



**SPECIAL MEETING  
OF THE CITY COUNCIL**

**December 8, 2022**

**ADDISON TREEHOUSE**

**14681 MIDWAY RD. SUITE 200, ADDISON, TX 75001**

**5:30 PM SPECIAL MEETING**

Notice is hereby given that the Addison City Council will conduct a Special Meeting on Thursday, December 8, 2022 at the Addison TreeHouse. Email comments may be sent to [iparker@addisontx.gov](mailto: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](http://www.addisontexas.net).

---

**Call Meeting to Order**

---

**Pledge of Allegiance**

---

---

**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.

---

## Regular Items

1. Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Amending Planned Development (PD) District Ordinance No. 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, for an 11.163 Acre Property located at 4550 Excel Parkway, in order to Modify Use Regulations by Allowing Production, Assembly, and Distribution of Hybrid Rockets as a Permitted Use.** Case 1870-Z/4550 Excel Parkway (Firehawk Aerospace).
- 

## 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: Thursday, December 1, 2022

TIME POSTED: 5:30 PM

DATE REMOVED FROM BULLETIN BOARD: \_\_\_\_\_

REMOVED BY: \_\_\_\_\_

**Council Meeting - Special**

1.

**Meeting Date:** 12/08/2022

**Department:** Development Services

---

**AGENDA CAPTION:**

Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Amending Planned Development (PD) District Ordinance No. 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, for an 11.163 Acre Property located at 4550 Excel Parkway, in order to Modify Use Regulations by Allowing Production, Assembly, and Distribution of Hybrid Rockets as a Permitted Use** . Case 1870-Z/4550 Excel Parkway (Firehawk Aerospace).

**BACKGROUND:**

The Addison Planning and Zoning Commission, meeting in regular session on November 15, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 4550 Excel Parkway, which property is currently zoned Planned Development (PD), Ordinance No. 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, by approving a planned development amendment to modify use regulations by allowing production, assembly, and distribution of hybrid rockets as a permitted use, subject to the following condition:

- There shall be no ignition or launch testing of rocket engines initiated at the subject property.

Voting Aye: Branson, Catalani, Craig, DeFrancisco, Fansler, Souers

Voting Nay: none

Absent: Meleky

**SPEAKERS AT THE PUBLIC HEARING:**

For: none

On: none

Against: none

**RECOMMENDATION:**

Administration recommends approval.

---

## **Attachments**

1870-Z Presentation  
1870-Z Ordinance  
1870-Z Staff Report  
1870-Z Letter of Intent  
1870-Z Plans

---

**Firehawk  
Aerospace PD  
Amendment  
(1870-Z)**

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. This circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal white lines and a grey triangle in the top-left corner.

# Case 1870-Z Firehawk Aerospace PD Amendment

ADDISON

## LOCATION:

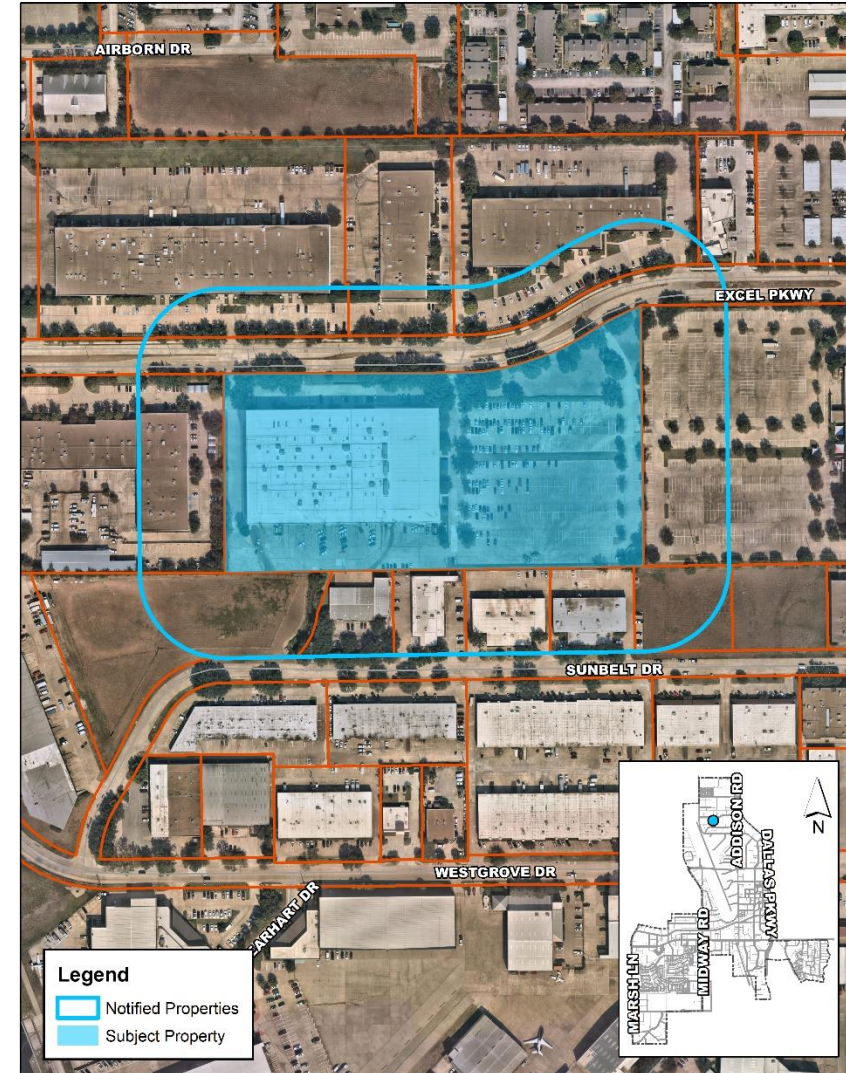
4550 Excel Parkway

## REQUEST:

Approval of a request to amend Planned Development, Ord. No. 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, to modify use regulations by allowing production, assembly, and distribution of hybrid rockets as a permitted use.

## ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the PD amendment and associated site conditions at the subject property.



# Case 1870-Z Firehawk Aerospace PD Amendment

ADDISON

## PROJECT HISTORY:

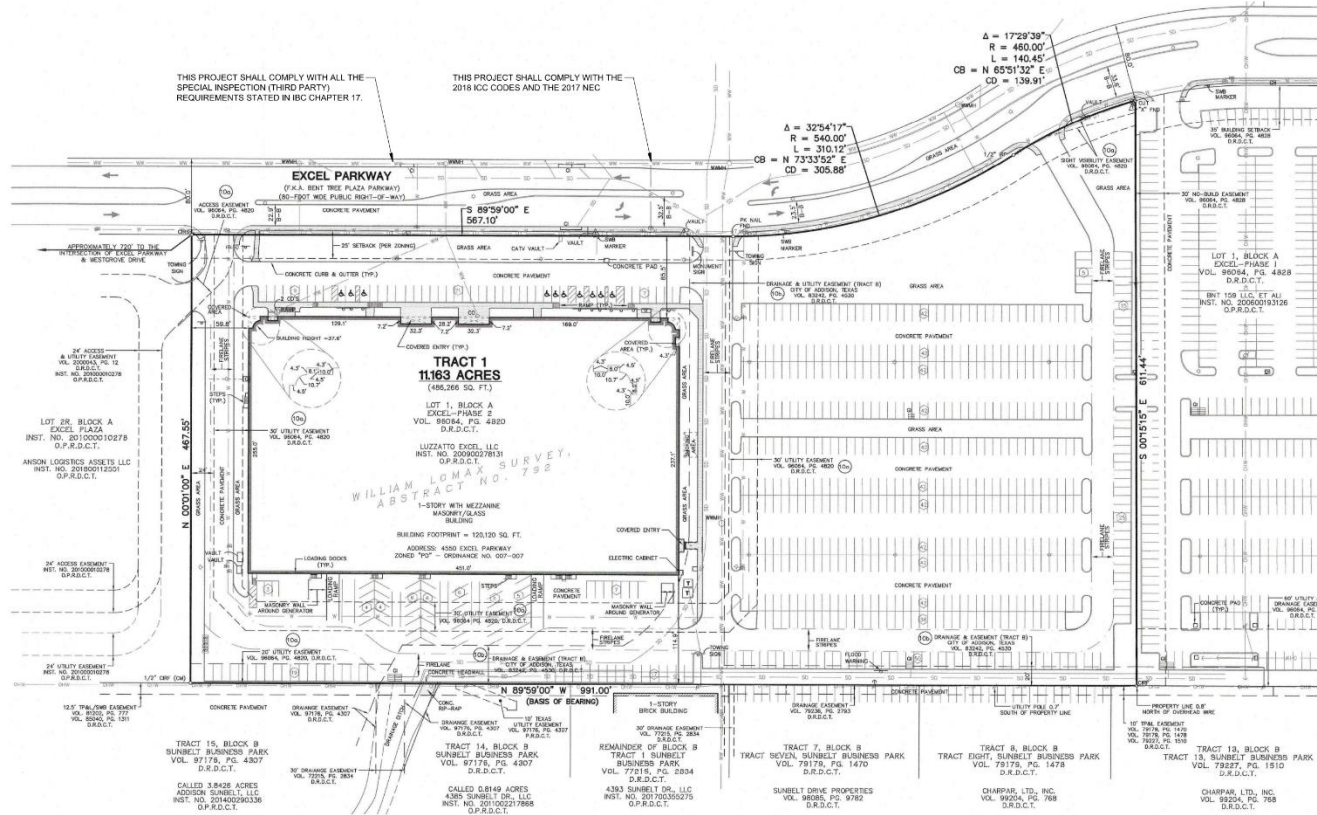
1995 – PD, Ord. No. 095-054, approved, establishing development plans, use allowances, & special conditions.

