ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE O22-27 FOR A 1.47± ACRE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF BELT LINE ROAD AND BUSINESS AVENUE, AND ADDRESSED AS 3820 BELT LINE ROAD BY PROVIDING FOR ADOPTION OF AN AMENDED DEVELOPMENT PLAN FOR A BANK WITH A DRIVE-THUR AND ASSOCIATED SITE IMPROVEMENTS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS ($2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on September 13, 2022, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance O22-27 ("PD O22-27") with a development plan and granted a Special Use Permit (SUP) for a portion of the property to be used as a drive-thru restaurant for a 2.034± acre property generally located at the southeast corner of Belt Line Road and Business Avenue, and addressed as 3820 Belt Line Road (the "Subject Property"); and

WHEREAS, at its regular meeting held on February 21, 2023, the Planning & Zoning Commission considered and made recommendations on a request to amend PD O22-27 to provide for adoption of an amended development plan for a bank with a drive-thru and associated site improvements (Case No. 1871-Z); and

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

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

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

SECTION 2. The Subject Property shall be improved in accordance with the Development Plan, which is comprised of a site plan, landscape plan, façade and floor plans (the "Development Plan"), which is attached hereto as **Exhibit A** and made a part hereof for all purposes.

SECTION 3. The modified Local Retail (LR) District standards established by PD O22-27 shall be repealed and replaced by the following conditions:

A. The Subject Property shall be developed in accordance with the Local Retail (LR) District standards with the following exceptions:

i. Minimum Building Height = 20 feet

ii. Maximum Building Height = 35 feet

iii. Minimum Landscape Buffer = 19 feet, due to the existing setback from Belt Line Road

B. No additional driveway connections to Belt Line Road from the Subject Property are permitted.

C. Directional signage, as permitted by the Town's Sign Ordinance, shall be provided on site.

SECTION 4. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-7 of the Code of Ordinances for the Town of Addison.

SECTION 5. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the ***14TH*** day of ***MARCH 2023.***

TOWN OF ADDISON, TEXAS

_____

Joe Chow, Mayor

ATTEST:

Irma Parker, City Secretary

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney

EXHIBIT A

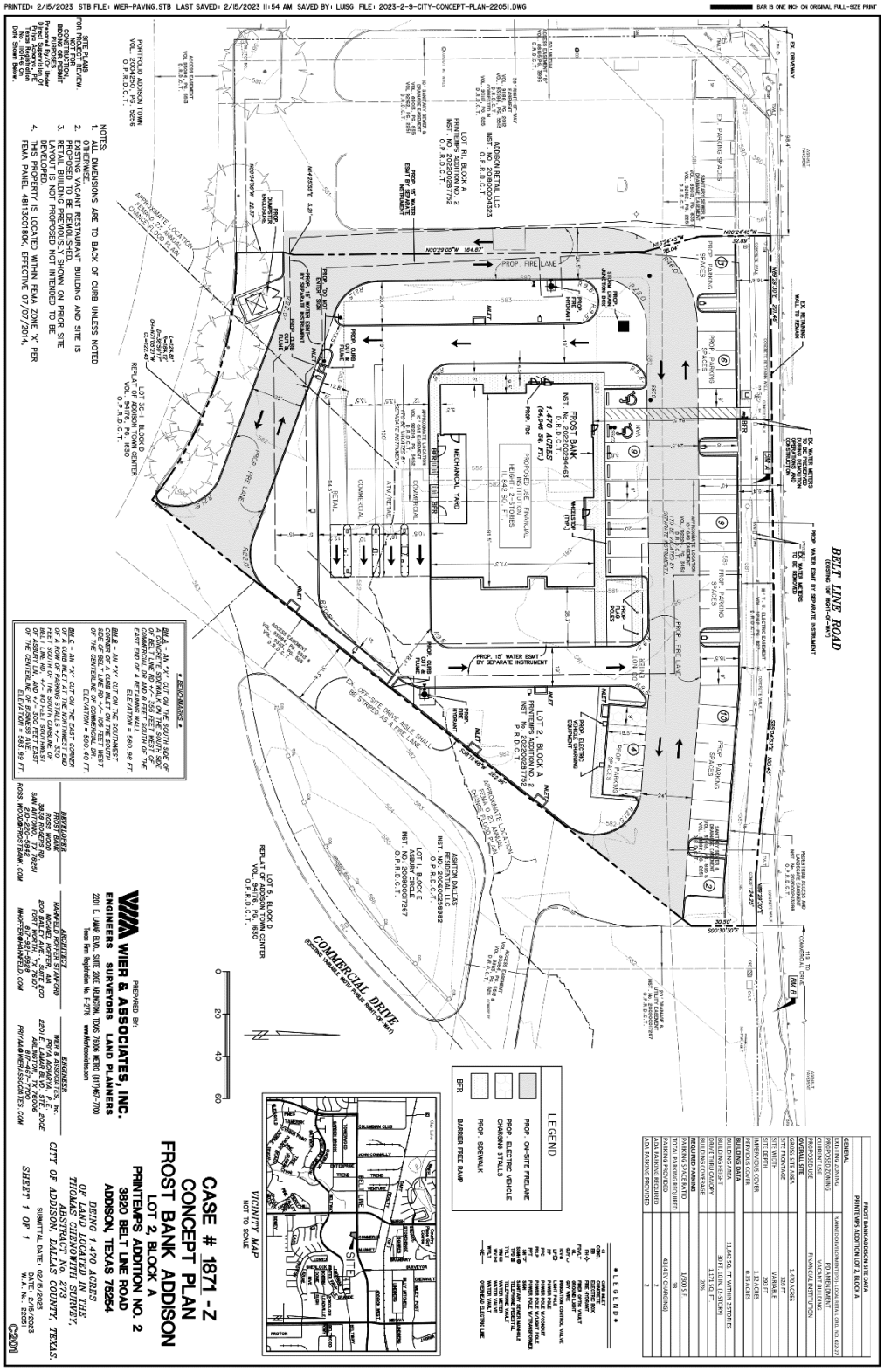
PRINTED: 2/15/2023 STB FILE: WIER-PAVING.STB LAST SAVED: 2/15/2023 11:54 AM SAVED BY: LUSG FILE: 2023-2-3-CITY-CONCEPT-PLAN-22051.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT
BELT LINE ROAD
COMMERCIAL DRIVE
FROST BANK
INST. No. 2022004483
O.P.R.D.C.T.
(1.470 ACRES)
(64,040 SF)
PROP. USE
PROPOSED USE: FINANCIAL INSTITUTION
HEIGHT: 2-STORIES
(18'-6" SQ FT)
MECHANICAL YARD
PROP. FIRE LANE
PROP. PARKING SPACES
EX. PARKING SPACES
PROP. 15' WATER ESMT BY SEPARATE INSTRUMENT
PROP. 20' WATER ESMT BY SEPARATE INSTRUMENT
PROP. 30' WATER ESMT BY SEPARATE INSTRUMENT
PROP. 15' WASTEWATER ESMT BY SEPARATE INSTRUMENT
PROP. ELECTRIC EASEMENT BY SEPARATE INSTRUMENT
PROP. FIRE HYDRANT
PROP. DUMPSTER ENCLOSURE
PROP. CURB OUTLET FLUME
EX. DRIVEWAY
EX. WATER METERS TO BE REMOVED DURING CONSTRUCTION
PROP. WATER ESMT BY SEPARATE INSTRUMENT
EX. WATER METERS TO BE REMOVED
EX. OFF-SITE DRIVE AISLE SHALL BE STRIPED AS A FIRE LANE
LOT 2, BLOCK A
PRINTEMPS ADDITION NO. 2
INST. No. 2022002817752
O.P.R.D.C.T.
ASHTON DALLAS RESIDENTIAL LLC
INST. No. 2022002592
O.P.R.D.C.T.
LOT 1, BLOCK E
ASBURY CIRCLE
INST. No. 2022007267
O.P.R.D.C.T.
ADDISON RETAIL LLC
INST. No. 2022004523
O.P.R.D.C.T.
LOT 1R1, BLOCK A
PRINTEMPS ADDITION NO. 2
INST. No. 2022002817752
O.P.R.D.C.T.
PORTFOLIO ADDISON TOWN
VOL. 2004250, PG. 5256
O.P.R.D.C.T.
LOT 3C-1, BLOCK D
REPLAT OF ADDISON TOWN CENTER
VOL. 84176, PG. 1830
O.P.R.D.C.T.
LOT 6, BLOCK D
REPLAT OF ADDISON TOWN CENTER
VOL. 84176, PG. 1830
O.P.R.D.C.T.
APPROXIMATE LOCATION OF EXISTING DRIVE AISLE
NOTES:
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED
2. EXISTING VACANT RESTAURANT BUILDING AND SITE IS PROPOSED TO BE DEMOLISHED.
3. RETAIL/MULTI-TENANT BUILDING SHOWN ON PROP. SITE LAYOUT IS NOT PROPOSED NOT INTENDED TO BE DEVELOPED.
4. THIS PROPERTY IS LOCATED WITHIN FEMA ZONE 'X' PER FEMA PANEL 48113C0180K, EFFECTIVE 07/07/2014.
SITE PLANS FOR PROJECT REVIEW, CONSTRUCTION, BIDDING OR GOVERNMENT PURPOSES
Preliminary Not for Construction or Permit
Preliminary Not for Construction or Permit
Preliminary Not for Construction or Permit

