



**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION**

TUESDAY, FEBRUARY 15, 2022

**ADDISON TREEHOUSE
14681 MIDWAY ROAD, SUITE 200, ADDISON, TX 75001**

6:00 PM REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison TreeHouse, 14681 Midway Road, Suite 200, Addison, Texas 75001 on Tuesday, February 15, 2022 at 6 pm. Seating for the public will be available using CDC recommended social distancing measures. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Commission. For more information on the meeting location and ways to view and/or present comments, please contact Jenifer Tedrick prior to 3:00 pm on the day of the meeting at 972-450-2823 or by emailing jtedrick@addisontx.gov. Members of the public are entitled to participate remotely via Dial-in Number: 346.248.7799; Meeting ID: 319 628 1637; Participant ID: #. For more detailed instructions on how to participate in this meeting, visit our Agenda Page. The meeting will be live streamed on Addison's website at www.addisontexas.net.

Call Meeting to Order

Pledge of Allegiance

Consent Agenda: *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission 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.*

1. Consider Action on the Minutes from the January 18, 2022 Planning and Zoning Commission Meeting.

Regular Agenda:

2. Present, Discuss, and Consider Action on a Preliminary Plat for Vitruvian Park Addition, Block C, Lot 1 for a Multifamily Development on 5.1 Acres Located at the Southeast Corner of Spring Valley Road and Vitruvian Way and North of Bella Lane Case PP2021-01/Vitruvian Park Addition, Block C.
3. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Changing the Zoning for a 1.804-Acre Property Located at 4150 Beltway Drive, from Planned Development (PD) through Ordinance 083-039, to a new Planned Development (PD) District to Allow a Townhome Development Comprised of 33 Townhome Lots and Associated Open Space and Common Area Lots. Case 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes).

Adjourn Meeting

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

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

POSTED BY: _____
Irma G. Parker, City Secretary

DATE POSTED: _____

TIME POSTED: _____

DATE REMOVED FROM BULLETIN BOARD: _____

REMOVED BY: _____

Planning & Zoning Commission
Meeting Date: 02/15/2022

2.

Agenda Caption:

Consider Action on the **Minutes from the January 18, 2022 Planning and Zoning Commission Meeting.**

Staff Report:

The minutes from the January 18, 2022 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the January 18, 2022 Planning and Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

January 18, 2022

6:00 P.M. - Addison TreeHouse

14681 Midway Road, Suite 200, Addison, Texas 75001

Present: Chair Tom Souers; Vice Chair Chris DeFrancisco; Commissioner Juli Branson;
Commissioner Robert Catalani; Commissioner Nancy Craig; Commissioner Denise
Fansler; Commissioner John Meleky

Call Meeting to Order

Vice Chair Souers called the meeting to order.

Pledge of Allegiance

Vice Chair Souers led the Pledge of Allegiance.

REGULAR MEETING

Consent Agenda: *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission 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.*

1. Consider Action on the **Minutes from the December 21, 2021 Planning and Zoning Commission Meeting.**

Motion: Approve the minutes of the December 21, 2021 Planning and Zoning Commission Meeting.

Moved by Commissioner John Meleky, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

5. Consider Action on a **Final Plat and Replat of the Vitruvian Park Addition, Block D, Lots 1R, 2R, 3R, 4R and 5, comprising 13.062 Acres located at the Northeast Corner of Marsh Lane and Vitruvian Way, being a Replat of Block D, Lot 1, Vitruvian Park Addition and Final Plat of a 0.3265-Acre Tract situated in the Noah Good Survey**Case R2021-02/Vitruvian Park Addition, Block D.

Ken Schmidt, Director of Development Services, advised Vice Chair Souers to pull this item from the Consent Agenda to allow for individual consideration by the Commission. Mr. Schmidt noted that this was necessary to allow for Commissioner Fansler to recuse herself from consideration of this item due to the existence of a conflict of interest, as defined by Chapter 171 of the Texas Local Government Code.

Vice Chair Souers pulled this item from the Consent Agenda for individual consideration by the Commission.

Discussion:

Jenifer Tedrick, Planning and Development Manager, presented the Staff Report.

Motion: Approve the Final Plat and Replat.

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner John Meleky

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner John Meleky

Other: Commissioner Denise Fansler (RECUSE)

Passed

Regular Agenda:

1. Discuss and Consider Action on **Election of a Chair and Vice Chair for the Planning and Zoning Commission.**

Discussion:

Vice Chair Souers requested nominations for the Commission's Vice Chair position.

Commissioner Meleky nominated Commissioner DeFrancisco for the Vice Chair position.

Vice Chair Souers asked if there were any other nominations for Vice Chair requiring consideration.

Vice Chair Souers requested a vote on the nomination of Commissioner DeFrancisco for the Vice Chair position.

AYE: Chair Tom Souers, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Other: Vice Chair Chris DeFrancisco (ABSTAIN)

Passed

Discussion:

Commissioner Souers transitioned leadership of the meeting to Vice Chair DeFrancisco.

Vice Chair DeFrancisco requested nominations for the Commission's Chair position.

Commissioner Catalani nominated Commissioner Souers for the Chair position.

Vice Chair DeFrancisco asked if there were any other nominations for Chair requiring consideration.

Vice Chair DeFrancisco requested a vote on the nomination of Commissioner Souers for the Chair position.

AYE: Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Other: Chair Tom Souers (ABSTAIN)

Passed

2. Present, Discuss, and Consider Action on a **Replat and Site Plan for the Prairie Medical Addition, Block 1, Lot 1 for a Medical Office Building on 1.17 Acres Located at the Northwest Corner of the Easternmost Segment of Beltway Drive, 350 Feet South of Belt Line Road** Case R2021-03 and SP2021-01/4551 Beltway Drive.

Discussion:

Jenifer Tedrick, Planning and Development Manager, presented the Staff Report.

Commissioner Juli Branson asked if it is common to not know the tenant of a building.

Ms. Tedrick responded that in Addison the tenant is typically known; however, in this case, the applicant has communicated that the building is being built speculatively. Ms. Tedrick indicated that the applicant's representatives may be able to provide additional details on a future tenant.

Commissioner Branson asked for clarification on the alignment of the proposed fencing.

Ms. Tedrick clarified that the fencing is proposed along the northern property boundary, just south of the existing 10-foot easement and from the northwest corner of the property, extending south along the western property boundary to the edge of the dumpster enclosure.

Jim Riley, with Brockett Davis and Drake Engineering, addressed the Commission stating that a tenant is not known at this time.

Commissioner Meleky asked Mr. Riley if they were actively searching for a tenant. Mr. Riley expressed that he did not know and was just serving as the project engineer.

Motion: Approve the Replat and Site Plan.

Moved by Commissioner John Meleky, Seconded by Commissioner Denise Fansler

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

3. Present, Discuss, and Consider Action on a **Preliminary Plat for Vitruvian Park Addition, Block C, Lot 1 for a Multifamily Development on 5.1 Acres Located at the Southeast Corner of Spring Valley Road and Vitruvian Way and North of Bella Lane** Case PP2021-01/Vitruvian Park Addition, Block C.

Discussion:

Jenifer Tedrick, Planning and Development Manager, presented the Staff Report.

Chair Souers asked if this plat would be on the Commission's next meeting agenda for consideration. Ms. Tedrick responded that it would be.

Motion: Approve the 30-day extension request.

Moved by Commissioner Robert Catalani, Seconded by Commissioner Nancy Craig

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner John Meleky

Other: Commissioner Denise Fansler (RECUSE)

Passed

4. Present, Discuss, and Consider Action on the **2021 Planning and Zoning Commission Annual Report**.

Discussion:

Ken Schmidt, Director of Development Services, presented the final draft of the Annual Report, which was updated to account for the recommendations made at the January 6th Annual Organizational Meeting.

Commissioner Meleky complemented staff on the report for capturing the work that the Commission and staff had done in the past year.

Commissioner Catalani expressed gratitude towards staff on their responsiveness to Commission questions and requests.

Chair Souers asked which City Council meeting this report would be presented at. Mr. Schmidt stated that he was planning to schedule it for the February 8th meeting.

Motion: Approve the 2021 Planning and Zoning Commission Annual Report.

Moved by Commissioner John Meleky, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

5. Present, Discuss, and Consider Action on the **2022 Planning and Development Work Plan.**

Discussion:

Ken Schmidt, Director of Development Services, presented the draft 2022 Planning and Development Work Plan. Mr. Schmidt stated that the work plan is aspirational and it would be used to actively program the department's work for the year and to measure progress on key milestones. He added that during the work session it was discussed to add an additional communication tool to create a database to track actions made by the Commission and City Council on zoning and development applications.

Commissioner Catalani asked how often this work plan would be reviewed.

Mr. Schmidt stated that it would be reviewed quarterly during a Commission work session meeting, as suggested by Commissioner Fansler. He stated that if the Commission is comfortable with that approach, that is how staff will proceed.

Chair Souers asked if the database tool would be included under key focus area #4 or #5 when the document is updated. Mr. Schmidt stated that it would be included under key focus area #4.

Chair Souers requested that TOD and SOP be defined in the final version of this work plan. Mr. Schmidt confirmed that this update would be made in the final document.

Motion: Approve the 2022 Planning and Development Work Plan.

Moved by Commissioner Robert Catalani, Seconded by Commissioner Denise Fansler

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

Adjourn Meeting

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

Agenda Caption:

Present, Discuss, and Consider Action on a **Preliminary Plat for Vitruvian Park Addition, Block C, Lot 1 for a Multifamily Development on 5.1 Acres Located at the Southeast Corner of Spring Valley Road and Vitruvian Way and North of Bella Lane** Case PP2021-01/Vitruvian Park Addition, Block C.

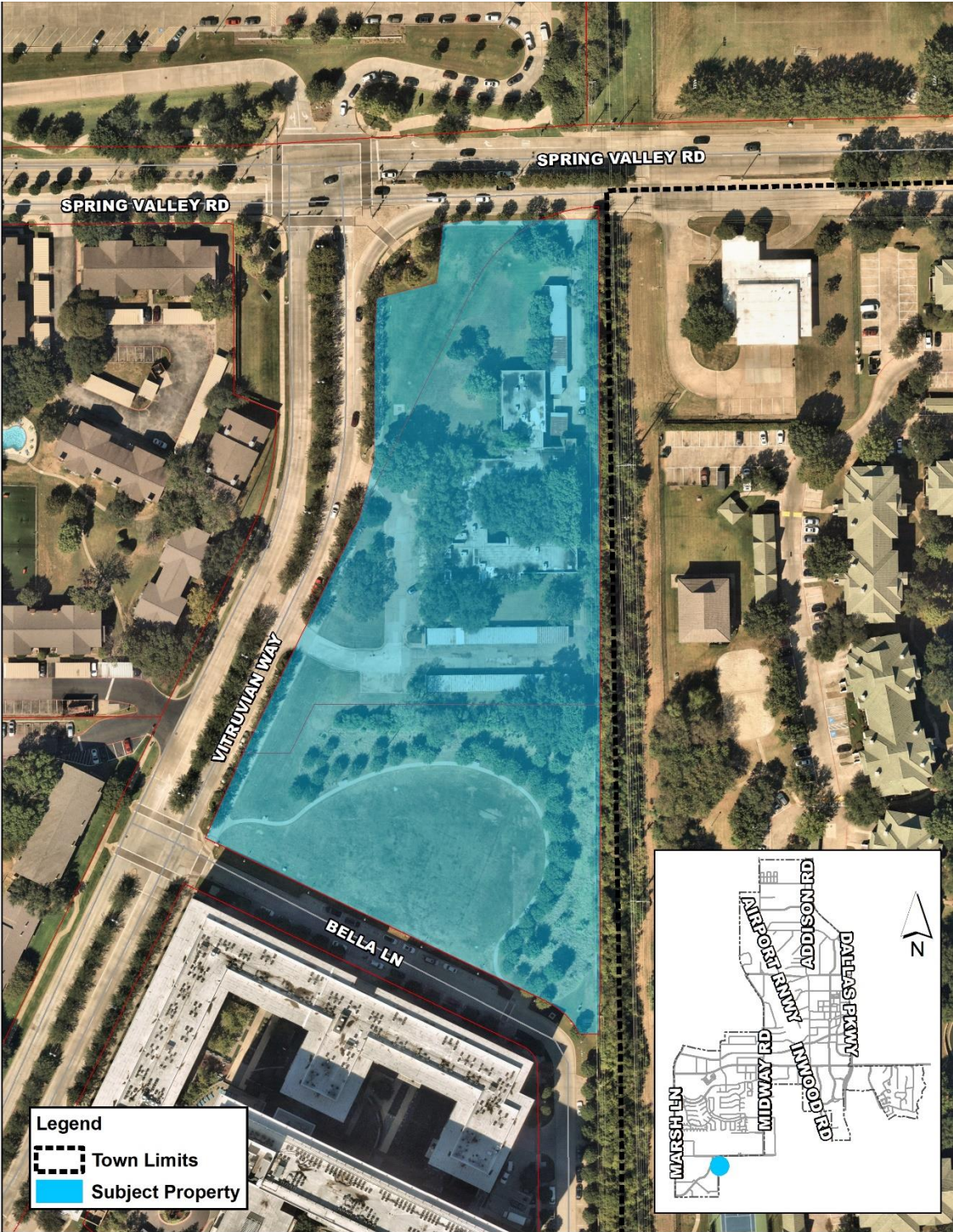
Attachments

PP2021-01 Staff Report
PP2021-01 Preliminary Plat

PP2021-01

Case PP2021-01/Vitruvian Park Addition, Block C. Present, Discuss, and Consider Action on a Preliminary Plat for Vitruvian Park Addition, Block C, Lot 1 for a Multifamily Development on 5.1 Acres Located at the Southeast Corner of Spring Valley Road and Vitruvian Way and North of Bella Lane.

