



## REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

WEDNESDAY, DECEMBER 14, 2022

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

6:00 P.M. 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 Wednesday, December 14, 2022 at 6:00 pm.

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 Lesley Nyp prior to 3:00 pm on the day of the meeting at 972-450-2823 or by emailing [zoninginput@addisontx.gov](mailto:zoninginput@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](http://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 November 15, 2022 Planning and Zoning Commission Meeting.**

Regular Agenda:

2. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #728, that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1866-SUP/5100 Belt Line Road, Suite #728 (Nando's).
  
3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5290 Belt Line Road, Suite #134 that is currently zoned Planned Development (PD), Ordinance No. O22-3, to allow a Veterinarian Hospital.** Case 1867-SUP/5290 Belt Line Road, Suite #134 (Modern Animal).
  
4. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance Nos. O12-002 and O20-08 for a 31.608 Acre Property located at 5100 Belt Line Road, to Allow for Modifications to a proposed Retail and Office Building and associated Site Improvements.** Case 1869-Z/5100 Belt Line Road (VoP Office/Retail Building).

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: \_\_\_\_\_  
 Lesley Nyp, Planning & Development Manager  
 DATE POSTED: \_\_\_\_\_

TIME POSTED: \_\_\_\_\_

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

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

**Planning & Zoning Commission**  
**Meeting Date: 12/14/2022**

---

**1.**

**Agenda Caption:**

Consider Action on the **Minutes from the November 15, 2022 Planning and Zoning Commission Meeting.**

**Staff Report:**

The minutes from the November 15, 2022 Planning and Zoning Commission Meeting have been prepared for consideration.

**Recommendation:**

Administration recommends approval.

---

**Attachments**

Minutes of the November 15, 2022 Planning and Zoning Commission Meeting

---

# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

November 15, 2022  
6:00 P.M. - Addison Treehouse  
14681 Midway Road, Suite 200

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

Absent: Commissioner John Meleky

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 October 18, 2022 Planning and Zoning Commission Meeting.**
2. Consider Action on a **Replat of Lots 18X-1 and 18X-2, Block F, of the Addison Grove Addition, comprising 1.24 Acres situated in the Thomas Chenowith Survey, Abstract No. 273, and located north of Beltway Drive and east of Magnolia Street.** Case R2022-04/Addison Grove Addition (18 Runyon Road).

Motion: Recommend approval of the Consent Agenda, as presented.

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 Denise Fansler

Passed

Regular Agenda:

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #600 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow Indoor Miniature Golf and a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1864-SUP/5100 Belt Line Road, Suite #600 (Puttshack).

Ken Schmidt, Director of Development Services, presented the staff report for Item 3.

Discussion:

Commissioner Branson asked if the capacity of the business, including the miniature golf and dining, would be greater than 374.

Mr. Schmidt stated that the capacity is likely greater and would be determined during the building review process as it is based upon occupancy classification.

Commissioner Branson asked how many establishments in Village on the Parkway sell alcohol.

Mr. Schmidt stated most restaurants and the grocery store sells alcohol. He is not aware of any restaurants that do not sell alcohol in Village on the Parkway.

Chair Souers opened the public hearing for Item 3.

Dominic Crespo, Vice President of Design and Construction for Puttshack, 611 Rockhill Road, Prosper, TX, welcomed questions from the commission.

Commissioner Catalani asked how many other states Puttshack is located in and how long have they been operating.

Mr. Crespo said the concept began in 2018 in London by the same brothers that invented Top Golf. They put a microchip inside the golf ball so it tracks the game. The concept has been well received and

each hole is interactive. Once the ball is placed on the course, it knows the player and keeps score. There is no other concept that tracks the score for you. They first opened four locations in London and have brought it to the US. At the beginning of the pandemic, Puttshack was in the process of constructing their Atlanta and Chicago locations. They opened shortly after 2020. Puttshack has recently opened locations in Miami and Boston and have locations under construction in Houston, Denver, Scottsdale, Pittsburgh, and several other locations are in design and permitting.

Commissioner Catalani asked if the locations in the US are doing as well as the London locations.

Mr. Crespo said yes. They are very excited with how quickly the concept is growing and the social media presence that has been created. This is also a great concept for corporate events as we can offer team building, gathering space, and great food.

Commissioner Catalani asked if there are others using the same concept.

Mr. Crespo said there are others trying to emulate the concept but they are not as advanced as Puttshack.

Mr. Schmidt commented that there is a similar concept called Puttery.

Mr. Crespo said Puttery has a location in Grandscape and could not get their technology to function, so it is still the traditional mini golf with a paper score card.

Commissioner Catalani asked what the demographic of the customers is.

Mr. Crespo said the demographic ranges from kids to retirees. There are many different kinds of game play with different themes across the four courses. Puttshack is also introducing a new prototype at the Addison location. It is a single golf hole that can have many different games played using technology.

Commissioner Catalani asked how long construction would take.

Mr. Crespo said construction typically takes 7-9 months. They hope to begin construction in spring and open in Fall 2023.

Commissioner Craig asked if there was a minimum age.

Mr. Crespo said Puttshack is open for all ages. The demographic shifts from more children in the morning to more adults in the evenings.

Commissioner Craig asked if they track how long customers stay.

Mr. Crespo said the Puttshack team gathers the data for average money spent and time stayed per visit. He said the Vice President of Operations is on Zoom and may have that information.

Brett Hintz, Vice President of Operations for Puttshack, said the average game time is 30-40 minutes and a high percentage of guests dine, too. Customers have a chance to make a reservation for dining or mini golf when they arrive.

Commissioner Fansler asked if they regulate where employees park.

Mr. Hintz said they typically ask their associates to park in the outer rim of the parking lot to allow guests to park closer.

Commissioner Catalani asked if there are restrictions on where alcohol can be or where it is served with it being open to all ages.

Mr. Hintz said Puttshack allows you to take beverages through the course.

Chair Souers asked how they will control serving alcoholic beverages to children.

Mr. Hintz said they have a full carding policy until close. They turn to 21+ at 8:00 PM. They begin phasing at 7:00 PM by advising guests of the age limit. Puttshack has an internal alcohol service class called Celebrate Safely that associates must take.

Chair Souers said he is familiar with Top Golf and enjoys the concept, but this is different. He asked, besides the technology, what keeps customers coming back.

Mr. Crespo said the big difference is the infusion of technology. Each golf hole is a work of art and are interactive, with some having trivia. The concept combines the old school mini golf with added technology and the course itself makes it a fun environment. The scoring is constantly present so it can be competitive. It will also send emails to players reminding them of the scores.



Chair Souers commented that with Top Golf or bowling, all the food and drinks are available while you play. This does not have the same opportunity. He asked what entices people to spend an evening playing mini golf and dining.

Mr. Crespo said people are craving an interactive night out, but Puttshack also offers elevated food and beverages items that is not typical bar food. They have a Chef from London that has curated their menu and has seasonal food offerings that are different from what is already offered in the area. They have customers that visit just to eat.

Chair Souers said that some guest will be sports enthusiasts and asked if there will be a sports bar area.

Mr. Crespo said they aim to maintain the original design intent from London. The environment has a lot of wood and soft lighting. They do not intent to have TVs all over the venue but will have some in the main bar area if someone wanted to view a game. They average about 8 TVs in the bar area. At the Addison location, the bar will be located where the gymnasium was previously to give a "wow" factor with the tall ceilings.

Commissioner Catalani asked it was a standard 9-hole course.

Mr. Crespo replied that they offer four 9-hole courses, and the Addison location would also have the new prototype games.

Commissioner Catalani asked how long it takes to play.

Mr. Hintz said they advertise 30 minutes but it can take up to 40 depending upon the size of the group. There is a maximum of 12 players per group.

Commissioner Catalani asked if customers typically play all 36 holes.

Mr. Hintz said yes. They offer a buy one, get one half off during the week until 4:00 PM. They also offer it on the weekends if inventory is available. They tend to book out 10-days in advance and booking goes live two weeks in advance.

Commissioner Catalani asked how they will advertise and promote the new concept.

Mr. Crespo said they use social media to advertise, and local media. Puttshack's Chief Marketing Officer comes from Top Golf and understands the importance of getting the word out for a new concept.

Commissioner Fansler asked if there was common ownership with Top Golf.

Mr. Crespo said the gentleman that invented Top Golf also invented Puttshack. He does not know if they still have investment in Top Golf.

Commissioner Fansler asked if Top Golf was franchised.

Mr. Crespo replied not in the US but they are franchised overseas.

Chair Souers asked why they choose Addison.

Mr. Crespo said their real estate team has been aggressive with growth models and locating in areas where great opportunities exist. Addison has consistently been a location that evolves and draws crowds from Dallas and from the northern suburbs. This specific location is great with its adjacency to the tollway.

Commissioner DeFrancisco commented that the concept is unique, and it looks like fun. He thinks it will be a great addition to the center and appreciates their interest in Addison.

Chair Souers closed the public hearing for Item 3.

Motion: Recommend approval of the request for an SUP, Case 1864-SUP/5100 Belt Line Road, Suite #600 (Puttshack), with conditions recommended by staff.

Moved by Vice Chair Chris DeFrancisco, 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

Passed

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

Ken Schmidt, Director of Development Services, presented the staff report for Item 4.

Chair Souers opened the public hearing for Item 4.

Will Edwards, Chief Executive Officer of Firehawk Aerospace, 3306 Wiley Post Road, Carrollton, TX, welcomed questions from the commission.

Chair Souers asked what a hybrid rocket is.

Mr. Edwards said there are two common rockets engines, liquid-liquid, used for space launch, and solid, used for defense applications. Firehawk offers a hybrid. It is a solid fuel and a liquid oxidizer. Since they are in different states of matter, the chemical reaction won't occur for accidental detonation. That's why they are so safe and low cost. The oxidizer is nitrous oxide, which is laughing gas. These are two inert substances that will only combust in the right state of matter and with the right temperature.

Mr. Edwards added that Raytheon became interested in Firehawk because there are only two rocket providers in the US that supply the military and they have not been innovating on the product. Firehawk's new method produces a hybrid rocket engine that has unique capabilities.

Chair Souers asked how the energy produced compares to a liquid or a solid.

Mr. Edwards replied that they will never outperform a liquid rocket engine but the problem with liquid engines is you have to fuel it right before launch. You cannot pre-fuel the engine so it could never be used for missile or missile defense. A liquid engine can also have 10,000 moving parts and Firehawk's rocket has 12 parts. Compared to solids, Firehawk's rockets will not be as energy condensed but the

issue with solids is that you can't control it after ignition. It creates a dumb piece of equipment. The hybrid does have energy tradeoffs, but it offers other dynamic capabilities such as throttling.

Commissioner Fansler asked if this is only intended for military use.

Mr. Edwards said Raytheon is interested in military use, but Firehawk wants to also go beyond that. They would like it to be a revenue producing company. They began with the military because it is a huge industry, it's growing, it needed innovation, and there are customers. They partnered with Raytheon and brought on the former head of acquisitions for the Air Force to join their board. They want to get to the point that they are surviving on revenue rather than venture funding. They have a multi-million-dollar contract with Raytheon, but they are talking with other companies that would use the rockets for lunar landers or satellites. Since it is so safe, you can strap it onto the launch vehicle and the driver will not be nervous.

Commissioner Fansler asked if they would have chemicals at the facility.

Dr. Justin Karl, Chief Engineer for Firehawk Aerospace, said they would have the same chemicals you would find in a plastic production facility or machine shop.

Commissioner Fansler asked if there would be anything that could create contamination issues.

Dr. Karl replied no.

Commissioner Catalani asked how long they have been in business.

Mr. Edwards said the technology has been underway since 2007 and the company formed in October 2019. They did a series of tests in Florida, but they moved to Texas because they felt like they would be welcomed.

Commissioner Catalani asked if this would be their only location.

Mr. Edwards replied that they would have another location in Midland, Texas. The Addison location would be their headquarters. The goal is to eventually expand and complete larger contracts. When that happens, they will have to expand their workforce and square footage.

Chair Souers asked if they are the only provider of this rocket and if

they have competition.

Mr. Edwards said they do have competition. Legally, Firehawk is the only company with the patent but there are other companies infringing on the intellectual property. Many competitors wanted to explore rocket vehicles and don't have revenue streams. Firehawk is the only company that has established a revenue stream and is building this kind of rocket that is focused on defense. They have the patent for 3D printed rocket fuel so legally they are the only company allowed to do it in the US.

Commissioner Branson asked who from the Department of Defense is on their board.

Mr. Edwards said Dr. Will Roper.

Commissioner Branson asked how big the rockets are.

Mr. Edwards shared an example of a small test rocket to the commission. The large test rockets are twice the size and the largest is approximately ten times the size. They anticipate only making 1-2 rockets at a time.

Commissioner Catalani asked what is the likelihood of something bad happening.

Dr. Karl said in Midland, one in a million, and in Addison, zero in a million.

Mr. Edwards said it is as likely as something happening in this building or in a playroom with legos if you're smoking a cigarette.

Dr. Karl said they have captured so much attention because consumers would like to store the rocket engines long term and not worry about them. The hybrid rockets are inert metal cylinders that house plastic cylinders and no ignition can occur until they are in their end use scenario at a testing facility.

Chair Souers closed the public hearing for Item 4.

Motion: Recommend approval of the request for a PD Amendment, Case 1870-Z/4550 Excel Parkway (Firehawk Aerospace), with conditions recommended by staff.

Moved by Commissioner Nancy Craig, 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

Passed

5. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance Nos. O12-002 and O20-08 for a 31.608 Acre Property located at 5100 Belt Line Road, to Allow for Modifications to a proposed Retail and Office Building and Associated Site Improvements.** Case 1869-Z/5100 Belt Line Road (VoP Office/Retail Building).

Ken Schmidt, Director of Development Services, stated that the applicant has requested that consideration and action on item 1869-SUP/5100 Belt Line Road be tabled.

Commissioner Fansler asked if the application was made by Village on the Parkway or a developer. Mr. Schmidt responded Village on the Parkway.

Chair Souers opened the public hearing for Item 5.

Public Hearing: There were no speakers on this item.

Chair Souers closed the public hearing for Item 5.

Motion: Recommend approval of the request to table Item 5.

Moved by Commissioner Robert Catalani, Seconded by Commissioner Juli Branson

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

Passed

Adjourn Meeting

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

Meeting Date: 12/14/2022

---

**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #728, that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1866-SUP/5100 Belt Line Road, Suite #728 (Nando's).

**Recommendation:**

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Upon issuance of a CO for this restaurant, SUP Ordinance No. 003-001 permitting a restaurant with the sale of alcohol for on-premises consumption shall be repealed.

---

**Attachments**

1866-SUP Staff Report  
1866-SUP Letter of Intent  
1866-SUP Plans

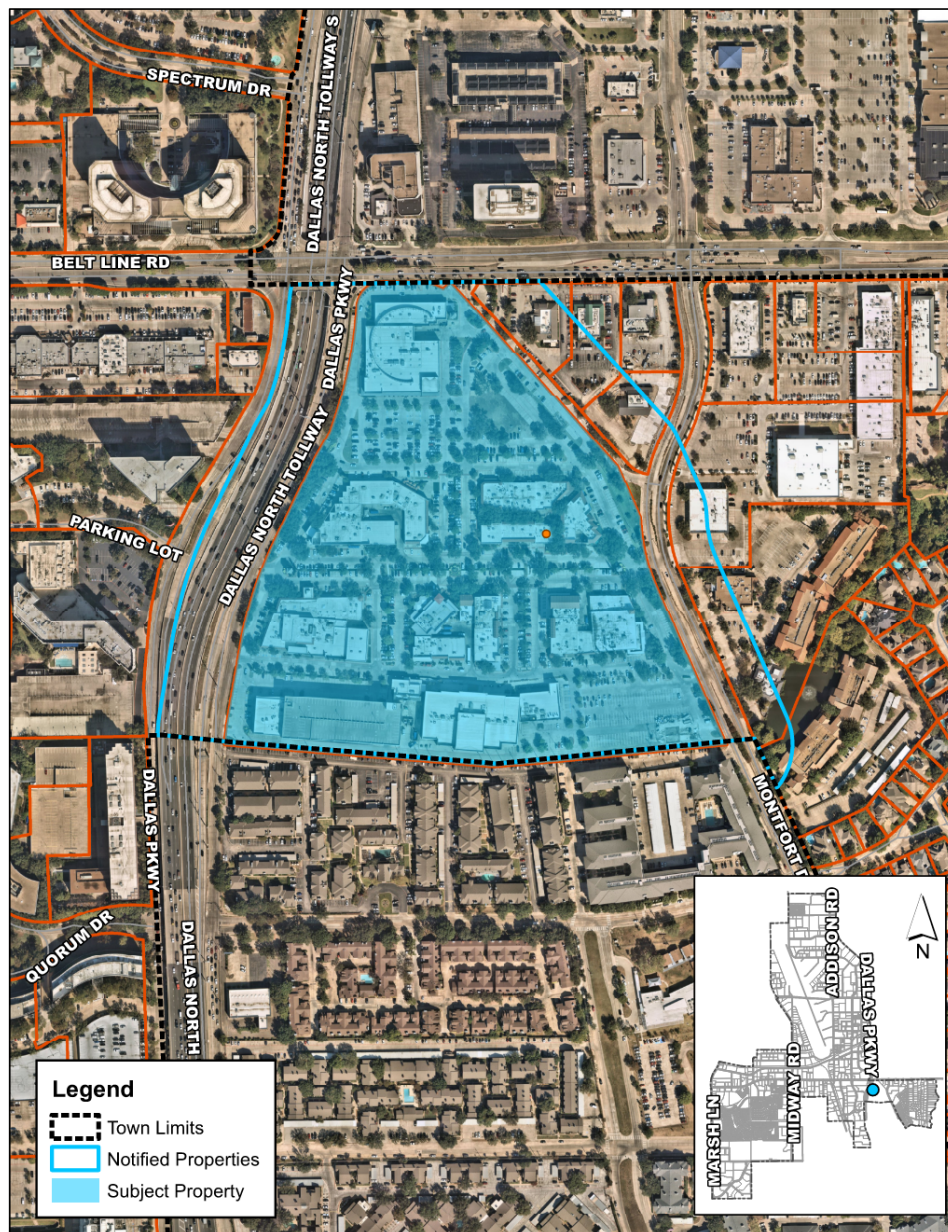
---



# 1866-SUP

**PUBLIC HEARING** Case 1866-SUP/5100 Belt Line Road, Suite #728 (Nando's). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #728, that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.

## LOCATION MAP





December 14, 2022

## STAFF REPORT

RE: 1866-SUP/5100 Belt Line Road, Suite #728 (Nando's)

LOCATION: 5100 Belt Line Road, Suite #728

REQUEST: Approval of a Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption. (Application Date: 09/30/2022)

APPLICANT: Nicole Chan, Consolidated Development Services

## DISCUSSION:

Background: The subject property is located at 5100 Belt Line Road, Suite #728. The proposed restaurant would occupy a currently vacant space within Village on the Parkway, generally situated at the southeast corner of Belt Line Road and the Dallas North Tollway. The center is zoned Planned Development (PD), Ordinance No. O12-002, and as amended by Ordinance No. O20-08.

Nando's is a fast-casual restaurant specializing in South African flavors. It was founded in Johannesburg in 1987 and is known for their flame-grilled PERI-PERi chicken and sauces. The restaurant's Afro-Portuguese heritage is showcased through their food offerings, vibrant colors, and décor. Nando's has the largest collection of contemporary South African art in the world that is on display in their restaurants.

There are currently 48 locations within the United States. The Addison restaurant would be their third Texas location and first in the Dallas/Fort Worth market. The proposed operating hours for the Addison location are 11:00 am – 11:00 pm, seven days a week. Nando's anticipates employing 35 individuals at this location.

The restaurant would occupy a 4,145 square foot tenant space and patio (Suite 728) in Block 700 at Village on the Parkway. The space was previously used as The Saffron House. The restaurant proposes to include interior and patio seating. Nando's would also offer alcohol sales for on-premises consumption.

Block 700 within Village on the Parkway was recently approved for landscaping and pedestrian improvements, including the replacement and expansion of the patio for Suite 728. The new patio has incorporated the existing trees into the design. These improvements were approved administratively and are currently under construction. Tree removal was not proposed with these improvements.

The PD Ordinance allows restaurants and the sale of alcoholic beverages for on-premises consumption through the approval of an SUP. The proposed use complies with the ordinance.

Proposed Plan: With this request, Nando's proposes an interior finish-out of the suite and a facade remodel. The restaurant would also utilize a new 1,359 square foot dining patio that is currently under construction by the property owners of Village on the Parkway. The proposed restaurant will provide seating for 149 individuals (81 indoor seats and 68 patio seats). The interior floor plan is comprised of kitchen and service areas, a bar, and table, booth, and bar seating in the dining areas.

Parking: PD, Ordinance No. O20-08, established a parking ratio of 1 space for each 225 square feet for all uses (except theaters) within Village on the Parkway. The parking requirements for a theater is 1 space for each 3 seats. The current conditions require 1,971 spaces on site. The center currently provides 2,291 parking spaces (1,669 surface spaces and 622 garage spaces). The restaurant is not proposing to modify parking.

Exterior Facades: The restaurant proposes an extensive remodel to the north, east, and south facades as reflected in the façade plan. The entry way and windows will be updated with crittall style glazing to provide a more modern design. Bifold doors are proposed at the southeast corner of the restaurant to blend the interior and outdoor dining areas. A pergola with shade sails and string lights are proposed over the outdoor patio. Fans and heat lamps are proposed to be utilized as needed. The outdoor patio area will be bordered by timber railing. Façade materials will include masonry, tile, and stucco. The color scheme will consist primarily of grey with hints of green, orange, yellow, and magenta.

Landscaping and Open Space: Modifications to the existing landscape and open space are not proposed as a part of this SUP request. The proposed pergola, shade sails, and string lights will not utilize existing trees for support. Nando's is proposing to add small planters along the east building façade for aesthetic purposes as shown on the façade plan.

## RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Nando's is a unique concept that will expand the diversity of restaurant options in Addison. The significant façade remodel and engaging outdoor patio will support the activation of the newly improved pedestrian areas, while also reviving a currently vacant space.

Staff recommends approval of these requests, subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Upon issuance of a CO for this restaurant, SUP Ordinance No. 003-001 permitting a restaurant with the sale of alcohol for on-premises consumption shall be repealed.



October 30<sup>th</sup>, 2022

RE: Special Use Permit, Nando's PERi-PERi restaurant at Village on the Parkway

Attn: Lesley Nyp, AICP, CNU-A  
Planning & Development Manager, Town of Addison

Ms. Nyp,

Thank you so much for considering Nando's application for a Special Use Permit in conjunction with our new restaurant within the Village on the Parkway shopping center.

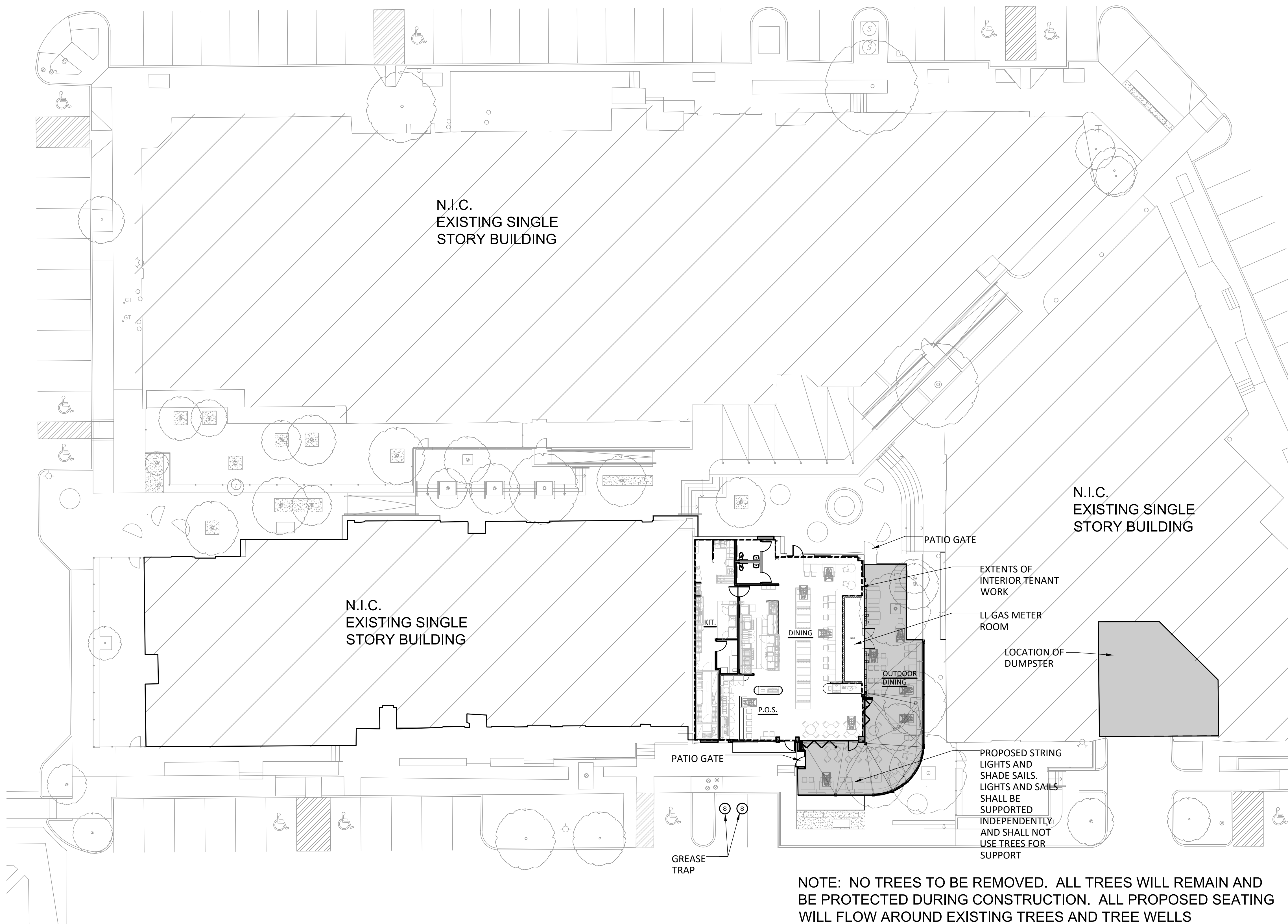
Nando's is an experiential brand, with a unique and engaging service style, combining elements of both full-service and fast casual dining...allowing our guests to dictate the pace. Founded in 1987 outside of Johannesburg, Nando's is known for legendary South African flame-grilled PERi-PERi chicken and sauces. The stunning appearance of every Nando's restaurant harkens to our high standard of food and service. Each restaurant prepares healthy, homemade food, and delicious drinks in an inspired environment. Every item on the Nando's menu is made to order in the heat level of your choice and prepared with the freshest ingredients. Our restaurants each represent a unique and individual expression of our brand. We collaborate with artisans & designers to create dynamic spaces complete with natural materials, comfortable décor, and hand-crafted art. Every Nando's restaurant showcases elements of Afro-Portuguese influence. This proud heritage is felt in the textures, expressed in the vibrant colors, and illustrated in the other detailed design elements throughout. Nando's has the largest collection of contemporary South African art in the world, with more than 10,000 pieces on curated display in our restaurants.