EXHIBIT A

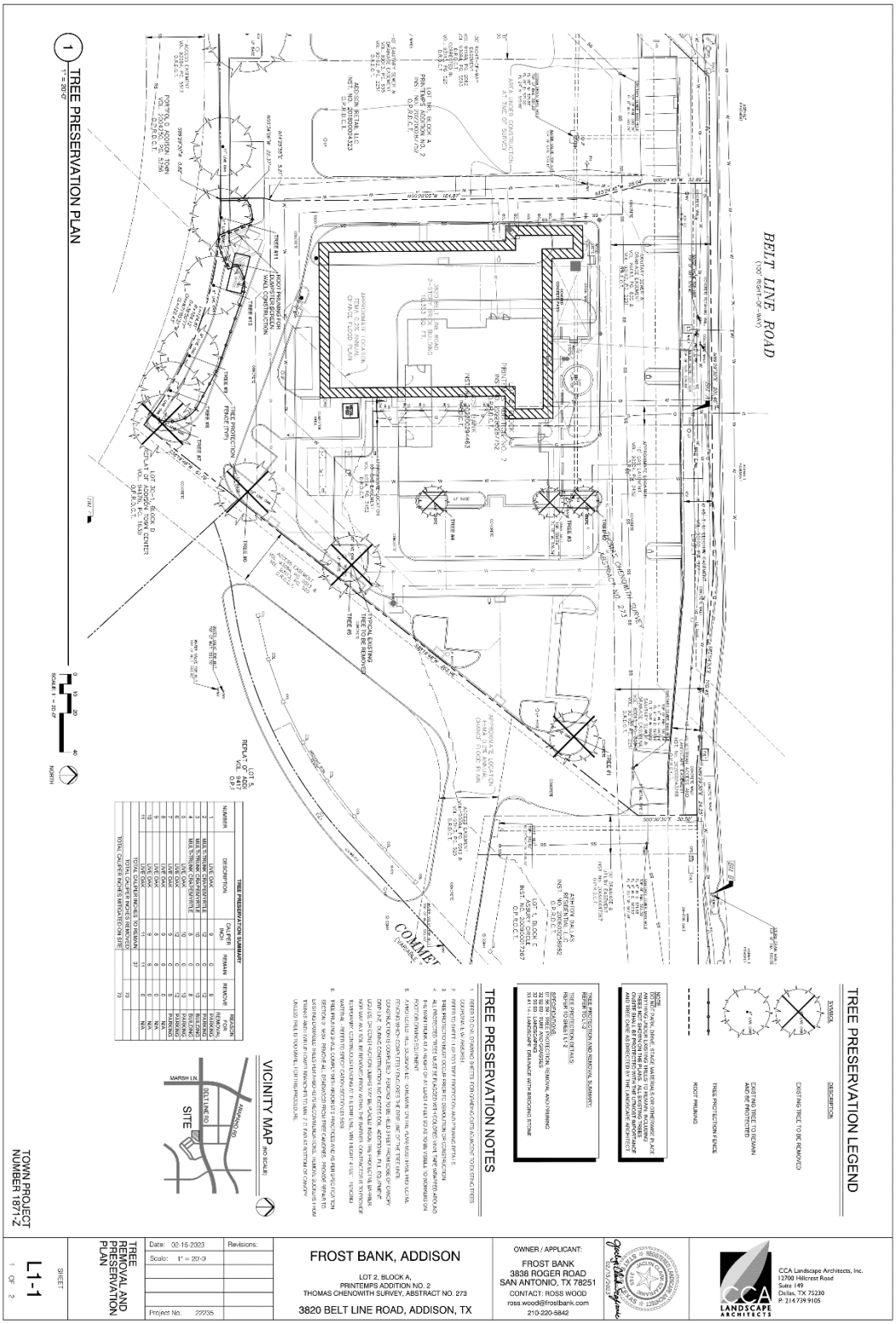
TREE PRESERVATION LEGEND
TREE PRESERVATION NOTES
TREE PRESERVATION PLAN
VICINITY MAP
BELT LINE ROAD
COMMERCE STREET
FROST BANK, ADDISON
LOT 2, BLOCK A,
PRINTEMPS ADDITION NO. 2
THOMAS CHENOWITH SURVEY, ABSTRACT NO. 273
3820 BELT LINE ROAD, ADDISON, TX
OWNER / APPLICANT:
FROST BANK
3838 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROSS WOOD
ross.wood@frostbank.com
210-220-5842
CCA Landscape Architects, Inc.
13700 Hillcrest Road
Suite 149
Dallas, TX 75230
P: 214.739.9105
TREE REMOVAL AND PRESERVATION PLAN
L1-1
TOWN PROJECT NUMBER 1871-Z