LOCATION MAP





February 11, 2022

STAFF REPORT

RE: PP2021-01/Vitruvian Park Addition, Block C

LOCATION: 5.103 acres at the southeast corner of Spring Valley Road and Vitruvian Way and north of Bella Lane.

REQUEST: Approval of a Preliminary Plat

APPLICANT: Joel Massey, Icon Consulting Engineering

DISCUSSION:

Background: The subject property is located at the southeast corner of Spring Valley Road and Vitruvian Way and north of Bella Lane. On December 14, 2021, this 5.103-acre site received development plan approval for the Vitruvian Townhomes, an 85 dwelling unit multi-family development comprised of townhome building types.

The purpose of this preliminary plat is to show the proposed lot and easements required for the development. This plat shows a single lot with easements for utilities that will serve the buildings and site improvements. With the surrounding street network being built out, no additional right-of-way is required with this project. This plat does include fire lane easements required for emergency service access to the development.

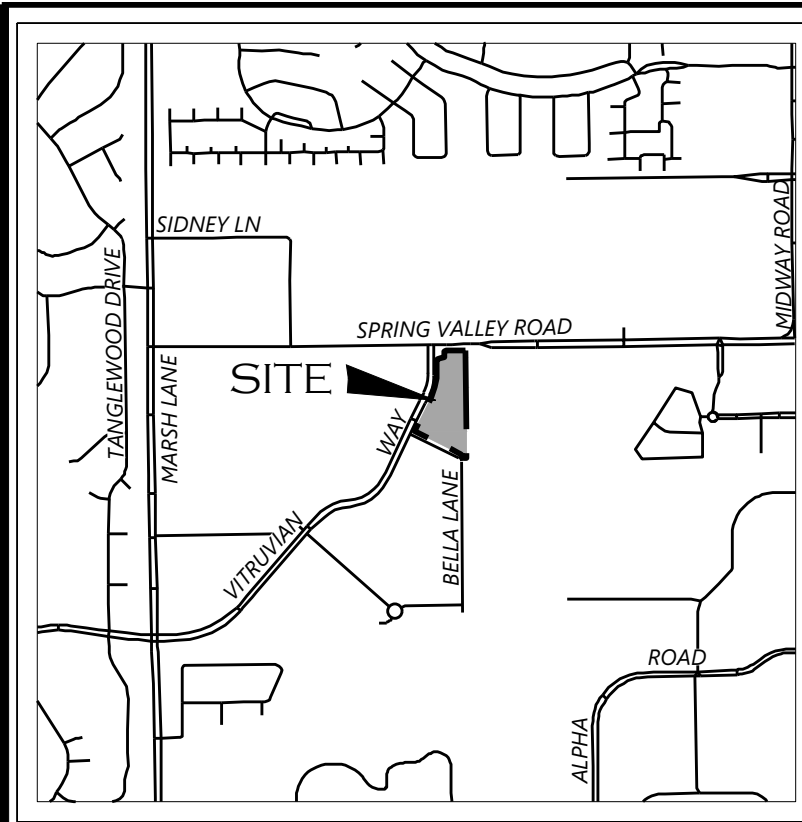
Additionally, this plat shows anticipated public access easements that are required for portions of public sidewalk that will be constructed within the lot and the Town's 8-foot trail that will be situated along the eastern property boundary.

Once construction is complete, a final plat will be presented to the Commission for consideration to formally plat the property and dedicate all required easements.

Engineering Review: The preliminary plat has been reviewed by Town staff and it complies with the Town's subdivision regulations and development standards.

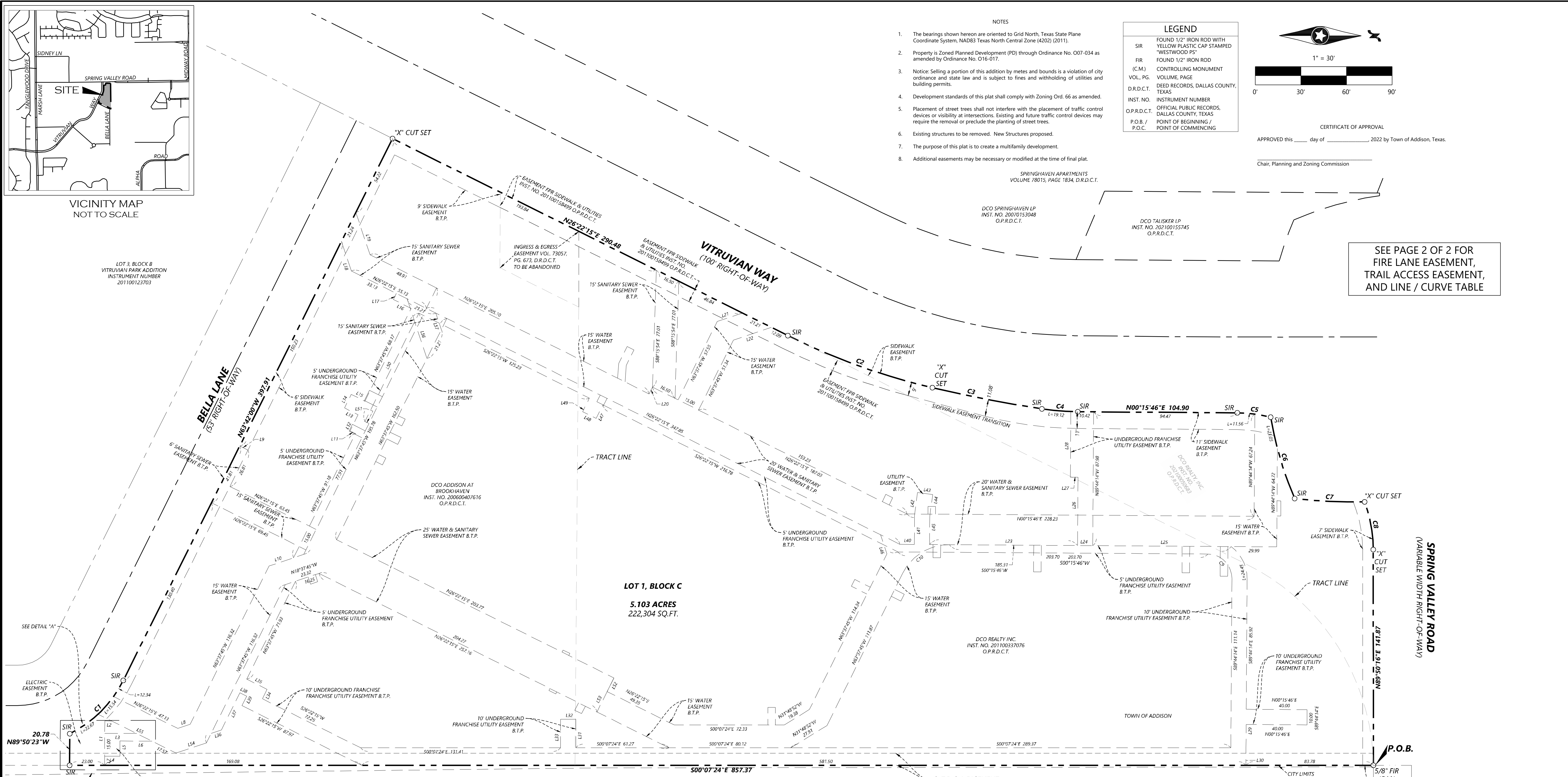
RECOMMENDATION:

Staff recommends approval of the preliminary plat.



VICINITY MAP NOT TO SCALE

LOT 3, BLOCK B
VITRUVIAN PARK ADDITION
INSTRUMENT NUMBER
201100123703

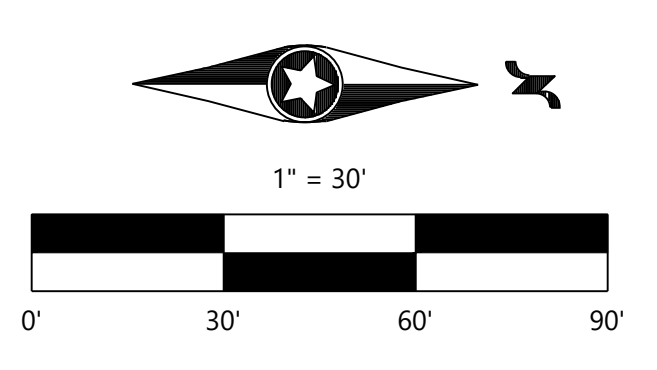


LOT 1, BLOCK C
5.103 ACRES
222,304 SQ. FT.

- NOTES
- The bearings shown hereon are oriented to Grid North, Texas State Plane Coordinate System, NAD83 Texas North Central Zone (4202) (2011).
 - Property is Zoned Planned Development (PD) through Ordinance No. 007-034 as amended by Ordinance No. 016-017.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Development standards of this plat shall comply with Zoning Ord. 66 as amended.
 - Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.
 - Existing structures to be removed. New Structures proposed.
 - The purpose of this plat is to create a multifamily development.
 - Additional easements may be necessary or modified at the time of final plat.

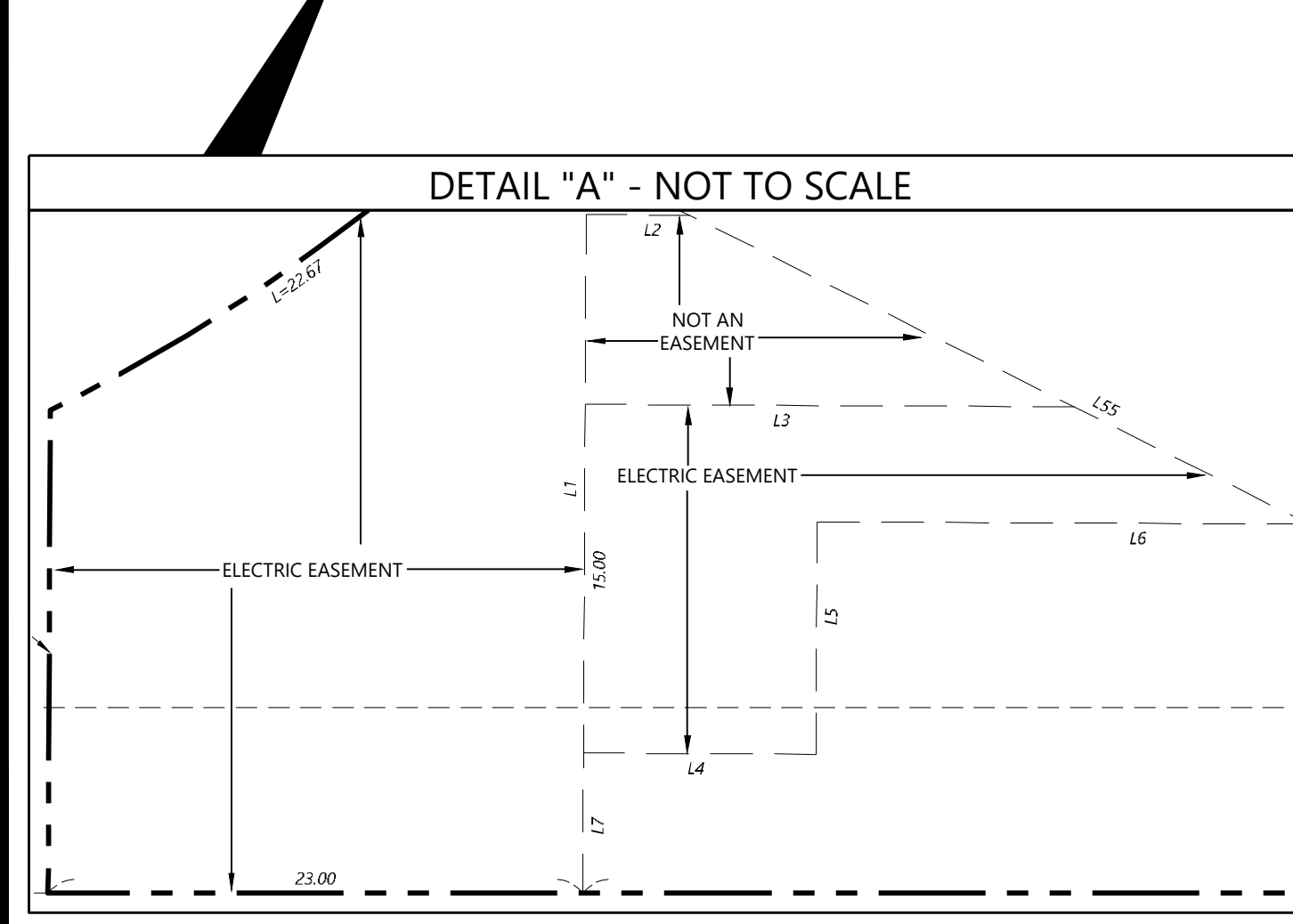
LEGEND

SIR	FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP-STAMPED "WESTWOOD PS"
FIR	FOUND 1/2" IRON ROD
(C.M.)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.O.B./	POINT OF BEGINNING /
P.O.C.	POINT OF COMMENCING