The Addison location will be our 49<sup>th</sup> in the US, but only our 3<sup>rd</sup> in the state of Texas, and excitedly our 1<sup>st</sup> in the Dallas/Fort Worth market. We anticipate employing (35) thirty-five employees and will operate 7 days a week from 11am-11pm at this location. Notable features of the Addison location are the lovely convertible shopfront and the engaging outdoor dining environment under old growth Oak trees on the patio. Of course, this location will have its own curated art collection, bespoke furnishings, real & natural materials, a lively & welcoming atmosphere, and a bunch of friendly folks eager to serve residents and visitors to Addison alike.

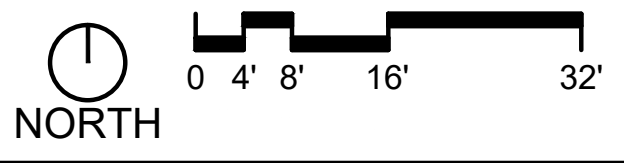
We are honored to be part of your community. Kindly, do not hesitate to reach out should you have any questions regarding our application.

Sincerely,  
Ryan Welch

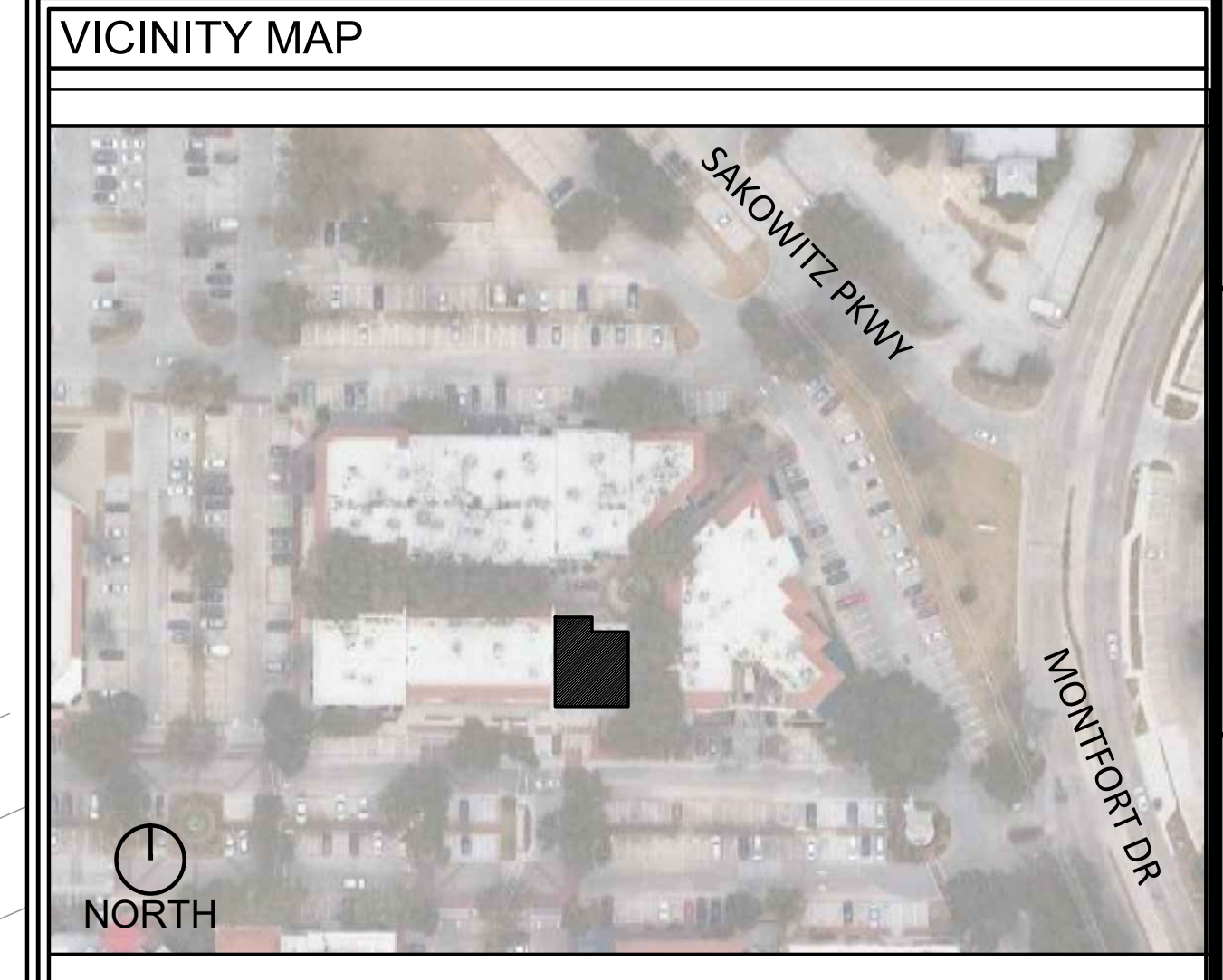
Real Estate Development Manager  
Nando's North America  
602-828-7816



NOTE: NO TREES TO BE REMOVED. ALL TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION. ALL PROPOSED SEATING WILL FLOW AROUND EXISTING TREES AND TREE WELLS



- GENERAL NOTES:**
1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS
  2. 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
  3. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL
  4. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL
  5. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS AND DRAINAGE CRITERIA MANUAL



**TABLE OF AREA AND SEATING**

AREA	SQFT	SEATING
KITCHEN	624	--
POS	1067	--
INTERIOR DINING	909	81
OUTDOOR DINING	1359	68
TOTAL SEATING	--	149

- NOTES**
1. ZONING IS PLANNED DEVELOPMENT DISTRICT (ORD. NO. 012-002 & 020-08)
  2. PROPOSED USE IS RESTAURANT, OCCUPANT TYPE A-2
  3. BUILDING SUITE AREA IS 2,786 S.F.
  4. PATIO AREA IS 1,359 S.F.
  5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
- APPLICANT  
LJP ARCHITECTS  
9959 ROBERTS ROAD  
PALOS HILLS, IL 60465  
708-217-2152
- OWNER  
NANDOS PERI PERI  
819 7TH ST. NW  
WASHINGTON DC 20001  
804-366-2681  
SERGIO@NANDOSPERIPERI.COM

LJP ARCHITECTS PC  
9136 MAYFIELD AVE  
OAK LAWN, IL 60453  
708.217.2152  
WWW.LJPARCHITECTS.COM

NANDOS PERI-PERI CHICKEN  
5100 BELT LINE RD. STE 728  
ADDISON, TX 75254

Case #1866-SUP  
LEGAL DESCRIPTION  
All of Lots 1A, 1B and 2A, of Amended Replat of Lots 1A, 1B and 2A, Village on the Parkway, an Addition to the Town of Addison, Dallas County, Texas, according to the Amended Plat thereof recorded in Volume 2001019, Page 914, of the Map Records of Dallas County, Texas.

4	SITE PLAN REV-3	11.30.22
3	SITE PLAN REV-2	11.23.22
2	SITE PLAN REV-1	11.03.22
1	SITE PLAN	09.27.22

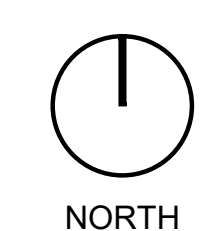
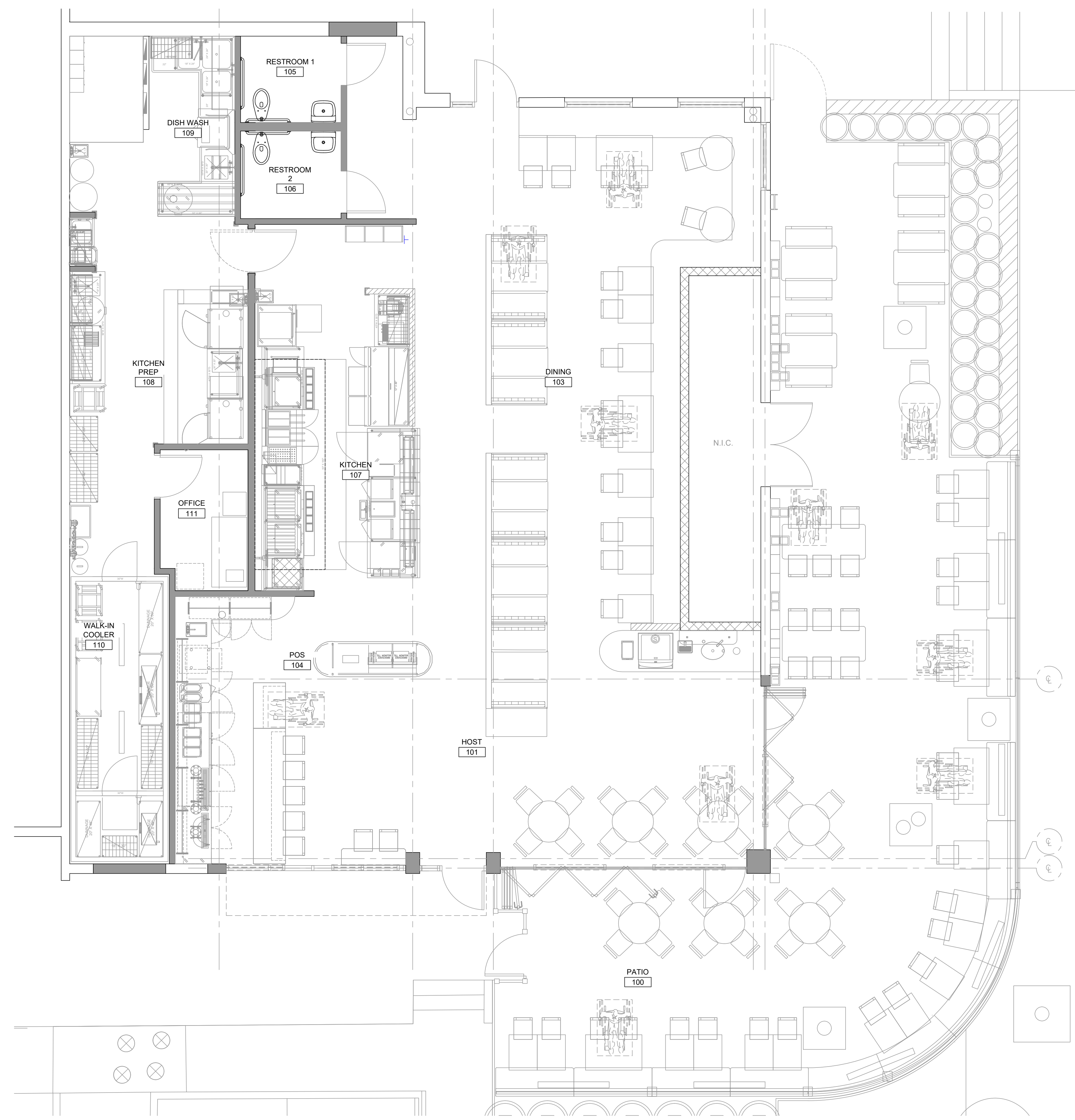
NO.	REVISION	DATE
PROJECT NO. 2022.0057		
DATE 11.03.22		

SHEET  
**A004**  
ARCHITECTURAL SITE PLAN

DRAWN BY AV  
CHECKED BY BP

THESE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED JANUARY 2016. THE PROTECTION INCLUDES, WITHOUT LIMITATION, THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES, AND ELEMENTS OF DESIGN, UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS MAY RESULT IN CESSATION OF CONSTRUCTION, BUILDING SEIZURE, AND/OR MONETARY LIABILITY.

1 FLOOR PLAN



0 1' 2' 4' 8'  
SCALE: 1/4"=1'-0"

LEGEND

XXX ROOM DESIGNATION

LJP  
ARCHITECTS PC  
9136 MAYFIELD AVE  
OAK LAWN, IL 60453  
708.217.2152  
WWW.LJPARCHITECTS.COM

NANDO'S PERI-PERI CHICKEN  
5100 BELT LINE RD. STE 728  
ADDISON, TX 75254

Case #1866-SUP  
LEGAL DESCRIPTION  
All of Lots 1A, 1B and 2A, of Amended Replat of Lots 1A, 1B and 2A, Village on the Parkway, an Addition to the Town of Addison, Dallas County, Texas, according to the Amended Plat thereof recorded in Volume 2001019, Page 914, of the Map Records of Dallas County, Texas.

NO.	REVISION	DATE
4	SITE PLAN REV-3	11.30.22
3	SITE PLAN REV-2	11.23.22
2	SITE PLAN REV-1	11.03.22
1	SITE PLAN	09.27.22

PROJECT NO.  
2022.0057

DATE  
11.03.22

SHEET

**A005**  
FLOOR PLAN

DRAWN BY AV  
CHECKED BY BP

THESE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED JANUARY 2016. THE PROTECTION INCLUDES, WITHOUT LIMITATION, THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES, AND ELEMENTS OF DESIGN, UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS MAY RESULT IN CESSION OF CONSTRUCTION, BUILDING SEIZURE, AND/OR MONETARY LIABILITY.

**SIGNAGE SHOW FOR REFERENCE ONLY. SIGNAGE APPROVAL SHALL BE THROUGH SEPARATE PERMIT**

REFERENCE	DESCRIPTION	
PT-107	EXTERIOR GRADE PAINT	GREY
PT-108	EXTERIOR GRADE PAINT	GREEN
PT-109	EXTERIOR GRADE PAINT	ORANAGE
PT-110	EXTERIOR GRADE PAINT	YELLOW
PT-111	EXTERIOR GRADE PAINT	MAGENTA
PT-112	EXTERIOR GRADE PAINT	BLACK
WD-104	EXTERIOR GRADE TIMBER	
TL-102	EXTERIOR TILE	

**LJP ARCHITECTS PC**  
 9136 MAYFIELD AVE  
 OAK LAWN, IL 60453  
 708.217.2152  
 WWW.LJPARCHITECTS.COM

This drawing is provided for information purposes only. Any republication or reuse of this information in any form is the sole responsibility of the Architect, Engineer, or other entity making use of this information. The entity using the information contained herein takes full responsibility for verifying the adequacy and accuracy of this information.

**FUSION**  
 design and architecture

4 Riborough Street, London SE1 0RH  
 Tel: +44 (0)20 7908 9950 Fax: +44 (0)20 7908 9994  
 email: mail@fusiondna.co.uk

**NANDO'S PERI-PERI CHICKEN**  
**5100 BELT LINE RD. STE 728**  
**ADDISON, TX 75254**

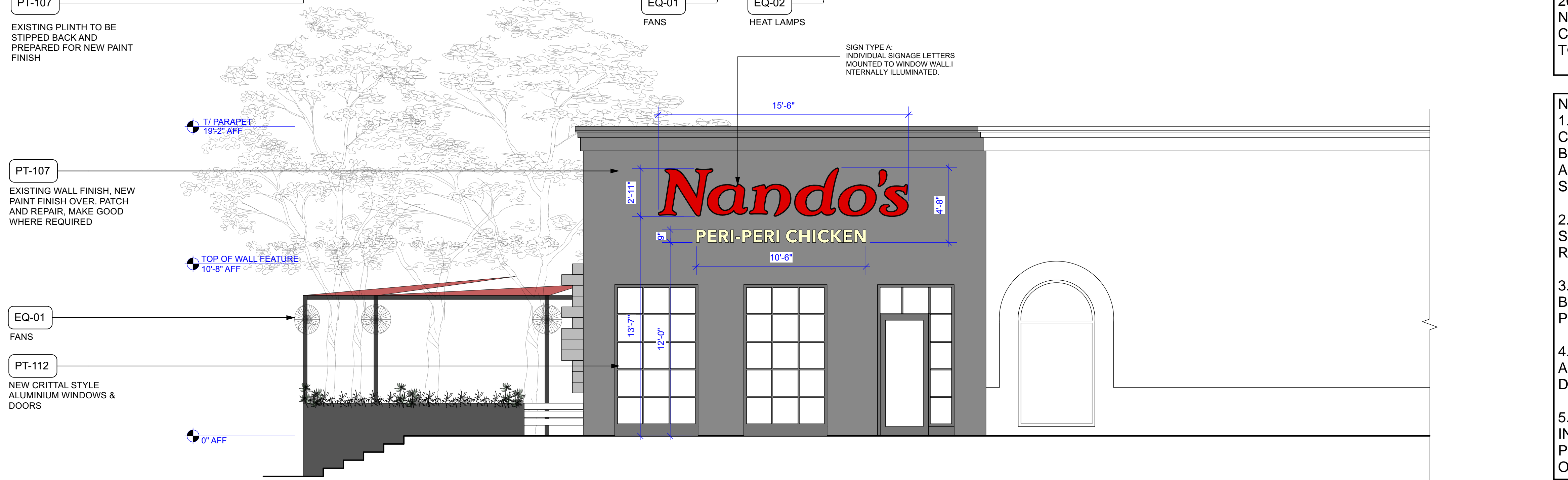
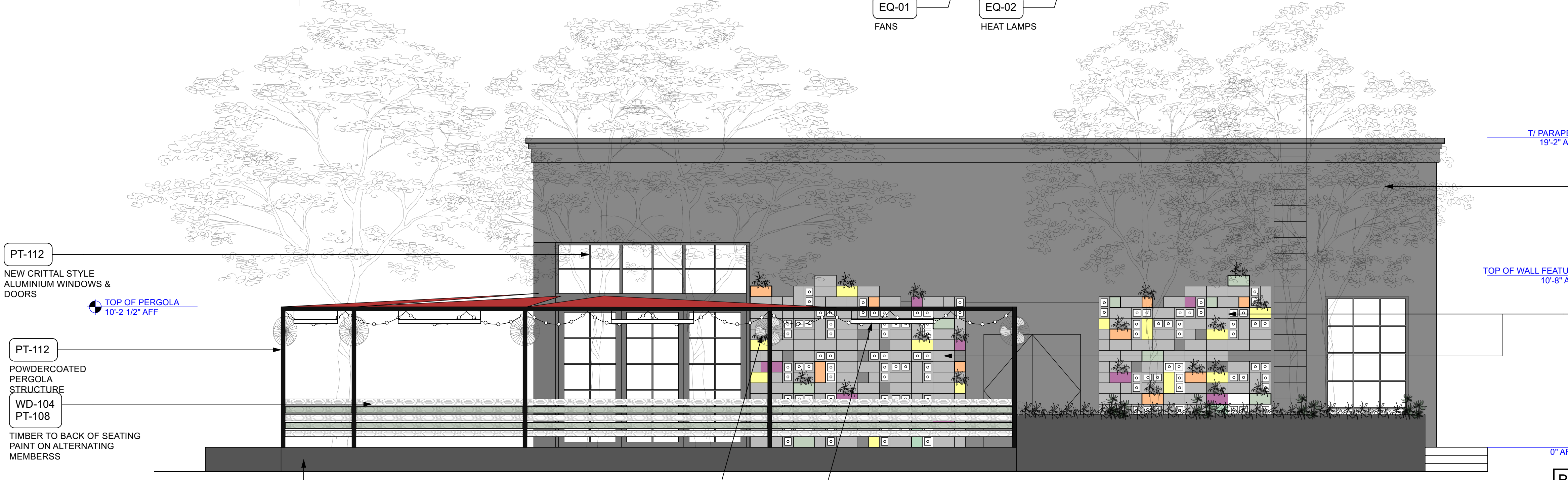
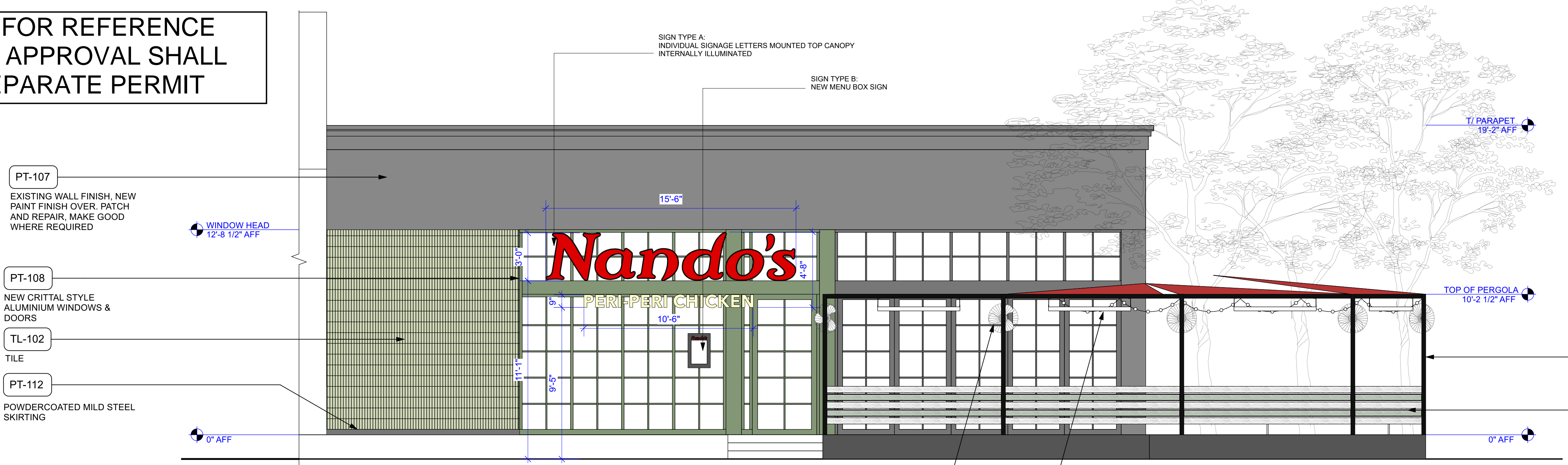
CASE #1866-SUP  
 LEGAL DESCRIPTION  
 ALL OF LOTS 1A, 1B AND 2A, OF AMENDED RE-PLAT OF PLOTS 1A, 1B AND 2A, VILLAGE ON THE PARKWAY, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN VOLUME 2001019, PAGE 914, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

NO.	REVISION	DATE
PROJECT NO.		
2022.057		
4	SITE PLAN REV-3	11.30.22
3	SITE PLAN REV-2	11.23.22
2	SITE PLAN REV-1	11.03.22

SHEET  
**PROPOSED SHOPFRONT**  
**112.130/310**  
 BID SET  
 DRAWN BY MB  
 CHECKED BY SD

PROJECT SHALL COMPLY WITH THE 2018 IBC INCLUDING CHAPTER 17, 2017 NEC, 2012 TAS AND ASSOCIATED CODES AND ORDINANCES OF THE TOWN OF ADDISON

**NOTES:**  
 1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES  
 2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE  
 3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING  
 4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES  
 5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL



1 SOUTH ELEVATION  
 SCALE 1/4"=1'-0" @ Arch D

2 EAST ELEVATION  
 SCALE 1/4"=1'-0" @ Arch D

3 NORTH ELEVATION  
 SCALE 1/4"=1'-0" @ Arch D

THESE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED JANUARY 2016. THE PROTECTION INCLUDES, WITHOUT LIMITATION, THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES, AND ELEMENTS OF DESIGN, UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS MAY RESULT IN CESSATION OF CONSTRUCTION, BUILDING SEIZURE, AND/OR MONETARY LIABILITY.