EXHIBIT A

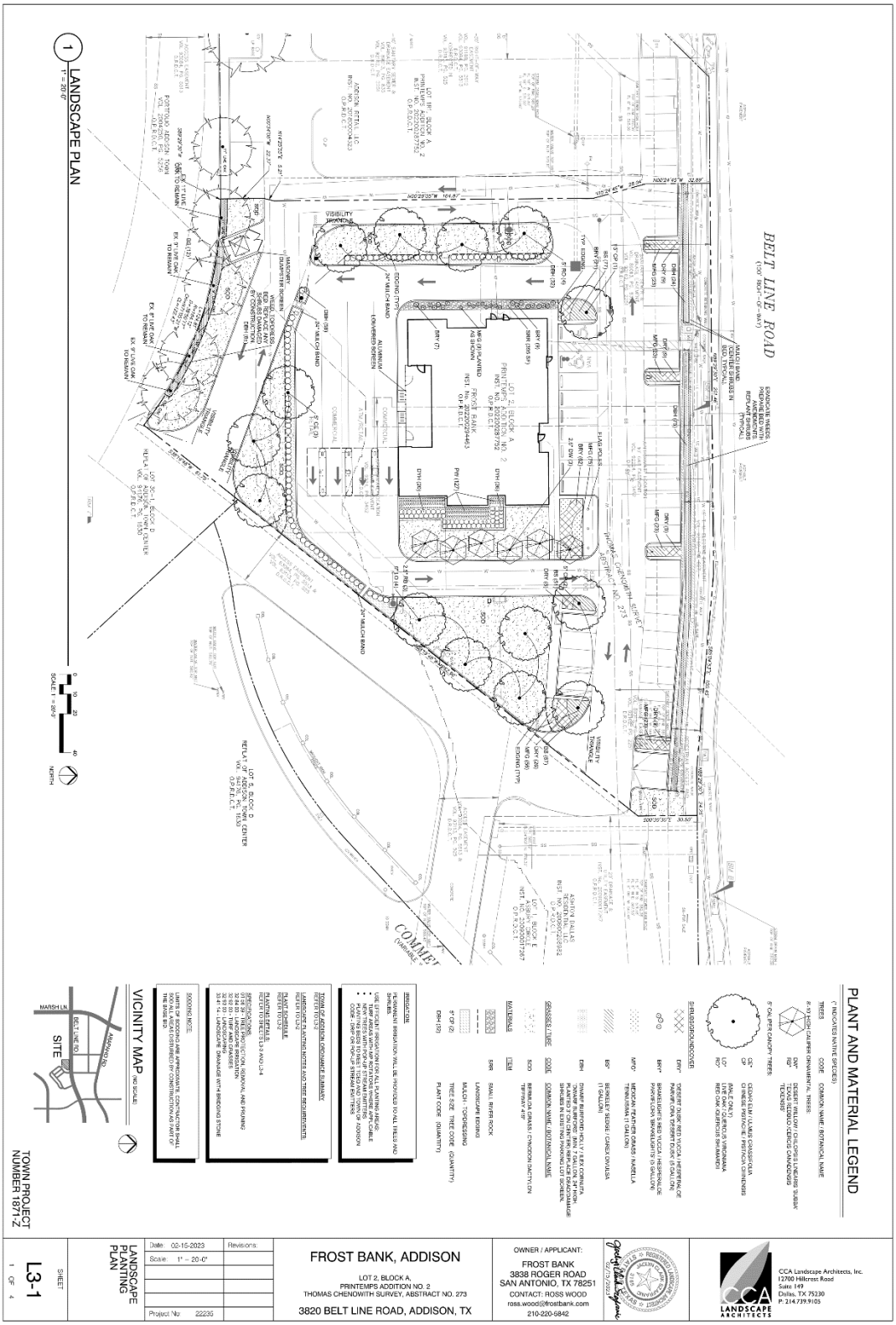
BELT LINE ROAD
LANDSCAPE PLAN
1" = 20'-0"
SCALE: 1" = 20'-0"
NORTH
PLANT AND MATERIAL LEGEND
VICINITY MAP
MARSH LN.
BELT LINE RD.
SITE
TOWN PROJECT NUMBER 1871-Z
LANDSCAPE PLANTING PLAN
SHEET
L3-1
1 OF 4
Date: 02-15-2023
Scale: 1" = 20'-0"
Project No: 22235
FROST BANK, ADDISON
LOT 2, BLOCK A,
PRINTEMPS ADDITION NO. 2
THOMAS CHENOWITH SURVEY, ABSTRACT NO. 273
3820 BELT LINE ROAD, ADDISON, TX
OWNER / APPLICANT:
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EXHIBIT A

LANDSCAPE PLANTING NOTES

1. FINAL GRADING SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING OR PLANTING LAYOUT.
2. TREES ARE TO BE CENTERED IN EACH TREE PLANTER. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN FIELD.
3. UNLESS DIMENSIONED ON THE PLAN, ALL PROPOSED TREE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN THE FIELD USING COLORED FLAGS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
4. SHRUB/PLANT BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO BED PREPARATION. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS ALL SHRUBS AS NOTED IN THE DRAWINGS TO PROVIDE FULL COVERAGE IN BEDS. ALIGNMENT SHALL BE ORIENTED FOR STAGGERED PLACEMENT TO PRIMARY VIEWING DIRECTION.
5. FINISH GRADE OF SHRUB BEDS SHALL BE THREE AND ONE HALF (3½") INCHES BELOW ADJACENT PAVEMENT OR CURB WHERE TOPDRESSING IS TO BE APPLIED.
6. UNLESS OTHERWISE INDICATED, ALL SHRUB BEDS SHALL BE TOPDRESSED WITH A WEED BARRIER LAYER (1 ITEM) CONSISTING OF 8 LAYERS OF RECYCLED NEWSPRINT PAPER COVERED WITH THREE (3") INCH COMPACTED MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLES OF MULCH TO THE OWNER'S REPRESENTATIVE ALONG WITH SPECIFIC TEST DATA PER THE REQUIREMENTS OF THE SPECIFICATIONS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY, CHARACTER, AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
9. CONTRACTOR SHALL MEET OR EXCEED ALL MINIMUM SIZES LISTED IN PLANT SCHEDULE INCLUDING CONTAINER SIZE.
10. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL PLANTER LEAVE-OUTS.
12. EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OFF-SITE BY CONTRACTOR.
13. FINISH GRADES OF TOP OF TREES' UNCOVERED ROOT FLARE SHALL BE TWO (2") ABOVE THE FINISHED GRADE OF THE PLANTING BED OR TURF AREA. MULCH SHALL BE APPLIED PER THE PLANTING DETAILS.
14. CONTRACTOR SHALL PATCH ALL AREAS OF DISTURBED LAWN WITH SOLID SOD COMMON BERMUDA GRASS - REF. PLANS. NEW SOD SHALL BE FLUSH TO EXISTING TURF.
15. REPLACE DEAD PLANTS WITHIN SEVEN (7) DAYS AFTER DETERMINATION OF CONDITION.
16. TREES (4" OR GREATER) IDENTIFIED AS A PART OF THE NATURAL LANDSCAPE TO BE REMOVED AS A PART OF DISTURBANCE, GRADING OR OTHER DEVELOPMENT MUST BE MITIGATED (REPLACED ON SITE) AT A RATE OF CALIPER INCHES PROVIDED = CALIPER INCHES BEING REMOVED.