CERTIFICATE OF APPROVAL
APPROVED this ___ day of _____, 2022 by Town of Addison, Texas.
Chair, Planning and Zoning Commission

SEE PAGE 2 OF 2 FOR
FIRE LANE EASEMENT,
TRAIL ACCESS EASEMENT,
AND LINE / CURVE TABLE



OWNER'S CERTIFICATE
STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, DCO Addison at Brookhaven and DCO Realty, Inc., are the owners of a tract of land situated in the Noah Good Survey, Abstract No. 520, Town of Addison, Dallas County, Texas, said tract being all of a tract of land conveyed to DCO Addison at Brookhaven by deed recorded in County Clerk Instrument Number 200600407616, Official Public Records of Dallas County, Texas, being all of a tract of land conveyed to DCO Realty, Inc. by deed recorded in County Clerk Instrument Number 201100337076, Official Public Records of Dallas County, Texas, and all of a 0.433 acre tract of land conveyed from Town of Addison to DCO Realty, Inc. by deed recorded in Instrument Number 202100050683, Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod for the northwest corner of Lot 1, Block A, of the Villas at Parkside Phase I addition, an addition to the City of Addison as recorded in Volume 2003220, Page 5062, Official Public Records, Dallas County, Texas and being in the south right-of-way line of Spring Valley Road (variable width right-of-way);

THENCE South 00 degrees 07 minutes 24 seconds East, along the west line of said Lot 1, Block A, a distance of 857.37 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for corner and being the northeast corner of Bella Lane, as shown on the plat of Vitruvian Park Addition, an addition to the City of Addison as recorded in Instrument Number 201100123703, Official Public Records, Dallas County, Texas;

THENCE departing said west line of Lot 1, Block A and along the north right-of-way line of said Bella Lane, the following three (3) calls and distances:

- North 89 degrees 50 minutes 23 seconds West, a distance of 207.78 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for corner and the beginning of a non-tangent curve to the left;
- Along said non-tangent curve to the left having a central angle of 37 degrees 22 minutes 25 seconds, a radius of 77.50 feet, and an arc length of 50.55 feet (chord bears North 45 degrees 00 minutes 48 seconds West, a distance of 49.66 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" at the end of said curve;
- North 63 degrees 42 minutes 00 seconds West, a distance of 397.91 feet to a set "X" in concrete for corner at the intersection of said north right-of-way line of Bella Lane and the southeast right-of-way line of Vitruvian Way (variable width right-of-way);

THENCE North 26 degrees 22 minutes 15 seconds East departing said north right-of-way line of Bella Lane and along said southeast right-of-way line of Vitruvian Way, a distance of 290.48 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the beginning of a tangent curve to the left, and being the south corner of said 0.433 acre tract of land;

CONTINUED...

CONTINUED...

THENCE with the southeast right-of-way line of Vitruvian Way and said 0.433 acre tract, the following six (6) calls and distances:

- Along said tangent curve to the left having a central angle of 13 degrees 21 minutes 54 seconds, a radius of 434.00 feet, and an arc length of 101.24 feet (chord bears North 19 degrees 41 minutes 18 seconds East, a distance of 101.01 feet to a set "X" in concrete for the end of said curve and the beginning of a compound curve to the left;
- Along said compound curve to the left having a central angle of 04 degrees 19 minutes 47 seconds, a radius of 971.08 feet, and an arc length of 73.88 feet (chord bears North 10 degrees 50 minutes 28 seconds East, 73.36 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the end of said curve and the beginning of a compound curve to the left;
- Along said compound curve to the left having a central angle of 08 degrees 29 minutes 14 seconds, a radius of 160.00 feet, and an arc length of 23.70 feet (chord bears North 04 degrees 25 minutes 58 seconds East, 23.68 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the end of said curve;
- North 00 degrees 15 minutes 46 seconds East, a distance of 104.90 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the beginning of a tangent curve to the right;
- Along said tangent curve to the right having a central angle of 14 degrees 07 minutes 20 seconds, a radius of 90.00 feet, and an arc length of 22.18 feet (chord bears North 07 degrees 19 minutes 26 seconds East, 22.13 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the end of said tangent curve to the right, and the beginning of a non-tangent curve to the left;
- Along said non-tangent curve to the left having a central angle of 13 degrees 43 minutes 01 second, a radius of 233.48 feet, and an arc length of 55.90 feet (chord bears North 73 degrees 26 minutes 28 seconds East, 55.76 feet) to a set "X" in concrete for the end of said non-tangent curve to the left, and the beginning of a non-tangent curve to the left; said corner being at the said southeast right-of-way line of Vitruvian Way and the south right-of-way line of said Spring Valley Road;

THENCE along said south right-of-way line of Spring Valley Road, the following three (3) calls and distances:

- Along said non-tangent curve to the left having a central angle of 07 degrees 56 minutes 56 seconds, a radius of 332.30 feet, and an arc length of 46.10 feet (chord bears North 02 degrees 38 minutes 16 seconds East, 46.06 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the end of said non-tangent curve to the left and the beginning of non-tangent curve to the right;
- Along said non-tangent curve to the right having a central angle of 20 degrees 23 minutes 52 seconds, a radius of 90.00 feet, and an arc length of 32.04 feet (chord bears North 19 degrees 38 minutes 19 seconds East, 31.87 feet) to a set "X" in concrete for the end of said non-tangent curve to the right;
- North 89 degrees 50 minutes 16 seconds East, a distance of 141.87 feet to the **POINT-OF-BEGINNING**, containing **222,304 square feet** or **5.103 acres** of land

LOT 1, BLOCK A
VILLAS AT PARKSIDE PHASE I
VOLUME 95174, PAGE 4325

LAKEVIEW AT PARKSIDE PARTNERS, LTD
VOLUME 2003220, PAGE 5062

CITY OF FARMERS BRANCH
VOLUME 74063, PAGE 2159, D.R.D.C.T.

OWNER
DCO ADDISON AT BROOKHAVEN
1745 SHEA CENTER DR STE 200
HIGHLANDS RANCH, COLORADO

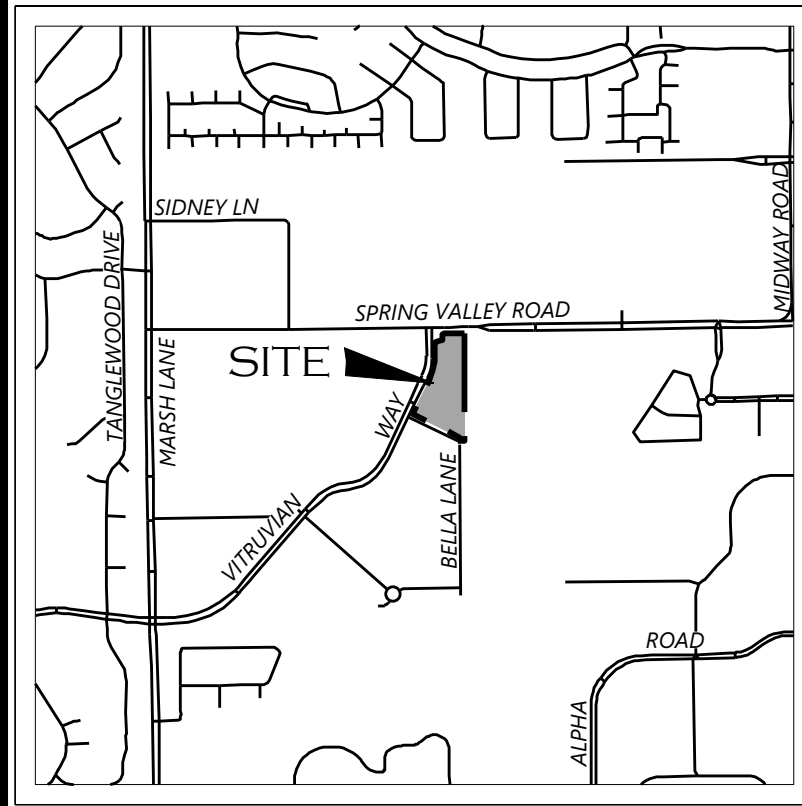
OWNER
DCO REALTY INC.
1745 SHEA CENTER DR STE 200
HIGHLANDS RANCH, COLORADO

SURVEYOR
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

PRELIMINARY PLAT
VITRUVIAN PARK ADDITION
LOT 1, BLOCK C;
5.103 ACRES
OUT OF THE
NOAH GOOD SURVEY, ABSTRACT NO. 520
IN THE
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
TOWN OF ADDISON PROJECT NO. PP2021-01

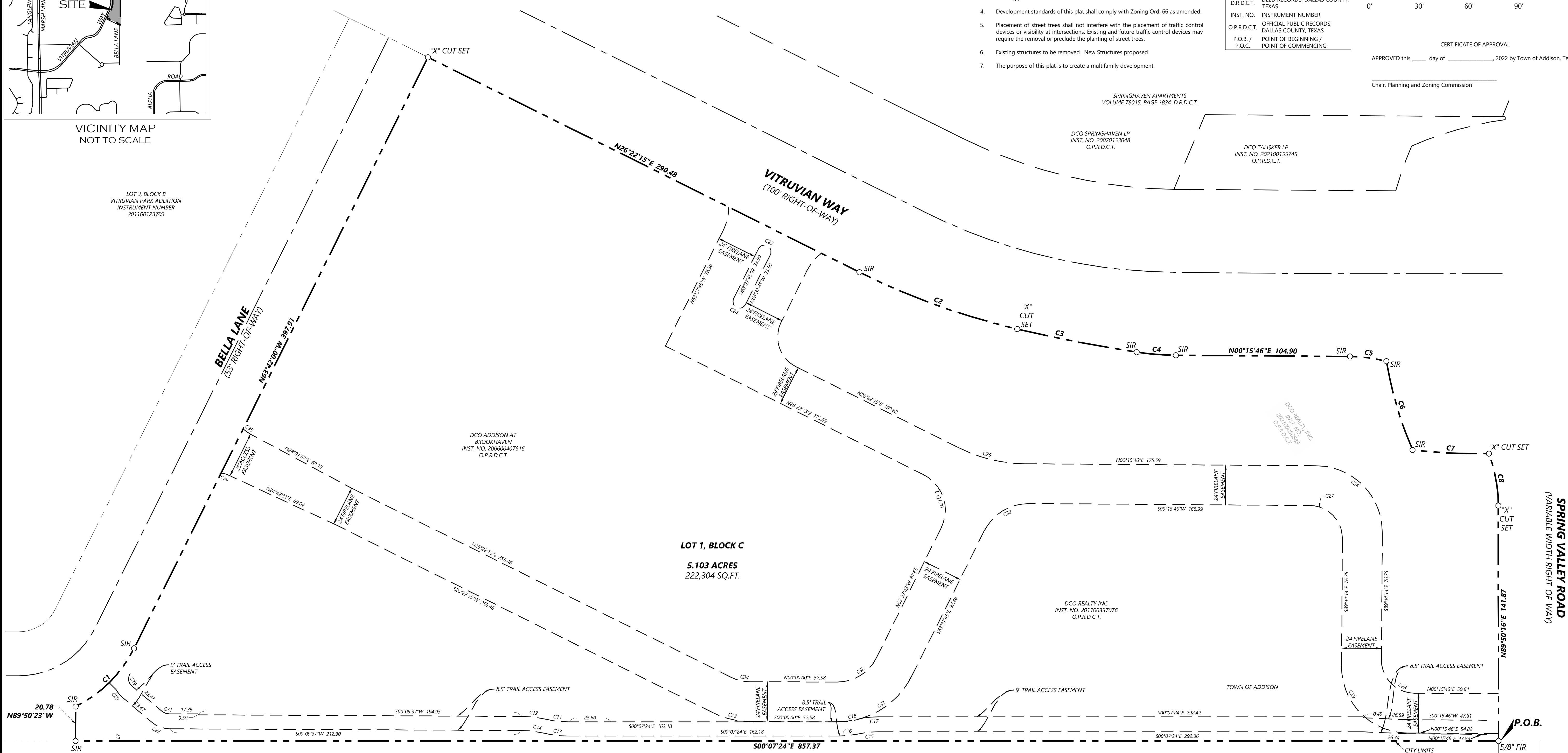
FEBRUARY 09, 2022 Job No. 0008445.06 VITRUVIAN PARK ADDITION

FIRE LANE ACCESS EASEMENT AND TRAIL ACCESS EASEMENT



VICINITY MAP
NOT TO SCALE

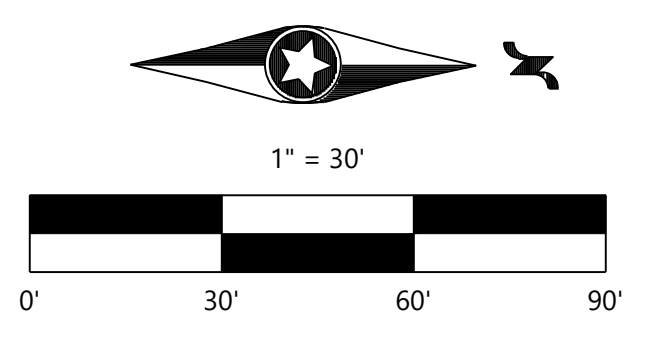
LOT 3, BLOCK B
VITRUVIAN PARK ADDITION
INSTRUMENT NUMBER
201100123703



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 - Property is Zoned Planned Development (PD) through Ordinance No. 007-034 as amended by Ordinance No. 016-017.
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 - The purpose of this plat is to create a multifamily development.