**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5290 Belt Line Road, Suite #134 that is currently zoned Planned Development (PD), Ordinance No. O22-3, to allow a Veterinarian Hospital.** Case 1867-SUP/5290 Belt Line Road, Suite #134 (Modern Animal).

**Recommendation:**

Staff recommends approval of this request, subject to the following condition:

- There shall be no pet boarding at the subject property.

---

**Attachments**

1867-SUP Staff Report  
1867-SUP Letter of Intent  
1867-SUP Plans

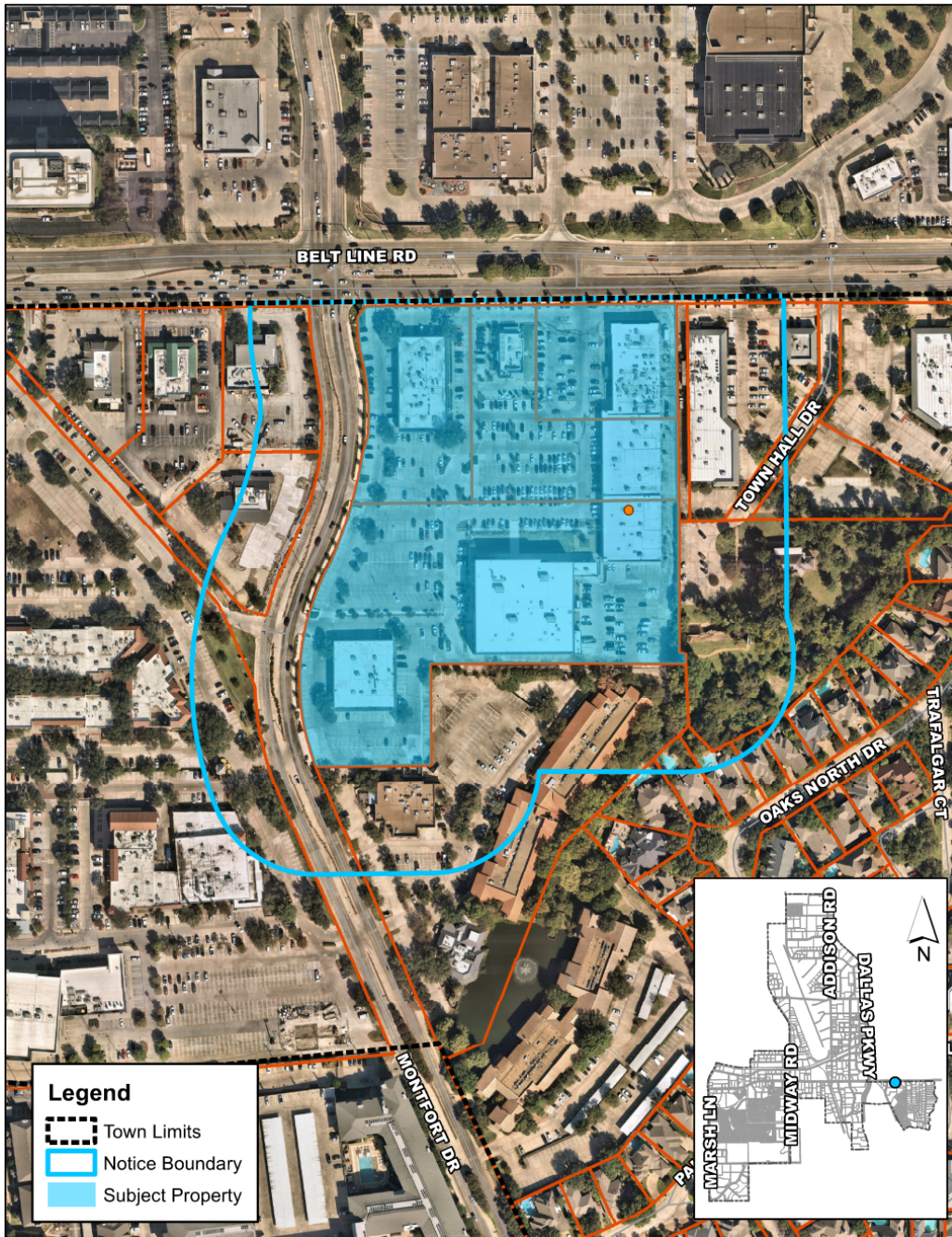
---



# 1867-SUP

**PUBLIC HEARING** Case 1867-SUP/5290 Belt Line Road, Suite #134 (Modern Animal).  
Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5290 Belt Line Road, Suite #134 that is currently zoned Planned Development (PD), Ordinance No. O22-3, to allow a Veterinarian Hospital.

## LOCATION MAP





December 14, 2022

## STAFF REPORT

RE: 1867-SUP/5290 Belt Line Road, Suite #134 (Modern Animal)

LOCATION: 5290 Belt Line Road, Suite #134

REQUEST: Approval of a Special Use Permit for a veterinarian hospital. (Application Date: 10/10/2022)

APPLICANT: Brennon Ivey, Mercury Permits, Inc.

## DISCUSSION:

Background: The subject property is located at 5290 Belt Line Road, Suite #134. The proposed veterinary care provider would occupy a suite within Prestonwood Place, generally situated at the southeast corner of Belt Line Road and Montfort Drive. The center is zoned Planned Development (PD), Ordinance No. O22-3.

Modern Animal is a technology driven veterinary care provider that incorporated in 2018 in California. Due to the pandemic, the first clinic did not open until 2020, and the company has experienced rapid growth since. Modern Animal currently has six clinics in California, two locations coming soon to Austin, TX, and two locations coming soon to Dallas/Fort Worth, including the Addison location.

The proposed clinic would occupy an existing 4,000 square foot tenant space (Suite 134) in Prestonwood Place. The space is currently occupied by Planned Parenthood. The proposed operating hours for the Addison location are 8:00 am – 6:00 pm, Monday through Sunday. At full capacity, there would be four doctors, eight veterinary technicians, and three support staff on site.

Modern Animal uses a membership model for basic services, such as free exams, telemedicine, and digital tools for pet owners. The clinic provides general practice veterinary care for canines and felines. Services offered on site include exams and diagnostics, vaccinations, surgery, and dental care. Modern Animal does not board pets overnight and does not offer grooming or cosmetic services.

The PD Ordinance allows a veterinarian hospital through the approval of an SUP. The proposed use complies with the ordinance.

Proposed Plan: With this request, Modern Animal proposes an interior remodel of the suite to meet their needs. The interior floor plan is comprised of a reception area, offices, exam rooms, and treatment rooms. There are no site or façade modifications proposed.

Parking: PD, Ordinance No. O22-3, established a mixed use parking ratio of 1 space for each 200 square feet for all uses within Prestonwood Place. The current conditions require 675 spaces on site. The center currently provides 768 parking spaces. The applicant is not proposing to modify parking.

Exterior Facades: The clinic is not proposing any façade modifications to the existing suite. New tenant signage will be reviewed via the sign permitting process.

Landscaping and Open Space: There are no modifications to existing landscape and open space proposed as a part of this SUP request.

Following a site inspection, Staff identified that the shopping center, Prestonwood Place, is not in compliance with the landscape plan approved via PD, Ordinance No. O22-3. Town staff has issued a notice of violation to the property owner. Staff will continue to monitor the violation until it is resolved.

#### RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Modern Animal will add to the diversity of existing uses within Prestonwood Place and will offer another opportunity for veterinary services in an area with a large pet population.

Staff recommends approval of these requests, subject to the following condition:

- There shall be no boarding of animals at the subject property.

# Modern Animal

**Project Description – 5290 Beltline Road Suite 134, Dallas, Texas, 75254  
October 31, 2022**

Modern Animal is a general practice veterinary care provider that has elevated both the consumer and practitioner experiences by making meaningful improvements in both technology and design. Our core values are inspired by our company's mission: to better the lives of animals by building a place that's better for all of us who love them.

We currently have 6 locations open across the Bay Area and Greater Los Angeles with locations soon to be open in Austin and Dallas. The location at 5290 Beltline Road would be Modern Animal's second Dallas location and will provide meaningful benefits to the residents of Addison, Dallas and its surrounding communities especially as pet ownership continues to skyrocket.

## **A Modern Animal clinic will:**

- Offer high-quality pet care to an area with meaningful pet ownership.
- Enhance the look and feel of the shopping area with contemporary California and Scandinavian design elements.
- Attract tech-savvy, young professionals who live or work in the area.
- Encourage these same professionals to shop before or after pre-scheduled appointments.

## **Services:**

- MA to use the premises to operate an veterinary office, including all uses incidental to a general practice veterinary clinic.
- MA to use the premises for canine and feline veterinary care services, including exam rooms, a surgery suite, and a dental suite.
- MA **does not** board any pets overnight and will only have pets on site during hours of operation.
- MA **does not** offer grooming or other cosmetic services.
- All appointments have to be booked via the app, or via our 24hr virtual care team.
- All medical waste is stored on site in secured, code and industry compliant containers, then picked up daily at the end of day by a certified 3<sup>rd</sup> party medical waste company.
- Members and their pets can access the clinic via paths from the front parking lot as well as the front sidewalk. Please see the submitted drawing package for additional information.
- Our standard procedure to get pets in and out of the clinic, including for pre-scheduled urgent care, is via the front door. Our team will provide any assistance needed to the members and their pets. If accompanied by and deemed necessary by Modern Animal staff.

**Standard Hours of Operation:** 8 AM - 6 PM Mon - Sun.

**Maximum Number of medical providers on-site at a time:** 4 doctors, 8 veterinary technicians, 3 support staff (~12 months from opening until fully ramped)

Sincerely,

Katie Nicholls  
Design Manager  
katie@modernanimal.com  
646-255-6097

8122 BEVERLY BLVD. LOS ANGELES, CA 90048



# MODERN ANIMAL

ADDISON

NOVEMBER 30, 2022

SPECIAL USE PERMIT REQUEST  
CASE #1867-SUP

SHEET NUMBER	SHEET NAME	DATE ISSUED		
		10/07/2022 - ISSUE FOR SPECIAL USE	11/11/2022 - SPECIAL USE RESUBMITTAL	11/30/2022 - SPECIAL USE PERMIT REQUEST
GENERAL				
G0.01	SHEET INDEX & PROJECT INFORMATION	X	X	X
1				
ARCHITECTURAL				
A1.01	OVERALL SITE PLAN	X	X	X
A2.00	OVERALL FLOOR PLAN	X	X	X
A3.00	EXTERIOR ELEVATIONS	X	X	X
3				

**PROJECT ADDRESS:** 5290 BELT LINE RD SUITE 134 ADDISON, TX 75254

**PROJECT DESCRIPTION:** THE PROJECT CONSISTS OF AN INTERIOR TENANT IMPROVEMENT TO THE GROUND FLOOR SPACE OF 1-STORY BUILDING FOR FOR A VETERINARY OFFICE, NO WORK TO THE PARKING LOT, AND NO STEWORK. THE PROJECT INCLUDES NEW INTERIOR PARTITIONS, DOORS, CASEWORK, AND FINISHES. NEW SINGLE OCCUPANCY ACCESSIBLE RESTROOM.

**APPLICABLE LEGAL DESCRIPTION BUILDING CODES:**

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2017 NFPA 70 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
- CITY OF ADDISON CODE OF ORDINANCES
- CITY OF ADDISON LOCAL AMENDMENTS & TECHNICAL CODE CHANGES

**LEGAL DESCRIPTION:**

PID 10000927408000100  
TRACT 136.22  
GRID 14.0  
PLAT/SUBDIVISION OAKS NORTH - EAST NO. 4  
BLOCK 2  
LOT D 1  
LOT AREA 257,440 SF  
ZONING DISTRICT PLANNED DEVELOPMENT, ORDINANCE NO. 022-3

**OCCUPANCY GROUPS**

BUILDING USE: COMMERCIAL  
TENANT USE: GROUP B OFFICE (VETERINARY OFFICE)

**CONSTRUCTION TYPE**

TYPE II-B, NOT SPRINKLERED

**FIRE RESISTIVE REQUIREMENTS (PER TABLE 601)**

PRIMARY STRUCTURAL FRAME INCLUDING COLUMNS AND PRIMARY BEAMS 0 HOURS  
PRIMARY STRUCTURAL FRAME WHERE SUPPORTING ROOF ONLY 0 HOURS  
FLOORS CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOURS  
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOURS  
SHAFTS AND STAIR ENCLOSURES 2 HOURS TYP.; 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES  
NON-BEARING INTERIOR PARTITIONS 0 HOURS, UNLESS REQUIRED BY OTHER CODE, SEE PLANS

**PLUMBING FIXTURE ANALYSIS (PER TABLE 2902.1)**

GROUP B OCCUPANCY 4,000 GROSS SF / 100 = 1/100 GROSS (PER TABLE 1004.5) 40 OCCUPANTS

WATER CLOSETS REQUIRED: 1 PER 25 FOR FIRST 50  
(1) MALE RESTROOM REQUIRED  
(1) FEMALE RESTROOM REQUIRED  
(2) SINGLE OCCUPANCY RESTROOMS PROVIDED

NO EXCEPTIONS IN 2018 IBC FOR INTERPRETING SINGLE-USER TOILET ROOMS AS UNISEX, OR THE ABILITY TO COMBINE ADA ACCOMMODATIONS. MUST PROVIDE 1 (MALE) UNISEX ADA +1 (FEMALE) UNISEX ADA

TENANT

## Modern Animal

MODERN ANIMAL, INC.

8122 BEVERLY BOULEVARD  
LOS ANGELES, CALIFORNIA 90048  
310.415.3611

EXECUTIVE ARCHITECT

**LRA**  
House & Robertson  
ARCHITECTS

2700 POST OAK BOULEVARD  
HOUSTON, TEXAS 77056  
346.327.9009  
MAIL@HRRARCH.COM

STRUCTURAL ENGINEERS

### Pinnacle Structural Engineers

3120 SOUTHWEST FREEWAY, SUITE 410  
HOUSTON, TX 77098  
713.807.8911

MEP ENGINEERS

### HENDERSON ENGINEERS

510 WEST 6TH STREET, SUITE 800  
LOS ANGELES, CALIFORNIA 90014  
213.254.4750

LIGHTING DESIGNER

### ANE

3830 EAST HARBOR BLVD., SUITE 204  
VENTURA, CALIFORNIA 93001  
805.563.5444

PROJECT

### MODERN ANIMAL - ADSN

5290 BELT LINE ROAD #134,  
DALLAS, TX 75254

HRA PROJECT # 2229

MARK	DATE	ISSUE
	08/26/2022	100% SCHEMATIC DESIGN
	10/07/2022	ISSUE FOR SPECIAL USE
	10/14/2022	100% DESIGN DEVELOPMENT
	11/11/2022	SPECIAL USE RESUBMITTAL
	11/18/2022	50% CONSTRUCTION DOCS
	11/30/2022	SPECIAL USE PERMIT REQUEST

STAMP

30 NOV 2022

SHEET TITLE

## SHEET INDEX & PROJECT INFORMATION

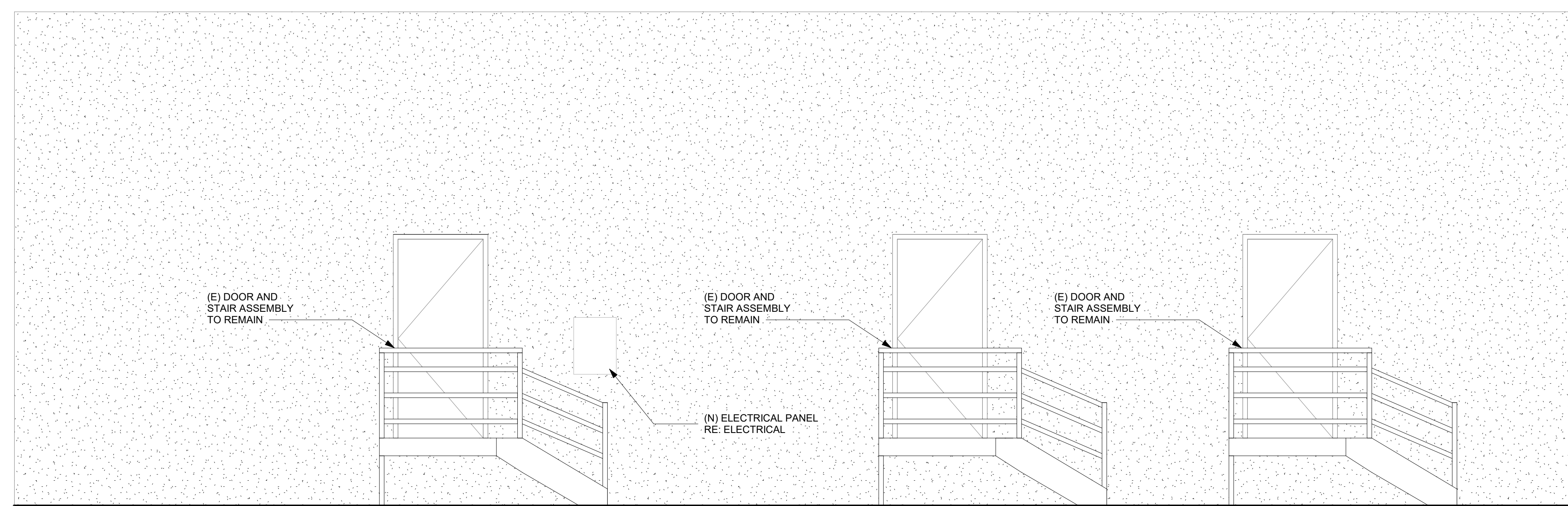
SHEET NUMBER

# G0.01

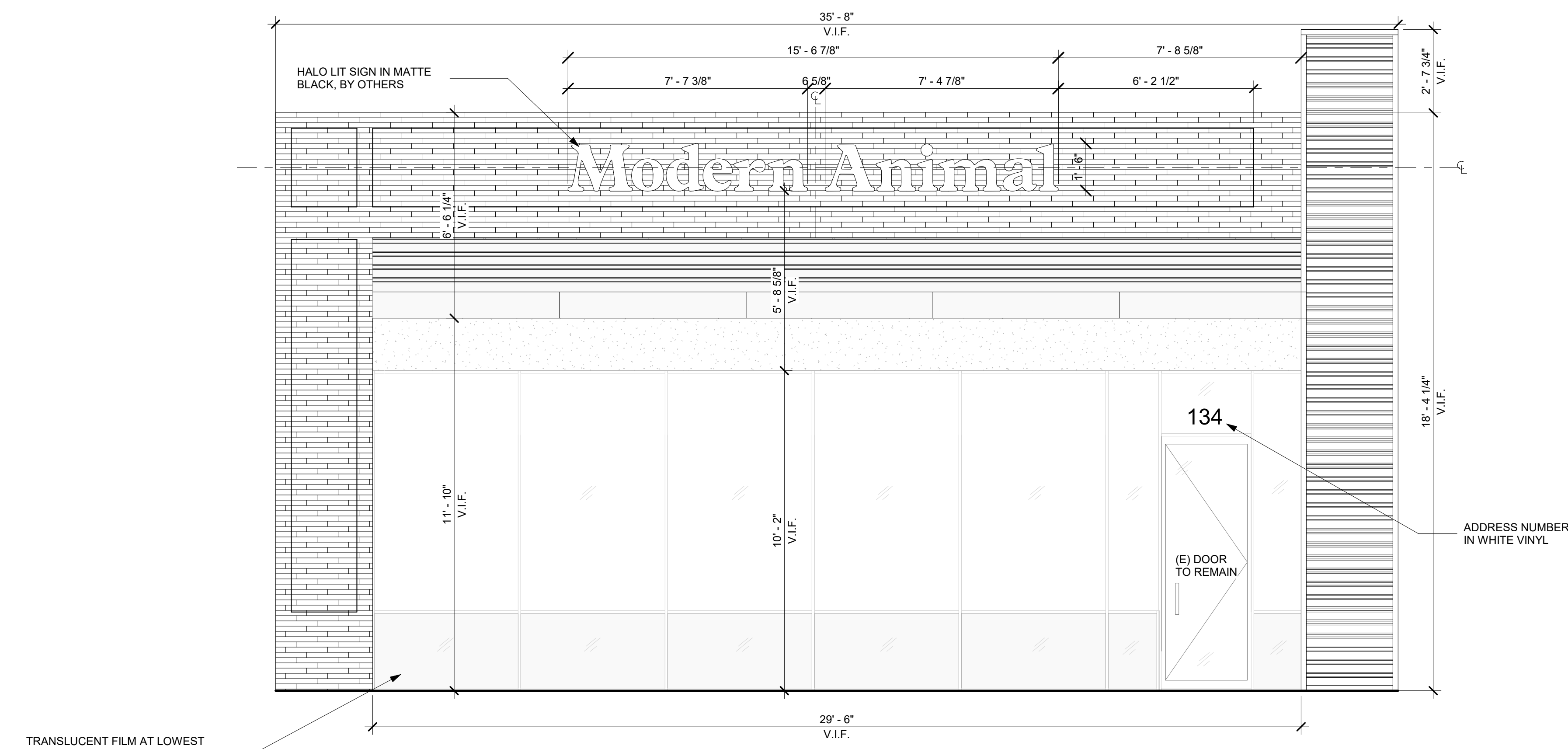
GRAPHIC SYMBOLS	NTS	10	ABBREVIATIONS	NTS	7
			ACT. ACOUSTIC CLG. TILE		
			ADJ. ADJUSTABLE		
			AGGR. AGGREGATE		
			ALUM. ALUMINUM		
			ANGLE		
			APPROX. APPROXIMATE		
			ARCH. ARCHITECTURAL		
			AREA DRAIN		
			ASPH. ASPHALT		
			AT		
			B.O. BOTTOM OF BEAM		
			BM. BITUMINOUS		
			BLK. BLOCKING		
			BRD. BOARD		
			B.LDG. BUILDING		
			B.U.R. BUILT-UP ROOFING		
			CAB. CABINET		
			C.I. CAST IRON		
			C.I.P. CAST-IN-PLACE		
			C.B. CATCH BASIN		
			CL. CENTER LINE		
			CLG. CEILING		
			CEM. CEMENT		
			CTR. CENTER		
			CER. CERAMIC		
			C.T. CERAMIC TILE		
			CLR. CLEAR		
			CLO. CLOSET		
			COL. COLUMN		
			CONC. CONCRETE		
			CONN. CONNECTION		
			CONSTR. CONSTRUCTION		
			CONT. CONTINUOUS		
			CORR. CORRIDOR		
			CNTR. COUNTER		
			CTS.K. COUNTERSUNK		
			DBL. DOUBLE		
			DEPT. DEPARTMENT		
			DET. DETAIL		
			DIA. DIAMETER		
			DIM. DIMENSION		
			DISP. DISPENSER		
			D.O. DOOR OPENING		
			DN. DOWN		
			DS. DOWNSPOUT		
			DWR. DRAWER		
			DWS. DRAWING		
			D.F. DRINKING FOUNTAIN		
			D.S.P. DRY STANDPIPE		
			(E) EXISTING		
			EA. EACH		
			E. EAST		
			E.W.C. ELECTRIC WATER COOLER		
			ELEC. ELECTRICAL		
			E.P. ELECTRICAL PANEL BOARD		
			EL. ELEVATION		
			ELEV. ELEVATOR		
			EMER. EMERGENCY		
			ENCL. ENCLOSURE		
			EQ. EQUIPMENT		
			EQPT. EQUIPMENT		
			EXST. EXISTING		
			EXP. EXPANSION		
			E.J. EXPANSION JOINT		
			EXPO. EXPOSED		
			EXT. EXTERIOR		
			F.O. FACE OF		
			F.O.C. FACE OF CONCRETE		
			F.O.F. FACE OF FINISH		
			F.O.S. FACE OF STUDS		
			FT. FEET		
			F.A. FIRE ALARM		
			F.F.C. FIRE EXTINGUISHER CABINET		
			F.H.C. FIRE HOSE CABINET		
			FFRF. FIRE PROOF		
			FLASH. FLASHING		
			F.B. FLAT BAR		
			FL. FLOOR		
			F.D. FLOOR DRAIN		
			FLUOR. FLUORESCENT		
			FT. FOOT		
			FTG. FOOTING		
			FDN. FOUNDATION		
			F.S. FULL SIZE		
			FURR. FURRING		
			FUT. FUTURE		
			GALV. GALVANIZED		
			GA. GAUGE		
			GL. GLASS		
			GRAB BAR		
			GR. GRADE		
			GND. GROUND		
			G.S.M. GALV. SHEET METAL GYPSUM WALLBOARD		
			GYP. GYPSUM WALLBOARD		
			GWB. GYPSUM WALLBOARD		
			HDWE. HARDWARE		
			HDWD. HARDWOOD		
			HGT. HEIGHT		
			H.C. HOLLOW CORE		
			H.M. HOLLOW METAL		
			HORIZ. HORIZONTAL		
			H.B. HOSE BIBB		
			HR. HOUR		
			H.V.A.C. HEATING, VENTING		
			ID. INSIDE DIAMETER		
			INSUL. INSULATION		
			INT. INTERIOR		
			JAN. JANITOR		
			JT. JOINT		
			KIT. KITCHEN		
			LAB. LABORATORY		
			LAM. LAMINATE		
			LAV. LAVATORY		
			LT. LIGHT		
			LKR. LOCKER		
			M.H. MANHOLE		
			MFR. MANUFACTURER		
			M.O. MASONRY OPENING		
			MECH. MECHANICAL		
			MED. MEDICINE CABINET		
			MEMB. MEMBRANE		
			MET. METAL		
			MTL. METAL		
			MIN. MINIMUM		
			MIR. MIRROR		
			MISC. MISCELLANEOUS		
			MTD. MOUNTED		
			MUL. MULLION		
			NOM. NOMINAL		
			N. NORTH		
			N.I.C. NOT IN CONTRACT		
			NTS. NOT TO SCALE		
			NO. NUMBER		
			O. OVER		
			OBS. OBSOLETE		
			OFF. OFFICE		
			O.C. ON CENTER		
			OPNG. OPENING		
			OPP. OPPOSITE		
			O.D. OUTSIDE DIAMETER		
			OVERALL		
			O.A. OWNER FURNISHED, CONTRACTOR INSTALLED		
			O.F.O.I. OWNER FURNISHED, OWNER INSTALLED		
			O.H. OPERATING HAND		
			PN. PLAN NORTH		
			PR. PAIR		
			P.T.D. PAPER TOWEL DISPENSER		
			P.T.D.R. PAPER TOWEL DISPENSER - RECEPTACLE		
			P.T.R. PAPER TOWEL RECEPTACLE		
			PTN. PARTITION		
			PLAS. PLASTER		
			P.LAM. PLASTIC LAMINATE		
			PL. PLATE		
			PLYWD. PLYWOOD		
			PT. POINT		
			PTD. PAINTED		
			PRCST. PRECASTE TREATED		
			Q.T. QUARRY TILE		
			RAD. RADIUS		
			RDWD. REDWOOD		
			REF. REFERENCE		
			REFR. REFRIGERATOR		
			REV. REVERSED		
			RGR. REGISTER		
			REINF. REINFORCED		
			REQ. REQUIRED		
			RESIL. RESILIENT		
			R. RISER		
			R.M. ROOM		
			R.O. ROUGH OPENING		
			S.B. SPLASH BLOCK		
			S.N.D. SANITARY NAPKIN DISPENSER		
			S.D.R. SANITARY NAPKIN RECEPTACLE		
			S.C.D. SEAT COVER DISPENSER		
			SECT. SECTION		
			SHT. SHEET		
			SH. SHELF		
			SHR. SHOWER		
			SIM. SIMILAR		
			SLB. SLAB		
			S.D. SOAP DISPENSER		
			S.C. SOLID CORE		
			S. SOUTH		
			SPEC. SPECIFICATION		
			S.S. STAINLESS STEEL		
			STD. STANDARD		
			STA. STATION		
			STL. STEEL		
			STOR. STORAGE		
			STRUCT. STRUCTURAL		
			SUSP. SUSPENDED		
			SYM. SYMMETRICAL		
			TEL. TELEPHONE		
			T.N. TRUE NORTH		
			T.V. TELEVISION		
			TER. TERRAZZO		
			THK. THICK		
			T.P.D. TOILET PAPER DISPENSER		
			T. & G. TONGUE AND GROOVE		
			T.O. TOP OF		
			T.O.C. TOP OF CURB		
			T.O.P. TOP OF PAVEMENT		
			T.O.W. TOP OF WALL		
			T.B. TOWEL BAR		
			TREAD		
			T. TENANT IMPROVEMENT		
			TRD. TREAD		
			TYP. TYPICAL		
			UNF. UNFINISHED UNLESS NOTED OTHERWISE		
			U.N.O. UNLESS NOTED OTHERWISE		
			UR. URINAL		
			VERT. VERTICAL		
			VEST. VESTIBULE		
			V.I.F. VERIFY IN FIELD		
			WSCT. WAINSCOT		
			W.C. WATER CLOSET		
			WP. WATERPROOF		
			WT. WEIGHT		
			W. WEST		
			W. WITH		