PLANT AND MATERIALS SCHEDULE

QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
MEDIUM AND LARGE TREES				
3	CE	CEDAR ELM / ULMUS CRASSIFOLIA	5" CAL MIN	15' - 17' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; MALE ONLY; PLANTED AS SHOWN
3	CP	CHINESE PISTACHE (MALE ONLY) / PISTACIA CHINENSIS	5" CAL MIN	14' - 16' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; MALE ONLY; PLANTED AS SHOWN
4	LO	LIVE OAK / QUERCUS VIRGINIANA	5" CAL MIN	14' - 16' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; PLANTED AS SHOWN
4	RO	SHUMARD RED OAK / QUERCUS SHUMARDII	5" CAL MIN	16' - 18' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; PLANTED AS SHOWN

QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
SMALL TREES				
3	DW	DESERT WILLOW / CHILOPSIS LINEARIS 'BUBBA'	2-1/2" CAL MIN	8' - 10' HEIGHT; MULTI-TRUNK, FULL, MATCHED CANOPIES, 3-5 CANES; PLANTED AS SHOWN
3	RB	TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS	2-1/2" CAL MIN	8' - 10' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES, UPRIGHT VERTICAL GROWTH; PLANTED AS SHOWN

QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
SHRUBS, PERENNIALS, ORNAMENTAL GRASSES				
207	BS	BERKELEY SEDGE / CAREX DIVULSA	1 GAL	15" OC, 0.70 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
232	MFG	MEXICAN FEATHER GRASS / NASELLA TENUISSIMA	1 GAL	18" OC, 0.49 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
127	PW	PURPLELEAF WINTERCREEPER / EUONYMUS FORTUNEI	1 GAL	18" OC, 0.49 PLANTS/SF, TRIANGULAR SPACING; MIN. 3 SHOOTS, FULL TO BASE, HEAVILY ROOTED
197	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA BURFORDI 'NANA'	7 GAL MIN. 24" MIN. HT.	36" OC, SINGLE ROW, 24" MIN HEIGHT AT PLANTING, FULL TO BASE, HEAVILY ROOTED
56	DYH	BORDEAUX DWARF YAUPON HOLLY / ILEX VOMITORIA 'BORDEAUX'	3 GAL	30" OC, SINGLE ROW, 10" MIN. HEIGHT, FULL TO BASE, HEAVILY ROOTED
70	DRY	DESERT DUSK RED YUCCA / HERSPERALOE PARVIFLORA 'DESERT DUSK'	5 GAL	28" OC, 0.21 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
99	BRY	BRAKELIGHTS RED YUCCA / HERSPERALOE PARVIFLORA 'BRAKELIGHTS'	5 GAL	24" OC, 0.28 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED

QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
TURF GRASS				
FIELD VERIFY	SOD	TIFWAY 419 BERMUDAGRASS / CYNODON DACTYLON 'TIFWAY 419'	SOLID SOD	REFER TO SPECS

QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
MATERIALS				
FIELD VERIFY	SRR	SMALL NATIVE RIVER ROCK	CY	3-1/2" DEPTH WASHED RIVER ROCK AS PROVIDED BY WHIZ-Q STONE 1-800-648-4551, OR SMALL NATIVE GRAVEL AS PROVIDED BY CUSTOM STONE SUPPLY 1-844-576-1364; WITH TWO LAYERS OF FILTER FABRIC UNDERLAYMENT.
FIELD VERIFY		FILTER FABRIC	SF	2 OVERLAPPING LAYERS UNDER AGGREGATES, TERRATEX N08 AS MANUFACTURED BY WEBTEC, 1(800) 438-0027 AND PROVIDED LOCALLY BY HANES GEO PRODUCTS 1(800) 251-1008. REFER TO SPECS AND DETAILS.
FIELD VERIFY		COMPOST	CY	ORGANIC, WELL-DECOMPOSED, AT TURF AREAS, TREES, AND PLANTING BEDS. REFER TO SPECS AND DETAILS.
FIELD VERIFY		MULCH	CY	TOPDRESSING AT TREES AND PLANTING BEDS, REFER TO SPECS AND DETAILS.
FIELD VERIFY		TOPSOIL	CY	REFER TO SPECS AND DETAILS.
FIELD VERIFY		METAL LANDSCAPE EDGING	LF	COMMERCIAL GRADE, REFER TO SPECS AND DETAILS.

TREE REQUIREMENTS

ROOT SYSTEM DEVELOPMENT:

1. ALL NAMED CULTIVARS SHALL BE OWN ROOT CLONES. NO GRAFTED OR BUD-GRAFTED TREES WILL BE ACCEPTED.
2. ALL TREES SHALL BE 100% MECHANICALLY ROOT-PRUNED AT LEAST ONCE AND TRANSPLANTED A MINIMUM OF 3 TIMES DURING THE FIRST 3 YEARS OF THE TREE'S LIFE.
3. THE TREES SHALL BE GROWN IN HEAVY CLAY SOIL AND IRRIGATED WITH DRIP IRRIGATION.
4. THE TRUNK FLARE SHALL BE ABOVE GROUND AND VISIBLE AT NURSERY BEFORE HARVEST AND AFTER TRANSPLANTING INTO THE LANDSCAPE.
5. THE ROOT BALLS SHALL BE HEELED IN FOR AT LEAST 30 DAYS AND HAVE A FRESH FLUSH OF NEW ROOT GROWTH INTO THE BURLAP.
6. THE TREES SHALL HAVE NO GIRDLING ROOTS.

CANOPY DEVELOPMENT:

7. TREES SHALL HAVE A STRONG CENTRAL LEADER TO TOP OF THE CANOPY. THE TIP OF THE LEADER ON THE MAIN TRUNK MUST BE INTACT WITH THE TERMINAL BUD AT THE HIGHEST PART.
8. NO BRANCH SHALL HAVE A DIAMETER GREATER THAN 2/3 THE TRUNK DIAMETER MEASURED DIRECTLY ABOVE THE BRANCH CROTCH. THE TREE WILL HAVE NO INCLUSIONS OR CO-DOMINANT BRANCHES.
9. THE TREE CROWN SHALL BE STRUCTURALLY UNIFORM. BRANCHES SHALL BE EVENLY DISTRIBUTED AROUND THE TRUNK. THE CROWN SHALL BE FULL OF FOLIAGE EVENLY DISTRIBUTED AROUND THE TREE.