1996 – PD amendment to modify special conditions & legal description.

2007 – PD amendment to modify special conditions & development plans.

2018 – PD amendment to allow production of spinal fixation systems.

Present – PD amendment request to expand allowed uses.



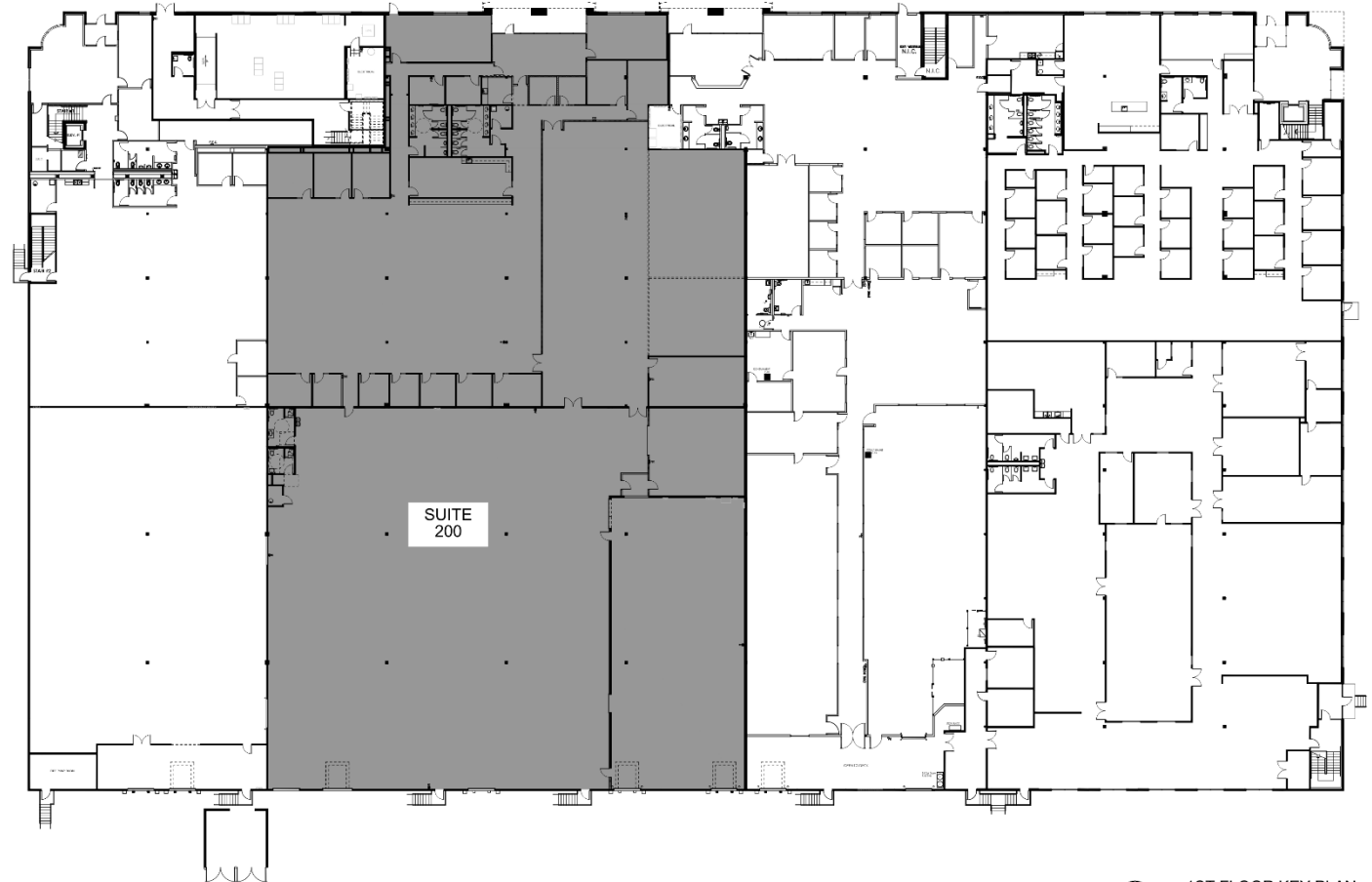


# Case 1870-Z Firehawk Aerospace PD Amendment

ADDISON

## FIREHAWK AEROSPACE FLOOR PLAN:

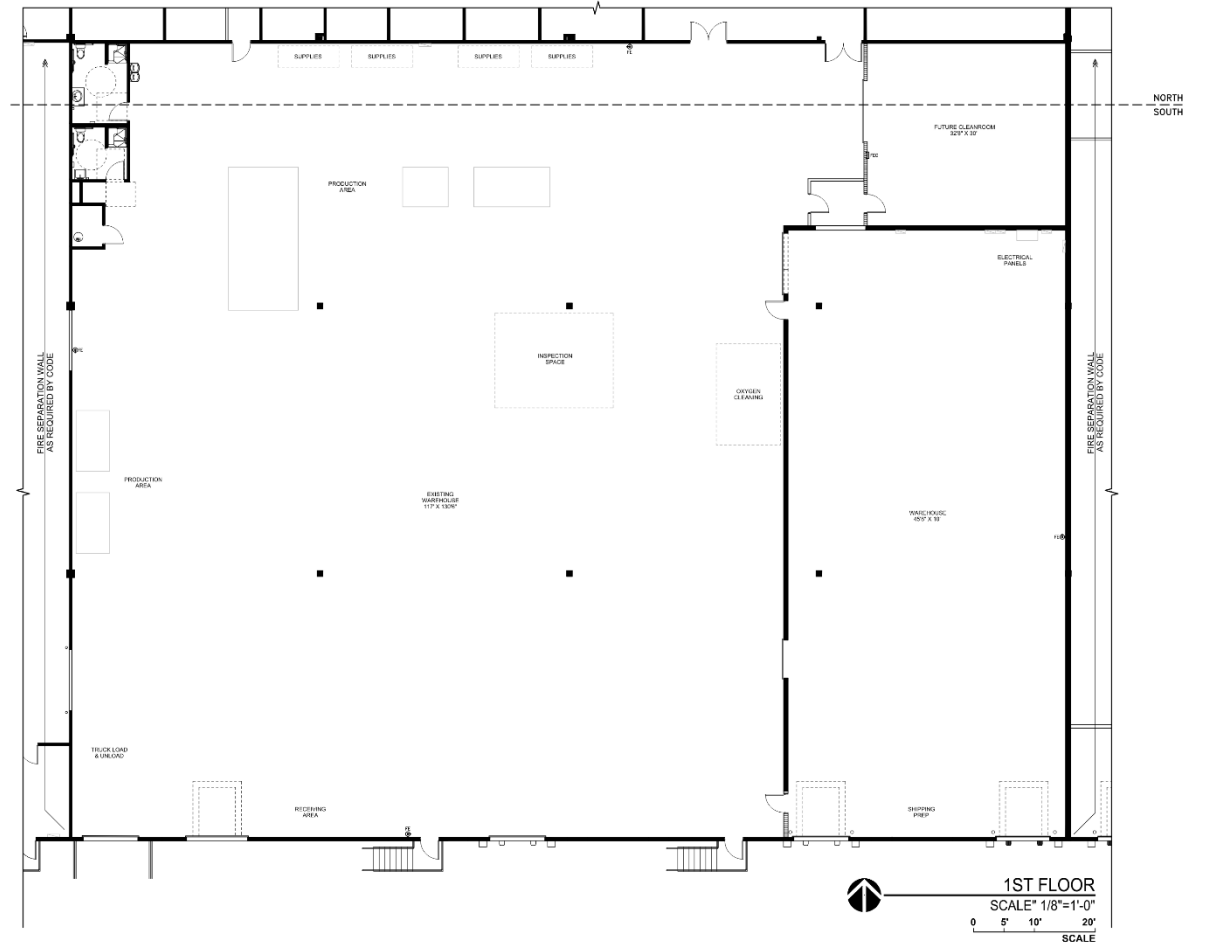
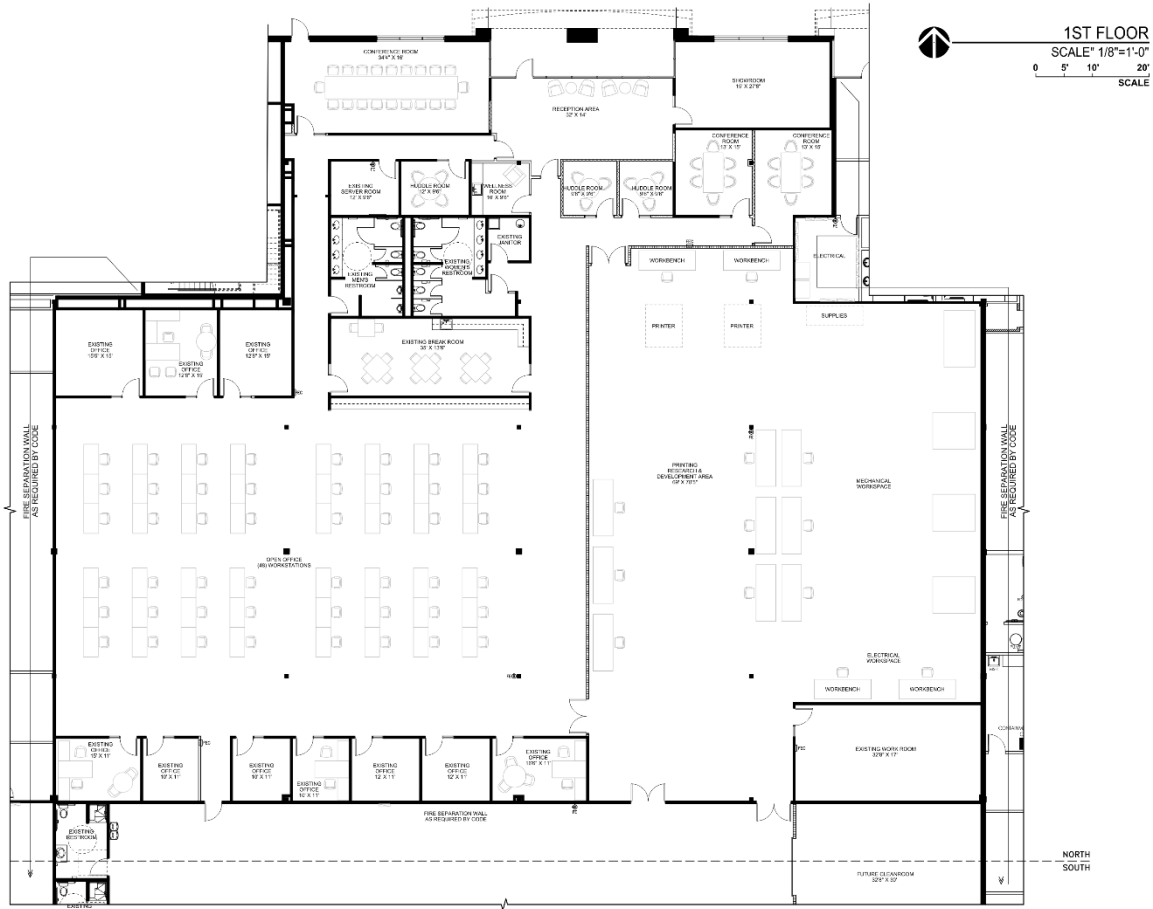
- Occupying 41,524 SF (approx. 35% of building)
- Research, development, and production of high-performance hybrid rocket engines.
- No ignition of rockets and/or rocket testing.



1ST FLOOR KEY PLAN  
SCALE: 1/16"=1'-0"  
1" = 16'

# Case 1870-Z Firehawk Aerospace PD Amendment

ADDISON



## **ORD. NO. 095-054 (as amended) USE REGULATION:**

Commercial-1 District land uses, and all distribution and warehouse uses related to light assembly of paper goods, computer products, spinal fixation systems, or similar materials.

## **PROPOSED USE REGULATIONS:**

Commercial-1 District land uses, and all distribution and warehouse uses related to light assembly of paper goods, computer products, spinal fixation systems, or similar materials and the production, assembly, and distribution of hybrid rockets.

There are no proposed site or exterior building modifications.