EXTERIOR WEST ELEVATION 3/8" = 1'-0" 2



TRANSLUCENT FILM AT LOWEST ROW OF STOREFRONT, TYP.

- FAÇADE NOTES**
1. THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
  2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
  3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
  4. SIGNAGE IS SHOWN FOR REFERENCE ONLY AND IS NOT APPROVED VIA ZONING. SIGNAGE APPROVAL MUST BE THROUGH A SEPARATE APPLICATION AND PERMIT. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
  5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

EXTERIOR EAST ELEVATION 3/8" = 1'-0" 1

TENANT  
**Modern Animal**  
 MODERN ANIMAL, INC.  
 8122 BEVERLY BOULEVARD  
 LOS ANGELES, CALIFORNIA 90048  
 310.415.3611

EXECUTIVE ARCHITECT  
**HRA**  
 House & Robertson  
 ARCHITECTS  
 2700 POST OAK BOULEVARD  
 HOUSTON, TEXAS 77056  
 346.327.8009  
 MAIL@HRRARCH.COM

STRUCTURAL ENGINEERS  
**PINNACLE STRUCTURAL ENGINEERS**  
 3120 SOUTHWEST FREEWAY, SUITE 410  
 HOUSTON, TX 77098  
 713.807.8911

MEP ENGINEERS  
**HENDERSON ENGINEERS**  
 510 WEST 6TH STREET, SUITE 800  
 LOS ANGELES, CALIFORNIA 90014  
 213.254.4750

LIGHTING DESIGNER  
**ANE**  
 3830 EAST HARBOR BLVE., SUITE 204  
 VENTURA, CALIFORNIA 93001  
 805.563.5444

PROJECT  
**MODERN ANIMAL - ADSN**  
 5290 BELT LINE ROAD #134,  
 DALLAS, TX 75254  
 HRA PROJECT # 2229

MARK	DATE	ISSUE
	08/26/2022	100% SCHEMATIC DESIGN
	10/07/2022	ISSUE FOR SPECIAL USE
	10/14/2022	100% DESIGN DEVELOPMENT
	11/11/2022	SPECIAL USE RESUBMITTAL
	11/18/2022	50% CONSTRUCTION DOCS
	11/30/2022	SPECIAL USE PERMIT REQUEST

STAMP

30 NOV 2022

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A3.00**



**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance Nos. O12-002 and O20-08 for a 31.608 Acre Property located at 5100 Belt Line Road, to Allow for Modifications to a proposed Retail and Office Building and associated Site Improvements.** Case 1869-Z/5100 Belt Line Road (VoP Office/Retail Building).

**Recommendation:**

Staff recommends approval of this request, subject to the following condition:

- A detailed landscape plan shall be submitted for review with civil plans.

---

**Attachments**

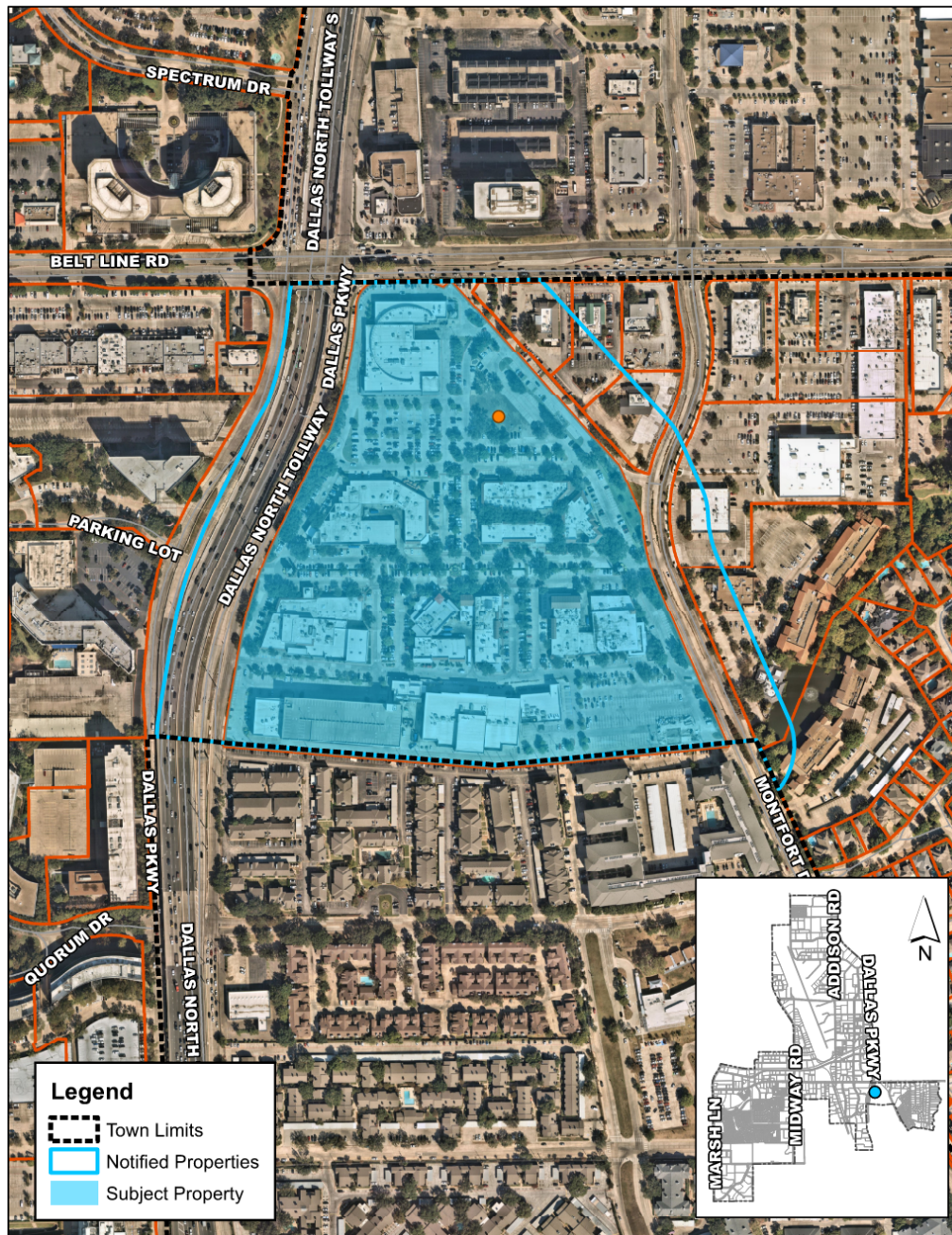
1869-Z Staff Report  
1869-Z Letter of Intent  
1869-Z Plans  
1869-Z Renderings  
Ordinance O20-08

---

# 1869-Z

**PUBLIC HEARING** Case 1869-Z/5100 Belt Line Road (VoP Office/Retail Building). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance Nos. O12-002 and O20-08 for a 31.608 Acre Property located at 5100 Belt Line Road, to Allow for Modifications to a proposed Retail and Office Building and associated Site Improvements.

## LOCATION MAP





December 14, 2022

## STAFF REPORT

RE: 1869-Z/5100 Belt Line Road (VoP Office/Retail Building)

LOCATION: 5100 Belt Line Road

REQUEST: To amend Planned Development (PD) District, Ordinance Nos. O12-002 and O20-08. (Application Date: 10/27/2022)

APPLICANT: Jason Jones, VOP Partners, LLC

## DISCUSSION:

Background: The subject property is Village on the Parkway, which is located at 5100 Belt Line Road, and is generally situated at the southeast corner of Belt Line Road and the Dallas North Tollway. The center is currently zoned Planned Development (PD), Ordinance Nos. O12-002 and O20-08.

In January 2012, a new PD, Ordinance No. O12-002, was approved for the subject property establishing permitted uses, special conditions, and development plans for the center. In March 2020, City Council approved PD Ordinance No. O20-08, to amend the PD, adopting a new parking ratio and valet parking regulations, and development plans including a two-story office and retail building within Block 900. The amendment also established minor modifications to existing landscaping and parking throughout the center.

Since March 2020, several of the proposed site modifications have been completed. The changes included additional surface parking and modified landscape islands along the central east-west corridor of the center to improve parking and circulation. The proposed office and retail structure was never constructed, and Block 900 remains vacant with existing surface parking at the perimeter.

At this time, the property owner is requesting to amend the existing zoning to adopt updated development plans. The plans include an updated design of the proposed office and retail structure at Block 900 and minor landscaping improvements throughout the center.

The proposed development plans also reflect recently approved landscaping and pedestrian improvements for Block 700. These improvements were approved administratively and are currently under construction.

If approved, this request would amend the development plans for the office and retail building at Block 900 and does not include amendments to the existing permitted uses or special conditions.

**Proposed Plan:** With this request, Village on the Parkway is proposing to amend the development plans previously approved for an office and retail development at Block 900. The proposal includes increasing the building height from two stories (42 feet) to three stories (56 feet), updating the façade design, and relocating the building footprint approximately 60 feet toward the southwest. The office and retail building is proposed to be three stories with a gross interior floor area of 45,658 square foot and 2,835 square feet of ground floor patio area. The 15,286 square foot ground floor will be used for retail and restaurant use. The second and third floors are intended for 30,372 square feet of office space.

**Parking:** PD, Ordinance No. O20-08, established a mixed-use parking ratio of 1 space for each 225 square feet for all uses (except theaters) within Village on the Parkway. The parking requirements for a theater is 1 space for each 3 seats. The center currently provides 2,291 parking spaces (1,669 surface spaces and 622 garage spaces).

The existing site plan, approved via PD Ordinance No. O20-08, requires 2,052 parking spaces and proposes to provide 2,262 spaces following completion of the 32,831 square foot retail/office building at Block 900.

This request proposes to increase the size of the retail/office building and patio to 48,493 square feet, therefore, increasing the required number of parking spaces to 2,127. The proposed site plan identifies 2,260 spaces to be provided. This reflects a loss of 31 spaces from existing conditions (2,291 spaces), however, this is only a loss of 2 spaces from the previously approved office/retail development (property management added 29 spaces, distributed throughout the site, since the 2020 zoning approval). The proposed site plan will still exceed the minimum parking required by 133 spaces.

	<b>Parking Required</b>	<b>Parking Provided</b>
<b>Existing Conditions</b>	1,971	2,291
<b>PD, Ordinance No. O20-08</b>	2,052	2,262
<b>Proposed PD Amendment</b>	2,127	2,260

While the additional floor area will add more demand for parking, this impact is mitigated by the designation of the floor area for office use. With much of the parking demand for Village on the Parkway being restaurant oriented, with weekend and weekday evenings reflecting peak hour, peak parking demand for the office space – weekday morning and afternoon – will occur at a time where restaurant parking demand is lower. Additionally, with increased employment of flexible scheduling and remote work policies, actual parking demand for office use has declined.

**Exterior Facades:** The request includes an updated façade plan that proposes to increase the building height from two stories (42 feet) to three stories (56 feet). The façade design has also changed, with the previous plans utilizing more masonry materials. This façade plan proposes approximately 60% glazing on each facade, with the second and third floors being comprised almost exclusively of glass. Other façade materials used include masonry and stucco with metal accents. All roof mounted mechanical equipment is proposed to be screened with a metal corrugated roof screen.

A 2,000 square foot canopy is proposed over a concrete patio at the southeast corner of the building. Canopies will also be provided over ground floor entrances that project approximately 2 feet from the building façade. A larger canopy is proposed at the primary entrance on the east

façade, projecting approximately 12 feet from the façade. The canopies are proposed to be constructed of aluminum.

Landscaping and Open Space: The proposed landscape plan remains similar to PD, Ordinance No. O20-08, but provides modifications to accommodate the relocated building footprint. The center currently has 7.85% open space, out of the required 20%. The proposed landscape plan would provide a 2.36% increase, for a total landscape coverage of 10.21%. While this is a slight decrease from the existing PD, the proposed changes provide a more continuous, pedestrian friendly and engaging landscaped area adjacent to the ground floor retail space. Small segments of mixed planting and lawn areas are also proposed around existing buildings throughout the center.

The open space within Block 900 will be programmed with a covered restaurant patio, public eating area, game area, sidewalks, and planting areas. Hardscape surface materials include concrete for the restaurant patio and sidewalks and decomposed granite for the public eating and game areas.

To accommodate the new structure, a total of 329 caliper inches of existing trees are proposed to be removed. This is 17 caliper inches less than the existing plan, which proposed to remove 346 caliper inches, as two additional trees will be able to be preserved on site. The applicant proposes to install twenty-three 8 caliper inch shade trees and twenty-six 2.5 caliper inch ornamental trees for a total of 249 caliper inches to be mitigated on site. The remaining 80 caliper inches are proposed to be mitigated by payment into the tree mitigation fund at a rate of \$192 per caliper inch, for a total amount of \$15,360. Full mitigation was not feasible on site due to existing constraints, including overhead power lines, utilities, and site improvements.

As provided in PD, Ordinance No. O20-08, in lieu of being able to fully comply with the landscape regulations and the Master Transportation Plan requirements, Village on the Parkway will provide a bus stop with shelter at the Montfort Drive frontage, along with sidewalks and seating.

The proposed landscape plan has been reviewed by Town staff to ensure that standards are met, where possible. Given the existing conditions and limitations on site, Staff believes the landscape plan achieves an appropriate balance between parking and landscape for infill development and produces a highly engaging open space.

## RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Staff believe that the relocation of the proposed office and retail structure allows for better utilization of the open space and pedestrian amenities within Block 900. The ground floor retail will have the opportunity to blend into the pedestrian space to create a more engaging environment. Additionally, the proposed expansion of the previously approved retail and office building will contribute to the diversity of uses at Village on the Parkway. There is a significant restaurant presence and additional office space will help support new retail businesses.

Staff recommends approval of these requests, subject to the following condition:

- A detailed landscape plan shall be submitted for review with civil plans.

## LAND USE STATEMENT

### Village on the Parkway, 5100 Belt Line Road, Addison, Texas

**I. PURPOSE OF REQUEST.** The purpose of this application is to request an amendment to Planned Development District O12-002, as amended by Ordinance No. O20-08, the Planned Development District for the Village on the Parkway center (the "Village"). The Village is located on the southeast corner of Dallas North Tollway and Belt Line Road and consists of approximately 31.608 acres of land.

**II. EXISTING LAND USE.** The Village is currently zoned for retail, office, and civic uses, and, subject to approval of a Special Use Permit ("SUP"), restaurant uses, the sale of alcoholic beverages for on-premises consumption only, the sale of beer and wine for off-premises consumption, movie picture theater, and hotel uses.

**III. PROPOSED USE.** This Application proposes an amendment to the existing Site Plan and Landscape Plan. Specifically, the ownership of the Village wishes to make improvements to Block 900, and for that purpose wishes to amend the Site Plan and Landscape Plan as they currently depict Block 900, as well as provide for three stories in structure height, rather than the two stories currently permitted, and to allow for a total of 45,658 square feet of development on Block 900, with a building footprint of 15,286 square feet.

We believe that there is a market for this additional first class office space, but these changes will also serve to greatly enhance the Village, in particular by adding to its mixed-use character and by enhancing the pedestrian experience within the Village. More specifically, we will be asking to re-orient the Block 900 building to move it to the southwest to some extent, to relocate the southwest-facing surface parking currently depicted, and to replace that parking with an enlarged and enhanced landscaped patio of approximately 2,835 square feet. Being located essentially in the central part of the overall Village, this will greatly enhance the visual appeal, pedestrian experience, and walkability of the Village.

In addition, the first floor of the three-story proposed building will be for retail and restaurant uses and the office lobby, with the second and third stories being slated for office uses. Providing these additional office options in the Village will enhance the overall mixed-use character of the Village, and the differing peak hours of operation for the office uses, in comparison with the restaurant uses, will serve to make parking supply and parking operations more efficient.

It is also important to note that the Village will still have sufficient parking with the relocation of the previously-depicted Block 900 parking. The architectural design of the proposed Block 900 building will be first class, which will further update and hence the visual appeal of the Village and the pedestrian experience within it. In sum, our request will not just enhance the Village, for the reasons stated above, but will also be very positive for the surrounding community and for the Town of Addison.

**Village On The Parkway Building Areas**  
\* BLDG area subtotals do NOT include patio

BLOCK	Area	Parking	
100	BUILDING	0 spaces	
	PARKING	275 spaces	
200	RETAIL	0 sf	
	VACANT	0 sf	
	NON THEATER BLDG.	14,750 sf	
	Patio	4,464 sf	
	SERVICE	0 sf	
	OFFICE	0 sf	
	THEATER	43,705 sf	
*SUB TOTAL BLDG. 200		58,455 sf	
Total with Patio		62,919 sf	
300	Patio	0 sf	
	*SUB TOTAL BLDG. 300		18,411 sf
	Total with Patio		18,411 sf
	GARAGE LVL.1 (Grnd)	43,546 sf	
	GARAGE LVL.2	43,546 sf	
	GARAGE LVL.3	43,546 sf	
GARAGE LVL.4	43,546 sf		
GARAGE LVL.5	43,546 sf		
Total Existing GARAGE		217,730 sf	
400	Patio	9,301 sf	
	*SUB TOTAL BLDG. 400		39,783 sf
Total with Patio		49,084 sf	
500	Patio	4,988 sf	
	*SUB TOTAL BLDG. 500		40,257 sf
Total with Patio		45,245 sf	
600	Patio	0 sf	
	*SUB TOTAL BLDG. 600		51,588 sf
Total with Patio		51,588 sf	
700	Patio	3,999 sf	
	*SUB TOTAL BLDG. 700		43,796 sf
Total with Patio		47,795 sf	
800	Patio	3,656 sf	
	*SUB TOTAL BLDG. 800		43,078 sf
Total with Patio		46,734 sf	
900	Patio	2,835 sf	
	*SUB TOTAL BLDG. 900		30,372 sf
Total with Patio		48,493 sf	
1000	Patio	728 sf	
	*SUB TOTAL BLDG. 1000		54,136 sf
Total with Patio		54,864 sf	
<b>BLOCK BLDG TOTALS:</b>			
BLOCK 100	0 sf		
BLOCK 200	14,750 sf		
(Minus Theater)		43,705 sf	
BLOCK 300	18,411 sf		
BLOCK 400	39,783 sf		
BLOCK 500	40,257 sf		
BLOCK 600	51,588 sf		
BLOCK 700	43,796 sf		
BLOCK 800	43,078 sf		
NEW BLDG 900	45,658 sf		
BLOCK 1000	54,864 sf		
Patio Total		29,971 sf	
<b>PROJECT TOTAL (Not including Theater)</b>			
Overall with Patio	382,156 sf		
*Overall without Patio	352,185 sf		

**PD PARKING REQUIREMENTS:**  
NOTE: 1 Space/225 SF of area - All uses **except** THEATER  
Includes patio areas

BLOCK	Requirement	Spaces
100	Parking Required	0 spaces
	Parking Provided	275 spaces
200 - non theater (see below for theater parking requirements)	Parking Required	85.40 spaces
	Parking Provided	51 spaces
300	Parking Required	81.83 spaces
	Surface Parking Provided	95 spaces
	Garage Parking Provided	622 spaces
	Total Block Parking Provided	717 spaces
400	Parking Required	218.15 spaces
	Parking Provided	151 spaces
500	Parking Required	201.09 spaces
	Parking Provided	146 spaces
600	Parking Required	229.28 spaces
	Parking Provided	133 spaces
700	Parking Required	212.42 spaces
	Parking Provided	181 spaces
800	Parking Required	207.71 spaces
	Parking Provided	174 spaces
900	Parking Required	215.52 spaces
	Parking Provided	192 spaces
1,000	Parking Required	243.84 spaces
	Parking Provided	271 spaces
<b>PD THEATER PARKING REQUIREMENTS: BLOCK 200</b>		
1 Space/3 seats		
THEATER SEAT COUNT		1,282 seats
Parking Required	428 spaces	
Parking Provided		
See Block 1	275 spaces	
See Block 3	622 spaces	
parking garage only		
Total Bldg area including garage		599,886 sf
Gross Leasable Area (GLA) total		425,861 sf
GLA under PD		382,156 sf
GLA Theater		43,705 sf
<b>PD: 1 SPACE/225 SF OF AREA - REGARDLESS OF USE, (Excluding Theater)</b>		
PARKING REQ'd w/ patio:		1,699 spaces
<b>THEATER PARKING</b>		
1 SPACE/3 SEATS		
THEATER SEAT COUNT		1,282 seats
PARKING REQUIRED:		428 spaces
<b>TOTAL PROJECT PARKING TABULATIONS:</b>		
<b>REQUIRED:</b>		
PD USES 1/225:	1,699 spaces	
THEATER:	428 spaces	
TOTAL REQUIRED:	2,127 spaces	
<b>EXISTING PARKING PROVIDED:</b>		
SURFACE	1,669 spaces	
GARAGE	622 spaces	
TOTAL PROVIDED:	2,291 spaces	
<b>PROPOSED PARKING PROVIDED:</b>		
SURFACE	1,638 spaces	
GARAGE	622 spaces	
TOTAL PROVIDED:	2,260 spaces	
<b>NET LOSS</b>		-31 spaces
(On Blocks 700 & 900)		