LEGEND

SIR	FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP-STAMPED "WESTWOOD PS"
FIR	FOUND 1/2" IRON ROD
(C.M.)	CONTROLLING MONUMENT
VOL. PG.	VOLUME, PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.O.B. / P.O.C.	POINT OF BEGINNING / POINT OF COMMENCING



CERTIFICATE OF APPROVAL
APPROVED this ____ day of _____, 2022 by Town of Addison, Texas.

Chair, Planning and Zoning Commission

SPRINGHAVEN APARTMENTS
VOLUME 78015, PAGE 1834, D.R.D.C.T.

DCO SPRINGHAVEN LP
INST. NO. 20070153048
O.P.R.D.C.T.

DCO TALISKER LP
INST. NO. 202100155745
O.P.R.D.C.T.

DCO ADDISON AT
BROOKHAVEN
INST. NO. 200600407616
O.P.R.D.C.T.

LOT 1, BLOCK C
5.103 ACRES
222,304 SQ. FT.

DCO REALTY INC.
INST. NO. 201100337076
O.P.R.D.C.T.

DCO REALTY INC.
INST. NO. 201100337076
O.P.R.D.C.T.

Line Table

Line #	Length	Direction
L1	29.19	S89°50'23"E
L2	4.46	N00°09'37"E
L3	21.03	N00°09'37"E
L5	10.00	S89°50'23"E
L6	21.19	N00°09'37"E
L8	8.62	N18°37'45"W
L9	6.00	S26°18'00"W
L10	24.04	N18°37'45"W
L11	4.00	S26°22'15"W
L12	11.93	N63°37'45"W
L13	10.00	S26°22'15"W
L14	10.00	N63°37'45"W
L15	10.00	N26°22'15"E
L16	13.00	S26°22'15"W
L17	4.50	N63°37'45"W
L18	20.56	S71°22'15"W
L19	29.38	S71°22'15"W
L20	5.00	S63°37'45"E
L21	17.60	N18°37'45"W

Line Table

Line #	Length	Direction
L22	26.39	N18°37'45"W
L29	15.16	S89°44'14"E
L30	11.72	S89°57'40"W
L31	18.75	S89°52'36"W
L32	10.00	N00°07'24"W
L33	18.75	S89°52'36"W
L34	7.00	N63°37'45"W
L35	15.00	N26°22'15"E
L36	7.07	S18°37'45"E
L37	27.32	S63°37'45"E
L38	5.00	S26°22'15"W
L39	7.00	N63°37'45"W
L40	9.56	S00°15'46"W
L41	19.28	N89°44'14"W
L42	14.94	S82°26'00"E
L43	10.00	S07°34'00"W
L44	14.31	S82°26'00"E
L45	18.64	N89°44'14"W
L46	13.32	S71°22'15"W

Line Table

Line #	Length	Direction
L47	10.00	S63°37'45"E
L48	10.00	S26°22'15"W
L49	10.00	N63°37'45"W
L50	79.59	S63°37'45"E
L51	3.00	N26°22'15"E
L52	10.00	S63°37'45"E
L53	25.00	S63°37'45"E
L54	21.05	N18°37'45"W
L56	41.40	N71°22'15"E
L57	11.40	N71°22'15"E

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	50.55	77.50	037°22'25"	N 45°00'48" W	49.66
C2	101.24	434.00	013°21'54"	N 19°41'18" E	101.01
C3	73.38	971.08	004°19'47"	N 10°50'28" E	73.36
C4	23.70	160.00	008°29'14"	N 4°25'58" E	23.68
C5	22.18	90.00	014°07'20"	N 7°19'26" E	22.13
C6	55.90	233.48	013°43'01"	N 7°32'28" E	55.76
C7	46.10	332.30	007°56'56"	N 2°38'16" E	46.06
C8	32.04	90.00	020°23'52"	N 79°38'19" E	31.87
C9	25.13	16.00	090°00'00"	S 45°15'46" W	22.63
C10	37.87	33.96	063°53'31"	N 31°41'00" E	35.94
C11	13.50	58.50	013°13'14"	N 6°29'13" E	13.47
C12	15.02	66.50	012°56'13"	N 6°37'43" W	14.98
C13	15.46	67.00	013°13'14"	N 6°29'13" E	15.43
C14	13.10	58.00	012°56'13"	N 6°37'43" W	13.07
C15	12.01	58.00	011°51'56"	N 6°03'22" E	11.99
C16	12.22	59.00	011°51'56"	S 6°03'22" W	12.20
C17	8.51	67.00	007°16'37"	N 3°45'42" E	8.50
C18	15.83	50.50	017°57'30"	S 9°06'09" W	15.76

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C19	8.29	5.50	086°20'51"	N 83°08'36" E	7.53
C20	5.83	14.50	023°01'49"	N 51°29'05" E	5.79
C21	5.21	7.50	039°48'36"	N 20°03'55" E	5.11
C22	11.46	16.50	039°48'36"	N 20°03'55" E	11.24
C23	12.57	4.00	180°00'02"	S 26°22'16" W	8.00
C24	12.57	4.00	180°00'02"	S 26°22'14" E	8.00
C25	41.18	90.38	026°06'29"	S 13°19'00" E	40.83
C26	62.83	40.00	090°00'00"	S 45°15'46" W	56.57
C27	31.42	20.00	090°00'00"	S 45°15'46" W	28.28
C28	31.42	20.00	090°00'00"	N 45°15'46" E	28.28
C29	62.83	40.00	090°00'00"	N 45°15'46" E	56.57
C30	33.45	30.00	063°53'31"	N 31°41'00" E	31.75
C31	55.53	50.00	063°37'45"	S 31°48'52" W	52.72
C32	28.87	26.00	063°37'45"	N 31°48'52" W	27.41
C33	23.01	50.00	026°22'15"	S 13°11'08" E	22.81
C34	11.97	26.00	026°22'15"	N 13°11'08" E	11.86
C35	5.58	21.50	014°52'19"	N 35°04'07" E	5.56
C36	5.58	21.50	014°52'20"	N 17°31'53" W	5.57

OWNER
DCO ADDISON AT BROOKHAVEN
1745 SHEA CENTER DR STE 200
HIGHLANDS RANCH, COLORADO

OWNER
DCO REALTY INC.
1745 SHEA CENTER DR STE 200
HIGHLANDS RANCH, COLORADO

SURVEYOR
Westwood
Westwood Professional Services, Inc.
TEPL FIRM REGISTRATION NO. 10074301

PRELIMINARY PLAT
VITRUVIAN PARK ADDITION
LOT 1, BLOCK C;
5.103 ACRES
OUT OF THE
NOAH GOOD SURVEY, ABSTRACT NO. 520
IN THE
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
TOWN OF ADDISON PROJECT NO. PP2021-01

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Planning & Zoning Commission

4.

Meeting Date: 02/15/2022

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an **Ordinance Changing the Zoning for a 1.804-Acre Property Located at 4150 Beltway Drive, from Planned Development (PD) through Ordinance 083-039, to a new Planned Development (PD) District to Allow a Townhome Development Comprised of 33 Townhome Lots and Associated Open Space and Common Area Lots.** Case 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes).

Attachments

1846-Z Staff Report

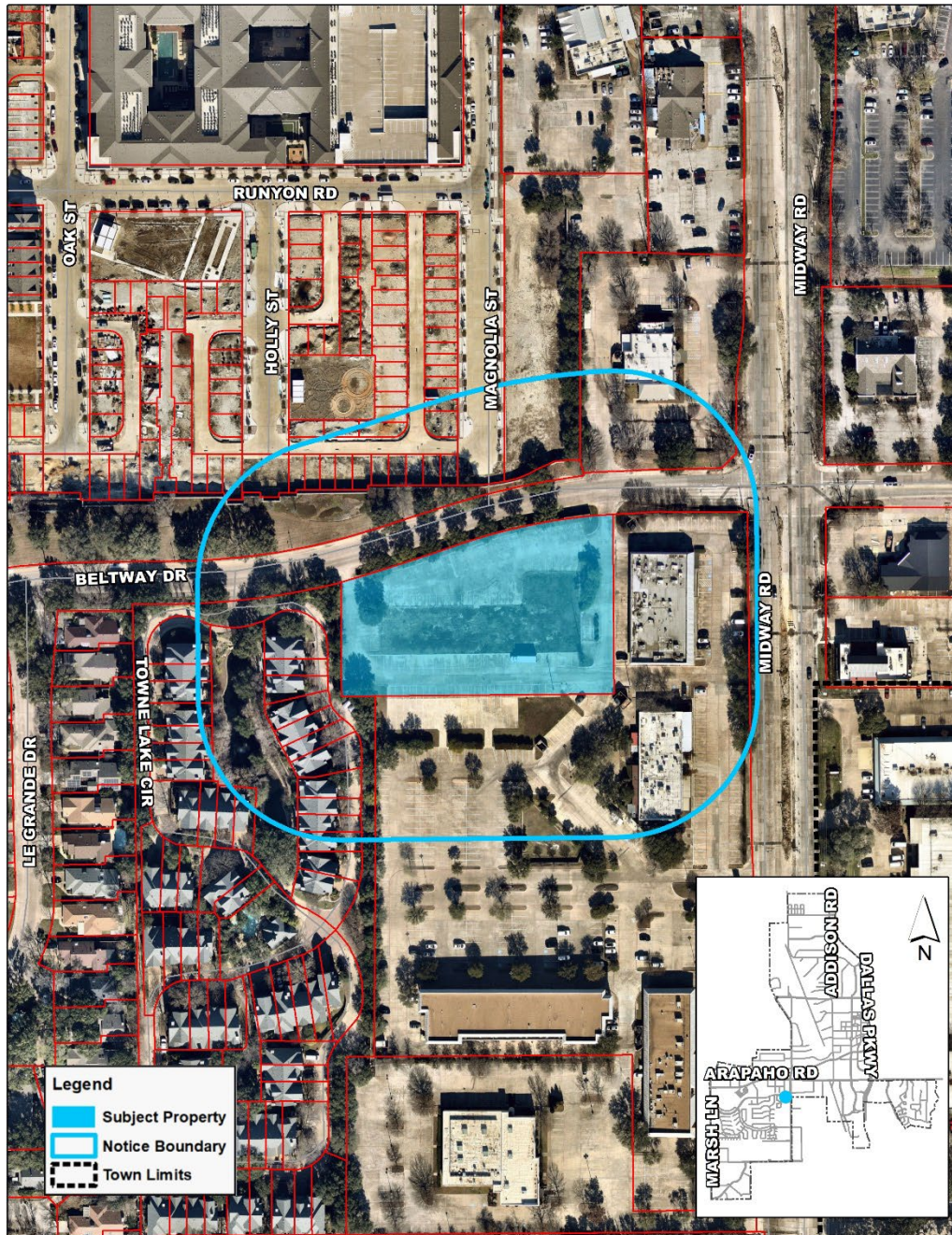
1846-Z Plans

1846-Z Citizen Responses

1846-Z

PUBLIC HEARING Case 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes).
Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Changing the Zoning for a 1.804-Acre Property Located at 4150 Beltway Drive, from Planned Development (PD) through Ordinance 083-039, to a new Planned Development (PD) District to Allow a Townhome Development Comprised of 33 Townhome Lots and Associated Open Space and Common Area Lots.

LOCATION MAP





February 11, 2021

STAFF REPORT

RE: 1846-Z/4150 Beltway Drive (Addison Reserve Townhomes)

LOCATION: 4150 Beltway Drive, on the south side of Beltway Drive, approximately 180 feet west Midway Road.

REQUEST: Approval to rezone the property from Planned Development (PD), through Ordinance No. 083-039 to a new Planned Development District (PD) for a townhome development.

