07/29/2022

TOWN PROJECT NUMBER: 1851-Z

NORTH PARCEL: 2.291 ACRES, THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, LOT 1R, BLOCK 1 OF TEXAS TOWNEREAD ADDITION.

SOUTH PARCEL: 11.390 ACRES, THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273, ALL OF THE OFFICE IN THE PARK ADDITION.

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DALLAS, TEXAS 75234
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ATTN: JOE BRUCE
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STE 230 / ADDISON, TEXAS 75001
PH 972.265.6702

BRUCE W. RACHELI, AIA
TX LICENSE NO. 14073
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

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CONGRESS OF THE UNITED STATES OF AMERICA)

Project Title:
AMLI TREEHOUSE
ADDISON
TEXAS

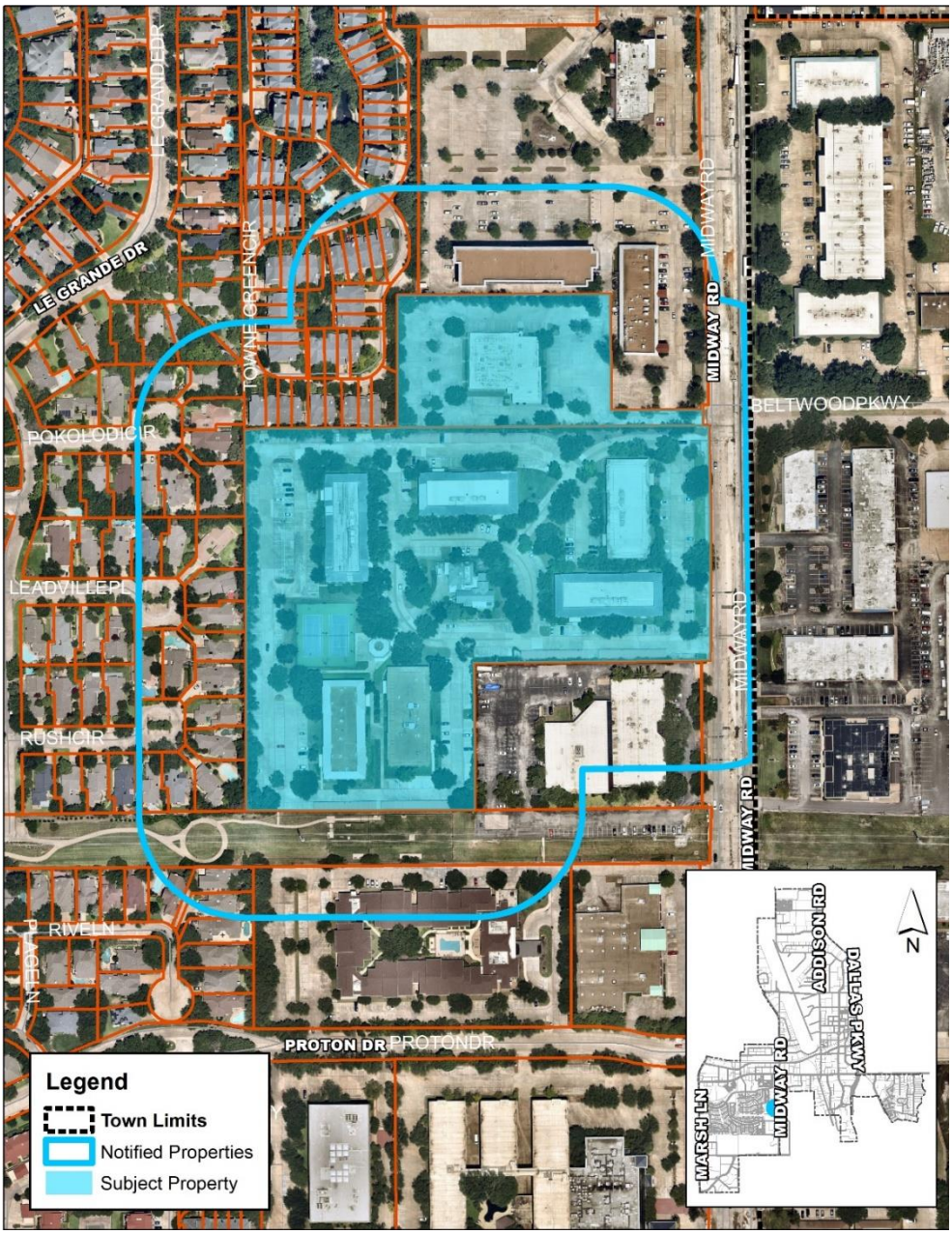
Project ID: 20365

Drawing No.: A009
UNIT PLANS

1851-Z

PUBLIC HEARING Case 1851-Z/AMLI Midway. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Rezoning a 13.78± Acre Property Located on the West Side of Midway Road, Approximately 1,000 Feet South of Beltway Drive and Immediately North of the Redding Trail Dog Park, from Planned Development District (PD) to a new Planned Development District (PD) to Allow for the Development of 405 Multifamily Dwelling Units with Permitted Ground Floor Retail, Restaurant, Office, Co-Working, and Live/Work Uses, 30 Townhome Fee Simple Lots, 14 Townhome Rental Dwelling Units, and Associated Public and Private Open Space and Common Areas, Through the Approval of Development Plans and Standards.

Location Map



July 15, 2022

STAFF REPORT

RE:	1851-Z/AMLI Midway
LOCATION:	13.78± acres on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park (14671, 14673, 14675, 14677, 14679, 14681, 14683, and 14775 Midway Road).
REQUEST:	Approval to rezone the properties from the Planned Development District (PD, Ordinance Nos. 387 and 083-039) to a new Planned Development (PD) district with use and development standards for multifamily residential, fee simple and rental townhomes, live/work, retail, restaurant, office, and co-working uses, and associated public and private open space and common areas.
APPLICANT:	Joe Bruce, Senior Vice President – AMLI Development Company

DISCUSSION:

Background: This rezoning request is for a 13.78 acre site located at the western frontage of Midway Road, immediately north of the Redding Trail Dog Park. This site is comprised of two properties – Office in the Park and the vacant Addison Event Center.

The 11.39 acre Office in the Park site includes six, two-story garden office buildings that accommodate over 180K square feet of office space. In addition to these buildings, the site includes a 5,700 square foot home that dates back to the 1930s and that was once owned, but never occupied, by the war hero and actor, Audie Murphy. When Office in the Park was constructed, this homestead was converted to Dovie's, a once popular restaurant that closed over a decade ago, leaving that building to sit vacant ever since.

Site improvements include parking for the office tenants and visitors of the Redding Trail dog park that borders the southern limit of the property. Due to its age, this site has a mature tree canopy that lines the parking areas and garden office buildings. The Town of Addison leases space in this development in order to provide office space for our Economic Development department and the Town's business incubator program, the Addison Treehouse. Following the COVID-19 pandemic, the Town transitioned town meetings to the Addison Treehouse in order to provide a more expansive meeting space.

For many years, Office in the Park has struggled to grow its occupancy and the COVID-19 pandemic further accelerated that trend. Due to its age, challenging layout and floor plans, and needed technological upgrades, Office in the Park struggles to compete in the increasingly challenging office market. This dynamic has resulted in deteriorating site and building conditions, making it difficult for Office in the Park to generate occupancy and rents that would allow for needed reinvestment.

The 2.39 acre vacant Addison Event Center site is a flag lot, where the building is situated at the end of an access drive and is setback 300 feet from Midway Road. This site was originally the McCutchin family home, but it was redeveloped for a restaurant in 1980. With over 14,000 square feet of leasable floor area and limited visibility from Midway Road, this building struggled to operate as a restaurant, and later converted to event space. The building has been vacant for several years and has since become an attractive target for night club and lounge operators.

Office in the Park is zoned Planned Development (PD) through Ordinance No. 387, which was adopted by the Town in 1978. The vacant Addison Event Center site is zoned PD as well, through Ordinance No. 83-039, which amended Ordinance #477, which was adopted by the Town in 1979.

The applicant, AMLI Residential, is a Class A multifamily developer that focuses on the development, construction, and management of luxury apartment communities. They currently own and manage 85 communities and over 27,000 apartment homes in nine U.S. markets. AMLI is heavily invested in Addison, relocating its regional headquarters to the Town in 2007 and developing their first project in Addison (15250 Quorum) in 2019. Most recently, AMLI and their development partner, Stream Realty, was selected by the Town to serve as master developer for the Addison Circle Transit-Oriented Development (TOD).

With this request, AMLI Residential proposes to rezone the property from the Planned Development District (PD, Ordinance Nos. 387 and 083-039) to a new Planned Development District (PD) with use and development standards for multifamily residential, fee simple and rental townhomes, live/work, retail, restaurant, office, and co-working uses, and associated public and private open space and common areas.

Proposed Concept Plan: The proposed development is comprised of two multifamily buildings accommodating 405 dwelling units, 30 fee simple townhomes, 14 rental townhomes, and 3 acres of dedicated public open space that includes a trail, public art, pedestrian amenities, and dog park site furnishings.

The multifamily buildings include a 371 unit building that transitions from 5 stories at the Midway Road frontage, to 4 stories at the midpoint depth of the site. At the Midway Road frontage, the ground floor presents a commercial frontage with opportunities for retail, office, restaurant, and co-working programming within two 3,500 square foot tenant spaces, with dedicated space for outdoor seating/dining. Additional space is reserved at this frontage for leasing and amenities, as well as four dedicated two-level live/work units with permitted business occupancies on the ground floor and living space on the upper floor. The building includes one 15,000 square foot interior courtyard space that will be the site of the development's pool amenity, and three exterior courtyards comprising over 20,000 square feet of passive open space.

This building provides 563 off-street parking spaces in an integrated, 5.5 level parking structure that is fully wrapped and screened by the multifamily dwelling units. Two points of access are provided to the parking structure to allow for more efficient ingress and egress from the site.

The second multifamily building is a three story, 34 dwelling unit building located at the southwest quadrant of the Office in the Park site. This building includes 13 tuck under garages and dedicated surface parking spaces at the rear of the building. The building includes an elevator, which is unusual for multifamily buildings of this scale, and will include universal design features and floor plans that is likely to make it more attractive for the senior renter.

Immediately to the west of the two multifamily buildings, the applicant has established lots for 22 fee simple townhomes. These ownership townhome units are three stories in height and front to the west. A courtyard defined by ornamental fencing is provided at the ground floor facing west, and an outdoor living area is provided on the third floor, facing to the east, towards the multifamily buildings. These townhome buildings will accommodate approximately 2,400 square feet in floor area.

At the vacant Addison Event Center property, eight additional fee simple townhomes are provided at the western edge of the site, and 14 three-story rental townhomes are accommodated to the rear of the fee simple townhomes and are oriented to front towards the north and south. Gated courtyards are provided at the ground floor of the rental townhome units and a second floor outdoor living area is provided at the second floor building frontage.

Along the entire common boundary this site shares with the Addison Timbers and Towne Lake neighborhoods, the applicant has provided a 100 foot wide public park and trail corridor comprising three acres of land that will be dedicated to the Town. The townhomes that front onto this open space are setback a minimum distance of 113 feet from the Addison Timbers and Towne Lake neighborhoods. The applicant will install a 10 foot trail, several public art features, pedestrian amenities, and substantial ground cover and tree plantings to make this a community amenity and a robust buffer between these existing neighborhoods and the multifamily buildings. In addition to this trail corridor, the applicant proposes to install a new shade canopy and patio furnishings to support dog park visitors.

Fire code compliant access drives and privately managed on-street parking spaces are provided throughout the development, with two points of access to Midway Road. Head-in parking is provided at the Midway Road frontage to allow convenient access to planned retail/office tenant spaces. Trash, recycling service, and move-in service access is provided at the southern access drive. At least 20 electric vehicle charging stations will be provided within the development and the entire development will be served by 702 dedicated parking spaces achieved through a combination of structured parking, individual garages, a surface parking lot, and on-street parking within the development's private street network.

Building Facades: The most prominent multifamily building is 5 stories in height (62 foot typical height, and 67 feet at the building corners) at the Midway Road frontage and four stories (50 feet) in height at the western limit of the building. The ground floor at the Midway Road frontage is heavily glazed to present a defined commercial character for that mixed use frontage. This building achieves an exterior building façade comprised of 90 percent masonry materials by utilizing a palette of various brick materials. Fiber cement panel is utilized as an accent material. Building articulation is achieved through vertical and horizontal expression of the building façade, material color changes, and the generous placement of recessed and projecting balconies throughout the façade. Where site topography allows, ground floor units will be accessible from the exterior of the building and outdoor living space will be provided to achieve a more active, visually interesting streetscape.

The second multifamily building is 3 stories in height (34 foot typical height, and 37 feet at the building corners). The building facades are consistent in character with the adjacent multifamily building and also achieves 90 percent masonry through the use of various brick materials. Fiber cement panel is once again used as an accent material. Garage doors are provided at the ground floor of the south and western facades.

Both the fee simple and rental townhomes are three stories in height (38 feet) and are constructed primarily of brick masonry materials. Building articulation is achieved through vertical step back and projection of the façade, as well as through material color transitions. More prominently sized windows are provided at the front façade and metal canopies are provided over the front doorway. Outdoor living space is provided via a recessed balcony at the eastern building façade of the fee simple townhomes and a projecting second floor balcony on the rental townhome units. Each townhome unit will have a small fenced in courtyard at the ground floor frontage.

Parking: For this new Planned Development District (PD), the applicant proposes to provide one parking space per rental multifamily bedroom, one parking space per 200 square feet of retail floor area, one parking space per 300 square feet of leasing amenity, two garage spaces per townhome unit, and 0.5 on-street visitor parking spaces per townhome unit. These standards are consistent with the Town's treatment of parking in mixed-use zoning districts and the applicant is exceeding these minimum standards by 39 spaces (663 spaces required and 702 spaces provided). Additionally, the applicant is reserving 8 head-in parking spaces for dog park users (who can also park in other unrestricted on-street parking spaces on site) and is leaving 25 spaces in the parking structure ungated to allow for use by retail patrons.

Landscaping/Open Space and Trails: Currently, 22 percent of the site is accommodated as landscape area, consistent with the Town's requirement for non-industrial sites to maintain at least 20 percent of the gross area of a site as landscape area. With this redevelopment proposal, landscape area would increase to 35 percent of the gross area of the site, a substantial increase over the current condition. This is a rare condition, as with typical urban multifamily developments in Addison, developers frequently seek relief from the Town to allow less than 20 percent of the site to be comprised of landscape area. As an example, both JPI Addison Heights and the AMLI Quorum development provided less than 20 percent landscape area.

With this proposal, the developer would install all necessary landscape and site improvements for a three acre linear park to be dedicated to the Town following inspection and acceptance. Within this park space, the developer would construct a 10 foot concrete trail consistent with policy direction provided by the Town's Trail Master Plan. Additional improvements will be provided at the dog park to provide shade and seating for dog park visitors. A $150,000 commitment to public art installation through collaboration with the Addison Arbor Foundation is also planned.

This land dedication is also a rare treatment for this form of development. The Town's development codes do not require the developer to do this, and urban multifamily developments similar to this typically have far less public open space. Where open space exists, it is typically very fragmented and less functional for use. For example, the Addison Grove development has 1.59 acres of public open space (comprising five separate areas) serving 499 dwelling units, while this development provides nearly twice as much public open space (all within one contiguous 100 foot wide space) for 50 fewer dwelling units.

Streetscapes: The Master Transportation Plan (MTP) provides direction on streetscape standards for various street types throughout the community. As properties develop or redevelop, these standards are applied to support the buildout and maintenance of the Town's street and

pedestrian network. This project has frontage on Midway Road, a thoroughfare that is currently being reconstructed by the Town. With that project, the Town will install a 10 foot trail and associated retaining walls, street trees, and ground cover along the frontage of this property. The applicant will install required sidewalks, street trees, site furnishings, and ground cover throughout the site, consistent with Town standards for urban development. The applicant will also be responsible for installing pedestrian connections linking their site to the Midway Road trail.

Unit Mix, Interior Construction, and Sustainability Features: The proposed multifamily rental unit mix includes 226 one bedroom units, 162 two bedroom units, and 13 three bedroom units. The average unit size for the entire project is 957 square feet (over 100 square feet larger than JPI Addison Heights). The fee simple townhomes will provide 2,389 square feet of floor area and the rental townhomes will provide 1,955 square feet of floor area.

The applicant has committed to meeting the following standards for interior construction and sustainability:

- The multifamily buildings shall be LEED certified (minimum designation of Silver, with Gold targeted);
- There shall be no linoleum or formica surfaces in the units;
- All units shall be equipped with energy efficient appliances; and
- All countertops shall be granite, stone, or better material.

Recycling services will be provided and a minimum of 20 electric vehicle charging stations will be installed on site.

Compliance with Town Land Use and Development Policies: In considering rezoning requests, it is important for Town leadership to utilize the Town's long range planning documents to evaluate compliance with Town land use and development policies. Most notably for this request, this includes consideration of the Town's Comprehensive Plan, the Sam's Club Special Area Study, and the Addison Housing Policy. Key considerations include:

2013 Comprehensive Plan

The 2013 Comprehensive Plan acknowledged the decline experienced at both of these properties and envisioned opportunities for redevelopment to facilitate the development of senior housing, townhomes, and mixed use. The Comprehensive Plan also identified the need to for more detailed study of these properties and the surrounding area by a Special Project Committee. The study produced by this committee would supersede the Comprehensive Plan as the prevailing land use policy for this area.

This area was examined in the unresolved 2015 Sam's Club Special Area Study as well as the 2022 Sam's Club Special Area Study that is being considered for adoption by the Town concurrent to this consideration.

Sam's Club Special Area Study

In April 2021, the City Council approved a professional services agreement for a planning consultant and appointed a project advisory committee to complete the Sam's Club Special Area Study.

The study of this area began in 2014, in accordance with policy direction provided within the 2013 Comprehensive Plan. At that time, the City Council chose to study an area of land generally running from the former Sam's Club site south along the Midway Corridor, including the Midway Square Shopping Center and Office in the Park. At the conclusion of that process in 2015, the City Council only provided direction on the portion of the study area that was the former Sam's Club property. The vision for the other areas within the study was never finalized.

With the establishment of a 17 member project advisory committee for this re-initiated special project, the City Council directed staff to expand the study area to the south to include commercial properties situated between Office in the Park and the Greenhill School campus.

Following initiation of the project, the project team and project advisory committee met three times. The Town also hosted two community open houses at the Addison Athletic Club in order to receive broader community feedback at key milestones in the project. Following the second community open house, the advisory committee shared their strong desire for additional discussion and refinement of the direction of the study. The committee was deeply committed to developing recommendations that respect existing neighborhoods and businesses and at that time, they did not feel that the process had achieved that intent.

The feedback shared by the committee resulted in a shared commitment from Town staff and the committee to carry out a much more open-ended dialogue on the future of the study area. That commitment resulted in four additional meetings between the advisory committee and staff.

Study Compliance Considerations
This proposed rezoning request meets the overall objectives and individual design principles, form, and character policies of the draft Sam's Club Special Area Study. It respects the adjacent neighborhoods by implementing a residential transition zone in excess of what is presented in the study, and it elevates the Midway corridor as a southern gateway to Addison by providing a prominent building frontage with ground floor commercial uses vertically integrated with housing.

This proposal does include elements where the advisory committee was very challenged to reach consensus on. These elements include:

1. Housing: Housing remains a difficult dialogue in Addison, and the committee preferred ownership housing options to be accommodated in the study area in lieu of multifamily rental housing. One of the challenges that was frequently discussed amongst the committee was as office and restaurant uses experienced decline, what uses would be viable reinvestment options for those areas? In trying to address this, the committee guided the plan towards increased flexibility, to allow room for consideration of what the market may present for this area. In that consideration, if multifamily were the highest and best use, it merited consideration, provided that it could be appropriate buffered from existing neighborhoods.

   It was also important for the committee that if multifamily were to be considered, it would not be the dominant pattern of the 79 acre study area. Instead, it would have to serve as a component of a neighborhood comprising a mix of uses, densities, and housing options.

2. Building Scale: Earlier in the project, the recommendations of the project team were very prescriptive, and included significant detail regarding the future development character of this area. Building scale was a significant consideration discussed, and in those earlier stages of the project, building height was typically addressed in two ways. These discussions included an envisioned maximum building height of 4 stories and direction to allow more prominent building types adjacent to Midway Road.

   As the plan evolved and became less detailed, the plan instead focused on form and character and strong transitions and buffering of existing neighborhoods. If a building could transition in height and meet or exceed the envisioned residential transition zone standards, the character of the building frontage became more important than the height and achieving conditions such as ground floor retail would be viewed more favorably at that Midway Road priority frontage zone.

   This proposal attempts to strike a balance on these issues by reducing the height and modifying the layout of the building to maximize the residential zone, while achieving an appealing priority frontage zone in a mixed residential setting that is less dense than recent multifamily rental projects the Town has considered.

Addison Housing Policy

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

1. Where feasible and appropriate, new housing should increase the proportion of fee simple ownership in Addison's housing mix. Apartment-only rezoning is unlikely to be approved, as currently the ratio of rental to ownership properties is higher than desired.
2. A proposal should offer a 'best fit' mix of uses and housing choices within the context of the surrounding Addison community. The Town may use a study area committee (with staff, elected, and appointed members such as area residents and business representatives) to evaluate a proposal's fit in Addison.
3. New housing should create or enhance neighborhoods of urban character rather than locate on a stand-alone, nonintegrated property and should continue the high quality design and walkability that make Addison's existing neighborhoods distinctive.
4. Proposals for independent and/or assisted living may be considered by the Town of Addison. Since there are no assisted living housing units in Addison today, the Town will conduct research to understand how this housing could or should be included in Addison's future.
5. The City Council acknowledges that there may be exceptional projects that do not comply with elements of this policy. The Council encourages developers and staff to pursue projects that represent the highest and best use of each property and that advance portions of this policy or other Town goals.

As can be expected with a policy addressing such a broad consideration, evaluating alignment of this proposal with this policy can be a very nuanced exercise.

This proposal does not achieve the goal of "increasing the proportion of fee simple ownership in Addison" that is called for in the first component of the Housing Policy. While this goal is

appropriate for this site, it is unlikely to be feasible, as the cost of redeveloping commercial properties and the nearby ample supply of available fee simple lots in Addison Grove (134 lots) and the future Cobalt Homes development (31 lots), makes it unlikely that a project that includes a high proportion of single-family homes would be proposed by a developer.

This dynamic as well as other local and regional housing considerations is discussed in greater detail in the Town of Addison Housing FAQ.

In lieu of increasing the proportion of fee simple ownership, the applicant has proposed a mixed residential development that includes a broader mix of rental housing options and a complementary offering of fee simple townhomes. Within the mix of rental housing options, the applicant has provided two unique building types: a three story rental townhome and a three study multifamily building with tuck under garage parking and an elevator. These building types offer larger floor plans and universal design features that are likely to be more appealing to seniors.

Within the multifamily wrap building, four live/work units are accommodated and over 42 percent of the units are two bedroom units. This is a more expansive two bedroom offering than typical luxury apartment projects.

With this mixed residential development, the applicant is achieving a development pattern and density that will help establish a neighborhood of urban character that is less dense than similarly situated areas experiencing redevelopment activity. At 33 dwelling units per acre, this development would only be two units per acre in excess of the density achieved at Addison Grove, a project where the majority of the land area is consumed by fee simple townhome lots.

Due to the expansive open space and landscape area that is provided to support this medium density mixed residential neighborhood, this project merits consideration as an exceptional project that should be considered in spite of the market dynamics that do not position it to comply with all aspects of the policy.

Development Impacts: In the review of this rezoning request, assessment of anticipated impacts of the development should be carefully considered. These considerations include:

Residential Compatibility

With its direct adjacency to the Addison Timbers and Towne Lake neighborhoods, residential compatibility is the most critical development impact for the applicant to address. To address this issue, the applicant made substantial modifications to the multifamily wrap building during early discussions with Town staff, and as they followed the progress of the Sam's Club Special Area Study. These modifications included:

- Transitioning the building height from five to four stories at the midpoint depth of the site;
- Modifying the traditional rectangular building footprint for this building type to create additional setback from the Towne Lake neighborhood;
- Orienting windows and balconies on the multifamily building to eliminate direct views to the existing neighborhood;

- Placing fee simple townhomes between the wrap multifamily building and the dedicated public open space to screen the multifamily building from the existing neighborhoods;
- Providing a 3 acre, contiguous public open space dedication that achieves a 100 foot buffer throughout the entire common boundary with the existing neighborhoods;
- Providing additional building setback from the 100 foot buffer, ranging in depth from 13 to 128 feet;
- Creating a dense landscape buffer and screening within the dedicated public open space to further screen the existing neighborhoods from this development; and
- Establishing a phasing plan that will result in completion of the open space and landscape buffer during the first phase of the project.

The applicant has made significant efforts to fully mitigate any potential compatibility issues with the surrounding neighborhoods.

Traffic Generation and Circulation

The Town required the applicant to complete a Traffic Impact Analysis (TIA) to determine what effect the proposed development would have on the roadway network in the near-term and long-term. TIAs are based on traffic engineering standards and best practices, and traffic data assumptions published by the Institute of Transportation Engineers (ITE). The ITE Trip Generation Manual combines multiple studies of actual traffic counts from different uses to establish the average number of one way trips that similar uses can be expected to generate in a day, as well as in the AM peak hour and the PM peak hour. The table below provides anticipated trip generation for the proposed development, as well as trips generated by the adjacent Midway Point building that it shares an access drive with:

Use	Size	Daily One Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
			In	Out	Total	In	Out	Total
Multi-Family Residential (mid-rise)	371 units	1,723	35	117	152	88	57	145
Multi-Family Residential (low-rise)	34 units	293	8	25	33	22	13	35
Townhomes	44 units	285	5	12	17	12	10	22
Office	3,500 SF	50	5	1	6	3	5	8
Retail	3,500 SF	223	6	5	11	12	11	23
Midway Point Building	11,500 SF	715	19	13	32	43	43	86
TOTAL		**3,289**	**78**	**173**	**251**	**180**	**139**	**319**

Given the nature of this development, it would be intuitive to believe that this would result in increased traffic for this area. Under current conditions, the 180,000 square feet of office space and 14,000 square feet of restaurant/event space is underutilized or vacant. If a similar analysis was applied to that floor area with the assumption that the space was being fully utilized and occupied, the current development would generate over 1,600 more vehicle trips

than what is proposed by this rezoning. The existing and proposed condition would produce the same amount of vehicle trips if you assumed 67 percent of the existing floor area was being fully utilized.

In addition to analyzing traffic generation, the TIA also analyzes how the site generated traffic impacts the operations of the surrounding roadway network. Of particular importance to this project is the impact of traffic operations on Midway Road, as that is the only thoroughfare that this project has access to. The analysis indicates that there is sufficient capacity in Midway Road to support this development and that no additional improvements to Midway Road are required (i.e., adding a right-turn lane, increased the size of a left turn lane, adding a traffic signal, etc.). In order to mitigate onsite cueing conditions at the site access drives in the AM and PM peak hour, traffic engineering staff has required the applicant to provide dedicated left and right turn lanes for outbound traffic at both site access driveways.

This analysis was conducted by Bowman Consulting Group. The analysis was reviewed by Town staff and traffic engineers at Kimley-Horn and Associates. Kimley-Horn's traffic engineering group provides traffic engineering and transportation planning services to the Town, which includes development of the Town's Master Transportation Plan. Based on their review, Kimley-Horn determined that the applicant's traffic impact assessment was accurate.

Utility and Drainage Analysis
At this feasibility stage, the applicant has demonstrated the capacity to connect to the Town's utility network and to mitigate the impacts of any surface runoff generated by this site. If this project is approved, detailed civil engineering plans will be prepared for the proposed connections to the Town's water and sanitary sewer systems, and the required drainage infrastructure needed to convey site generated runoff.

Since this project will have 13 percent more landscape area than the existing condition, there will be a substantial reduction in stormwater runoff generated by this site. Where feasible, the applicant will work with adjacent property owners to improve any offsite drainage conditions that they may be able to positively impact through the redevelopment of this site.

Existing Site Encumbrances
The Addison Event Center property is currently encumbered by an existing easement at its northern limit that was established to benefit the land to the north. Similar to the private easement issue that came up with the Cobalt Homes rezoning request, the applicant believes they have the right to modify that easement through redevelopment. Even if that was not the case, the applicant has sufficient room to relocate their buildings outside of that easement.

Given that this a redevelopment proposal, there would be substantial modification to the existing on site utility and storm sewer network to accommodate this use on the site. One challenge includes the presence of existing overhead electric utilities at the common boundary shared by Office in the Park and the vacant Addison Event Center.

Tree Mitigation
The subject property currently has a significant amount of tree cover on site, with mature canopy trees situated around the office buildings, parking lots, and common boundaries with the adjacent neighborhoods. Due to the transformational nature of this project, substantial tree loss would occur. With this proposal, 2,065 caliper inches of trees will be preserved, and 2,169 caliper inches of trees will be removed. The applicant would fully mitigate this impact by planting 2,169 caliper inches of trees on site. Typically, for projects of this scale, developers

request to clear cut the site. The applicant's landscape architects have worked diligently to preserve as many trees as possible.

Due to the maintenance challenges associated with both sites, the applicant would engage an arborist later in this process to continue to evaluate tree health and to identify trees that could potentially be transplanted on site in lieu of removal. Additional analysis would be conducted to identify the best species selection to quickly support establishment of a dense buffer between this development and the adjacent neighborhoods.

Public Services Capacity
This site is served by Dallas Independent School District (DISD) and given the anticipated demographics of the project, DISD is unlikely to have issues serving this property. This development provides sufficient access for emergency services through its two points of access on Midway Road. The applicant has also shared detail on the security measures it employs to mitigate criminal activity on site. They would reduce demand for Addison police services through enhanced access control measures, use of security cameras throughout the site, employment of security patrols and off duty Addison police officers, frequent collaboration and data sharing with the Addison Police Department, strict screening processes for potential tenants, and prohibitions on short-term rentals.

With substantial on site open space being provided, to include the extension of the Redding Trail, there is sufficient open space for the residents of this development. The proposed development will include social amenities such as a pool, fitness center, and co-working space. As Town residents, tenants will also have the opportunity to become members of the Addison Athletic Club.

Community Input: At the onset of this application process, staff directed the applicant to conduct outreach to the adjacent neighborhoods in order to present and receive feedback on their plans. This was formally conducted through four neighborhood meetings that were held on July 7th and 13th at the Addison Treehouse. Approximately 70 residents attended those events.

Feedback provided by those residents included the following concerns:

- Architectural character of the buildings
- Desire to see ownership housing or senior housing in lieu of multifamily rental housing; protections against renting the townhomes
- Height of the wrap multifamily building and the townhomes
- Ability of the developer to ensure that the townhomes are built in a timely manner
- Reservation of rear yard access to adjacent homes
- Traffic impacts on the surrounding street network
- Parking for dog park visitors
- Health of existing trees on site and species selection for new trees that maximize privacy
- Trail safety and crime prevention measures; maintaining good pedestrian access to retail frontage
- Duration that AMLI would own and manage the project

During the neighborhood meetings, the applicant was able to address many of these concerns, while others required further refinement of their plans. Since those meetings, the applicant has revised the design of the wrap multifamily building to achieve more visually interesting facades. The applicant also intends to coordinate further with Town staff and the adjacent neighborhoods

to further define tree plantings in the buffer zone and to develop a plan for providing access and fence improvements for adjacent properties.

In accordance with Town Ordinances and State Statutes, The Town also notified adjacent property owners (within 200 feet) and DISD. At the time of packet posting, staff has only received one formal response. This response was from the business property owner to the north who wishes to delay consideration of this item to allow him to work through some private considerations related to the adjacency of these properties.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

This proposed rezoning request meets the intent of the Sam's Club Special Area Study, the Addison Housing Policy, and associated Town amenity and infrastructure policies. This project, coupled with the Town's Midway Road reconstruction project and the upcoming Cobalt Homes townhome neighborhood will set the tone for the future of the Midway corridor and will establish a prominent buffer and open space amenity for the surrounding area.

AMLI Residential has a strong record of executing Class A development locally and in major metropolitan areas throughout the nation. With their established performance history as well as the extensive amount of resources they have committed to this project, as well as past and future projects in Addison, this applicant is an ideal candidate to kick off major redevelopment efforts in the south Midway corridor.

With this medium density, mixed residential project, the applicant presents a project with both a high floor and a high ceiling, that is likely to be executed in an exceptional and efficient manner. Given the construction challenges experienced in the Addison Grove and Meridian Square developments, it is critical that this neighborhood adjacent site is redeveloped by a developer that is capable of executing their vision efficiently and in a manner that is consistent with the commitments that are made to the Town.

Given the many enhancements the applicant has made throughout the discussion of this application with Town staff and neighborhood groups, this request is appropriate to be approved as presented.

If issues remain that require additional refinement, the Town should work with the applicant to develop reasonable and timely solutions that do not cause irreparable harm to the economic viability of this project. Denying this application would delay needed reinvestment in the Midway corridor and it would expose these two properties to further decline. The vacant Addison Event Center is of particular concern given how the market views it, its size, and its close proximity to the Towne Lake neighborhood.

Addison has a long history of being solutions-oriented, creative, and proactively planning for its future. Finding a way to work through these challenging housing policy and redevelopment considerations would be consistent with our *Addison Way* culture.

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

- The development is executed in accordance with the attached development plans and Planned Development District (PD) development standards; and

- Prior to approval of construction drawings, The Town and applicant enter into a development agreement that further defines requirements for:
    - Public open space and dog park site improvement, dedication, and Town maintenance, to include coordination of access with adjacent homeowners;
    - Performance standards for the timing and construction of the fee simple townhomes and the occupancy of the ground floor retail and office space in the wrap multifamily building;
    - Tree relocation and mitigation;
    - The installation of public art;
    - Management provisions for the fee simple townhomes; and
    - Exterior façade material standards for all buildings within the PD District.

Case 1851-Z/AMLI Midway

July 19, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on July 19, 2022, voted to recommend approval of an Ordinance changing the zoning for a 13.78± acre property located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park (14671, 14673, 14675, 14677, 14679, 14681, 14683, and 14775 Midway Road), from Planned Development District (PD, Ordinance Nos. 387 and 083-039) to a new Planned Development (PD) district with use and development standards for multifamily residential, fee simple and rental townhomes, live/work, retail, restaurant, office, and co-working uses, and associated public and private open space and common areas, subject to the following conditions:

- The development is executed in accordance with the attached development plans and Planned Development District (PD) development standards; and
- Prior to approval of construction drawings, The Town and applicant enter into a development agreement that further defines requirements for:
    - Public open space and dog park site improvement, dedication, and Town maintenance, to include coordination of access with adjacent homeowners;
    - Performance standards for the timing and construction of the fee simple townhomes and the occupancy of the ground floor retail and office space in the wrap multifamily building;
    - Tree relocation and mitigation;
    - The installation of public art;
    - Management provisions for the fee simple townhomes; and
    - Exterior façade material standards for all buildings within the PD District.

Voting Aye: Branson, Catalani, Craig, DeFrancisco, Fansler, Meleky, Souers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: Ron Whitehead, 3919 Bobbin Lane
Paul Walden, 14806 Le Grande Drive
Dan Stansbury, 3504 McFarlin Boulevard, Dallas, TX 75205

On: Marlin Willesen, 4100 Juliard Drive
Melanie Mitro, 4113 Leadville Place
Tony Radoszewski, 14612 Heritage Lane
Jimmy Barker, 3905 Rive Lane

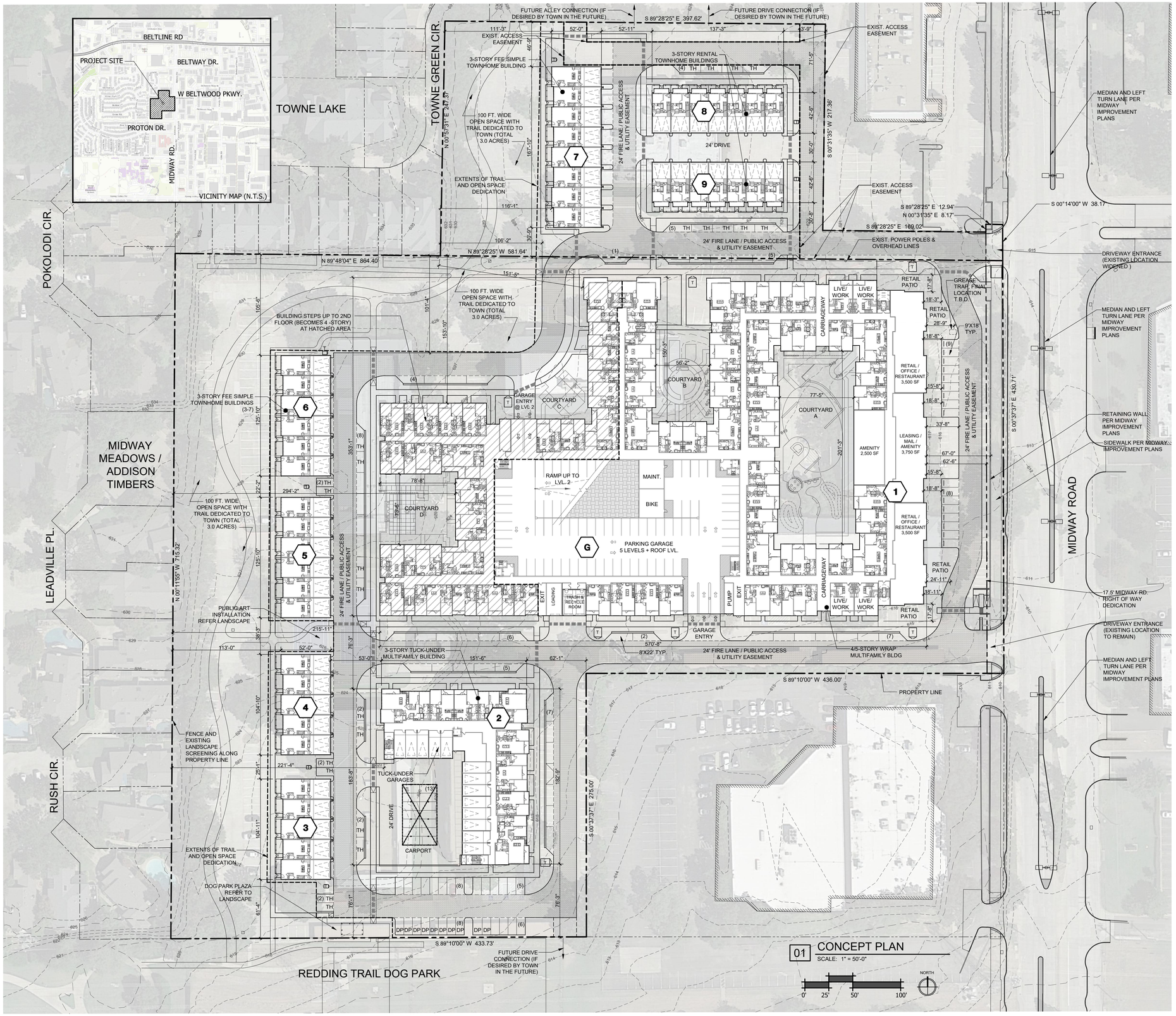
Against: Bill Lamoreaux, 3883 Les Lacs Avenue
Jon Birney, 4043 Rive Lane
John Price, 4114 Leadville Place
Burk Burkhalter, 3824 Waterford Drive
Robert Jacoby, 4016 Rive Lane

POSITION OF THOSE PRESENT BUT NOT SPEAKING AT THE PUBLIC HEARING:

For: Dan Liscio, 14825 Le Grande Drive
Katharine Liscio, 14825 Le Grande Drive
Hunter Bailey, 15250 Quorum Drive
Robbie Fletcher, 15250 Quorum Drive

On: Charles Hopkins, 4156 Towne Green Circle
Liz Oliphant, 14700 Marsh Lane

Against: Pik Yi Lai, 4126 Eastman Way
Debby Casad, 4105 Rush Circle
Virginia Waytena, 3752 Park Place
Kathy Moore, 3729 Chatham Court Drive
Alicia McCone, 4003 Rive Lane
Makel Larry, 4109 Leadville Place
David Collins, 14668 Wayside Court
Kristin Wallach, 14669 Wayside Court
Ronald Wallach, 14669 Wayside Court



SITE DENSITY	
SITE AREA (BEFORE MIDWAY DEDICATION)	13.78 ACRES
SITE AREA (AFTER MIDWAY DEDICATION)	13.59 ACRES
TOTAL UNITS	449 UNITS
PROPOSED DENSITY	33.0 UNITS/ACRE

ZONING

EXISTING: PD 387 1978. LOCAL RETAIL, GENERAL OFFICE, CLUBHOUSE, RESTAURANT USES.
MAX. HEIGHT 2 STORIES OR 35 FEET.

PROPOSED USES: TOWNHOME, RETAIL, OFFICE, RESTAURANT, & MULTIFAMILY.
MAX. HEIGHTS VARY PER PD DOCUMENT

OPEN SPACE	
TRANSITION ZONE DEDICATED TO TOWN	3.0 ACRES (21.3% OF TOTAL SITE)

LANDSCAPE AREA SUMMARY	
TOTAL SITE AREA:	13.59 ACRES
TOTAL BUILDING FOOTPRINT AREA:	4.60 ACRES
TOTAL LANDSCAPED AREA:	4.93 ACRES
PERCENTAGE PROPOSED LANDSCAPE	35%
PERCENTAGE EXISTING LANDSCAPE	22%

RESIDENTIAL UNITS

BLDG. 1 (WRAP) 4/5 STORIES	
1 BED 1 BATH (A):	210
2 BED 2 BATH (B):	157
LIVE / WORK:	4
SUBTOTAL:	371
BLDG. 2 (TUCK UNDER) 3 STORIES	
1 BED 1 BATH (A):	16
2 BED 2 BATH (B):	5
3 BED 2 BATH (C2):	2
3 BED 3 BATH (C3):	11
SUBTOTAL:	34
TOTAL FLATS	
1 BED 1 BATH (A):	226 (55.3%)
2 BED 2 BATH (B):	162 (39.6%)
3 BED 2 BATH (C2):	2 (0.5%)
3 BED 3 BATH (C3):	11 (2.7%)
LIVE WORK (LW):	4 (1.0%)
TOTAL:	405
AVERAGE FLAT NET AREA:	957 SQ. FT.
TOWNHOMES FEE SIMPLE (BLDG. #3-7) 3 STORIES	
2,389 NET SQ. FT.	30
TOWNHOMES RENTAL (BLDG. #8-9) 3 STORIES	
1,955 NET SQ. FT.	14
TOTAL NET RENTABLE BLDG. #1:	353,829 S.F.
TOTAL NET RENTABLE BLDG. #2:	37,748 S.F.
TOTAL NET SELLABLE BLDG. #3-#7:	71,670 S.F.
TOTAL NET RENTABLE BLDG. #8-#9:	27,370 S.F.
LEASING / AMENITY AREA BLDG #1:	6,250 S.F.
RETAIL OFFICE AREA BLDG #1:	7,000 S.F.
TOTAL GROSS AREA #1:	501,245 S.F.
TOTAL GROSS AREA GARAGE:	177,745 S.F.
TOTAL GROSS AREA #2:	55,050 S.F.
TOTAL GROSS AREA #3-#7:	96,591 S.F.
TOTAL GROSS AREA #8-#9:	37,695 S.F.

PARKING

PARKING REQUIRED RENTAL UNITS & COMMERCIAL	
1 PER BEDROOM	621 SPACES
LEASING OFFICE 1/300 SF	7 SPACES
RETAIL 1/200 SF	35 SPACES
TOTAL	663 SPACES
PARKING PROVIDED RENTAL UNITS & COMMERCIAL	
BLDG #1 GARAGE	563 SPACES
BLDG #2 TUCK-UNDER	13 SPACES
RENTAL TOWNHOME GARAGES	28 SPACES
RENTAL TOWNHOME GUEST SURFACE (TH)	7 SPACES
SURFACE	84 SPACES
TOTAL	695 SPACES

A MIN. 30 E.V. CHARGING STATIONS WILL BE PROVIDED.
A MIN. 2% ACCESSIBLE PARKING WILL BE PROVIDED FOR EACH GARAGE, TUCK-UNDER, SURFACE, & E.V. PARKING.
A MIN. 25 SPACES WILL BE LEFT UNGATED IN THE GARAGE.
DOG PARK SURFACE (DP) 10 SPACES

NON RESERVED STREET SPACES ALSO OPEN TO DOG PARK.

PARKING REQUIRED FEE SIMPLE TOWNHOMES
2 ENCLOSED + 0.5 GUEST: 60 ENCLOSED; 15 GUEST

PARKING PROVIDED FEE SIMPLE TOWNHOMES
60 ENCLOSED; 16 GUEST SURFACE

AMLI TREEHOUSE 08/03/2022

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: 1851-Z

NORTH PARCEL: 2.391 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273. LOT 1R, BLOCK 1 OF TEXAS TUMBLEWEED ADDITION.

SOUTH PARCEL: 11.390 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTARCT NO. 273. ALL OF THE OFFICE IN THE PARK ADDITION.