**BUILDING TO LAND RATIO (FAR) TABULATION**

SITE AREA:	1,376,844 sf
OVERALL BLDG. (ground level)	352,185 sf
GARAGE 300 EXISTING SF'age	43,546 sf
TOTAL FOOTPRINT	395,731 sf
FLOOR AREA RATIO:	0.30



**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 the Building Inspection Division approval.

Owner / Applicant:  
VOP Partners, LLC.  
5100 Belt Line Road  
Suite 704  
Addison, TX 75254  
214-334-3560

Architect:  
GFF Architects, Inc.  
2808 Fairmount Street  
Suite 300  
Dallas, TX 75204  
214-303-1500

**gff ARCHITECTS**  
Dallas | Fort Worth | Austin

**VILLAGE ON THE PARKWAY**  
LOT 1R  
Addison, Texas  
Town Case Number 1869-Z  
**DEVELOPMENT PLAN AMENDMENT**

VILLAGE ON THE PARKWAY

No.	Date	Revision

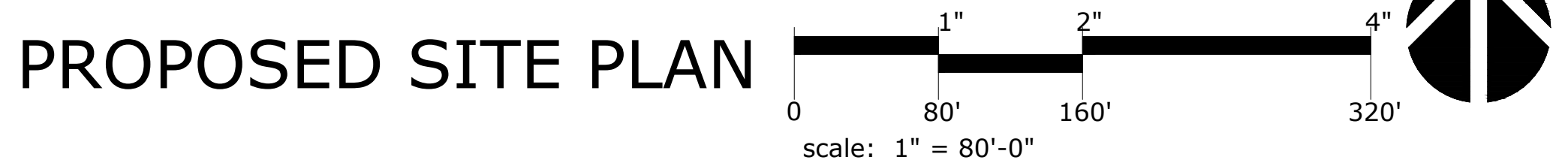
SAK Drawn  
SAK Approved

REGISTERED ARCHITECT  
SCOTT ALLAN WALKER  
17898  
STATE OF TEXAS

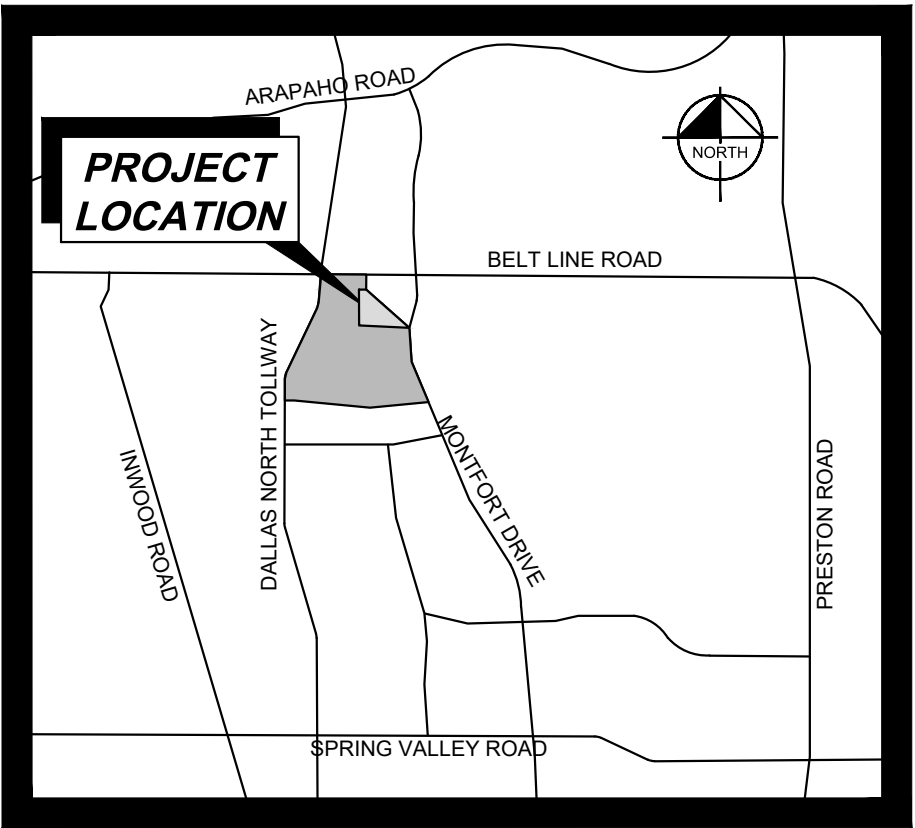
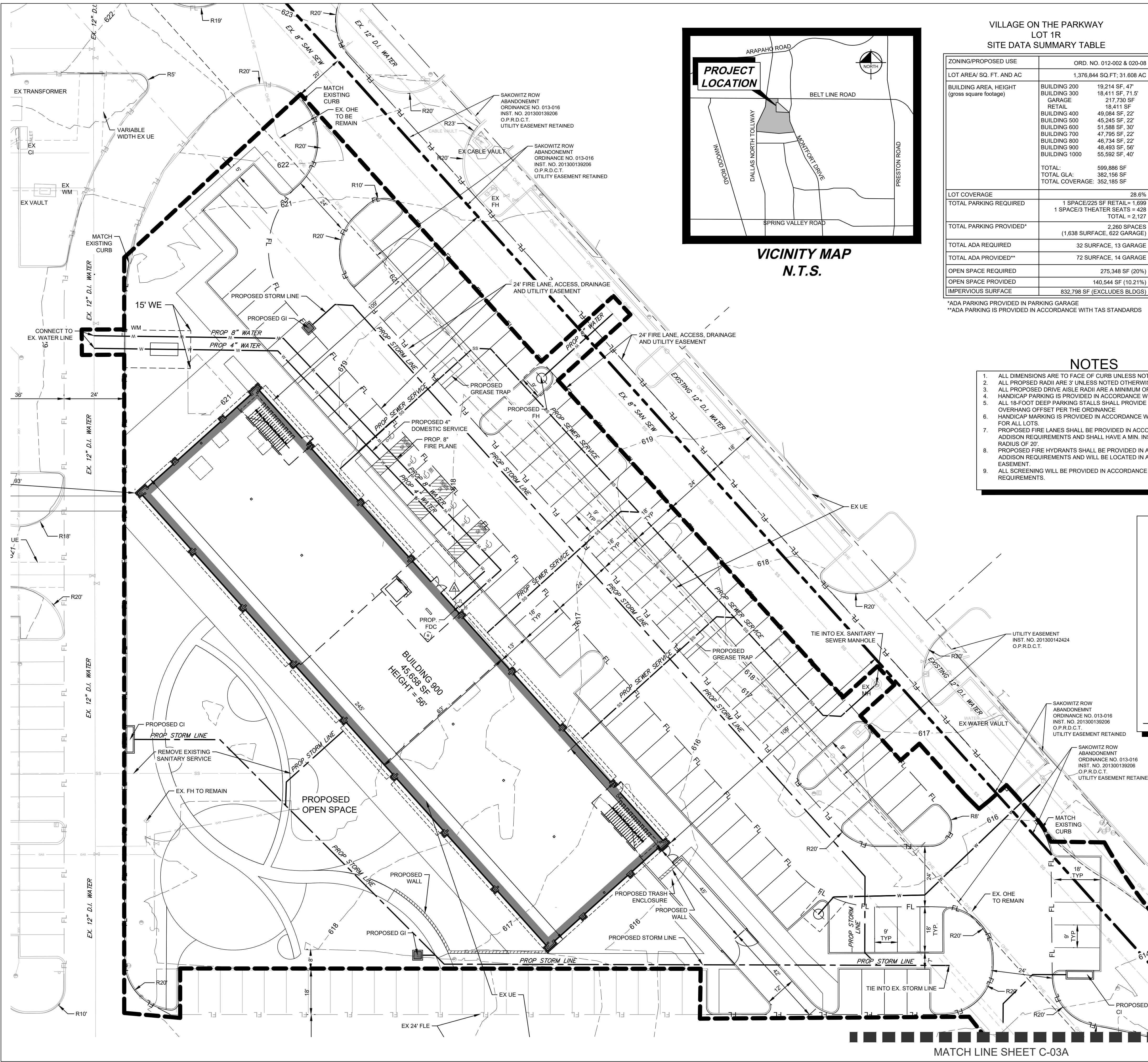
12.02.2022

**PROPOSED SITE PLAN**

Project No. 22111.01  
Date 12/02/2022



PLOTTED BY: RORA CATTI IN 12/20/22 6:08 PM  
 DWG NAME: KIDAL CIVIL 16461250 - VILLAGE ON THE PARKWAY CAD PLAN SHEETS SITE PLAN A SHEETS.DWG  
 LAST SAVED: 12/20/22 6:07 PM  
 THE ACCURACY AND RELIABILITY OF THESE AND ANY OTHER INFORMATION IS NOT GUARANTEED BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.  
 RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. IS PROHIBITED.

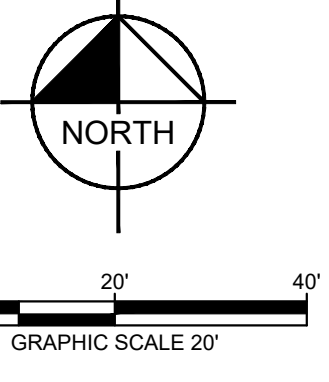


VICINITY MAP  
N.T.S.

VILLAGE ON THE PARKWAY  
LOT 1R  
SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	ORD. NO. 012-002 & 020-08
LOT AREA/ SQ. FT. AND AC	1,376,844 SQ.FT.; 31.608 AC
BUILDING AREA, HEIGHT (gross square footage)	BUILDING 200 19,214 SF, 47' BUILDING 300 18,411 SF, 71.5' GARAGE 217,730 SF RETAIL 18,411 SF BUILDING 400 49,084 SF, 22' BUILDING 500 45,245 SF, 22' BUILDING 600 51,589 SF, 30' BUILDING 700 47,795 SF, 22' BUILDING 800 46,734 SF, 22' BUILDING 900 48,493 SF, 56' BUILDING 1000 55,592 SF, 40'
LOT COVERAGE	28.6%
TOTAL PARKING REQUIRED	1 SPACE/225 SF RETAIL = 1,699 1 SPACE/3 THEATER SEATS = 428 TOTAL = 2,127
TOTAL PARKING PROVIDED*	2,260 SPACES (1,638 SURFACE, 622 GARAGE)
TOTAL ADA REQUIRED	32 SURFACE, 13 GARAGE
TOTAL ADA PROVIDED**	72 SURFACE, 14 GARAGE
OPEN SPACE REQUIRED	275,348 SF (20%)
OPEN SPACE PROVIDED	140,544 SF (10.21%)
IMPERVIOUS SURFACE	832,798 SF (EXCLUDES BLDGS)
TOTAL:	599,886 SF TOTAL GLA: 382,156 SF TOTAL COVERAGE: 352,185 SF

\*ADA PARKING PROVIDED IN PARKING GARAGE  
\*\*ADA PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS



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 AND 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.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.
▲	DOMESTIC	4"	1

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL PROPOSED RADI ARE 9' UNLESS NOTED OTHERWISE.
- ALL PROPOSED DRIVE AISLE RADII ARE A MINIMUM OF 20'.
- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
- ALL 18-FOOT DEEP PARKING STALLS SHALL PROVIDE A 2-FOOT PARKING OVERHANG OFFSET PER THE ORDINANCE.
- HANDICAP MARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
- PROPOSED FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 20'.
- PROPOSED FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS AND WILL BE LOCATED IN A 10x10' WATER EASEMENT.
- ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS.

TREE NOTE

REFERENCE LANDSCAPE PLANS FOR PROTECTED TREES.

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 481130C189K, effective June 7, 2014 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone X.

LEGEND

FL	PROPOSED MEDIUM DUTY FIRE LANE	⊙	SANITARY SEWER MANHOLE
FL	EXISTING FIRE LANE	⊙	TRANSFORMER PAD
FL	EXISTING FIRE LANE	⊙	CURB INLET
▭	PROPOSED BUILDING	⊙	GRATE INLET
▭	PROPOSED CONTOUR - MAJOR	⊙	JUNCTION BOX OR WYE INLET
▭	PROPOSED CONTOUR - MINOR	⊙	HEADWALL
▭	EXISTING CONTOUR - MAJOR	⊙	TYPICAL
▭	EXISTING CONTOUR - MINOR	⊙	SSE
⊙	BARRIER FREE RAMP (BFR)	⊙	WE
⊙	ACCESSIBLE PARKING SYMBOL	⊙	DE
⊙	NUMBER OF PARKING SPACES	⊙	DRAINAGE EASEMENT
⊙	WATER METER (AND VAULT)	⊙	FILE
⊙	FIRE HYDRANT	⊙	FIRE LANE EASEMENT
⊙	FIRE DEPARTMENT CONNECTION	⊙	SW
⊙	APPROX. LIMITS OF DISTURBANCE	⊙	BFR
⊙	PROPERTY LINE	⊙	CI
⊙		⊙	GRATE INLET
⊙		⊙	WI
⊙		⊙	WYE INLET
⊙		⊙	JB
⊙		⊙	JUNCTION BOX
⊙		⊙	MH
⊙		⊙	MANHOLE
⊙		⊙	EX
⊙		⊙	EXISTING
⊙		⊙	PROP.
⊙		⊙	PROPOSED

SITE PLAN  
VILLAGE ON THE PARKWAY  
TOWN PROJECT NO: 1869-Z

Lot 1R, Being 31.608 Acres Out Of The ALLEN BLEDSOE SURVEY Abstract No. 0157 JOSIAH PANCOAST SURVEY Abstract No. 1146 G. W. FISHER SURVEY No. 0482  
Town of Addison, Dallas County, Texas  
Submitted: December 7, 2022

Owner: Timber Creek Capital, LLC  
5100 Belt Line Rd., Ste. 310  
Dallas, TX 75254  
Phone: 469-713-2300

Architect: GFF  
2808 Fairmont St, Ste 300  
Dallas, TX 75201  
Contact: Scott Kanaga, AIA  
Phone: 214-303-1500

Engineer: Kimley-Horn and Associates, Inc.  
13455 Noel Road, Ste. 700  
Dallas, Texas 75240  
Contact: Sarah Scott, P.E.  
Phone: 972-770-1300

**Kimley»Horn**

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
TEXAS REGISTERED ENGINEERING FIRM F-928

VILLAGE ON THE PARKWAY  
LOT 1R  
Addison, Texas  
Town Case Number 1869-Z  
DEVELOPMENT PLAN AMENDMENT

No.	Date	Revision

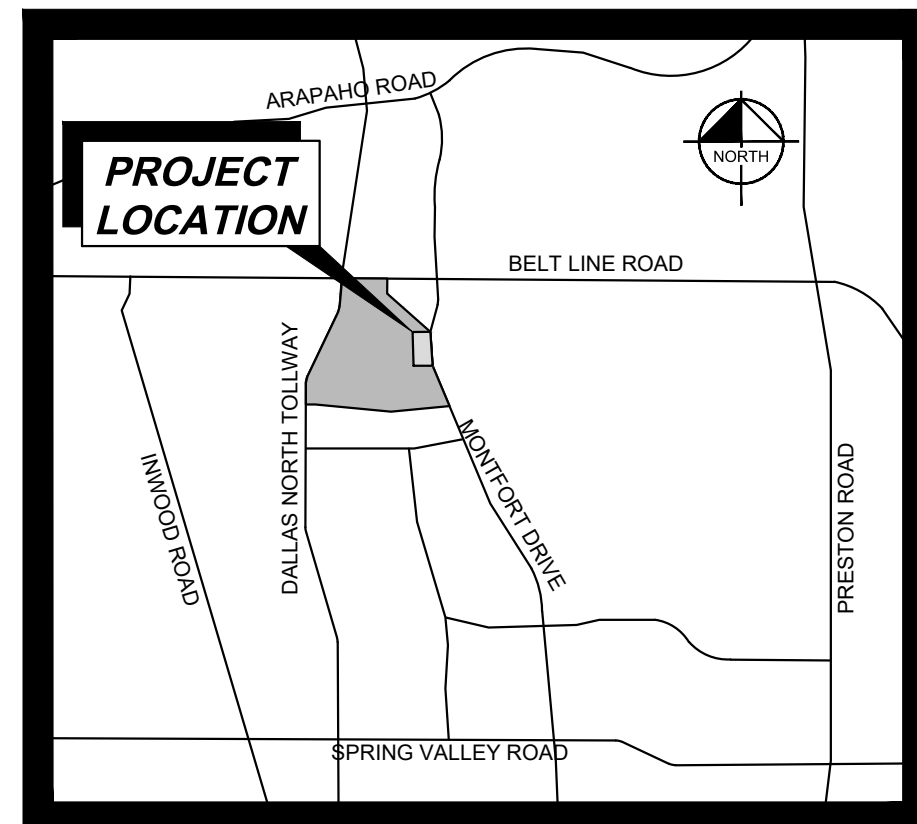
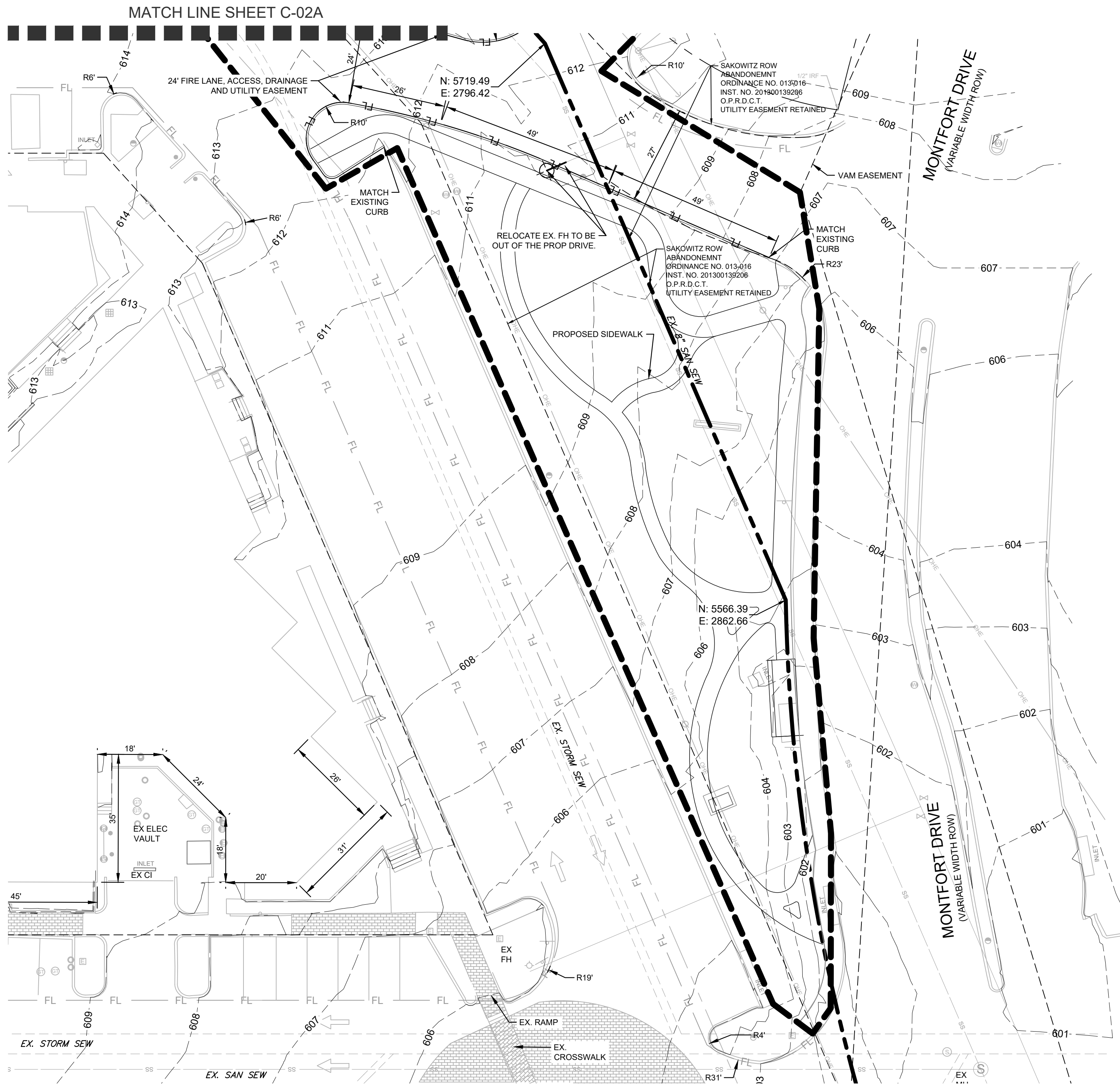
FOR REVIEW ONLY  
Not for construction or permit purposes.  
Kimley»Horn  
Engineer: SARAH E. SCOTT, P.E.  
P.E. No. 113295 - Date 12/07/22

OFFICE/RETAIL  
BUILDING BLOCK 900 -  
SITE PLAN

Project No. 22111.01  
Date



PLOTTED BY: RORR, C:\A\1\120225\_0817M  
 DWG NAME: KIDAL\_CIVIL\461250\_VILLAGE ON THE PARKWAY\CAD\PLAN SHEETS\SITE PLAN-A SHEETS.DWG  
 LAST SAVED: 12/02/22 4:07 PM  
 THE ACCURACY AND RELIABILITY OF THESE AND ANY INFORMATION OF RECORD, OR OTHERWISE OBTAINED FROM ANY SOURCE, IS THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER AND ARCHITECT ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. IN RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC.

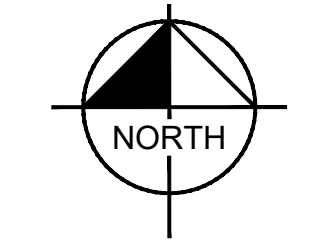


VICINITY MAP  
N.T.S.

VILLAGE ON THE PARKWAY  
LOT 1R  
SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	ORD. NO. 012-002 & 020-08
LOT AREA/ SQ. FT. AND AC	1,376,844 SQ.FT.; 31.608 AC
BUILDING AREA, HEIGHT (gross square footage)	BUILDING 200 19,214 SF, 47' BUILDING 300 18,411 SF, 71.5' GARAGE 217,730 SF RETAIL 18,411 SF BUILDING 400 49,084 SF, 22' BUILDING 500 45,245 SF, 22' BUILDING 600 51,588 SF, 30' BUILDING 700 47,795 SF, 22' BUILDING 800 46,734 SF, 22' BUILDING 900 48,493 SF, 56' BUILDING 1000 55,592 SF, 40'
TOTAL	599,886 SF
TOTAL GLA	382,156 SF
TOTAL COVERAGE	352,185 SF
LOT COVERAGE	28.6%
TOTAL PARKING REQUIRED	1 SPACE/225 SF RETAIL= 1,699 1 SPACE/3 THEATER SEATS = 428 TOTAL = 2,127
TOTAL PARKING PROVIDED*	2,260 SPACES (1,638 SURFACE, 622 GARAGE)
TOTAL ADA REQUIRED	32 SURFACE, 13 GARAGE
TOTAL ADA PROVIDED**	72 SURFACE, 14 GARAGE
OPEN SPACE REQUIRED	275,348 SF (20%)
OPEN SPACE PROVIDED	140,544 SF (10.21%)
IMPERVIOUS SURFACE	832,798 SF (EXCLUDES BLDGS)

\*ADA PARKING PROVIDED IN PARKING GARAGE  
\*\*ADA PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS



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 AND 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.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.
	DOMESTIC	4"	1

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL PROPOSED RADI ARE 3' UNLESS NOTED OTHERWISE.
- ALL PROPOSED DRIVE AISLE RADII ARE A MINIMUM OF 20'.
- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
- ALL 18-FOOT DEEP PARKING STALLS SHALL PROVIDE A 2-FOOT PARKING OVERHANG OFFSET PER THE ORDINANCE.
- HANDICAP MARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
- PROPOSED FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 20'.
- PROPOSED FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS AND WILL BE LOCATED IN A 10'x10' WATER EASEMENT.
- ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS.

TREE NOTE

REFERENCE LANDSCAPE PLANS FOR PROTECTED TREES.

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 481130C189K, effective June 7, 2014 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone X.