APPLICANT: Josh Nichols, Cobalt Homes

DISCUSSION:

Background: This rezoning request is for the former Super 8 Motel site, a 1.8036-acre property located at 4150 Beltway Drive. In 1979, this property was initially rezoned to the Planned Development (PD) District through Ordinance No. 477. Following the construction of a two-story motel on the subject property, additional zoning action was taken in 1983, through the adoption of PD Ordinance No. 083-039, which allowed an additional motel building to be constructed to the south of the subject property. This second phase was never constructed, while the first phase remained operational until it was damaged by fire and demolished in 2018. Since that time, this property has remained vacant, while presenting periodic code enforcement issues resulting from illegal dumping and parking of commercial vehicles.

The applicant, Josh Nichols representing Cobalt Homes, is a Dallas-based builder that specializes in modern townhome developments. Cobalt Homes has constructed numerous townhome communities in the East Dallas and North Oak Cliff areas and believes that their approach to community building would be compatible with the Addison neighborhoods and commercial centers that surround this site.

The proposed townhome community consists of 31 three-story, rear-entry townhome units that would be fee-simple ownership, situating each dwelling unit within its own individually platted lot. In addition to these townhome lots, the proposed development includes a dedication of public park land and construction of a public trail at the western edge of the site, and dedication of public right-of-way at the eastern edge of the site for a new public street. Within the site, common area lots would be established to account for additional open space, visitor parking areas, and required news streets.

Rezoning from the Planned Development (PD) District to a new PD District has been requested to facilitate this development.

Proposed Concept Plan: The proposed plan initially included 33 townhome lots; however, Cobalt Homes elected to eliminate two townhome lots in order to address feedback provided by the community and Town staff. This revised layout includes 31 townhome lots, with all dwelling units fronting on either a public street or open space.

Vehicle access to the proposed development is provided through public vehicle connections to Beltway Drive. This is achieved through the dedication and construction of a new north/south oriented public street at the eastern edge of the site, and a new north/south mews street connection on the west side of the site. Two east/west mews street connections are provided at the northern and southern limits of the project to allow for appropriate site access and circulation. All townhome units – to include the nine units facing Beltway Drive – will have garage access from and will be addressed off of these new interior mews streets, and parking and deliveries will not be permitted to occur on Beltway Drive.

Pedestrian access to the proposed development is provided through new six-foot sidewalks planned along Beltway Drive and the proposed public street at the eastern edge of the site. Additionally, a new 10 foot public trail extending south from Beltway Drive will be provided within a proposed 57-foot wide public park (9,350 square feet in area) that will initiate a new trail corridor for the Town and also provide a substantial buffer for the adjacent neighborhood to the east (Towne Lake). Five-foot sidewalks are provided throughout the interior of the site to connect living areas to these perimeter pedestrian connections and a planned private open space in the interior of the site.

All units are proposed as three-story buildings (42 feet in height) with the primary entry facing a public street or public or private open space. All units will include a two car garage and a three bedroom floor plan. The units fronting Beltway Drive and the trail will have an enclosed patio area to provide separation between the public and private space and all units will include a second floor balcony at the front facade. Additionally, the plan proposes to remove the existing masonry screening wall along Beltway Drive and preserve the majority of the existing mature trees along the streetscape. On-street, guest parking is achieved along the mews and public streets through the provision of 18 parking spaces, one of which is restricted during daytime and evening hours to accommodate delivery vehicles.

Fencing is proposed at the southern and eastern boundaries of the site that is anticipated to be temporary. As adjacent properties redevelop, the applicant has agreed to allow for the removal of the fencing if those adjacent land uses are compatible with this development. The driveway access on the west side along Beltway Drive will not be restricted with fencing. The mews streets that connect to the future public street to the east include motorized gates where it connects to the new public street. The gates will open automatically from the interior of the site to allow traffic to exit the site.

Building Facades: The plan depicts four buildings that will be comprised of the 31 individual townhome units. The primary façade material is brick, which encompasses the majority of the front and side facades. Board and batten hardie siding is introduced on the third floor of the front and side facades, and at the second and third floors of the rear facade. The buildings fronting Beltway Drive and the residential transition zone will provide transitions to break up the wall plane and to add visual interest to the buildings that engage the public realm. Each unit will feature a balcony with steel railing on the second floor that will project over the primary entrance to create a covered entryway. In consideration of the suburban context of the surrounding residential

neighborhoods, the buildings will incorporate pitched roofs with gable walls to provide a distinction between units and add a traditional touch to a modern architectural design.

Parking: As shown on the proposed conceptual floor plan, each unit will have two enclosed garage parking spaces. The plan also depicts 13 visitor parking spaces within the development that will be accessible from the internal mews streets, and an additional five on-street parking spaces will be constructed along the new public street. With 18 visitor parking spaces, the applicant has provided four additional parking spaces while providing for two fewer units, when compared to their initial submittal.

Landscaping/Open Space and Trails: Proposed landscaping will primarily be accommodated within the residential transition zone, the 3,817 square foot private open space between buildings 2 and 3, and the smaller landscape areas adjacent to the buildings and parking areas. With the exception of the residential transition zone, these areas are anticipated to be owned and maintained by the homeowner's association that will be established for this development.

With this proposed open space and landscape area, approximately 24 percent of the overall site will be comprised of landscape area. These areas will be landscaped with necessary parking screening and tree plantings. While this open space is intended to be passive, it will be accessible by the residents, and it will provide enhanced walkable connections within the neighborhood.

The Town's Trails Masterplan envisions a shared-use trail along the western boundary of this property that will ultimately connect south to the Redding Trail. This plan depicts the construction of a ten-foot wide trail within a 57-foot wide/9,350 square foot greenbelt that will be dedicated to the Town as public parkland. The units adjacent to the trail will be oriented towards the trail area to create an inviting environment for walking and biking.

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. For Beltway Drive, the MTP requires a six-foot minimum parkway buffer from the street edge and a six-foot sidewalk.

The applicant is complying with this design standard along Beltway Drive and will preserve six existing trees within the proposed parkway. One existing tree along Beltway Drive would be removed to construct a new mews street access, which is required to support the location of the desired ten-foot wide shared use trail. Any existing tree that is removed would be required to be mitigated, including any existing trees within the site. The existing masonry wall that fronts Beltway Drive would be removed, and the required six-foot sidewalk would be constructed at that location.

On the east side of the townhomes, right-of-way will be dedicated for the construction of a public street. This street connection will include a six-foot sidewalk that will extend south from Beltway Drive along the entire new street frontage.

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 and the Sam's Club Special Area Study, an ongoing study of the redevelopment potential of this property and the surrounding area. Key considerations include:

2013 Comprehensive Plan

The 2013 Comprehensive Plan noted that the Super 8 Motel was struggling to compete with hotels in the Belt Line and Tollway corridors. The comprehensive plan suggests that due to its adjacency to other townhome uses, townhomes were an appropriate redevelopment option for this site. The comprehensive plan also addressed the potential redevelopment of the adjacent commercial center that abuts this site to the south and east. In addressing these properties collectively, the comprehensive plan noted that a larger redevelopment project inclusive of town homes and a mix of uses would be an appropriate redevelopment outcome for this site and the surrounding area.

Sam's Club Study - Ongoing

This property is located within the ongoing Sam's Club Special Area Study area. The purpose of this study is to provide guidance for the redevelopment and reuse of properties within the Midway Road corridor, between Belt Line Road and Hornet Road. This plan is intended to establish general policies for land use, street and pedestrian connectivity, parks, open space, and trail connectivity, and neighborhood transition areas. If adopted, these policies will be used to guide future land use and development activity. Staff is working closely with the Advisory Committee to finalize the committee's recommendations.

While the committee's recommendations remain in draft form, several key components of those draft recommendations apply to this request. These include:

- Allow building heights and uses that respect existing neighborhoods and recognize market potential.
- Where housing is considered, small lot single family homes, townhomes, duplexes, and cottages should be prioritized.
- A 100' residential transition zone is envisioned at the western edge of the study area in order to provide a trail corridor and open space, and to support compatible transitions to adjacent neighborhoods.
- Trail-oriented development should be achieved by orienting building frontages towards the residential transition zone.
- Building scale and design should be compatible with existing adjacent neighborhoods.

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 the current draft recommendations of the Sam's Club Special Area Study, the Advisory Committee envisioned a 100-foot buffer at the western edge of the study area to buffer existing neighborhoods from new development and to provide new trail and open space amenities. In discussing this consideration, the committee has acknowledged that for some properties in the study area, this may be difficult to achieve due to the size of the property and the nature of existing improvements. With this property only being 380 feet in width, a 100-foot buffer comprises a much larger portion of the lot than what would be presented by the larger properties in the study area, which generally have a depth of 525 to 875 feet.

Requiring a 100-foot buffer for this project would severely limit its economic viability and would result in over 150 feet in separation between the townhomes in Towne Lake and this

townhome development. As proposed, the 57 foot wide open space and 67-foot wide building setback provides a trail corridor that is equivalent in width to the northernmost portions of the Katy Trail, while providing 118 feet of building separation between this development and Towne Lake. Included within this setback area is Town Lake's existing masonry screening wall, trees, and street, as well as proposed trees to be planted with this development.

Traffic Generation and Circulation

The applicant was not required to provide a traffic impact analysis (TIA) as the proposed development does not meet the applicable criteria that would warrant a TIA. While a TIA was not required, Staff believes it is important to note the pre-existing conditions of the site in comparison to proposed improvements as it relates to traffic.

As previously mentioned, the site was formerly occupied by the Super 8 Motel, which based on recent aerial imagery, appeared to accommodate 88 rooms. The proposed development is proposing 31 residential dwelling units, which according to the Institute of Traffic Engineers (ITE) Trip Generation Manual, would generate slightly less traffic than a similarly situated motel building, and substantially less traffic than a well-developed retail, restaurant, or office development on that site.

While Beltway Drive will serve as the primary frontage, all units will be addressed and accessed from the internal mews streets that would be constructed behind the units that front onto Beltway Drive. To prevent parking and deliveries on Beltway Drive, the applicant has increased visitor parking, provided a dedicated space for delivery vehicles, and will work with the future HOA to set expectations for parking in the development.

Utility and Drainage Analysis

The existing utility network has sufficient capacity to serve this development and it will not be negatively impacted by this project. 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. With the additional open spaces provided, less stormwater runoff will be generated post development. If this request is approved, the applicant will need to obtain approval of detail civil site design plans.

Existing Site Encumbrances

The subject property is currently encumbered by an existing private access and utility easement that was established when the hotel was sold in 1993 by the landowner to the south. This private easement provides public access from the adjacent property to the south through and along the eastern, western, and southern property boundaries of the former Super 8 site. The language of the easement allows it to be released upon subdivision of the Super 8 site and granting of a new easement to the property to the south. The Town is not party to that easement but should require the applicant to provide written evidence of release of that easement prior to approving a building permit application for the Super 8 Motel property.

Public Services Capacity

This site is served by Dallas Independent School District (DISD) and given the size and anticipated demographics of the project, DISD is unlikely to have issues serving this property. With this project being situated at the edge of the Town's largest single-family residential area, staff anticipates sufficient capacity for public safety and parks and recreation services for this proposed 31 townhome community.

Community Input: On February 1, 2022, the applicant hosted a neighborhood meeting at the Addison Treehouse to present their plans and to receive feedback from nearby residents. Approximately 40 residents attended the meeting and shared concerns related to homeownership and rental restrictions, visitor parking, traffic, width and landscape design for the residential transition zone, parking and deliveries occurring on Beltway Drive, building design, construction work hours, and anticipated project timelines. Additionally, since that meeting, one letter of feedback (see attached) was shared by a resident of an adjacent neighborhood. This resident indicated that they were not opposed to the project; however, they wanted to share concerns they had for design of the Beltway Drive frontage.

Since the neighborhood meeting, the applicant has made the following changes to their plans to respond to resident and staff feedback:

- Reduced the number of townhome lots from 33 to 31.
- Increased the unobstructed residential transition zone width from 40 feet to 57 feet.
- Increased the residential transition zone building setback from 50 feet to 67 feet.
- Increased visitor parking from 14 to 18 spaces.
- Established a parking space that will be restricted to prioritize use for delivery purposes throughout the day and early evening.
- Indicated the intention to name all of the mews streets so that no buildings are addressed off of Beltway Drive.
- Increased the use of masonry materials on the front and side building facades.
- Replaced proposed cedar perimeter fencing with ornamental fencing materials.
- Identified proposed dedication of parkland and public street right-of-way to the Town.
- Eliminated the fence enclosure of the proposed sidewalk at the eastern edge of the site.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The consideration of redevelopment and reuse is one of the most challenging issues for communities and developers to address. It presents an opportunity to correct issues of the past through new development, while thoughtfully addressing potential impacts on surrounding neighborhood and commercial corridors.

Given its location and underutilization, the Super 8 Motel site has long been poised to initiate reinvestment in Addison's south Midway corridor. With this applicant's proposed plan and thoughtful approach to engaging the community, the Town has arrived at a development concept for this site that is compatible with the surrounding area and that provides desired social amenities in the form of new public open space and trail connections. This plan achieves an economically viable project that accommodates new and unique housing options that support the direction of the Addison Housing Policy to "increase the proportion of fee-simple ownership in Addison's housing mix".