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

14881 QUORUM DRIVE
SUITE 550
DALLAS, TEXAS 75254
PH: 972.726.9400

AMLI RESIDENTIAL

OWNER / APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
STE 250 ADDISON, TEXAS 75001
PH 972-265-6792

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION

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Project Title:

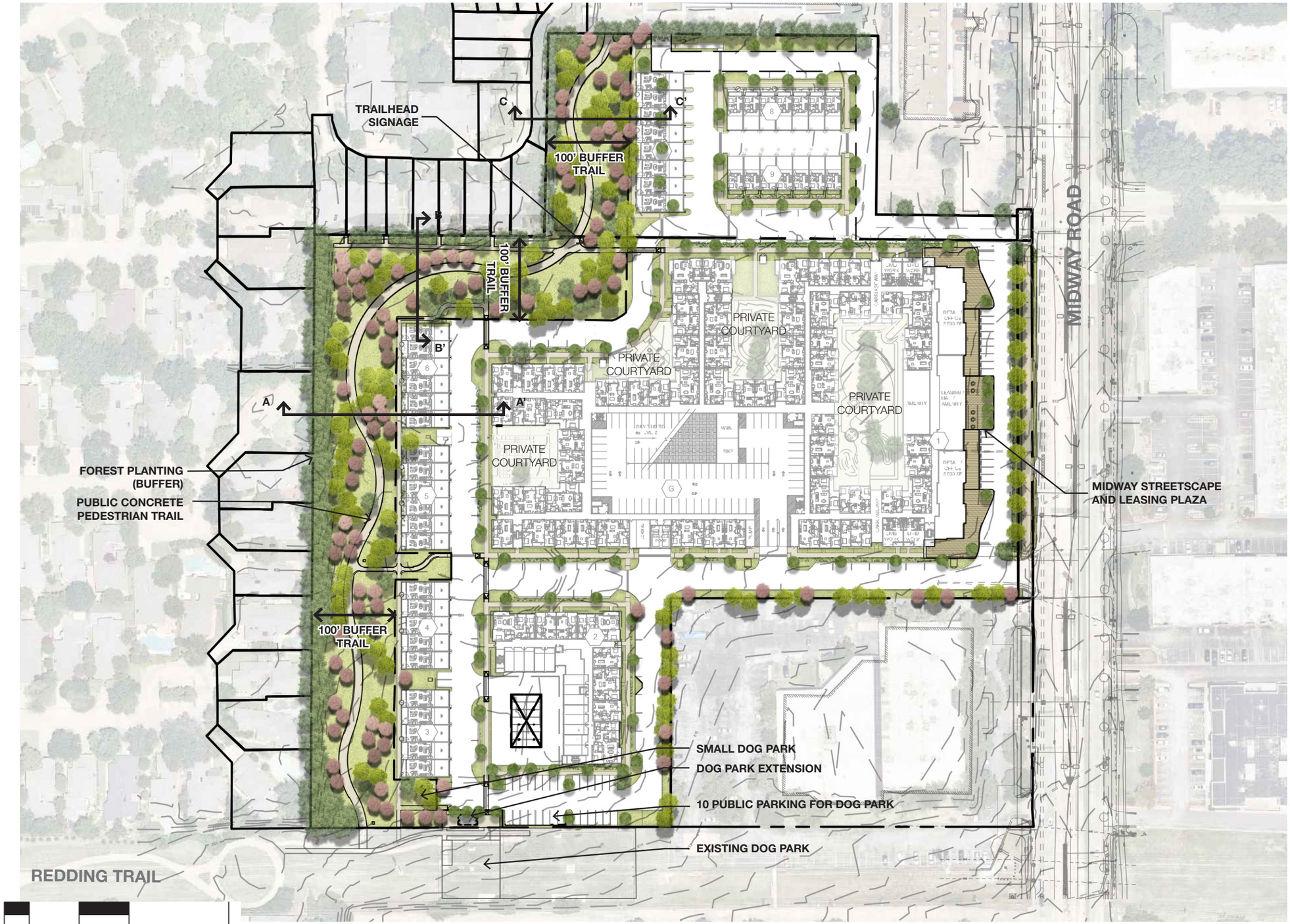
AMLI TREEHOUSE

ADDISON,
TEXAS

Project ID
20365

Drawing No.

A001
CONCEPT PLAN



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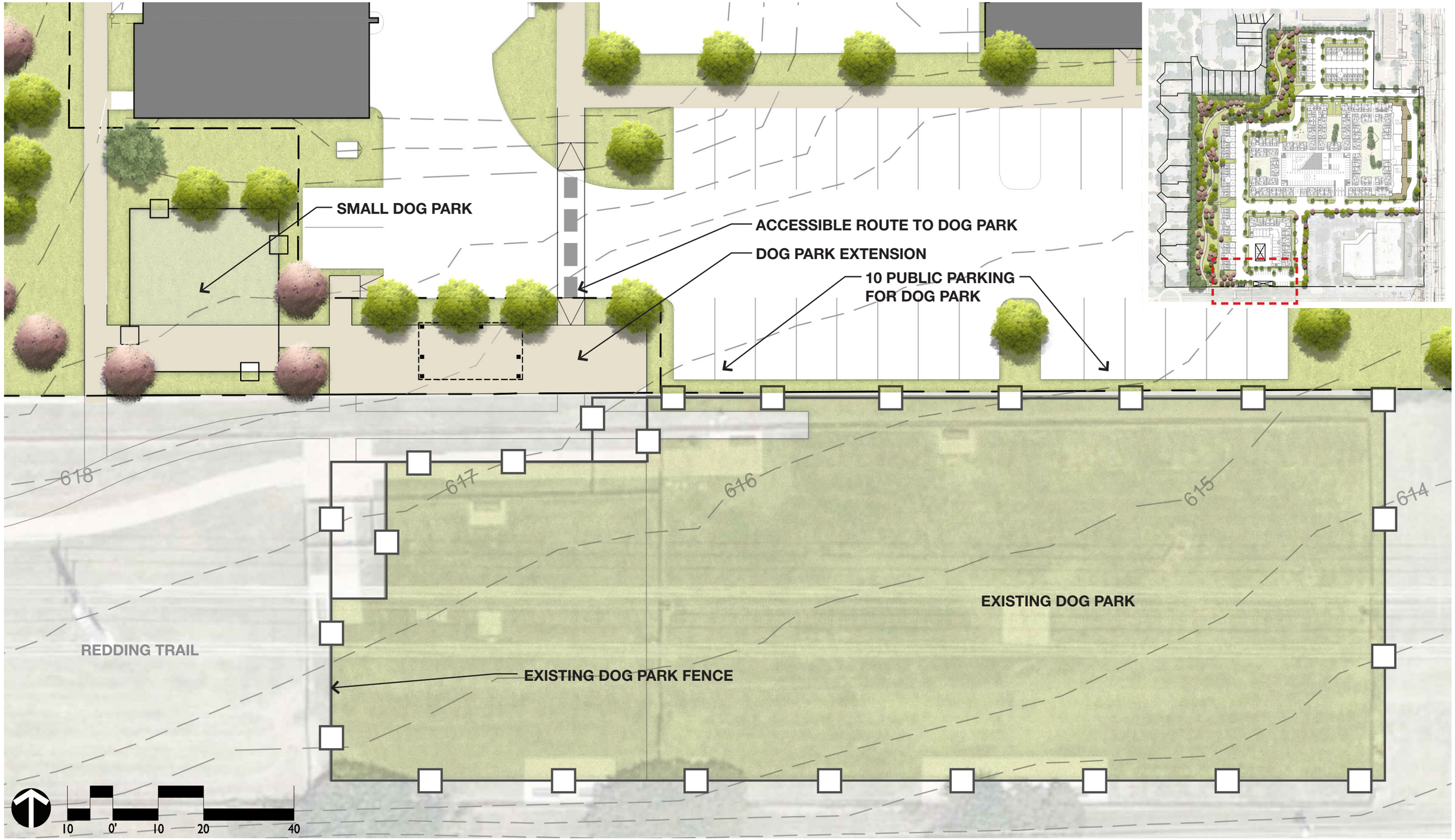
AMLI TREEHOUSE ADDISON, TX • ILLUSTRATIVE MASTER PLAN

PN 8519082 | 08.03.2022 | AMLI DEVELOPMENT CO.

AMLI RESIDENTIAL

LandDesign



AMLI TREEHOUSE ADDISON, TX • ILLUSTRATIVE DOG PARK ENLARGEMENT OPTION

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AMLI RESIDENTIAL

LandDesign

TRAILHEAD SIGNAGE INSPIRATION IMAGES



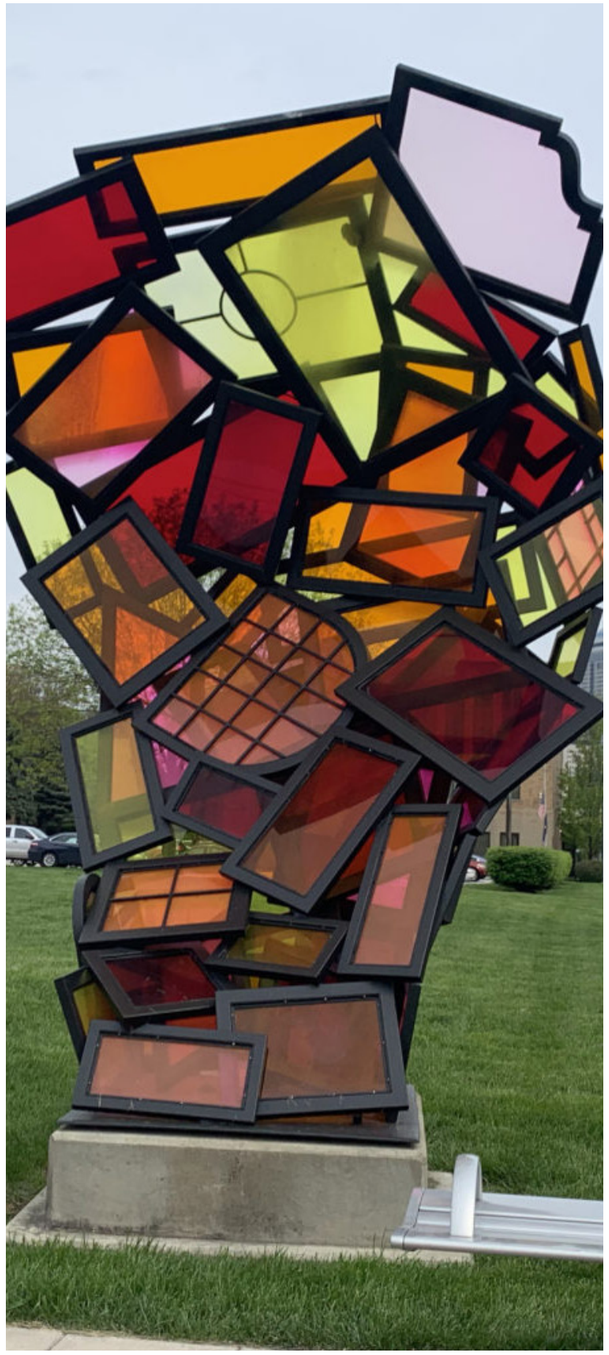






TRAILHEAD ART INSPIRATION IMAGES













BIRDS-EYE VIEW

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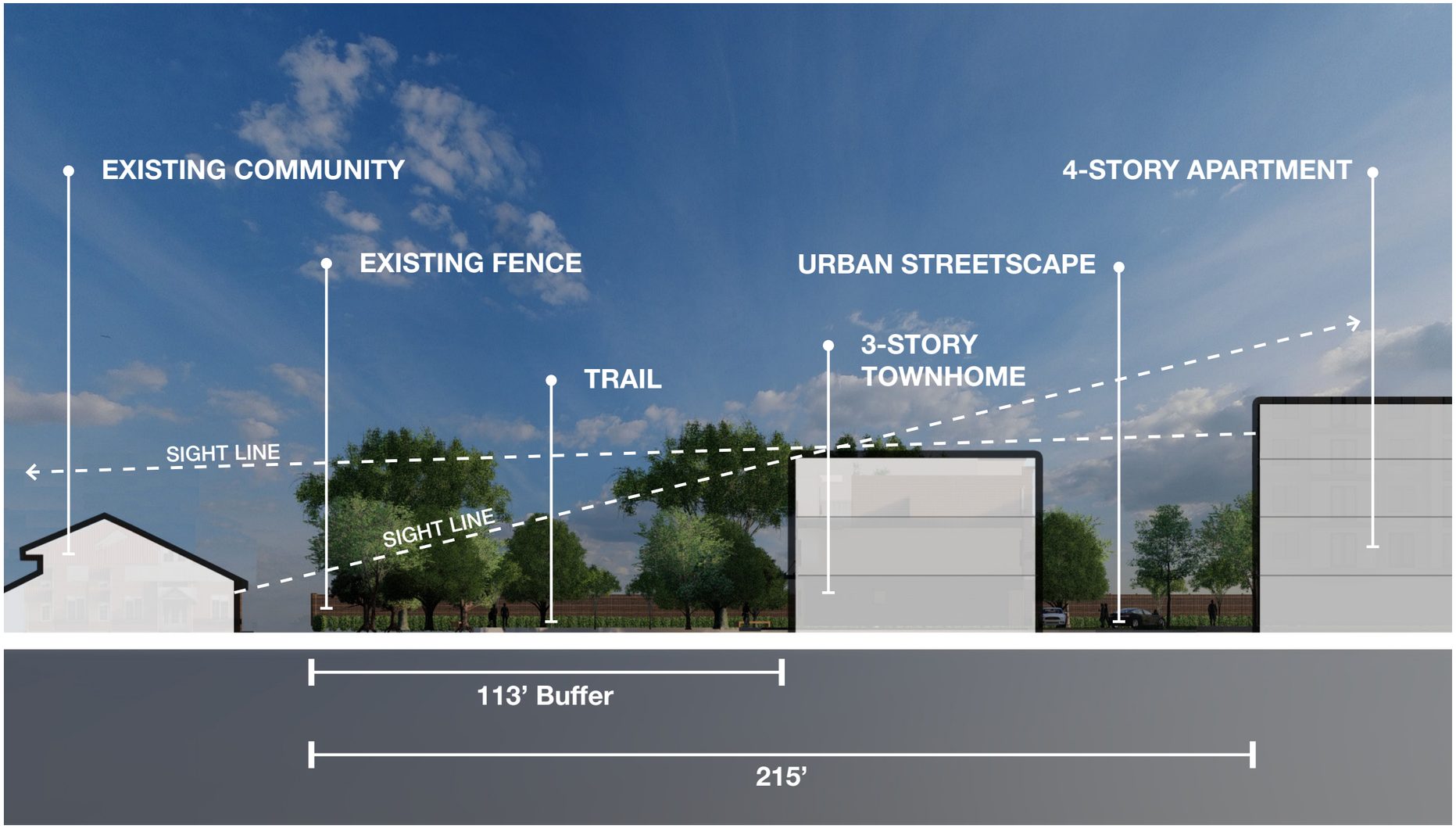
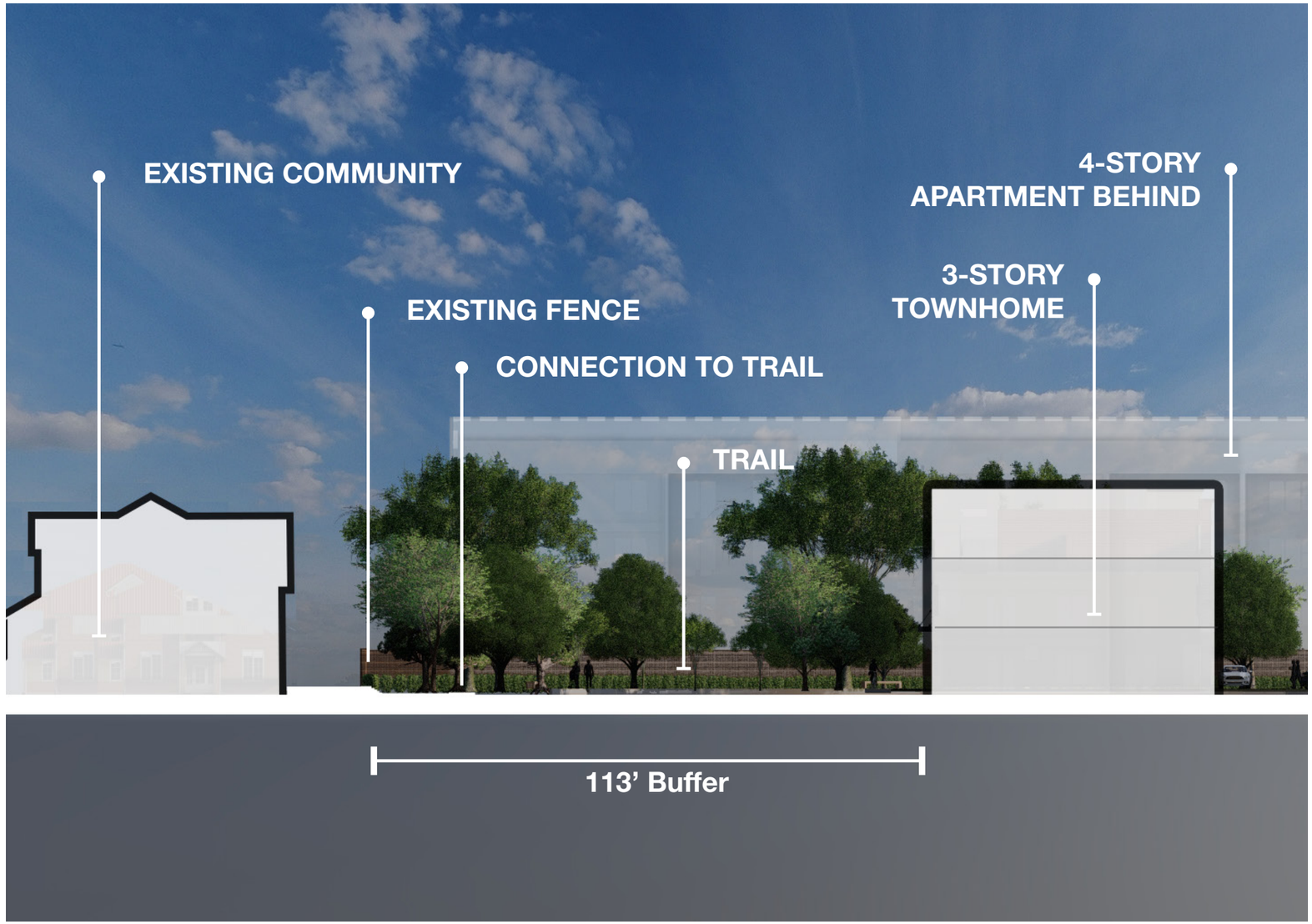
AMLI RESIDENTIAL

LandDesign





RESIDENTIAL BUFFER SECTION A-A’





RESIDENTIAL BUFFER SECTION B-B’

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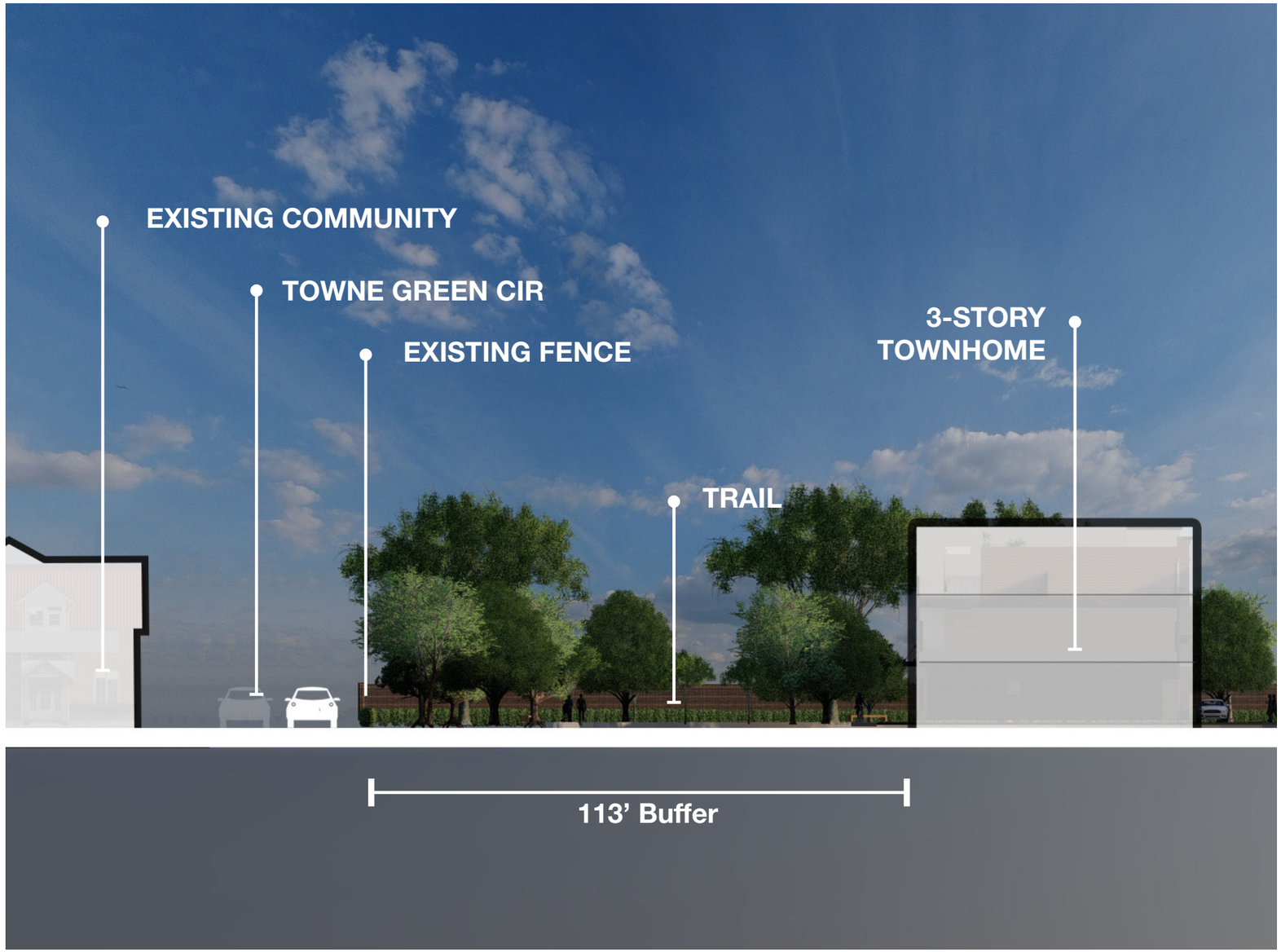
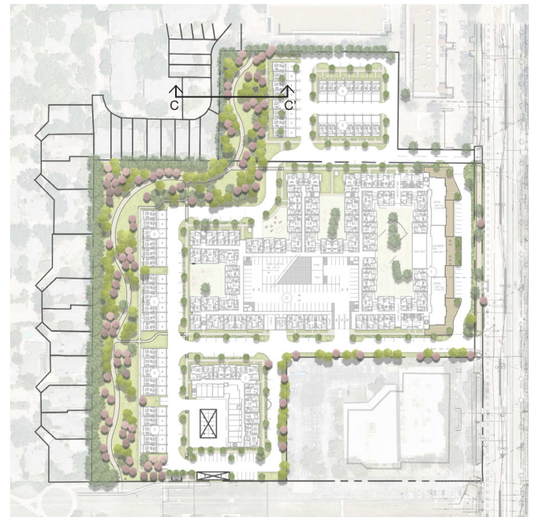
PN 8519082 | 08.03.2022 | AMLI DEVELOPMENT CO.

AMLI RESIDENTIAL

LandDesign





RESIDENTIAL BUFFER SECTION C-C’

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AMLI RESIDENTIAL

LandDesign.

EXISTING FENCE

SCREEN SHRUB

TRAIL

3-STORY TOWNHOME



TRAIL VIEW NORTH FROM DOG PARK

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AMLI RESIDENTIAL

LandDesign.



TRAIL VIEW TOWARDS ADJACENT NEIGHBORHOODS AT BEND

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LandDesign



TRAIL VIEW - ART SCULPTURE

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AMLI RESIDENTIAL

LandDesign



VIEW FROM TOWNHOME 3RD FLOOR WINDOW TOWARDS ADJACENT RESIDENTIAL NEIGHBORHOODS

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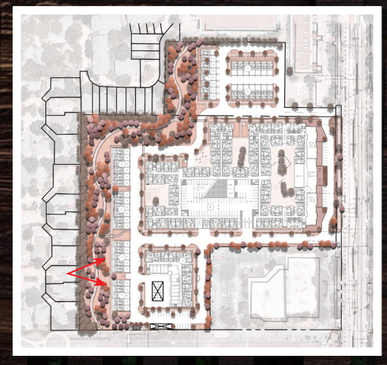
PN 8519082 | 08.03.2022 | AMLI DEVELOPMENT CO.

AMLI RESIDENTIAL

LandDesign.

PROPOSED TREES TO FULLY SCREEN TOWNHOMES

EXISTING TREES TO REMAIN



2ND FLOOR VIEW FROM SINGLE FAMILY HOMES (VIEW HEIGHT: ~15’)

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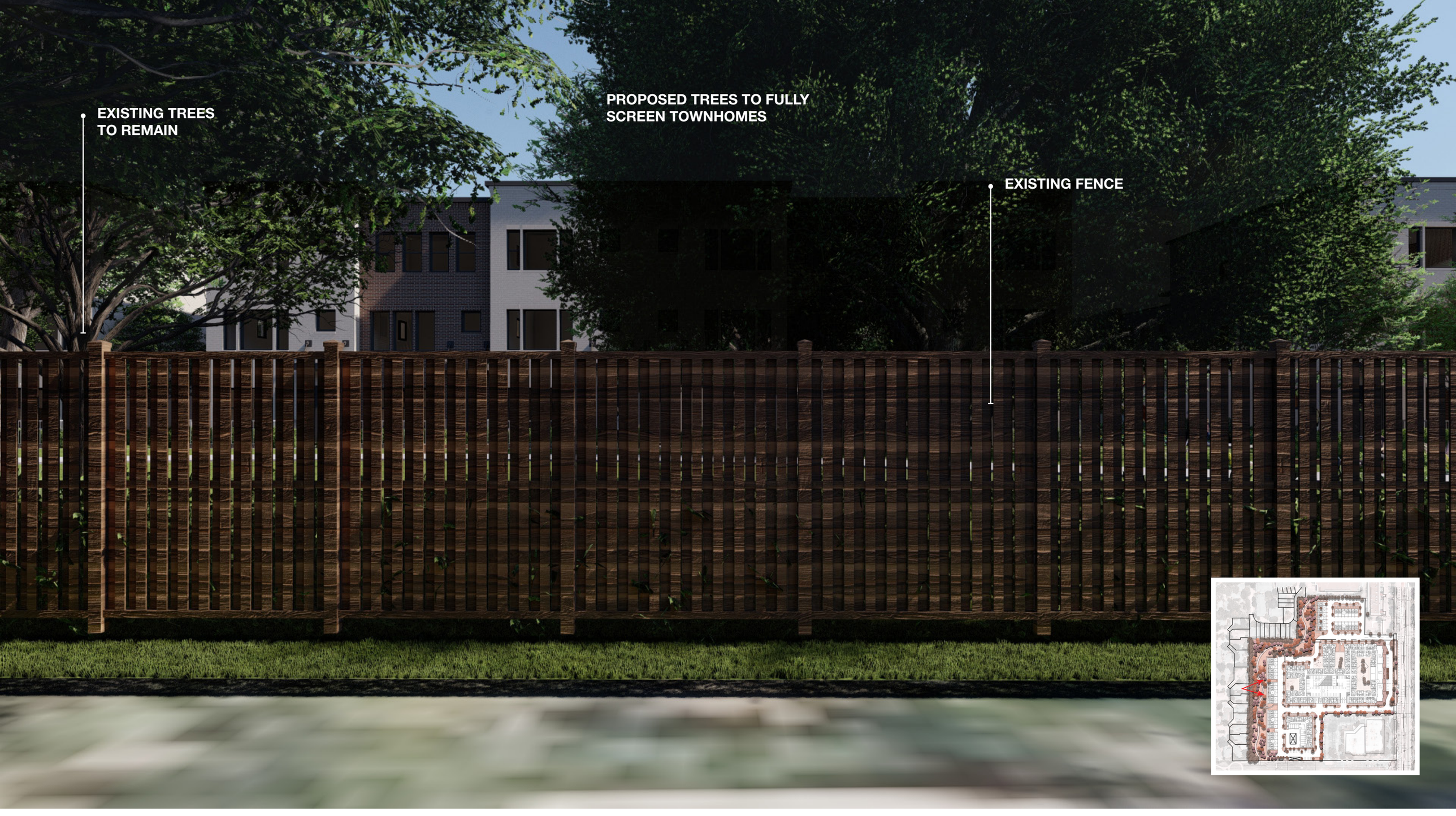
PN 8519082 | 08.03.2022 | AMLI DEVELOPMENT CO.

AMLI RESIDENTIAL

LandDesign



GROUND FLOOR VIEW FROM SINGLE FAMILY HOMES (VIEW HEIGHT: 5’6”)

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PN 8519082 | 08.03.2022 | AMLI DEVELOPMENT CO.

AMLI RESIDENTIAL

LandDesign

EXISTING TREES
TO REMAIN

PROPOSED TREES TO FULLY
SCREEN TOWNHOMES

EXISTING FENCE



GROUND FLOOR VIEW FROM SINGLE FAMILY HOMES (VIEW HEIGHT: 5’6”)

AMLI TREEHOUSE ADDISON, TX • ILLUSTRATIVE MASTER PLAN

PN 8519082 | 06.20.2022 | AMLI DEVELOPMENT CO.

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INTERNAL STREETSCAPE LOOKING TOWARDS MIDWAY ROAD

AMLI TREEHOUSE ADDISON, TX • ILLUSTRATIVE MASTER PLAN

PN 8519082 | 08.03.2022 | AMLI DEVELOPMENT CO.

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DOG PARK PLAZA

AMLI TREEHOUSE ADDISON, TX • ILLUSTRATIVE MASTER PLAN

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BIRDS-EYE VIEW

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EXISTING CONDITION



PROPOSED CONDITION



AMLI TREEHOUSE ADDISON, TX • DESIGN IMPROVEMENTS

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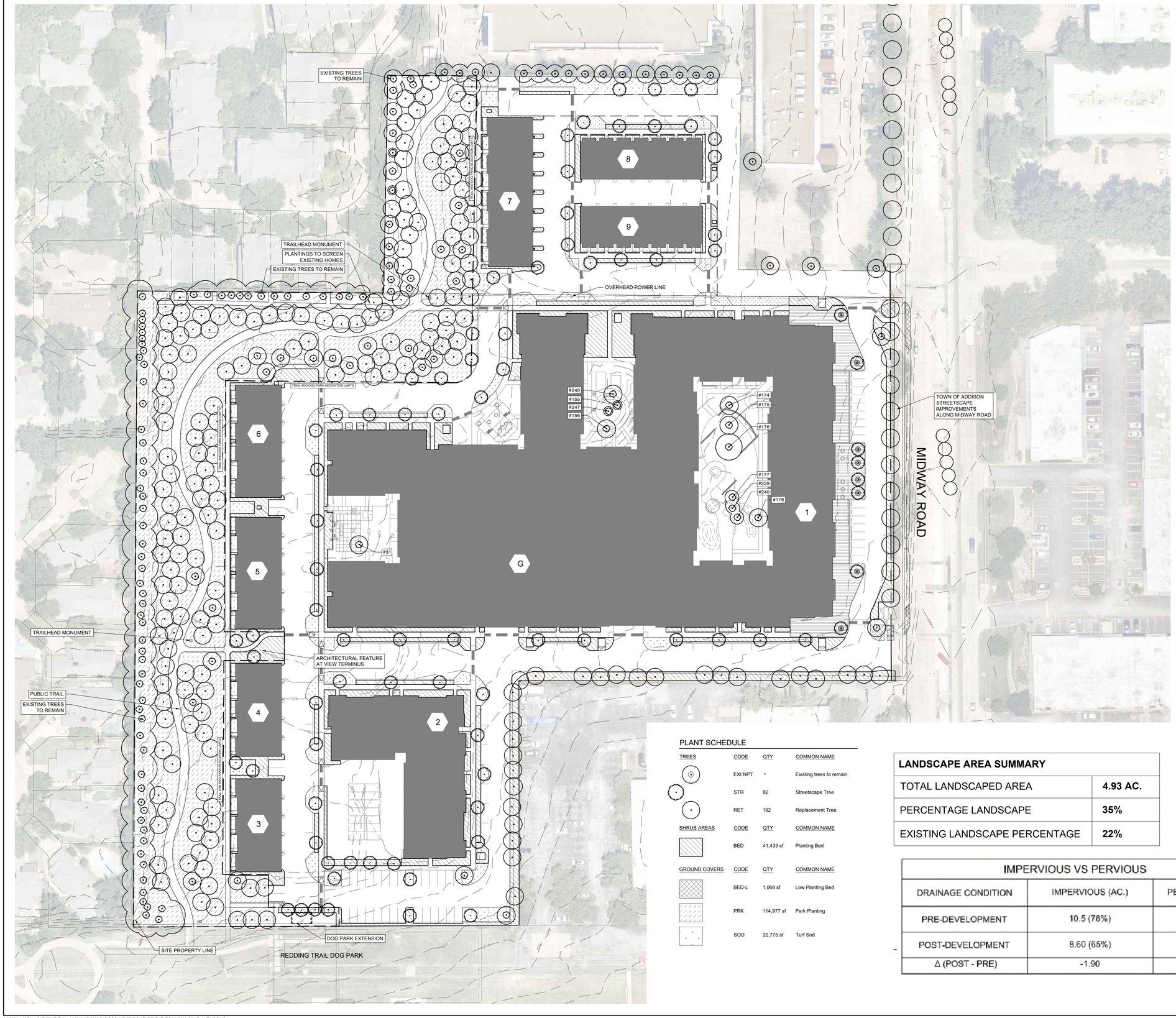

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME
	EXI NPT	-	Existing trees to remain
	STR	82	Streetscape Tree
	RET	192	Replacement Tree
SHRUB AREAS	**CODE**	**QTY**	**COMMON NAME**
	BED	41,433 sf	Planting Bed
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**
	BED-L	1,068 sf	Low Planting Bed
	PRK	114,977 sf	Park Planting
	SOD	22,775 sf	Turf Sod

LANDSCAPE AREA SUMMARY	
TOTAL LANDSCAPED AREA	**4.93 AC.**
PERCENTAGE LANDSCAPE	**35%**
EXISTING LANDSCAPE PERCENTAGE	**22%**

IMPERVIOUS VS PERVIOUS

DRAINAGE CONDITION	IMPERVIOUS (AC.)	PERVIOUS (AC.)
PRE-DEVELOPMENT	10.5 (78%)	3.03 (22%)
POST-DEVELOPMENT	8.60 (65%)	4.93 (35%)
Δ (POST - PRE)	-1.90	1.90

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5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PROJECT

AMLI TREEHOUSE

ADDISON, TEXAS

LANDDESIGN PROJ.#
8519082

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN	07.28.2022

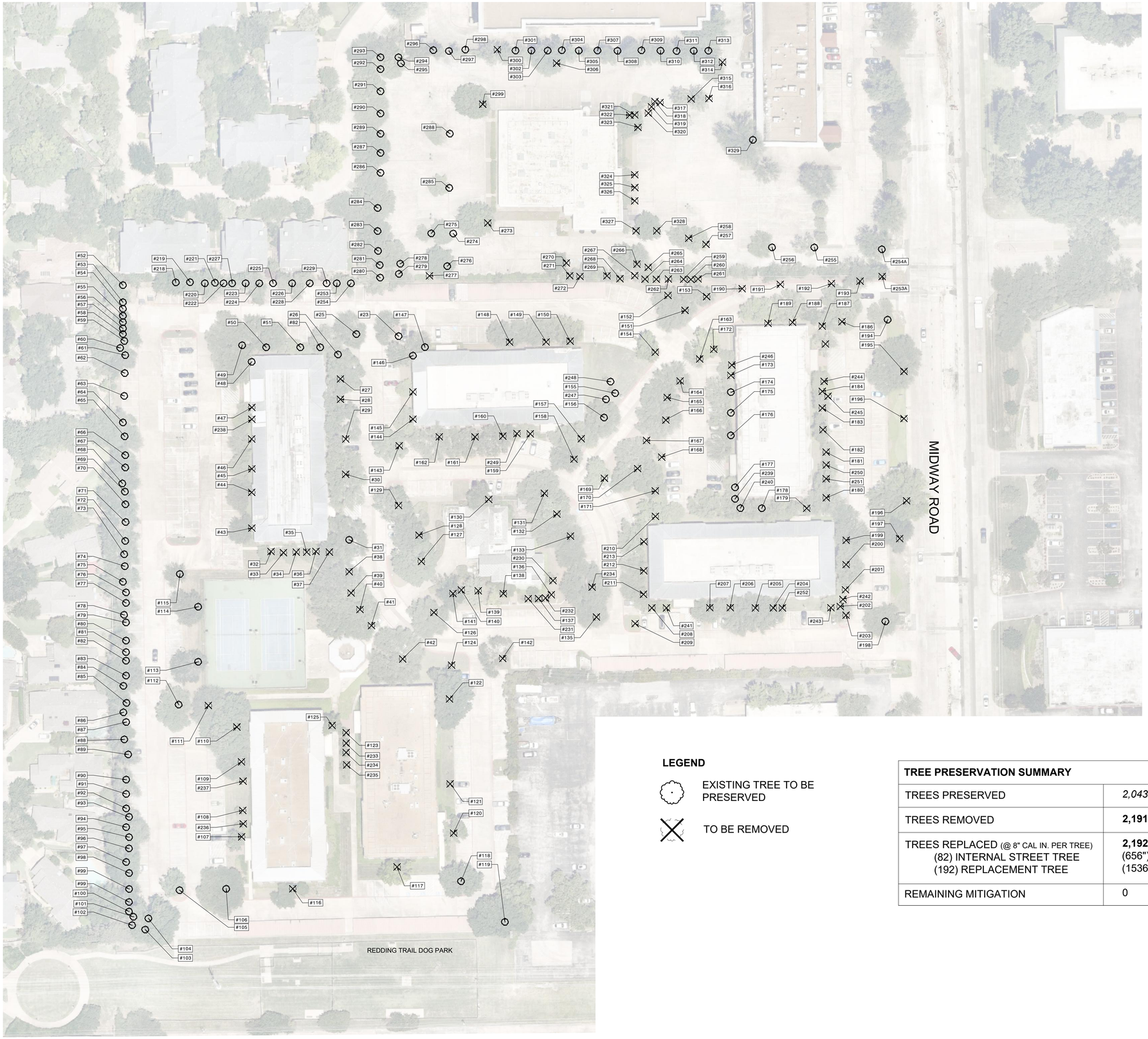
DESIGNED BY: JW
DRAWN BY: BD
CHECKED BY: JW

SCALE
VERT: N/A
HORZ: 1"=50'
0 25' 50' 100'

NORTH

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER
L6-00



LEGEND

EXISTING TREE TO BE PRESERVED

TO BE REMOVED

TREE PRESERVATION SUMMARY	
TREES PRESERVED	*2,043"*
TREES REMOVED	**2,191"**
TREES REPLACED (@ 8" CAL IN. PER TREE) (82) INTERNAL STREET TREE (192) REPLACEMENT TREE	**2,192"** (656") (1536")
REMAINING MITIGATION	0

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KEY MAP

SEAL

PROJECT

AMLI TREEHOUSE

ADDISON, TEXAS

LANDDESIGN PROJ.#
8519082

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN	07.01.2022

DESIGNED BY: JW
DRAWN BY: BD
CHECKED BY: JW

SCALE
NORTH
VERT:
HORZ: 1"=50'
0 25' 50' 100'