# Case 1870-Z Firehawk Aerospace PD Amendment

ADDISON

## 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.

## NOTICE RECIPIENTS: 11

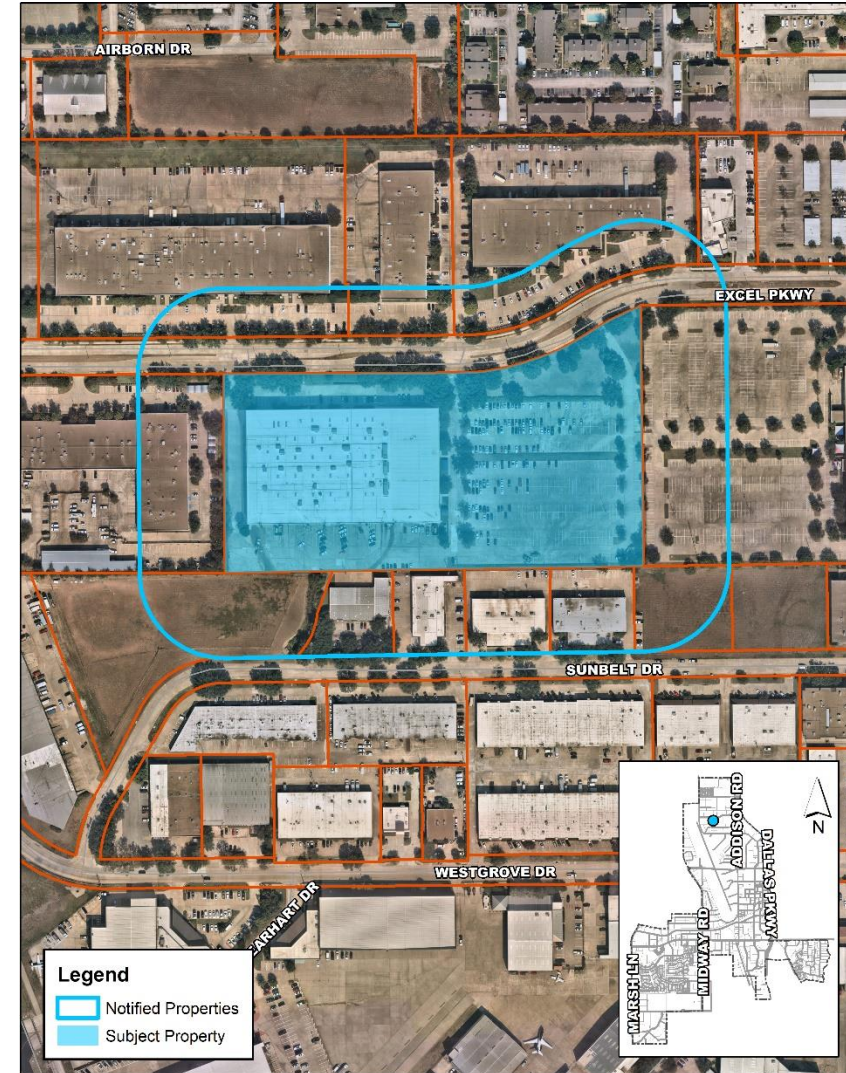
FOR: None

AGAINST: None

NEUTRAL: None

## PLANNING & ZONING COMMISSION ACTION:

Approval: 6 – 0



## RECOMMENDATION:

Staff recommends **approval of the request, with the following condition:**

- There shall be no ignition or launch testing of rocket engines initiated at the subject property.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE 095-054, AS PREVIOUSLY AMENDED BY ORDINANCES 096-006, 007-007, AND 018-43 TO MODIFY THE EXISTING LAND USE REGULATIONS TO ALLOW PRODUCTION, ASSEMBLY, AND DISTRIBUTION OF HYBRID ROCKETS AS A PERMITTED USE ON AN 11.163 ACRE PROPERTY LOCATED AT 4550 EXCEL PARKWAY; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.**

**WHEREAS**, on November 14, 1995, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance 095-054 (“PD 095-054”) for an 18.2-acre property located at the southwest corner of Addison Road and Excel Parkway; and

**WHEREAS**, on February 13, 1996, the City Council for the Town of Addison, Texas adopted PD District Ordinance 096-006, amending PD 095-054 to revise the legal description and special conditions and to adopt revised development plans, as described therein; and

**WHEREAS**, on February 13, 2007, the City Council for the Town of Addison, Texas adopted PD District Ordinance 007-007, amending PD 095-054, as amended, to revise special conditions and to adopt a revised site plan, as described therein; and

**WHEREAS**, on December 11, 2018, the City Council for the Town of Addison, Texas adopted PD District Ordinance 018-43, amending PD 095-054, as amended, to revise permitted uses, as described therein; and

**WHEREAS**, at its regular meeting held on November 15, 2022, the Planning & Zoning Commission considered and made recommendations on a request to amend PD 095-054, as amended, to approve a modification to the use regulations to allow production, assembly, and distribution of hybrid rockets as a permitted land use upon the Property (Case No. 1870-Z); 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 public interests of the community; and

**WHEREAS**, the City Council further finds this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended.

**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.** The Zoning Ordinance and official zoning map shall be amended so as to amend PD 095-054, as amended, to provide for production, assembly, and distribution of hybrid

rockets as a permitted use upon the Property. Accordingly, PD 095-054, Section 2, Subsection 1, entitled "USE REGULATIONS" is hereby amended and restated in its entirety to read as follows:

**"1. USE REGULATIONS**

All buildings and uses permitted in the C-1 (Commercial-1) district as set forth in Addison Zoning Ordinance No. 66 (being previously referenced as Article IX, C-1 (Commercial- 1) in Ordinance No. 095-054), and all distribution and warehouse uses related to light assembly of paper goods, computer products, or similar materials and the production, assembly, and distribution of spinal fixation systems and hybrid rockets. For the purposes of this ordinance, light assembly shall be defined as the process and procedures for the assimilation, packaging, and distribution of finished goods and materials. The allowed uses specifically exclude the ignition or launch testing of rocket engines in connection with the assembly of hybrid rocket engines or other goods."

**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 Zoning Ordinance for the Town of Addison, 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.** Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or of the Zoning Ordinance for the Town of Addison, as amended hereby, be adjudged or held, in whole or in part, to be invalid, voided or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinances, as amended hereby, which 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.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas, on this the **13<sup>TH</sup>** day of **DECEMBER** 2022.

**TOWN OF ADDISON, TEXAS**

\_\_\_\_\_  
Joe Chow, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

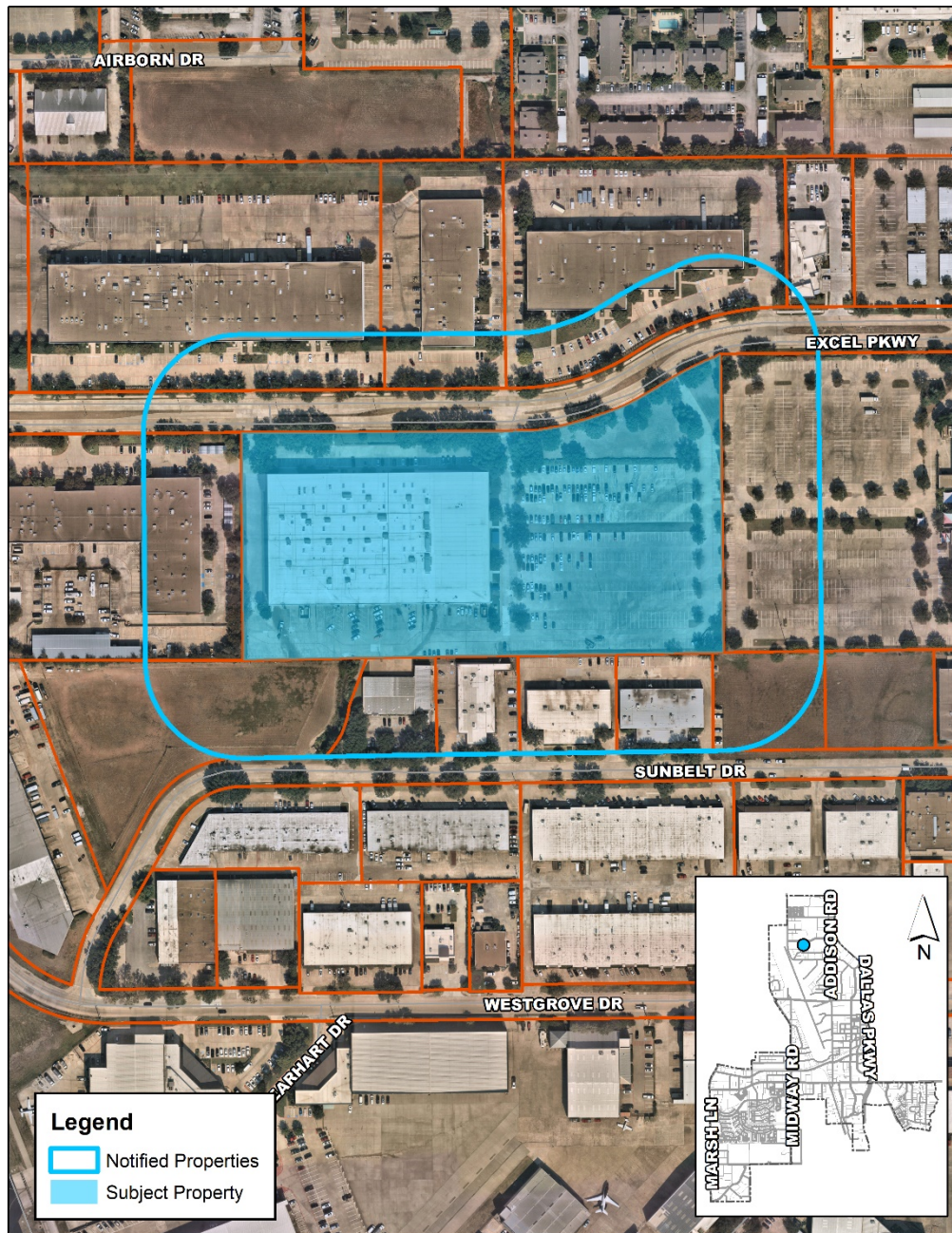
\_\_\_\_\_  
Irma Parker, City Secretary

\_\_\_\_\_  
Whitt Wyatt, City Attorney

# 1870-Z

**PUBLIC HEARING** Case 1870-Z/4550 Excel Parkway (Firehawk Aerospace). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance No. 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, for an 11.163 Acre Property located at 4550 Excel Parkway, in order to Modify Use Regulations by allowing Production, Assembly, and Distribution of Hybrid Rockets as a Permitted Use.