LEGEND

	PROPOSED MEDIUM DUTY FIRE LANE		SANITARY SEWER MANHOLE
	EXISTING FIRE LANE		TRANSFORMER PAD
	PROPOSED BUILDING		CURB INLET
	PROPOSED CONTOUR - MAJOR		JUNCTION BOX OR WYE INLET
	EXISTING CONTOUR - MAJOR		GRATE INLET
	PROPOSED SIDEWALK		WYE INLET
	BARRIER FREE RAMP (BFR)		MANHOLE
	ACCESSIBLE PARKING SYMBOL		EXISTING
	WATER METER (AND VAULT)		PROPOSED
	FIRE HYDRANT		
	FIRE DEPARTMENT CONNECTION		
	APPROX. LIMITS OF DISTURBANCE		
	PROPERTY LINE		
	TYP. SANITARY SEWER EASEMENT		
	WE WATER EASEMENT		
	DE DRAINAGE EASEMENT		
	FLE FIRE LANE EASEMENT		
	SW SIDEWALK		
	BFR BARRIER FREE RAMP		
	CI CURB INLET		
	GI GRATE INLET		
	WI WYE INLET		
	JB JUNCTION BOX		
	MH MANHOLE		
	EX EXISTING		
	PROP. PROPOSED		

SITE PLAN  
VILLAGE ON THE PARKWAY  
TOWN PROJECT NO: 1869-Z

Lot 1R, Being 31.608 Acres Out Of The ALLEN BLEDSOE SURVEY Abstract No. 0157 JOSIAH PANCOAST SURVEY Abstract No. 1146 G. W. FISHER SURVEY No. 0482  
Town of Addison, Dallas County, Texas  
Submitted: December 7, 2022

Owner: Timber Creek Capital, LLC  
5100 Bell Line Rd., Ste. 310  
Dallas, TX 75254  
Phone: 469-713-2300

Architect: GFF  
2808 Fairmont St, Ste 300  
Dallas, TX 75201  
Contact: Scott Kanaga, AIA  
Phone: 214-303-1500

Engineer: Kimley-Horn and Associates, Inc.  
13455 Noel Road, Ste. 700  
Dallas, Texas 75240  
Contact: Sarah Scott, P.E.  
Phone: 972-770-1300

**Kimley»Horn**

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
TEXAS REGISTERED ENGINEERING FIRM F-928

VILLAGE ON THE PARKWAY  
LOT 1R  
Addison, Texas  
Town Case Number 1869-Z  
DEVELOPMENT PLAN AMENDMENT

VILLAGE ON THE PARKWAY

	No.	Date	Revision

FOR REVIEW ONLY  
Not for construction or permit purposes.  
**Kimley»Horn**  
Engineer: SARAH E. SCOTT, P.E.  
P.E. No. 113295 Date 12/07/22

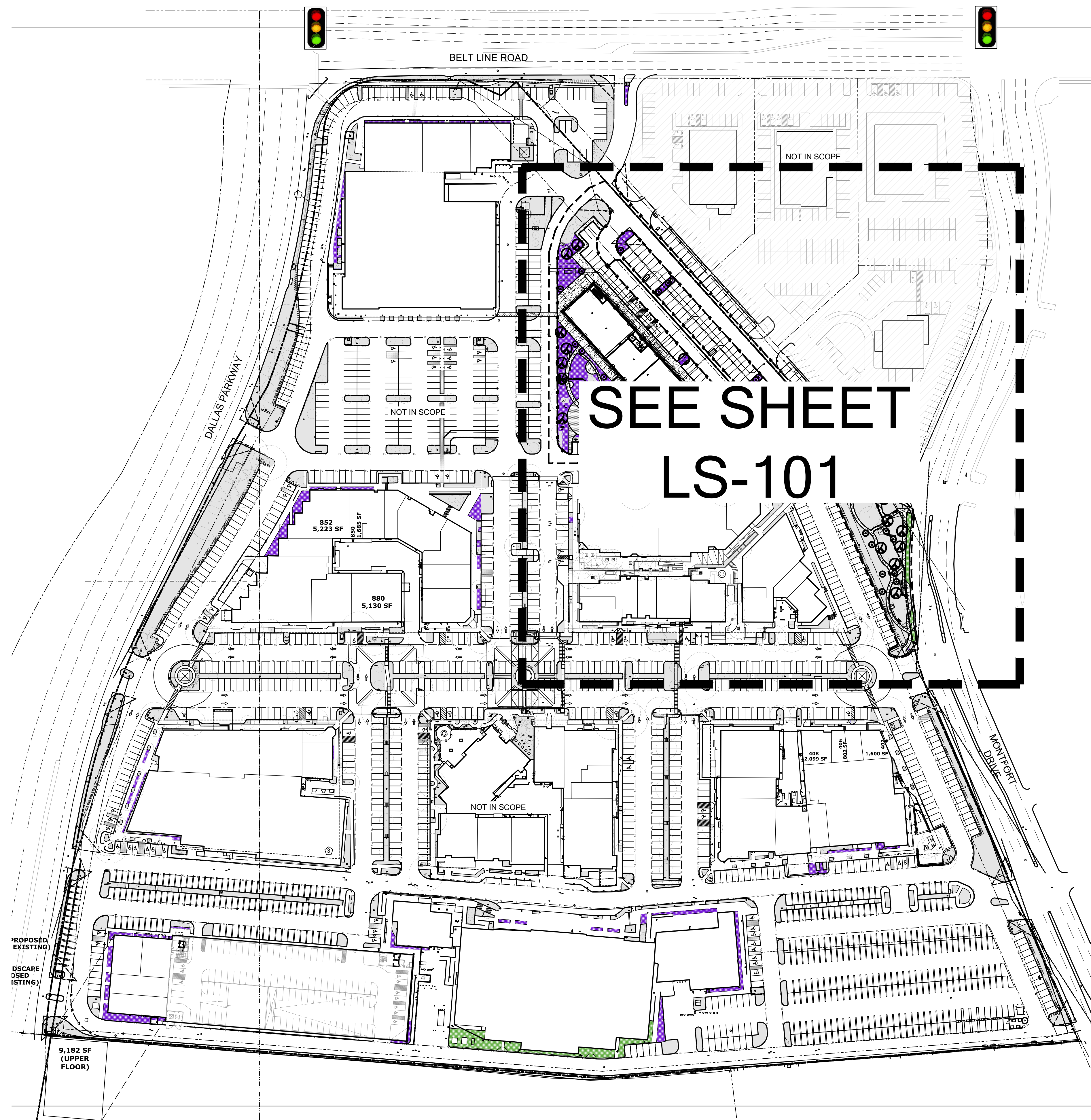
DRIVE SOUTHEAST OF  
BLOCK 900 - SITE PLAN

Project No. 22111.01  
Date



ARCHITECTS  
Dallas | Fort Worth | Austin

Owner / Applicant:  
VOP Partners, LLC.  
5100 Bell Line Road  
Suite 704  
Addison, TX 75254  
214-334-3560



SEE SHEET  
LS-101

**LANDSCAPE LEGEND**

- PROPOSED CANOPY TREE (8" CAL. MIN. 14'-16' TALL) (LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
- PROPOSED ORNAMENTAL TREE (2.5" CAL. MIN) (DESERT WILLOW, TEXAS REDBUD (8'-10' TALL MIN), CRAPE MYRTLE (6'-8' TALL MIN))
- EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING, 5 GAL MIN, FULL BODIED) (DWARF WAX MYRTLE, TEXAS SAGE, NANDINA, JUNIPER)
- EXISTING TREE TO BE PRESERVED (SYMBOL SIZE VARIES BY CANOPY SIZE)
- EXISTING TREE TO BE REMOVED (SYMBOL SIZE VARIES BY CANOPY SIZE)
- EXISTING LANDSCAPE SITE AREA (LAWN OR MIXED PLANTING)
- PROPOSED LANDSCAPE SITE AREA (MIXED PLANTING - NATIVE OR ADAPTED SHRUBS OR GROUNDCOVER)
- PROPOSED LANDSCAPE SITE AREA (LAWN - BUFFALO, ZOYSIA, BERMUDA)
- PROPOSED DECOMPOSED GRANITE
- PROPOSED PEDESTRIAN PAVEMENT
- LIMITS OF WORK
- EASEMENT
- PROPERTY LINE

**IRRIGATION NOTES**

• ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A CODE COMPLIANT IRRIGATION SYSTEM WILL BE INSTALLED THAT CONFORMS WITH INDUSTRY STANDARDS.

**SOIL NOTES**

• EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25sf OF SURFACE AREA = 83.25cuft.)  
 • EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE AREA = 62.5cuft.)

**PLANTING LOCATION NOTES**

• PROPOSED TREE LOCATIONS CAN BE ADJUSTED OR EXISTING TREES WITHIN THE LIMITS OF WORK ONLY REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE DIRECTOR OF PARKS AND RECREATION OR DIRECTOR'S DESIGNEE. IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

**LANDSCAPE CALCULATIONS**

Addison, Texas Village on the Parkway			
	Total Site Area	Percent	SQ. FT.
			1,376,844 (31.6 ACRES)
<b>Total Landscape Site Area</b>			
	Landscape Site Area Required	20%	275,348
	Landscape Site Area Existing	7.85%	108,068
	Landscape Site Area Provided	10.21%	140,544
<b>Parking Lot Planting Area</b>			
	General Planting Area Required	10%	51,616
	General Planting Area Provided	20.63%	106,496
<b>20'-0" Buffer Requirement</b>			
		LINEAR FT	SQ. FT.
	20' Buffer Required	2,165	35,704
	20' Buffer Provided	1,238	36,057

Owner / Applicant:  
VOP Partners, LLC.  
5100 Belt Line Road  
Suite 704  
Addison, TX 75254  
214-334-3560

**LANDSCAPE ARCHITECTS**  
Dallas | Fort Worth | Austin

VILLAGE ON THE PARKWAY  
LOT 1R  
Addison, Texas  
Town Case Number 1869-Z  
DEVELOPMENT PLAN AMENDMENT

VILLAGE ON THE PARKWAY

No.	Date	Revision





THIS DOCUMENT IS NOT FOR PERMITTING, OR CONSTRUCTION.  
 AER Drawn  
 BAS Approved  
 ANNA ELIESE RIDGLEY  
 TEXAS LIC NO: 3766

**LANDSCAPE OVERALL SITE PLAN**

Project No. 22111.01  
Date 12.07.2022

Owner / Applicant:  
 VOP Partners, LLC.  
 5100 Belt Line Road  
 Suite 704  
 Addison, TX 75254  
 214-334-3560

## LANDSCAPE LEGEND

-  EXISTING TREE TO BE PRESERVED  
(SYMBOL SIZE VARIES BY CANOPY SIZE)
-  EXISTING TREE TO BE REMOVED  
(SYMBOL SIZE VARIES BY CANOPY SIZE)
-  LIMITS OF WORK
-  PROPERTY LINE

## TREE MITIGATION NOTES

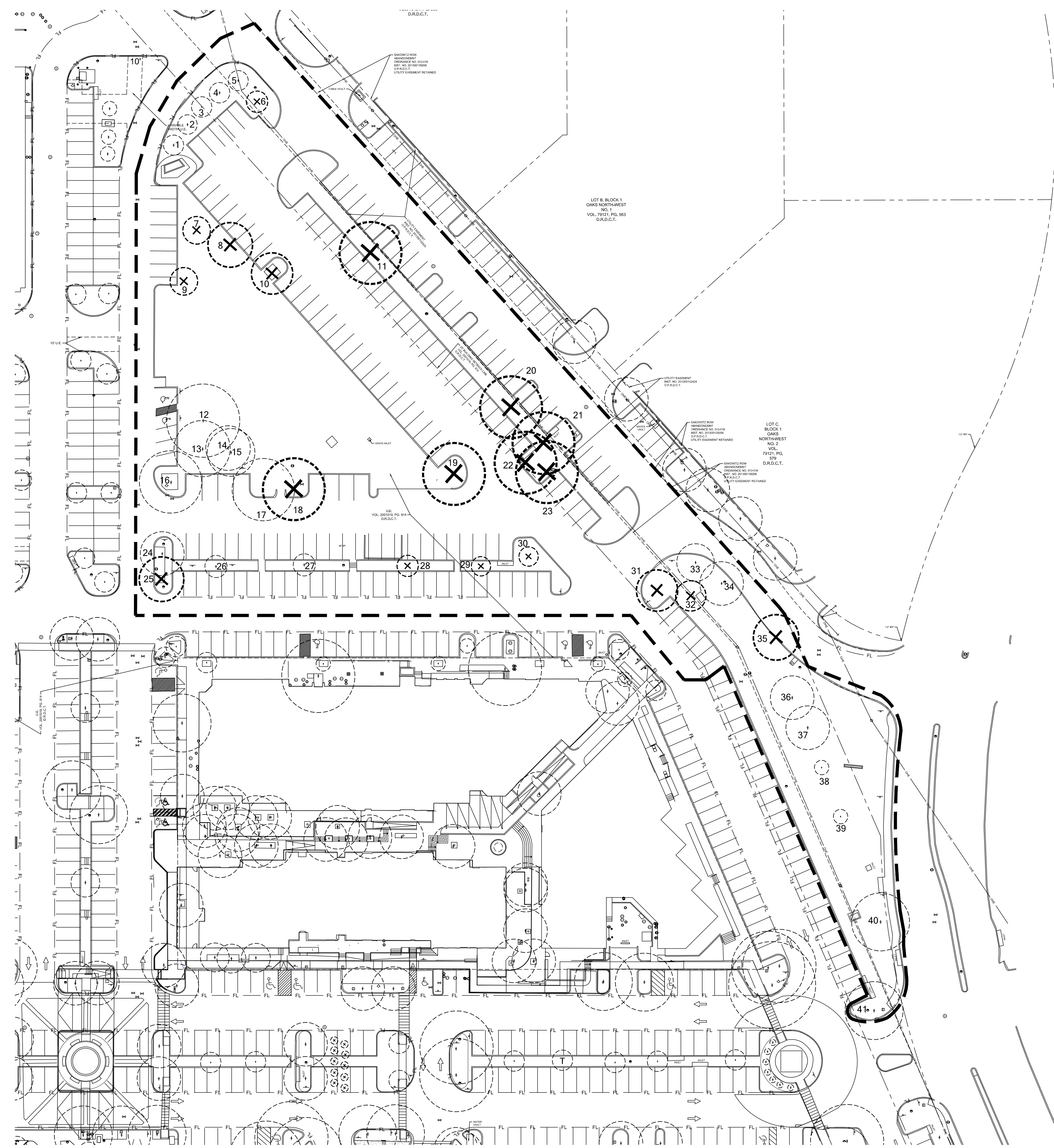
• ALL EXISTING SHADE TREES 4" CALIPER INCHES AND GREATER OR ORNAMENTAL TREES 2 1/2" - 3" OR GREATER TO BE MITIGATED IN ACCORDANCE WITH ADDISON CODE OF ORDINANCES TREE MITIGATION REQUIREMENTS. ANY RETAINED TREE THAT DIES OR IS IRREPARABLY DAMAGED MUST BE REPLACED WITH ONE TREE OF A SPECIES TYPE APPROVED BY THE DIRECTOR OF PARKS AND RECREATION OR DIRECTOR'S DESIGNEE. SEE MITIGATION NOTES FOR QUANTITIES REMOVED AND REPLACED.

## TREE PROTECTION AND REMOVAL

Tree #	Species	Condition / Health of Tree	Other Comments	To be Preserved or Removed	Caliper Inches Preserved	Caliper Inches Removed
1	Red Oak	Healthy		Preserved	6	
2	Red Oak	Healthy		Preserved	5	
3	Red Oak	Healthy		Preserved	6	
4	Red Oak	Healthy		Preserved	7	
5	Red Oak	Healthy		Preserved	6	
6	Red Oak	Healthy		Removed		5
7	Live Oak	Some Signs of Stress	Multi-Trunk	Removed		16
8	Live Oak	Some Signs of Stress		Removed		14
9	Live Oak	Some Signs of Stress		Removed		12
10	Oak	Some Signs of Stress	Multi-Trunk	Removed		25
11	Live Oak	Near Overhead Electric		Removed		19
12	Oak	Some Signs of Stress	Multi-Trunk	Preserved	29	
13	Oak	Some Signs of Stress		Preserved	12	
14	Oak	Some Signs of Stress		Preserved	10	
15	Oak	Some Signs of Stress		Preserved	11	
16	Oak	Some Signs of Stress	Multi-Trunk	Preserved	24	
17	Oak	Some Signs of Stress		Preserved	19	
18	Oak	Healthy		Removed		15
19	Oak	Some Signs of Stress	Multi-Trunk	Removed		25
20	Oak	Near Overhead Electric	Multi-Trunk	Removed		29
21	Oak	Near Overhead Electric	Multi-Trunk	Removed		22
22	Oak	Healthy		Removed		14
23	Oak	Healthy		Removed		11
24	Oak	Healthy		Preserved	14	
25	Oak	Healthy		Removed		13
26	Chinese Pistache	Healthy		Preserved	9	
27	Chinese Pistache	Healthy		Preserved	8	
28	Chinese Pistache	Healthy		Removed		7
29	Chinese Pistache	Healthy		Removed		8
30	Chinese Pistache	Healthy		Removed		8
31	Oak	Near Overhead Electric		Removed		24
32	Oak	Near Overhead Electric		Removed		14
33	Oak	Near Overhead Electric		Removed		15
34	Oak	Near Overhead Electric		Removed		13
35	Elm	Healthy		Removed		20
36	Elm	Healthy		Preserved	12	
37	Elm	Healthy	Multi-Trunk	Preserved	15	
38	Yaupon Holly	Healthy		Preserved	6	
39	Yaupon Holly	Healthy		Preserved	6	
40	Live Oak	Near Overhead Electric		Preserved	20	
41	Live Oak	Near Overhead Electric		Preserved	16	
					<b>Preserved</b> 241	<b>Total Removed</b> 329

## TREE MITIGATION NOTES

REQUIRED CALIPER INCHES	PROVIDED CALIPER INCHES	QUANTITY OF PROPOSED TREES
329	249	TOTAL CALIPER INCHES
	184	23 SHADE TREES AT 8 INCHES EACH
	65	26 ORNAMENTAL TREES AT 2.5 INCHES EACH
ANY REMAINING INCHES OR OPEN SPACE REQUIREMENTS WILL BE PAID INTO A FUND AS DISCUSSED WITH THE CITY		
80 CALIPER INCHES WILL BE MITIGATED THROUGH A CITY FEE		
249 CALIPER INCHES WILL BE MITIGATED THROUGH PLANTING TREES ON SITE		



**LANDSCAPE ARCHITECTS**  
 Dallas | Fort Worth | Austin



**VILLAGE ON THE PARKWAY**  
 LOT 1R  
 Addison, Texas  
 Town Case Number 1869-Z  
**DEVELOPMENT PLAN AMENDMENT**

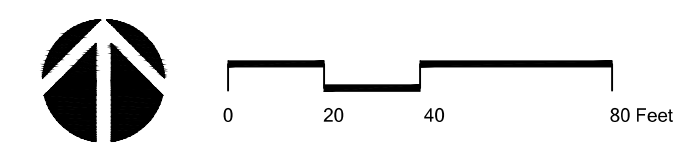
VILLAGE ON THE PARKWAY

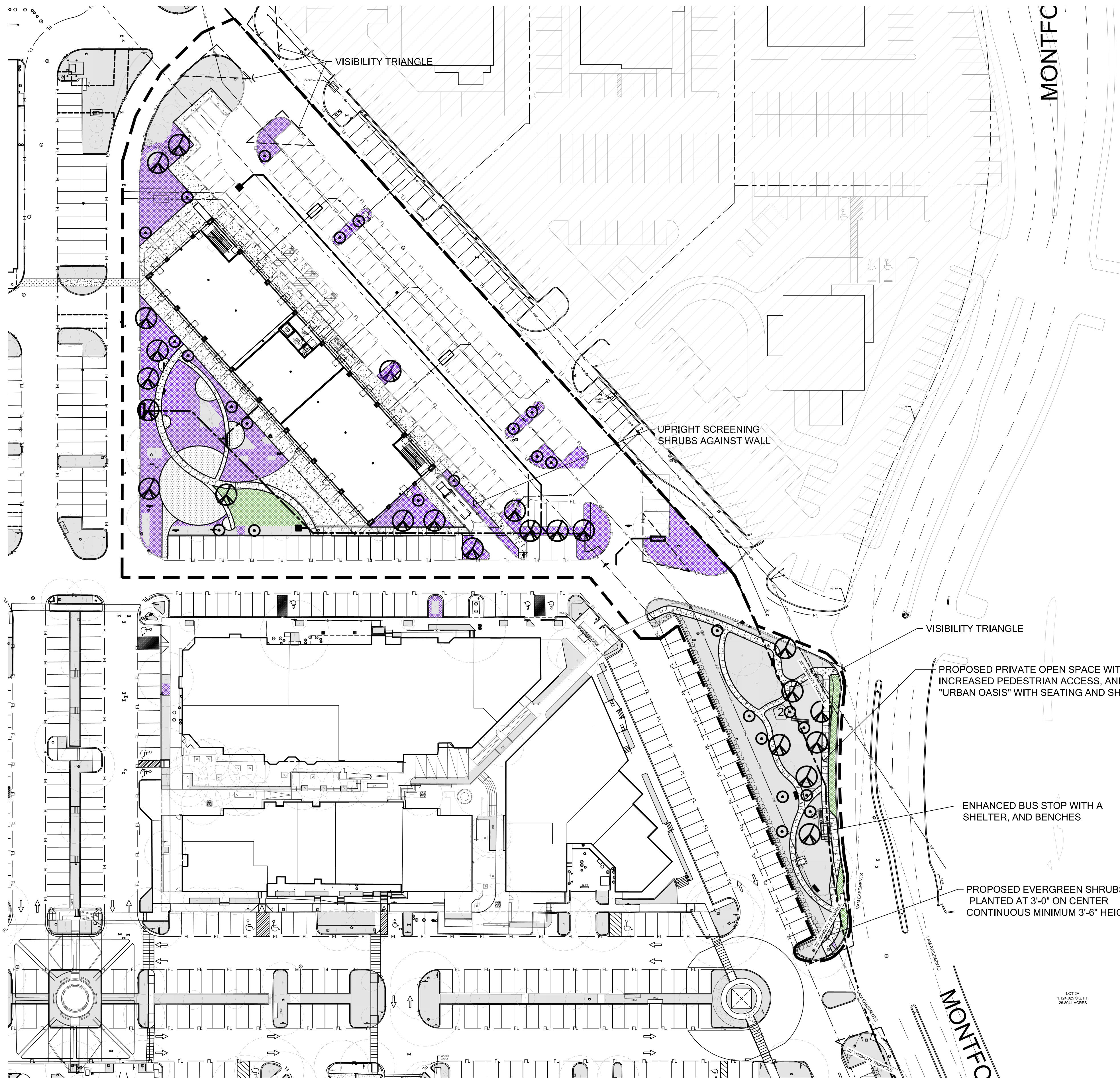
No.	Date	Revision

THIS DOCUMENT IS NOT FOR PERMITTING OR CONSTRUCTION.  
 AER Drawn  
 BAS Approved  
 ANNA ELISE RIDGLEY  
 TEXAS LIC NO: 3766

## OFFICE OVER RETAIL TREE SURVEY

Project No. 22111.01  
 Date 12.02.2022





## LANDSCAPE LEGEND

-  PROPOSED CANOPY TREE (8" CAL. MIN. 14'-16' TALL)  
(LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
-  PROPOSED ORNAMENTAL TREE (2.5" CAL. MIN)  
(DESERT WILLOW, TEXAS REDBUD (8'-10' TALL MIN), CRAPE MYRTLE (6'-8' TALL MIN))
-  EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING, 5 GAL MIN, FULL BODIED)  
(DWARF WAX MYRTLE, TEXAS SAGE, NANDINA, JUNIPER)
-  EXISTING TREE TO BE PRESERVED (SYMBOL SIZE VARIES BY CANOPY SIZE)
-  EXISTING TREE TO BE REMOVED (SYMBOL SIZE VARIES BY CANOPY SIZE)
-  EXISTING LANDSCAPE SITE AREA (LAWN OR MIXED PLANTING)
-  PROPOSED LANDSCAPE SITE AREA (MIXED PLANTING - NATIVE OR ADAPTED SHRUBS OR GROUNDCOVER)
-  PROPOSED LANDSCAPE SITE AREA (LAWN - BUFFALO, ZOYSIA, BERMUDA)
-  PROPOSED DECOMPOSED GRANITE
-  PROPOSED PEDESTRIAN PAVEMENT
-  LIMITS OF WORK
-  EASEMENT
-  PROPERTY LINE

### IRRIGATION NOTES

- ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A CODE COMPLIANT IRRIGATION SYSTEM WILL BE INSTALLED THAT CONFORMS WITH INDUSTRY STANDARDS.

### SOIL NOTES

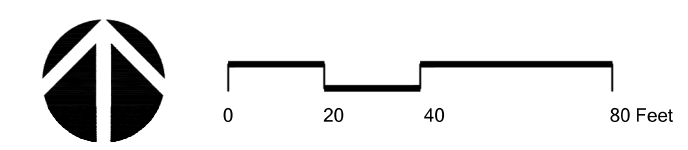
- EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25sf OF SURFACE AREA = 83.25cuft.)
- EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE AREA = 62.5cuft.)