SHEET TITLE

TREE SURVEY

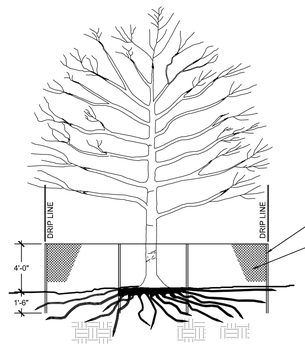
SHEET NUMBER

L7-00

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	PRESERVED/REMOVED	MIT. REQ.
23	16 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
25	16 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
26	17 "	PIN OAK	Quercus palustris	PRESERVE	0
31	29 "	LIVE OAK	Quercus virginiana	PRESERVE	0
48	28 "	LIVE OAK	Quercus virginiana	PRESERVE	0
49	19 "	LIVE OAK	Quercus virginiana	PRESERVE	0
50	25 "	LIVE OAK	Quercus virginiana	PRESERVE	0
51	6 "	YAUPON HOLLY	Ilex vomitoria	PRESERVE	0
52	13 "	UNKNOWN		PRESERVE	0
53	10 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
54	11 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
55	17 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
56	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
57	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
58	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
59	11 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
60	19 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
61	18 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
62	16 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
63	9 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
64	19 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
65	18 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
66	14 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
67	24 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
68	11 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
69	15 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
70	20 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
71	11 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
72	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
73	29 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
74	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
75	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
76	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
77	9 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
78	15 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
79	16 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
80	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
81	8 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
82	6 "	YAUPON HOLLY	Ilex vomitoria	PRESERVE	0
83	17 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
84	11 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
85	10 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
86	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
87	16 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
88	21 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
89	19 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
90	15 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
91	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
92	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
93	12 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
94	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
95	18 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
96	17 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
97	14 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
98	17 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
99	18 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
100	18 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
101	14 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
102	9 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
103	24 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
104	25 "	PIN OAK	Quercus palustris	PRESERVE	0
105	16 "	PIN OAK	Quercus palustris	PRESERVE	0
106	25 "	LIVE OAK	Quercus virginiana	PRESERVE	0
112	24 "	LIVE OAK	Quercus palustris	PRESERVE	0
113	19 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
114	18 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
115	11 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
118	21 "	PIN OAK	Quercus palustris	PRESERVE	0
119	25 "	PIN OAK	Quercus palustris	PRESERVE	0
146	17 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
147	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
155	6 "	CREPE MYRTLE	Lagerstroemia indica	PRESERVE	0
156	24 "	LIVE OAK	Quercus virginiana	PRESERVE	0
174	20 "	LIVE OAK	Quercus virginiana	PRESERVE	0
175	19 "	LIVE OAK	Quercus virginiana	PRESERVE	0
176	18 "	LIVE OAK	Quercus virginiana	PRESERVE	0
177	8 "	YAUPON HOLLY	Ilex vomitoria	PRESERVE	0
178	14 "	LIVE OAK	Quercus virginiana	PRESERVE	0
185	13 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
194	21 "	LIVE OAK	Quercus virginiana	PRESERVE	0
198	20 "	LIVE OAK	Quercus virginiana	PRESERVE	0
214	10 "	YAUPON HOLLY	Ilex vomitoria	PRESERVE	0
215	19 "	LIVE OAK	Quercus virginiana	PRESERVE	0
216	19 "	LIVE OAK	Quercus virginiana	PRESERVE	0
217	17 "	LIVE OAK	Quercus virginiana	PRESERVE	0
218	14 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
219	16 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
220	14 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
222	16 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
223	21 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
224	15 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
225	17 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
226	17 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
227	20 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
228	15 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
229	18 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
239	8 "	YAUPON HOLLY	Ilex vomitoria	PRESERVE	0
240	8 "	YAUPON HOLLY	Ilex vomitoria	PRESERVE	0
247	8 "	CREPE MYRTLE	Lagerstroemia indica	PRESERVE	0
248	8 "	CREPE MYRTLE	Lagerstroemia indica	PRESERVE	0
253	16 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
254	15 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
255	10 "	LIVE OAK	Quercus virginiana	PRESERVE	0
256	10 "	LIVE OAK	Quercus virginiana	PRESERVE	0
274	8 "	PIN OAK	Quercus palustris	PRESERVE	0
275	8 "	PIN OAK	Quercus palustris	PRESERVE	0
276	12 "	PIN OAK	Quercus palustris	PRESERVE	0
278	12 "	LIVE OAK	Quercus virginiana	PRESERVE	0
279	10 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
280	16 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
281	10 "	LIVE OAK	Quercus virginiana	PRESERVE	0
282	8 "	LIVE OAK	Quercus virginiana	PRESERVE	0
283	18 "	LIVE OAK	Quercus virginiana	PRESERVE	0
284	18 "	LIVE OAK	Quercus virginiana	PRESERVE	0
285	8 "	PIN OAK	Quercus palustris	PRESERVE	0
286	6 "	YAUPON HOLLY	Ilex vomitoria	PRESERVE	0
287	18 "	LIVE OAK	Quercus virginiana	PRESERVE	0
288	8 "	PIN OAK	Quercus palustris	PRESERVE	0
289	6 "	YAUPON HOLLY	Ilex vomitoria	PRESERVE	0
290	15 "	LIVE OAK	Quercus virginiana	PRESERVE	0
291	15 "	LIVE OAK	Quercus virginiana	PRESERVE	0
292	12 "	LIVE OAK	Quercus virginiana	PRESERVE	0
293	10 "	UNKNOWN		PRESERVE	0
294	12 "	LIVE OAK	Quercus virginiana	PRESERVE	0
295	12 "	LIVE OAK	Quercus virginiana	PRESERVE	0
296	10 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
297	10 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
298	8 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
300	10 "	CEDAR ELM	Ulmus crassifolia	REMOVE	10
301	8 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
302	10 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
303	12 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
304	10 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
305	8 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
307	8 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
308	8 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
309	10 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
310	8 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
311	12 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
312	12 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
313	12 "	CEDAR ELM	Ulmus crassifolia	PRESERVE	0
314	12 "	PIN OAK	Quercus palustris	REMOVE	12
329	18 "	LIVE OAK	Quercus virginiana	PRESERVE	0
254A	12 "	LIVE OAK	Quercus virginiana	PRESERVE	0
27	30 "	PIN OAK	Quercus palustris	REMOVE	30 "
28	29 "	PIN OAK	Quercus palustris	REMOVE	29 "
29	38 "	PIN OAK	Quercus palustris	REMOVE	38 "
30	34 "	LIVE OAK	Quercus virginiana	REMOVE	34 "
32	9 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	9 "
33	7 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	7 "
34	7 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	7 "
35	7 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	7 "
36	6 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	6 "
37	5 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	5 "
38	13 "	LIVE OAK	Quercus virginiana	REMOVE	13 "
39	41 "	LIVE OAK	Quercus virginiana	REMOVE	41 "
40	32 "	LIVE OAK	Quercus virginiana	REMOVE	32 "
41	26 "	LIVE OAK	Quercus virginiana	REMOVE	26 "
42	42 "	LIVE OAK	Quercus virginiana	REMOVE	42 "
43	14 "	CEDAR ELM	Ulmus crassifolia	REMOVE	14 "
44	16 "	LIVE OAK	Quercus virginiana	REMOVE	16 "
45	16 "	LIVE OAK	Quercus virginiana	REMOVE	16 "
46	16 "	CEDAR ELM	Ulmus crassifolia	REMOVE	16 "
47	9 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	9 "
107	15 "	AMERICAN SWEETGL	Liquidambar styraciflua	REMOVE	15 "
108	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
109	19 "	CEDAR ELM	Ulmus crassifolia	REMOVE	19 "
110	32 "	PIN OAK	Quercus palustris	REMOVE	32 "
111	20 "	CEDAR ELM	Ulmus crassifolia	REMOVE	20 "
116	16 "	PIN OAK	Quercus palustris	REMOVE	16 "
117	18 "	PIN OAK	Quercus palustris	REMOVE	18 "
120	14 "	AMERICAN SWEETGL	Liquidambar styraciflua	REMOVE	14 "
121	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
122	32 "	PIN OAK	Quercus palustris	REMOVE	32 "
123	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
124	17 "	CEDAR ELM	Ulmus crassifolia	REMOVE	17 "
125	12 "	AMERICAN SWEETGL	Liquidambar styraciflua	REMOVE	12 "
126	22 "	LIVE OAK	Quercus virginiana	REMOVE	22 "
127	18 "	ELM	Ulmus	REMOVE	18 "
128	24 "	LIVE OAK	Quercus virginiana	REMOVE	24 "
129	15 "	CEDAR ELM	Ulmus crassifolia	REMOVE	15 "
130	17 "	CEDAR ELM	Ulmus crassifolia	REMOVE	17 "
131	25 "	LIVE OAK	Quercus virginiana	REMOVE	25 "
132	13 "	CEDAR ELM	Ulmus crassifolia	REMOVE	13 "
133	38 "	LIVE OAK	Quercus virginiana	REMOVE	38 "
134	29 "	LIVE OAK	Quercus virginiana	REMOVE	29 "
135	14 "	CEDAR ELM	Ulmus crassifolia	REMOVE	14 "
136	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
137	7 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	7 "
138	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
139	22 "	BALD CYPRESS	Taxodium distichum	REMOVE	22 "
140	20 "	BALD CYPRESS	Taxodium distichum	REMOVE	20 "
141	20 "	CEDAR ELM	Ulmus crassifolia	REMOVE	20 "
142	17 "	CEDAR ELM	Ulmus crassifolia	REMOVE	17 "
143	20 "	PIN OAK	Quercus palustris	REMOVE	20 "
144	6 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	6 "
145	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
148	21 "	LIVE OAK	Quercus virginiana	REMOVE	21 "
149	17 "	LIVE OAK	Quercus virginiana	REMOVE	17 "
150	22 "	LIVE OAK	Quercus virginiana	REMOVE	22 "
151	17 "	LIVE OAK	Quercus virginiana	REMOVE	17 "
152	22 "	LIVE OAK	Quercus virginiana	REMOVE	22 "
153	16 "	LIVE OAK	Quercus virginiana	REMOVE	16 "
154	17 "	AMERICAN SWEETGL	Liquidambar styraciflua	REMOVE	17 "
157	20 "	LIVE OAK	Quercus virginiana	REMOVE	20 "
158	22 "	LIVE OAK	Quercus virginiana	REMOVE	22 "
159	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
160	27 "	LIVE OAK	Quercus virginiana	REMOVE	27 "
161	26 "	LIVE OAK	Quercus virginiana	REMOVE	26 "
162	27 "	LIVE OAK	Quercus virginiana	REMOVE	27 "
163	18 "	AMERICAN SWEETGL	Liquidambar styraciflua	REMOVE	18 "
164	18 "	AMERICAN SWEETGL	Liquidambar styraciflua	REMOVE	18 "
165	21 "	LIVE OAK	Quercus virginiana	REMOVE	21 "
166	22 "	LIVE OAK	Quercus virginiana	REMOVE	22 "
167	17 "	LIVE OAK	Quercus virginiana	REMOVE	17 "
168	17 "	LIVE OAK	Quercus virginiana	REMOVE	17 "
169	18 "	AMERICAN SWEETGL	Liquidambar styraciflua	REMOVE	18 "
170	18 "	LIVE OAK	Quercus virginiana	REMOVE	18 "
171	18 "	LIVE OAK	Quercus virginiana	REMOVE	18 "
172	23 "	PIN OAK	Quercus palustris	REMOVE	23 "
173	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
179	14 "	LIVE OAK	Quercus virginiana	REMOVE	14 "
180	26 "	LIVE OAK	Quercus virginiana	REMOVE	26 "
181	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
182	15 "	CEDAR ELM	Ulmus crassifolia	REMOVE	15 "
183	17 "	CEDAR ELM	Ulmus crassifolia	REMOVE	17 "
184	9 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	9 "
186	25 "	LIVE OAK	Quercus virginiana	REMOVE	25 "
187	12 "	CEDAR ELM	Ulmus crassifolia	REMOVE	12 "
188	18 "	LIVE OAK	Quercus virginiana	REMOVE	18 "
189	18 "	LIVE OAK	Quercus virginiana	REMOVE	18 "
190	18 "	AMERICAN SWEETGL	Liquidambar styraciflua	REMOVE	18 "
191	19 "	ELM	Ulmus	REMOVE	19 "
192	18 "	ELM	Ulmus	REMOVE	18 "
193	22 "	LIVE OAK	Quercus virginiana	REMOVE	22 "
199	17 "	LIVE OAK	Quercus virginiana	REMOVE	17 "
200	24 "	LIVE OAK	Quercus virginiana	REMOVE	24 "
201	26 "	LIVE OAK	Quercus virginiana	REMOVE	26 "
202	6 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	6 "
203	8 "	LIVE OAK	Quercus virginiana	REMOVE	8 "
204	7 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	7 "
205	24 "	LIVE OAK	Quercus virginiana	REMOVE	24 "
206	20 "	LIVE OAK	Quercus virginiana	REMOVE	20 "
207	21 "	LIVE OAK	Quercus virginiana	REMOVE	21 "
208	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
209	17 "	CEDAR ELM	Ulmus crassifolia	REMOVE	17 "
210	17 "	AMERICAN SWEETGL	Liquidambar styraciflua	REMOVE	17 "
211	17 "	LIVE OAK	Quercus virginiana	REMOVE	17 "
212	17 "	LIVE OAK	Quercus virginiana	REMOVE	17 "
213	17 "	LIVE OAK	Quercus virginiana	REMOVE	17 "
221	12 "	CEDAR ELM	Ulmus crassifolia	REMOVE	12 "
230	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
231	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
232	7 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	7 "
233	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
234	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
235	7 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	7 "
237	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
238	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
241	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
242	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
243	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
244	9 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	9 "
245	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
246	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
249	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
250	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
251	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
252	8 "	YAUPON HOLLY	Ilex vomitoria	REMOVE	8 "
257	8 "	PIN OAK	Quercus palustris	REMOVE	8 "
258	8 "	AMERICAN SWEETGL	Liquidambar styraciflua	REMOVE	8 "
259	6 "	UNKNOWN	*Damaged (Power Lines)*	REMOVE	0
260	6 "	UNKNOWN	*Damaged (Power Lines)*	REMOVE	0
261	6 "	UNKNOWN	*Damaged (Power Lines)*	REMOVE	0
262	8 "	UNKNOWN	*Damaged (Power Lines)*	REMOVE	0
263	8 "	CEDAR ELM	Ulmus crassifolia	REMOVE	8 "
264	18 "	UNKNOWN	*Damaged (Power Lines)*	REMOVE	0
265	6 "	CEDAR ELM	Ulmus crassifolia	REMOVE	6 "
266	10 "	CEDAR ELM	Ulmus crassifolia	REMOVE	10 "
267	6 "	UNKNOWN	*Damaged (Power Lines)*	REMOVE	0
268	8 "	UNKNOWN	*Damaged (Power Lines)*	REMOVE	0
269	6 "	UNKNOWN	*Damaged (Power Lines)*	REMOVE	0
270	8 "	PIN OAK	Quercus palustris	REMOVE	8 "
271	6 "	UNKNOWN	*Damaged (Power Lines)*	REMOVE	0
272	8 "	UNKNOWN	*Damaged (Power Lines)*	REMOVE	0
273	12 "	PIN OAK	Quercus palustris	REMOVE	12 "
277	8 "	UNKNOWN	*Damaged (Power Lines)*	REMOVE	0
299	12 "	CEDAR ELM	Ulmus crassifolia	REMOVE	12 "
306	8 "	PIN OAK	Quercus palustris	REMOVE	8 "
315	10 "	PIN OAK	Quercus palustris	REMOVE	10 "
316	10 "	PIN OAK	Quercus palustris	REMOVE	10 "
317	4 "	ROCKY MTN JUNIPER	Juniperus scopulorum	REMOVE	4 "
318	4 "	ROCKY MTN JUNIPER	Juniperus scopulorum	REMOVE	4 "
319	4 "	ROCKY MTN JUNIPER	Juniperus scopulorum	REMOVE	4 "
320	4 "	ROCKY MTN JUNIPER	Juniperus scopulorum	REMOVE	4 "
321	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
322	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
323	12 "	PIN OAK	Quercus palustris	REMOVE	12 "
324	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
325	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
326	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
327	6 "	CREPE MYRTLE	Lagerstroemia indica	REMOVE	6 "
328	10 "	PIN OAK	Quercus palustris	REMOVE	10 "
253A	6 "	ELM	Ulmus	REMOVE	6 "
195	30 "	LIVE OAK	Quercus virginiana	REMOVE (Town ROW)	0
196	25 "	ELM	Ulmus	REMOVE (Town ROW)	0
197	22 "	ELM	Ulmus	REMOVE (Town ROW)	0

TREE PROTECTION NOTES:

1. REFER TO THE TREE PRESERVATION PLAN FOR TREE LOCATIONS TO BE PRESERVED.
2. REFER TO LOCAL JURISDICTION'S TREE PRESERVATION AND PROTECTION FOR ADDITIONAL INFORMATION REGARDING TREE PROTECTION MEASURES.
3. REMOVE ALL TREE PROTECTION FENCING UPON COMPLETION OF PROJECT.
4. EXISTING TREE SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE SAFETY FENCE (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN.
5. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
6. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
7. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
8. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



SET METAL "T" POSTS @ 6'-0" O.C. AS FENCE SUPPORTS

4FT HIGH PLASTIC ORANGE / YELLOW SAFETY FENCING OR APPROVED EQUAL

NOTES:

1. NO GRADING, PARKING OR MANEUVERING OF VEHICLES, STORAGE OF MATERIALS, AND/OR ANY OTHER CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY SHALL TAKE PLACE WITHIN THE TREE PROTECTION FENCING AREA.
2. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.

TREE PROTECTION FENCE

NOT TO SCALE

TREE MANAGEMENT NOTES:

1. TREES THAT ARE TO BE REMOVED SHALL BE FLAGGED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
2. THE CRITICAL ROOT ZONE OF ALL PRESERVED TREES SHALL BE PROTECTED BY A 4' TALL FENCE PER CITY OF ADDISON STANDARDS DURING SITE PREPARATION AND CONSTRUCTION. THE AREA WITHIN THE PROTECTIVE FENCING MUST NOT BE USED FOR PARKING VEHICLES OR EQUIPMENT, FOR MATERIALS STORAGE, OR FOR CHEMICAL WASH-OUT AREAS.
3. REFER TO LANDSCAPE PLAN FOR REPLACEMENT TREE LOCATIONS.

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TEXAS ONE-CALL CENTER
IT'S THE LAW!

LandDesign.
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

KEY MAP



SEAL

PROJECT

AMLI TREEHOUSE

ADDISON, TEXAS

LANDDESIGN PROJ.#
8519082

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN	07.01.2022

DESIGNED BY: JW
DRAWN BY: BD
CHECKED BY: JW

SCALE NORTH

VERT:
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

TREE SURVEY

SHEET NUMBER

L7-00-A



01 PERSPECTIVE BUILDING #1
SCALE: N. T. S. VIEW FROM MIDWAY RD

AMLI TREEHOUSE 07/29/2022
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: 1851-Z

NORTH PARCEL: 2.391 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273. LOT 1R, BLOCK 1 OF TEXAS TUMBLEWEED ADDITION.

SOUTH PARCEL: 11.390 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTARCT NO. 273. ALL OF THE OFFICE IN THE PARK ADDITION.

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS ● HOUSTON ● SEATTLE

WWW.HLRINC.NET

14881 QUORUM DRIVE
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DALLAS, TEXAS 75254
PH: 972.726.9400

AMLI RESIDENTIAL

OWNER / APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
STE 250 ADDISON, TEXAS 75001
PH 972-265-6792

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

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Project Title:

AMLI TREEHOUSE

ADDISON,
TEXAS

Project ID
20365

Drawing No.

A000
PERSPECTIVE



02 PERSPECTIVE BUILDING #3 & 4
SCALE: N. T. S. TOWNHOMES



01 PERSPECTIVE BUILDING #2
SCALE: N. T. S. TUCK-UNDER BLDG.

AMLI TREEHOUSE 08/01/2022

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

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Project Title:

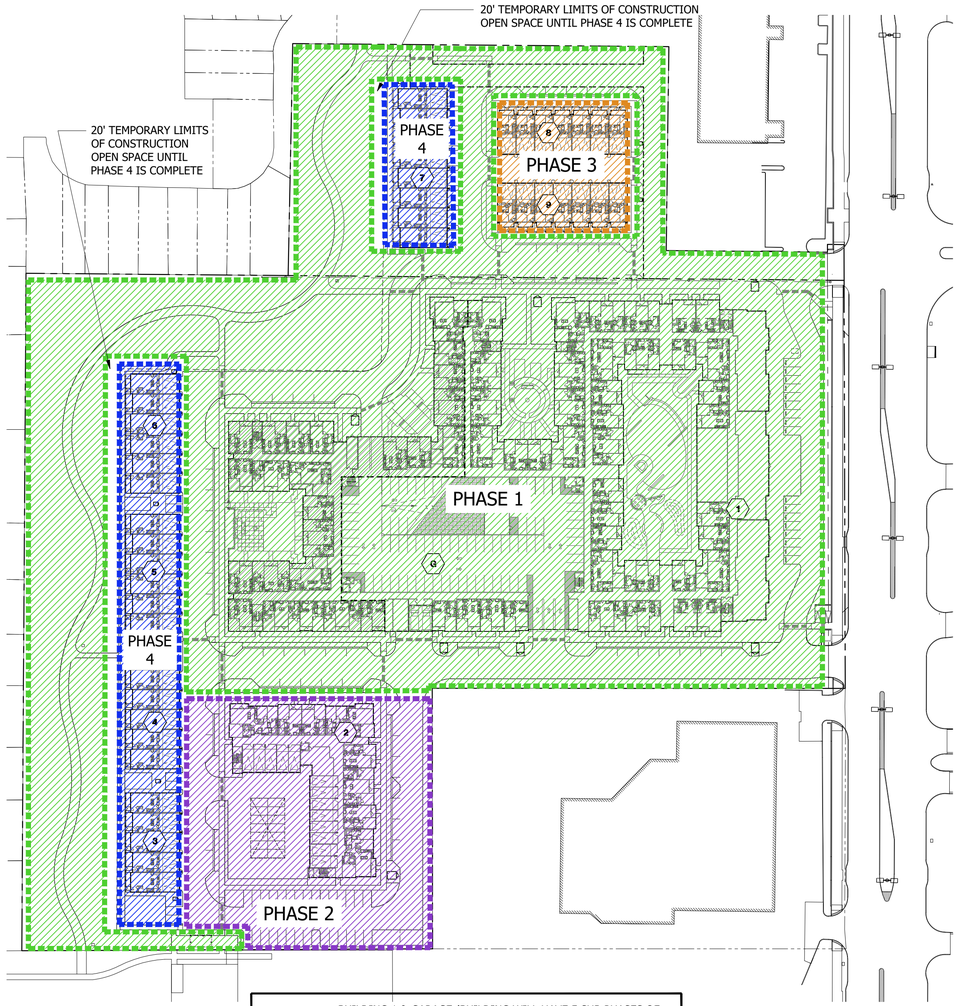
AMLI TREEHOUSE

ADDISON,
TEXAS

Project ID
20365

Drawing No.

A000-1
PERSPECTIVE



01 PHASING PLAN

SCALE: 1" = 80'-0"

0' 40' 80' 160' NORTH

AMLI TREEHOUSE	07/29/2022
TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS	
TOWN PROJECT NUMBER: 1851-Z	

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Project Title:

AMLI TREEHOUSE

ADDISON,
TEXAS

Project ID
20365

Drawing No.

A001-1
PHASING PLAN

MATERIAL PERCENTAGE NOTE

WITHOUT TAKING GLAZING AREA INTO ACCOUNT THIS PROJECT IS DESIGNED WITH 90% MASONRY AVERAGED ACROSS THE SITE.

MATERIAL PERCENTAGES - BLDG#1 EAST ELEVATION

	SQ. FT.	PERCENTAGE
BRICK:	10,822	53%
FENESTRATION / GLAZING:	7,743	37%
FIBER CEMENT PANEL:	2,041	10%
TOTAL SURFACE AREA:	20,418	100%

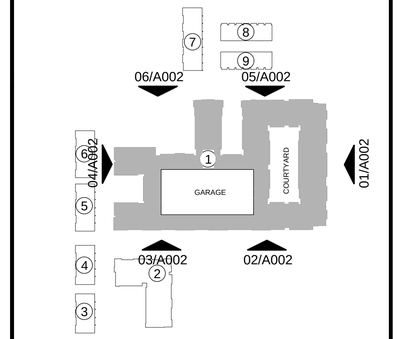
MATERIAL PERCENTAGES - BLDG#1 SOUTH ELEVATION

	SQ. FT.	PERCENTAGE
BRICK:	21,897	67%
FENESTRATION / GLAZING:	7,919	25%
FIBER CEMENT PANEL:	2,593	8%
TOTAL SURFACE AREA:	32,409	100%

MATERIAL ELEVATION LEGEND

- 1A BRICK MASONRY VENEER - FIELD COLOR 01
- 1B BRICK MASONRY VENEER - FIELD COLOR 02
- 1C BRICK MASONRY VENEER - FIELD COLOR 03
- 2A NOT USED
- 2B FIBER CEMENT PANEL - FIELD COLOR 01
- 3 NOT USED
- 4 METAL RAILING SYSTEM
- 5 PATIO DOOR UNIT
- 6 METAL CANOPY
- 7 STOREFRONT SYSTEM
- 8 PREFINISHED VINYL WINDOW SYSTEM
- 9 BRICK MASONRY BAND
- 10 METAL DOOR
- 11 PATIO ENTRY GATE
- 12 METAL GATE

KEY PLAN - BUILDING #1 V-06-10-22





03 BLDG #1 - SOUTH ELEVATION

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



02 BLDG #1 - SOUTH ELEVATION

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



01 BLDG #1 - EAST ELEVATION (MIDWAY RD.)

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

FACADE PLAN NOTES

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AMLI TREEHOUSE 07/29/2022

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: 1851-Z

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HLR ARCHITECTS

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DALLAS ● HOUSTON ● SEATTLE

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DALLAS, TEXAS 75254
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AMLI RESIDENTIAL

OWNER / APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
STE 250 ADDISON, TEXAS 75001
PH 972-265-6792

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

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Project Title:

AMLI TREEHOUSE

ADDISON, TEXAS

Project ID 20365

Drawing No.

A002

FACADE PLANS

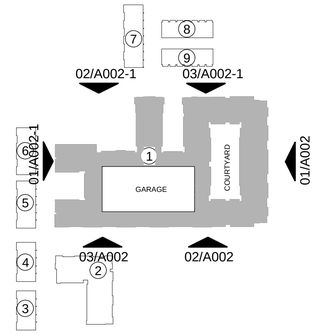
MATERIAL PERCENTAGES - BLDG#1 NORTH ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	19,923	63%
FENESTRATION / GLAZING:	9,163	28%
FIBER CEMENT PANEL:	2,877	9%
TOTAL SURFACE AREA:	31,963	100%

MATERIAL PERCENTAGES - BLDG#1 WEST ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	12,381	73%
FENESTRATION / GLAZING:	3,267	19%
FIBER CEMENT PANEL:	1,361	8%
TOTAL SURFACE AREA:	17,009	100%

MATERIAL ELEVATION LEGEND

- 1A BRICK MASONRY VENEER - FIELD COLOR 01
- 1B BRICK MASONRY VENEER - FIELD COLOR 02
- 1C BRICK MASONRY VENEER - FIELD COLOR 03
- 2A NOT USED
- 2B FIBER CEMENT PANEL - FIELD COLOR 01
- 3 NOT USED
- 4 METAL RAILING SYSTEM
- 5 PATIO DOOR UNIT
- 6 METAL CANOPY
- 7 STOREFRONT SYSTEM
- 8 PREFINISHED VINYL WINDOW SYSTEM
- 9 BRICK MASONRY BAND
- 10 METAL DOOR
- 11 PATIO ENTRY GATE
- 12 METAL GATE

KEY PLAN - BUILDING # 1 V-06-10-22

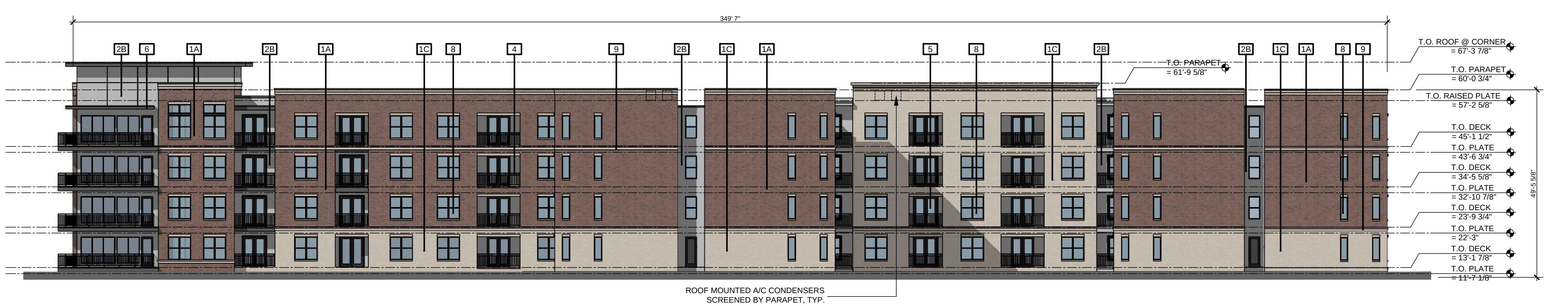




03 BLDG #1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 BLDG #1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



01 BLDG #1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

FACADE PLAN NOTES

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AMLI TREEHOUSE 07/29/2022

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

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HLR ARCHITECTS

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Project Title:

AMLI TREEHOUSE

ADDISON, TEXAS

Project ID
20365

Drawing No.

A002-1
FACADE PLANS

MATERIAL PERCENTAGES - BLDG#2 EAST ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	3,930	64%
FENESTRATION / GLAZING:	1,630	27%
FIBER CEMENT PANEL:	550	9%
TOTAL SURFACE AREA:	6,110	100%

MATERIAL PERCENTAGES - BLDG#2 WEST ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	4,336	76%
FENESTRATION / GLAZING:	935	16%
FIBER CEMENT PANEL:	458	8%
TOTAL SURFACE AREA:	5,729	100%

MATERIAL PERCENTAGES - BLDG#2 NORTH ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	3,071	63%
FENESTRATION / GLAZING:	1,404	29%
FIBER CEMENT PANEL:	389	8%
TOTAL SURFACE AREA:	4,864	100%

MATERIAL PERCENTAGES - BLDG#2 SOUTH ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	3,500	75%
FENESTRATION / GLAZING:	787	16%
FIBER CEMENT PANEL:	424	9%
TOTAL SURFACE AREA:	4,711	100%

MATERIAL ELEVATION LEGEND

- 1A BRICK MASONRY VENEER - FIELD COLOR 01
- 1B BRICK MASONRY VENEER - FIELD COLOR 02
- 1C BRICK MASONRY VENEER - FIELD COLOR 03
- 2A NOT USED
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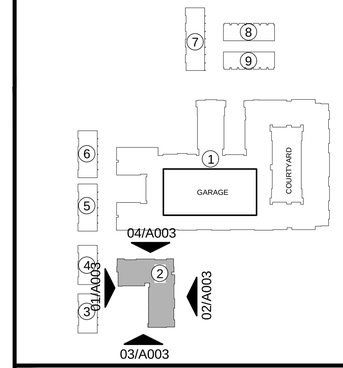
- 9 BRICK MASONRY BAND
- 10 METAL DOOR
- 11 PATIO ENTRY GATE
- 12 METAL GATE

KEY PLAN - BUILDING #2 V-06-10-22





04 BLDG #2 - NORTH ELEVATION (FRONT)
SCALE: 1/16" = 1'-0"



03 BLDG #2 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



02 BLDG #2 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



01 BLDG #2 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

FACADE PLAN NOTES

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AMLI TREEHOUSE 08/01/2022

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

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Project Title:

AMLI TREEHOUSE

ADDISON,
TEXAS

Project ID
20365

Drawing No.

A003
FACADE PLANS

MATERIAL PERCENTAGES - BLDG#3-6 NORTH ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	1,954	98%
FENESTRATION / GLAZING:	40	2%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	1,994	100%

MATERIAL PERCENTAGES - BLDG#3-7 SOUTH ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	1,935	97%
FENESTRATION / GLAZING:	59	3%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	1,994	100%

MATERIAL PERCENTAGES - BLDG#7 EAST ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	4,292	67%
FENESTRATION / GLAZING:	1,632	25%
FIBER CEMENT PANEL	518	8%
TOTAL SURFACE AREA:	6,442	100%

MATERIAL PERCENTAGES - BLDG#7 WEST ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	5,000	77%
FENESTRATION / GLAZING:	1,442	23%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	6,442	100%

MATERIAL PERCENTAGES - BLDG#5&6 EAST ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	3,035	65%
FENESTRATION / GLAZING:	1,228	26%
FIBER CEMENT PANEL	427	9%
TOTAL SURFACE AREA:	4,690	100%

MATERIAL PERCENTAGES - BLDG#5&6 WEST ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	3,604	77%
FENESTRATION / GLAZING:	1,086	23%
FIBER CEMENT PANEL	0	12%
TOTAL SURFACE AREA:	4,690	100%

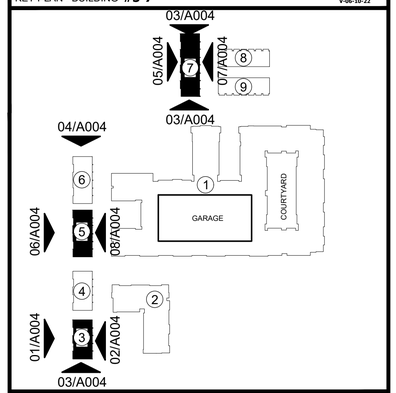
MATERIAL PERCENTAGES - BLDG#3&4 EAST ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	2,523	64%
FENESTRATION / GLAZING:	1,025	26%
FIBER CEMENT PANEL	389	10%
TOTAL SURFACE AREA:	3,937	100%

MATERIAL PERCENTAGES - BLDG#3&4 WEST ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	3,024	77%
FENESTRATION / GLAZING:	909	23%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	3,933	100%

MATERIAL ELEVATION LEGEND

1A	BRICK MASONRY VENEER - FIELD COLOR 01	4	METAL RAILING SYSTEM	10	METAL DOOR
1B	BRICK MASONRY VENEER - FIELD COLOR 02	5	PATIO DOOR UNIT	11	PATIO ENTRY GATE
1C	BRICK MASONRY VENEER - FIELD COLOR 03	6	METAL CANOPY	12	METAL GATE
2A	NOT USED	7	STOREFRONT SYSTEM		
2B	FIBER CEMENT PANEL - FIELD COLOR 01	8	PREFINISHED VINYL WINDOW SYSTEM		
3	NOT USED	9	BRICK MASONRY BAND		

KEY PLAN - BUILDING **#3-7** V-06-10-22





08 BLDG #5&6 - EAST ELEVATION

SCALE: 1/16" = 1'-0"



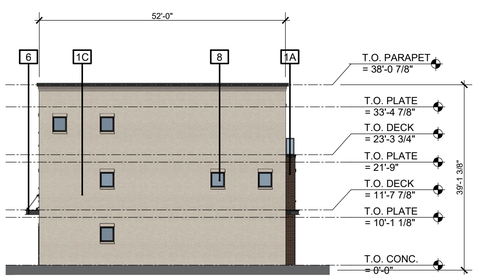
07 BLDG #7 - EAST ELEVATION

SCALE: 1/16" = 1'-0"



06 BLDG #5&6 - WEST ELEVATION

SCALE: 1/16" = 1'-0"



05 BLDG #7 - WEST ELEVATION

SCALE: 1/16" = 1'-0"



04 BLDG #3-6 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

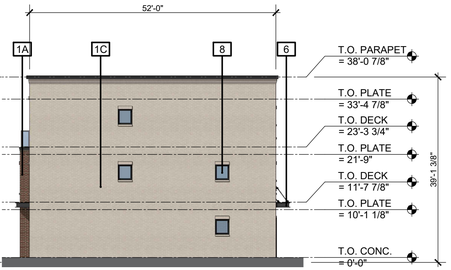


03 BLDG #3-7 - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

02 BLDG #3&4 - EAST ELEVATION

SCALE: 1/16" = 1'-0"



01 BLDG #3&4 - WEST ELEVATION

SCALE: 1/16" = 1'-0"

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 REQUIRE 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.

AMLI TREEHOUSE 07/29/2022

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: 1851-Z

NORTH PARCEL: 2.391 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273. LOT 1R, BLOCK 1 OF TEXAS TUMBLEWEED ADDITION.

SOUTH PARCEL: 11.390 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTARCT NO. 273. ALL OF THE OFFICE IN THE PARK ADDITION.

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS ● HOUSTON ● SEATTLE

WWW.HLRINC.NET

14881 QUORUM DRIVE
SUITE 550
DALLAS, TEXAS 75254
PH: 972.726.9400

AMLI RESIDENTIAL

OWNER / APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
STE 250 ADDISON, TEXAS 75001
PH 972-265-6792

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

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Project Title:

AMLI TREEHOUSE

ADDISON,
TEXAS

Project ID
20365

Drawing No.

A004
FACADE PLANS

MATERIAL PERCENTAGES - BLDG#8&9 SIDE ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	1,582	97%
FENESTRATION / GLAZING:	44	3%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	1,626	100%

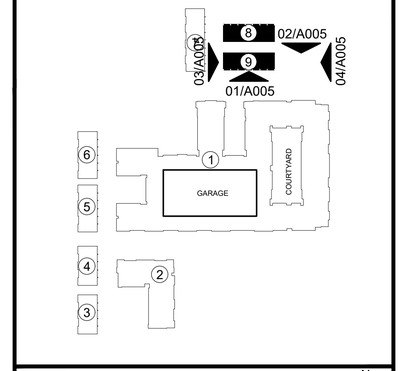
MATERIAL PERCENTAGES - BLDG#8&9 FRONT ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	2,302	44%
FENESTRATION / GLAZING:	1,636	31%
FIBER CEMENT PANEL	1,329	25%
TOTAL SURFACE AREA:	5,267	100%

MATERIAL PERCENTAGES - BLDG#8&9 REAR ELEVATION	SQ. FT.	PERCENTAGE
BRICK:	4,973	94%
FENESTRATION / GLAZING:	294	6%
FIBER CEMENT PANEL	0	0%
TOTAL SURFACE AREA:	5,267	100%

MATERIAL ELEVATION LEGEND

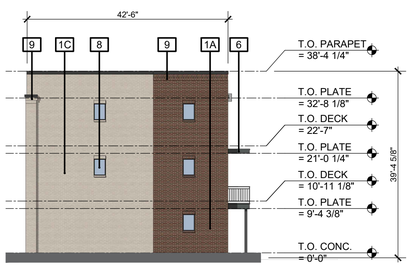
- 1A BRICK MASONRY VENEER - FIELD COLOR 01
- 1B BRICK MASONRY VENEER - FIELD COLOR 02
- 1C BRICK MASONRY VENEER - FIELD COLOR 03
- 2A NOT USED
- 2B FIBER CEMENT PANEL - FIELD COLOR 01
- 3 NOT USED
- 4 METAL RAILING SYSTEM
- 5 PATIO DOOR UNIT
- 6 METAL CANOPY
- 7 STOREFRONT SYSTEM
- 8 PREFINISHED VINYL WINDOW SYSTEM
- 9 BRICK MASONRY BAND
- 10 METAL DOOR
- 11 PATIO ENTRY GATE
- 12 METAL GATE

KEY PLAN - BUILDING **#8&9** V-06-10-22



04 BLDG #8&9 - SIDE ELEVATION
SCALE: 1/16" = 1'-0"

03 BLDG #8&9 - REAR ELEVATION
SCALE: 1/16" = 1'-0"



02 BLDG #8&9 - SIDE ELEVATION
SCALE: 1/16" = 1'-0"



01 BLDG #8&9 - FRONT ELEVATION
SCALE: 1/16" = 1'-0"

FACADE PLAN NOTES

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AMLI TREEHOUSE 07/29/2022

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: 1851-Z

NORTH PARCEL: 2.391 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273. LOT 1R, BLOCK 1 OF TEXAS TUMBLEWEED ADDITION.

SOUTH PARCEL: 11.390 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTARCT NO. 273. ALL OF THE OFFICE IN THE PARK ADDITION.

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

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5057 KELLER SPRINGS RD.
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BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373

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Project Title:

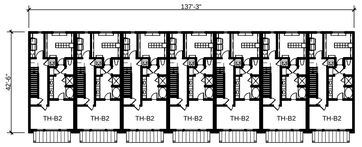
AMLI TREEHOUSE

ADDISON,
TEXAS

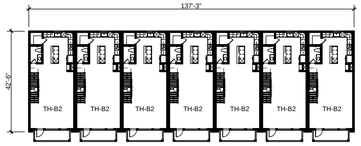
Project ID
20365

Drawing No.

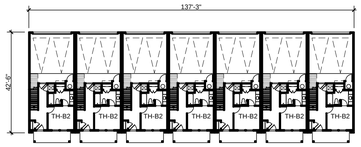
A005
FACADE PLANS



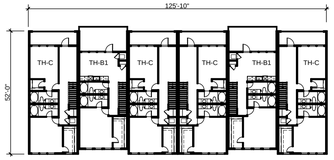
13 BUILDING #8-9 - 3RD FLOOR
SCALE: 1/32" = 1'-0"



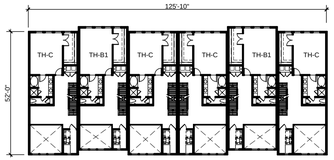
12 BUILDING #8-9 - 2ND FLOOR
SCALE: 1/32" = 1'-0"



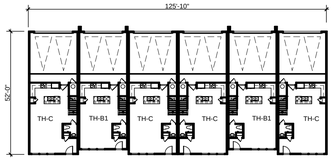
11 BUILDING #8-9 - 1ST FLOOR
SCALE: 1/32" = 1'-0"



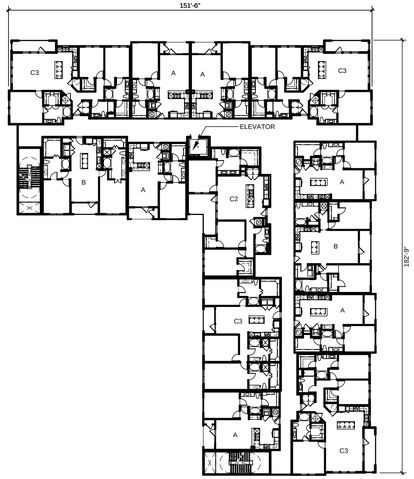
10 BUILDING #5-6 - 3RD FLOOR
SCALE: 1/32" = 1'-0"



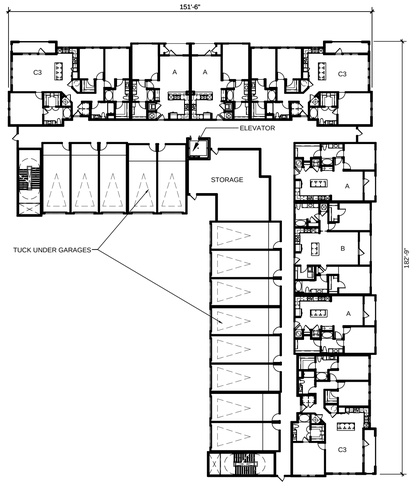
09 BUILDING #5-6 - 2ND FLOOR
SCALE: 1/32" = 1'-0"



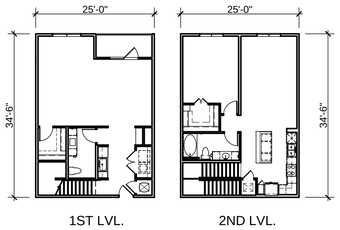
08 BUILDING #5-6 - 1ST FLOOR
SCALE: 1/32" = 1'-0"



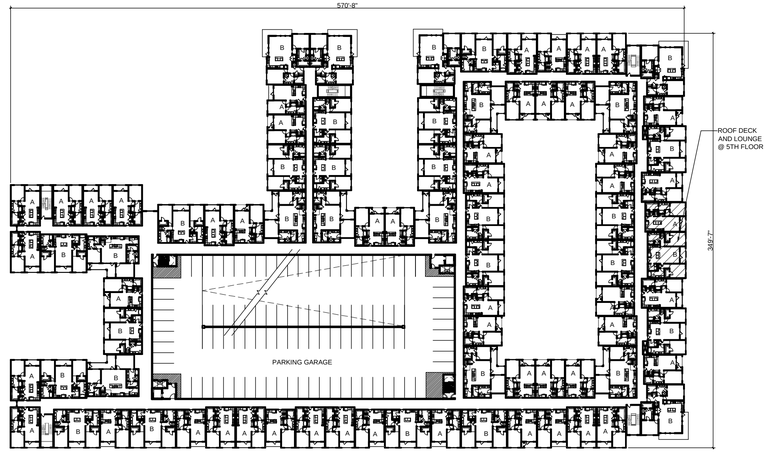
04 BUILDING #2 - TYP. FLOOR
SCALE: 1/32" = 1'-0"



03 BUILDING #2 - 1ST FLOOR
SCALE: 1/32" = 1'-0"



14 LIVE / WORK PLAN
SCALE: 1/16" = 1'-0"



02 BUILDING #1 - TYP. FLOOR
SCALE: 1/64" = 1'-0"



01 BUILDING #1 - TYP. FLOOR
SCALE: 1/64" = 1'-0"

AMLI TREEHOUSE 07/29/2022

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: 1851-Z

NORTH PARCEL: 2.391 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273. LOT 1R, BLOCK 1 OF TEXAS TUMBLEWEED ADDITION.

SOUTH PARCEL: 11.390 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTARCT NO. 273. ALL OF THE OFFICE IN THE PARK ADDITION.

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS ● HOUSTON ● SEATTLE

WWW.HLRINC.NET

14881 QUORUM DRIVE
SUITE 550
DALLAS, TEXAS 75254
PH: 972.726.9400

AMLI RESIDENTIAL

OWNER / APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
STE 250 ADDISON, TEXAS 75001
PH 972-265-6792

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

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Project Title:

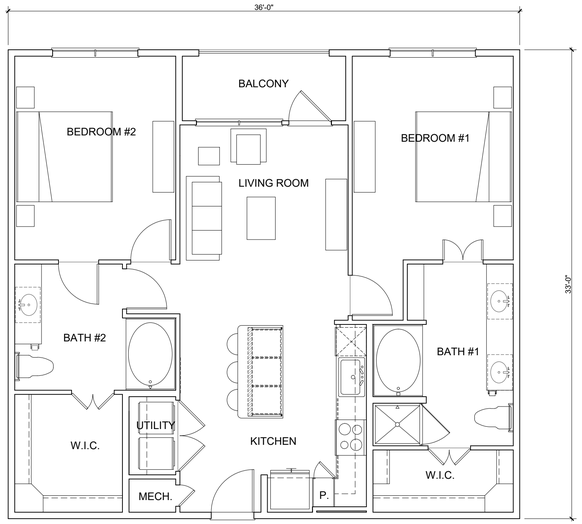
AMLI TREEHOUSE

ADDISON,
TEXAS

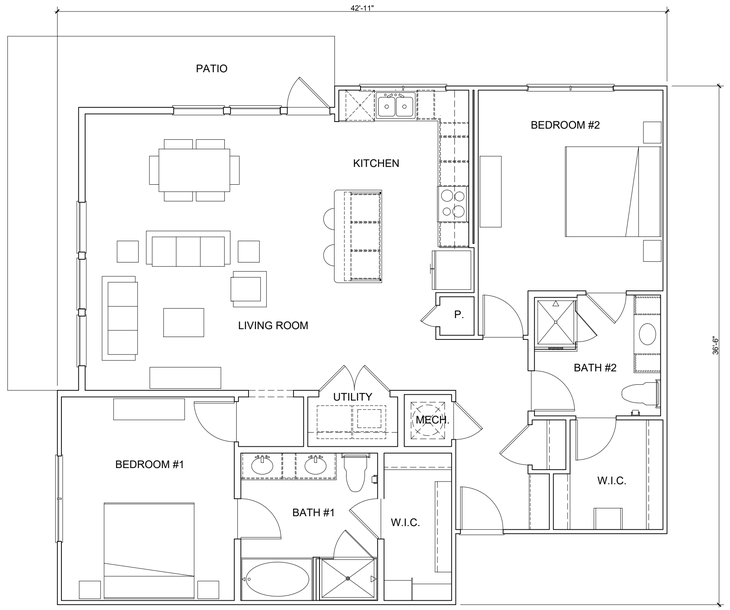
Project ID
20365

Drawing No.

A006
BUILDING PLANS



06 UNIT B4
SCALE: 3/16" = 1'-0" NET: 1,131 S.F.



05 UNIT B3
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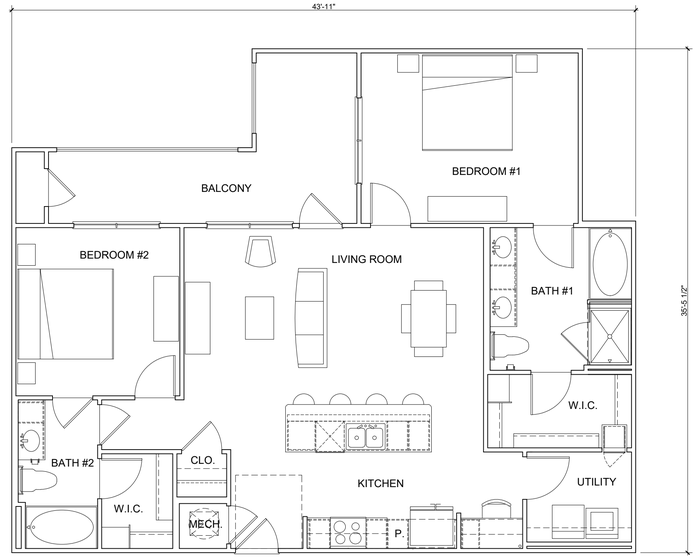

04 UNIT B2
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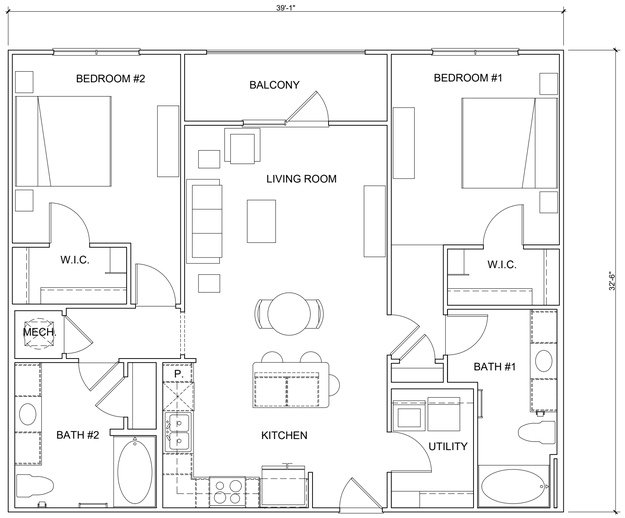

03 UNIT B1
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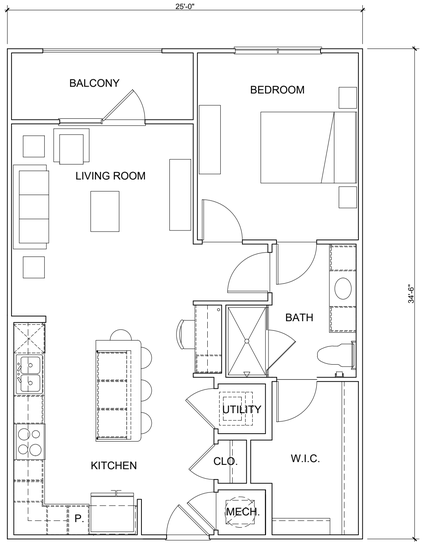
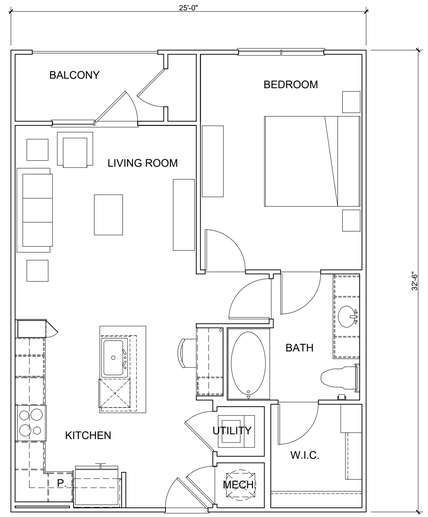
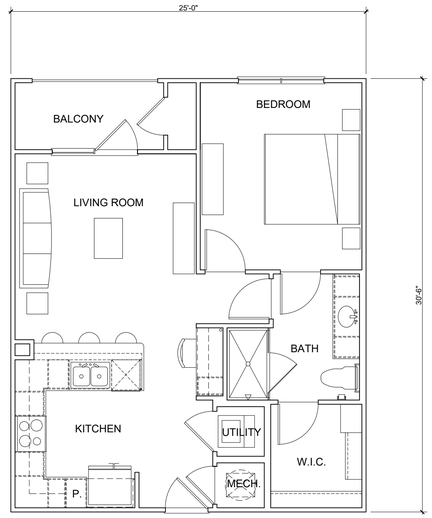


02 UNIT A3 INCLUDES SENIOR FRIENDLY PROVISIONS
SCALE: 3/16" = 1'-0" NET: 797 S.F



01 UNIT A2
SCALE: 3/16" = 1'-0" NET: 759 S.F



01 UNIT A1 INCLUDES SENIOR FRIENDLY PROVISIONS
SCALE: 3/16" = 1'-0" NET: 700 S.F

AMLI TREEHOUSE 08/03/2022

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: 1851-Z

NORTH PARCEL: 2.391 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273. LOT 1R, BLOCK 1 OF TEXAS TUMBLEWEED ADDITION.

SOUTH PARCEL: 11.390 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTARCT NO. 273. ALL OF THE OFFICE IN THE PARK ADDITION.

HLR ARCHITECTS

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BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373

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Project Title:

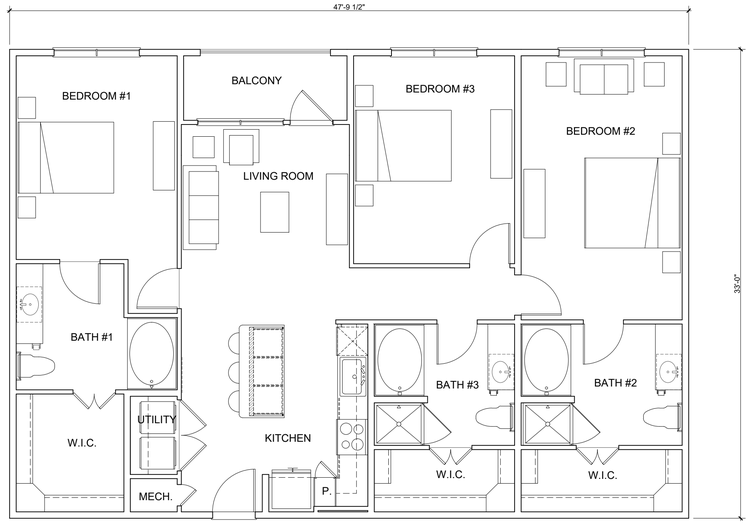
AMLI TREEHOUSE

ADDISON,
TEXAS

Project ID
20365

Drawing No.