## LOCATION MAP







November 15, 2022

**STAFF REPORT**

RE: 1870-Z/Firehawk Aerospace

LOCATION: 4550 Excel Parkway

REQUEST: Approval of a request to amend Planned Development (PD) District Ordinance 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, to modify use regulations by allowing production, assembly, and distribution of hybrid rockets as a permitted use. (Application Date: 10/28/2022)

APPLICANT: Elizabeth Hull, Interprise Design

**DISCUSSION:**

Background: This request is specific to the existing office/warehouse building situated on a 11.163-acre lot located south of Excel Parkway and approximately 800 feet east of Westgrove Drive. On November 14, 1995, the subject property was rezoned to Planned Development (PD) District, through Ordinance 095-054. This rezoning allowed for the construction of the existing 120,000 square foot office/warehouse building and associated site improvements. The PD District is based on Commercial-1 (C-1) District standards with modifications to the permitted uses, building height requirements, and the prohibition of outside sales and promotions. This PD District has been amended through Ordinance Nos. 096-006, 007-007, and 018-43, which has modified the special conditions of the district, development plans, and expanded the permitted uses to allow assembly of spinal fixation systems.

A future tenant, [Firehawk Aerospace](#), has initiated this PD Amendment request to add production, assembly, and distribution of hybrid rockets as a permitted use in order to occupy Suite 200. At the September 27, 2022, City Council meeting, a resolution was approved for an Economic Development Program Grant Agreement with Firehawk Aerospace to provide grant funding, construction permit credit, and an annual business personal property tax reimbursement.

Firehawk Aerospace specializes in the design and manufacturing of high-performance hybrid rocket engines and plans to use the site as their research and development headquarters. The leased area consists of 41,524 square feet. Nearly 30% of the suite will be used as office space (12,150 square feet) and the remainder will be used for lab, warehouse, and production activity. There is minimal interior remodeling proposed. It is anticipated that 20-50 employees will be at this location.

The office space will be utilized by employees to perform research and engineering tasks via computer. The proposed lab and production area will occupy approximately 23,000 square feet and will include additive manufacturing and metal fabrication. Firehawk proposed to utilize 3D printers, lathes, mills, and CNC machines to create plastic and metal rocket engine parts. Additionally, welding will be performed during the production process. The hybrid rockets will never be configured in a way or introduced to an ignition source at the facility that could create a serious hazard, such as an uncontrolled burn or explosion. The rockets utilize an alternative fuel source which diminishes risks as the amount of hazardous materials on site will be minimal. All Building and Fire Codes will be adhered to as it relates to any hazardous materials stored or used onsite.

Firehawk Aerospace anticipates a maximum of 1-2 small cylindrical engine cases to be produced and distributed weekly. They will utilize individual logistics carriers as needed for distribution. There would be no routine delivery or distribution traffic generated by the business.

Proposed Amendment: This request is to amend the PD by including production, assembly, and distribution of hybrid rockets as a permitted use. The Development Plan adopted with Ordinance 099-025, as amended by Ordinance Nos. 096-006 and 007-007, would not be modified by this request.

The intent of the C-1 District, the base zoning district for this PD, is to provide a mix of retail, office, and personal services for the Town. Additional uses, such as restaurants, are permitted through approval of a Special Use Permit (SUP). The PD also allows for distribution and warehouse uses related to the light assembly of paper goods, computer products, spinal fixation systems, or similar materials. The development pattern, permitted uses, and proximity to the Addison Airport, fosters businesses that have a warehouse component, that may be viewed as "light industrial".

The proposed business would provide activity that is compatible with other uses that are currently permitted in the PD and with other businesses in the area. The area has a variety of office, retail, and service uses, with many having a warehouse and assembly component. The primary focus of Firehawk Aerospace will be design and production of hybrid rockets. The proposed distribution will comprise a small amount of the business operations. There will be no testing of the hybrid rockets at the Addison location as they have acquired a testing facility in Midland, Texas.

The Town's zoning ordinance prohibits uses that produce offensive odor, dust, smoke, gas, or noise. This PD amendment would not allow those operations or uses.

## RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The proposed amendment would allow opportunity for a business to occupy a currently vacant suite, that operates similar to other permitted uses within the PD. Additionally, the amendment would allow uses that would be in line with the development pattern of the area.

Staff recommends approval of the request, with the following condition:

- There shall be no ignition or launch testing of rocket engines initiated at the subject property.



Case 1870-Z/4550 Excel Parkway (Firehawk Aerospace)

November 15, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 15, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 4550 Excel Parkway, which property is currently zoned Planned Development (PD), Ordinance No. 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, by approving a planned development amendment to modify use regulations by allowing production, assembly, and distribution of hybrid rockets as a permitted use, subject to the following condition:

- There shall be no ignition or launch testing of rocket engines initiated at the subject property.

Voting Aye: Branson, Catalani, Craig, DeFrancisco, Fansler, Souers

Voting Nay: none

Absent: Meleky

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none

To Whom it May Concern,

Firehawk Aerospace plans to utilize the 4550 Excel Parkway Addison location for development and small-scale production. The focus of development and production are two-fold: additive manufacturing and metal fabrication. The additive manufacturing uses large 3D printers for creating plastic and metal parts. The metal fabrication uses lathes, mills, and CNC machines to produce Firehawk rocket engine parts. Occasional welding will be performed in a designated part of the building with the required safety features. Firehawk plans to conduct basic integration of rocket engine subassemblies geared toward supporting our R&D testing operation and final goods to customers.

Items outside of our primary focus are research and development work that focuses on calorimetry and thermochemistry. These chemicals and materials require additional safety protocols as illustrated in the blueprint and SDS sheets provided by Firehawk. However, the total amount of these items on the premises will not exceed those found in consumer items available at retail.

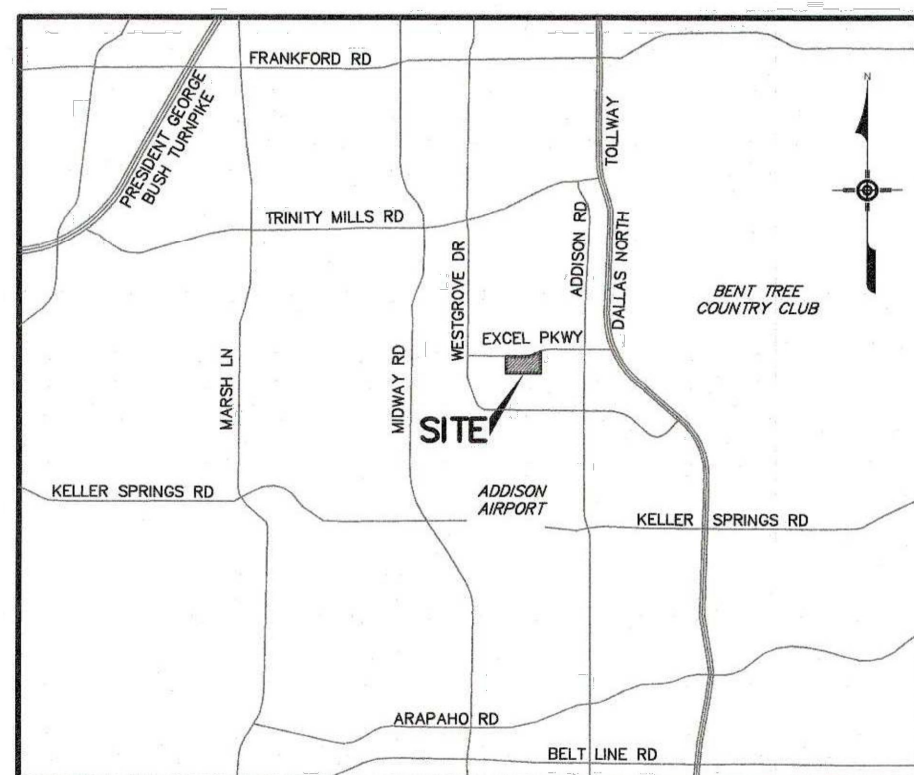
Firehawk supports the Aerospace and Defense industries through creating safe, storable propulsion systems. Firehawk rocket engines are totally inert unless in a specific configuration and in the presence of an ignition source, which will only take place at our testing facility in Midland, TX. At the Excel Parkway location, Firehawk engines will never be in a configuration where an impact, drop, puncture, fire, or other accident could pose the risk of an uncontrolled burn, explosion, or other serious hazard.