### PLANTING LOCATION NOTES

- PROPOSED TREE LOCATIONS CAN BE ADJUSTED OR EXISTING TREES *WITHIN THE LIMITS OF WORK ONLY* REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE DIRECTOR OF PARKS AND RECREATION OR DIRECTOR'S DESIGNEE. IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

Landscape Ordinance Calculations  
Addison, Texas  
Village on the Parkway

	Percent	SQ. FT.
Total Site Area		103,095 (2.4 ACRES)
<b>BLOCK 900 LIMITS OF WORK LANDSCAPE SITE AREA</b>		
Landscape Site Area Required	20%	20,619
Landscape Site Area Proposed	18.75%	19,328



Owner / Applicant:  
VOP Partners, LLC.  
5100 Belt Line Road  
Suite 704  
Addison, TX 75254  
214-334-3560

**LANDSCAPE ARCHITECTS**  
Dallas | Fort Worth | Austin



**VILLAGE ON THE PARKWAY**  
LOT 1R  
Addison, Texas  
Town Case Number 1869-Z  
**DEVELOPMENT PLAN AMENDMENT**

VILLAGE ON THE PARKWAY

No.	Date	Revision

THIS DOCUMENT IS NOT FOR PERMITTING OR CONSTRUCTION.

AER Drawn  
BAS Approved



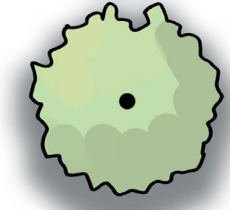
ANNA ELISE RIDGLEY  
TEXAS LIC NO: 3766

**OFFICE OVER RETAIL LANDSCAPE PLAN**

Project No. 22111.01  
Date 12.07.2022

Owner / Applicant:  
 VOP Partners, LLC.  
 5100 Bell Line Road  
 Suite 704  
 Addison, TX 75254  
 214-334-3560

LEGEND

-  PROPOSED ORNAMENTAL TREE
-  PROPOSED SHADE TREE
-  EXISTING SHADE TREE TO REMAIN

- 1. OPEN LAWN AREA
- 2. QUIET SEATING NODES
- 3. MIXED PLANTING
- 4. OUTDOOR EATING AREA
- 5. OUTDOOR GAME AREA
- 6. RESTAURANT PATIO



VILLAGE PARKWAY

No.	Date	Revision

THIS DOCUMENT IS NOT FOR PERMITTING, OR CONSTRUCTION.

AER Drawn  
 BAS Approved  
 ANNA ELIESE RIDGLEY  
 TEXAS LIC NO. 3766

**TRIANGLE PARK RENDERINGS**

Project No. 22111.01  
 Date 12.07.2022

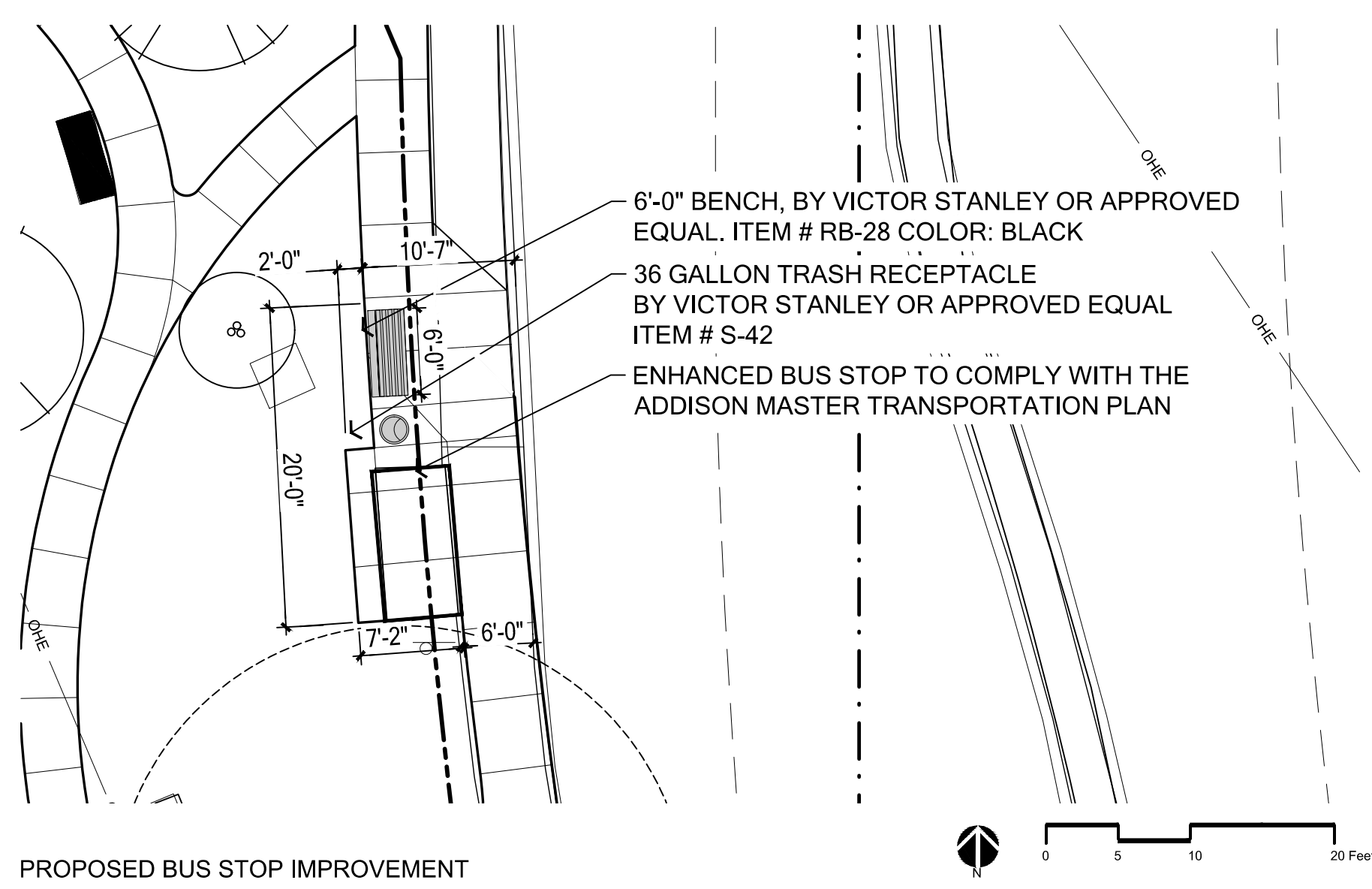
Owner / Applicant:  
 VOP Partners, LLC.  
 5100 Belt Line Road  
 Suite 704  
 Addison, TX 75254  
 214-334-3560



PROPOSED BUS STOP IMPROVEMENT RENDERING

PROPOSED SIDEWALK

PROPOSED BENCH FOR SEATING NODES  
 6'-0" BENCH BY VICTOR STANLEY OR  
 APPROVED EQUAL. ITEM # S-24  
 COLOR: BLACK



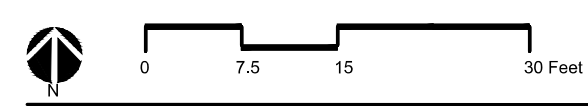
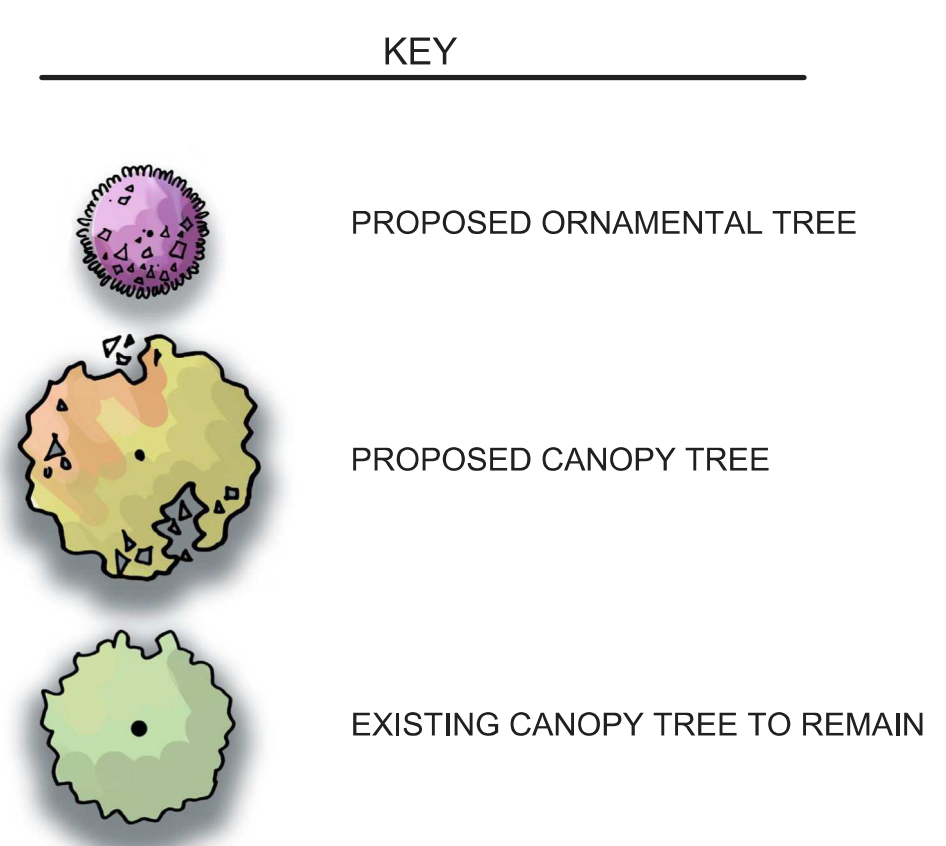
PROPOSED BUS STOP IMPROVEMENT

URBAN OASIS WITH SEATING AND SHADE

PROPOSED BUS STOP IMPROVEMENT

MONTFORT

740



PROPOSED LINEAR PARK

VILLAGE ON THE PARKWAY

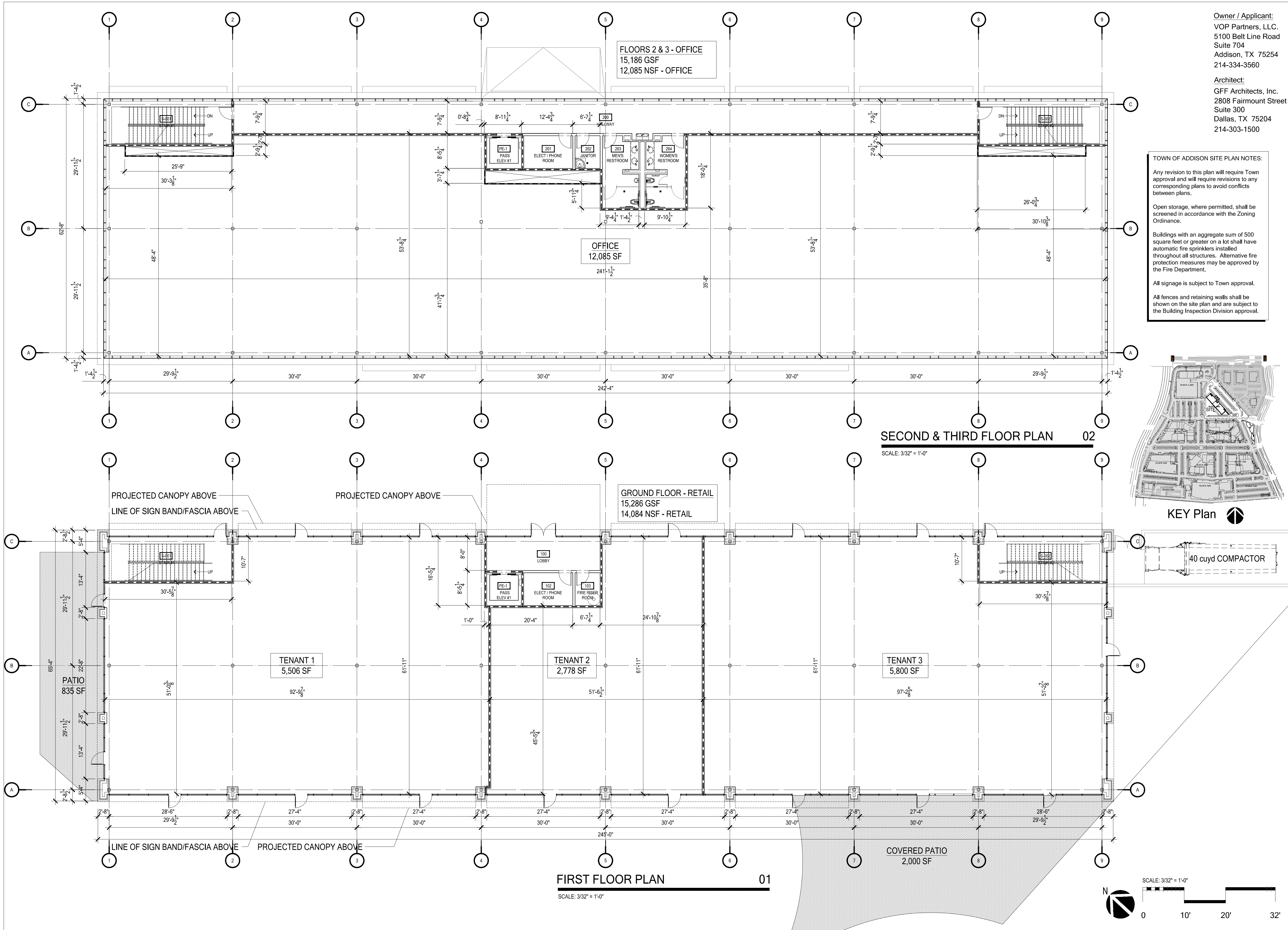
No.	Date	Revision

THIS DOCUMENT IS NOT FOR PERMITTING OR CONSTRUCTION.

AER Drawn  
 BAS Approved  
 ANNA ELIESE RIDGLEY TEXAS LIC NO: 3766

MONTFORT RENDERINGS

Project No. 22111.01  
 Date 12.02.2022



Owner / Applicant:  
 VOP Partners, LLC.  
 5100 Belt Line Road  
 Suite 704  
 Addison, TX 75254  
 214-334-3560

Architect:  
 GFF Architects, Inc.  
 2808 Fairmount Street  
 Suite 300  
 Dallas, TX 75204  
 214-303-1500

TOWN OF ADDISON SITE PLAN NOTES:

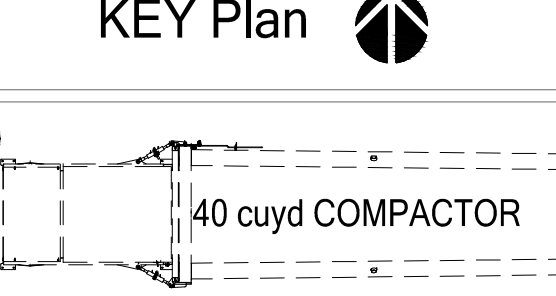
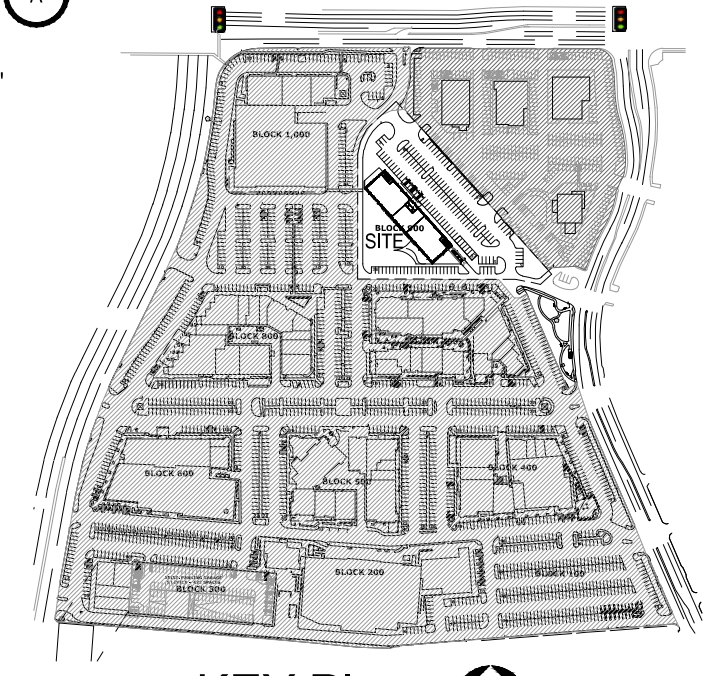
Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.

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 the Building Inspection Division approval.



**ARCHITECTS**  
 Dallas | Fort Worth | Austin

**gff**

**VILLAGE ON THE PARKWAY**  
 LOT 1R  
 Addison, Texas  
 Town Case Number 1869-Z

**DEVELOPMENT PLAN AMENDMENT**

VILLAGE PARKWAY

No.	Date	Revision

SAK Drawn  
 SAK Approved

REGISTERED ARCHITECT  
 SCOTT ALLANKA  
 17898  
 STATE OF TEXAS  
 12.02.2022

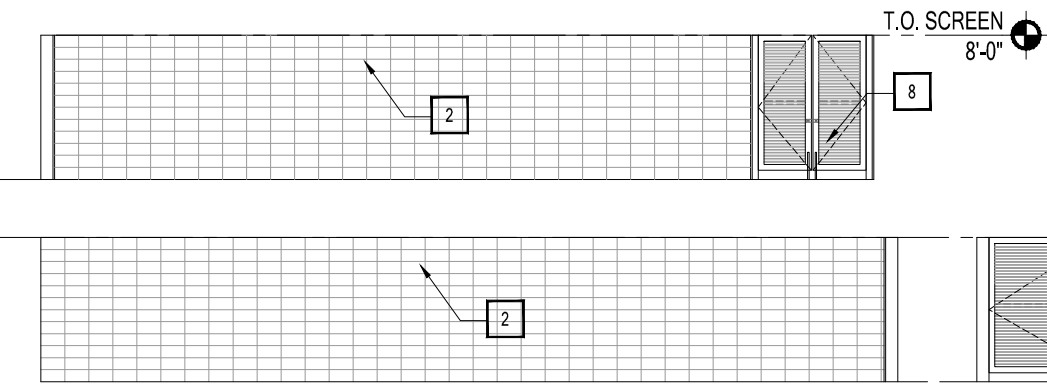
**OFFICE/RETAIL FLOOR PLANS**

Project No. 22111.01  
 Date 12.02.2022

**A-3**

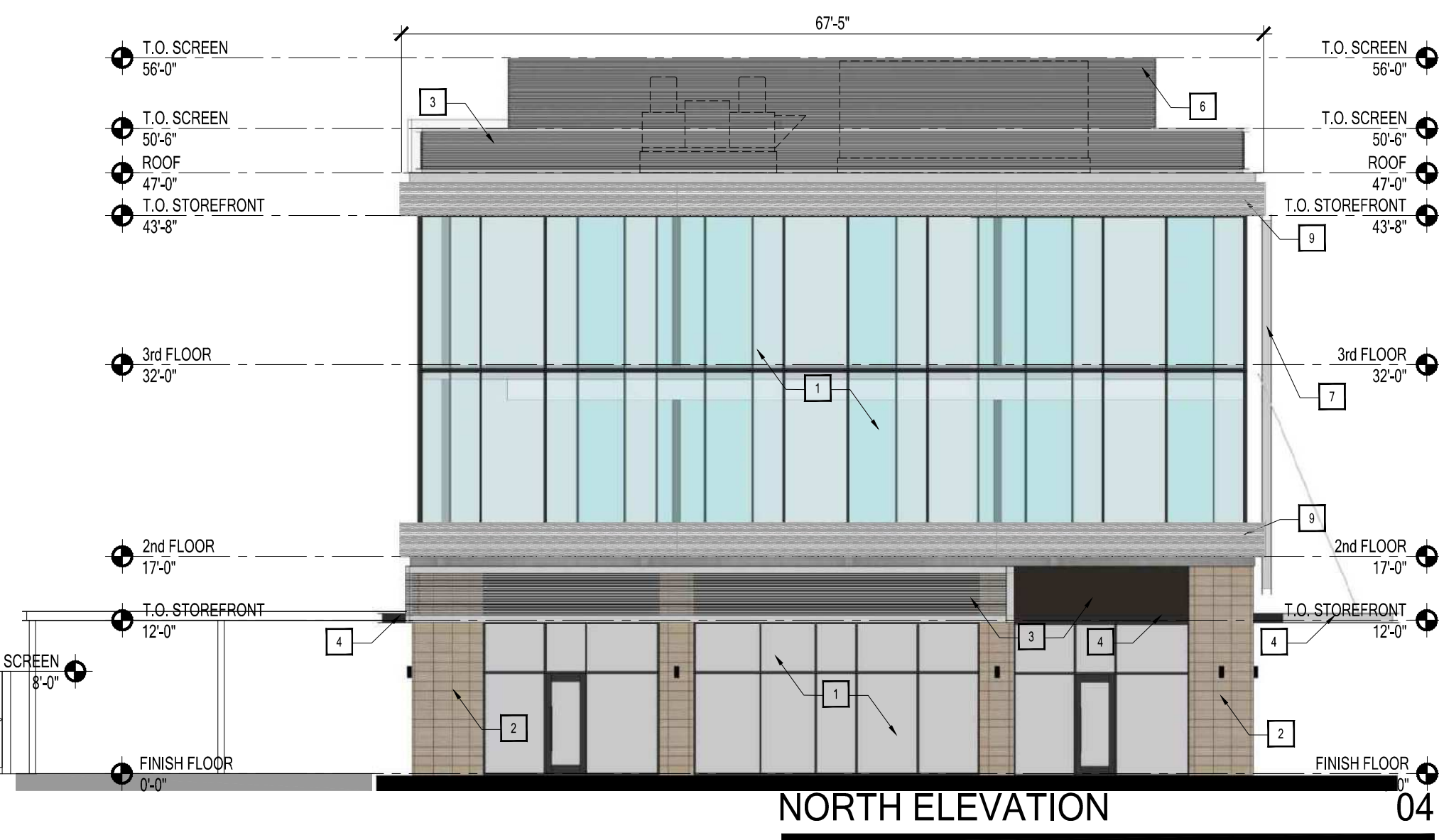
EXTERIOR MATERIAL CALCULATIONS (OFFICE OVER RETAIL)				
MATERIAL	WEST	EAST	SOUTH	NORTH
TOTAL FACADE AREA / ELEVATION	13,512 sf	13,495 sf	3,588 sf	3,588 sf
BURNISHED BLOCK	390 sf 2.9%	390 sf 2.9%	270 sf 7.5%	270 sf 7.5%
ACR PANEL	122 sf 0.9%	0 sf 0%	0 sf 0%	122 sf 3.4%
CEMENT PLASTER STUCCO	1,475 sf 11.0%	1,475 sf 11.0%	402 sf 11.2%	402 sf 11.2%
STOREFRONT	8,516 sf 63.0%	8,516 sf 63.1%	2,143 sf 59.9%	2,143 sf 59.7%
PERFORATED / CORRUGATED METAL	3,029 sf 22.3%	3,114 sf 23.0%	784 sf 21.4%	651 sf 18.2%

**TOWN OF ADDISON BUILDING DEPARTMENT**  
 Project shall comply with the 2018 IBC including Chapter 17, 2017 NEC, 2012 TAS and associated codes and ordinances of the Town of Addison.



**DUMPSTER ELEVATIONS 05**

SCALE: 3/32" = 1'-0"



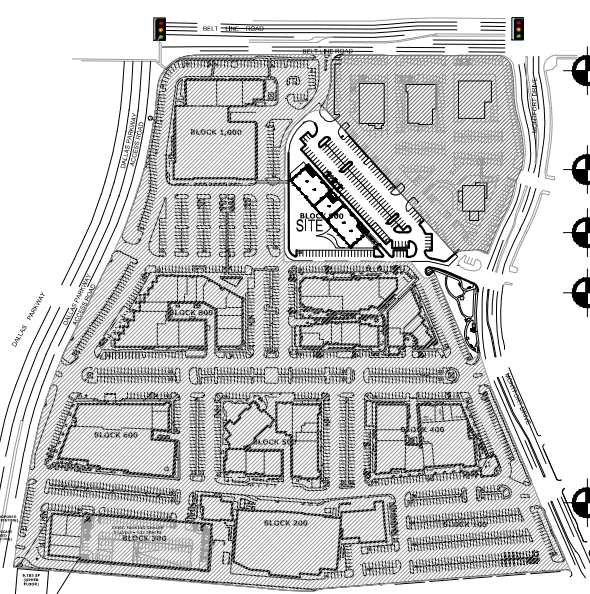
**NORTH ELEVATION 04**

SCALE: 3/32" = 1'-0"



**SOUTH ELEVATION 03**

SCALE: 3/32" = 1'-0"



**KEY Plan**

**FACADE PLAN NOTES:**

- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- All mechanical units shall be screened from public view as required by the Zoning Ordinance.
- When permitted, exposed utility boxes and conduits shall be painted to match the building.
- All signage Areas and locations are subject to approval by Development Services.
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.