A007
UNIT PLANS



03 UNIT C3

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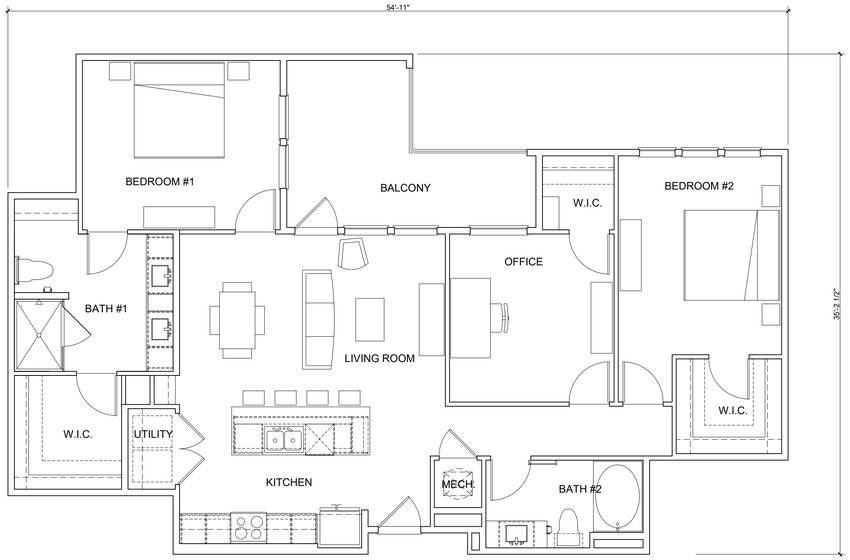

02 UNIT C2 INCLUDES SENIOR FRIENDLY PROVISIONS

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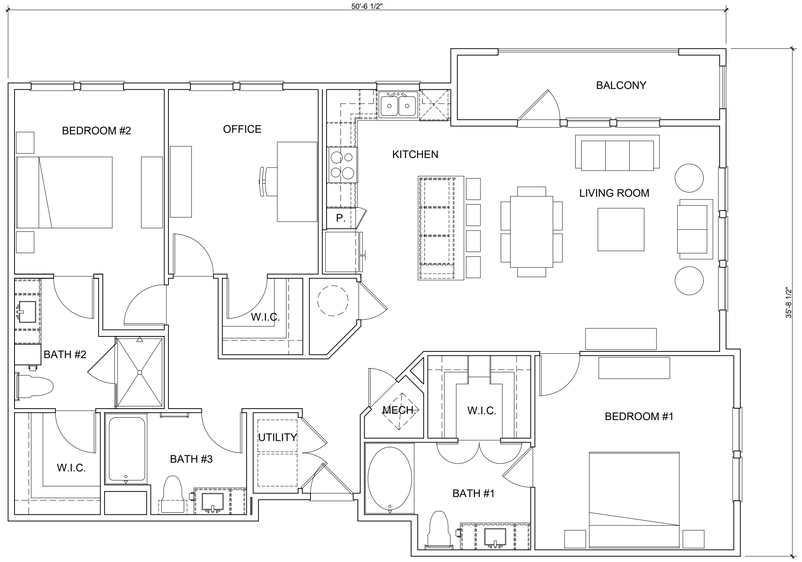

01 UNIT C1 INCLUDES SENIOR FRIENDLY PROVISIONS

SCALE: 3/16" = 1'-0" NET: 1,569 S.F.

AMLI TREEHOUSE 08/03/2022

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: 1851-Z

NORTH PARCEL: 2.391 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273. LOT 1R, BLOCK 1 OF TEXAS TUMBLEWEED ADDITION.

SOUTH PARCEL: 11.390 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTARCT NO. 273. ALL OF THE OFFICE IN THE PARK ADDITION.

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS ● HOUSTON ● SEATTLE

WWW.HLRINC.NET

14881 QUORUM DRIVE
SUITE 550
DALLAS, TEXAS 75254
PH: 972.726.9400

AMLI RESIDENTIAL

OWNER / APPLICANT:
AMLI DEVELOPMENT CO.

ATTN: JOE BRUCE
5057 KELLER SPRINGS RD.
STE 250 ADDISON, TEXAS 75001
PH 972-265-6792

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION

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Project Title:

AMLI TREEHOUSE

ADDISON,
TEXAS

Project ID
20365

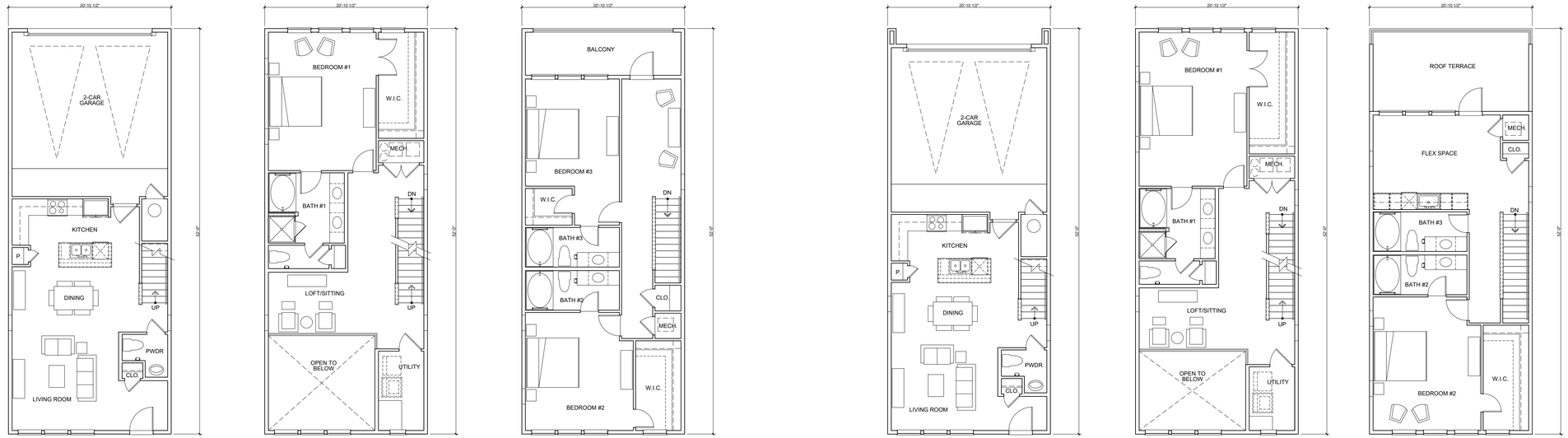
Drawing No.

A008
UNIT PLANS



03 TOWNHOME B2

SCALE: 1/8" = 1'-0" NET: 1,942 S.F.



02 TOWNHOME C

SCALE: 1/8" = 1'-0" NET: 2,358 S.F.

01 TOWNHOME B1

SCALE: 1/8" = 1'-0" NET: 2,278 S.F.

AMLI TREEHOUSE 07/29/2022

TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: 1851-Z

NORTH PARCEL: 2.391 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273. LOT 1R, BLOCK 1 OF TEXAS TUMBLEWEED ADDITION.

SOUTH PARCEL: 11.390 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTARCT NO. 273. ALL OF THE OFFICE IN THE PARK ADDITION.

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Project Title:

AMLI TREEHOUSE

ADDISON,
TEXAS

Project ID
20365

Drawing No.

A009

UNIT PLANS

1851-Z / AMLI Midway Rezoning Request Public Input

Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, July 19, 2022 1:28 PM
To: Lesley Nyp
Subject: FW: AMLI treehouse development

From: Leslie Fountain [redacted]
Sent: Tuesday, July 19, 2022 8:03 AM
To: Joe Chow <jchow@addisontx.gov>; Irma Parker <iparker@addisontx.gov>; Michael Doherty <mdoherty@addisontx.gov>
Subject: AMLI treehouse development

Town of Addison

City Council member,

The Sam's Club Study indicates a "major new vehicle connection" road between the ALMI development to Proton Rd via the current Marriott Hotel parking lot. I am requesting this part of the Sams Project plan be deleted from the master plan.

I am not opposed to developing the vacant office space, I just do not want a cut thru street to Proton Dr.

Thank you,
Leslie

Leslie Fountain, Owner
La Mirada Condominms
4130 Proton Dr., Unit 48D
Addison TX 75001

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Lesley Nyp

From: Deann Ware, Ph.D. [redacted]
Sent: Monday, July 18, 2022 9:48 AM
To: Lesley Nyp
Cc: [redacted]
Subject: Regarding the Sam's Club Special Area Study & Rezoning Request 1851-Z/AMLI Midway

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Lesley Nyp,

Please confirm receipt of this email and distribute as appropriate prior to the July 19th meeting regarding these matters. Thank you.

Regarding the Sam's Club Special Area Study & Rezoning Request 1851-Z/AMLI Midway

As Addison residents, we've been fortunate to live in this vibrant community and benefit from the leadership and volunteerism of our Town Council, P&Z committee members, and others willing to serve. We thank you for your service, and we'd especially like to thank Mr. Ron Whitehead for his many years of leadership in Addison and continued willingness to contribute his time and knowledge. We are happy to see that he is a member of the Advisory Committee.

Like many residents, we're interested in maintaining the uniqueness of Addison and understand that growth and change are positive elements of community evolution.
We're writing to share thoughts regarding two issues: The Sam's Club Special Area Study and the rezoning request submitted by AMLI for multifamily buildings within this area.

The first point is simple: Please adopt a new name for the area. "Sam's Club" is not descriptive and evokes an era of rancor and conflict within our community.

Concerning the overall "Sam's Club Special Area Study," please allow ample time and opportunity for stakeholders to study the proposal and provide input prior to adopting the recommendations. We are unable to attend the July 19 meeting, but hope to have other opportunities to share input.

We're opposed to granting AMLI's rezoning request for several reasons:

- Granting this rezoning request is premature. The Sam's Club Special Area Study has not yet been adopted; therefore, it's unclear how this zoning variance would hinder or enhance the overall plan for the area. As the Sam's Club Study notes, it may take years to enact the recommendations in the plan. It is unwise to depart from established zoning and housing policy to accommodate a request in the nascent stages of redevelopment.

- The request for rezoning states fee ownership housing is "unlikely to be feasible" in this area, but provides no supporting data. Addison's current housing policy states "where feasible and appropriate, new housing should increase the proportion of fee simple ownership in Addison's housing mix." There's no evidence that fee simple housing, or other redevelopment, is not feasible or appropriate in the study area. Commercial sites are redeveloped all over the metroplex. There's no rationale to depart from the adopted housing policy.

- The actual former Sam's Club site was "exceptional" due to deed restrictions on that parcel of land. That is not the case here, so again, there's no rationale to grant the rezoning request at this time.

- Addison is currently adding multifamily housing options at the Addison Circle Transit-Oriented Development, which addresses the need for additional multifamily housing in Addison.

- Addison residents have consistently and overwhelmingly indicated that multifamily housing in the "Sam's Club Special Area" is "highly undesirable." Residents prefer low density housing in this area. This preference is aligned with Addison's stated housing policy as well as the 2013 Town of Addison Comprehensive Plan. Any departure from established policy and long range planning, the repeated preference of residents, and the recommendations of the Sam's Club Special Area Study, should not be undertaken without extensive study, data driven rationale, and community consensus.

- As the current Sam's Club Special Area Study notes, "Missing Middle Housing Types. . . should be prioritized." Missing Middle Housing is low density housing, such as single family garden homes, townhouses, fourplexes, etc., either rental or ownership. A four story multifamily housing building does not align with the recommendations in the study.

We thank you for your time in considering our comments. We also thank our Town Council and other community volunteers for your time and efforts.

Sincerely,

Deann Ware and Randy Burch
3835 Canot Lane
Addison, TX 75001

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Lesley Nyp

From: Ken Schmidt
Sent: Tuesday, July 19, 2022 1:31 PM
To: Lesley Nyp
Subject: FW: Sam's Club Special Area Study - Resident Concerns
Attachments: station_feedback_results_2 - page 3.pdf; Sam's Club Physical Development Framework (Major New Vehicle Connection).pdf

---

From: Alexander Goetz [redacted]
Sent: Tuesday, July 19, 2022 1:29 PM
To: Irma Parker <iparker@addisontx.gov>
Cc: Ken Schmidt <kschmidt@addisontx.gov>
Subject: Sam's Club Special Area Study - Resident Concerns

Hello,

My name is Alexander Goetz, I live at 4126 Eastman Way in Addison, part of the Townhomes of Addison association. I have been a resident of Addison since 2017.

I wanted to share my concerns about the Sam's Club Special Area Study and the planned development in that location which will have a severe impact on me and my immediate community due to its close proximity to my home.
Please consider these concerns for the record and for today's public hearing about that topic as well as any future discussion.

1.) As you can see in the attached excerpt from the Sam's Club Special Area Study open house, conducted by the town of Addison on June 10, 2021, Addison residents have unisono spoken up for building more owner occupied residences as in comparison to rental places.
Addison already has - with 19.6% owner-occupied residency rate - by far the lowest owner-occupied residency rate in the DFW metroplex and adding more rental places would only increase that already unfavorable and undesired rate.
I would highly recommend not to accept the proposal from AMLI (AMLI Treehouse Project) that would add another 419 apartments while only adding 30 new townhomes which is completely contrary to what the people of Addison want.

Please refer to https://datausa.io/profile/geo/dallas-tx#rent_own for current owner-occupied residency rate of Addison in comparison with other cities and towns in DFW complex.

2.) As part of the Sam's Club Special Area Master plan, there is a consideration about a planned 'Major New Vehicle Connection', crossing from the main development area South, across the current Dog Park and Redding Trail, all the way down to Proton Drive.
I strongly advise against implementing that road and for removing that option from the master plan since this road would cut through the planned Redding Trail extension and as well cause major traffic increase on Proton Drive that this road is not meant to be used nor has the capacity for.
Basically residents of that new development area could use the cut through road via Proton to either have an alternative way to access Midway Rd, or, even worse, use Proton to go west to eventually connect to Marsh Lane.
See attached overview with the cut through road concern marked in yellow circle.

Best Regards

Alexander Goetz
561 542 9988

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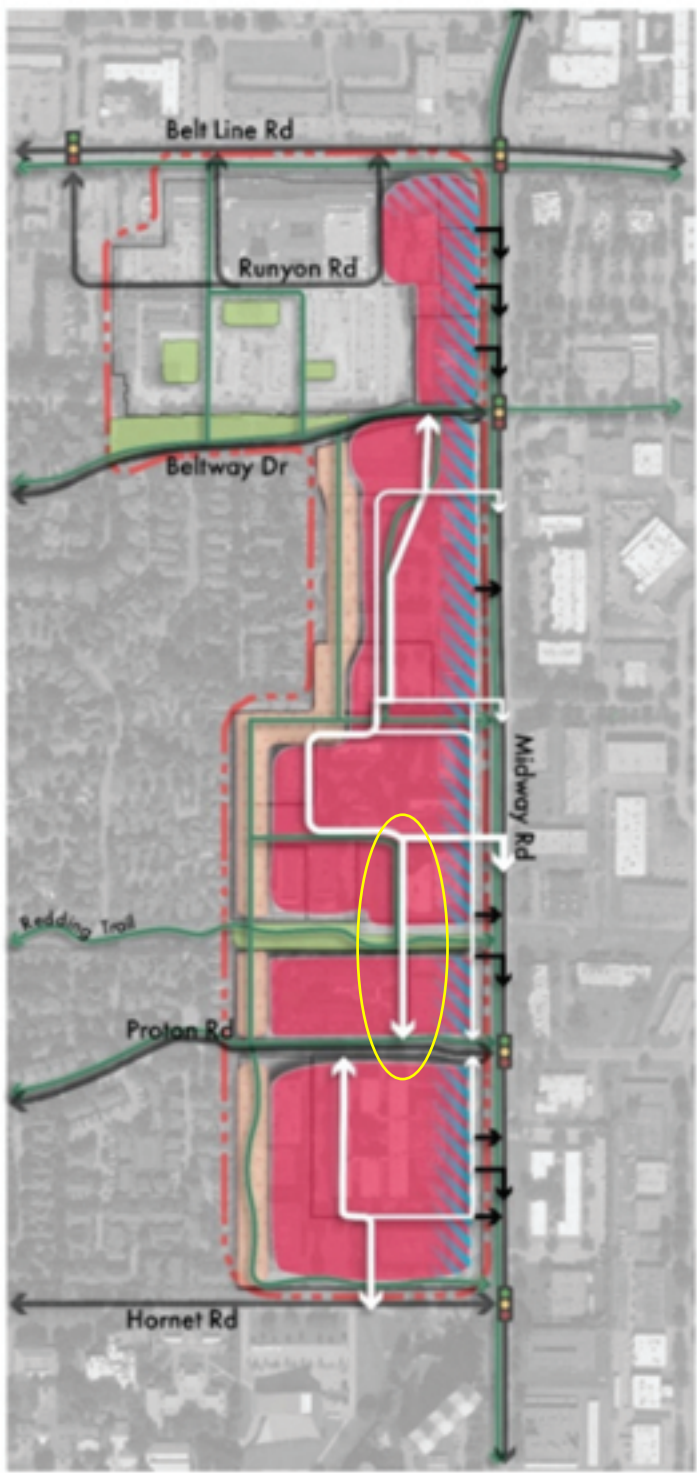


Physical Development Framework

Legend

Placetypes

- Mix of Uses
- Residential Transition Zone
- Priority Frontage Zone
- Existing/Planned Open Space

Trails

- Trail Connections

Base Map Information

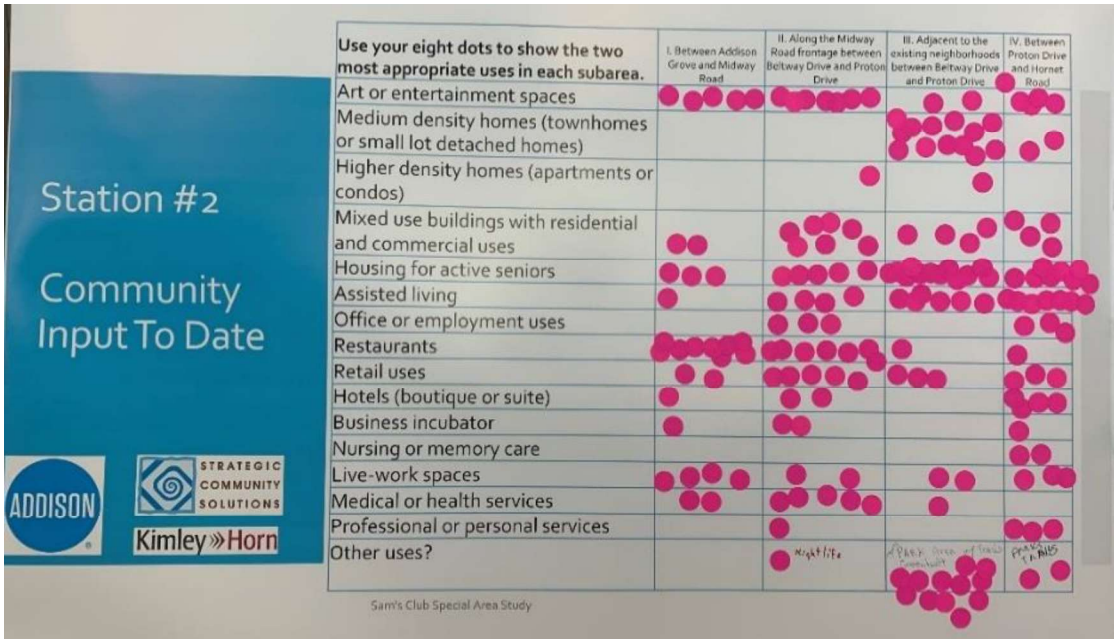
- Property Lines
- Existing Roads
- Major New Vehicle Connections
- Minor New Vehicle Connections
- Driveway Cuts (Post Midway Construction)
- Traffic Signals
- Study Area Boundary

Note: Depicted internal streets are illustrative in nature. Final street layout will depend on the nature of individual redevelopment plans. Limitations on through traffic must be accommodated in all development proposals.

SAM'S CLUB SPECIAL AREA STUDY COMMUNITY OPEN HOUSE #1

STATION FEEDBACK

Station #2 - Community Input to Date



Identify the two most appropriate uses in each subarea.

	I. Between Addison Grove and Midway Rd.	II. Along the Midway Road frontage between Beltway Drive and Proton Drive	III. Adjacent to the existing neighborhoods between Beltway Drive and Proton Drive	IV. Between Proton Drive and Hornet Road
Art or entertainment spaces	5	7	2	5
Medium density home (townhomes or small lot detached homes)	0	0	13	2
High density homes (apartments or condos)	0	1	1	0
Mixed use buildings with residential and commercial uses	2	7	4	4
Housing for active seniors	3	5	12	8
Assisted living	1	4	6	7
Office or employment uses	0	3	0	3
Restaurants	9	7	1	1
Retail uses	2	5	3	3
Hotels (boutique or suite)	1	2	0	4
Business incubator	1	2	0	1
Nursing or memory care	0	0	0	2
Live-work spaces	4	2	2	3
Medical or health services	2	5	1	0
Professional or personal services	0	1	0	3
Other uses?		1-nightlife	12-Open park area with trails, greenbelt	2-Parks/trails

Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, July 19, 2022 1:44 PM
To: Lesley Nyp
Subject: FW: AMLI - Midway Development Planning & Zoning Meeting

From: C. Jasso [redacted]
Sent: Monday, July 18, 2022 8:32 PM
To: Irma Parker <iparker@addisontx.gov>
Subject: AMLI - Midway Development Planning & Zoning Meeting

Hi Irma,

My name is Carlos Jasso and I live at La Mirada Condominiums.

I'm aware there will be a Planning and Zoning meeting tomorrow 7/19 where the AMLI - Midway project will be discussed. During a neighborhood meeting today it was mentioned to us that you would be looking at Addison resident's views before making any approvals on this project and wanted to give my point of view.

My main concern; which was not brought up or even shown in any of the plans used in any of the AMLI organized meetings the previous 2 weeks, is the feeder type road going from the Addison Tree House to Proton Drive.

This area is already too congested and a real pain to use with the combination of Addison residents in conjunction with the increase drive-thru traffic on Proton Rd and Midway. Many of the non residents already don't respect the speed limit, let alone the couple of stop signs that are regularly ignored. In addition that road would cut through the Reading Trail and by the dog park.

I would ask instead an exit and intersection is created for residents of AMLI-Midway to use for both traffic going north and south.

Thanks for your time,

Carlos Jasso

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Addison has the highest ratio of apartments to homeownership in the state and possibly in the country. Residents of Addison have repeatedly asked for a moratorium on apartment development. That sentiment was expressed by the referendum passed in 2017 to limit future apartment growth.

My understanding is that the Sam's Club citizens committee specifically requested that as part of the overall master plan, there would be no apartments. Yet the first project on the drawing board is a massive apartment complex. Yes AMLI, the developer has included factors to soften the impact such as thirty ownership townhouses and a 3 acre park. However, that doesn't change the fact that the driver of this project is a five story, 371 unit apartment building.

I am not faulting AMLI, they are a good developer and are trying to be a good partner. I am faulting the entire process. We are repeatedly told developers won't build fee simple single-family homes, condos or townhouses in Addison. One of the primary drivers is land cost. Given the overall direction from the citizens of Addison to stop apartment growth, I challenge the city to develop an incentive program to reduce land cost to make it profitable for fees simple developer to build in Addison. Until then the P & Z, City Council and staff should listen to the citizens of Addison and put a moratorium on rezoning for future apartment development.

David Collins
14668 Wayside Ct

Lesley Nyp

From: Ken Schmidt
Sent: Monday, July 18, 2022 10:35 AM
To: Planning & Zoning Commission
Cc: Lesley Nyp
Subject: FW: Town of Addison - AMLI Tree House
Attachments: Town of Addison.pdf; Town of Addison.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioners,

We will send feedback we receive on tomorrow's agenda items as they are received by staff. Please see below and attached.

Ken Schmidt, AICP
Director of Development Services
Town of Addison | 16801 Westgrove Dr, Addison, TX 75001
office: (972) 450-7027
ADDISONTEXAS.NET
–
IT ALL COMES TOGETHER.

From: Debra Morgan [redacted]
Sent: Monday, July 18, 2022 10:15 AM
To: Ken Schmidt <kschmidt@addisontx.gov>; Irma Parker <iparker@addisontx.gov>
Subject: Town of Addison - AMLI Tree House

Neighbors not happy about more apartments , especially in the Sam's/Midway study area given it was just reviewed.

AMLI was recently granted 2 high rise communities at the Silver Line. What's the rush to give them another on Midway?

Our apartment pipeline is over 4000 units. How is all this absorption going to happen?

Debra

Debra Morgan
BlackEagle Real Estate Partners
D: 972-467-8959
www.BlackEagleRE.com

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To: Town of Addison
Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for sale townhomes, and a 3.0-acre hike/bike trail dedication will **not** greatly benefit the Town of Addison. This project greatly benefits AMLI/Morgan Stanley, and they already have two projects approved at Addison Circle and the DART Silver Line.

The addition of yet another high-end multifamily community in Addison with little to no neighborhood connectivity, the burden of increased traffic on Midway, Proton and Beltway Roads, and the continued strain on our public resources does not help the community, affordable housing or improve our services.

I am not in favor of this project and am against the rezoning application.

Regards,

Name: Ruth Wharton

Address: 3816 Park Place

Date: 7.16.22

To: Town of Addison
Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for sale townhomes, and a 3.0-acre hike/bike trail dedication will **not** greatly benefit the Town of Addison. This project greatly benefits AMLI/Morgan Stanley, and they already have two projects approved at Addison Circle and the DART Silver Line.

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I am not in favor of this project and am against the rezoning application.

Regards,

Name: Jeff Gray

Address: 3816 Park Place

Date: 7.16.22

To: Town of Addison
Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for sale townhomes, and a 3.0-acre hike/bike trail dedication will **not** greatly benefit the Town of Addison. This project greatly benefits AMLI/Morgan Stanley, and they already have two projects approved at Addison Circle and the DART Silver Line.

The addition of yet another high-end multifamily community in Addison with little to no neighborhood connectivity, the burden of increased traffic on Midway, Proton and Beltway Roads, and the continued strain on our public resources does not help the community, affordable housing or improve our services.

I am not in favor of this project and am against the rezoning application.

Regards,

Name: Robert W. Clark

Address: 3788 Park Place

Date: 7-16-2022

To: Town of Addison
Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for sale townhomes, and a 3.0-acre hike/bike trail dedication will **not** greatly benefit the Town of Addison. This project greatly benefits AMLI/Morgan Stanley, and they already have two projects approved at Addison Circle and the DART Silver Line.

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I am not in favor of this project and am against the rezoning application.

Regards,

Name: Nennie C. Carter

Address: 3812 Park Place

Date: July 17, 2022

Lesley Nyp

From: Debra Morgan [redacted]
Sent: Sunday, July 17, 2022 5:41 PM
To: Lesley Nyp
Cc: Thomas Souers; Chris DeFrancisco; Juli Branson; Robert Catalani; Nancy Craig; Denise Fansler; John Meleky
Subject: P&Z Meeting - AMLI Tree House - Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

I am traveling and not available to attend the P&Z Meeting with the AMLI Tree House proposal; hence, I am expressing my deep disapproval and concern regarding the agenda item:

https://agendas.addisontx.gov/agenda_publish.cfm?id=&mt=ALL&get_month=7&get_year=2022&dsp=agm&seq=4396&rev=0&ag=6897&ln=30509&nseq=&nrev=&pseq=4392&prev=0

My concerns:

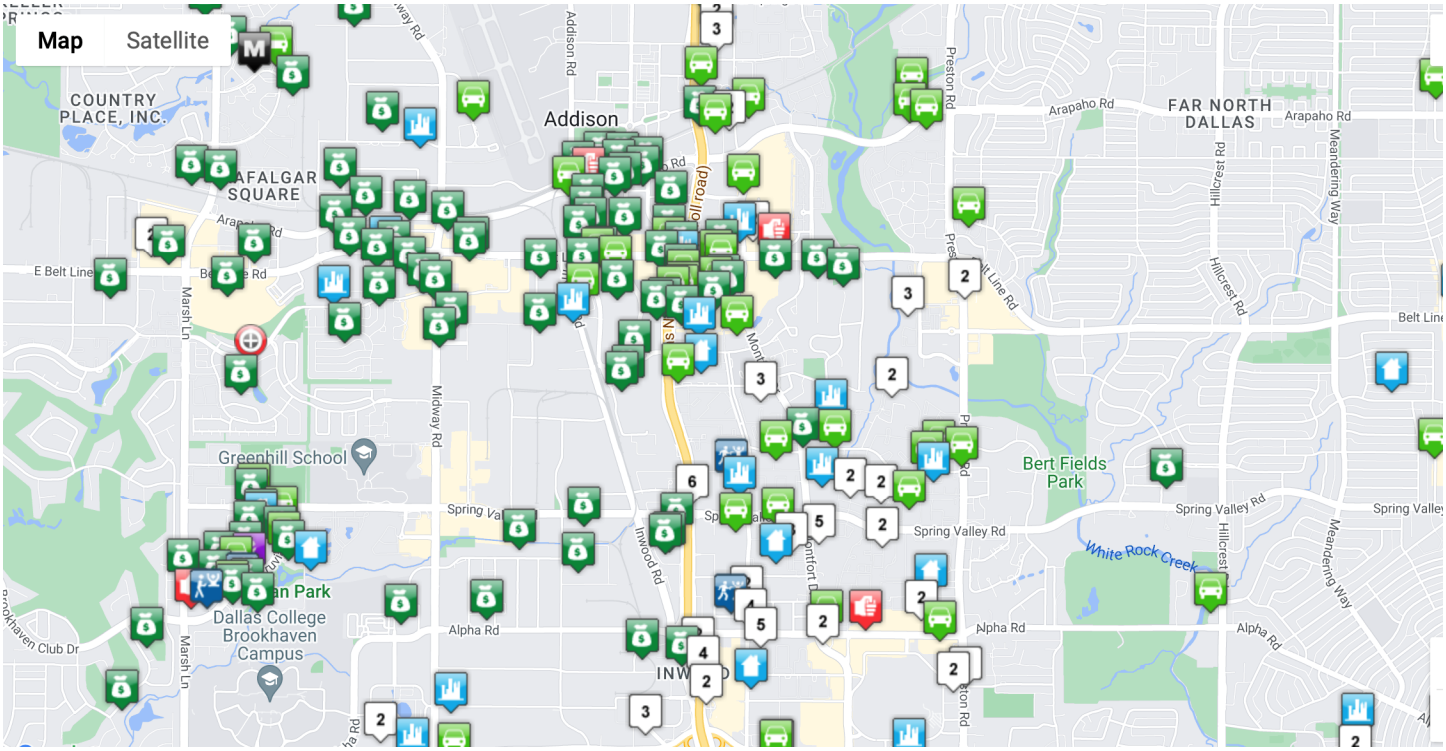
1. Adding additional multifamily, townhome and for rent housing is exhausting to the single-family residents of Addison. It further reduces our active and engaged residents and it burdens our public infrastructure and services. Our police are already slow responders and busy with night club crimes in the many restaurants that Addison allows to operate as a dance bar in the evenings.
2. The Town's recommendation and support memo often regurgitated language from AMLI's presentation or AMLI's contractors, seemingly suggestion the Town did not independently arrive at its recommendation. Given the Town and AMLI have already partnered on the TOD project (along with Stream) and AMLI will be delivering two multifamily properties plus office, it seems a little inequitable that less than 2 miles away an existing office complex is not viable.
3. Midway Road traffic having little impact with the addition of at least 449 (419 for rent units + 30 for sale units) automobiles is completely incorrect, regardless of the traffic studies. Under a normal day, accessing and traveling southbound on Midway Road during peak hours is difficult, taking several light cycles just to exit Proton Road, despite Midway Road and its five lanes to accommodate the existing traffic.
4. With construction starting on this project after the completion of the Midway Road infrastructure program, the road will remain hard to travel and the heavy construction usage will tear up any new pavement.
5. Given the stalled construction at Addison Grove (and it is not a supply chain issue), it is recommended this project and each phase, if it moves forward, have set start and completion dates. The 30 for sale and 14 for rent townhomes are labeled as the last phase of the project, suggesting they might not happen if the market changes and does not support it in the future, unless the developer is held to a delivery schedule.
6. The 3-story multifamily building should be zoned solely for senior living which is very different than senior friendly as stated in the presentation.
7. The LEED Certification should be a minimum of Gold or Platinum, not just Certified, which is the lowest certification.
8. The development should achieve a Fitwel new construction certification and should achieve both the Design Certification (prior to occupancy) and the Built Certification (post occupancy).

In fact, with all new construction and commercial/multifamily renovation at a certain level of magnitude, Addison should require LEED Certification at a minimum of Gold and a Fitwel certification as well. While it may be costly, it serves Addison in the long-term.

9. The developer suggests AMLI Tree House will serve as a catalyst for Midway Road Redevelopment. What new redevelopment/growth has occurred because of Vitruvian or AMLI Addison that was not already there/in the

works (i.e., the Silver Line does not count, it was one of the reasons AMLI Addison was built)? How is this statement supported with facts?

10. Addison has 9,012 existing apartment units and 4,229 proposed units, for a total of 13,241 apartments before AMLI Tree House. That is a substantial burden on our infrastructure and services. Existing home ownership is approximately 2,420, which is relatively close to the number of voters in Addison's last election. Addison has a small footprint and is continuing to divest itself of community and engaged citizenship due to its unusually large share of multifamily residents.
11. Suggesting that multifamily increases the pool of potential future buyers for area homes and increases property values is a not accurate. The Addison housing market has a limited supply of for sale single-family. The low interest rates and the low supply have made this market highly competitive and SFR (unless incorrectly priced) is under contract or sold within weeks if not days once introduced to the market.
12. Crime. Look at the crime heat map of Addison pulled today. Crime is concentrated at Retail/Bar/Clubs (Beltline/Tollway), Multifamily (Elan Addison Grove, Vitruvian and Addison Circle). It's hard to support a statement that crime does not follow multifamily when looking at the map.



13. In addition, I request that the Town hire an independent consultant to score this proposed redevelopment (***and all future developments in the Town)*** for environmental, social and governance. This project (all projects) should be made with consideration of the environment and human wellbeing, as well as the economy. The project measurement of sustainability within each of the three categories should be assessed. The cost of an ESG study should be borne by the applicant, but not engaged by the applicant. Several companies are providing this independent service as it is a demand driver for many investors, and it should be a standard for Addison.
14. AMLI Tree House should be responsible for constructing 100% of the private infrastructure.
15. AMLI Tree House should provide (items that will improve its ESG scoring and LEED certification):
    a. Composting and Waste Management Guidelines
    b. Bike Storage in each multifamily community to reduce reliance on cars, cutting greenhouse gas emissions and promoting physical activity.
    c. 100% Low VOC rated paint and sealants
    d. More than 20 EV charging stations, 20 is an immaterial number compared to the units being constructed. It should be 10% or more as a minimum.
    e. A master meter to measure the energy usage for the entire development, allowing AMLI to continue to strive to improve and reduce energy usage in Addison.
    f. Roof top solar or farms and beehives (improve pollination in Addison).
    g. A water recycling program to sustain and support the proposed "lush landscaping".

16. Address social governance with healthy building and community relations; along with measuring and sharing those results with the Town annually.
17. And, last but not least, the community should set aside a percentage of its units to be affordable. Given our increased homeless population, it's time to help this community.

As evidenced by the continued lack of Town support for Addison Groves, it is with great sadness and astonishment that the Town is recommending moving forward with AMLI Tree House.

Debra

Debra Morgan
3805 Park Place
Addison TX 75001
214-335-4844

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3883 Les Lacs Avenue
Addison, TX 75001
July 14, 2022

Dear Mayor Chow and City Council,

Surely everyone in Addison knows that Addison does not need another mega monster apartment complex so more cars can clog up our streets, and more beautiful trees can get demolished to widen the roads to take care of the traffic. Don't we have enough traffic problems already??

When my husband (a lawyer) and I (a schoolteacher) bought our first Addison home on Sherlock Drive in Midway Meadows in 1988, we were told by members of the Addison City Council that there was no demand for single family homes in Addison. We knew that was not true and joined several other residents to eventually help get a lot of homes built by Fox and Jacob, Centex, David Weekley, Grand, etc., which many residents still enjoy today.

It seems like our council members only want to collaborate with big developers who want to build more big apartment complexes with the highest density possible, causing traffic problems everywhere. Please stop!

If I want to go somewhere on Preston Road, I must go via Arapaho or Spring Valley because Beltline is so congested.

We need our city council members (who we elected) to help us maintain the small-town charm that Addison has. It is disappearing fast. Please start representing us homeowners, not big businesses.

Addison homeowners are concerned about traffic, landscaping, safety, and noise. We take pride in our city. Most renters do not vote and are just passing through.

If you must build big apartments and condominiums, please start building them for seniors. Duplexes and a nursing home would work. Retirement apartments with food provided would be wonderful. Seniors will not be driving as much as others.

Start building apartment complexes like the gated Waterford Court Apartments on Marsh south of Beltway. They have individual garages, a security code system to get inside the gate, etc., that would provide more security for seniors who want to remain in Addison as they age.

A smaller version of The Bonaventure condominiums on Keller Springs or The Athena and Prestonwood Towers condominiums on Northwest Highway would be nice, with a security person to check-in visitors.

Thank you for your consideration.
Sincerely,
Jan Lamoreaux

Ken Schmidt

From: Irma Parker
Sent: Tuesday, July 19, 2022 11:27 AM
To: Barbara Word; Ken Schmidt
Cc: Hamid Khaleghipour; Ashley Shroyer; John Crawford
Subject: RE: AMLI treehouse development comment to be read to P&Z meeting 7/19/22

Dear Barbara:
Thank you for sending this email to present to the Planning & Zoning Commission. Unfortunately, I do not attend those meetings; however, by copy of this email I am advising Director of Development Services Ken Schmidt of your request. Mr. Schmidt is the staff liaison for this Commission.

I am also sharing this email with Interim City Manager Khaleghipour and DCMs Shroyer and Crawford. For local government to work we need participation by our citizens. So, thank you again for your continued contributions.

Thank you!

Irma G. Parker, TRMC, CMC
City Secretary
Town of Addison | 5300 Belt Line Road, Dallas, TX 75254
office: (972) 450-7017
ADDISONTEXAS.NET
–
IT ALL COMES TOGETHER.

From: Barbara Word [redacted]
Sent: Monday, July 18, 2022 10:19 PM
To: Irma Parker <iparker@addisontx.gov>
Subject: AMLI treehouse development comment to be read to P&Z meeting 7/19/22

Town of Addison
Ms. Irma Parker, Secretary

Ms. Parker:

Would you please have my following letter read at the Planning & Zoning meeting 7/19/22.

The Sam's Club Study (pg. 30) indicates a "major new vehicle connection" road with a white arrow line encircled with a yellow oval on the bottom right side of the Physical Development Framework drawing. I object to that connection road, and ask P&Z to strike that from the Sam's Study Plan.

The Sam's Study reveals a connection road is planned to intersect at Proton Road from the AMLI development. That connection road extends from Beltway to Proton on the drawing creating a cut-through. It would even entail greater traffic and a bigger cut-through at its maximum potential if you consider the likelihood that traffic would travel from Surveyor & Beltline then to Beltway and to Proton bringing Beltline and industrial traffic from North Surveyor Road.

The traffic load would be a major safety and flow problem for Proton Road and also for the residents of AMLI development itself.

A better option is to allow Beltwood Parkway to become a connector to AMLI at Midway Road with a traffic light.

I request that Planning & Zoning delete the "major new vehicle connector" from Beltway to Proton Road on the Sam's Club Plan immediately, this evening in fact.

Barbara Word, Owner
La Mirada Condominiums
4130 Proton Dr., Unit 7B
Addison TX 75001
Phone: (352)603-2309

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Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, July 19, 2022 3:38 PM
To: Lesley Nyp
Subject: FW: Sam's Club Special Area Study

From: Ronna Schmoker [redacted]
Sent: Tuesday, July 19, 2022 3:32 PM
To: Ken Schmidt <kschmidt@addisontx.gov>
Subject: Sam's Club Special Area Study

Ken,

I am a 21-year resident of the Townhomes of Addison. I wanted to express my position of the Amli Developmemt, and more importantly, the cut-thru road planned for Proton.

The light at Proton and Midway has been a problem for many years. It is nearly impossible to turn left from Proton. If more people use the cut-thru, it will cause a very significant backup. I am also concerned about the congestion on Midway with 650+/- new residents using Midway since during rush hour, the back up on Midway from Belt Line to Proton is a parking lot.

Thanks for your consideraton

Ronna Schmoker
4129 Curtis Court
Addison, TX 75001
(214) 455-2028

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Lesley Nyp

From: Lesley Nyp
Sent: Wednesday, July 20, 2022 3:06 PM
To: Lesley Nyp
Subject: FW: Addison Planning and Zoning Commission Meeting Tonight

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From: C W [redacted]
Sent: Tuesday, July 19, 2022 3:01 PM
To: Irma Parker <iparker@addisontx.gov>
Subject: Addison Planning and Zoning Commission Meeting Tonight

Hi Irma,

By way of this email I'd like to introduce myself. My name is Chris Wielgosz. My wife and I have been residents and homeowners in Addison since August of 2005, nearly 17 years. I had hoped to attend this evening's meeting; however, I have a conflict with my HOA board meeting.

In my absence I'd like to ask that my thoughts/comments be included in the meeting record. I'll make these brief.

I am disheartened by the ever increasing development of rental property in our community. Several hundred in my area of town (Addison Circle) alone. I understand that number may increase again with the development of property on Midway Road between Proton and Beltway. Addison should instead focus more on development of homes for sale. Home ownership is a way to increase the tax base, which in turn funds city improvements. It also promotes many intangible benefits such as civic and volunteer involvement, a sense of community and of course a sense of ownership in the community.

I would ask the commission to take this into consideration before approving additional rental developments.

Respectfully,
Chris Wielgosz
15729 Seabolt Place
Addison.

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The Honorable Planning and Zoning Commission,

My name is Ron Whitehead and I live at 4100 Leadville Place and I am presently remodeling my permanent residence at 3919 Bobbin Lane. Both homes are in Midway Meadows. I have been a resident of Addison for 37 years.

I stand before you this evening in favor of the zoning request by Amli Partners. I was a member of the recently constituted Sam's Two committee that was charged by the City Council to look at the redevelopment potential of the 70+ acres of property facing Midway Road south of Beltline Road down to the Greenhill property. The major conclusion of the committees' work was that the form of the development was as important if not more than the prescribed uses. The majority of the committee voted to recommend to you that each development should be considered on its own merits and not automatically rejected based on requested uses without considering their overall benefit to the community.

The history of development in Addison demonstrates that we have always been building an urban community. Few cities have 80% of the taxes paid by commercial uses. The Airport and the Tollway, all the restaurant, hotels and commercial office buildings are here because of our location and many intentional decisions city leaders have made in the past. We have some traditional single family neighborhoods, but generally speaking we have benefited from diverse relatively dense residential development. When I look beyond my self interest I realize that Addison doesn't work because of the 200 single family houses in my neighborhood. I try to have a broader view of the needs of the town.

Many of you know I was opposed to the Addison Grove Development because of them wanting to take down the wall, access Beltway as a cut

through from Beltline, the lack of open space and the way the project was laid out. This developer seems to have done a better job in being sensitive to the neighborhood, providing open space, and the quality of the residential units, plus they have a community in Addison that anyone can go and look at to determine the quality of their product. Also, Amli is not asking for millions of dollars in incentives to redevelop the property like Addison Grove did.

I think that the redevelopment of this 70+ acres in the Sam's Two Study requires a Bell Cow Project and this seems to be a reasonable location and configuration for such a project. I cannot imagine that the 70 acres will redevelop without some density that makes it worth doing. It would be a shame to go to all this effort and have nothing happen because we were hung up on the uses and too restrictive. The form of the development is the key and remember this is 13.5 acres out of 70 + that applicants will be bringing for your consideration. It could easily be a 20 year process, but you want to set a standard for the quality of the redevelopment from the start.

Addison Grove still has over 100 town homes to build and occupy. The old Super 8 Hotel site has approval for 30 town homes. This proposal shows another 30 fee simple townhomes and 14 rental town homes. I am sure that there will be other request for fee simple town home development around town as people look for smaller infill sites to build on.

Density allows you to have more dedicated space for public use, it allows a more efficient use of the limited land that we have in Addison and it recognizes the urban nature of the community we have been building for 40 years. I think this project meets those parameters and I am in favor of it.

Thank you for your consideration and for what you do.

Lesley Nyp

From: Lesley Nyp
Sent: Thursday, July 21, 2022 9:40 AM
To: Lesley Nyp
Subject: FW: July 19,2022 Planning & Zoning Meeting

From: Kristin Wallach [redacted]
Sent: Wednesday, July 20, 2022 9:07 PM
To: Ken Schmidt <kschmidt@addisontx.gov>; Thomas Souers <tsouers@addisontx.gov>; cdefrancisco@addisontx.goc; Juli Branson <jbranson@addisontx.gov>; Robert Catalani <rcatalani@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Denise Fansler <dfansler@addisontx.gov>; John Meleky <jmeleky@addisontx.gov>; Joe Chow <jchow@addisontx.gov>; Kathryn Wheeler <kwheeler@addisontx.gov>; Lori Ward <lward@addisontx.gov>; Tom Braun <tbraun@addisontx.gov>; Darren Gardner <dgardner@addisontx.gov>; Guillermo Quintanilla <gquintanilla@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>
Subject: July 19,2022 Planning & Zoning Meeting

Dear Planning & Development, Planning & Zoning Board, Mayor and City Counsel,

I attended the Planning & Zoning meeting this week but was unable to stay until the time allotted for public comment on item 4 on the agenda, Case 1851-Z Amli Midway PD Rezoning. I would like to use this email to register my concerns on this project:

1.) Ratio of townhomes to apartments/townhome rental units.
To have that small number of townhomes surrounded and dominated by rental units seems to be a discouragement to enticing individual ownership.
2.)Additionally my take-away from the meeting was that these fee simple homes would be the last phase of the planned redevelopment with no assurances that this portion of the project would be completed in a timely manner.

I do not approve of this case as presented.