ORDINANCE SUMMARY

LANDSCAPE DESIGN STANDARDS
EXISTING LANDSCAPE AREA: 9,456 SF
REQUIRED LANDSCAPE AREA: 10% OF GROSS SITE AREA IN ALL INDUSTRIAL DISTRICTS 20% OF GROSS SITE AREA IN ALL OTHER DISTRICTS
CALCULATION: 64,046.14 SF LOT AREA X 20% = 12,810 SF
PROVIDED: 15,394 SF LANDSCAPE AREA
NOTES: NOT INCLUDING STREET ROW AREA.
STREET LANDSCAPE BUFFER
REQUIRED: 20' WIDE LANDSCAPE BUFFER INCLUDING R.O.W. ONE 4" CALIPER SHADE TREE PER 30 LF OF STREET FRONTAGE EVERGREEN SHRUBS PLANTED 3' - 3-1/2' ON CENTER
CALCULATION: 325 LF FRONTAGE / 30 = 11 TREES
PROVIDED: 20' WIDE LANDSCAPE BUFFER INCLUDING R.O.W.; 11 SHADE TREES; ROW OF EVERGREEN SHRUBS (EXISTING TO BE RESTORED WHERE DEAD OR DAMAGED)
NOTES: EXISTING PARKING IS 20.14' FROM STREET CURB ON THE WEST SIDE, AND 21.49' FROM THE STREET CURB ON THE EAST SIDE. WIDTH VARIES IN BETWEEN. BACAUSE OF UTILITY EASEMENTS, SHADE TREES ARE PLANTED ELSEWHERE ON SITE.
OFF-STREET LOADING SCREENING (6' HIGH)
REQUIRED: ONE OF (OR A COMBINATION OF) THE FOLLOWING: EVERGREEN SHRUBS PLANTED 3' ON CENTER EVERGREEN TREES PLANTED 6' ON CENTER FENCE, WALL, OR BERM, IN COMPLIANCE WITH THE ORDINANCE
PROVIDED: NOT APPLICABLE
NOTES: NO OFF-STREET LOADING SPACES ARE PROPOSED FOR THIS PROJECT.
VISIBILITY TRIANGLES
REQUIRED: CIVIL AND LANDSCAPE VAM AND VISIBILITY TRIANGLES
PROVIDED: 25' VISIBILITY TRIANGLES AT DRIVEWAYS
NOTES: THERE ARE NO DRIVEWAYS CONNECTING TO PUBLIC STREETS; ONLY DRIVEWAYS CONNECTING TO OTHER PRIVATE PARKING AND DRIVES.
PARKING LOT LANDSCAPING; PERIMETER
REQUIRED: 5' WIDE LANDSCAPE STRIP ONE 4" CALIPER TREE PER 35 LF OF ADJACENCY SHRUBS PLANTED 3' 3-1/2' ON CENTER (DEPENDING ON SPECIES)
PROVIDED: 5' WIDE LANDSCAPE STRIP, ONE 4" TREE PER 35 LF
NOTES: THE DRIVES DOWN THE SIDES OF THE BUILDING AND DRIVE UP BANKING AISLES ARE COUNTED IN THE PAVING SQUARE FOOTAGE, BUT ARE NOT COUNTED AS PARKING SINCE THEY HAVE NO SPACES ON EITHER SIDE.
PARKING LOT LANDSCAPING; INTERIOR
REQUIRED: 1 SHADE TREE PER 10 PARKING SPACES ALL ISLANDS MUST BE 9 FEET WIDE ALL PARKING SPACES MUST BE WITHIN 50 FEET OF A SINGLE TREE OR WITHIN 75 FEET OF TWO OR MORE TREES.
CALCULATION: 49 SPACES / 10 = 5 TREES
PROVIDED: 3 SHADE TREES AND 4 ORNAMENTAL TREES.
NOTES:ORNAMENTAL TREES PROVIDED WHERE THERE IS A UTILITY EASEMENT.
REPLACEMENT TREES
REQUIRED: REPLACE ALL CALIPER INCHES REMOVED WITH AN EQUAL NUMBER OF CALIPER INCHES TO BE PLANTED ON SITE.
CALCULATION: REMOVING 70 CALIPER INCHES OF EXISITING TREES
PROVIDED: PLANTING 14 NEW 5" CALIPER SHADE TREES 3 EACH, 5" CEDAR ELM = 15 CALIPER INCHES 3 EACH, 5" CHINESE PISTACHE = 15 CALIPER INCHES 4 EACH, 5" LIVE OAK = 20 CALIPER INCHES 4 EACH, 5" RED OAK = 20 CALIPER INCHES
TOTAL CALIPER INCHES MITIGATED ON SITE = 70 CALIPER INCHES

TOWN PROJECT NUMBER 1871-Z

CCA Landscape Architects, Inc.
12700 Hillcrest Road
Suite 149
Dallas, TX 75230
P: 214.739.9105

02/15/2023

OWNER / APPLICANT:
FROST BANK
3838 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROSS WOOD
ross.wood@frostbank.com
210-220-5842

FROST BANK, ADDISON

LOT 2, BLOCK A,
PRINTEMPS ADDITION NO. 2
THOMAS CHENOWITH SURVEY, ABSTRACT NO. 273

3820 BELT LINE ROAD, ADDISON, TX

Revisions:

Date: 02-15-2023
Scale: 1" = 20'-0"
Project No: 22235

LANDSCAPE NOTES AND SCHEDULES

SHEET
L3-2
2 OF 4

EXHIBIT A

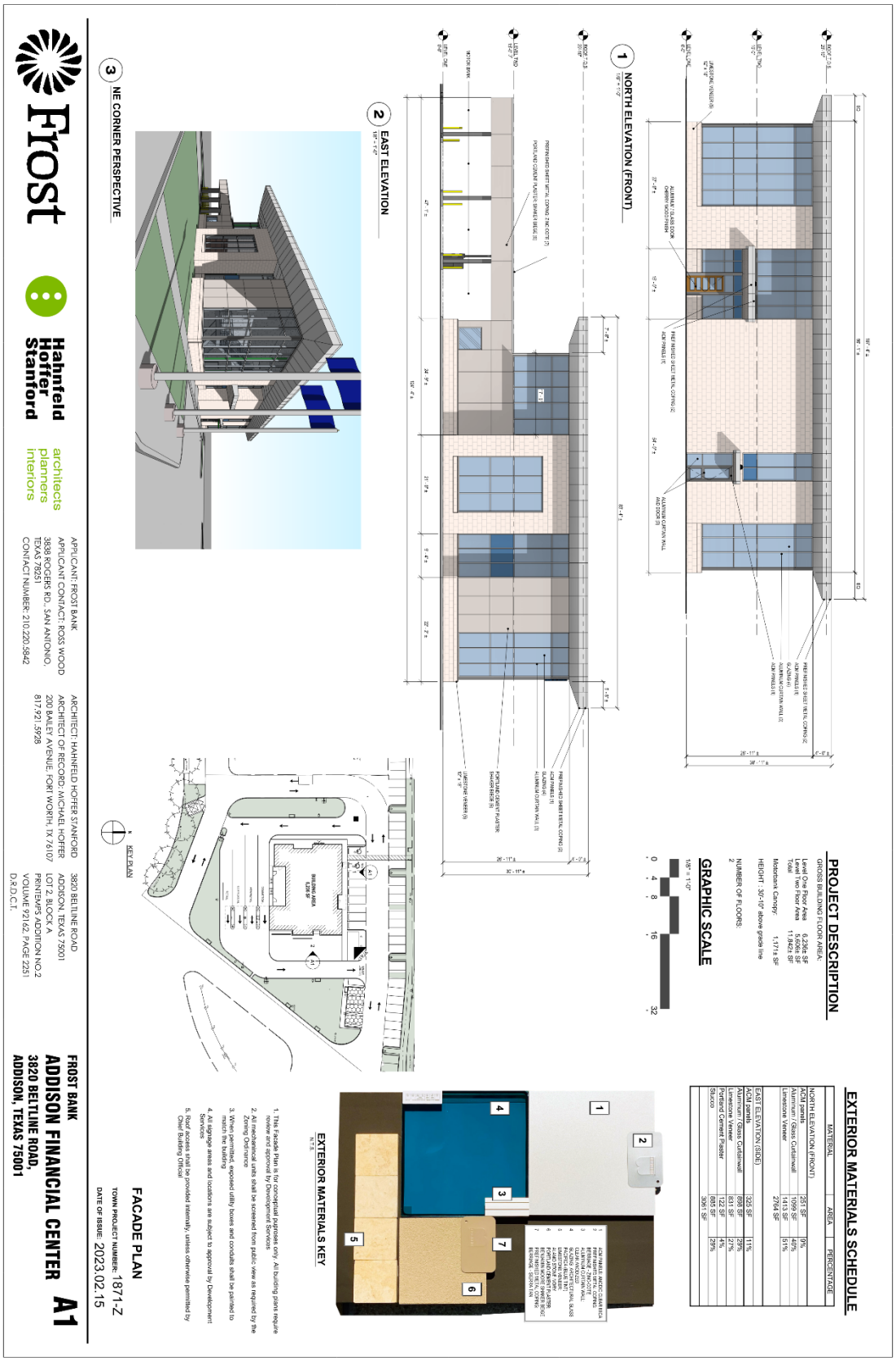
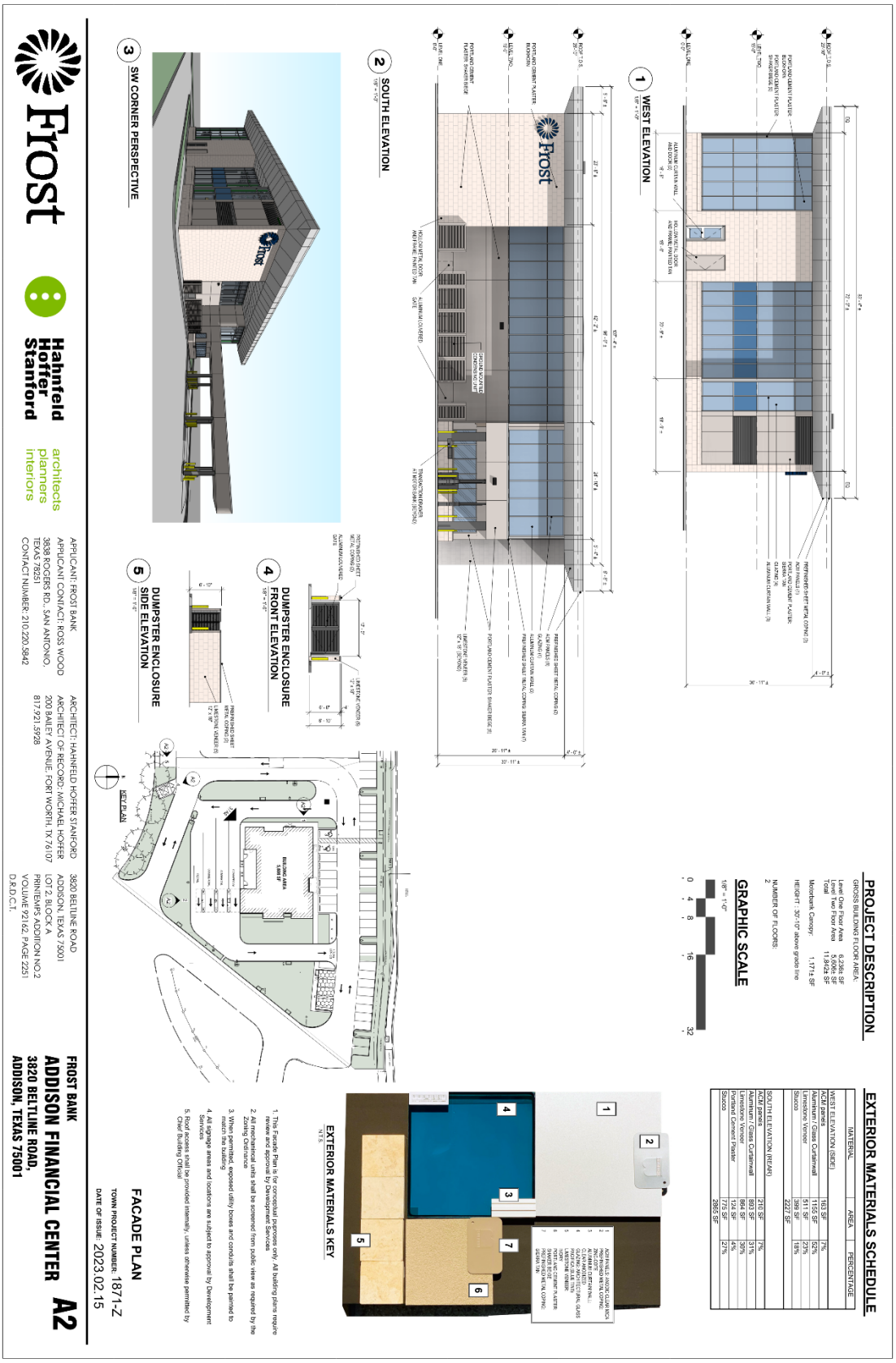