**EXTERIOR MATERIAL LEGEND**

- KAWNEER STOREFRONT SYSTEM WITH 1" INSULATED GLASS (LOW-E) - BLACK ANODIZED ALUMINUM FINISH
- BURNISHED BLOCK - FEATHERITE - SANDSTONE - STACKED BOND PATTERN
- CENTRIA PRE-FINISHED ALUMINUM LOUVER SYSTEM AND TRIM - CLEAR ANODIZED OR BLACK ANODIZED FINISH
- ARCH-FAB PRE-FINISHED ALUMINUM CANOPIES - BLACK ANODIZED FINISH
- METAL PANEL SYSTEM - REYNOBOND SMOOTH-FACED RAINSCREEN SYSTEM - COLOR: WHITE
- CENTRIA PERFORATED CORRUGATED ROOF SCREEN (75% OPACITY) - COLOR: WHITE
- PRE-FINISHED ALUMINUM SUN SCREEN - FINISH: WHITE
- STEEL GATES AND FRAMES - PAINT TO MATCH STOREFRONT FINISH
- 3-PART CEMENT STUCCO SYSTEM - BOARD FORMED CONCRETE FINISH



**EAST ELEVATION 02**

SCALE: 3/32" = 1'-0"



**WEST ELEVATION 01**

SCALE: 3/32" = 1'-0"



Owner / Applicant:  
 VOP Partners, LLC.  
 5100 Belt Line Road  
 Suite 704  
 Addison, TX 75254  
 214-334-3560  
 Architect:  
 GFF Architects, Inc.  
 2808 Fairmount Street  
 Suite 300  
 Dallas, TX 75204  
 214-303-1500



**ARCHITECTS**  
 Dallas | Fort Worth | Austin

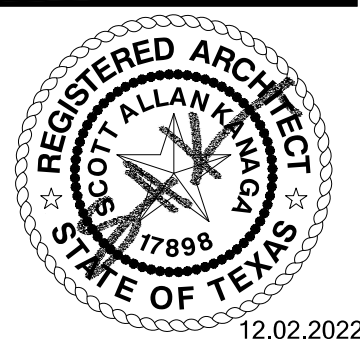
**VILLAGE ON THE PARKWAY**

LOT 1R  
 Addison, Texas  
 Town Case Number 1869-Z

**DEVELOPMENT PLAN AMENDMENT**

**VILLAGE PARKWAY**

No.	Date	Revision



SAK  
 Drawn  
 SAK  
 Approved

**OFFICE/RETAIL ELEVATIONS**

Project No. 22111.01  
 Date 12.02.2022





LOOKING SOUTH FROM BELT LINE ENTRY



LOOKING SOUTHEAST FROM WHOLE FOODS

Owner / Applicant:  
VOP Partners, LLC.  
5100 Belt Line Road  
Suite 704  
Addison, TX 75254  
214-334-3560

Architect:  
GFF Architects, Inc.  
2808 Fairmount Street  
Suite 300  
Dallas, TX 75204  
214-303-1500



**ARCHITECTS**  
Dallas | Fort Worth | Austin

VILLAGE ON THE PARKWAY

LOT 1R

Addison, Texas

Town Case Number 1869-Z

DEVELOPMENT PLAN AMENDMENT

VILLAGE PARKWAY

△		
△		
△		
No.	Date	Revision

SAK  
Drawn



12.02.2022

OFFICE/RETAIL  
RENDERINGS

Project No. 22111.01  
Date 12.02.2022



LOOKING NORTHEAST AT PARK



LOOKING NORTHEAST AT PATIO

Owner / Applicant:  
 VOP Partners, LLC.  
 5100 Belt Line Road  
 Suite 704  
 Addison, TX 75254  
 214-334-3560

Architect:  
 GFF Architects, Inc.  
 2808 Fairmount Street  
 Suite 300  
 Dallas, TX 75204  
 214-303-1500



**ARCHITECTS**  
 Dallas | Fort Worth | Austin

VILLAGE ON THE PARKWAY

LOT 1R

Addison, Texas

Town Case Number 1869-Z

DEVELOPMENT PLAN AMENDMENT

VILLAGE PARKWAY

No.	Date	Revision

SAK  
 Drawn

SAK  
 Approved



OFFICE/RETAIL  
 RENDERINGS

Project No. 22111.01  
 Date 12.02.2022



PATIO RENDERING



LOOKING SOUTHWEST AT OFFICE ENTRY

Owner / Applicant:  
VOP Partners, LLC.  
5100 Belt Line Road  
Suite 704  
Addison, TX 75254  
214-334-3560

Architect:  
GFF Architects, Inc.  
2808 Fairmount Street  
Suite 300  
Dallas, TX 75204  
214-303-1500



**ARCHITECTS**  
Dallas | Fort Worth | Austin

VILLAGE ON THE PARKWAY

LOT 1R

Addison, Texas

Town Case Number 1869-Z

DEVELOPMENT PLAN AMENDMENT

VILLAGE PARKWAY

No.	Date	Revision

SAK  
Drawn  
SAK  
Approved



OFFICE/RETAIL  
RENDERINGS

Project No. 22111.01  
Date 12.02.2022

**ORDINANCE NO. O20-08**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING ORDINANCE O12-002, THAT ZONES 31.61 ACRES OF PROPERTY LOCATED AT 5100 BELT LINE ROAD AS PLANNED DEVELOPMENT DISTRICT, TO AMEND EXHIBIT A AND TO AMEND SECTION 2 BY ADDING A MIXED-USE PARKING RATIO AND VALET PARKING REQUIREMENTS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Addison, Texas (the “City”) is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

**WHEREAS**, at its regular meeting held on February 18, 2020 the Planning & Zoning Commission considered and made recommendations on a request to amend Planned Development District O12-002, to amend Exhibit A and to amend Section 2 by adding a mixed-use parking ratio (Case No.1807-Z); and

**WHEREAS**, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

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

**SECTION 1.** That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

**SECTION 2.** That Ordinance O12-002, is hereby amended as follows:

- (a) The original Planned Development District site plan and landscape plan are hereby replaced with the site plan and landscape as shown in **Exhibit A** of this Ordinance.
- (b) Additional floor plans and building elevations, as shown in **Exhibit B** of this Planned Development District Ordinance, are hereby adopted.
- (c) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and **Exhibit B** and made a part hereof for all purposes.

(d) **Section 2**, is hereby amended to add Subsection C. Parking to read as follows:

C. **Parking.** A mixed-use parking ratio of 1 parking space per 225 square feet of gross floor area shall apply to all uses except for a movie theater which shall be parked at 1 parking space per 3 theater seats.

(e) **Section 2**, is hereby amended to add Subsection D. Valet Parking to read as follows:

D. **Valet Parking.** The property owner shall submit an acceptable valet parking plan for the property to Town staff and follow the approved plan.

- a. If valet services are provided, the property owner shall require the use of “park & stroll” or similar concepts that allow customers to drop off and pick up their car from any valet stand on the property.
- b. If valet services are provided, then the property owner shall require the use of technology to allow customers to request their vehicle prior to arriving at the valet stand.

(f) Save and except as amended by this Ordinance all other provisions in PD O12-002 shall remain in full force and effect.

**SECTION 3.** That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

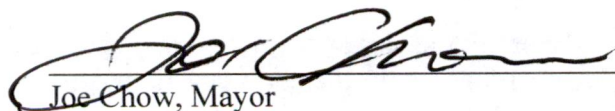
**SECTION 4.** That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted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

**SECTION 5.** That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 6.** That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS**  
on this 10<sup>th</sup> day of MARCH 2020.

**TOWN OF ADDISON, TEXAS**

  
Joe Chow, Mayor

**ATTEST:**

*Irma G. Parker*  
Irma Parker, City Secretary

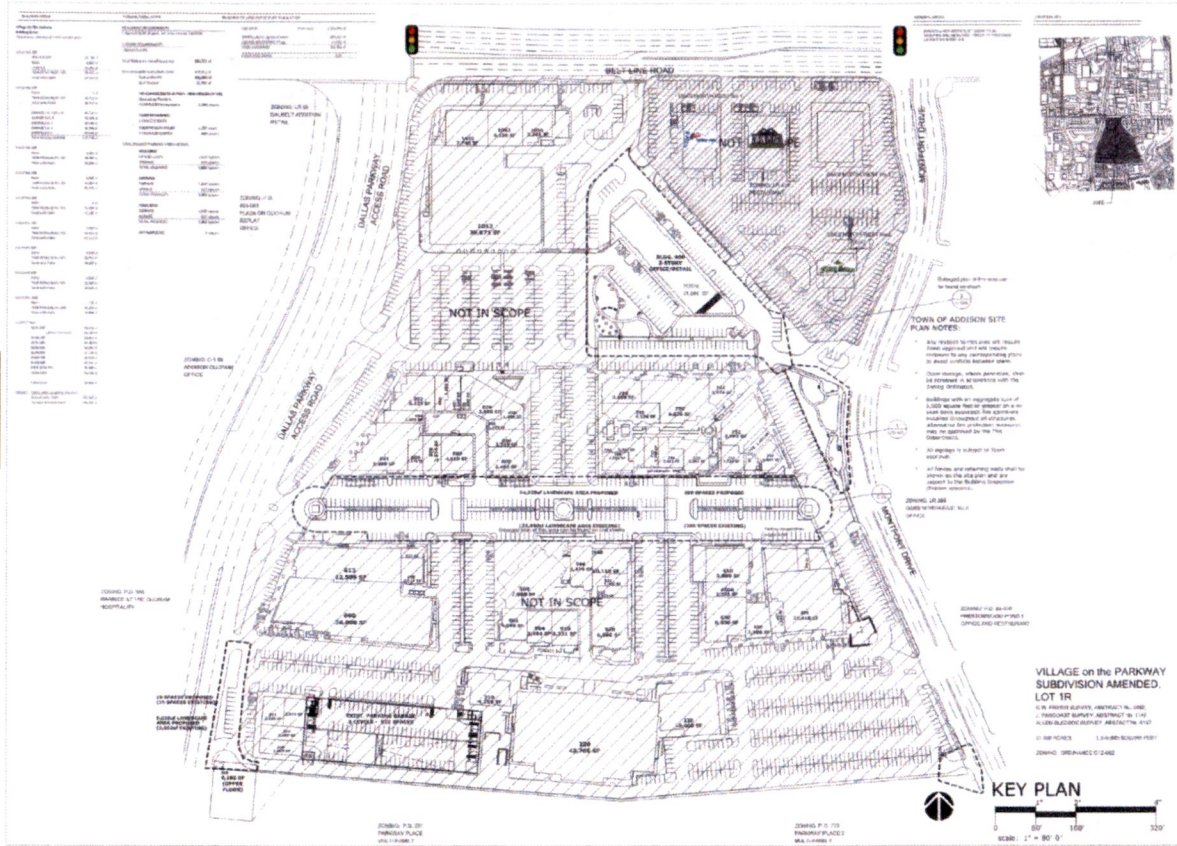
**APPROVED AS TO FORM:**

*Brenda N. McDonald*  
Brenda N. McDonald, City Attorney

*Published Dallas Morning News: 3/13/2020*



**Exhibit A.1**



SYMBOL	DESCRIPTION
(Symbol)	PROPOSED 10' SETBACK
(Symbol)	PROPOSED 5' SETBACK
(Symbol)	PROPOSED 3' SETBACK
(Symbol)	PROPOSED 2' SETBACK
(Symbol)	PROPOSED 1' SETBACK
(Symbol)	PROPOSED 0' SETBACK
(Symbol)	PROPOSED 10' EASEMENT
(Symbol)	PROPOSED 5' EASEMENT
(Symbol)	PROPOSED 3' EASEMENT
(Symbol)	PROPOSED 2' EASEMENT
(Symbol)	PROPOSED 1' EASEMENT
(Symbol)	PROPOSED 0' EASEMENT
(Symbol)	PROPOSED 10' DRIVEWAY
(Symbol)	PROPOSED 5' DRIVEWAY
(Symbol)	PROPOSED 3' DRIVEWAY
(Symbol)	PROPOSED 2' DRIVEWAY
(Symbol)	PROPOSED 1' DRIVEWAY
(Symbol)	PROPOSED 0' DRIVEWAY
(Symbol)	PROPOSED 10' SIDEWALK
(Symbol)	PROPOSED 5' SIDEWALK
(Symbol)	PROPOSED 3' SIDEWALK
(Symbol)	PROPOSED 2' SIDEWALK
(Symbol)	PROPOSED 1' SIDEWALK
(Symbol)	PROPOSED 0' SIDEWALK
(Symbol)	PROPOSED 10' FENCE
(Symbol)	PROPOSED 5' FENCE
(Symbol)	PROPOSED 3' FENCE
(Symbol)	PROPOSED 2' FENCE
(Symbol)	PROPOSED 1' FENCE
(Symbol)	PROPOSED 0' FENCE
(Symbol)	PROPOSED 10' SIGN
(Symbol)	PROPOSED 5' SIGN
(Symbol)	PROPOSED 3' SIGN
(Symbol)	PROPOSED 2' SIGN
(Symbol)	PROPOSED 1' SIGN
(Symbol)	PROPOSED 0' SIGN

**APPROVED** **ADDISON** **SEAL**

**STAFF**

**CONSULT**

**PROJECT**

**DATE**

**SCALE**

**KEY PLAN**

**ARCHITECTS**

**gff**

**OWNER**

**DESIGNER**

**DATE**

**SCALE**

**KEY PLAN**

**VILLAGE on the PARKWAY**

**SUBDIVISION AMENDED**

**LOT 1R**

**PROPOSED KEY PLAN**

**SCALE**

**A-2**

Exhibit A.2

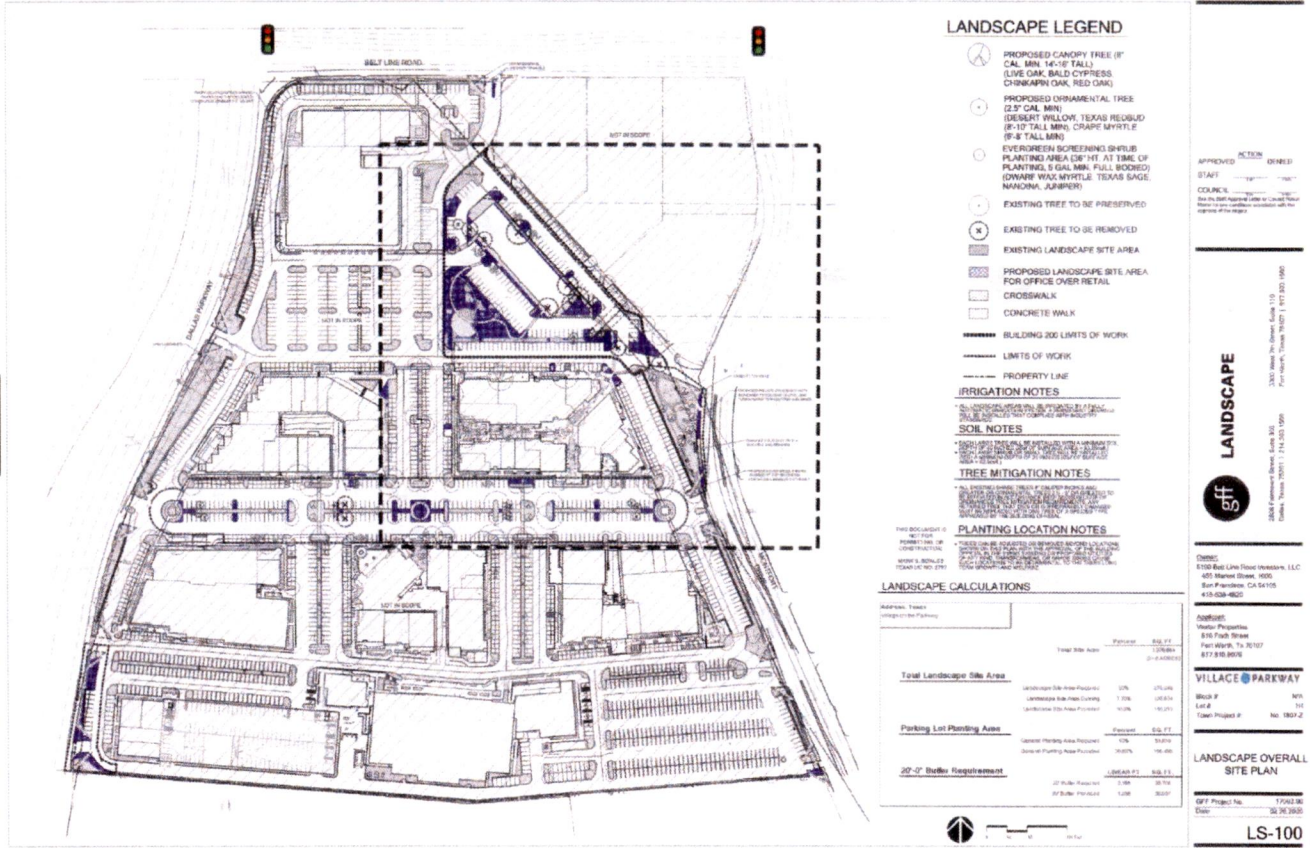
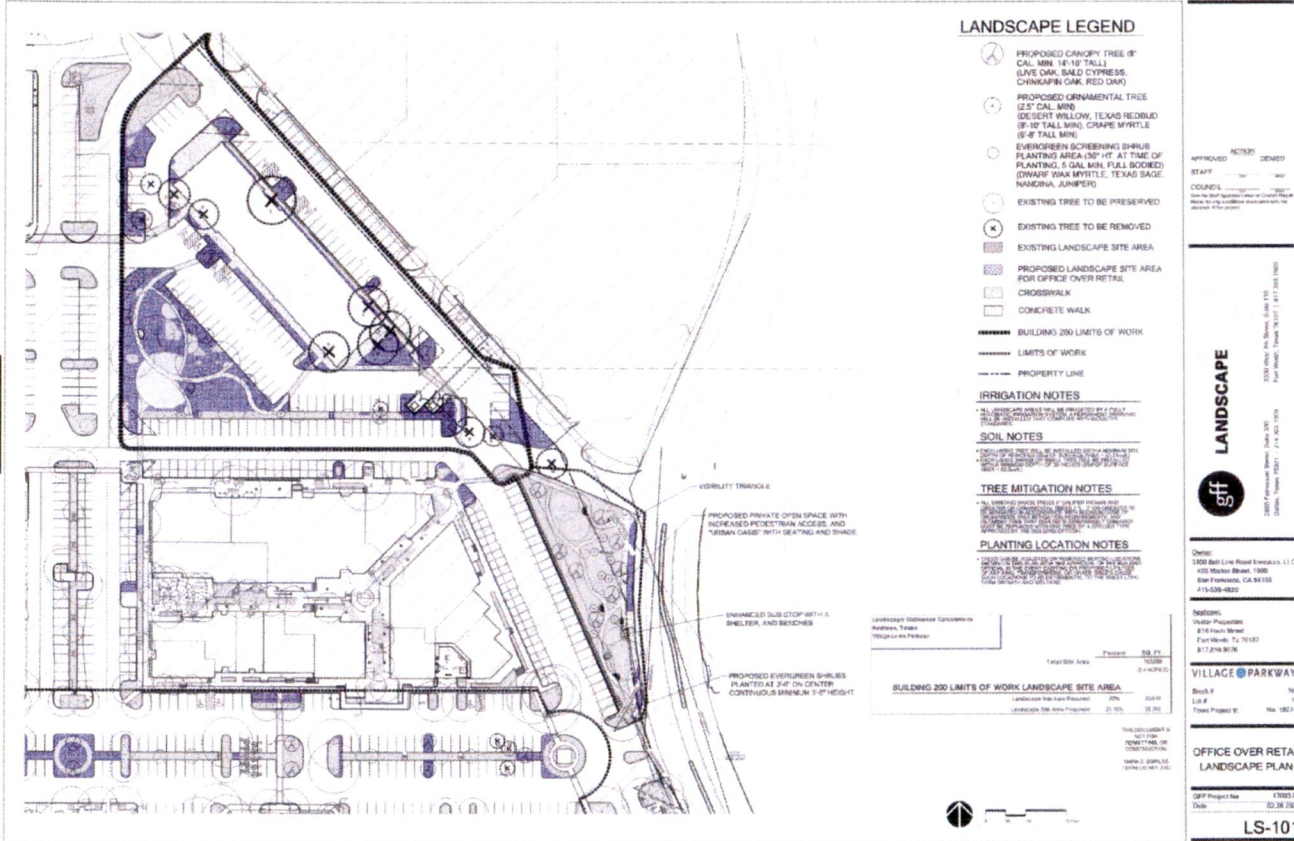
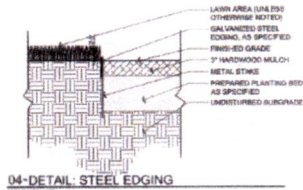




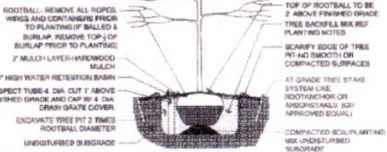
Exhibit A.3



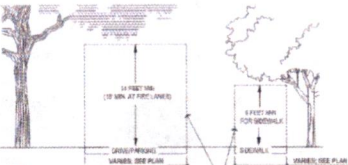


04-DETAIL: STEEL EDGING  
SCALE: 1/4\"/>

1. ONLY EDGE TREES THAT ARE NOT CAPABLE OF WITHSTANDING WINDS OR FLOODING CONDITIONS.
2. USE 2\"/>



06-DETAIL: TYPICAL TREE PLANTING  
SCALE: 1/4\"/>



07-DETAIL: TREE BRANCH CLEARANCE  
SCALE: 1/4\"/>

TREE MITIGATION NOTES

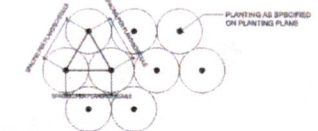
Tree #	Species	Caliper (DBH)	Height (ft)
1	SH	6	12
2	SH	6	12
3	SH	10	12
4	SH	10	12
5	SH	10	12
6	SH	10	12
7	SH	10	12
8	SH	10	12
9	SH	10	12
10	SH	10	12
11	SH	10	12
12	SH	10	12
13	SH	10	12
14	SH	10	12
15	SH	10	12
16	SH	10	12
17	SH	10	12
18	SH	10	12
19	SH	10	12
20	SH	10	12
21	SH	10	12
22	SH	10	12
23	SH	10	12
24	SH	10	12
25	SH	10	12
26	SH	10	12
27	SH	10	12
28	SH	10	12
29	SH	10	12
30	SH	10	12
31	SH	10	12
32	SH	10	12
33	SH	10	12
34	SH	10	12
35	SH	10	12
36	SH	10	12
37	SH	10	12
38	SH	10	12
39	SH	10	12
40	SH	10	12
41	SH	10	12
42	SH	10	12
43	SH	10	12
44	SH	10	12
45	SH	10	12
46	SH	10	12
47	SH	10	12
48	SH	10	12
49	SH	10	12
50	SH	10	12

LANDSCAPE CALCULATIONS

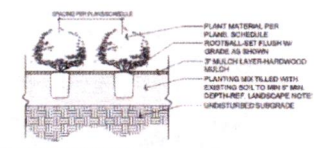
Section: Trees  
Range: 01 to 05

Item	Quantity	Unit	Value
Total Site Area	13,554	SQ. FT.	13,554
Impervious Site Area (Paved)	2,711	SQ. FT.	2,711
Impervious Site Area (Roofs)	7,273	SQ. FT.	7,273
Landscapable Site Area	3,570	SQ. FT.	3,570
20'-0" Buffer Requirement	1,818	SQ. FT.	1,818
Available Landscapable Area	1,752	SQ. FT.	1,752

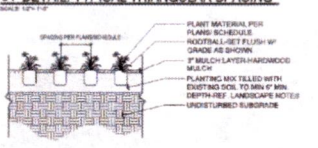
REQUIRED CALIPER INCHES	PROPOSED CALIPER INCHES	QUANTITY OF PROPOSED TREES
6"	6"	12
10"	10"	38
12"	12"	10
TOTAL		60



01-DETAIL: TYPICAL TRIANGULAR SPACING  
SCALE: 1/4\"/>



03-DETAIL: TYPICAL SHRUB PLANTING  
SCALE: 1/4\"/>



02-DETAIL: TYPICAL GROUND COVER PLANTING  
SCALE: 1/4\"/>

APPROVED: [Signature] DATE: 02/28/2021  
STAFF: [Signature]  
COUNCIL: [Signature]

**LANDSCAPE**  
sff  
1000 East Lake Street, Suite 100  
San Francisco, CA 94102  
415-338-4400  
www.sfflandscape.com

Client:  
Village@Parkway  
214 Park Street  
Frisco, TX 75034  
817-870-2629

Block # N/A  
Lot # 18  
Town Project # No. 1817-2

LANDSCAPE CALCULATIONS AND DETAILS

GF# Project No. 170015.00  
Date: 02/28/2021

LS-102





**Exhibit A.7**



VILLAGE PARKWAY



**Vestor**

gff ARCHITECTS

**Exhibit B.1**