That said, I do appreciate the need to rezone the Sam's Club Study Area. However I do not agree with the case by case approach of various tracts of land as developers express interest. I believe it is in the City's best interest to develop a master plan that encompasses the area from Beltline to Hornet as a whole, that we would ask developers to comply with rather than letting the developers revitalize in a disjointed manner. My concern is that this will lead to a lack of community and consequently a failed redevelopment. I feel that this plan is a little too flexible in favor of the developers.

I commend the tremendous amount of work and time that has been devoted to developing a plan for the redevelopment of the Sam's Club Study Area by a large coalition of community members and our Addison official's. The plan gives much needed guidance. To conclude, I appreciate the work to date but I feel this meeting highlighted the need for further planning.

Sincerely,
Kristin Wallach
14669 Wayside Ct.

Sent from my iPad

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Lesley Nyp

From: Lesley Nyp
Sent: Thursday, July 21, 2022 3:33 PM
To: Lesley Nyp
Subject: FW: Sam's Club Special Area Study

-----Original Message-----
From: Ron Wallach [redacted]
Sent: Thursday, July 21, 2022 1:39 PM
To: Kathryn Wheeler <kwheeler@addisontx.gov>; Lori Ward <lward@addisontx.gov>; Tom Braun <tbraun@addisontx.gov>; qqintanila@addisontx.gov; Darren Gardner <dgardner@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>; Ken Schmidt <kschmidt@addisontx.gov>; Thomas Souers <tsouers@addisontx.gov>; cfrancisco@addisontx.gov; Juli Branson <jbranson@addisontx.gov>; Robert Catalani <rcatalani@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Denise Fansler <dfansler@addisontx.gov>; smeleky@addisontx.gov
Cc: Wallach Kristin [redacted]
Subject: Sam's Club Special Area Study

I attended the council meeting this past week and came away with a number of thoughts and concerns. First I appreciate the work the teams have done to this point in making recommendations for the property. Yet I cannot support the direction the project is headed. I have seen that many of the cities and towns around Addison have focused on a more balanced approach to apartment and home ownership. Addison is very much out of balance at this time.

1) in two surveys that were part of the overall document on the Addison website it showed clearly that the respondents requested no new apartments with 62% to 75% making that request.
2) The project as I see it is being addressed as a piece meal project versus a master plan for the overall property. This can lead to an outcome that sub-optimizes the property for the city.
3) The City should lead this process in determining what we want. My feeling leaving the meeting was that the City was making commitments while Amli was making best efforts based on the economics. Building the fee simple townhomes as phase 4 of the project is also an issue it clearly would suggest that it is the lowest priority.
Question: What other companies have made recommendations for the use of the property. Has the City expended enough energy looking at other options. This was not clear in the meeting.
4) Understanding that the economics need to work for all Addison may need to provide builder incentives to get the outcome we desire. More home ownership and fewer apartments.
5) my last point would be to have a clear understanding of what worked in Vitruvian and Addison Grove and what did not work to avoid similar issues.

Best regards
Ron Wallach
14669 Wayside Ct.
Sent from my iPad

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Ken Schmidt

From: [redacted]
Sent: Tuesday, July 19, 2022 4:03 PM
To: Irma Parker
Cc: Ken Schmidt
Subject: Sam's Club Special Area Study Public Input
Attachments: Sam's Club Special Area Study Pulbic Input (7-19-2022).pdf

Hi Irma,

We had a La Mirada Condominiums and Townhomes of Addison meeting of owners last night. Two dozen residents took part in the meeting. We discussed the history of the Sam's Club Special Area Study, past events, recent events and upcoming proposed items. At the end of the meeting most of the participants completed public input (see attached) that they wanted to be shared at the Planning & Zoning Meeting tonight. Please let me know if you have any questions.

Marlin Willesen
4100 Juliard Drive
Addison, TX 75001
972.233.4222

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Sam's Club Special Area Study Public Input

Name: Tony Whittemore

Address: 4094 Juliard Dr., Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

__✓__ Medium density homes (townhomes or small lot detached homes – no apartments)

_____ Mixed use buildings with residential townhomes and commercial uses

__✓__ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

__✓__ It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Blake Davis

Address: 14562 Julian Court Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____	Higher density apartments or townhomes
X	Medium density homes (townhomes or small lot detached homes – no apartments)
X	Mixed use buildings with residential townhomes and commercial uses
X	Housing for active seniors or Assisted living
_____	Office or employment uses
X	Restaurants
_____	Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____	It is appropriate
X	It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Michael Smith

Address: 4130 proton # 13B, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

- ✓ Higher density apartments or townhomes
- ✓ Medium density homes (townhomes or small lot detached homes – no apartments)
- _____ Mixed use buildings with residential townhomes and commercial uses
- _____ Housing for active seniors or Assisted living
- _____ Office or employment uses
- ✓ Restaurants
- ✓ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

- _____ It is appropriate
- X It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Patti LaValle

Address: 4128 Curtis Ct, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

____	Higher density apartments or townhomes
X	Medium density homes (townhomes or small lot detached homes – no apartments)
X	Mixed use buildings with residential townhomes and commercial uses
X	Housing for active seniors or Assisted living
____	Office or employment uses
X	Restaurants
X	Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

____	It is appropriate
X	It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Liz Ann Ellinor

Address: 4130 Proton #45A, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

✓ Medium density homes (townhomes or small lot detached homes – no apartments)

_____ Mixed use buildings with residential townhomes and commercial uses

_____ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

✓ It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: ANDRE TILLMAN

Address: 14576 BERKLEE DR, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

__✓__ Medium density homes (townhomes or small lot detached homes – no apartments)

_____ Mixed use buildings with residential townhomes and commercial uses

_____ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

__X__ It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Jennifer Cooper / Realtor

Address: 4104 Juliard Dr. Addison, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

- ✓ Higher density apartments or townhomes
- ✓ Medium density homes (townhomes or small lot detached homes – no apartments)
- _____ Mixed use buildings with residential townhomes and commercial uses
- _____ Housing for active seniors or Assisted living
- _____ Office or employment uses
- _____ Restaurants
- ✓ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

- ✓ It is appropriate
- _____ It is not appropriate

It is my wish that the above Public Input be read into the record at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Madeline & James Martin

Address: 4096 Peabody Ct., Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

__X__ Medium density homes (townhomes or small lot detached homes – no apartments)

_____ Mixed use buildings with residential townhomes and commercial uses

_____ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

__X__ It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Please keep Audie Murphy home formerly Doves Restaurant. Her was a war hero.

Sam's Club Special Area Study Public Input

Name: CHUCK THOMPSON

Address: 14588 BERKLEE, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

	Higher density apartments or townhomes
✓	Medium density homes (townhomes or small lot detached homes – no apartments)
	Mixed use buildings with residential townhomes and commercial uses
	Housing for active seniors or Assisted living
	Office or employment uses
	Restaurants
	Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

	It is appropriate
✓	It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Maria Steijerberg

Address: 4093 Oberlin Way, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

_____ Medium density homes (townhomes or small lot detached homes – no apartments)

X Mixed use buildings with residential townhomes and commercial uses

_____ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

X It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: PIK YI LAI

Address: 426 Eastman Way, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

X Medium density homes (townhomes or small lot detached homes – no apartments)

X Mixed use buildings with residential townhomes and commercial uses

_____ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

X It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Sherri Cook

Address: 4108 Oberlin Way, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

____	Higher density apartments or townhomes NO!!!!!
✓	Medium density homes (townhomes or small lot detached homes – no apartments) NO!!!!!
✓	Mixed use buildings with residential townhomes and commercial uses
✓	Housing for active seniors or Assisted living
✓	Office or employment uses
✓	Restaurants
✓	Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

____	It is appropriate
✓	It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Bonnie Somer

Address: 4067 Beltway Dr # 215, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

_____ Higher density apartments or townhomes

_✓_ Medium density homes (townhomes or small lot detached homes – no apartments)

_____ Mixed use buildings with residential townhomes and commercial uses

_✓_ Housing for active seniors or Assisted living

_____ Office or employment uses

_____ Restaurants

_____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

_____ It is appropriate

_X_ It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Ronna Schmoker

Address: 4129 Curtis Ct, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

NO	Higher density apartments or townhomes
NO [redacted]	Medium density homes (townhomes or small lot detached homes – no apartments)
YES	Mixed use buildings with residential townhomes and commercial uses
YES	Housing for active seniors or Assisted living
YES	Office or employment uses
YES	Restaurants
YES	Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

	It is appropriate
✓	It is not appropriate

NO Feeder road will create traffic congestion and safety issues

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Karen Benfroe

Address: 4130 Proton Dr. #47A, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

____ Higher density apartments or townhomes

X Medium density homes (townhomes or small lot detached homes – no apartments)

____ Mixed use buildings with residential townhomes and commercial uses

____ Housing for active seniors or Assisted living

____ Office or employment uses

____ Restaurants

____ Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

____ It is appropriate

X It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.



Town of Addison Housing FAQ

July 15, 2022

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What is the current mix of housing types and occupancy characteristics in Addison? How has this changed over time?

The current mix of Addison housing types and ownership characteristics is depicted below:

Ownership Housing	Existing Dwelling Units
Large Lot Single-Family	119
Small Lot Single-Family	1,268
Duplexes	84
Townhomes	342
Condo (Townhomes)	266
Condo (Stacked Flats)	341
TOTAL	**2,420**

Rental Housing	Existing Dwelling Units
Multifamily Rental	9,012
TOTAL	**9,012**
% Ownership Housing	**21.2%**
% Rental Housing	**78.8%**
TOTAL DWELLING UNITS	**11,432**

The 1991 Comprehensive Plan provided commentary on this issue through the following statement:

> *The Town of Addison has an unusually large share of multi-family residents when compared to other market areas. In 1980, NCTCOG estimated that Addison had 4,007 multi-family units and 202 single-family units, for a multi-family share of 95.2 percent.*
>
> *By 1990, the Town of Addison estimated it had 4,473 apartment and condominium/townhouse units and 610 single-family and duplex units, for a multi-family share of 88.0 percent.*

The 2013 Comprehensive Plan provided commentary on this issue through the following statement:

> *Addison's first residential developments were multifamily complexes built in the late 1960s in the Brookhaven Club Drive area (now Vitruvian Park). Some of those early complexes are still operating and providing homes to Addison residents. The Town has always had a substantially larger population of multifamily renters than a typical suburb. At present, 76% of Addison's residents live in multifamily as compared to 24% in owner-occupied housing.*

Between these two comprehensive plans, the Town saw the completion of the single-family housing area in west Addison, the completion of most of Addison Circle, and the initiation of the Vitruvian Park redevelopment project. During this period, the Town experienced a net loss of approximately 675 multifamily rental units in Vitruvian Park, a gain of 2,141 multifamily rental units, 269 condo units, and 36 townhomes in Addison Circle, a gain of 809 multifamily rental units in north Addison, and a gain of 253 multifamily rental units, 231 townhomes, and 566 single-family detached homes in west Addison. 19 townhomes and a various estate homes were built in east Addison during this period.

Since the 2013 Comprehensive Plan, three new residential projects have been initiated/constructed, and the second phase of Vitruvian Park has been completed. This has resulted in the addition of AMLI Addison (349 multifamily rental units), Addison Grove (321 multifamily rental units and 44 of 178 approved townhomes), Meridian Square (90 condo/stacked flats and 12 townhomes), and the multi-phase Vitruvian West (1,053 multifamily rental units).

In the last decade, the ratio of rental to ownership housing has increased by 3 percent.

Are there any developments that include housing that have received zoning approval by the Town but have yet to be constructed?

There are several projects that are zoned to allow for new residential development in Addison. These include:

- *Addison Grove*: 117 townhomes and 17 live-work units are awaiting construction at the former Sam's Club site at Belt Line Road, west of Midway Road.
- *Villas at Fiore*: 85 rental townhome units located at the southeast corner of Spring Valley Lane and Vitruvian Way, within the Vitruvian Park neighborhood. Construction of this project is scheduled to begin this Fall.
- *Cobalt Homes*: 31 fee-simple townhomes on Beltway Drive, west of Midway Road, at the former Super 8 Motel site. Construction of this project is scheduled to begin this Fall.
- *JPI Multifamily*: 287 multifamily (7 live-work) rental units at the southeast corner of Addison Road and Airport Parkway. Construction of this project is scheduled to begin next Spring.
- *Vitruvian Park*: The buildout of this development has completed the first phase of zoning to permit an additional 3,157 multifamily rental units that could be achieved through the redevelopment of an additional 997 existing multifamily rental units. To proceed with these phases, the property owner will need to obtain development plan approval from the Town.

  For the entire Vitruvian Park development, this would result in the construction of 5,526 multifamily rental units (plus new commercial development) and the elimination of approximately 2,800 declining multifamily rental units for a net gain of 2,726 dwelling units, plus new commercial development, the Vitruvian Park open space and trails, and new street and utility infrastructure.

  Images of past conditions in Vitruvian Park and the Vitruvian Park Master Plan are provided below.



Vitruvian Park, 2001



Vitruvian Park Master Plan

How much land in Town is designated for housing and how much land in Town is reserved for commercial use? How has this changed over time?

Addison is unique compared to other cities in the region in that the majority of our land area is reserved for nonresidential use, most notably, Addison Airport. This dynamic results in our small resident population (~17,000 residents) and high daytime population (120,000+).

This dynamic was highlighted in the 1991 Comprehensive Plan, where it was noted that only 25 percent of Addison's land area is reserved for residential use (single-family and multifamily).

Since that time, the most significant change in the Town's land use pattern resulted from the Town's strong embrace of mixed-use development. This was most impactful in the development of Addison Circle and the redevelopment of Vitruvian Park. The Vitruvian Park development actually reduced area dedicated to residential use, while adding area for open space and nonresidential uses, by providing a more dense form of housing.

The last significant change to the Town's land use pattern occurred in west Addison, through the redevelopment of the Sam's Club site. The Addison Grove project converted a declining retail site to a mixed residential development comprised of townhomes and a multifamily rental building with ground floor retail space.

Housing, Land Use, and Economic Development Policies

What regulations and policies address the development of new housing in Addison?

For any development proposal, the first step in the Town's development review process is to determine compliance with the zoning that currently applies to the proposed development site. Due to the limited availability of undeveloped, underdeveloped, or declining properties that are zoned for any form of housing, most proposals for new housing in Addison would require rezoning applications. When a rezoning application is considered, Town staff, the Planning & Zoning Commission, and City Council evaluate these requests through the application of Town long-range planning policies addressing land use and housing considerations. These policies include the Town's Comprehensive Plan, Special Area Studies, and Housing Policy.

In 2013, the Town adopted a new Comprehensive Plan which provided a vision for the future that focused on anticipated reuse and redevelopment needs in the Town. This plan provides general guidance for the Town that builds on past planning efforts such as the 1977 and 1991 Comprehensive Plans, and the Addison 2020 Vision.

With the 2013 Comprehensive Plan, the Town identified areas of the Town that either were in decline or were seen as areas that were well positioned for investment that would transition those areas to a higher and better use. There areas were identified to receive more detailed study by special project committees (comprised of Addison residents and business community stakeholders) that would be tasked with developing targeted recommendations for the future use of these areas. These targeted planning efforts were intended to serve as the primary long-range planning policy guiding these areas, superseding the comprehensive plan and other Town policies. Past projects include the 2014 Sam's Club Special Area Study, the 2017 Inwood Road Enhancement Zone, and the 2018 Addison Circle Special Area Study. Currently, public review is ongoing for the 2022 Sam's Club Special Area Study.

In 2017, the City Council adopted an amended Housing Policy to guide Town Staff and potential developers as new housing developments are proposed and brought forward for City Council consideration. When new housing is proposed in Addison, this policy encourages it to be developed according to the following principles:

1. Where feasible and appropriate, new housing should increase the proportion of fee simple ownership in Addison's housing mix. Apartment-only rezoning is unlikely to be approved, as currently the ratio of rental to ownership properties is higher than desired.
2. A proposal should offer a 'best fit' mix of uses and housing choices within the context of the surrounding Addison community. The Town may use a study area committee (with staff, elected, and appointed members such as area residents and business representatives) to evaluate a proposal's fit in Addison.
3. New housing should create or enhance neighborhoods of urban character rather than locate on a stand-alone, nonintegrated property and should continue the high quality design and walkability that make Addison's existing neighborhoods distinctive.
4. Proposals for independent and/or assisted living may be considered by the Town of Addison. Since there are no assisted living housing units in Addison today, the Town will conduct research to understand how this housing could or should be included in Addison's future.
5. The City Council acknowledges that there may be exceptional projects that do not comply with elements of this policy. The Council encourages developers and staff to pursue projects that represent the highest and best use of each property and that advance portions of this policy or other Town goals.

How does Town staff evaluate proposals for new housing?

Staff consideration of proposals for new housing is typically initiated by interested real estate brokers or developers contacting the Development Services Department.

In the majority of cases, these engagements are very speculative, and they comprise a simple inquiry regarding whether multifamily rental housing would be permitted and/or supported at a particular site. The majority of these inquiries are focused on the few available tracts of land in Town that are vacant and that are being actively marketed for sale. In responding to these inquiries, staff will review the current zoning that applies to the property in question, as well as the long-range planning policies that would apply to any potential rezoning request. Based on the nature of these requests and the lack of supportive zoning and planning policies, Development Services staff typically responds that multifamily rental housing is not appropriate at a site in question, and if housing were to be proposed, fee simple ownership housing would best meet the intent of the Town's long-range planning policies.

Less frequently, a developer will first approach Development Services staff after they have researched the zoning and long-range planning policies that apply to their site and will have created a development program that attempts to comply with those policies. In these engagements, the developer will have typically already entered into a contract to purchase a property and have developed more detailed plans for the property's use. The developer will request to meet with the Town's Development Review Committee (DRC), which includes planning staff, as well as staff members from Public Works, Parks & Recreation, Public Safety, Building Inspections, and Environmental Health.

At a DRC meeting, a developer presents their plan and staff provides feedback on how the plan complies with Town regulations and policies. If multifamily rental housing is proposed, planning staff directs the developer to consider fee-simple housing options such as townhomes, condo flats, or senior housing options. In most cases, the developer responds by stating that the market does not support condos or senior housing, and the cost of land and/or redevelopment limits the viability of townhomes or other fee simple housing options.

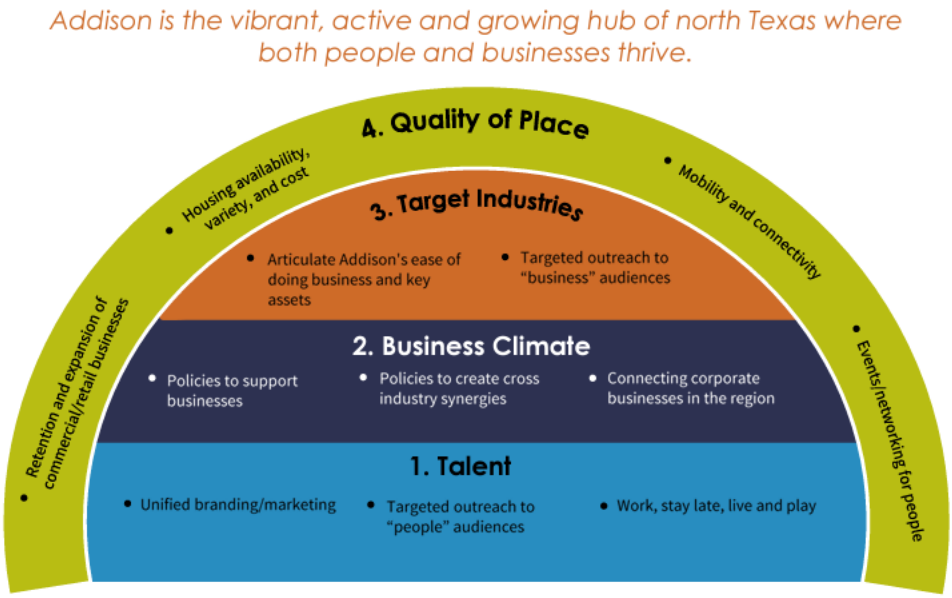
If these developers elect to continue with a multifamily rental proposal, planning staff will strongly emphasize that their proposal must comply with any applicable special area study, as well as the Town's Housing Policy. If compliance with those policies is not possible, staff will strongly discourage the developer from moving forward with a rezoning application.

If compliance with those policies is possible or if the applicant decides to move forward regardless of staff discouragement, the DRC will review the developer's rezoning application in order to achieve the best possible site design and land use mix for the site. This is critical, as a project could ultimately be approved by the Town regardless of staff support or opposition. Where projects involving housing are proposed near existing neighborhoods, staff requires developers to conduct neighborhood meetings prior to any formal consideration of their application. Staff will use feedback received at neighborhood meetings to improve the developer's plans and to inform the formal review process.

Public review of proposals for new housing begins with consideration by the Planning & Zoning Commission, a citizen advisory committee appointed by the City Council. The Commission receives review feedback and technical analysis from Town staff and conducts a public hearing to obtain feedback from the community. The Commission's recommendation will result in termination of the application or final consideration, public hearing, and action by City Council. If City Council approves a rezoning application for a project, that action will serve to officially rezone the property and to allow the Town to begin considering more detailed design plans from the developer.

Does the Town have any economic development policies that target housing? When has the Town provided incentives for private development of housing?

In 2019 the Addison City Council adopted a new Economic Development Strategic Plan to serve as a blueprint for generating economic success and prosperity for the community. The strategic framework of this plan is depicted below:



Goal 1: Promote Addison as a place of choice for **talent** to live, work, and play in the Dallas Fort-Worth region.

Goal 2: Maintain a **business climate** that differentiates Addison and supports the needs of its existing and new corporate audiences in Addison's recommended target industries.

Goal 3: Promote Addison's key assets and points of difference to its **target industries.**

Goal 4: Leverage Addison's **quality of place** to support its "people" audiences (residents, employees, visitors).

While the focus of this plan is the business community, the plan does acknowledge the role housing plays in attracting and retaining talent. As part of Goal 4, "Quality of Place", this plan addresses the need for the Town to introduce unique housing options at major employment nodes and to continue to promote increased ownership options at locations where new housing would be appropriate.

This plan does not directly address the utilization of economic development incentives for housing. In the past, the Town has incentivized several mixed-use projects where housing was a primary use. These include Addison Circle ($9 million), Vitruvian Park ($50 million), and Addison Grove ($6.5 million). For each of these projects, Town incentives were directed towards financing the construction of the public infrastructure, parks, and trails that support these developments.

Can the Town stop approving high density residential development?

Yes, with the exception of those projects that have already obtained zoning approval.

Communities that have taken this approach leave themselves open to critique that can result in reputational damage that impacts their ability to retain existing businesses and attract new businesses. Blanket mandates addressing housing can also make communities vulnerable to litigation related to housing discrimination as well as State pre-emption efforts.

The best approach to evaluating new housing requests is to continue to evaluate each request on its merits through the application of Town policies and the consideration of public input, and what should be considered as the highest and best use of the land. If policy refinements are warranted to better address housing issues, formal policies should be developed, reviewed, and acted on by the City Council.

What are the potential impacts if the Town were to stop approving high density rental housing?

The most impactful outcome of this approach would be a reduction in market interest in redeveloping declining properties in Addison. Instead of seeing reinvestment, poorly positioned properties could continue to decline, potentially resulting in deferred maintenance, lower rents attracting less desirable land uses, and vacancy.

Declining commercial business properties can have a detrimental effect on the appearance and reputation of a commercial corridor. These impacts can spillover to adjacent property owners and the Town, as these underutilized declining spaces can become vectors for crime and people experiencing homelessness. This often causes property values to decline and influences relocation decisions of adjacent businesses, creating a cascading cycle of decline that is very challenging for cities to reverse.

Additionally, foregoing approval of high density rental housing would likely result in less opportunity for new ownership housing, as the compact ownership housing options that perform best in a redevelopment environment, frequently co-locate with multifamily rental housing. This co-location occurs to subsidize the construction of the ownership housing and because that form of ownership housing performs best in a walkable mixed-use environment, of which multifamily rental housing is frequently an anchor component.

What other policy options are available to the Town?

Development Services staff has submitted a budget request to fund an update of the Town's Comprehensive Plan, which was last updated in 2013. If this project is funded, staff would recommend the inclusion of an update of the Town's Housing Policy as part of that project.

If the Town's goal is to increase the proportion of fee simple ownership in our housing mix, the Town would likely need to aggressively subsidize the development of fee simple ownership housing in order for the market to be able supply a housing type that is attainable for households that wish to become homeowners in Addison. This could be more proactive, with the Town serving as Master Developer, acquiring and developing parcels in partnership with fee simple housing developers and builders. Or, it could be more passive, through the provision of financial and regulatory incentives.

Acting as Master Developer in this scenario would be an unusual role for a municipality, as cities typically target these efforts towards addressing broader economic development goals such as the provision of workforce housing or the development of a major civic node, such as a downtown district or transit area.

When taking this approach, it is important to understand that public subsidies do not guarantee market support. For example, with Addison Grove, the developer has constructed 44 townhomes in four years (during a historically strong housing market), and at that rate, is on track to complete the project 17 years from project initiation.

If the Town does not wish to divert funds needed for infrastructure replacement, park and trail improvements, and business recruitment and retention, it would be advisable to look at all aspects of the Town's housing, land use, and urban design policies to best achieve desired development outcomes. Key issues to examine may include, but are not limited to:

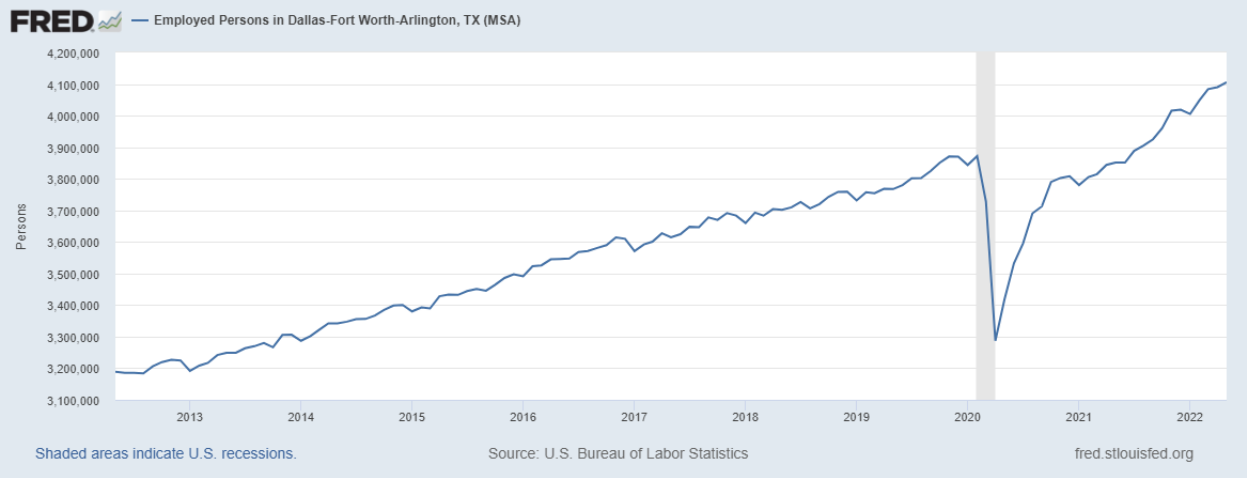
- Removal of regulatory barriers to single-family housing, senior housing, and condos. This may include:
    - Allowing developers the option to pursue "condo ready" development, where the project could be rental for the first 10 years of its existence, and then have the option to convert to condos after the construction defect liability period has ended.
    - Reduced buffer and transition zone requirements from single-family neighborhoods.
    - Proactive rezoning to allow these housing types to be constructed "by right" at compatible locations.

- Conduct targeted land use planning to identify where multifamily rental housing may be most appropriate and to identify critical investment and character defining attributes that should apply to that housing type. Key considerations may include, but are not limited to:
    - Requiring new rental multifamily rental housing development to meet one or more of the following objectives:
        - Act as a stand-alone mixed use project through the true integration of retail restaurant, employment, entertainment, or hospitality uses with the project.
        - Creation of a true mixed residential development with multiple housing types and a meaningful inclusion of ownership options.
        - Provision of a destination open space or trail corridor that benefits the surrounding area.
    - Creating architectural form standards and an advisory committee comprised of design professionals that advise applicants and provide support to Town staff.

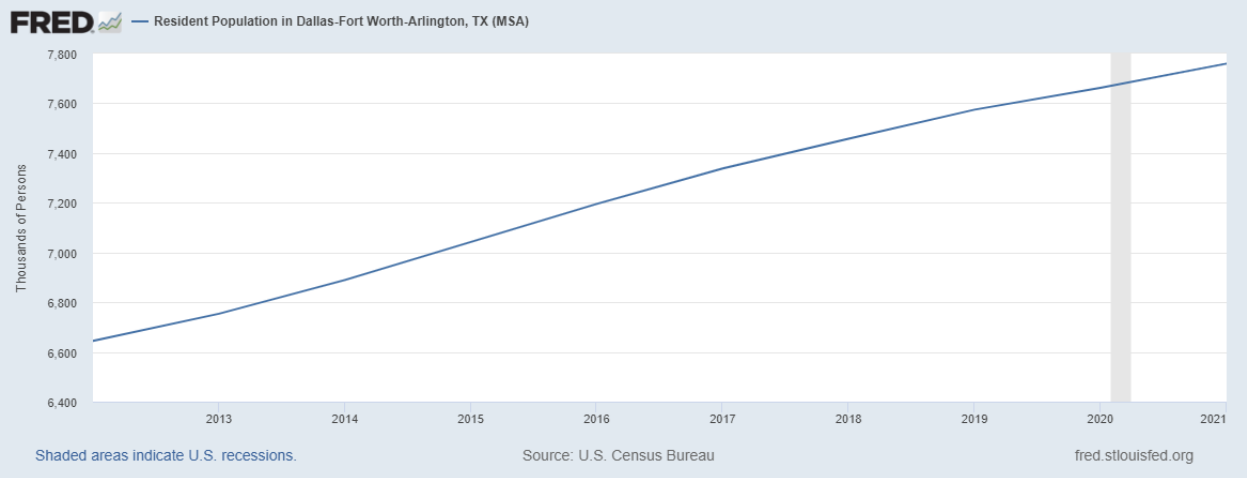
- Policies to support reinvestment in all forms of housing as they age. These include more passive measures such as code enforcement and rental inspections, or it may include more proactive measures such as a housing rehab program, where grant funds are offered to homeowners to make exterior improvements to their property.
- Policy Advocacy at the state and federal level to address issues such as the corporate ownership of single-family homes, workforce development for the construction trades, homebuyer assistance programs, and funding support for 3-D printed home technology.

What are the catalysts for demand for new housing in our region? What conditions influence how housing types are allocated within the region?

We are fortunate to live in a region that, for some time, has been adding more jobs than nearly any other region in the country. Job growth is the primary driver for housing demand, as it creates population migration from both within and outside the state. Over the last 10 years, the population of employed persons in our region has grown by 900,000 people and it is estimated that up to 80,000 people per year are moving to North Texas from other parts of the country.



As a result of this job growth, our region added over 1 million residents in the last decade, propelling North Texas to its position as the 4th largest region in the nation. By 2030, North Texas is anticipated to add an additional 1.2 million residents, once again, driven by continued job growth.



While job and subsequent population growth are the main drivers of demand for new housing, how new housing is allocated within the region is driven by the availability of vacant land, costs of construction, market demographics and preferences, and proximity to job centers. As a region, the prevailing development pattern for new housing is driven by the market's preference for ownership of a single-family home at a cost that is attainable for the average household.

This dynamic has resulted in the recent and continued rapid growth of single-family homes at the edges of our region, on vacant land in places like McKinney, Frisco, Celina, Anna, Forney, Denton, and West Forth Worth. This growth is particularly strong in areas where there is sufficient infrastructure to initiate this growth in undeveloped areas.

In largely built out areas like North Dallas, Addison, Richardson, and Plano, housing is still in high demand due to the proximity to major job centers and the rich amenities, culture, and community character that these more mature cities offer. To supply new housing in these communities, it must be achieved through infill development or redevelopment on smaller parcels or larger land assemblies. Due to the higher land values and redevelopment costs in these more mature communities, infill and redevelopment projects must achieve a higher development value to cover these costs. This is achieved by developing a product that either has a higher unit cost or is produced at a density that allows a higher quantity of units to be produced at a cost that is attainable for the target demographic for that product.

This dynamic is why these mature communities are seeing decreased developer interest in low density single-family residential development, as the cost to construct that type of housing in a place like Addison would far exceed the cost of similarly situated existing homes. Instead, these areas see proposals for mixed-use development, where small lot single-family housing such as townhomes, is integrated with multi-unit housing such as apartments or condos, and/or commercial development to create a more walkable, urban development pattern. The compact single-family housing can be accommodated in these developments at an attainable cost because the costs of redevelopment are carried by the higher value commercial and multi-unit housing development.

What are the catalysts for redevelopment activity in our region?

The most prominent catalyst for redevelopment in this region is declining development value in areas that are highly accessible and that are near major job centers and amenities. A key characteristic of this decline is when the value of land in these areas begins to rival the value of private improvements on the land. This is a key indicator that redevelopment may allow the site to become more economically viable.

Because our region is so sprawling, access to jobs, education, and amenities are a true driver of redevelopment activity. This dynamic is why home teardowns are so prevalent in places like the Park Cities, Lakewood, and North Oak Cliff, and why projects like Prestonwood Place and Vitruvian Park are so viable in Addison.

In our region, it has long been understood that retail was significantly overbuilt, and now coming out of the pandemic, we have learned that office and hospitality may be experiencing a similar dynamic. Even as we see new corporate headquarters relocate from out of state, most are moving to new Class A office buildings. This dynamic as well as the new normal of remote work has placed downward pressure on Class B and C properties, leaving them vulnerable to underutilization and decline.

As the region continues to grow and redevelop rapidly, how are development patterns and consumer preferences reacting?

Due to the strong supply of vacant, physically unconstrained land, low-density suburban development will likely continue to be the prevailing pattern of development for the region. Where

the future will differ is how major and minor nodes of activity are treated both with new development and redevelopment.

Instead of developing single use regional malls, power centers, and employment centers, these nodes of activity will be designed to be complete places, where housing, retail, dining, employment, and social amenities will be integrated as components of mixed use developments. Due to the sprawling nature of North Texas, in the short-term this is unlikely to be the prevailing development pattern, but it will likely be the natural evolution of prominent locations along major corridors. Where public transit can be effectively implemented, this dynamic will be more pronounced.

Current examples of this pattern include Legacy West in Plano, CityLine in Richardson, Cypress Waters in Coppell/Dallas, Downtown Carrollton, McKinney, and Plano, Watters Creek in Allen, Southlake Town Square, and the Star in Frisco. As the inner core of the region starts to shift towards redevelopment, smaller scale projects will become more common.

Why have Addison's property values been increasing? What motivates developers to propose projects in Addison?

Addison's location and other desirable qualities means that people want to live, work, dine, and shop in Addison. This translates into higher property values. It also means that older and underutilized properties present attractive redevelopment opportunities.

Developers look for opportunities to create a product (residential, office, hospitality, and/or retail space) that will sell at a price sufficient to reward them for their investment. Addison is a desirable location because of the community amenities, educated workforce, strong brand reputation, public safety, and a track record of successful developments.

How is Addison viewed by the region?

Addison is viewed as a unique community that aggressively capitalized on the northward extension of the Dallas North Tollway and the population and job migration that followed. Over the years, the community has worked hard to build and maintain a strong brand name.

For Generations X, Y (millennials), and Z, Addison has frequently served as their gateway to North Texas, due to its high quality housing (ownership and rental), close proximity to several major job centers, and rich array of dining options and social amenities such as parks, trails, and the Town's special events. Some of these people stay and make Addison their permanent home, while others continue to work and socialize here, while living in neighboring communities.

This regenerative dynamic often leads to Addison being perceived as a youthful community with a can do spirit, commonly referred to as *the Addison Way*.

Given this spirit, its location in the region, continued desirability, and lack of vacant land, Addison is viewed as a favorable location for reuse and redevelopment opportunities that align with the prevailing demographics of the community.

Single-Family Housing Trends

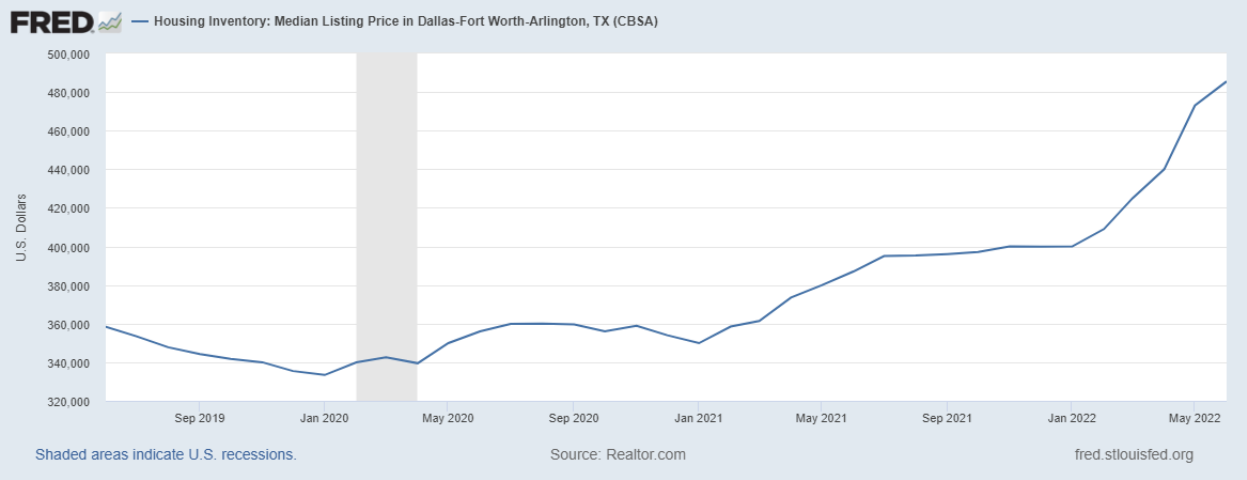
Why are there no new low density residential developments being proposed in Addison?

The last single-family detached neighborhood to be developed in Addison occurred in 1994, through the development of the Grand Homes neighborhood.

Low density residential development is driven by the availability of vacant land and consumer preferences for school districts and facilities. In Addison, the Town is served by Dallas ISD and Carrollton-Farmers Branch ISD, with only one public school facility (Bush Elementary School) within the Town's limits. Additional private education options are available within the Town limits through the Greenhill School and Trinity Christian Academy. While both of the public school districts that serve Addison are high quality options, the lack of facilities within the Town may be perceived negatively when compared to other communities. Frisco and Plano are prime examples of this, where each major neighborhood has an embedded elementary school and is in close proximity to a middle and high school.

With the lack of available vacant land suitable for low density residential development, market preferences driven by school districts and district facilities are not strong enough to create dynamics where there is demand to support housing costs that are well above market (resulting from land assembly and redevelopment costs). With this dynamic, Addison generally has more one and two member households than other suburbs in the region. For two income households, this may result in much greater purchasing power, but for single income households, accounting for the costs of redevelopment may push the cost of a single-family detached home to an unattainable price.

With current market conditions resulting in a median listing price of $485,000, this puts many potential homeowners – particularly Gen Y & Gen Z buyers as they enter the post-pandemic housing market – in a position where home ownership is temporarily unattainable, and high quality rental options are needed to support their desired lifestyle.



This dynamic has also created an emerging market for "Build to Rent" single-family communities where entire neighborhoods are developed for the purpose of supplying rental homes.

Why is there not more redevelopment interest in high density single-family housing types such as townhomes or cottage homes?

There is unmet demand for high density single-family housing types in this region and in Addison. The challenge that the Town faces is that due to the cost of redevelopment, the development value required to cover those costs frequently pushes the margins of housing attainability for the segment of the market that wishes to live in Addison. For a site like Addison Grove, the cost to develop the 178 townhome lots has been subsidized by the construction of the multifamily component of that project, as well the $6.5 million in Town performance-based economic development incentives that were provided for the project. Even with those benefits, most available units listed on the Addison Grove website have a starting cost in the low $500K range with a top end cost above $700K. That cost is unattainable for many potential homeowners, requiring the attraction of a niche market for that development.

Cobalt Homes, a more recent example, benefited from the opportunity to achieve lower development costs by purchasing a vacant, smaller tract (vacancy resulted from a motel fire) with limited infrastructure costs. High density single-family housing types will be more viable in Addison in circumstances like this, or where they can be subsidized by being co-located with higher value real estate assets.

What is the Town doing to make Addison more attractive for single-family housing types?

In 2017, the City Council adopted an amended Housing Policy to guide Town Staff and potential developers as new housing developments are proposed and brought forward for City Council consideration. This policy strongly favors single-family and ownership housing options and Town staff strongly conveys that direction in discussions with potential developers.

In addition to this policy, the Town has economic development policies and other land use policies that speak to the importance of single-family and other ownership housing options. In the recent past, the Town has provided performance-based economic development incentives for Addison Grove, a project that contains a substantial component of single-family, ownership housing.

Town staff, Advisory Boards, and the City Council proactively shape a business friendly environment and work with developers to create “win/win” outcomes in the development review process.

This culture of collaboration was most recently illustrated by the Town’s consideration of the Cobalt Homes townhome rezoning request for the former Super 8 Motel site. The developer and Town staff facilitated a community meeting and follow-up outreach efforts to neighboring residents and business owners. Feedback received throughout that process was used to improve and refine the developer’s plans for that project.

This *Addison Way* approach to development review resulted in the approval of a single-family housing development that was strongly supported by the community.

Senior Housing Trends

What is the history of senior housing development in Addison?

Senior housing includes a spectrum of housing options ranging from independent living, which typically serve as age-restricted rental multifamily buildings or condos, to a variety of assisted living options that are typically offered as rental housing options. Larger senior living facilities are frequently referred to as continuum of care facilities, where a senior may start off in more of an independent living environment, and as their health conditions evolve, graduate to the various forms of assisting living options.

Addison does not currently have any age-restricted senior housing options in its housing inventory and we have a very limited history of development interest in that use.

In 2014, a senior housing developer presented a concept plan for a 5-story facility comprised of independent living units, assisted living, and memory care to be constructed on the east side of Montfort Drive, between an existing pond and the Oaks North neighborhood. This application did not receive support from Town staff and was ultimately withdrawn by the applicant prior to Planning & Zoning Commission action.

In 2019, a senior housing developer presented a concept plan for a 4-story facility to be constructed at the southeast corner of Vitruvian Way and Spring Valley Lane, in the Vitruvian Park development. This proposed project did not come to fruition.

In 2020, the Town approved a rezoning request to allow for an 11-story senior living facility comprised of independent living units, assisted living, and memory care, to be constructed at the southwest corner of the Dallas North Tollway and Excel Parkway. This project failed to secure construction financing and the development group that advanced the rezoning application no longer has interests in the property. The property owner continues to market the property for that use.

In 2022, the Town considered proposals from master developer candidates to facilitate a partnership for the Addison Circle Transit-Oriented Development (TOD). Independent living units were considered by proposal respondents.

Development Services staff periodically receives inquiries from senior housing developers who participate in the State's Low Income Housing Tax Credit program. Due to the nature of these projects, these developers typically focus on vacant properties, which frequently are either too costly to support the project or are subject to physical or environmental constraints that substantially limit the viability of those properties to support residential uses.

What conditions have been perceived as barriers to senior housing development in Addison?

There are several factors that serve as real or perceived barriers to senior housing in Addison. These include:

- *Typology of Existing Housing Stock*: Addison's existing ownership and rental housing stock is strongly suited to support seniors who wish to age in place. With the bulk of the single-family housing stock being moderately sized homes on smaller lots, aging residents are well-positioned to retrofit their homes to support universal design features that assist with reduced mobility. With much of our multifamily rental properties achieving a density that requires structured parking and elevators within the building, these properties are able to provide a comparable option to an age-restricted independent living development. For seniors who may be looking for options that are a bit more affordable and that have a more

diverse residential population, the Town's rental housing provides a range of attractive options.

- *Costs of Redevelopment*: The prevailing market for senior housing options in North Texas tends to favor low density options that look more like garden apartments and single-story care facilities. These development typologies are typically surface parked and include small private open spaces for dog parks, gardening, and other social activities. With Addison being largely built out, most development opportunities must account for elevated development costs, resulting in a need to achieve a higher density of development. With ample opportunity to develop low density projects on vacant land in places like McKinney and Flower Mound, more mature inner ring communities like Addison are frequently at a competitive disadvantage in this market.
- *Proximity to Family Housing Options*: A key attribute of senior housing locational choices is the ability for the senior to be in close proximity to their family. With the most affordable family housing options being developed at the edges of the region, new senior housing development tends to follow those development patterns.
- *Demographics*: With approximately 90 percent of the Town's population (~17,000 residents) being 65 or younger, there is limited immediately localized demand for senior housing options.

Where in our region is senior housing development being successfully executed? What conditions are contributing to that success?

Recent growth in senior housing has tended to focus on the region's second and third ring suburbs, most prominently in places like Frisco, McKinney, Plano, Grapevine, Flower Mound, and Keller. These communities are perceived to be some of the more market-favored locations for family housing options, which in turn activates the senior housing market which wishes to co-locate in these communities. Where vacant land is available, these communities are able to support a range of housing densities and there are frequently master planned communities that seek to offer senior housing as an option for their community.

In more urban settings similar to Addison, senior housing options are commonly situated within or in close proximity to popular retail areas/lifestyle centers/major parks, and adjacent to major corridors that provide convenient access to high quality medical services.

Condominium Housing Trends

What is the history of condominium development in Addison?

Condominium housing in Addison is currently provided in two forms: townhomes and stacked flats. Townhome condos are single-family building types that share a common wall where the unit owners own the interior space of the condo and share a percentage ownership in the land and site common areas with other members of the condo association. Stacked flats are multifamily building types where individually owned units share common walls and are vertically stacked. Like townhome condo owners, stacked flat condo owners own the interior space of the condo and share a percentage ownership in the land and site common areas with other members of the condo association.

Townhome condos comprise 44 percent of the Town's condo supply and include Brooktown (Vitruvian Park), LaMirada (Proton Drive/Peabody Lane), and the Parkview/District A Townhomes (Addison Circle).

Stacked flat condos comprise 56 percent of the Town's condo supply and include Pecan Square (Beltway Drive/Morman Lane), Bent Tree Valley (Ledgemont Lane), Aventura (Addison Circle), and Meridian Square (Addison Circle).