1 NORTH ELEVATION (FRONT)
2 EAST ELEVATION
3 NE CORNER PERSPECTIVE
PROJECT DESCRIPTION
GROSS BUILDING FLOOR AREA:
Level One Floor Area 6,206± SF
Level Two Floor Area 5,584± SF
Total 11,790± SF
Mansard Canopy 1,171± SF
HEIGHT: 30'-10" above grade line
NUMBER OF FLOORS: 2
GRAPHIC SCALE
1/8" = 1'-0"
EXTERIOR MATERIALS SCHEDULE
MATERIAL | AREA | PERCENTAGE
NORTH ELEVATION (FRONT)
ACM panels 251 SF 9%
Aluminum / Glass Curtainwall 1099 SF 40%
Limestone Veneer 1413 SF 51%
2764 SF
EAST ELEVATION (SIDE)
ACM panels 323 SF 11%
Aluminum / Glass Curtainwall 831 SF 27%
Limestone Veneer 1122 SF 37%
Portland Cement Plaster 885 SF 29%
Stucco 3061 SF
EXTERIOR MATERIALS KEY
1. The 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. Wiring, conduit, 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 Chief Building Official.
KEY PLAN
Frost
Hahnfeld Hoffer Stanford
architects planners interiors
APPLICANT: FROST BANK
APPLICANT CONTACT: ROSS WOOD
3838 ROGERS RD., SAN ANTONIO, TEXAS 78251
CONTACT NUMBER: 210.220.5842
ARCHITECT: HAHNFELD HOFFER STANFORD
ARCHITECT OF RECORD: MICHAEL HOFFER
200 BAILEY AVENUE, FORT WORTH, TX 76107
817.921.5928
3820 BELTLINE ROAD
ADDISON, TEXAS 75001
LOT 2, BLOCK A
PRINTEMPS ADDITION NO.2
VOLUME 92162, PAGE 2251
D.R.D.C.T.
FROST BANK
ADDISON FINANCIAL CENTER
3820 BELTLINE ROAD,
ADDISON, TEXAS 75001
A1
FACADE PLAN
TOWN PROJECT NUMBER: 1871-Z
DATE OF ISSUE: 2023.02.15

EXHIBIT A


PROJECT DESCRIPTION
GROSS BUILDING FLOOR AREA
Level One Floor Area 6,366± SF
Level Two Floor Area 5,606± SF
Total 11,972± SF
Motorbank Canopy: 1,171± SF
HEIGHT: 30'-10" above grade line
NUMBER OF FLOORS: 2
GRAPHIC SCALE
1/8" = 1'-0"
0 4 8 16 32
EXTERIOR MATERIALS SCHEDULE
MATERIAL AREA PERCENTAGE
WEST ELEVATION (SIDE)
ACM panels 193 SF 7%
Aluminum / Glass Curtainwall 1195 SF 52%
Limestone Veneer 511 SF 23%
Stucco 392 SF 18%
2227 SF
SOUTH ELEVATION (REAR)
ACM panels 218 SF 7%
Aluminum / Glass Curtainwall 1000 SF 31%
Limestone Veneer 864 SF 30%
Portland Cement Plaster 124 SF 4%
Stucco 775 SF 27%
2985 SF
EXTERIOR MATERIALS KEY
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 Chief Building Official
FACADE PLAN
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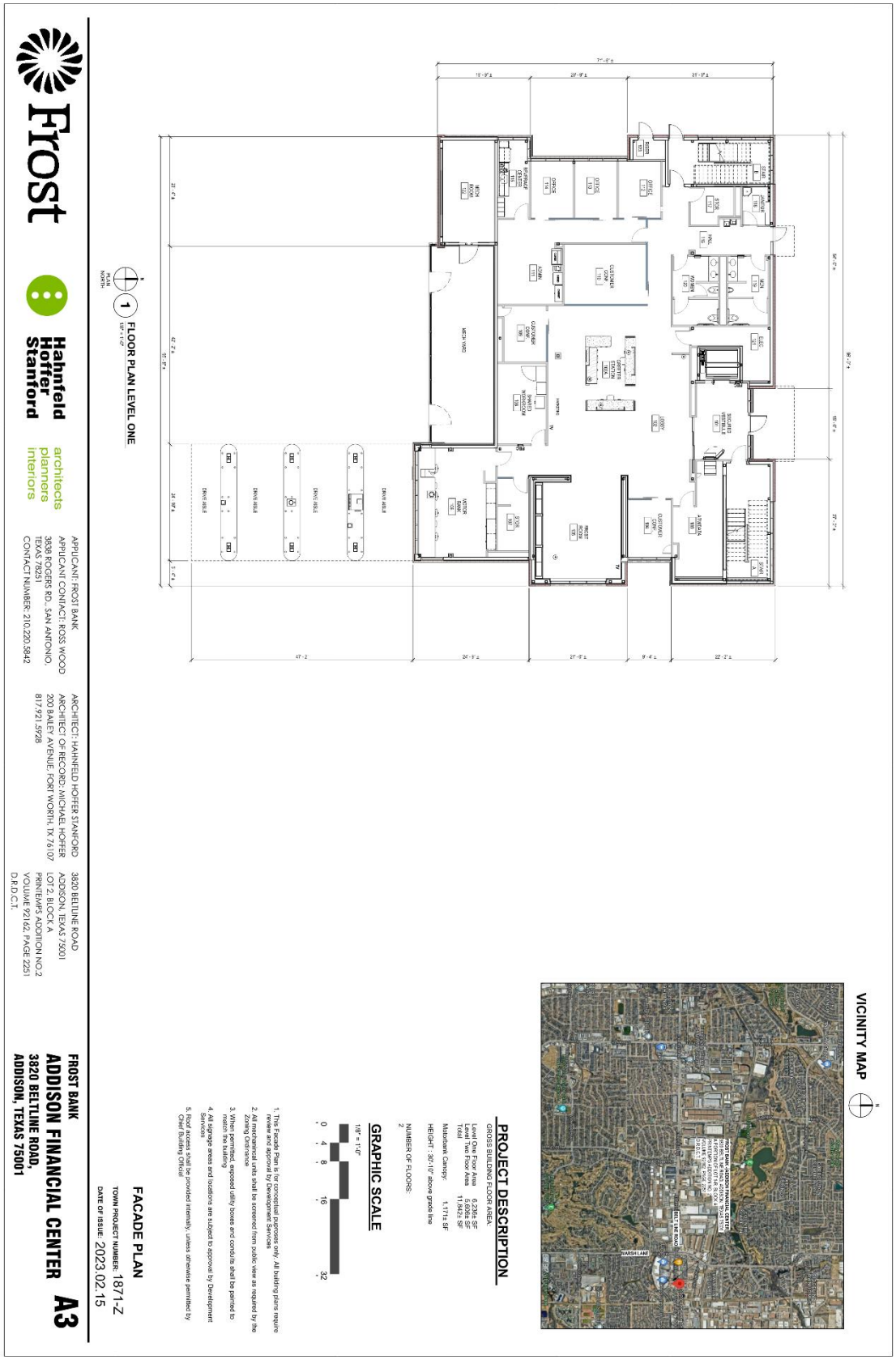
FROST BANK
ADDISON FINANCIAL CENTER
3820 BELTLINE ROAD,
ADDISON, TEXAS 75001
A2
1 WEST ELEVATION
2 SOUTH ELEVATION
3 SW CORNER PERSPECTIVE
4 DUMPSTER ENCLOSURE FRONT ELEVATION
5 DUMPSTER ENCLOSURE SIDE ELEVATION
KEY PLAN
Frost
Hahnfeld Hoffer Stanford
architects planners interiors
APPLICANT: FROST BANK
APPLICANT CONTACT: ROSS WOOD
3838 ROGERS RD., SAN ANTONIO, TEXAS 78251
CONTACT NUMBER: 210.220.5842
ARCHITECT: HAHNFELD HOFFER STANFORD
ARCHITECT OF RECORD: MICHAEL HOFFER
200 BAILEY AVENUE, FORT WORTH, TX 76107
817.921.5928
3820 BELTLINE ROAD
ADDISON, TEXAS 75001
LOT 2, BLOCK A
PRINTEMPS ADDITION NO.2
VOLUME 92162, PAGE 2251
D.R.D.C.T.