This proposed rezoning request meets the intent of both the Town's Comprehensive Plan and the draft recommendations of the Sam's Club Special Area Study.

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

- 10-foot wide shared use trail to extend east along the Beltway Drive frontage and terminating with a bi-directional ramp at the western edge of One Reserve Street.

- The masonry wall along Beltway Drive shall not be removed until construction is ready to commence on the townhome units adjacent to the wall.
- Prior to issuance of a building permit, the applicant/owner shall provide the City written notification that the 24' access and utility easement (as recorded in the Dallas County Real Property Records on February 1, 1993, Volume 93020, Page 3255) encumbering the eastern, southern, and western boundaries of the property has been fully released and abandoned.
- Installation of public parkland landscape, trail, and site furnishings are the obligation of the developer and shall be maintained by the Town upon inspection and acceptance.
- Installation of any required public street improvements are the obligation of the developer and shall be maintained by the Town upon inspection and acceptance.
- An agreement shall be established between the Town and Developer addressing the potential future removal of the proposed temporary perimeter fencing.
- Future site development plans and proposed parkland and street right-of-way dedications shall conform to the attached conceptual site, landscape, façade, and floor plans.
- Proposed Development Standards: The following development standards would apply to all lots and buildings within the proposed PD district:

Permitted Uses: Townhome and Single-Family Detached

Accessory uses include community, social, and recreation facilities customary to residential development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure.

Maximum Units: 31 dwelling units

Minimum Setbacks:

Front Yard: Lots fronting Beltway Drive = 5 feet
 Lots facing public park = 10 feet / 65 feet from western subdivision boundary
 All other lots = 0 feet

Side Yard: None; Lots with side yard at Beltway Drive = 5 feet

Rear Yard: None

Maximum Building Height: 3 stories/ 45 feet from grade to peak

Minimum Lot Area: None

Minimum Lot Width: 20 feet

Minimum Lot Depth: None

<u>Minimum Area per Residential Dwelling Unit:</u>	1,400 square feet
<u>Maximum Lot Coverage:</u>	none
<u>Off Street Parking:</u>	2 enclosed spaces per dwelling unit
<u>Visitor Parking:</u>	0.5 spaces per dwelling unit
<u>Fencing:</u>	Perimeter Fencing and Private Yard Fencing = height and materials as depicted in conceptual plans. Alternative designs may be considered as part of development plan review.
<u>Balcony and Patio Railings:</u>	Must be constructed of wrought iron, steel, or glass
<u>Mechanical Equipment:</u>	Mounted on the roof and screened from view of the public ROW and neighboring properties
<u>Permitted Setback Encroachments:</u>	overhangs and balconies = 5 feet Patios = full setback
<u>Minimum Landscape Area</u>	20 percent of total lot area
<u>Required Site Landscape:</u>	one canopy or ornamental tree per dwelling unit, and 0.5 canopy or ornamental trees per surface parking space. No less than 9 canopy trees. Excluding mews streets, parking, sidewalks, patios, porches, stoops, and other required hardscape, private and common areas are to be landscaped and irrigated Final landscape design to be approved with development plan

SITE PLAN INFORMATION

EXISTING ZONING: PD [PLANNED DEVELOPMENT DISTRICT]
 NEW ZONING: PD [PLANNED DEVELOPMENT DISTRICT]
 SITE AREA: 1.8036 ACRES [78,565 SF]
 BUILDINGS: 4 TOTAL
 DWELLING UNITS: 31 TOTAL
 NUMBER OF BEDROOMS PER UNIT: 3 TOTAL

DWELLING UNIT SIZE [CONDITIONED SPACE]:
 MINIMUM 1,400 SF
 MAXIMUM 2,600 SF
 LOT SIZES AND DIMENSIONS:
 MINIMUM SIZE NONE
 MINIMUM WIDTH 20'-0"
 MINIMUM DEPTH NONE
 MAXIMUM LOT COVERAGE 100%
 MINIMUM SETBACKS:
 FRONT YARD NONE
 SIDE YARD NONE
 REAR YARD NONE
 PERIMETER SETBACK 5'-0", FRONT YARDS FACING BELTWAY DRIVE
 PERIMETER SETBACK 10'-0", FRONT YARDS FACING GREENBELT PARK
 PERIMETER SETBACK 65'-0", WESTERN BOUNDARY OF DEVELOPMENT TO UNITS FACING GREENBELT PARK

AREAS:
 GREENBELT PARK DEDICATION 9,350 SF
 GREENBELT PARK HOA EASEMENT 897 SF
 RESERVE PARK 3,817 SF
 PRIVATE YARD SPACE 2,405 SF
 INTERIOR PARKING SPACES 2,115 SF
 STREETS 16,219 SF
 DEDICATED RIGHT-OF-WAY ON EASTERN SIDE 9,421 SF
 OTHER HOA PROPERTY 15,128 SF
 BUILDING FOOTPRINTS 25,730 SF

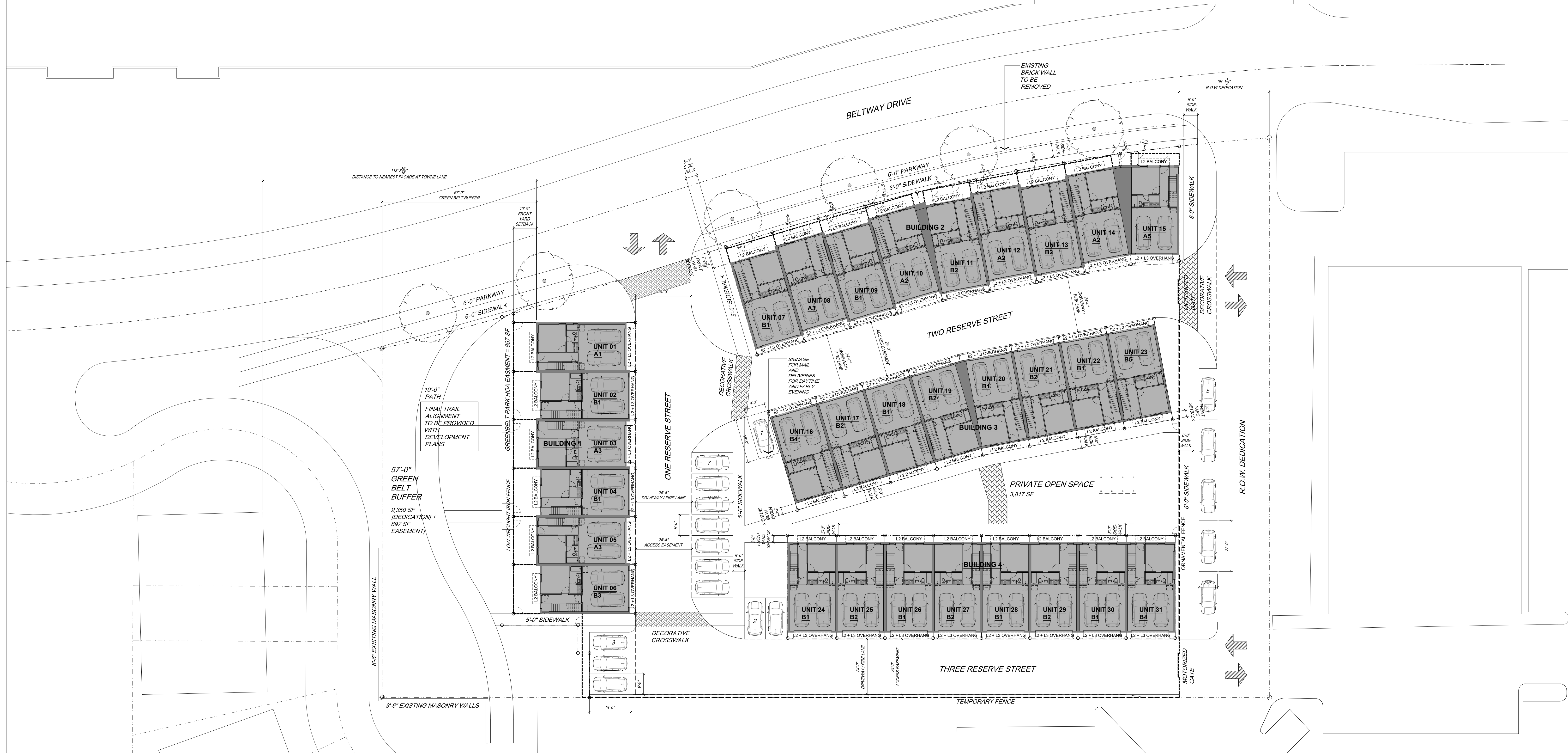
OPEN SPACE AREA:
 GREENBELT PARK DEDICATION 9,350 SF
 GREENBELT PARK HOA EASEMENT 897 SF
 RESERVE PARK, PRIVATE OPEN SPACE 3,817 SF [EX. PERIMETER SIDEWALK]
 PRIVATE YARD SPACE 2,405 SF
 OTHER HOA LANDSCAPE AREAS 2,332 SF [EXCLUDING SIDEWALK]
 TOTAL 18,801 SF
 18,801 SF / 78,565 SF = 23.9% OPEN SPACE

PARKING DATA:
 TENANT PARKING 2 TOTAL PER UNIT [2-CAR GARAGE]
 GUEST PARKING 0.5 PARKING SPACES / UNIT REQUIRED [15.5] 18 PROVIDED

SITE PLAN LEGEND

----- ORNAMENTAL FENCING, 8'-0" HIGH
 ----- WROUGHT IRON FENCE, 4'-0" HIGH, HORIZONTAL BARS, 50% OPEN

REFERENCE *LANDSCAPE PLAN* AND *UNIT PLANS* FOR MORE INFORMATION REGARDING LANDSCAPE ELEMENTS AND UNIT PLAN INFORMATION.



SCALE: 1" = 20'-0"

CONCEPTUAL SITE PLAN 01

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CONSULTANT:

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OWNER / DEVELOPER: JOSH NICHOLS, PRINCIPAL
 COG DALLAS HOMES III, LLC
 3963 MAPLE AVENUE, SUITE 330
 DALLAS, TEXAS 75219
 T: 214.347.8900
 E: jnichols@coastogroup.com

Date: 02.09.2022
 Issue: SITE PLAN REVIEW PACKAGE

TOWN PROJECT NO. 1846-Z

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

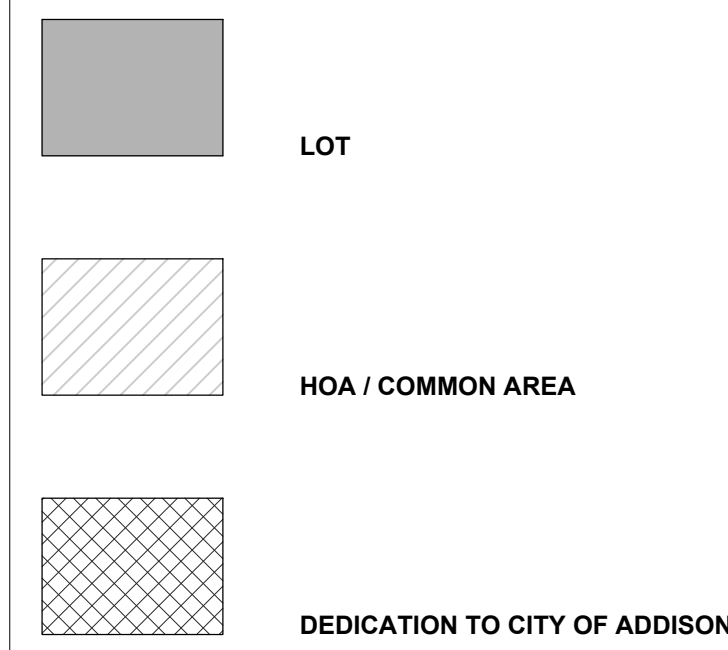
NOT for regulatory approval, permitting or construction