Property	Condo Type	Dwelling Units	Development Approval Date
Brooktown Townhomes	Townhomes	39	1972
Pecan Square	Stacked Flats	63	1981
Bent Tree Valley	Stacked Flats	102	1981
La Mirada	Townhomes	44	1984
Aventura	Stacked Flats	86	2000
Parkview / District A	Townhomes	183	2004
Meridian Square	Stacked Flats	90	2008
TOTAL UNITS		**607**	

Consistent with the rest of our region, condo development has achieved varying degrees of success in Addison. La Mirada and Pecan Square are stable properties that provide quality housing options. The condo component of these projects was originally more ambitious. La Mirada saw its planned second phase revert to fee simple housing through the development of the Townhomes of Addison. Pecan Square's sister project, Walnut Square, received similar zoning, but has been owned and operated as multifamily rental housing for decades.

The Town experienced its most success with condo development in the Addison Circle neighborhood. This nationally recognized walkable urban neighborhood is home to the Parkview/District A townhomes and the stacked flats of Aventura. These are both very stable properties that are viewed favorably by the market.

The most recent condo project in Addison is Meridian Square, a multi-building, 90 unit stacked flat project that was approved in 2008 at the northern edge of Addison Circle. This project has proceeded very slowly, with construction commencing in 2012, and the final building projected to be completed by the end of this year. Throughout the lifecycle of this project, resolution of construction defects has been a consistent theme for Meridian Square property owner association members.

In recent years, Development Services staff has not received any strong developer interest in condo development opportunities.

What conditions have been perceived as barriers to condo development in Addison?

Conditions impacting the successful development of condos are more of a regional issue, as our region has long struggled to elevate condos as a market-favored housing option. These conditions impact both the capacity of the development community to produce condos as well as the demand from the market to absorb new condo development.

Supply-Side Issues

The most significant supply-side barrier to the development of new condos in North Texas is the ability for developers to obtain financing for potential projects. Key Issues include:

- *Liability for Construction Defects*: In accordance with the Texas Residential Construction Liability Act, a condo developer can be held liable for any construction defects for the first 10 years following completion of construction of the building. This state law does not apply to multifamily rental development.
- *Pre-sales to Secure Financing*: For traditional construction financing options, it is very common for the capital market to require a portion of the building to be sold or leased prior to commitment on a construction loan. With condos typically having a 2- 3 year construction timeline, securing 30 percent pre-sales for the construction loan can be a major challenge, particularly where condos serve a niche market, here in North Texas.

Demand-Side Issues

The most significant demand-side barrier to the development of new condos in North Texas is the lack of supply constraints on fee-simple ownership options such as single-family detached homes and townhomes. Key issues include:

- *Unconstrained Exurban Growth*: In older regions that are built out (New York, Chicago, San Francisco) or regions where there are significant environmental constraints to suburban sprawl, condos are strongly desired by the market and perform well. In North Texas, all four of the major counties – Dallas, Collin, Tarrant, and Denton – have municipalities that have growth policies that will facilitate the development of tens of thousands of new single-family, fee-simple properties for decades to come. In addition to the four major counties, outlying counties such as Grayson and Kaufman, will also see substantial growth in single-family, fee-simple properties. Currently, market preferences in our region favor traditional housing options, and with limited constraint on new supply, that trend is very likely to continue.
- *Undifferentiated Housing Costs*: Due to the lack of supply constraints noted above, the gap in affordability between a condo and a single-family, fee-simple property is minimal compared to cities where the traditional single-family housing supply is more constrained. In a place like New York City, ownership of a condo is far more attainable than ownership of a single-family, fee-simple property, while in the North Texas region, that difference is marginal.
- *Shared Ownership of Common Areas*: While Homeowner's Associations have become a common feature for single-family, fee-simple properties, the extent to which these Associations become elevated with a condo development, can be viewed as being less desirable by potential purchasers. Having financial liabilities in multiunit buildings and major features such as parking structures, pools, common area landscaping and irrigation, can paint a daunting financial picture that leaves significant room for future conflict within the association.

Where in our region is condo development being successfully executed? What conditions are contributing to that success?

The regional hotspot for condo development can be found in the Uptown/Oak Lawn/Turtle Creek area of Dallas. Additional condo development has occurred in major master planned, suburban mixed-use districts, most notably, Legacy West in Plano, Southlake Town Square in Southlake, and Lakeside DFW in Flower Mound. Several senior-oriented condo projects were recently constructed in the master-planned, single-family anchored communities of Mercer Crossing in Farmers Branch and Twin Creeks in Allen.

For most of these projects, the key attribute to successful development is their location at the heart of major, walkable mixed-use districts. These sites are situated in neighborhoods that are within or adjacent to substantial employment and entertainment nodes and are within walking distance to prime restaurant and retail options. The streetscapes in these areas are more pedestrian-friendly and they typically have access to public parks and trail corridors.

As suburban master-planned community developers continue to adapt to market preferences for lifecycle housing, senior condos like what has been developed in Farmers Branch and Allen may see more growth. The senior housing market favors co-location within larger single-family nodes, and these master developers are better positioned to help mitigate some of the financial hurdles associated with condo development.

Where these projects are being successfully developed, the vast majority of these condos are being built to address the ultra-luxury market, with entry-level units exceeding $1 million in costs, plus $1,500+ in monthly HOA fees. Frequently, the market for these condos is most attractive to individuals seeking a second property.

Capturing this very unique segment of the market continues to be a challenge for condo developers. One of the more prominent Uptown projects, Blue Ciel, is on pace to require seven years to sell all of its 158 units. Suburban mixed use condo projects in developments like Legacy West appear to be performing better. This is likely attributable to these new developments having elevated roles as regional destinations for dining, entertainment, and hospitality.

Multifamily Rental Housing Trends

Why does the market view Addison favorably for multifamily rental development?

Addison is viewed favorably by the multifamily rental market due its close proximity to major job centers and transportation hubs within both Dallas and Collin County, and its immediate access to major social amenities such as the Town's expansive dining offerings and special events, and our robust inventory of parks, trails, and open space. These conditions, along with the Town's prevailing commercial development patterns and challenging conditions for low density residential development (limited inventory of vacant land and public school facilities) drive Addison's demographics and the resulting housing options that the development community pursues.

Historically, Addison has also been successful in differentiating itself from neighboring communities both with its long range planning policies and intentional embrace of mixed use development, as well as its "can do" spirit, that is commonly referred to as the *Addison Way*.

A common theme in the story of Addison is how many professionals in North Texas started their journey in this region by renting an apartment in Addison Circle and experiencing the walkability and rich amenities that the Addison Circle neighborhood offers. Addison's role as a prominent gateway to this region resonates with the development community and continues to position the Town as an attractive place for developers to invest in.

Why do consumers choose to rent multifamily dwelling units in Addison? What are the demographics of Addison renters?

People choose to rent in Addison for a variety of reasons, most of which can be attributed to the desire of these households to maintain flexibility to support their lifestyle needs. Common lifestyle considerations include:

- Households that do not want to be encumbered by a mortgage.
- Households that prefer to live in mixed use areas, where supply of ownership housing may be more limited.
- Young professionals who wish to own a home but cannot yet do so (expensive housing market, saving for the down payment, building credit worthiness, etc.).
- Someone who has relocated to the area and is renting while looking for a home.
- Empty nest couples who have sold their home but wish to stay in their community or relocate to a community rich with amenities.
- Retirees who no longer want the maintenance demands and costs of owning a home.
- Households that need to live in close proximity to work or family.
- Tax code changes that started in 2018 decreasing the tax breaks for homeowners, making renting more economically comparative.

The demographics of Addison's resident population are strongly influenced by the Town's rental population. This results in Addison having a lower median age, higher median income and educational attainment, and smaller household size when compared to the Metroplex as a whole.

Does Addison have more multifamily rental housing units than the market will support?

Developers conduct thorough market research and evaluation before investing in the design and proposal of a project. They would not invest in any class of real estate unless they believe the market demand exists to support the project and make a profit.

Multifamily Rental Housing Trends

Market demand for multifamily rental housing in Addison remains very strong. This is confirmed by its 95.5% occupancy rate and average rents of $1,668/month. With job growth and population migration to the region projected to continue, demand for new housing will be strong for the foreseeable future.

Further fueling the demand for multifamily rental housing is the challenge of housing attainability in our region. This dynamic is being driven by labor shortages, material costs, inflationary impacts, high mortgage interest rates, student loan debt, and corporate/REIT investment in single-family housing stock. This impact is even stronger in built out communities like Addison, where development of new ownership housing must also absorb the higher costs associated with redevelopment.

Many high income Generation Y and Z households have had to forego home ownership for the foreseeable future due to rapid growth in single-family home prices. These households still desire and require high quality housing, and multifamily rental housing is well-positioned to meet that need.

Multifamily rental buildings are frequently perceived to be of lower construction quality. Where do Addison's multifamily buildings fall in the quality spectrum?

The quality of experience in multifamily rental buildings has vastly improved since the early days of apartment construction in Addison. With new construction in Addison, it is common for multifamily buildings to achieve LEED or National Green Building Standard (NGBS) certification. Parking garages are structured and secured, corridors are enclosed and air-conditioned, and common areas typically include high end fitness centers and studios, co-working space, highly amenitized clubhouses, resort style pools and outdoor grilling areas, dog parks, and dog wash stations.

Unit interiors are outfitted with walk in closets and showers, granite or quartz countertops, wood grain floors, washers and dryers, stainless steel energy efficient appliances, smart home features, and built-in workspaces.

This elevated quality is reflected in the rental rates that our most recent multifamily rental projects are achieving, where a two bedroom unit in these developments frequently exceeds the monthly cost of a mortgage for a $500,000 home.

- Addison Grove: Studio ($1,455 - $2,190/month); 1 BR ($1,785 - $3,340/month); 2 BR ($2,705 - $4,410/month).
- AMLI Addison: Studio (starting at $1,806/month); 1 BR (starting at $2,035/month); 2 BR ($2,728 - $3,071/month).
- Vitruvian West: Studio (starting at $1,372/month); 1 BR (starting at $1,477/month); 2 BR (starting at $2,065/month); 3 BR (starting at $2,810/month).

The sweet spot in the market for these developments are the one bedroom units, where high income single professionals, young couples, and downsizing seniors can experience a high quality, low maintenance housing option that is less costly than a typical mortgage, allowing them to address other financial goals, such as saving for a down payment on a house, paying off student loan debt, or funding future assisted living expenses.

The high rental revenue achieved by these assets incentivizes property managers to maintain and reinvest in these properties to guarantee their viability and competitiveness over the long-term.

Do multifamily rental developments produce a disproportionate amount of crime when compared to other development types?

The relationship between development density and crime shows that high density rental and ownership housing is not necessarily associated with a high crime rate, but socioeconomic status is. High crime rates tend to be associated with a higher poverty rate and unemployment rate, low education attainment, and large household size.

According to the 2020 5-year (2016-2020) American Community Survey (ACS) compiled by the US Census Bureau, Addison resident demographics include the following characteristics:

- Median rent: $1,413
- Persons per Household: 1.85
- High School Graduation Rate: 95.7%
- Bachelor's Degree or Higher (percent of persons age 25+): 56.4%
- In civilian labor force (population 16+): 80.6%
- Median Household income (in 2020 dollars): $75,235
- Persons in Poverty: 6.4%

During a recent meeting where City Council considered a rezoning application for a multifamily rental project, the developer, JPI, presented income and age data for projects they have completed within the region. For these projects, the average household income is $111,000 and the average age of residents is 34. This exceeds the median household income in Addison by 48 percent.

JPI Properties	Avg. Household Income	Average Age
Jefferson East Branch	101,500	32
Jefferson Gallery House	100,500	33
Jefferson River East	78,000	32
Jefferson Terrace	95,000	35
Jefferson Innova	109,000	34
Jefferson Lumen	134,500	35
Jefferson North Collins	95,000	32
Jefferson Vantage	99,000	34
Jefferson Reserve	91,000	32
Jefferson Boardwalk	100,000	35
Jefferson Eastshore	126,000	37
Jefferson Alpha West	117,000	36
Jefferson 1900	83,000	33
Jefferson Silverlake	155,000	40
Jefferson Mockingbird	156,000	34
Jefferson Promenade	134,000	36
Total/Average	**111,000**	**34**

Source: JPI

Last Fall, the Addison Police Department presented an overview of department operations to the 2021 Addison Citizen's Academy. With that presentation, the Police Department shared several slides that summarized department response to calls for service and criminal activities in the Town.

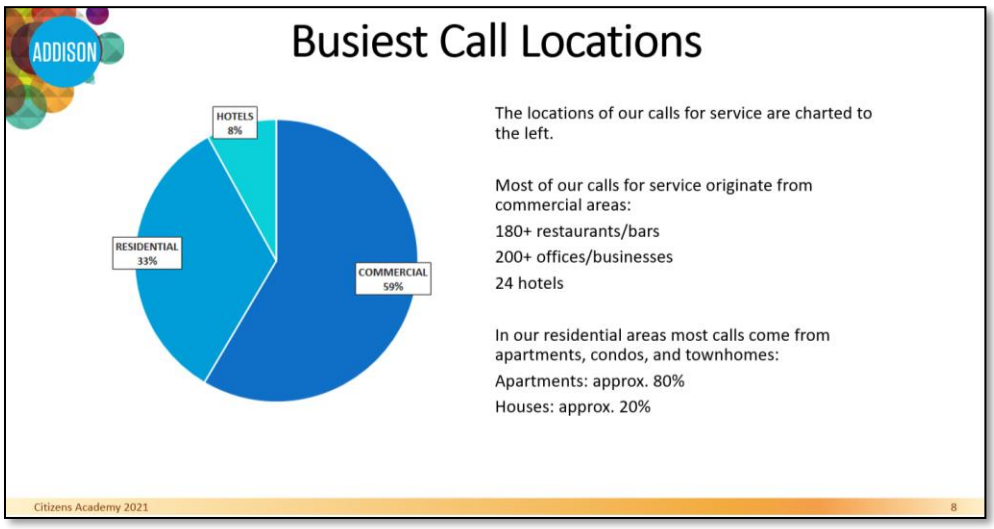
With this presentation, the Police Department shared that 2 out of every 3 calls (67%) for service were generated by commercial areas such as hotels, offices, and restaurants. The remaining 33

percent of calls were generated by residential areas, with 80 percent (26% of total calls) of those calls being attributable to apartments, townhomes, or condos, and 20 percent (7% of total calls) being attributable to single-family neighborhoods.

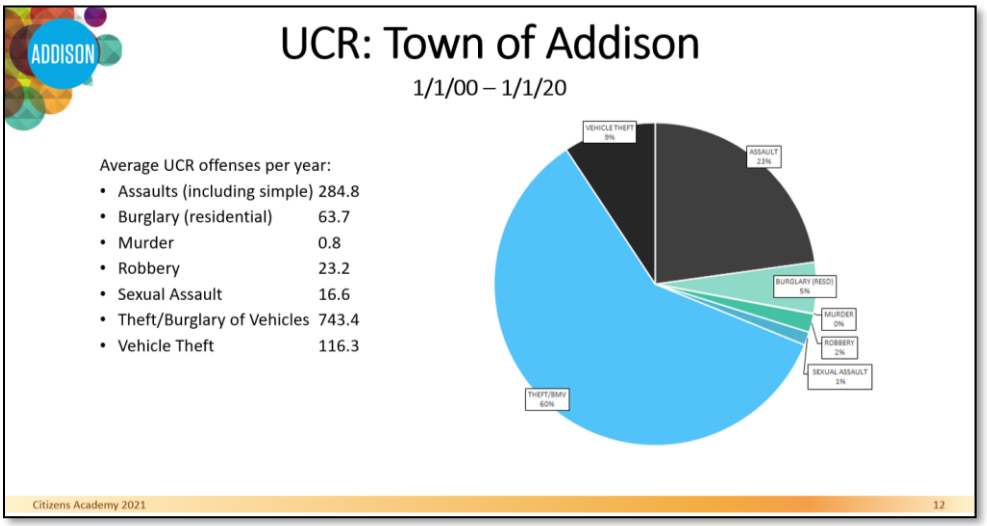
Based on the data that is presented and the ratio of multifamily to single-family housing in Addison (approximately 79% rental to 21% ownership), the rate of calls for service generated in multifamily housing areas is similar to the rate of calls for service generated by single-family neighborhoods.

Note that for reporting purposes, the Police Department includes ownership common wall and multiunit housing types such as townhomes and condos in the "multifamily" category of crime reporting. The outcome of this allocation is as follows:

- "Multifamily" Category (rental multifamily + ownership townhomes and condos): 87± percent of total dwelling units and 80± percent of total residential service calls.
- "House" Category (single-family detached homes): 13± percent of total dwelling units and 20± percent of total residential service calls.



Based on historical crime data presented by the Police Department, on average, 75 percent of major crimes committed in Addison each year are theft crimes, while the remaining 25 percent are assault crimes. This mix and quantity of crime is typical for a suburban community with a significant daytime population and vibrant nightlife.



Multifamily Housing Development Impacts

Do multifamily rental developments produce a disproportionate amount of traffic on Addison roadways?

According to the Institute of Traffic Engineers (ITE), multifamily rental housing typically generates a lower volume of trips per unit than less dense housing types. This can largely be attributed to demographic considerations such as household size. However, because a higher quantity of dwelling units is typically accommodated in a multifamily development, these projects typically generate more traffic than lower density residential development. More appropriate traffic generation comparisons can be made between multifamily development and commercial development, such as employment, retail, and restaurants.

Currently, there are over six times as many jobs (110K+) in Addison, versus permanent residents (17,000). This dynamic is illustrated by our substantial daytime population, where the Town supports 120,000 residents, employees, and visitors on any given workday. Additionally, due to the Town's location along several major corridors – Dallas North Tollway and Belt Line Road – a substantial amount of pass through traffic traverses Addison each day.

Traffic generated by higher density multifamily development must be carefully planned for and mitigated. Traffic conditions in Addison are most prominently impacted by the Town's substantial employment base and pass through traffic resulting from Addison's central location in the region.

Site specific analysis must be conducted to compatibly integrate new projects into this traffic mix. Key considerations may include, but are not limited to:

- Location and spacing of site access points.
- Allocation of perimeter street safety features such as turn lanes, and where warranted, traffic signals.
- Accommodating appropriate connectivity, while eliminating conditions that support cut through traffic.

How can cities regulate multifamily developments to mitigate concerns about crime and traffic?

The Town currently maintains high standards for multifamily development and staff continues to work to improve upon that strong foundation.

Areas of focus for regulatory improvement include, but are not limited to:

- Provision or contribution of funds for appropriate open space and pedestrian amenities.
- Accommodation of sustainability features such as recycling programs and electric vehicle charging stations.
- Employment of parking management regulatory strategies.
- Heightened architectural standards that achieve more visually interesting buildings and streetscapes.
- Co-locating a mix of uses and housing options with multifamily rental projects.

Town staff also regularly engages property management teams to ensure community standards are maintained and Town codes are enforced.

Multifamily Housing Development Impacts

For traffic mitigation, it is important for communities to support land use planning efforts that situate multifamily rental housing in areas planned for mixed use, where residents have the option to walk or bike to nearby businesses, parks, and trail corridors. Close analysis of site access to the surrounding street network is critical to managing the localized impacts of these projects. When projects are situated adjacent to public transit facilities, even more traffic generated by the development can be reduced.

How do multifamily rental developments impact the costs of city infrastructure and services?

The per capita costs of providing public infrastructure such as streets, sidewalks, water and wastewater utilities, drainage infrastructure, and waste collection services decreases as density increases and development becomes more compact. This occurs because development is less sprawling, requiring less infrastructure to meet the needs of the development. Additionally, it is frequently common for these projects to construct private infrastructure, where deemed appropriate by the Town.

These same dynamics can be applied to the provision of park and trail amenities, provided that the development provides these amenities on site or contributes their pro rata share to the improvement of existing or planned amenities in the surrounding area.

How do multifamily developments impact the Town's tax base?

Multifamily developments, particularly the modern urban buildings seen with recent Addison projects, have a positive impact on the Town's tax base. These Class A properties generate taxable values that are more consistent with Class A commercial properties than the multifamily properties of the past.

This dynamic was illustrated in research performed during the Sam's Club Special Area Study, where the tax yield of the multifamily component of Addison Grove (4.2 acres) was compared to the tax yield of all of the commercial properties situated between Beltway Drive and Proton Drive (32.2 acres). The land area covered by the multifamily development was over 7.5 times smaller than the land area of the commercial properties, while the property tax yield was 70 percent larger than the cumulative property tax yield of those same commercial properties.

	Parcel Size (ac)	Land Value*	Improvement Value*	2021 Estimated Town Property Taxes* ($0.615105 per $100 of Valuation)	Property Taxes Collected Per Acre
Midway Office Park	2.643	$ 1,434,290	$ 2,238,290	$ 22,590.22	$ 8,547.19
James Antony Home	1.749	$ 914,230	$ 1,941,660	$ 17,566.72	$ 10,043.87
Courtyard by Marriott	4.1416	$ 1,804,080	$ 2,445,920	$ 26,141.96	$ 6,312.04
Office in the Park	11.39	$ 5,186,390	$ 4,817,450	$ 61,534.12	$ 5,402.47
Cinema Event Center	2.281	$ 993,600	$ 856,400	$ 11,379.44	$ 4,988.80
Midway Square	8.1676	$ 3,913,580	$ 757,270	$ 28,730.63	$ 3,517.63
Motel 8 Tract	1.804	$ 942,980	$ -	$ 5,800.32	$ 3,215.25
TOTAL	**32.1762**	**$ 15,189,150**	**$ 15,406,180**	**$ 188,193.40**	**$ 5,848.84**

	Parcel Size (ac)	Land Value*	Improvement Value*	2021 Estimated Town Property Taxes* ($0.615105 per $100 of Valuation)	Property Taxes Collected Per Acre
Elan Addison Grove Multifamily	4.194	$ 2,740,350	$ 49,256,470	**$ 319,835.04**	**$ 76,260.14**

** Based on the 2021 property appraisal role published by the Dallas Central Appraisal District (DCAD) and the proposed tax rate included in the City Manager's FY21-22 Proposed Budget.*

Multifamily Housing Development Impacts

Do multifamily rental developments lower the property values in surrounding areas?

Property values are most vulnerable to adjacency to declining properties, regardless of land use. Due to the value of the multifamily assets being built in Addison and the institutional investors that are holding these properties, these properties are being appropriately managed to prevent decline.

There are many examples within the region of the positive economic contributions of multifamily rental properties. This dynamic is most apparent in suburban mixed use districts such as traditional downtowns (Plano, Carrollton) and major mixed use nodes (Addison Circle, Shops at Legacy/Legacy West, Lakeside DFW, Cypress Waters, CityLine, Watters Creek, Las Colinas Urban Center, and Craig Ranch). Multifamily is an anchor component of all these districts, strongly shaping the development character and vibrancy of these places.

Multifamily housing increases the pool of potential future buyers for area homes and allows for the subsidy of needed retail and social amenities to help make these areas into more complete neighborhoods. Appropriately designed multifamily and mixed use development creates a unique environment that differentiates a place from the dominant development pattern of the region, creating a value premium for both residential and commercial property owners in the surrounding area.

There are no clear indicators within our region that multifamily development is causing adjacent property values to decline.

What are the major opportunities and challenges associated with high density residential development?

Opportunities and challenges associated with high density residential development include:

Opportunities

- Higher density development helps attract new employers because employers want to be where their workforce lives. Likewise, talented people will gravitate to communities that offer attractive employment opportunities, quality residential offerings, and community amenities.
- Density is a frequent tool used to revitalizing declining properties. Redevelopment helps repurpose these properties into vibrant and revenue-generating assets for the community.
- Mixed use developments with retail and apartments tend to pay more in taxes and provide more services privately than developments of the same land area comprised of low-density homes.

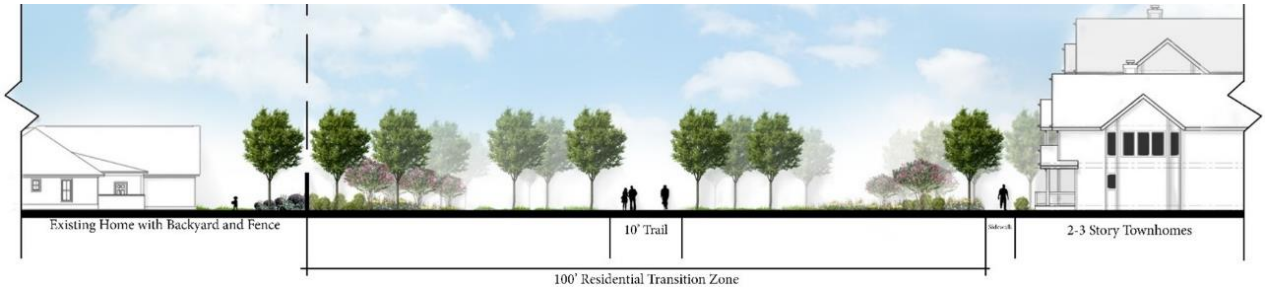
Challenges

- Higher density developments must be designed properly to integrate with adjacent neighborhoods. Like any property class, they must be well maintained to retain a high value.
- Higher density developments need to offer ample access to open space for recreational activities.
- Appropriate site design must be achieved to mitigate the impacts of traffic generated by higher density development.
- Communities may be more challenged to obtain engagement from residents of high density residential development.

How do cities ensure higher density residential development is compatible with surrounding development?

The most proactive approach to achieving land use compatibility is through the development of long range planning policies that balance consideration of the physical constraints of a community, preferences of the market, and the aspirational goals of the community. These policies should be used to guide land use decisions related to density, while high quality development standards should be established to implement those policies.

One key regulatory condition to consider is residential compatibility. To address these adjacency conditions, communities may establish residential transition zones where enhanced setbacks, height, and land use transitions, and enhanced landscape and architectural treatments are required.



Residential Transition Zone

Other regulatory conditions to consider include street connectivity, parking, and access management, and ensuring that traffic generated by more dense development is distributed equitably and safely.

The aesthetic quality of dense development is most prominently addressed through the application of architectural and streetscape standards that shape attractive building frontages and pedestrian pathways.

What are the synergies that density could facilitate?

Where density is thoughtfully executed, it allows cities to cohesively integrate housing, employment, entertainment, and social amenities such as parks and trails. These nodes of activity become neighborhood and regional centers, allowing occupants to live, work and socialize within the same district, neighborhood, or place. This reduces time spent driving to other places, allowing residents and workers to walk to nearby amenities. This has positive physical and mental health impacts for these individuals, and it also reduces stress on the city's infrastructure and our environment.

Where areas of a community are experiencing a level of decline that cannot be successfully addressed through reuse, density can be used as a tool to achieve transformational reinvestment, revitalizing these areas and increasing tax revenue generation to fund needed city services, infrastructure improvements, and social amenities.

Density can also be used as an economic development tool, by creating a level of investment and development character that is attractive to retailers, restaurants, and employers. Density is frequently used in development programs to subsidize these uses. This dynamic of density subsidizing other classes of real estate can also be applied to the co-location of medium and high density ownership housing in mixed use areas.

Where is the Town on the spectrum of density today?

Due to Addison's size and its unique housing mix that is largely comprised of multiunit housing and small lot single-family homes, Addison is denser than most suburban communities in Texas.

As a comparison, Addison has 11,432 dwelling units and 4.4 square miles of land area within the town limits, resulting in a gross density of 4.06 dwelling units per acre. Plano has 117,020 dwelling units and 72 square miles of land within its city limits, resulting in a gross density of 2.54 dwelling units per acre.

While Plano has a much larger population and land area, its density is lower because much of the city was developed with low density residential development, and it also contains far more environmentally constrained land resulting from the large watersheds that traverse the city.

A more appropriate comparison would be to compare Addison to Plano's Legacy Business Area or other suburban central business districts, where there is a large employment center supported by a mix of diverse housing options tailored to meet the needs of the local workforce.

What sorts of developments might get us to the level of density that would prove beneficial? Have those sorts of developments proven successful in other cities?

Communities that successfully manage density and evolving housing needs tailor their long range planning policies and regulatory tools to intentionally shape desired development patterns. A common approach is to focus on the establishment of nodes of activity, where mixed use development is facilitated to create complete neighborhoods where housing, employment, and entertainment/social amenities are cohesively integrated.

Some of these nodes serve as major focal points for the region and have a housing pattern that is nearly uniformly dense. The Shops of Legacy/Legacy West would be an example of a major mixed use suburban node. Other nodes serve as localized focal points for the neighborhoods and businesses that are within a 15 minute walking distance. Downtown Farmers Branch would be an example of a minor mixed use node.

When commercial areas and aging multifamily development reach a point of decline in Addison where quality reuse opportunities are no longer supported by the market, transitioning these areas to support a mix of uses – to include both high and medium density ownership and rental housing – will help these areas become more economically resilient.

This nodal pattern of mixed use development is the direction the more resilient suburbs in our region is going. This development pattern preserves and respects existing neighborhoods, while supporting varied scales of mixed use at key locations along major corridors. This allows more commerce to be local and reduces the time we need to spend driving to other communities. Successful examples of this approach are cropping up all over the Metroplex, ranging from major nodes like CityLine in Richardson, to minor nodes like Downtown Coppell.

In Addison, this does not mean we should try to replicate Addison Circle at every intersection. Instead, we should carefully balance housing types and density to support varied scales of mixed use development.

Appendix A – Ownership Housing Data

Existing Single Family and Condominium Housing

Large Lot Single-Family Detached	Current Dwelling Units	Projected Dwelling Units	Subdivision Approval Year
Lake Forest Drive	17	17	primarily 1990s/early 2000s
Celestial Place	21	21	1994
Bellbrook Estates	47	48	1985
Winnwood-Celestial Estate Lots	34	35	1985
TOTAL	**119**	**121**	
Small Lot Single-Family Detached	**Current Dwelling Units**	**Projected Dwelling Units**	**Subdivision Approval Year**
Grand Homes	167	167	1994
Park Place	43	43	1993
Waterford Park Phase II	117	117	1992
Chatham Court	44	44	1991
Les Lacs Phase I	40	40	1991
Waterford Park Phase I	65	65	1991
Waterview Estates	49	49	1991
Westfield	41	41	1991
Les Lacs Garden Homes	210	210	1984
Addison Place	174	174	1982
Midway Meadows	200	200	1979
Oaks North	118	118	1978
TOTAL	**1,268**	**1,268**	
Duplexes	**Current Dwelling Units**	**Projected Dwelling Units**	**Subdivision Approval Year**
Morman Lane Duplexes	84	84	1979
TOTAL	**84**	**84**	
Townhomes	**Current Dwelling Units**	**Projected Dwelling Units**	**Subdivision Approval Year**
Cobalt Homes	0	31	2022 (Projected Date)
Addison Grove	44	178	2017
Asbury Circle	73	73	2008
Meridian Square	42	42	2008
Stanford Court Villas	19	19	2007
Morris Avenue	6	6	2000
Towne Lake	63	63	1996
Townhomes of Addison	95	95	1996
TOTAL	**342**	**507**	
Total Single-Family	**Current Dwelling Units**	**Projected Dwelling Units**	
	1,813	**1,980**	

Condo Development	Condo Type	Current Dwelling Units	Development Approval Year
Meridian Square	Stacked Flats	90	2008
Parkview / District A	Townhomes	183	2004
Aventura	Stacked Flats	86	2000
La Mirada	Townhomes	44	1984
Pecan Square	Townhomes	63	1981
Bent Tree Valley	Stacked Flats	102	1981
Brooktown Townhomes	Townhomes	39	1972
	TOTAL DWELLING UNITS	**607**	

Appendix B – Multifamily Rental Housing Data

Existing Multifamily Rental Dwelling Units

	Existing Dwelling Units	Lot Size (ac)	Density (dwelling units/acre)	Year Built	Taxable Value	ToA 2021 Property Taxes	ToA 2021 Property Taxes per Acre	Mixed Use Building
Fiore	391	4.40	88.8	2011	$ 92,165,000	$ 566,501.39	$ 128,703.31	No
Vitruvian West I	383	3.51	109.2	2017	$ 71,000,000	$ 436,408.60	$ 124,404.21	No
Savoye^2	347	3.64	95.3	2010	$ 68,000,000	$ 417,968.80	$ 114,732.09	Yes
Elan Addison Grove	321	4.19	76.5	2018	$ 73,578,000	$ 452,254.53	$ 107,834.08	Yes
AMLI	349	4.98	70.1	2017	$ 73,950,000	$ 454,541.07	$ 91,277.01	No
Savoye	392	4.82	81.4	2008	$ 71,185,000	$ 437,545.72	$ 90,814.84	Yes
MAA Addison Circle	1,334	15.05	88.7	1996, 1998, 2000	$ 214,466,270	$ 1,318,238.38	$ 87,619.59	Yes
Allegro	393	5.85	67.2	2007, 2012	$ 83,000,000	$ 510,167.80	$ 87,193.80	No
Cortland	414	5.91	70.1	2007	$ 72,950,000	$ 448,394.47	$ 75,870.35	No
Addison Keller Springs	353	7.35	48.1	2012	$ 63,750,000	$ 391,845.75	$ 53,341.50	No
Waterford Court	196	10.16	19.3	1995	$ 42,100,000	$ 258,771.86	$ 25,479.44	No
Camden Addison	456	22.03	20.7	1995	$ 74,000,000	$ 454,848.40	$ 20,648.64	No
Cottonwood (Clipper Point)	260	7.84	33.2	1978	$ 25,739,220	$ 158,208.69	$ 20,179.70	No
Addison Apartments at the Park	168	6.37	26.4	1970	$ 16,631,490	$ 102,227.12	$ 16,039.67	No
Shadowood	184	7.25	25.4	1976	$ 18,200,000	$ 111,868.12	$ 15,438.59	No
Walnut Square	57	3.22	17.7	1994	$ 7,901,000	$ 48,564.29	$ 15,068.03	No
Addison Apartments at the Park	181	7.56	23.9	1970	$ 17,918,460	$ 110,137.61	$ 14,568.45	No
Bent Tree Oaks	196	10.02	19.6	1977	$ 23,045,640	$ 141,652.33	$ 14,134.15	No
Jade Addison	136	6.21	21.9	1978	$ 14,280,000	$ 87,773.45	$ 14,125.10	No
Addison Apartments at the Park	204	8.97	22.8	1970	$ 20,195,380	$ 124,132.92	$ 13,844.85	No
Parks at Addison	212	9.41	22.5	1978	$ 20,250,000	$ 124,468.65	$ 13,220.26	No
Bent Tree Trails	202	11.87	17.0	1981	$ 25,050,770	$ 153,977.06	$ 12,970.85	No
Bent Tree Brook	248	14.71	16.9	1978	$ 30,427,270	$ 187,024.26	$ 12,710.09	No
Bent Tree Park	496	24.19	20.5	1980	$ 49,700,000	$ 305,486.02	$ 12,630.66	No
Cherrywood (Springhaven)	184	9.11	20.2	1977	$ 18,215,450	$ 111,963.08	$ 12,287.58	No
Bent Tree Fountains	184	13.00	14.2	1980	$ 22,956,080	$ 141,101.84	$ 10,851.52	No
Vitruvian West II*	366	4.13	88.7	2019	$ -	$ -	$ -	No
Vitruvian West III*	405	4.35	93.1	2021	$ -	$ -	$ -	No
TOTAL	**9,012**	**240.10**			**$ 1,310,655,030**	**8,056,072**		

** Due to the recent and ongoing construction of these phases of Vitruvian West, taxable values do not reflect a stabilized condition consistent with the other developments depicted in this list. Due to this condition, the taxable value is currently much lower than similarly situated developments and reflecting it would present misleading data. Current values can be viewed on the Dallas Central Appraisal District website.*

Multifamily Rental Dwelling Units with Approved Zoning and/or Agreements to Develop

	Existing Dwelling Units	Proposed Dwelling Units	Lot Size (ac)	Density (dwelling units/acre)
JPI Addison Heights	0	287	3.20	89.6
Addison Circle TOD High-Rise	0	250	1.81	138.1
Addison Circle TOD Mid-Rise	0	450	4.10	109.8
Viturvian Townhomes	0	85	5.10	16.7
Vitruvian New Development (net of redeveloped dwelling units)	-997	3,157	50.45	62.6
TOTAL	**(997)**	**4,229**	**64.67**	
TOTAL NET OF REDEVELOPMENT	**3,232**			





AMLI

Town of Addison
City Council
August 9, 2022





AMLI TREE HOUSE: AMLI TEAM



Taylor Bowen
President of AMLI, Development

Mr. Bowen is President of AMLI Development Company and has been with AMLI since 1997. From 2000 to 2017, Mr. Bowen led AMLI's development activities in Texas. He received a B.S. in Civil Engineering from Southern Methodist University in 1993 where he served on the SMU Board of Trustees. Mr. Bowen received an M.S. in Real Estate Development from Columbia in 1997. He previously served on the Dallas Citiplace TIF Board, the Downtown Austin Alliance Executive Board, and the Dallas Zoning and Ordinance Committee. He is a LEED Accredited Professional.



AMLI ADDISON


AMLI ADDISON



Brett Foster
Development Associate, Development

Mr. Foster is responsible for development activities in the Texas region and has over three years experience. Prior to joining AMLI, he worked as a Financial Analyst for Mill Creek Residential Trust. Brett graduated from TCU in Finance in '18.



Joe Bruce
Senior Vice President, Development

Mr. Bruce is Senior Vice President - Development. Based in Dallas, he is responsible for development activities in the Texas region. Prior to joining AMLI he led developments around the nation as a developer and architect.



Ken Hitchcock
Senior Vice President – Construction

Ken is responsible for all construction activities in Texas and Colorado. Prior to joining AMLI, he was Managing Director for Optimal Holdings Group and President of Senderro Construction Services.



Guy Rodriguez
Senior Project Manager - Construction

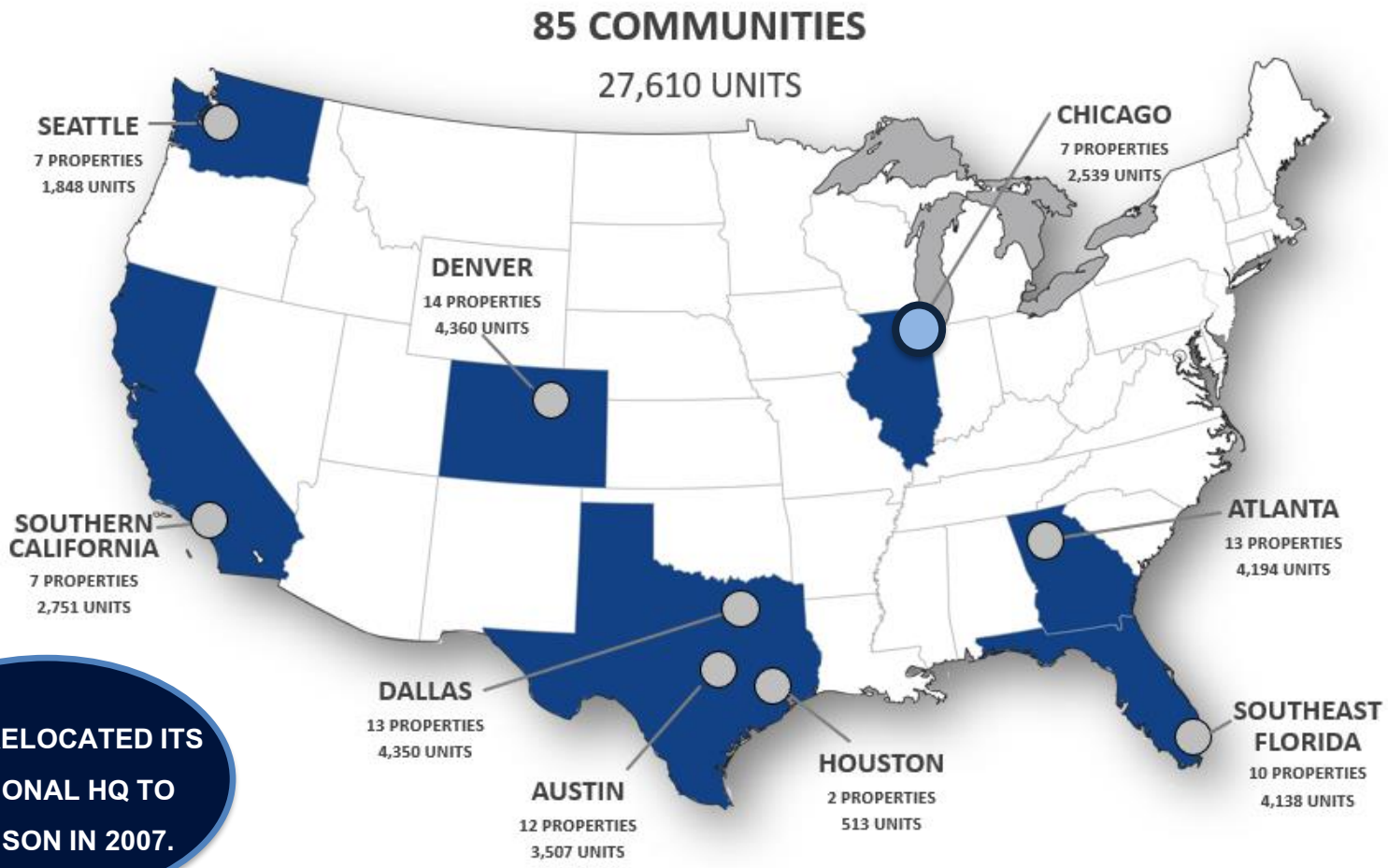
Mr. Rodriguez is responsible for new project construction in Dallas. Guy has over 30 years experience in construction experience led the AMLI Addison construction team. He moved into multifamily construction as a project superintendent for top performing owners and developers in Dallas.



Erin Hatcher
Vice President – Sustainability

Prior to joining AMLI in 2012, Ms. Hatcher worked as a Sustainability Consultant in Chicago focusing on LEED for New Construction projects.

AMLI NATIONAL FOOTPRINT



AMLI RELOCATED ITS REGIONAL HQ TO ADDISON IN 2007.

Note: Includes all Lease-Ups (8 properties, 2,846 units)

AMLI HEADQUARTERS

REGIONAL OFFICES

49 COMMUNITIES

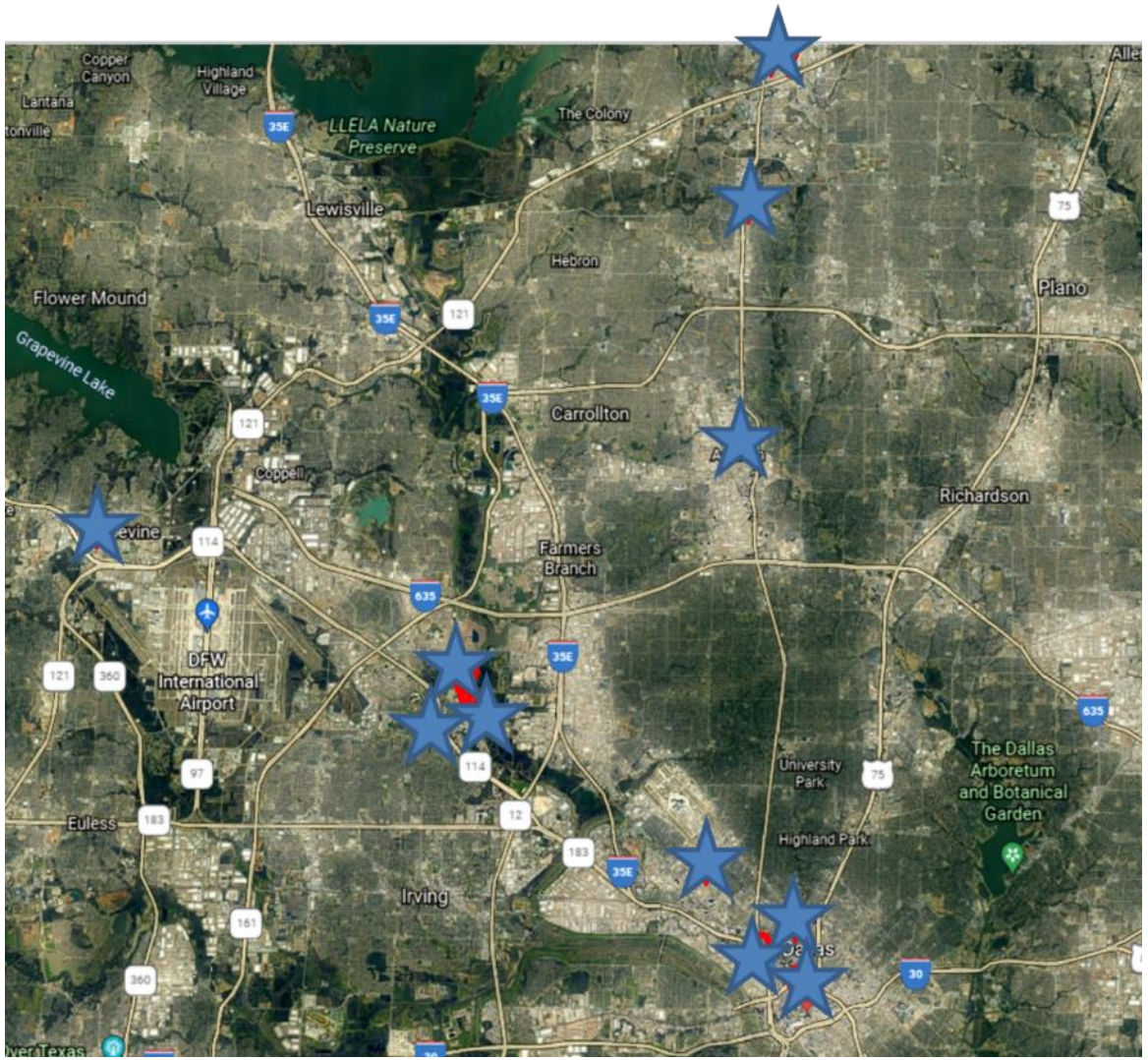
47 COMMUNITIES

AMLI TREE HOUSE: AMLI DFW COMMUNITIES

AMLI began developing in Dallas in the early 90's with over 30 years of local experience

AMLI DFW - 13 Communities - 4,349 Units

- **Addison**: 349 Units
  - AMLI Addison – 349 Units – 2019 Completion
- **Las Colinas**: 1,586 Units
  - AMLI Campion Trail – 482 Units – 2014 Completion
  - AMLI on Riverside – 323 Units – 2015 Completion
  - AMLI Las Colinas – 341 Units – 2005 Completion
  - AMLI at Escena – 440 Units – 2012 Completion
- **Downtown Dallas**: 1,200 Units
  - AMLI Fountain Place – 366 Units – 2020 Completion
  - AMLI Quadrangle – 220 Units – 2009 Completion
  - AMLI on Maple – 300 Units – 2012 Completion
  - AMLI Design District – 314 Units – 2012 Completion
- **Frisco**: 700 Units
  - AMLI at the Ballpark – 335 Units – 2012 Completion
  - AMLI Frisco Crossing – 365 Units – 2016 Completion
- **Plano**: 264 Units
  - AMLI West Plano – 264 Units – 2015 Completion
- **Grapevine**: 250 Units
  - AMLI Grapevine – 250 Units – 2018 Completion



AMLI TREE HOUSE: AMLI COMMUNITIES


AMLI QUADRANGLE


AMLI FOUNTAIN PLACE


AMLI MARINA DEL RAY


AMLI LAS COLINAS


AMLI RIVERFRONT GREEN TOWNHOMES



AMLI WEST PLANO

AMLI RESIDENT DEMOGRAPHICS

- **Average household income for our Dallas residents is greater than $150,000**
- **AMLI caters to "renters by choice" with 41% of residents being 35 or older**

Community	Year Built	Years Owned	# of Households Occupied	Average Household Income	% Older than 35	% of Residents living more than 1 Year
AMLI Addison	2019	3	340	$151,678	35.1%	52.9%
AMLI Grapevine	2018	2	243	$213,966	59.6%	50.0%
AMLI at Escena	2012	10	426	$120,833	37.4%	55.2%
AMLI Campion Trail	2015	7	464	$139,034	39.3%	50.6%
AMLI Las Colinas	2005	10	326	$135,686	45.7%	49.3%
AMLI at the Ballpark	2013	9	319	$122,966	44.9%	58.5%
AMLI Frisco Crossing	2016	6	353	$132,251	41.3%	47.8%
AMLI West Plano	2015	7	251	$130,904	48.0%	52.8%
AMLI on Maple	2012	9	291	$121,273	35.6%	57.0%
AMLI Quadrangle	2009	13	209	$170,320	24.5%	33.8%
AMLI Design District	2012	7	299	$184,546	42.5%	55.5%
AMLI Fountain Place	2020	2	290	$328,410	43.1%	24.5%
		7.1	3,811	$158,451	41.2%	49.7%

*Income Excludes HH's with less than $30K Earned Income. This includes Renters living off passive investments, etc.