EXHIBIT A


VICINITY MAP
PROJECT DESCRIPTION
GROSS BUILDING FLOOR AREA:
Level One Floor Area 6,2364 SF
Level Two Floor Area 5,085 SF
Total 11,3421 SF
Mansard Canopy: 1,171± SF
HEIGHT: 30'-10" above grade line
NUMBER OF FLOORS: 2
GRAPHIC SCALE
1/8" = 1'-0"
0 4 8 16 32
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ADDISON FINANCIAL CENTER
3820 BELTLINE ROAD,
ADDISON, TEXAS 75001
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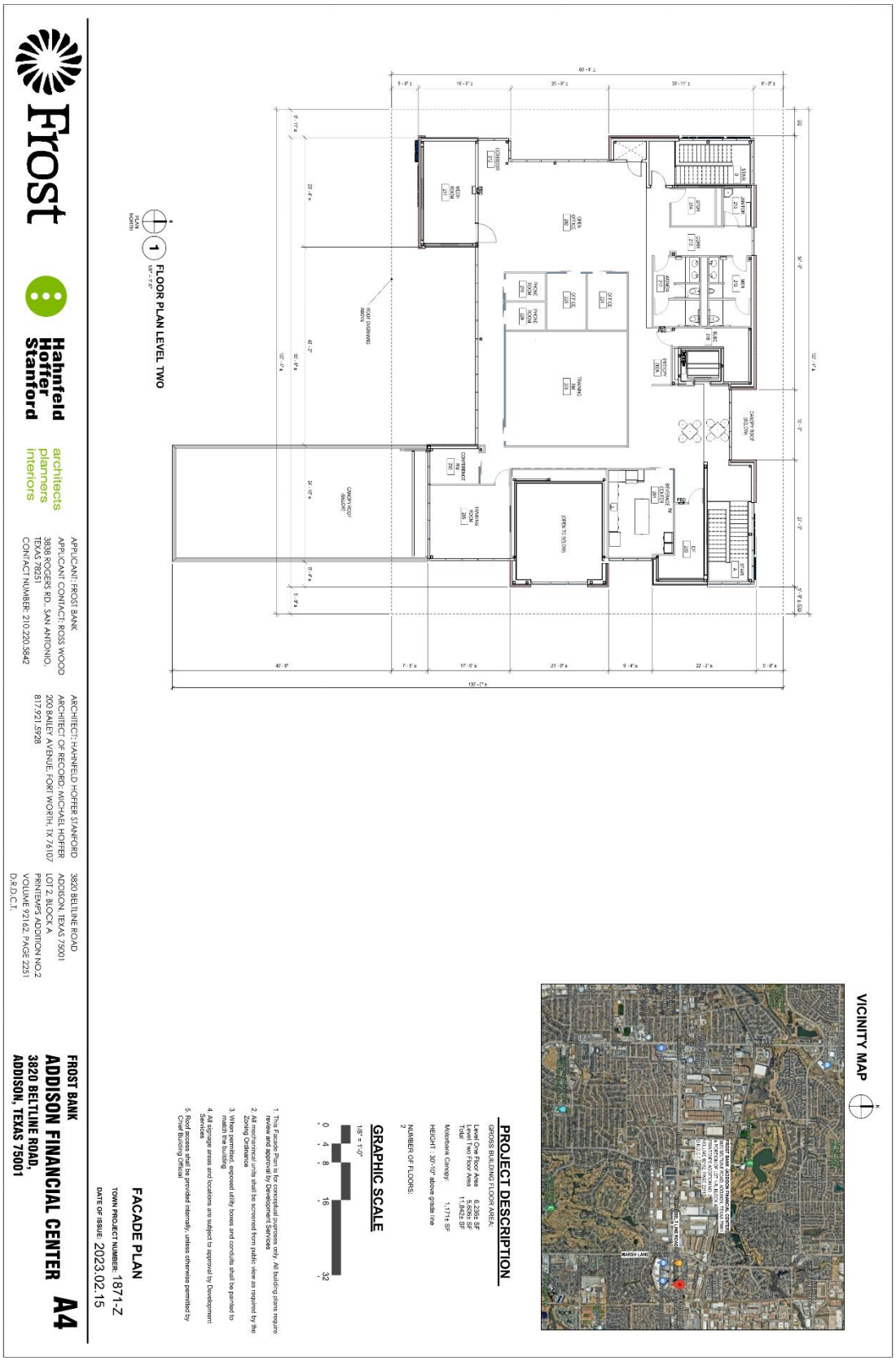
Frost
Hahnfeld Hoffer Stanford
architects planners interiors
APPLICANT: FROST BANK
APPLICANT CONTACT: ROSS WOOD
3838 ROGERS RD., SAN ANTONIO, TEXAS 78251
CONTACT NUMBER: 210.220.5842
ARCHITECT: HAHNFELD HOFFER STANFORD
ARCHITECT OF RECORD: MICHAEL HOFFER
200 BAILEY AVENUE, FORT WORTH, TX 76107
817.921.5928
3820 BELTLINE ROAD
ADDISON, TEXAS 75001
LOT 2, BLOCK A
PRINTEMPS ADDITION NO.2
VOLUME 92142, PAGE 2251
D.R.D.C.T.
FLOOR PLAN LEVEL ONE
1/8" = 1'-0"
PLAN NORTH
MARSH LANE
BELT LINE ROAD

EXHIBIT A


VICINITY MAP
MARSH LANE
PROJECT DESCRIPTION
GROSS BUILDING FLOOR AREA:
Level One Floor Area 5,506 SF
Level Two Floor Area 6,268 SF
Total 11,842± SF
Mooshawk Canopy 1,171± SF
HEIGHT : 35'-10" above grade line
NUMBER OF FLOORS: 2
GRAPHIC SCALE
1/8" = 1'-0"
0 4 8 16 32
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FROST BANK
ADDISON FINANCIAL CENTER
3820 BELTLINE ROAD,
ADDISON, TEXAS 75001
A4
Frost
Hahnfeld Hoffer Stanford
architects planners interiors
APPLICANT: FROST BANK
APPLICANT CONTACT: ROSS WOOD
3838 ROGERS RD. SAN ANTONIO, TEXAS 78251
CONTACT NUMBER: 210.220.5842
ARCHITECT: HAHNFELD HOFFER STANFORD
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200 BAILEY AVENUE FORT WORTH, TX 76107
817.921.5928
3820 BELTLINE ROAD
ADDISON, TEXAS 75001
LOT 2, BLOCK A
PRINTEMPS ADDITION NO.2
VOLUME 92162, PAGE 2251
D.R.D.C.T.
FLOOR PLAN LEVEL TWO
1
1/8" = 1'-0"
SCALE: 1/8"=1'-0"
NORTH