Although Firehawk refers to this as a “production” facility, the volume will be very low by any other industry’s standards. Current near-term projections call for a maximum of 1 to 2 small (conveyable by a standard pickup truck bed) cylindrical engine cases to be produced weekly. Shipping would be by an individual logistics carrier. No regular delivery, service, or distribution traffic will be present. Firehawk plans to employ at least 20 and up to 50 personnel at this location, with the majority of them being office employees who perform research and engineering tasks via computer.

Thank you for considering Firehawk as an addition to the Addison community. We are looking forward to leveraging the expertise in the area and bringing positive economic impact.

Best,

Firehawk Team

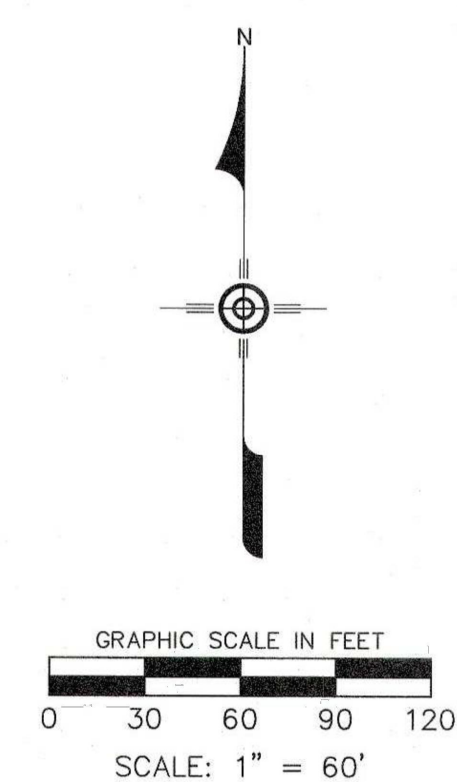


VICINITY MAP  
(NOT TO SCALE)  
MAPSCO NO. 4-Q

**LEGEND**

CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET (UNLESS OTHERWISE NOTED)	⊕	FIRE HYDRANT	
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND	⊗	WATER METER	
1/2" CIRF	1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALF & ASSOC." FOUND	⊕	WATER VALVE	
IRF	IRON ROD FOUND	⊠	TRANSFORMER	
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	☆	LIGHT POST	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	⊖	SIGN POST	
(CM)	CONTROLLING MONUMENT	⊖	GUY WIRE	
INST. NO.	INSTRUMENT NUMBER	⊖	TELEPHONE PEDESTAL	
VOL., PG.	VOLUME, PAGE	⊖	MAIL BOX	
SQ. FT.	SQUARE FEET	⊖	GAS METER	
F.K.A.	FORMERLY KNOWN AS	⊖	UTILITY VAULT	
TYP.	TYPICAL	⊖	UTILITY POLE	
FND.	FOUND	⊖	HANDICAP PARKING SPACE	
T.P. & L.	TEXAS POWER & LIGHT	⊖	TRAFFIC FLOW INDICATOR	
SWB	SOUTHWESTERN BELL	⊖	OVERHANG CANOPY	
B-B	BACK OF CURB TO BACK OF CURB	⊖	CONCRETE SIDEWALK	
CI	CURB INLET	⊖	REGULAR PARKING SPACE COUNT	
GI	GRATE INLET	⊖	-WW-	WASTEWATER LINE
CO	WASTEWATER CLEANOUT	⊖	-SD-	STORM DRAIN LINE
WMH	WASTEWATER MANHOLE	⊖	-W-	WATER LINE
		⊖	-OHW-	OVERHEAD WIRE
		⊖	-UT-	UNDERGROUND TELEPHONE/COMMUNICATION LINE

- Town of Addison site plan notes:**
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
  - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
  - Buildings with an aggregate sum of 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.
  - All signage is subject to Town approval.
  - All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.



**SHEET INDEX**

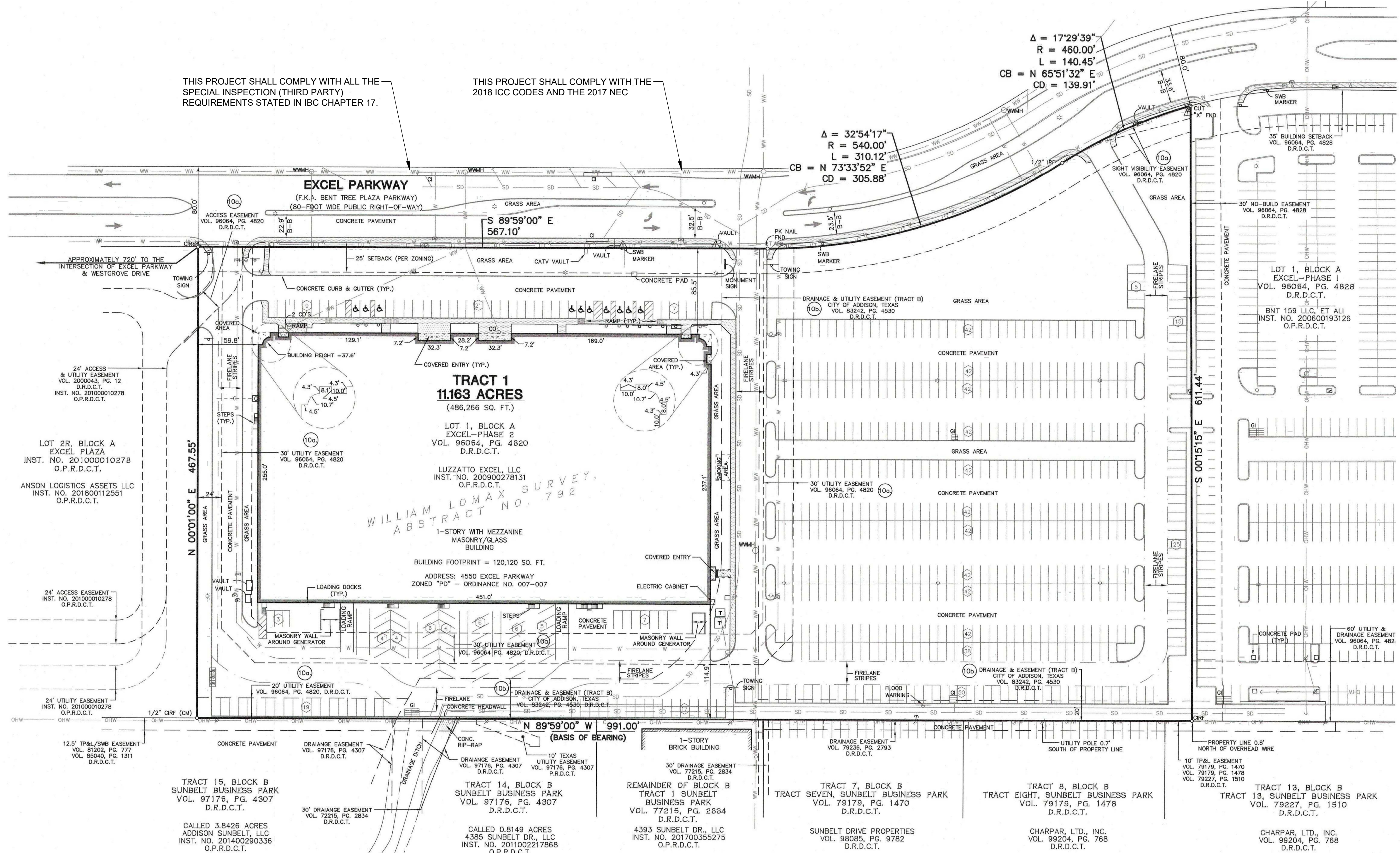
A0.1	COVER SHEET - PROJECT INFORMATION
A0.2	SCALED KEY PLAN
A0.3	GENERAL NOTES
D1.1	DEMOLITION PLAN - NORTH
D1.2	DEMOLITION PLAN - SOUTH
A1.1	SPACE PLAN - NORTH
A1.2	SPACE PLAN - SOUTH