**Data as of 6.30.22

AMLI TREE HOUSE: LIVING GREEN & LEED CERTIFICATION

LEED

- **L**eadership in **E**nergy and **E**nvironmental **D**esign
- Certification program recognizing best-in-class green building strategies and practices.

USGBC

- **U**nited **S**tates **G**reen **B**uilding **C**ouncil
- Non-profit organization dedicated to promoting sustainable practices in the building industry.

AMLI'S GREEN INITIATIVES

- AMLI's commitment to sustainability is driven by our mission to create happy, healthy living spaces for residents and be a responsible steward of our environment.
- **Leader in developing sustainable and LEED certified properties with 49 LEED certified communities across the country.**
- **AMLI's 13 Dallas properties, 10 LEED Gold, and 1 LEED Silver**
- AMLI Fountain Place was **awarded the 2022 LEED Home Award Winner by the USGBC**.

AMLI TREE HOUSE

- **AMLI Tree House will be designed to qualify for LEED (Silver minimum).**
- Currently there are only **6 multifamily buildings** in Addison that are LEED certified.

AMLI is committed to sustainability
and we provide features inside and outside
of our apartments that create green and healthy homes

AMLI's Corporate Responsibility Report: https://www.flipsnack.com/amliresidential/amli-2020-corporate-responsibility-report-2/full-view.html



AMLI ADDISON HISTORY

AMLI Addison's Proposal February 2017:

- 349 Class A+ units – Completed on schedule in 2019
- Estimated tax assessed value of $60M resulting in **$300,000** in tax revenue to Town of Addison
  - 2022 tax assessment of $74M an increase of $12.1M year over year resulting in **$450,000** in tax revenue to Addison. An increase of tax revenue of **50% over** our initial projection.
- AMLI funded and constructed the sanitary sewer improvement at $1.5M
- Achieved LEED Gold rating
- Over 500 residents supporting local businesses
- Public art installation and murals

We invite you all to tour AMLI Addison and get a feel as to what Tree House will look like!





AMLI ADDISON AMENITIES

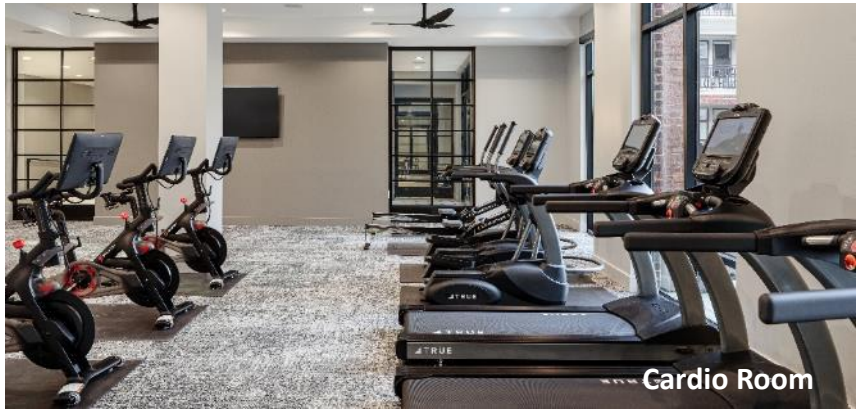




Maker Space

- Co-work and maker space
- Expansive fitness spaces, separate free weights, cardio & HIIT rooms in addition to private studios
- Landscaped courtyard with grills
- Resort-style swimming pool and private poolside cabanas, sun decks
- Public and private art displays throughout community


Dedicated Co-Working Spaces



Cardio Room

AMLI TREE HOUSE: FLYOVER VIDEO



*Click Image for Video

AMLI TREE HOUSE: MIDWAY ROAD SPECIAL AREA STUDY

2014

- Town of Addison began Midway Road Special Area Study

2015

- City Council provided direction on former Sam's Club Property, not adjacent area

2021

- Special Area Study focusing on rest of targeted areas as well as additional area south of original study – 14 members, 77-acre area
  -This included community engagement, and consultant assistance from Strategic Community Solutions LLC and Kimley-Horn

Mar '22

- Study conclusion with recommendations provided to city council

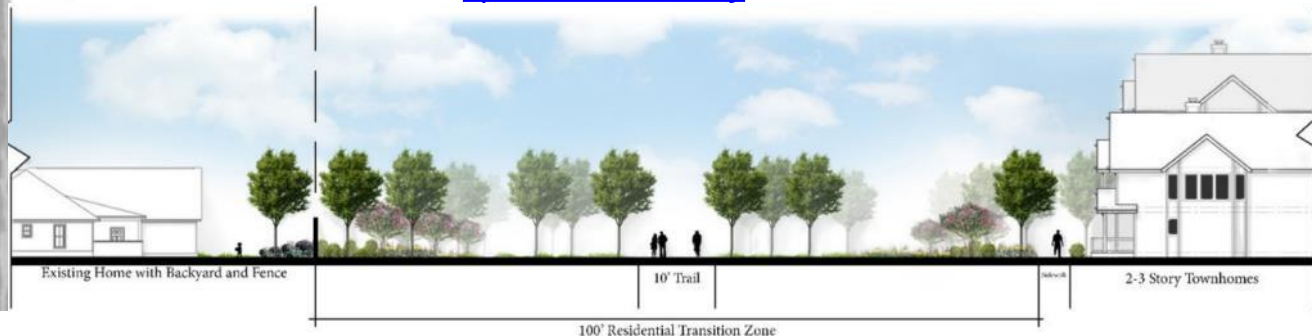
AMLI TREE HOUSE: MIDWAY ROAD SPECIAL AREA STUDY





Midway Special Area Study Key Findings:

- **Multiunit housing "should front on major corridors, with active uses on the ground floor of the primary building frontage**. These buildings should have access to open space and trails and should be buffered from less intensive uses" - 100' Residential Transition Zone dedicated to Town (*P. 34 Sam's Club 6.17.22 Study*). Multiunit properties to incorporate:
  - Patios, small courtyards, wide sidewalks, and street trees
  - Parking structures, on-street parking, slip lanes, and individual garages
- Shopfront façade for retail, restaurant in Priority Frontage Zone
- Safe and inviting pedestrian connections for convenient access
- Incorporate public art, landscaping, shade trees, recreation features along Residential Transition Zone
- Ensure new developments will be adaptable to future market conditions
- Link to Midway Road Special Area Study: https://addisontexas.net/dev-services/sams-club-special-area-study



AMLI TREE HOUSE: MIDWAY ROAD IMPROVEMENTS

- Project was originally funded for $16M in 2012, and since then, the scope of project expanded to cover water, sewer, and storm utilities, while adopting the 2016 Master Transportation Plan
  - Project now estimated to surpass **$40M** in construction spending
- Projected estimated to complete end of 2022
- **<u>Redevelopment of Midway Road needs to start</u>** with the existing retail/office buildings as Town has gone through great lengths to improve Midway Road







Existing Crowne Plaza Hotel

AMLI TREE HOUSE: EXISTING SITE









- Properties in the study area are approaching 40-50 years old and are experiencing decline
- **Current assessed tax value is $12M** ~ 200,000 SF of office and event center space. Office currently 62% occupied and event center currently 0% occupied
- **AMLI's proposed redevelopment is expected to cost over $170M including the 30 for-sale townhomes**

AMLI TREE HOUSE: PROPOSED REDEVELOPMENT



Midway Road Facing New Community

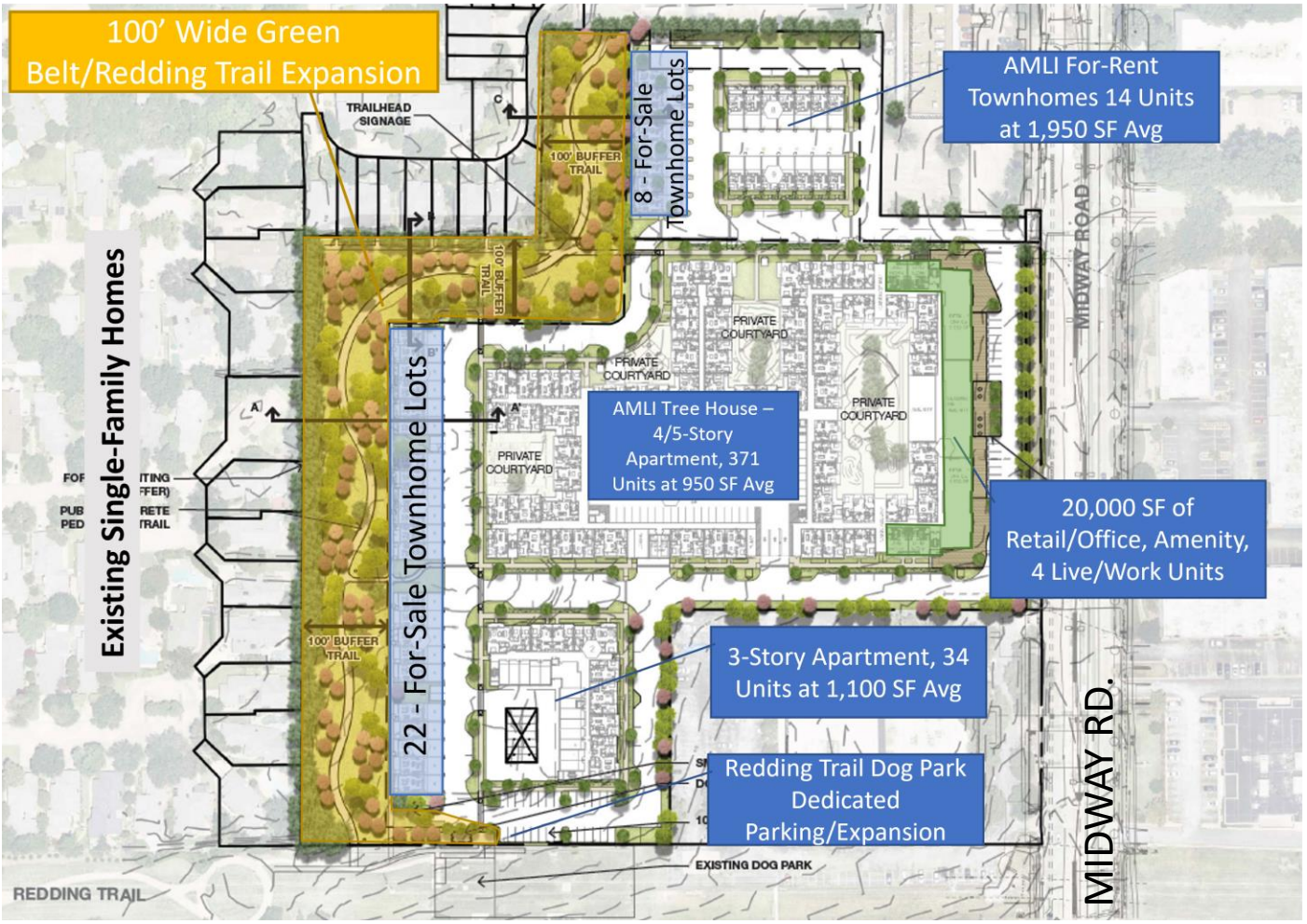


Trail Extension North of Redding Dog Park



Example of For-Sale Townhome

AMLI TREE HOUSE: PROJECT OVERVIEW



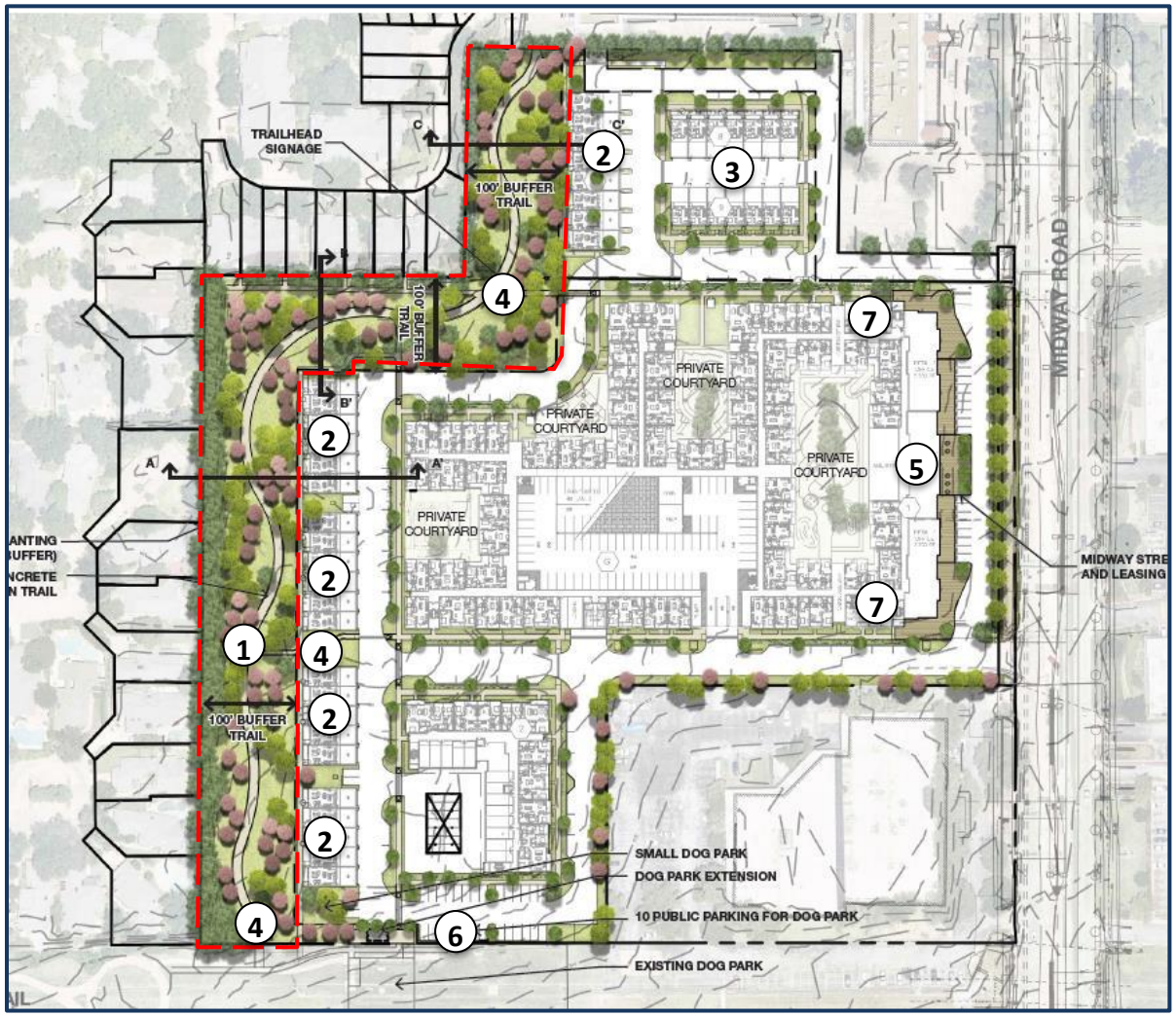
AMLI Residential is working to develop and construct a 419-apartment, Class A+, LEED® certified, luxury rental community on 13.7 acres along Midway Road. The property currently includes the Office in the Park, a 1970s office building, and the vacant Addison Event Center, which will be redeveloped into a **$170M**+, exceptional, mixed-use community that will include 30 for-sale townhomes, **20,000 SF of retail**, live/work units, amenity space, expansive hike/bike trails and over **33,000 SF of scenic, resident courtyard space**.

The properties currently contain ~200,000 SF of office and event center space.

Addison commissioned the Midway Road special area study in 2014. The study was postponed to allow for the construction of the **$40M Midway Road improvements** to be completed. A fourteen-person neighborhood stakeholder group was appointed by council in April 2021. The group submitted their recommendation to council in March 2022.

AMLI fully complies with the study and is requesting zero variances or incentives from Addison. Additionally, **AMLI will dedicate 3 acres (Estimated Land Value ~$3.5M) to the town** upon completion of the project.

AMLI TREE HOUSE: SITE PLAN







SITE PLAN FEATURES

1. Hike/Bike Trail with 100' Residential Buffer and extensive tree planting
2. 30 For-Sale Townhomes (5 Locations)
3. For-Rent Townhomes
4. Public Art (3 Locations)
5. 20,000 SF of Commercial Space at hard corner (leasing, amenities, retail-ready and Live/Work)
6. Redding Trail Dog Park Expansion/Parking
7. Corner Live/Work Units

AMLI TREE HOUSE: PROJECT DETAILS

# of Dwelling Units:	**419 total apartments** – mix of product with 371 in 4/5-story apartment building / 34 in 3-story apartment building with private garages and 14 for-rent townhomes. **30 for-sale townhomes**
# Units/Acre:	13.7ac - 3.0ac park dedication = 10.7ac – **42.0 units/ac** including for-sale product
Average Unit Size:	~1,000 SF (**115 SF larger than AMLI Addison**)
Unit Mix:	**55% 1BR / 45% 2BR/3BR / 30 for-sale townhomes / 14 for-rent townhomes** designed for empty-nesters (**Senior-Friendly**)
Retail/Amenity:	**~20,000 SF** of retail, co-work, amenity, leasing, and live/work (~6,000 SF) space.
Parking Required / Provided:	740 spaces / AMLI to provide 790 spaces and maintain the streets.
Building Exterior Material:	**90% masonry/glazing on public exterior-facing facades.**
LEED Certification:	**LEED Certification** (Silver Minimum – Targeting LEED Gold; AMLI Addison is certified at LEED Gold)
Timing:	Commence construction: 2/3Q23 First certificate of occupancy: 2/3Q25 Final completion: 2/3Q26
Park and Trail Dedication:	**3 acres dedicated to Town of Addison** for the expansion of Redding Trail, including public art, lighting, benches, extensive landscaping and **minimum 100-foot residential transition zone buffer.**
Tree Mitigation:	AMLI will mitigate 100% of all tree removals.
Impervious Cover:	Existing site **78%** impervious cover. Proposed redevelopment **65%.**
Total Development Cost:	**$158.8M / $380K/Unit / $380/SF.** For reference, **median home values in Addison per Realtor.com is $455K / $225/SF.** Note: Excludes 30 for-sale townhomes cost.
Average Rent:	$2,400/month - average qualifying income $85K+
Target Demographic:	Move-up renters, aspiring home buyers, empty nesters (senior-friendly) with targeted household income greater than $150K. Note: **AMLI Addison's reported average household income is $150K.**

We fully comply with the Midway Road special area study and are seeking zero variances.


AMLI Marina Del Rey – Marina del Rey, CA


AMLI Branch Park – Austin, TX


AMLI Addison - Addison, TX

AMLI TREE HOUSE: COMMUNITY BENEFITS

Addison's Strategic Vision Plan

Site plan complies with Addison's Strategic Vision Plan:

- Strengthen the area as a distinctive Addison destination
- Incorporate character, residential buffering and social amenities that respect surrounding neighborhoods
- Include useable public green space
- Mix of uses including residential, retail, office and more



Midway Road Special Area Study

3-Acre Park Dedication / Redding Trail Extension

AMLI is complying with all Midway Road special area study design principles while providing the following:

- Large multi-use trail network and open space with lush landscaping
- 3-acre park dedication to Town of Addison and Redding Trail extension
- Minimum 100-foot buffer for residential transition zone
- **Redding Trail Dog Park $100K donation** to the park including shade coverings, water fountains, dog safe fencing, seating, and potential turf. 10 dedicated parking spaces
- **Addison Arbor Foundation Public Art Donation - $150K**
- **Donation to Addison Timbers and Towne Lake HOA's – Good Neighbor - Fencing**



*Rendering

Additional Housing Stock

- Due to limited housing stock, Addison has one of the highest job to population ratios in the U.S., with 18,000 residents and a daytime population of over 110,000 (**6.2 jobs per resident**). DFW's job per resident is **0.44**. AMLI Tree House will provide critical housing needs for those working in the area.
- **AMLI Tree House's total development cost is $158.8M / $380/SF excluding the 30 for-sale townhomes. Addison's median home values are $455K / $225/SF according to Realtor.com.**

Increasing Town of Addison's Property Taxes

- Current taxable assessed value is $12M. The total estimated **$170M+ development** will increase the property tax by ~$4.1M/yr. **Addison's property taxes will increase more than $1M per year**. This translates to over $25M (4% discount rate) in bonding capacity. This is critical to provide police, fire, and city services and maintain it's AAA credit rating.

Catalyst for Midway Road Redevelopment

- AMLI Tree House will serve as a catalyst for redevelopment along Midway Road. For reference, the current combined assessed values of all properties along Midway Road from Beltway Drive to Proton Drive is $45M while our development including the for-sale townhomes is in excess of $170M. This will preserve, if not improve, the value of adjacent single-family homes.

AMLI TREE HOUSE: COMMUNITY BENEFITS

Mixed-Use Development

- **AMLI Tree House will offer a diverse "best-fit" of housing types:**
  - **For-sale townhomes**
  - **4/5-story flats with structured parking**
  - **3-story tuck under – senior-friendly units**
  - **Live/work units**
  - **For-rent townhomes – "Missing Middle"**
  - **20,000 SF of retail/amenity/office space**
  - **33,000 SF of courtyard space for residents**
  - **Extension of Redding Trail with the 100'+ residential transition zone**
  - **Public art throughout the development**

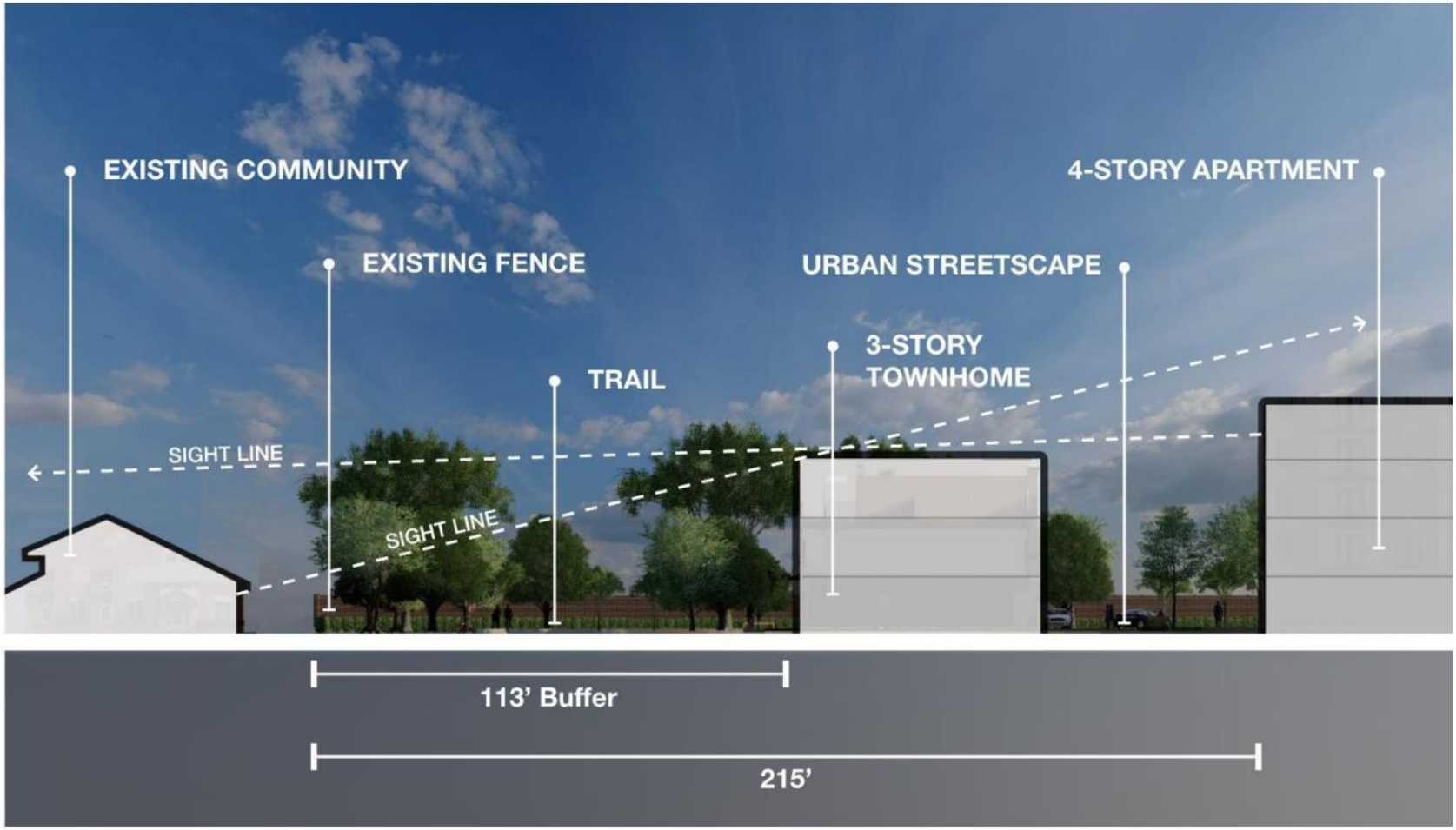




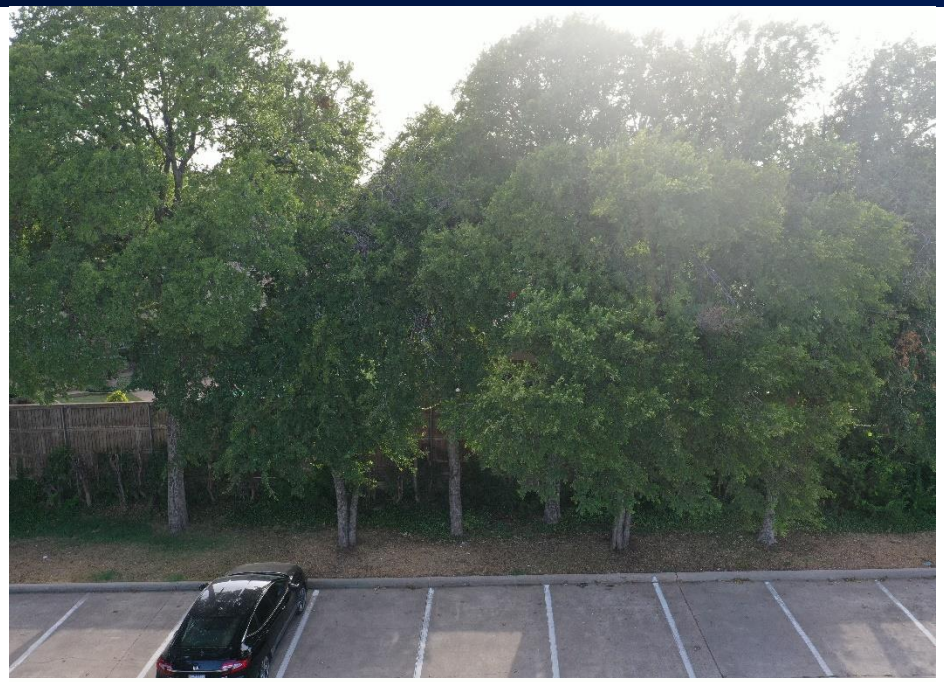


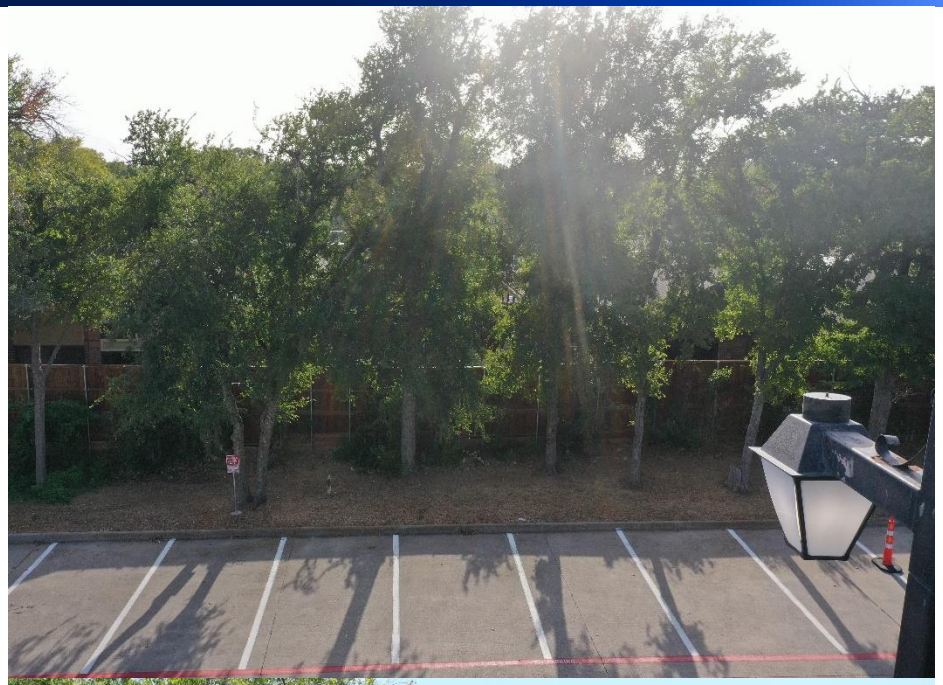
Residential Buffer

- To comply with the Midway Road Special Area Study, AMLI Tree House will have a minimum 100’ buffer to all residential neighbors to the West of the site.
    - Additionally, the site will feature an extensive trail system decorated with park benches, public art, and lush trees carefully selected by local arborists and landscapers.



AMLI TREE HOUSE: PROJECT DETAILS – SIGHT LINE







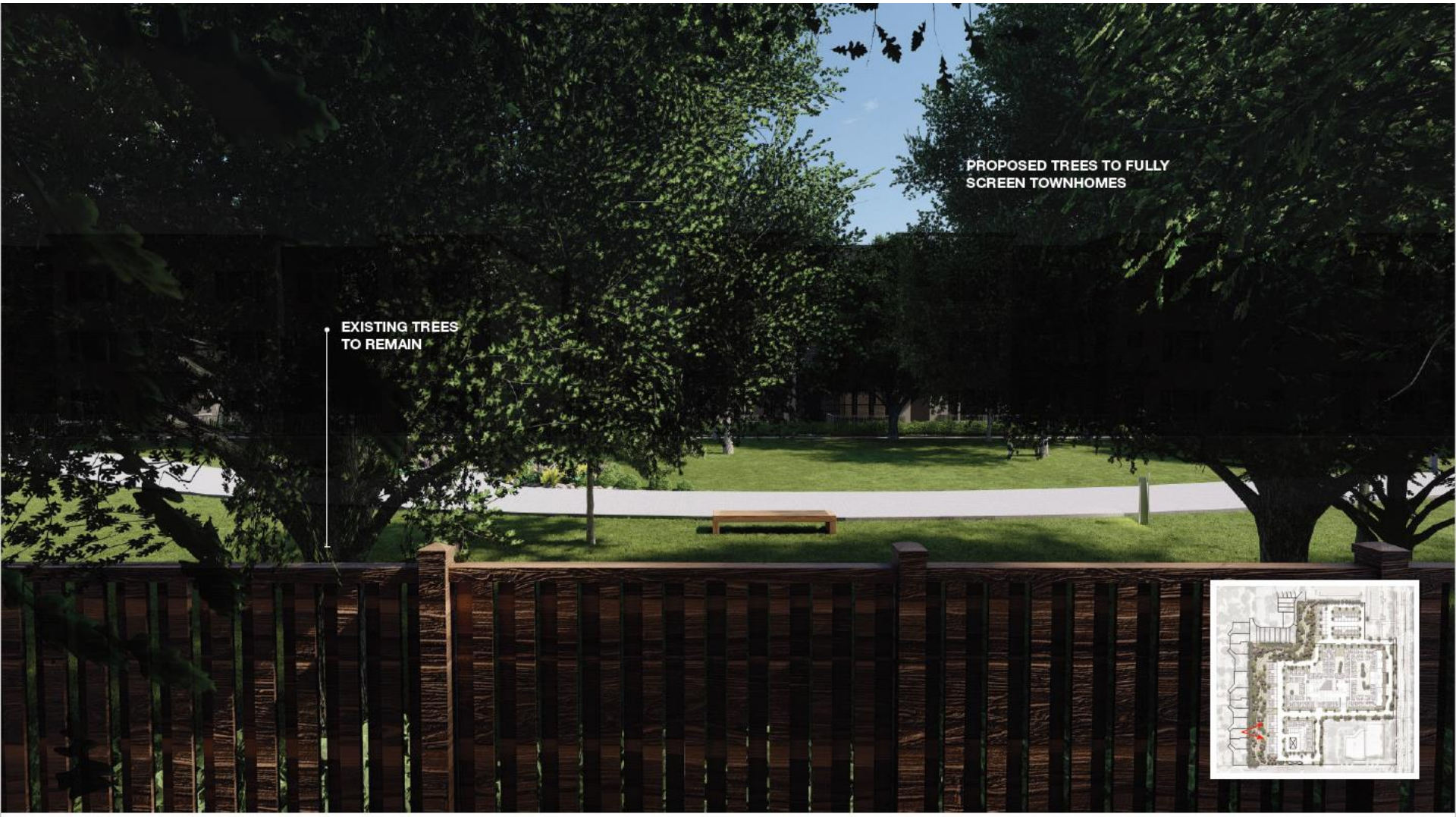


AMLI TREE HOUSE: PROJECT DETAILS – VIEWS



VIEW FROM TOWNHOME 3RD FLOOR WINDOW TOWARDS ADJACENT RESIDENTIAL NEIGHBORHOODS

AMLI TREE HOUSE: PROJECT DETAILS – VIEWS



2ND FLOOR VIEW FROM SINGLE FAMILY HOMES (VIEW HEIGHT: ~15')

AMLI TREE HOUSE: PROJECT DETAILS – PRIORITY FRONTAGE ZONE







Pedestrian Connectivity Plan and Streetscape

- The **priority frontage zone** discussed in the Midway Special Area Study is an essential component of our development. AMLI Tree House will create a safe, pedestrian friendly link between existing restaurants and retail along Midway Road which is undergoing substantial revitalization upgrades in excess of $40M.
- 20,000 SF of retail/amenity space with 14’ floor to floor height that will include leasing, amenities, and retail service space such as co-work, live-work, large fitness facility, private training, and café/coffee bar.
- Our retail, amenities, and residents will complement existing retail along Midway Road.
- Site will be adaptable to future demand uses while elevating the corridor as the prominent gateway to Addison.

AMLI TREE HOUSE: PROJECT DETAILS - CRIME

AMLI Renters Do Not Bring Crime into the Area

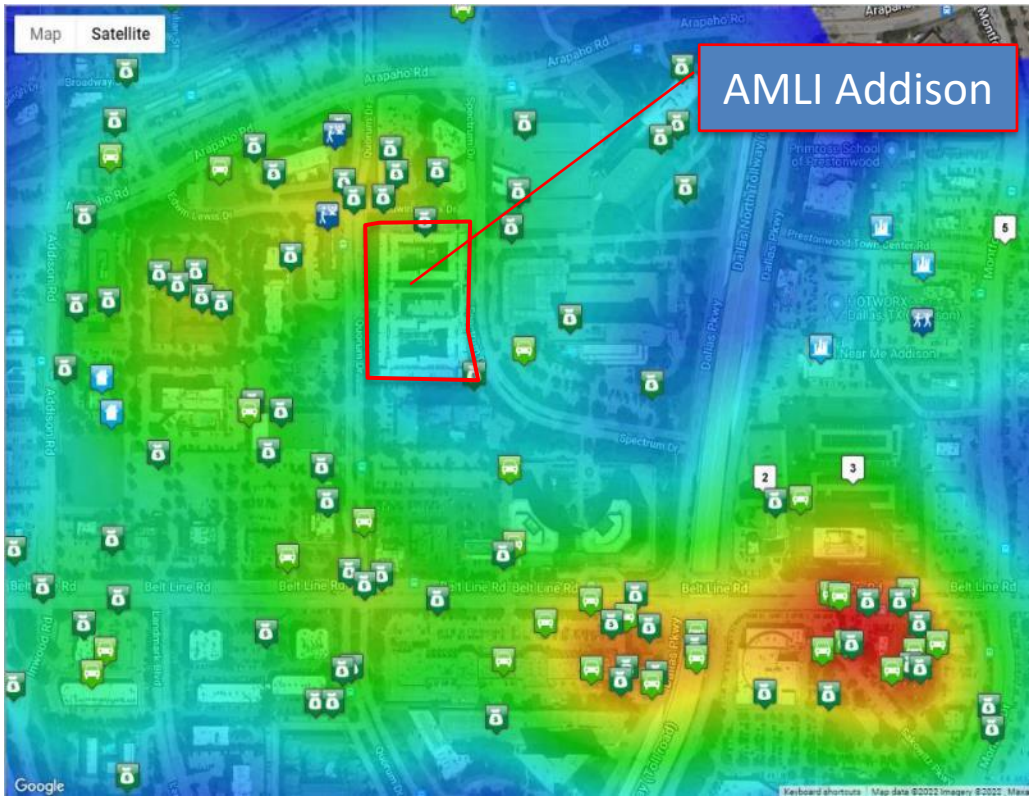
"Relationship between development density and crime shows that high density rental and ownership housing is not necessarily associated with a high crime rate, but socioeconomic status is. High crime rates tend to be associated with a higher poverty rate and unemployment rate, low education attainment, and large household size."

Police Service Calls Origination:

- Addison PD noted that 2 out of every 3 calls for service were generated by commercial areas such as hotels, offices, and restaurants.
  - The remaining 33% of calls had 80% associated with multifamily like the rental to ownership in Addison.
  - AMLI Addison has had **three 911 calls YTD** averaging **0.5 calls/month (2 Car Break-ins, 1 Vandalism)**

AMLI Resident Application:

- All prospective AMLI Residents undergo an intensive background screening consisting of criminal records, credit reporting, eviction history, job history, etc.
  - All applications are done through an independent third party
  - Applicants must earn 3x the monthly rate where other agencies are using 2.5x



***LexisNexis 2022 YTD Crime Heat Map**

AMLI Security Around Community:

- All doors and entry points require key fobs only provided to current residents and staff
- AMLI uses **360-degree security cameras** in every corner
- All garages are equipped with high-speed rollups to prevent people from entering without access

***Source – Town of Addison Housing FAQ, July 7, 2022**

AMLI TREE HOUSE: PROJECT DETAILS - TRAFFIC IMPACT

Multifamily Traffic Impact

According to our Bowman TIA, **Tree House project does not adversely affect traffic** along Midway Road

- "According to the Institute of Traffic Engineers (ITE), multifamily rental housing typically generates a lower volume of trips per unit than less dense housing types" (Town of Addison Housing FAQ, July 7, 2022).
- At 100% occupancy for both office and event center, AMLI Tree House is expected to generate 259 fewer morning peak hour trips, 226 fewer evening peak hour trips, and 1,608 fewer daily trips.
- Current occupancy (62% for the office, and 0% for the event center), the proposed development is expected to generate 45 additional morning peak hour trips, 65 additional evening peak hour trips, and 1,350 additional daily trips.
- Midway Road has been designed to accommodate the existing office use at 100% occupancy. An **additional 1,608 trips** more than our proposed development

No vehicular connectivity to adjacent neighborhoods

AMLI's Entrances

- Both North and South entrances are full non-signaled access points with median openings



AMLI TREE HOUSE: PROJECT DETAILS

2016 Addison Housing Policy:

1. **Where feasible and appropriate, new housing should increase proportion of for-sale ownership**
   - All for-sale product is not economically feasible at current land and construction value and "the Town would likely need to **aggressively subsidize** the development of fee simple ownership housing"(*Addison Housing FAQ*).
   - AMLI will offer 30 for-sale townhomes. Additional for-sale is not economically feasible at current land value.
2. **Proposal should offer a 'best fit' mix of uses and housing choices within the context of the surrounding Addison community**
   - AMLI to offer for-sale townhomes, apartments with expansive courtyards, Redding Trail extension, expansion of dog park, active street retail with outdoor patio areas, and more.
3. **New housing should create or enhance neighborhoods of urban character rather than locate on a stand-alone, nonintegrated property and should continue the high-quality design and walkability that make Addison's neighborhoods distinctive**
   - Enhance the neighborhood walkability by extending the Redding Trail
   - AMLI to provide 3.0-acre park dedicated to Town of Addison
   - Multiple housing options
   - Providing walkable retail and private office spaces along Midway Road
4. **Proposals for independent and/or assisted living may be considered by the Town of Addison**
   - The 3-story building will feature larger units (1,100 SF Average), elevator access, private garage making this senior-friendly.
   - The 4-5 story apartment will also be senior friendly where one can park on their floor and avoid stairs/elevators.
   - **All units are ADA accessible - retrofitted for handicap-use including grab bars, turning radiuses, etc.**
5. **Council encourages developers and staff to pursue projects that represent the highest and best use of each property**
   - AMLI meets the Addison Housing Policy because it is 'exceptional', feasible, appropriate, while being the 'best fit' mix of uses, and housing choices in Addison. This **exceptional** project will continue the high-quality design and walkability that make Addison's existing neighborhoods distinctive.
     - $170M in Tax Assessed Value
     - 3.0-acre park dedication
     - LEED Silver
     - Catalyst for future growth

Addison has historically been a "for-rent" community:

Addison's percentage of rental housing to fee-simple ownership

- **1980: 95.2%**
- **1990: 88.0%**
- **2013: 76.0%**
- **Present: 78.8%**

Addison historically has had a very high percentage of rental housing.

Potential Impacts if Town were to Stop Approving High Density Rental Housing:

1. A **reduction** in market interest in redeveloping declining properties in Addison
   - Poorly positioned properties could continue to decline resulting in **deferred maintenance**, **lower rents**, **attracting less desirable land uses**, and **vacancy**.
2. Declining commercial business properties can have a **detrimental effect on appearance and reputation** of a commercial corridor.
   - Impacts can spill over to adjacent property owners including **crime, homelessness, and declining property values** and influences relocation decisions which is very difficult for cities to reverse.
3. Foregoing approval of high-density rental housing would likely result in **less opportunity for new ownership housing**, as compact ownership housing options that perform best in a redevelopment environment, **frequently co-locate with multifamily housing**.
   - Co-location occurs to subsidize the construction of the ownership housing and because that form of ownership housing performs best in a walkable mixed-use environment, of which multifamily rental housing is frequently an anchor component.