A1.00

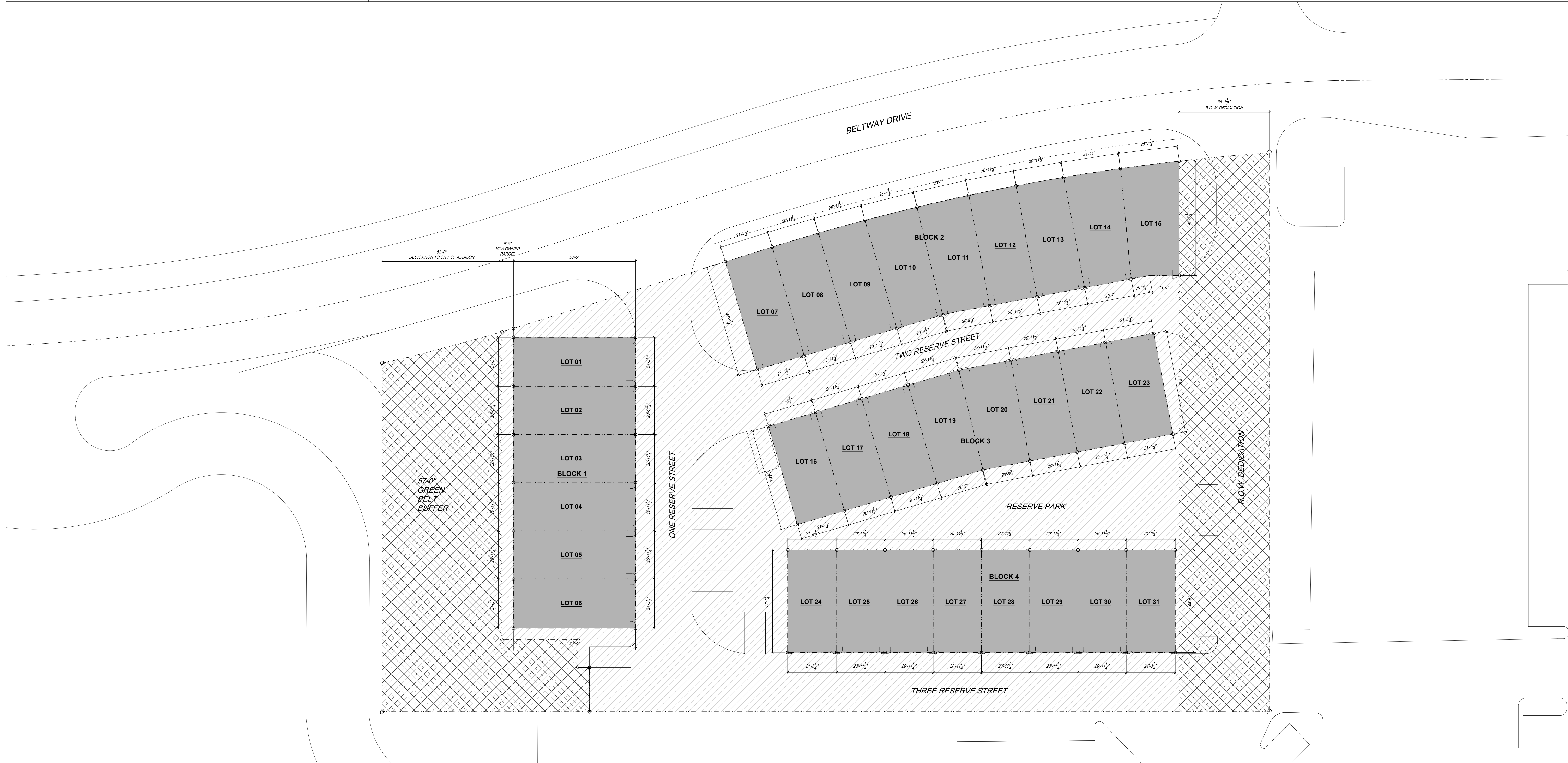
LOT LAYOUT INFORMATION

SITE AREA: 1.8036 ACRES [78,565 SF]
 HOA / COMMON AREA: 45,376 SF
 44,126 SF / 78,565 SF = 56.2% HOA / COMMON AREA

LOT LAYOUT LEGEND



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



SCALE: 1" = 20'-0"

CONCEPTUAL LOT LAYOUT 01

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Date: 02.09.2022
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TOWN PROJECT NO. 1846-Z

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

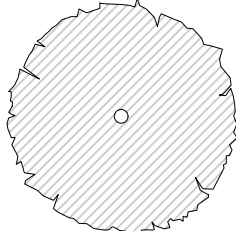

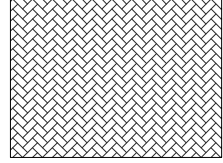


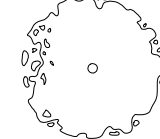
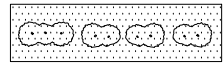

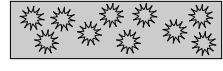

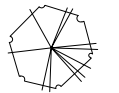
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A1.01

LANDSCAPE PLAN INFORMATION

SITE AREA: 1.8036 ACRES [78,565 SF]
 LANDSCAPE AREA: 18,801 SF
 18,801 SF / 78,565 SF = 23.9%

LANDSCAPE PLAN LEGEND

	T1 [6 TOTAL] EXISTING LARGE CANOPY TREE TO REMAIN		T4 [13 TOTAL] NEW ORNAMENTAL TREE, LITTLE GEM MAGNOLIA		DECORATIVE CROSSWALK		ORNAMENTAL FENCING, 8'-0" HIGH		WOOD BENCH
	T2 [9 TOTAL] NEW SHADE TREE, RED OAK		PLANTING STRIP WITH HIGH BUSHES [SCREENS PARKING]		WROUGHT IRON FENCE, 4'-0" HIGH, HORIZONTAL BARS, 50% OPEN		LANDSCAPE AREA WITH GROUND COVER AND SHRUBS		PLANTERS NEXT TO UNITS
	T3 [17 TOTAL] NEW ORNAMENTAL TREE, DESSERT WILLOW								

REFERENCE *SITE PLAN* FOR MORE INFORMATION REGARDING SITE PLAN ELEMENTS.



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

CONCEPTUAL LANDSCAPE PLAN 01

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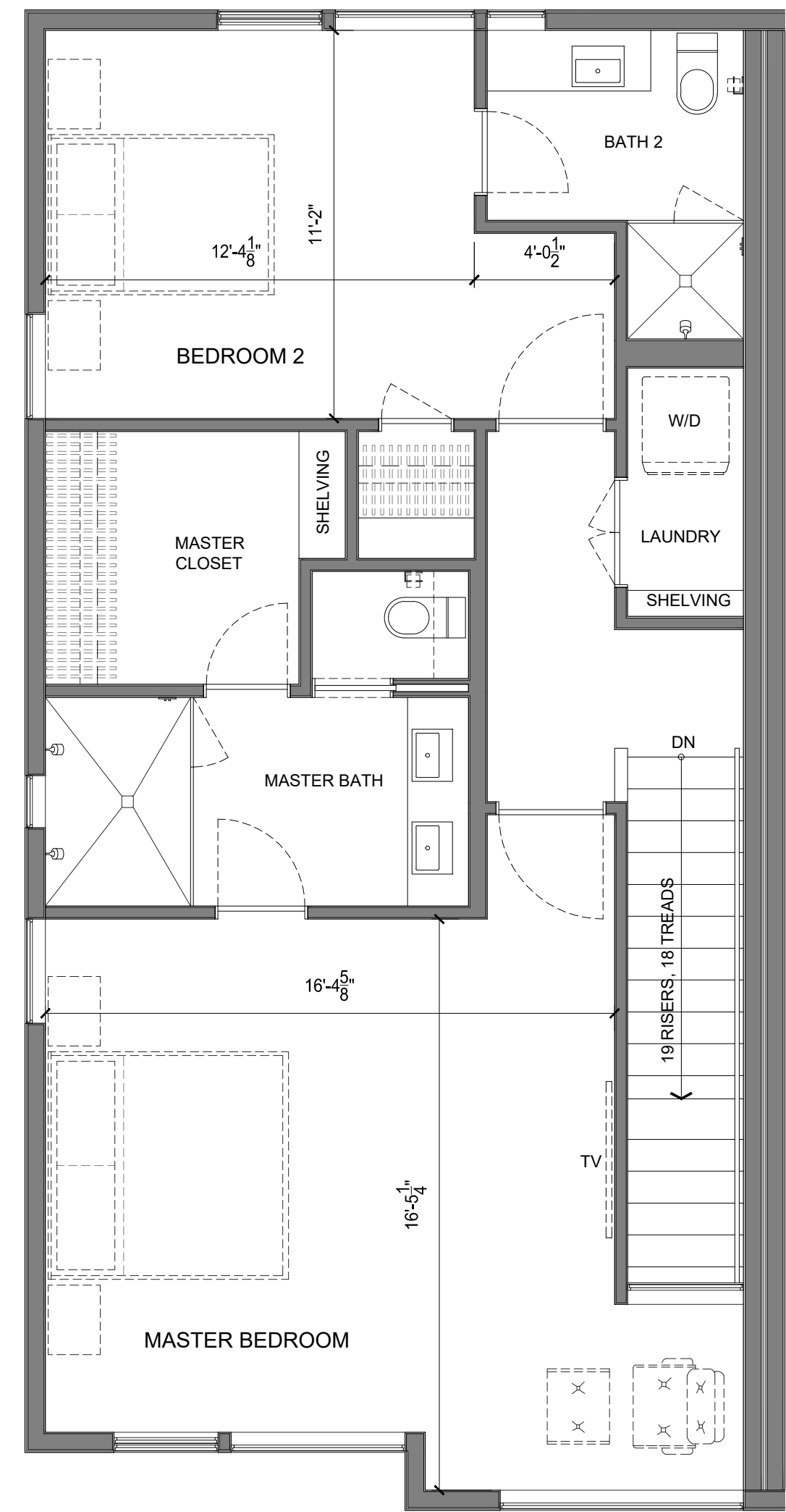
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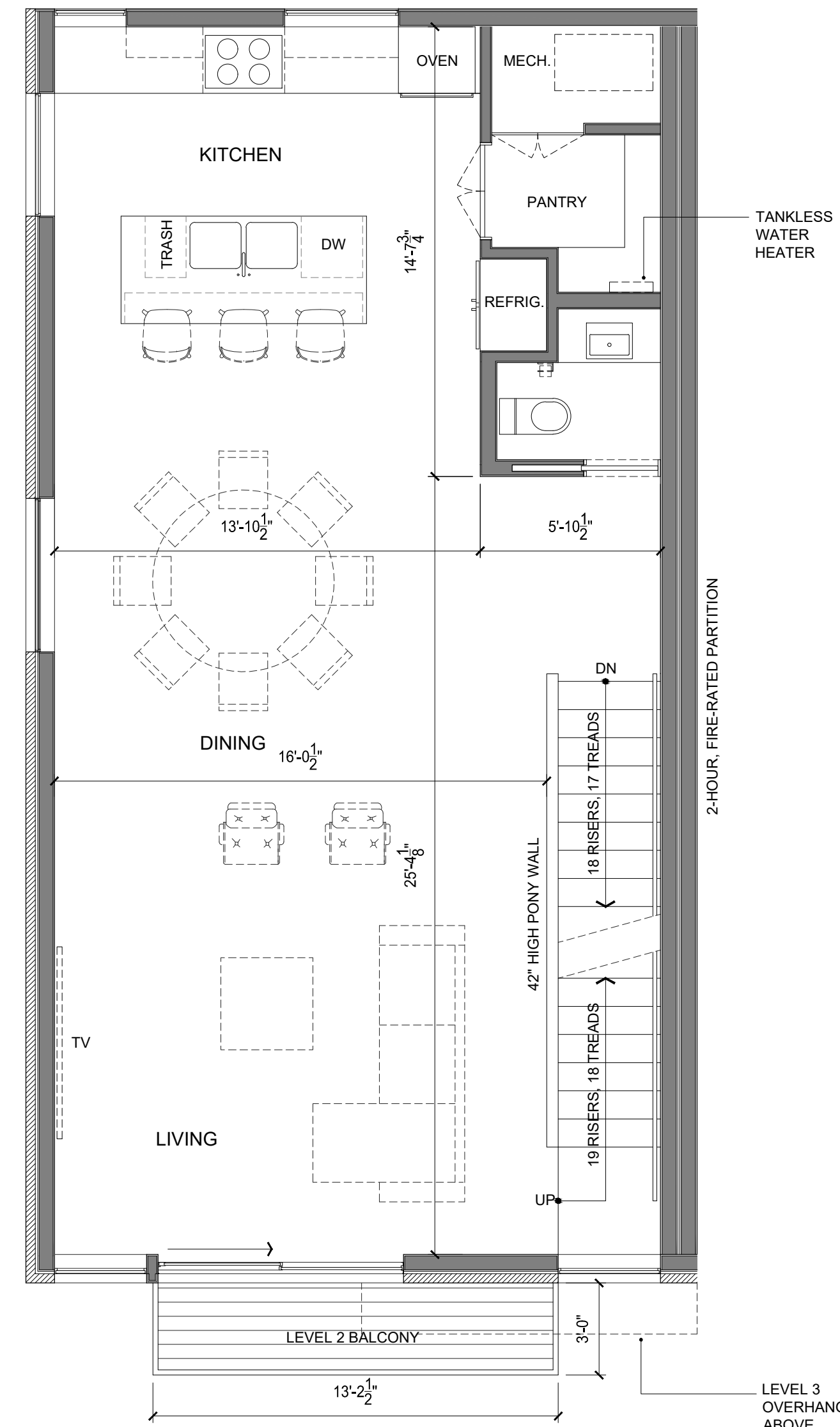
ADDISON RESERVE
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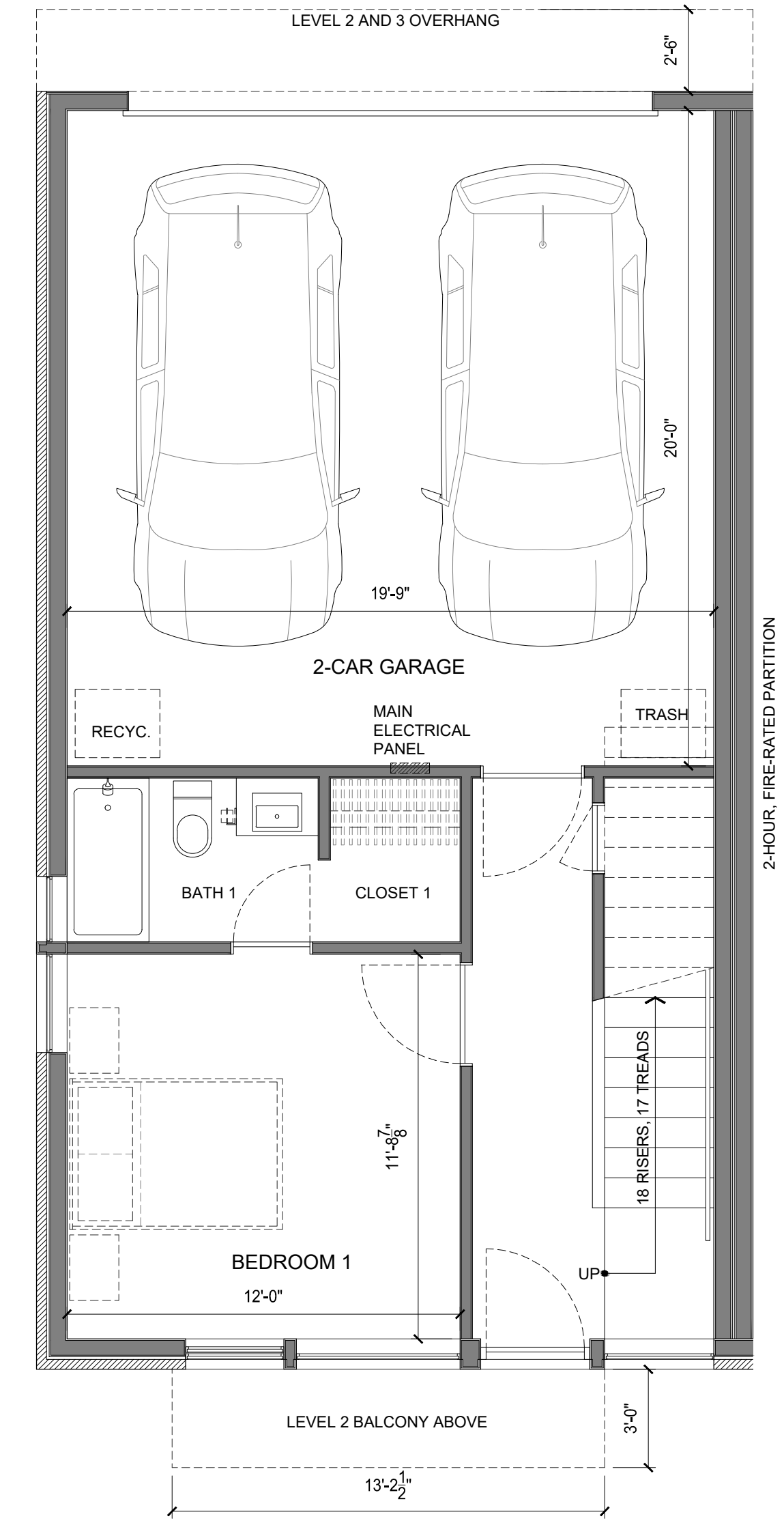
L1.01