**PROJECT SUMMARY**

PROJECT NAME:	FIREHAWK
CASE NO.:	1870-Z
ZONING:	PLANNED DEVELOPMENT, ORD. NO. 095-054 AS AMENDED ORD. NOS. 096-006, 007-007, & 018-43
ADDRESS:	4550 EXCEL PARKWAY, SUITE 200 ADDISON, TEXAS 75001
LEGAL DESCRIPTION:	EXCEL 2 BLK A LT 1 ACS 11.163 INT20200076341 DD03162020 CO-DC 0046400A00100 3100046400A
PROPOSED USE:	INTERIOR FINISH-OUT OF EXISTING OFFICE SPACE
USABLE SQUARE FEET:	40,045
RENTABLE SQUARE FEET:	41,524
RULING MUNICIPALITY:	CITY OF ADDISON
BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE
STATE/CITY AMENDMENTS:	ADDISON AMENDMENTS
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE
PLUMBING CODE:	2018 INTERNATIONAL PLUMBING CODE
ENERGY CODE:	2018 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY CODE:	2012 TEXAS ACCESSIBILITY STANDARDS
AUTOMATIC SPRINKLER:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
OCCUPANCY CLASSIFICATION:	GROUP "B & F-1"
OCCUPANT LOAD:	313
NUMBER OF EXITS REQUIRED:	2
EXIT SEPARATION:	1/3 THE DISTANCE OF THE LONGEST DIAGONAL, MIN
TDLR ARCHITECTURAL BARRIERS	
PROJECT REGISTRATION NO.:	TBD

**ADDISON II**  
4550 EXCEL PARKWAY  
ADDISON, TEXAS 75001

LEGAL DESCRIPTION:  
EXCEL 2 BLK A LT 1 ACS 11.163  
INT20200076341 DD03162020 CO-DC  
0046400A00100 3100046400A  
CASE NO: 1870-Z



**PROJECT CONTACTS**

<b>BUILDING OWNER</b> PILLAR COMMERCIAL 900 W. BETHANY DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: MATT BRISKE (972) 437-2444 mbriske@pillarcommercial.com	<b>PROJECT MANAGER/DESIGNER</b> INTERPRISE DESIGN 14241 DALLAS PARKWAY, SUITE 260 DALLAS, TX 75254 CONTACT: ELIZABETH HULL (972) 385-3991 ehull@interprisedesign.com
<b>ARCHITECT</b> PARMA DESIGN 1712 S. AKARD STREET DALLAS, TEXAS 75215 CONTACT: KEVIN PARMA (281) 838-0188 kevp@parmadesign.com	<b>MEP ENGINEERS</b> SUTTON ELDRIDGE ENGINEERING 5600 TENNYSON PARKWAY, SUITE 240 PLANO, TEXAS 75024 CONTACT: CHRIS SUTTON (214) 763-7300 chris@suttoneldridge.com
<b>TENANT</b> FIREHAWK 1420 CENTURY DRIVE CARROLLTON, TX 75006 CONTACT: BEN ALLEN (817)491-3382 ben@firehawk-aerospace.com	

ZONING COMMENTS	11-10-22
ZONING	10-28-22
NO. ISSUED FOR:	DATE:

**ELIZABETH HULL**  
TEXAS REGISTERED INTERIOR DESIGNER  
TBAE REGISTRATION NO. 10925

**NOT FOR PERMITTING OR CONSTRUCTION.**

**FIREHAWK SUITE 200**

SCALE:	AS NOTED
PROJECT NO.:	40869
USF:	40,045
RSF:	41,524
DRAWN BY:	EJH
CHECKED BY:	KLC

**COVER SHEET PROJECT INFORMATION**

**ADDISON II**  
4550 EXCEL PARKWAY  
ADDISON, TEXAS 75001

LEGAL DESCRIPTION:  
EXCEL 2 BLK A LT 1 ACS 11.163  
INT202000076341 DD03162020 CO-DC  
0046400A00100 3100046400A

CASE NO: 1870-Z



ZONING COMMENTS	11-10-22
ZONING	10-28-22
NO. ISSUED FOR:	DATE:

ELIZABETH HULL  
TEXAS REGISTERED INTERIOR DESIGNER  
TBAE REGISTRATION NO. 10925

**NOT FOR PERMITTING OR CONSTRUCTION.**

**FIREHAWK SUITE 200**

SCALE:	1/16" = 1'-0"
PROJECT NO:	40869
USF:	40,045
RSF:	41,524
DRAWN BY:	EJH
CHECKED BY:	KLC

**1ST FLOOR KEY PLAN**  
SCALE" 1/16"=1'-0"  
0 5' 10' 20'  
SCALE

SCALED KEY PLAN

**A0.2**

T:\A\Addison II\Projects\01\_Firehawk\_05-2022\Project Info\Naming Application\01\_Cover Sheet.dwg  
2022/11/10 12:27 PM By: Elizabeth Hull

**ADDISON II**  
4550 EXCEL PARKWAY  
ADDISON, TEXAS 75001

LEGAL DESCRIPTION:  
EXCEL 2 BLK A LT 1 ACS 11.163  
INT202000076341 DD03162020 CO-DC  
0046400A00100 3100046400A

CASE NO: 1870-Z



ZONING COMMENTS 11-10-22  
ZONING 10-28-22  
NO. ISSUED FOR: DATE:

**ELIZABETH HULL**  
TEXAS REGISTERED INTERIOR DESIGNER  
TBAE REGISTRATION NO. 10925

**NOT FOR PERMITTING OR CONSTRUCTION.**

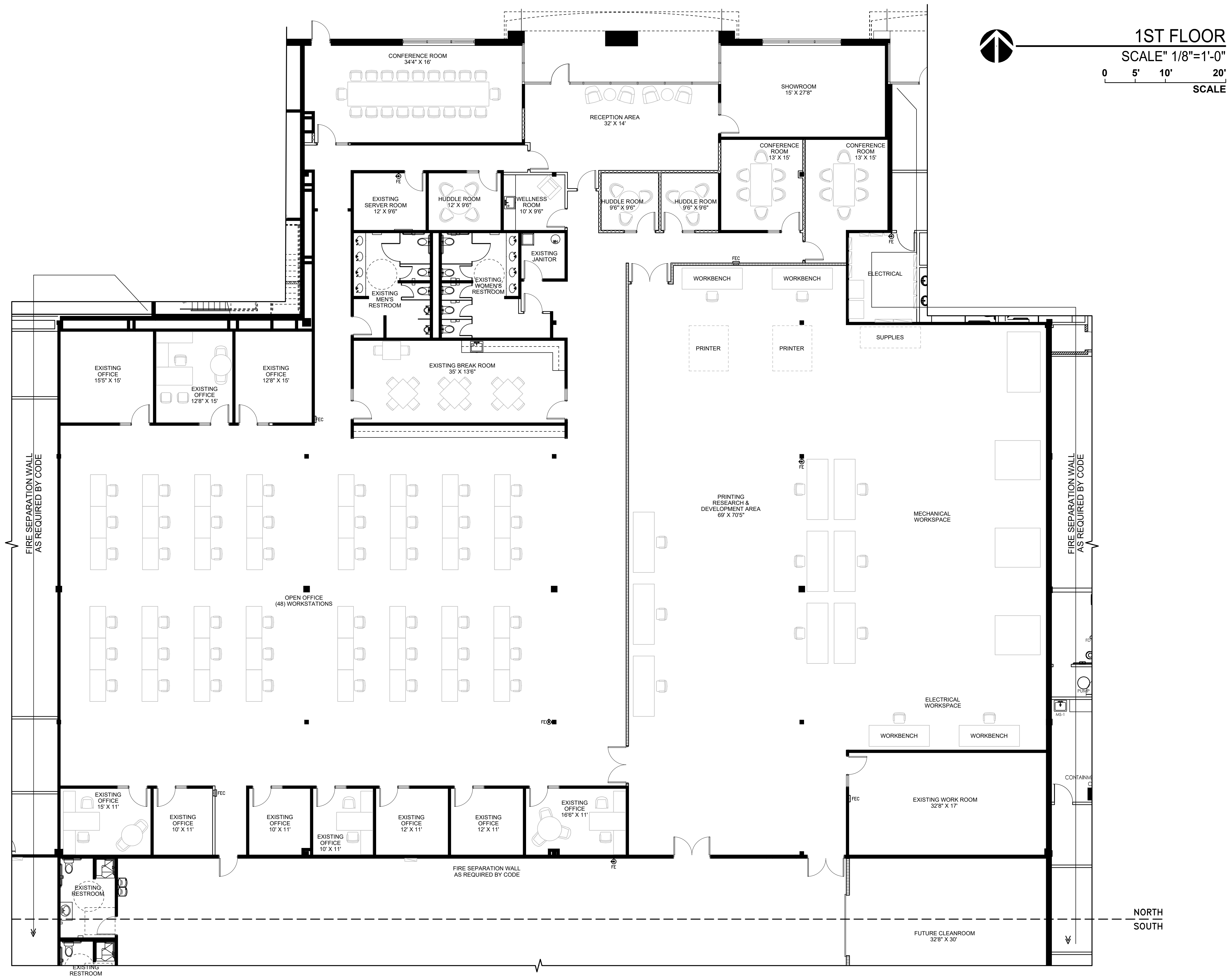
**FIREHAWK SUITE 200**

SCALE: 1/8" = 1'-0"  
PROJECT NO: 40869  
USF: 40,045  
RSF: 41,524  
DRAWN BY: EIH  
CHECKED BY: KLC

**SPACE PLAN (NORTH)**

**A1.1**

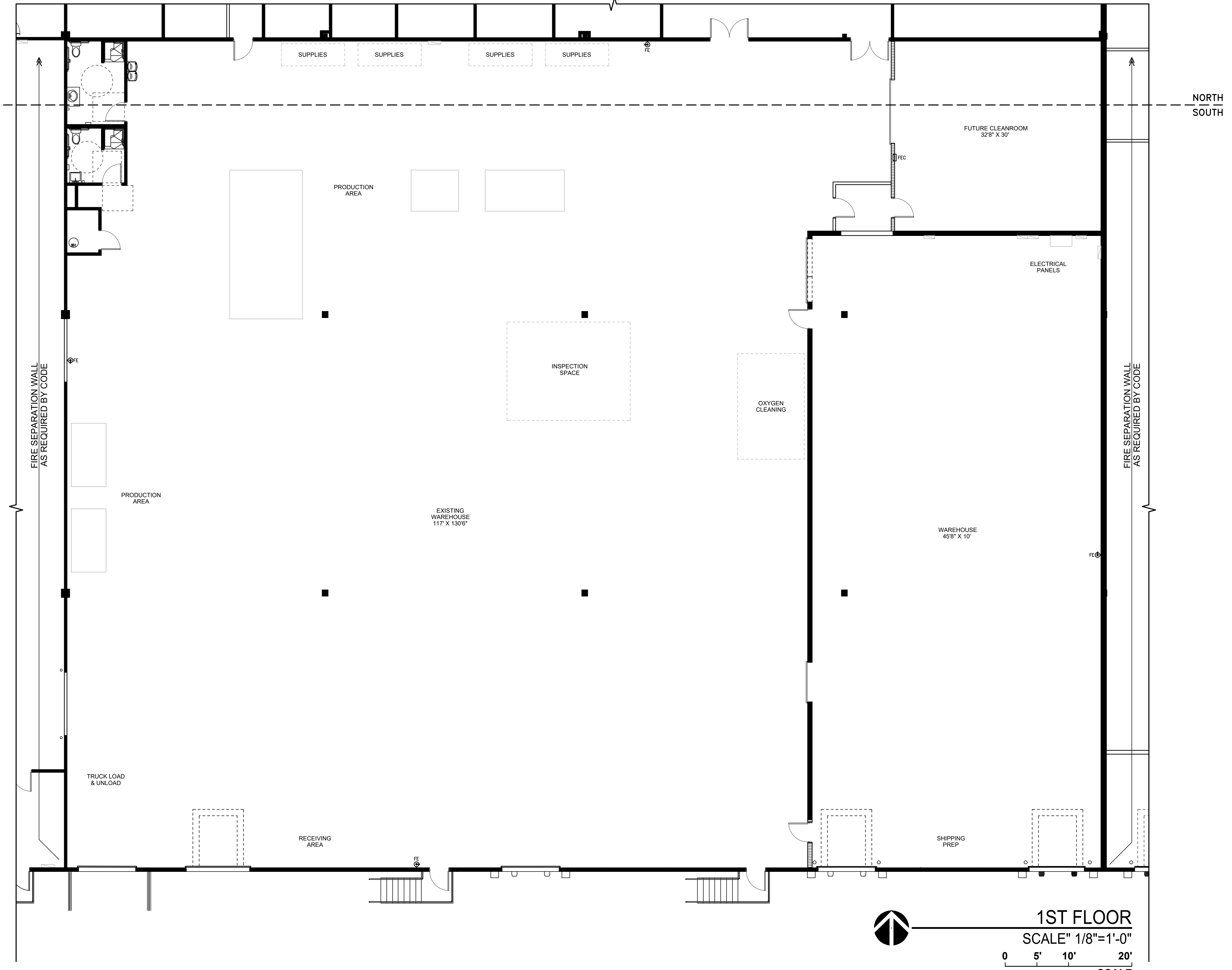
T:\A\Addison II\Projects\01\_Firehawk\_05-2022\Project Info\Naming Application\01\_Plan Sheet.dwg  
2022/11/10 1:52 PM By: Elizabeth Hull



**ADDISON II**  
4550 EXCEL PARKWAY  
ADDISON, TEXAS 75001

LEGAL DESCRIPTION:  
EXCEL 2 BLK A LT 1 ACS 11.163  
INT202000076341 DD03162020 CO-DC  
0046400A00100 3100046400A

CASE NO: 1870-Z



**1ST FLOOR**  
SCALE 1/8"=1'-0"  
0 5' 10' 20'  
SCALE

ZONING COMMENTS	11-10-22
ZONING	10-28-22
NO. ISSUED FOR:	DATE:

**ELIZABETH HULL**  
TEXAS REGISTERED INTERIOR DESIGNER  
TBAE REGISTRATION NO. 10925

**NOT FOR PERMITTING OR CONSTRUCTION.**

<b>FIREHAWK SUITE 200</b>	
SCALE:	1/8" = 1'-0"
PROJECT NO:	40869
USF:	40,045
RSF:	41,524
DRAWN BY:	EJH
CHECKED BY:	KLC

**SPACE PLAN (SOUTH)**

**A2.1**

T:\A\Addison II\Projects\01\_Firehawk\_05-2022\Project Info\ zoning Application\01\_Plan Sheet.dwg  
2022/11/10 1:52 PM By: Elizabeth Hull