***Per Town of Addison's Housing FAQ released July 7, 2022**

AMLI TREE HOUSE: PROJECT DETAILS – PREVIOUS SITE PLAN



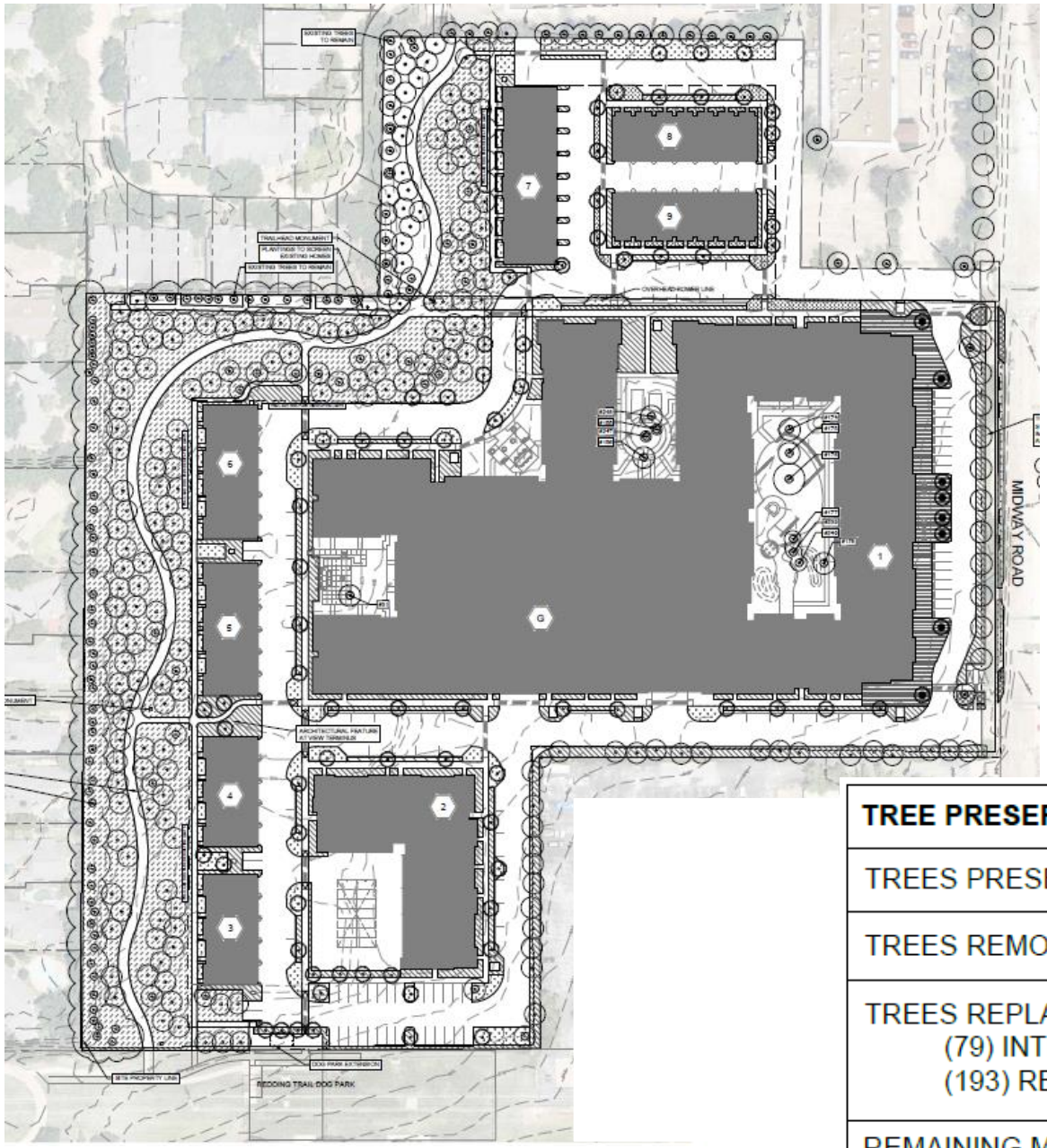
Previously Proposed Site Plan:

- 5-Story Apartment with 475 Units
- 34 For-Rent Townhomes
- 100’ Trail Buffer
- No For-Sale Townhomes
- **509 For-Rent Units**

Proposed Site Plan:

- 4/5-Story Apartment 375 Units
- 3-Story Tuck Under 34 Units
- 30 For-Sale Townhomes
- 14 For-Rent Townhomes
- 100+’ Buffer
- **419 For-Rent Units**

AMLI TREE HOUSE: PROJECT DETAILS - TREE MITIGATION



Tree Preservation and Mitigation:

- AMLI has worked alongside town park's department, landscape architects, and local arborists to identify best suited trees for transplanting or need to be removed.
  - With their input, AMLI can preserve over 2,000" caliber inches of trees while planting more than 2,100" caliber inches at a minimum of 4" caliber inches.
    - The trees identified will be shade trees, evergreens, and ornamental trees

TREE PRESERVATION SUMMARY	
TREES PRESERVED	*2,065"*
TREES REMOVED	**2,169"**
TREES REPLACED (@ 8" CAL IN. PER TREE) (79) INTERNAL STREET TREE (193) REPLACEMENT TREE	**2,169"** (632") (1544")
REMAINING MITIGATION	0

AMLI Apartments vs. For-Sale Townhomes

- Townhome project of ~15 Townhomes per acre would yield **160 townhomes** with a total estimated value of ~$80M at $500,000 per townhome.
  - For-sale townhome would include no retail space. This was essential to Midway Road Special Area Study to include a mix of product types and active retail along the Priority Frontage Zone.
- AMLI's proposed development is estimated at over $170M while providing a mix of uses including the funding of the Redding Trail extension, 20,000 SF of Retail / Live/Work units
- **Addison Grove's developers have constructed 44 townhomes out of 178 in four years (during a historically strong housing market), and at that rate, is on track to complete the project 17 years from project initiation.**

Development Type	AMLI	Townhome
Total Acreage	13.7	13.7
Park Dedication	3.0	3.0
Buildable Area	10.7	10.7
Land Cost	$16,000,000	$10,400,000
For Sale Units	30	160
For Rent Units	419	0
Retail / Live/Work SF	20,000	0
Total Estimated Value	$171,300,000	$80,000,000

- Recent Townhome Land Comps in Addison, Farmers Branch, N. Dallas sell between $50-70K, and this site will require major site work including tree mitigation, demolition, grading, asbestos remediation, etc.

AMLI Apartments vs. For-Sale Condos vs. Townhomes

For-sale condo development pricing in Addison cannot support condo development at current sales price per square foot in conjunction with construction and land costs

- AMLI's development cost is $380/SF not including profit, commissions, legal costs for liability, and for condo developer's, the condos would need to sell for over $450,000 / $450/SF.
- Addison's average home sale price per SF is $225 (*Realtor.com*)

Even luxury condo developers are struggling to sell their units

- Blue Ciel, a prominent project in Uptown is on pace to sell all 158 units in seven years

Addison Grove's townhomes, even with Town of Addison subsidies, have only constructed 44 townhomes in four years (during a historically strong housing market), and at that rate, is on track to complete the project 17 years from project initiation.



Veterans: How much home can you afford? | What can you buy? (It's easy to find out)

Pending

$520,000 Est. $3,834/mo

4 bed 4 bath 2,706 sqft 2,047 sqft lot

3904 Amberwood Dr, Addison, TX 75001



Townhome — Property Type
24 Days — Time on realtor.com
$375/mo — HOA Fees
$192 — Price per sqft
2 cars — Garage
2010 — Year Built

Commute Time: Add a commute



Veterans: How much home can you afford? | What can you buy? (It's easy to find out)

Contingent

$449,000 Est. $3,369/mo

2 bed 3 bath 1,778 sqft

15755 Spectrum Dr Unit 91, Addison, TX 75001

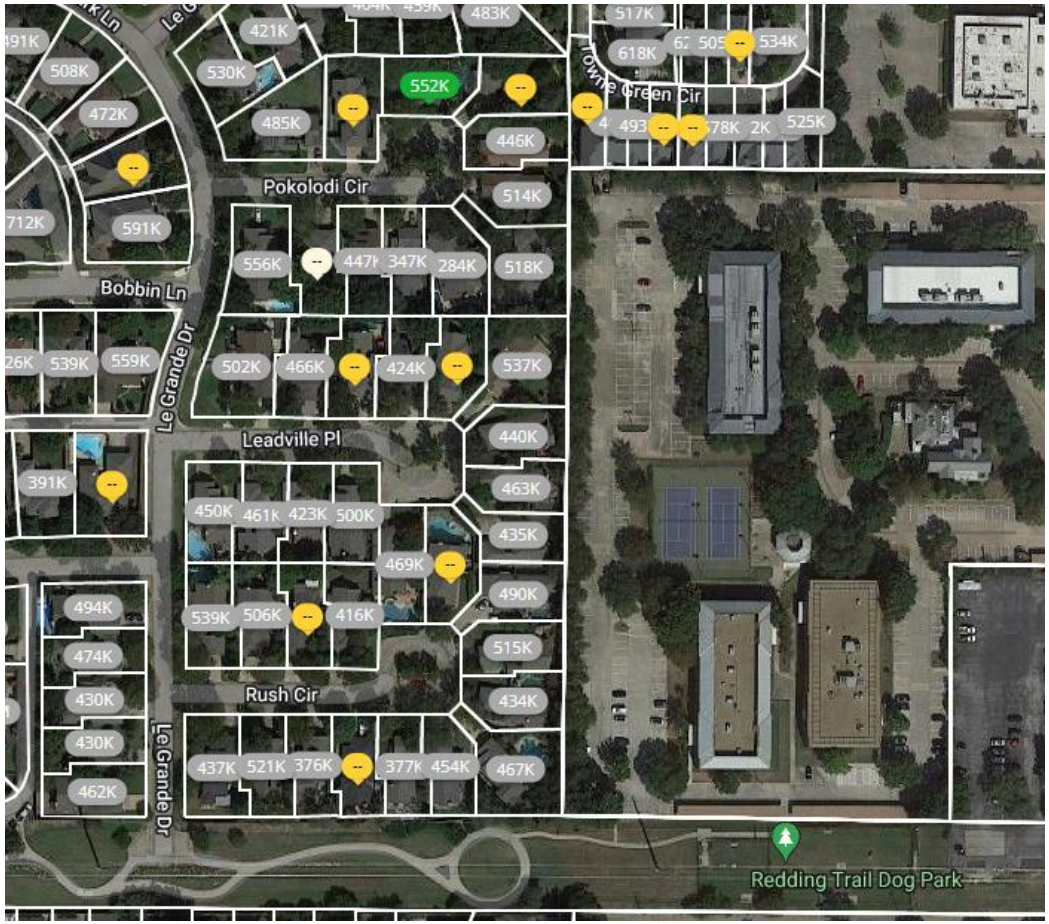


Condo — Property Type
9 Days — Time on realtor.com
$340/mo — HOA Fees
$253 — Price per sqft
2 cars — Garage
2005 — Year Built

Commute Time: Add a commute

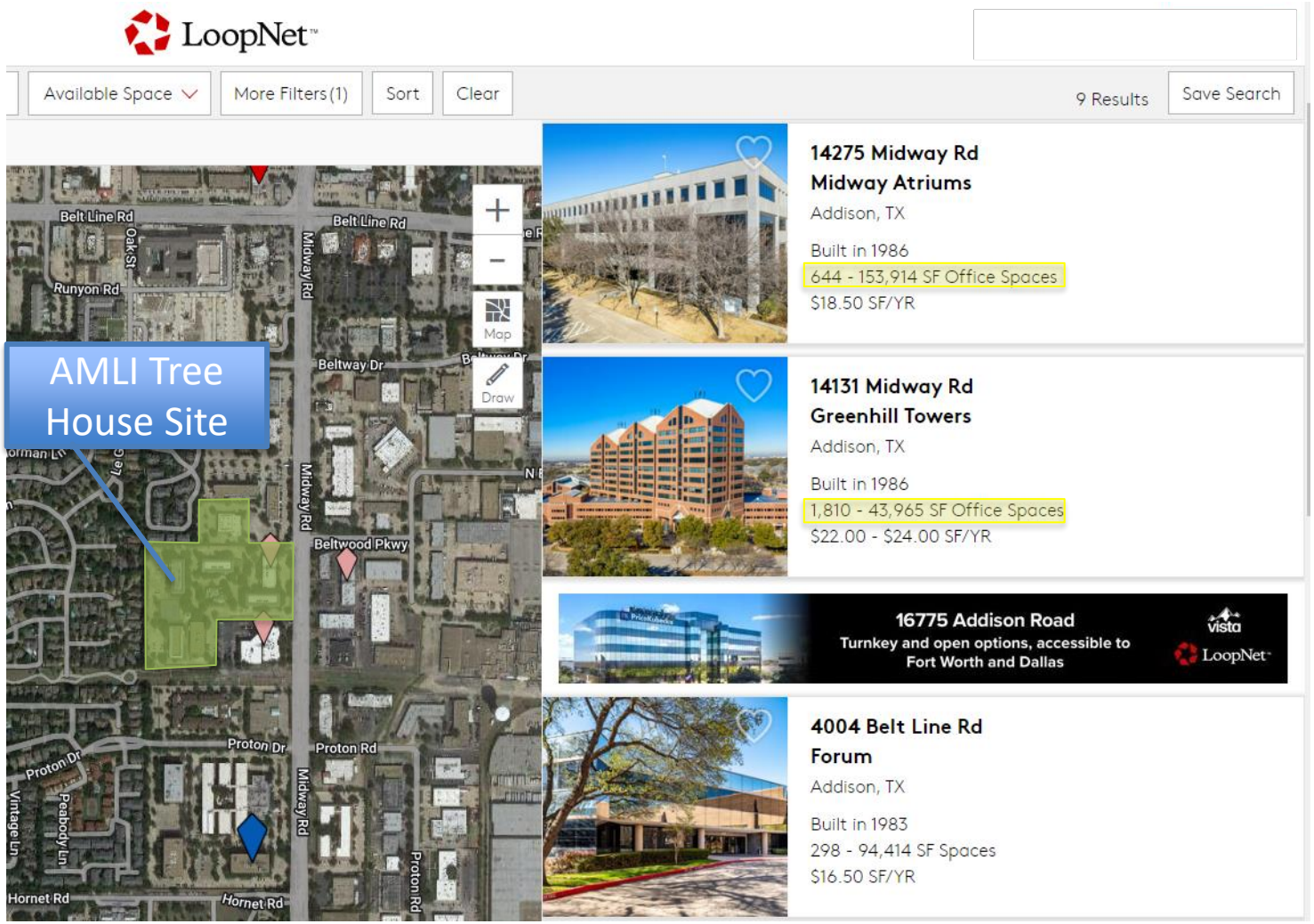
AMLI Apartment Rent vs. Mortgage Payment

- Average Home Size ~ 1,850 SF @ $275/SF ~ $500,000
  - Financing $400,000 at 5.50% for 30 years
    - Principal, Interest ~ $2,300/Month
  - Projected Average Rent at AMLI Tree House ~ $2,400 with average qualifying income +$85,000



Office Relocation

- All office tenants have a 120-day lease termination to allow for redevelopment
- 112,000 SF of occupied office (62% occupied)
  - Within 0.5 miles of the existing site, there is over 205,000SF of vacant office



Construction Hours:

Addison's current construction hours allow for construction from 7AM-10PM. In being adjacent to neighborhoods, AMLI will abide with the following schedule and will need to receive Town of Addison approval for variances such as early morning concrete pours while it is cooler:

Construction Activities:

- Monday-Friday: 7:00 AM-7:00PM
- Saturday: 9:00AM-5:00PM
- Sunday's & Holidays: No construction permitted
- No excavation before 8:00AM Monday-Friday
  - No excavation is permitted from 12:00PM Friday – 8:00AM Monday
- When construction transitions from exterior to interior work, project can default to Addison's base construction hours of 7:00AM-10:00PM

AMLI will provide quarterly updates on construction to adjacent HOA's with our Senior Project Manager.

For-Sale Quality Living Areas

- 9’ Standard Ceilings and Select Units with 11’ Ceilings
- Plank Flooring in Entries, Kitchens, Living Rooms and Dining Rooms
- Elegant Patio Doors/Windows with Transom Above & 5-Panel Interior Doors
- 2” Faux Wood Blinds on all Windows
- High Speed Internet (Fiber-Ready for GigaPower with CAT6)
- Programmable Thermostats & USB Charging Stations
- Private Walk-Up street level units
- Latch Keyless entry system
- Wine Fridges in select units
- Slab Granite Countertops
- Stainless Steel Energy Star® Appliances
- Designer Light Fixtures with Pendants over Island


AMLI Branch Park – Austin, TX


AMLI Addison - Addison, TX


AMLI Marina Del Rey – Marina Del Rey, CA

For-Sale Quality Bath & Closets

- Granite slab countertop with undermount sink
- Euro-style cabinetry with premium hardware and are soft-closing
- Full-height tile surround at bathtub and shower areas
- Modern water-saving plumbing fixtures
- Spacious walk-in closets with wood shelving and stained rods
- Dual vanities in select units


AMLI Addison – Addison, TX


AMLI Addison - Addison, TX

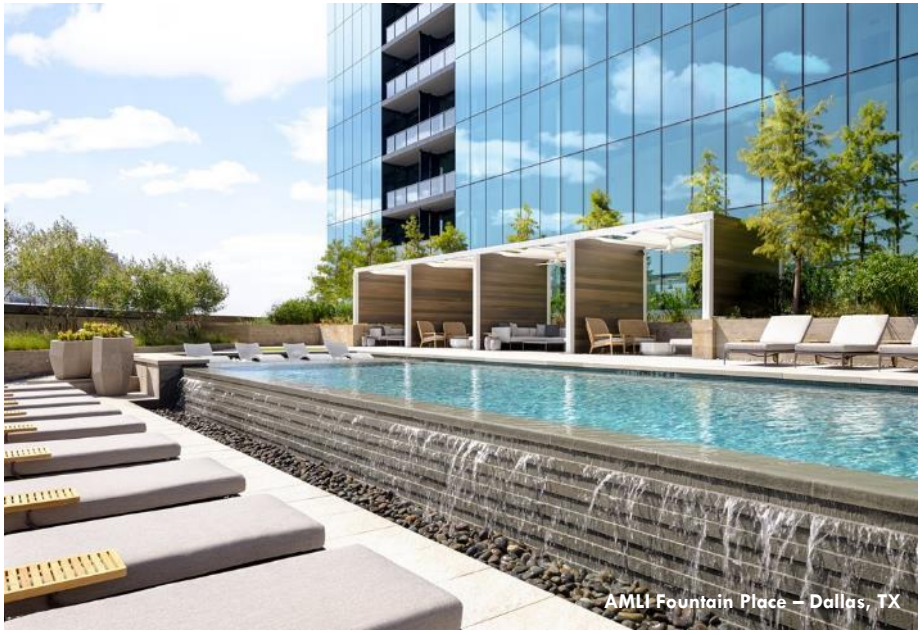

AMLI Fountain Place – Dallas, TX

Luxury Resident Amenity Areas

- Designed to achieve LEED Silver
- Breatheasy® Smoke-Free Community (inside-and-out)
- Fitwell certified
- Landscaped Courtyards with features like Swimming Pools, Private Cabanas & Outdoor Grill Areas
- 24/7 Fitness Center & Co-Working Space with Conference Room
- Bike Storage & Maker Space to Gather & Create (craft, paint, woodwork)
- Pet Spa with Dog Grooming Area
- Private Resident Parking in Gated Garage
- Maker Space for residents to mingle and get creative


AMLI Addison – Addison, TX


AMLI Addison - Addison, TX


AMLI Fountain Place – Dallas, TX

AMLI TREE HOUSE: PROJECT DETAILS – DOVIE'S





Dovie's Restaurant (closed)

14671 Midway Rd
Addison TX 75001

Dovie's restaurant and bar opened in 1980 in the home that was once owned by World War II hero, Audie Murphy. Murphy purchased the estate in the 1950s after marrying Pamela Archer. He and his family never did settle in Addison TX. They settled in California.





AMLI TREE HOUSE: PROJECT DETAILS – BEE'S







Beehives located on top of our AMLI West Plano

- AMLI partnered with The Best Bees Company to help pollinate the surrounding environment

BEST BEES

AMLI WEST PLANO

Tax Assessed Values between Beltway Dr. to Proton Dr.

- Tax Assessed Values Beltway Dr. to Proton Dr. in Addison – $32.1M **~$32M**
- The proposed **$170M+ development** will increase the property tax by ~$4.1M/yr. **Addison's property taxes will increase more than $1M per year**.

~$32M

$942,980

$7,784,280

$1,850,000

$10,068,800

$3,152,910

$3,427,060

$4,800,000



AMLI TREE HOUSE: APPENDIX – RENT TO OWN ADDISON

The current mix of Addison housing types and ownership characteristics is depicted below:

Ownership Housing	Existing Dwelling Units
Large Lot Single-Family	119
Small Lot Single-Family	1,268
Duplexes	84
Townhomes	342
Condo (Townhomes)	266
Condo (Stacked Flats)	341
TOTAL	**2,420**

Rental Housing	Existing Dwelling Units
Multifamily Rental	9,012
TOTAL	**9,012**
% Ownership Housing	**21.2%**
% Rental Housing	**78.8%**
TOTAL DWELLING UNITS	**11,432**

***Per Town of Addison's Housing FAQ released July 7, 2022**

4/5-Story Wrap Exterior Elevations



02 BLDG #1 - SOUTH ELEVATION



01 BLDG #1 - EAST ELEVATION (MIDWAY RD.)



03 BLDG #1 - SOUTH ELEVATION

East: 90% Glazing and Brick / 10% Fiber Cement Panel

South: 92% Glazing and Brick / 8% Fiber Cement Panel

4/5-Story Wrap Exterior Elevations



03 BLDG #1 - NORTH ELEVATION



02 BLDG #1 - NORTH ELEVATION



01 BLDG #1 - WEST ELEVATION

North: 91% Glazing and Brick / 9% Fiber Cement Panel

West: 92% Glazing and Brick / 8% Fiber Cement Panel

3-Story Tuck Under Exterior Elevations



04 BLDG #2 - NORTH ELEVATION (FRONT)



03 BLDG #2 - SOUTH ELEVATION



02 BLDG #2 - EAST ELEVATION



01 BLDG #2 - WEST ELEVATION

North: 92% Glazing and Brick / 8% Fiber Cement Panel

South: 91% Glazing and Brick / 9% Fiber Cement Panel

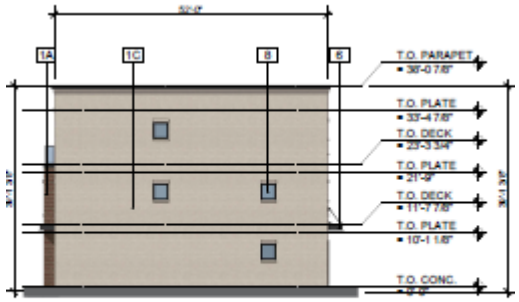
East: 91% Glazing and Brick / 9% Fiber Cement Panel

West: 92% Glazing and Brick / 8% Fiber Cement Panel

Town Home Exterior Elevations



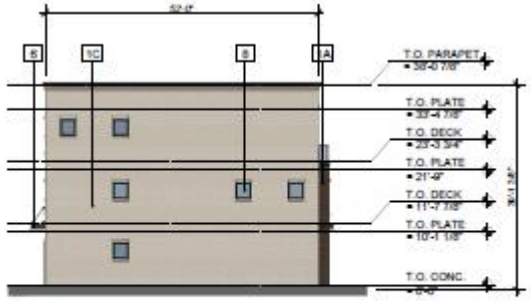
08 BLDG #5&6 - EAST ELEVATION



04 BLDG #3-6 - NORTH ELEVATION



06 BLDG #5&6 - WEST ELEVATION



03 BLDG #3-7 - SOUTH ELEVATION

Side: 97% Glazing and Brick / 3% Fiber Cement Panel

Front: 75% Glazing and Brick / 25% Fiber Cement Panel

Rear: 94% Glazing and Brick / 6% Fiber Cement Panel

AMLI TREE HOUSE: PROJECT DETAILS - TRAFFIC IMPACT

Table 2. Existing vs. Proposed Trip Generation Comparison

Development	Land Use	Size	Units	AM Peak Hour			PM Peak Hour			Average Weekday		
				In	Out	Total	In	Out	Total	In	Out	Total
Existing Development[1]												
General Office Building	710	182,320	D.U.	247	34	281	46	227	273	988	988	1,976
High Turnover Restaurant	932	20,580	S.F.	108	89	197	113	73	186	1,103	1,103	2,206
Strip Retail Plaza	822	11,500	S.F.	19	13	32	43	43	86	357	358	715
TOTAL, EXISTING DEVELOPMENT				**374**	**136**	**510**	**202**	**343**	**545**	**2,448**	**2,449**	**4,897**
Proposed Development[2]												
Single-Family Attached Housing	210	44	D.U.	5	12	17	12	10	22	142	143	285
Multifamily Housing (Low-Rise)	220	34	D.U.	8	25	33	22	13	35	146	147	293
Multifamily Housing (Mid-Rise)	221	371	D.U.	35	117	152	88	57	145	862	861	1,723
Small Office Building	712	3,500	S.F.	5	1	6	3	5	8	25	25	50
Variety Store	814	3,500	S.F.	6	5	11	12	11	23	112	111	223
Strip Retail Plaza (Existing)	822	11,500	S.F.	19	13	32	43	43	86	357	358	715
TOTAL, EXISTING DEVELOPMENT				**78**	**173**	**251**	**180**	**139**	**319**	**1,644**	**1,645**	**3,289**
NET CHANGE IN TRIPS				**-296**	**+37**	**-259**	**-22**	**-204**	**-226**	**-804**	**-804**	**-1,608**

(1) Existing site trip generation information extracted from "Tree House Multifamily, Addison, TX - Trip Generation Memorandum" prepared on May 18, 2022.

(2) Based on the Institute of Transportation Engineers Trip Generation Manual, 11th Edition.

AMLI PROJECT DETAILS – AMLI REVIEWS



AMLI RESIDENTIAL

AMLI Residential

Overview | 212 Reviews | 58 Jobs | 294 Salaries | 34 Interviews | 29 Benefits | 84 Photos

AMLI Residential Reviews

Updated Jul 3, 20

Search job titles | Find Reviews

Clear All | Full-time, Part-time | English | Filter

Found 209 of over 212 reviews | Sort: Popular

4.5 ★★★★½

90% Recommend to a Friend

99% Approve of CEO



Greg Mutz
156 Ratings

Aslan P
3 reviews

★★★★★ 2 months ago

Audrey at AMLI Addison is the most accommodating & welcoming person! The apartments are beautiful, updated, safe, and in a fantastic location. After touring numerous complexes, none even came close to AMLI Addison. Audrey is responsive, eager to serve, and willing to make the moving process as easy as possible !!! She is the absolute BEST. We love this place & so does our dog!

1

ApartmentRatings | Search Apartm

Overview | Pricing | Reviews | Amenities | Leasing



AMLI Addison

15250 Quorum Drive, Addison, TX 75001

★★★★½ (24 Reviews)

$1,836 – $3,808/mo

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

This letter serves to confirm our support of AMLI Tree House for this exceptional redevelopment and their rezoning application for a new Class A, mixed-use, rental multifamily, and for-sale townhomes along Midway Road.

STREAM

Sincerely,

Name:

Title: Managing Director and Partner

Company: Stream Realty Partners-DFW, L.P.

Date: 7/18/2022

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VanTrust®

Sincerely,

Name: Chris McCluskey

Title: V.P. Development

Company: VanTrust Real Estate

Date: 7/20/22

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Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

This letter serves to confirm our support of AMLI Tree House for this exceptional redevelopment and their rezoning application for a new Class A, mixed-use, rental multifamily, and for-sale townhomes along Midway Road.

GREENWAY INVESTMENT COMPANY

Sincerely,

Greenway Arapaho Addison, LP

Name: Ryan Petty

Title: Representative

Company:

Date: 7/22/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Jakes BURGERS & BEER Old Fashioned Since 1985

99 FLOYD'S BARBERSHOP FOR MEN & WOMEN

Sincerely,

Name: Courtney Lindsey

Title: President

Company: Mod Concepts Group

Date: 8.3.2022

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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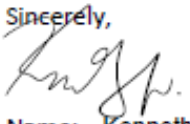
Sincerely,



Name: Kenneth M. Good, Jr.

Title: Manager

Company: Midway Office Park, L.L.C.

Date: 7-18-22



Office Owner –
Property immediately South

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

This letter serves to confirm our support of AMLI Tree House for this exceptional redevelopment and their rezoning application for a new Class A, mixed-use, rental multifamily, and for-sale townhomes along Midway Road.

Raising Cane's Chicken Fingers

Sincerely,

Name: Alan Schulz

Title: General Manager

Company: Raising Canes Belt Line

Date: 8-3-22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Midway Center - Office Across Midway Road

Sincerely,

Name: Jon Piot for Midway Asset Partners

Title: member

Company: 14400 midway llc

Date: 7/14/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Chuy's MEXICAN FOOD

Sincerely,

Name:

Title: GM

Company: Chuy's

Date: 7/6/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Sincerely,

Name: Jonathan Peck

Title: President

Company: Nates Seafood

Date: 7/14/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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EAGLE GUN RANGE INC.

LIVE FREE

Sincerely,

David L. Prince, Pres

Name: DAVID L. PRINCE

Title: PRES

Company: EAGLE GUN RANGE, INC

Date: 7/19/2022

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Sincerely,

Name: Young Kwan Park

Title: President

Company: Osaka Sushi and Grill

Date: 07-14-2022

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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PALMAS BRASIL

Sincerely,

Name: Victoria Delgadillo

Title: Owner

Company: Palmas Brasil LLC.

Date: 03/14/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Staples

Sincerely,

Name: Catherine Hicks

Title: General manager

Company: Staples

Date: 7/6/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Sincerely,

Name: Chris Papageorge

Title: President

Company: Kissle L.L.C.

Date: 7-7-2022

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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ANDIAMO
ITALIAN GRILL

Sincerely,

Name: Oendaio Villegas.

Title: Owner

Company: Pascual Ventures LLC. Andiamo Italian Grill

Date: 07/06/2022.

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

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Cantina LAREDO.
modern mexican

Sincerely,
PATRICK CAMPBELL
Name:
Title: GENERAL MANAGER
Company: CANTINA LAREDO
Date: 07-13-2022

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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Sincerely,

BEST THAI Signature RESTAURANT

Name: Sudavat Dangwichit

Title:

Company: Best thai signature

Date: 7/12/2022

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

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Sincerely,

Name:

Title: Owner

Company: Sigree Indian Restrent

Date: 07/7/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

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La Fisheria
SEAFOOD KITCHEN

Sincerely,

Name: 

Title:

Company: La Fisheria

Date: 7-6-22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

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WHICH WICH® SUPERIOR SANDWICHES

Sincerely,

Name: Mara Sanford

Title: Manager

Company: Whichwich

Date: 7/6/2022

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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GENGHIS GRILL®
BUILD YOUR OWN STIR FRY

Sincerely,

Name: Axel Sandoval

Title:

Company: Genghis Grill

Date: 7/6/22

Axel Sandoval

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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THE BACK 9

Sincerely,

Name: Sean Harrington

Title: Owner

Company: The Back 9

Date: 7/7/22

AMLI TREE HOUSE: PROJECT SUPPORT LETTER

To: Town of Addison

Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for-sale townhomes, and 3.0-acre hike/bike trail dedication will greatly benefit the Town of Addison. AMLI Tree House is a critical redevelopment in the Sam's Club Special Area Study. Addison needs more quality housing options for professionals working in the area to support local retailers and commercial employment. We also know that AMLI's residents will support the local businesses by frequently dining and shopping at nearby restaurants and retail stores.

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ZOLI'S

Sincerely,

Name: Jeff Fryman

Title: GM

Company: Zoli's

Date: 7/6/22

Council Meeting **14.**

Meeting Date: 08/09/2022

Department: Development Services

AGENDA CAPTION:

Present, Discuss, and Consider Action on a **Resolution Approving a Memorandum of Understanding (MOU) Between the Town of Addison and AMLI Residential Adopting General Development Terms for the AMLI Treehouse Project Providing for Negotiation of Definitive Agreements that Will Set Forth the Specific Obligations of the Parties with Regard to the Project; Authorizing the City Manager to Execute the MOU**

BACKGROUND:

In the review of Zoning Case 1851-Z (AMLI Midway), both Town staff and the applicant have acknowledged the need to establish more restrictive performance standards above and beyond what may typically be established through the zoning process.

Following the Planning and Zoning Commission meeting where this application was considered, the applicant continued to engage community members and Town staff on this project. Based on feedback received from the community, the applicant and Town staff began negotiating a Memorandum of Understanding (MOU) that would define key performance standards for the execution of this project if the rezoning request were to be approved.

Key components of this MOU include:

- Performance standards for initial finish out, use, and leasing of the two ground floor tenant spaces in the multifamily wrap building.
- Performance standards for improvement and dedication of the proposed public open space and trail improvements, and the allocation of an additional $100,000 to fund enhancements to the dog park, and the option to dedicate additional land in the future for dog park expansion.
- Performance standards for the development of the fee simple townhomes that enhance the Town's capacity to ensure that those dwelling units are completed in a timely manner.
- More restrictive construction work hours that limit work during the evening and on weekends
- Defining material facade construction standards in the MOU to ensure building facades achieve the Town's previous masonry standards for mixed-use development.

- Acknowledgement and support of ongoing discussions with adjacent neighborhoods to finance perimeter fence improvements.
- Commitment to achieve at a minimum, LEED Silver certification for the multifamily rental component of the project.
- The donation of $150,000 to the Addison Arbor Foundation to support the installation of public art within the dedicated public open space.
- The provision of 10 additional electric vehicle charging stations, in addition to the 20 stations that were previously committed to.

If this MOU is approved, the applicant and staff would begin drafting more detailed, definitive agreements to be considered and acted on by the City Council prior to site development work commencing for this project.

RECOMMENDATION:

Administration recommends approval.

Attachments

Presentation - AMLI Treehouse MOU

Resolution - AMLI Treehouse MOU

AMLI Treehouse Memorandum of Understanding (MOU)

AMLI Treehouse MOU



Proposed Site Plan

PURPOSE:

- Establish more restrictive performance standards than what would typically be accomplished via the zoning process

GOALS:

- Achieve a true mix of uses and housing types within the project

- Execute the development phasing plan in a timely manner

- Define developer obligations to enhance the site and Town obligations for future ownership and maintenance of conveyed public open space

- Achieve enhanced sustainability features within the development

AMLI Treehouse MOU

COMPONENTS:

- Marketing, Activation, and Required Occupancy of ground floor retail spaces

- Open Space dedication and enhancement, $100K contribution to additional dog park enhancements

- Town options if developer fails to develop fee simple townhomes, developer intent to restrict townhomes

- Reduced construction work hours (hours permitted by right = 7 am – 10 pm, daily)

- Exterior façade building material requirements

- $150K donation for public art

- Tree transplanting, LEED certification, EV stations

- Acknowledgement of ongoing developer efforts to finance perimeter fence improvements



TRAIL VIEW NORTH FROM DOG PARK

AMLI Treehouse MOU

RECOMMENDATION:

Staff recommends **approval**, pending action on Case 1851-Z.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF ADDISON AND AMLI RESIDENTIAL PARTNERS, LLC, ADOPTING GENERAL DEVELOPMENT TERMS FOR THE AMLI TREEHOUSE DEVELOPMENT PROJECT; PROVIDING FOR NEGOTATION OF A DEVELOPMENT AGREEMENT THAT WILL SET FORTH THE SPECIFIC OBLIGATIONS OF THE PARTIES WITH REGARD TO THE PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE FOREGOING MEMORANDUM OF UNDERSTANDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, AMLI Residential Partners, LLC ("AMLI") has submitted an application for the rezoning of certain real property consisting of approximately 13.78 acres of land generally located in the 14000 block of Midway Road ("Case 1851-Z") in the Town of Addison (the "Town") which AMLI intends to acquire and develop as a mixed-use project (the "Project"); and

WHEREAS, subject to final approval of Case 1851-Z, AMLI and the Town intend to establish specific development terms and conditions for the construction, completion, and ongoing operation of the Project; and

WHEREAS, the City Council therefore desires to authorize execution of a Memorandum of Understanding between the Town and AMLI (the "MOU") establishing specific development terms and authorizing the City Manager to enter into negotiations with AMLI to finalize the development agreements necessary for the Project.

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

SECTION 1. The City Council hereby approves the MOU between the Town and AMLI for the AMLI Treehouse Development Project, a copy of which is attached to this Resolution as **Exhibit A**. The City Manager is hereby authorized to execute the MOU.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***9TH*** day of ***AUGUST 2022*.**

TOWN OF ADDISON, TEXAS

_____

Joe Chow, Mayor

ATTEST:

_____

Irma Parker, City Secretary

Exhibit A

MEMORANDUM OF UNDERSTANDING
BETWEEN THE TOWN OF ADDISON AND AMLI RESIDENTIAL
FOR THE AMLI TREEHOUSE PROJECT

This Memorandum of Understanding ("MOU") is effective as of July __, 2022 (the "Effective Date") between the Town of Addison, Texas ("City"), and AMLI RESIDENTIAL PARTNERS, LLC, a Delaware limited liability company ("AMLI") (each a "party" and collectively the "parties"), acting by and through their authorized representatives.

RECITALS

WHEREAS, AMLI has submitted an application under Case No. 1851-Z for the rezoning of certain real property consisting of approximately 13.78 acres of land as more particularly described and depicted in the Conceptual Site Plan attached as **Exhibit A** to this MOU (the "Property"), which AMLI intends to acquire and develop as a mixed-use project, as more particularly described below (the "Project"); and

WHEREAS, the purpose of this MOU is to set forth the general understanding of the parties with regard to the Project and the terms and conditions of the Definitive Agreement that will ultimately govern the development of the Project.

NOW, THEREFORE, in consideration of the expressions of intent and representations set forth herein, the parties agree as follows:

1. The Project. The Project will be a mixed-use development to be developed in general conformance with the **Exhibit A** (the "Conceptual Site Plan") and ultimately in accordance with a final Site Plan approved by the City during the civil engineering plan review process (the "Site Plan"). The Project is anticipated to include (i) a mixed-use multifamily and retail complex with leasing plaza and ground-floor retail facing Midway Road (referred to on the Conceptual Site Plan and herein as "Building 1"), (ii) one three-story apartment building with tuck-under garages; (iii) fourteen three-story townhome rental dwelling units, and (iv) thirty townhome lots to be developed for sale as individual three-story townhome units (referred to on the Conceptual Site Plan and herein as "Fee Simple Townhomes"), subject in each case to adjustment per the Site Plan.

2. Retail Spaces. As noted above and as set forth on the Conceptual Site Plan, the Project includes retail space within Building 1. Approximately 7,000 square feet of retail space will be located on the ground floor of Building 1, along the northern and southern ends of Building 1 facing Midway Road, with approximately 3,500 square feet of retail space along the northern end of Building 1 (the "North Retail Space") and approximately 3,500 square feet along the southern end of Building 1 (the "South Retail Space"). To promote occupancy of these retail spaces, AMLI will employ a retail leasing and activation consultant to market the property and will construct all retail spaces to "white box" condition with all mechanical/electrical/plumbing, 14' floor to floor height, and a minimum 10' storefront height. The North Retail Space will be managed by AMLI as retail, office/coworking or meeting space acceptable for lease to the general public. The South Retail Space will be designed for a coffee shop, café, or similar operation, with a 50-gallon grease trap and a patio area developed for outdoor use; however, if the South Retail Space is not being operated for the intended use within eighteen (18) months after issuance of the final certificate of occupancy for Building 1, the South Retail Space may be used for retail, office/coworking or meeting space to be operated by AMLI in substantially the same manner as the North Retail Space. The formal process for permitting said conversion shall be defined in the Definitive Agreement.

Exhibit A

3. Trail Extension and Dog Park. Upon issuance of the final certificate of occupancy for Building 1, AMLI will dedicate approximately three (3) acres of public open space to the City for a trail extension and dog park enhancement (collectively, the "Park Space"), as shown on the Site Plan, and upon the City's acceptance of such dedication, AMLI will also provide ten (10) public parking spaces to be used in connection with the Park Space. Pursuant to the terms of an agreement between AMLI and the City (the "Dedication Agreement"), the City shall have the right to approve the civil and landscape plans for the Park Space, AMLI will perform the trail extension improvements (including benches, lighting, hardscape, and landscaping as designated on the Site Plan) as part of its development of the Project, and in addition, AMLI will contribute up to $100,000.00 for improvements to the dog park, which funds may be used for turf, fencing, and/or shade structures, among other improvements to be mutually agreed upon between AMLI and the City. The dedication of the Park Space will be made by special warranty deed subject to all matters of record and subject to restrictive covenants which impose maintenance obligations on the City with respect to the Park Space and establish reasonable rules and regulation on the use of the Park Space, as well as reserve to AMLI and future owners of the Project such temporary construction easements upon the Park Space as may be necessary for the development of the Lots (collectively, the "Park Covenants"). The Park Covenants will be more specifically defined in the Dedication Agreement and imposed in the dedication deed or other instrument recorded simultaneously therewith. The Dedication Agreement will provide that AMLI will, to the extent assignable, assign to the City any existing warranties on improvements and landscaping constructed and/or installed by AMLI within the Park Space. Each party shall be solely responsible for its own costs in connection with dedication of the Park Space.

4. Fee Simple Townhomes. AMLI will complete the infrastructure and site work for thirty (30) Fee Simple Townhome lots, subject to adjustment per the Site Plan (the "Lots"), simultaneous with the construction of Building 1. The location of the Lots will be in the general conformance with buildings 3 through 7, as depicted on the Conceptual Site Plan. AMLI will engage an unaffiliated third-party developer ("Townhome Developer") to construct the Fee Simple Townhomes on the Lots in conformance with the approved Site Plan, which shall be developed for sale. Prior to issuance of buildings permits for the Lots, AMLI will record against the Lots restrictive covenants mutually agreeable to AMLI and the City (the "Townhome Covenants"). The Townhome Covenants will prohibit the construction of rental units on the Lots and will require the approval of each of AMLI and the City, not to be unreasonably withheld or delayed, of the architectural plans for the Fee Simple Townhomes.

5. City's Right of First Refusal. The Definitive Agreements will contain provisions granting and conveying to City the exclusive and irrevocable rights and options set forth in this section (the "ROFR"). Specifically, if a Townhome Developer has not obtained building permits for construction of the Fee Simple Townhomes within two (2) years after issuance of the final certificate of occupancy for Building 1, the City may, upon approval of the City Council, elect one or more of the following options:

(a) purchase all or a portion of the undeveloped Lots from AMLI at a price of $50,000.00 per Lot and select another developer to construct the Fee Simple Townhomes, subject to the adopted Townhome Covenants (if applicable);
(b) Grant AMLI approval to construct additional rental townhomes on all or a portion of the Lots;
(c) Grant AMLI one or more extensions to continue to market the Lots to a potential Townhome Developer; and/or
(d) If and only if the City has granted AMLI one or more extensions to continue to market the Lots to a potential Townhome Developer as provided above and a Townhome Developer has not obtained building permits for the construction of Fee Simple Townhomes within the extended time period(s), require AMLI to dedicate the undeveloped Lots as additional open park/trail space in general conformance with provisions of Section 3 of this MOU; provided that the City will not construct any improvements within the additional open

park/trail space that would unreasonably interfere with AMLI's development of the other portions of the Project.

The Townhome Covenants will set out the parties' respective obligations with respect to any conveyance necessitated by the City's election and any required modifications to the Townhome Covenants, Site Plan and/or approved zoning, as well as the formal process and timing for the ROFR. In addition, the Townhome Covenants will impose standard insurance, maintenance and other mutually beneficial restrictive covenants for architectural control and upkeep of exterior and common areas and establish an HOA for administration of the foregoing.

6. Construction Hours. AMLI agrees to impose upon the Project (including all contractors and subcontractors) the following construction hours on all site work and exterior construction activities:

(a) Construction hours will be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday.
(b) Excavation shall be prohibited daily before 8:00 a.m. and from 12:00 p.m. Friday until 8:00 a.m. Monday.
(c) No construction shall be allowed on Sunday or City-observed holidays.
(d) Any exceptions will require City review and approval, including outreach to the immediately adjacent residential property owners and HOA leadership, prior to obtaining written approval from the City.
(e) Upon transition from site and exterior work to interior work, the City's standard construction hours will apply.

7. Building Material Standards. Each structure within the Property shall be designed and constructed with exterior facades that maintain an average composition of 90 percent masonry construction, excluding glazing and fenestration. Masonry materials include brick, stone, and cast stone.

8. Perimeter Fence Improvements. AMLI shall make a good faith effort to establish agreements with adjacent Homeowner's Associations and/or residential property owners for AMLI to assume full financial responsibility for perimeter fence improvements and associated perimeter fence improvement costs.

9. Mitigation Credit for Transplanting Trees: The Director of Parks and Recreation may approve alternative tree mitigation standards to account for transplanting of mature trees.

10. Sustainability. AMLI will achieve, at a minimum, LEED Silver Certification with respect to the Project. AMLI will construct the buildings with a minimum 30 electric vehicle charging stations and will utilize alternative power sources such as wind and solar energy in the common areas as and when available and feasible.

11. Addison Arbor Foundation Contribution. Upon commencement of construction of the Project, or at another mutually agreeable time, AMLI will contribute $150,000.00 to the Addison Arbor Foundation to fund public art in the Park Space. Such contribution may be addressed in the Park Covenants or in a separate agreement.

12. Binding Definitive Agreements. Following the City's approval of the rezoning, the parties will negotiate in good faith to agree upon mutually satisfactory agreements evidencing their understanding with respect to each of the matters set forth herein (collectively, the "Definitive Agreements"), which Definitive Agreements will include, but may not be limited to, the Dedication Agreement, the Park Covenants, and the Townhome Covenants. This MOU is intended to establish a basic framework for such negotiation and to bind the parties to negotiate in good faith with respect to the form and content of the

Exhibit A

Definitive Agreements. The parties agree that execution of the Definitive Agreement(s) is subject to the City having approved the rezoning and AMLI having acquired fee simple title to the property covered thereby.

13. Term. This MOU shall become effective as of the Effective Date set forth above and shall terminate upon (i) the parties' final execution of the Definitive Agreement(s) concerning the subject matters set forth herein; or (ii) mutual written agreement of the parties. Prior to termination AMLI shall not have the right to assign this MOU without the prior written consent of City, which may be given or withheld in the City's sole discretion.

14. Costs and Expenses. Unless expressly provided otherwise herein, each party shall be responsible for all costs and expenses associated with the preparation of this MOU, the preparation and negotiation of the Definitive Agreements, and future actions related thereto.

15. Public Information Act. AMLI acknowledges that this MOU is subject to the legal requirements of the Texas Public Information Act and that City will have no obligation to protect or otherwise limit disclosure of any confidential or proprietary information received by City in connection with the same unless a party has previously notified City in writing that it considers the information to be confidential or proprietary trade secrets and has clearly marked all such information as "Confidential" and/or "Proprietary – Trade Secret" at the time it is delivered or made accessible to City (including City's officers, officials, employees, consultants, attorneys and/or other authorized representatives). In the event City delivers to AMLI information that it has expressly marked "Confidential" or has notified AMLI is confidential or is the proprietary information of a third-party, AMLI agrees its shall not disclose to anyone directly or indirectly during the term of this MOU or at any time thereafter, any such information, nor shall either use any such information for any purpose other than in connection with the Project contemplated in this MOU.

16. Certification of No Conflicts. AMLI hereby warrants to City that it has made full disclosure in writing of any existing or potential conflicts of interest related to the Project as contemplated in this MOU. In the event that any conflicts of interest arise after the Effective Date of this MOU, AMLI agrees to immediately disclose the same to City.

17. Notice. All notices required by this MOU shall be in writing and addressed to the parties at the addresses set forth on the signature page hereto (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), or e-mail of a PDF document (with confirmation of transmission) or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a notice is effective only (i) upon receipt by the receiving party, and (ii) if the party giving the notice has complied with the requirements of this section.

18. Governing Law. This MOU shall be construed and governed by the laws of the State of Texas; and venue for any action concerning this MOU shall be in the state district courts of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

19. No Joint Venture; Immunity. the parties that, in connection with the subject matters of this MOU, each party is acting independently, and that neither party shall assume the other's responsibility or liabilities to any third party in connection with the other's actions. Nothing herein shall be deemed to waive, modify, or amend any legal defense available at law or in equity to City, its past or present officials, officers,

employees, or agents, and the City does not waive, modify or alter the availability of the defense of governmental immunity under the laws of the State of Texas and the United States.

20. Amendment. This MOU may only be amended by mutual written agreement executed by the parties.

21. Counterparts. This MOU may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

Exhibit A

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For City:

TOWN OF ADDISON, TEXAS

By:_____
Name:_____

Date: _____

NOTICE ADDRESS:

Town of Addison
Attn:
5300 Belt Line Rd.
Addison, Texas 75254
E:

For AMLI:

AMLI RESIDENTIAL PARTNERS, LLC
a Delaware limited liability company

By:_____
Taylor Bowen, Authorized Signatory

Date: _____

NOTICE ADDRESS:

AMLI Residential Partners, LLC
5057 Keller Springs Road, Suite 250
Addison, TX 75001
Attn: Taylor Bowen and Joe Bruce
E: TBowen@amli.com and JBruce@amli.com

Exhibit A

EXHIBIT A
Concept Plan