LEVEL 3 CONDITIONED SPACE: 841 SF



LEVEL 2 CONDITIONED SPACE: 883 SF



LEVEL 1 CONDITIONED SPACE: 392 SF
 TOTAL CONDITIONED SPACE: 2,116 SF

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

UNIT TYPE A1 - FLOOR PLAN - LEVEL 3 03

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

UNIT TYPE A1 - FLOOR PLAN - LEVEL 2 02

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

UNIT TYPE A1 - FLOOR PLAN - LEVEL 1 01

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A3.01



MATERIAL LEGEND:  BRICK  WOOD  BOARD AND BATTEN HARDIE

FAR + DANG

COG DALLAS HOMES III

BUILDING 1 - WEST ELEVATION FACING THE GREEN BELT

ADDISON RESERVE



MATERIAL LEGEND:  BRICK  BOARD AND BATTEN HARDIE



MATERIAL LEGEND:  BRICK  BOARD AND BATTEN HARDIE



MATERIAL LEGEND:  BRICK  BOARD AND BATTEN HARDIE

APPROXIMATE MATERIAL PERCENTAGES:

WOOD FRONT DOOR:	203 SF	4.3%
GLAZING:	1,800 SF	38.3%
MASONRY:	1,823 SF	38.8%
BOARD AND BATTEN HARDIE:	870 SF	18.5%

TOTAL FACADE: 4,696 SF 100.0%

% OF FACADE FRONT DOOR, GLAZING AND MASONRY: 3,826 SF 81.5%

ROOF 01
 ASPHALT SHINGLE ROOF
 ICE AND WATER SHIELD
 ROOF SHEATHING PER STRUCTURAL
 ROOF FRAMING PER STRUCTURAL
 OPEN CELL SPRAY FOAM INSULATION,
 MINIMUM R-38
 5/8" GYPSUM BOARD

RAIN GUTTER
 METAL RAIN GUTTER,
 SQUARE

EXTERIOR WALL 02
 FIBER CEMENT SIDING, INSTALLED
 VERTICALLY
 ZIP SYSTEM WALL SHEATHING
 2x6 WOOD STUDS AT 16" O.C.
 BATT INSULATION, MINIMUM R-19
 1/2" GYPSUM BOARD

GUARDRAIL
 STEEL BAR GUARDRAIL

WINDOW
 ALUMINUM FRAME WINDOW,
 WITH 3/4" INSULATED,
 LOW-E, GLASS

EXTERIOR WALL 01
 BRICK VENEER, RUNNING BOND
 1" AIR SPACE
 ZIP SYSTEM SHEATHING
 2x6 WOOD STUDS AT 16" O.C.
 BATT INSULATION, MINIMUM R-19
 1/2" GYPSUM BOARD



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

WEST ELEVATION - BUILDING 1 01

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A5.01



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

WEST ELEVATION - BUILDING 1 01

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A5.02

ROOF 01
 ASPHALT SHINGLE ROOF
 ICE AND WATER SHIELD
 ROOF SHEATHING PER STRUCTURAL
 ROOF FRAMING PER STRUCTURAL
 OPEN CELL SPRAY FOAM INSULATION,
 MINIMUM R-38
 5/8" GYPSUM BOARD

RAIN GUTTER
 METAL RAIN GUTTER,
 SQUARE

DOWNSPOUT
 METAL DOWNSPOUT,
 SQUARE

EXTERIOR WALL 02
 FIBER CEMENT SIDING, INSTALLED
 VERTICALLY
 'ZIP SYSTEM' WALL SHEATHING
 2x6 WOOD STUDS AT 16" O.C.
 BATT INSULATION, MINIMUM R-19
 1/2" GYPSUM BOARD

WINDOW
 ALUMINUM FRAME WINDOW,
 WITH 3/4" INSULATED,
 LOW-E, GLASS

EXTERIOR WALL 01
 BRICK VENEER, RUNNING BOND
 1" AIR SPACE
 'ZIP SYSTEM' SHEATHING
 2x6 WOOD STUDS AT 16" O.C.
 BATT INSULATION, MINIMUM R-19
 1/2" GYPSUM BOARD

GARAGE DOOR
 THERMALLY INSULATED STEEL
 GARAGE DOOR, FLUSH PANEL



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

EAST ELEVATION - BUILDING 1 | 01

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A5.03



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

EAST ELEVATION - BUILDING 1 01

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A5.04

APPROXIMATE MATERIAL PERCENTAGES:

GLAZING:	10.6%
BRICK:	45.0%
BOARD AND BATTEN HARDIE:	40.5%
% OF GLAZING AND MASONRY:	55.6%

ROOF 01
 ASPHALT SHINGLE ROOF
 ICE AND WATER SHIELD
 ROOF SHEATHING PER STRUCTURAL
 ROOF FRAMING PER STRUCTURAL
 OPEN CELL SPRAY FOAM INSULATION,
 MINIMUM R-38
 5/8" GYPSUM BOARD

DOWNSPOUT
 METAL DOWNSPOUT,
 SQUARE

EXTERIOR WALL 02
 FIBER CEMENT SIDING, INSTALLED
 VERTICALLY
 ZIP SYSTEM WALL SHEATHING
 2x6 WOOD STUDS AT 16" O.C.
 BATT INSULATION, MINIMUM R-19
 1/2" GYPSUM BOARD

WINDOW
 ALUMINUM FRAME WINDOW,
 WITH 3/4" INSULATED,
 LOW-E, GLASS

EXTERIOR WALL 01
 BRICK VENEER, RUNNING BOND
 1" AIR SPACE
 ZIP SYSTEM SHEATHING
 2x6 WOOD STUDS AT 16" O.C.
 BATT INSULATION, MINIMUM R-19
 1/2" GYPSUM BOARD



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

NORTH ELEVATION - BUILDING 1 01

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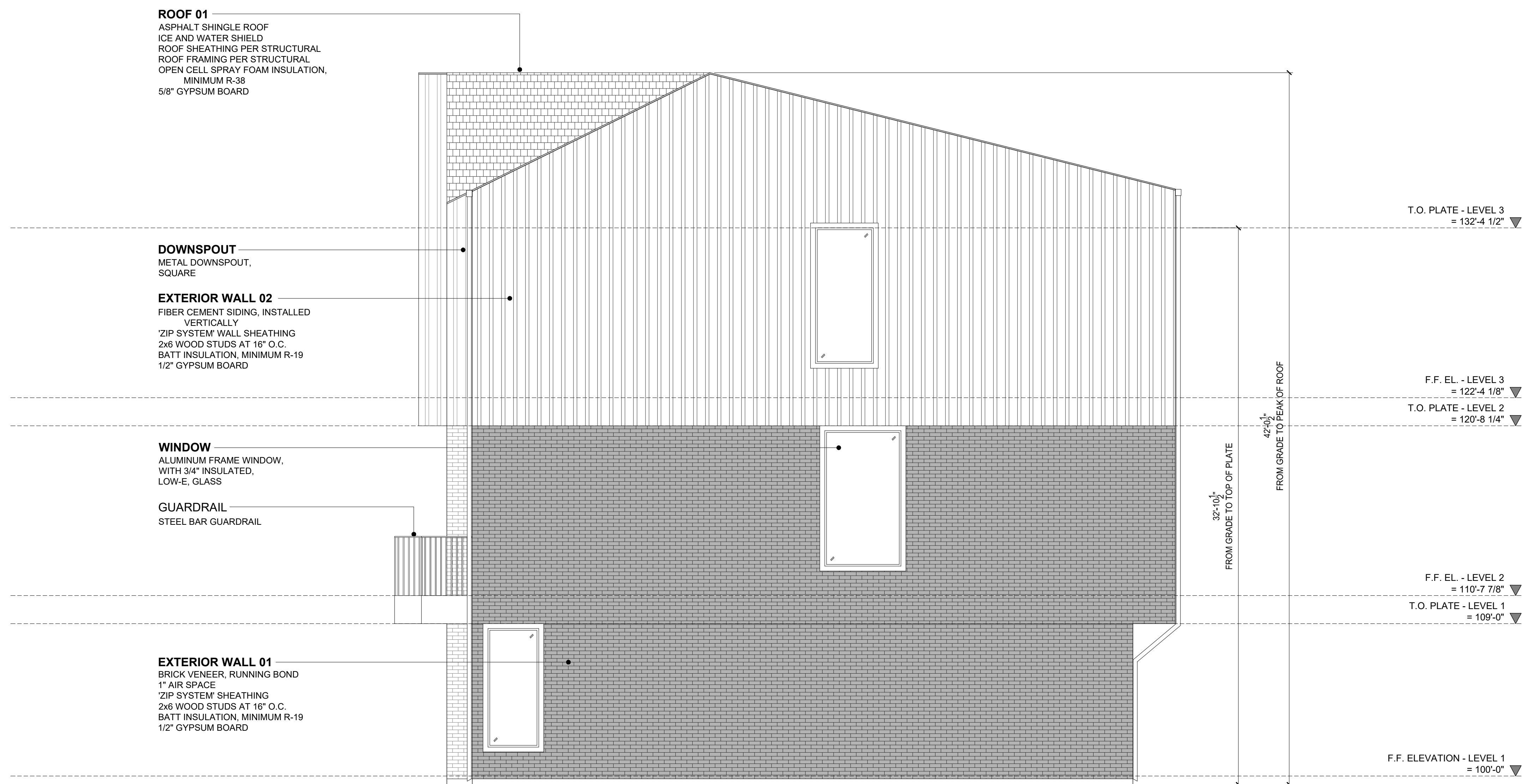
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A5.05



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

SOUTH ELEVATION - BUILDING 1 01

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A5.06

Ken Schmidt, Planning and Zoning Commission

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

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

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

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

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

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

Ron Whitehead

3919 Bobbin