



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

TUESDAY, JUNE 20, 2023

**ADDISON CONFERENCE CENTER
15650 ADDISON ROAD, ADDISON, TX 75001**

6:00 P.M. REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison Conference Center, 15650 Addison Road, Addison, Texas 75001 on Tuesday, June 20, 2023 at 6 pm. 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. Members of the public are entitled to participate remotely via Dial-in Number: 346.248.7799; Meeting ID: 319 628 1637; Participant ID: #. For more detailed instructions on how to participate in this meeting, visit our Agenda Page. The meeting will be live streamed on Addison's website at www.addisontexas.net.

Call Meeting to Order

Pledge of Allegiance

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

1. Consider Action on the Minutes from the May 16, 2023 Planning and Zoning Commission Meeting.

2. Consider Action on a Site Plan for 3.10 acres within the Josiah Pancoast Abstract, No. 1146, and Elisha Fike Abstract, No. 0478, for a sports training facility, located west of Inwood Road and approximately 650 feet north of Landmark Place. Case SP2022-07/14801 Inwood Road (Lacrosse Barn).
3. Consider Action on an Amending Plat for the Addison Grove Addition, Block A, Lots 3X and 5X, Block B, Lot 6X, Block C, Lots 9X and 12X, and Block D, Lots 14X and 16X, to establish alley names and identify air rights easements on 1.41 Acres Located South of Belt Line Road, North of Beltway Drive, and Approximately 400 feet West of Midway Road. Case R2023-04/Addison Grove Addition.

Regular Agenda:

4. Hold a public hearing, present, discuss, and consider action on a request to amend the permitted uses, development standards, and development plans for Planned Development (PD) Ordinance Nos. 085-093, 095-054, and 096-006, for a 12.22± acre property located at 16675 Addison Road, to allow for the conversion of an existing call center site to a multi-building office/warehouse development with associated site improvements. (Case 1886-Z/16675 Addison Road).

Citizen Comments: At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No P&Z action or discussion may. No Council action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.

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

1.

Meeting Date: 06/20/2023

Agenda Caption:

Consider Action on the Minutes from the May 16, 2023 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the May 16, 2023 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the May 16, 2023 Planning and Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

May 16, 2023
6:00 P.M. - Addison Conference Center
15650 Addison Road

Present: Chair Tom Souers; Vice Chair Chris DeFrancisco; Commissioner Juli Branson;
Commissioner Robert Catalani; Commissioner Diane Chavez; Commissioner Zachary
Faircloth; Commissioner Denise Fansler

Call Meeting to Order

Chair Souers called the meeting to order.

Pledge of Allegiance

Chair Souers led the 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 April 18, 2023 Planning and Zoning Commission Meeting.**
2. Consider Action on a **Final Plat of Lot 1, Block A of the Addison Heights Addition, comprising 3.20± Acres situated in the G.W. Fisher Survey, Abstract No. 482, and located at the Southeast Corner of Addison Road and Airport Parkway (4800 Airport Parkway)** Case R2023-03/JPI Addison Heights (4800 Airport Parkway).

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

Moved by Commissioner Robert Catalani, Seconded by Commissioner Zachary Faircloth

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Juli Branson, Commissioner Robert Catalani,
Commissioner Diane Chavez, Commissioner Zachary Faircloth,
Commissioner Denise Fansler

Passed

Regular Agenda:

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Request for a Special Use Permit (SUP) to allow a Religious Institution on 1.28± Acres Located at the Northwest Corner of Celestial Road and Winnwood Road (5555 Celestial Road), that is currently zoned Planned Development (PD), through Ordinance No. O91-083** Case 1868-SUP/5555 Celestial Road (White Rock Chapel).

Ken Schmidt, Director of Development Services, presented the request for approval of a Special Use Permit (SUP) for a religious institution. The subject property is located at 5555 Celestial Road and is comprised of 1.28± acres (inclusive of 0.13 acres of public right-of-way that bisects the property) located at the northwest corner of Celestial Road and Winnwood Road.

This property, coupled with a segment of land in the City of Dallas that is situated on the east side of White Rock Creek, has a long history of worship use and is recognized by the Texas Historical Commission for its rich legacy of African American history. Former slaves and their descendants established the original White Rock Chapel east of the creek in 1884, and after enduring flooding for years, moved the church to its current location in 1918, following the donation of land by a white landowner who frequently worshipped with their congregation. Following the loss of the original worship hall due to a storm and the establishment of a new congregation one mile to the south on Montfort Drive, a new worship hall was built in 1960, and shortly thereafter, was lost in a structure fire. Until a new worship hall was built in 1981, the congregation worshipped in the original 1918 parsonage. Following unsuccessful efforts to restore the parsonage in 2008, the parsonage was replaced with the current fellowship hall, which exists on the property today along with the 1981 worship hall. A summary of the historical significance of the property was provided in the 2013 Comprehensive Plan and is attached to this

report for reference.

Following years of moderate use, the property was sold to a group of north Texans, led by Dr. Donald Wesson and his family, in 2018. This group formed White Rock Chapel of Addison Inc. for the purpose of re-establishing a religious congregation at the site and to celebrate its unique contribution to African American history in north Texas. Following the purchase of the property in 2018, the new owners did not obtain a Certificate of Occupancy for their desired use and the property has largely been dormant in the years that followed.

The Town's Zoning Ordinance allows a religious institution through approval of an SUP in any zoning district. The past worship use on this property was established prior to the Town's incorporation and subsequent zoning of this property and the surrounding land. In 1991, this property, along with the surrounding Winnwood and Celestial Road properties, was rezoned to the Planned Development (PD) zoning district, through PD Ordinance 91-038. That PD restricted the zoning of this property to single-family use and did not make the existing religious assembly use a legal use.

Since 2019, the applicant has engaged Town staff in various discussions on the future disposition of the property, with limited progression prior to this current application. In February of 2022, the applicant approached Town staff with a vision that served as a nexus for this current proposal. Due to the recent ongoing dormancy of this property and the change in the nature of the use proposed by the applicant, the Director of Development Services made an administrative determination at that time, that required the applicant to obtain an SUP to establish a new religious institution use on the property.

With this SUP application, the applicant is presenting detailed site development plans and SUP conditions that were shaped by months of community engagement in the form of neighborhood meetings and small group meetings with concerned neighbors. These plans and SUP conditions will help facilitate the establishment of a new congregation that will be served by faith leaders from an existing Dallas congregation, Cornerstone Baptist Church.

Staff recommends approval of this SUP request, subject to the use and site development conditions presented by the applicant.

Public Hearing: The following individuals provided input during the public hearing.

Applicant/Application Representatives:

- Robert Baldwin, 3904 Elm Street, Suite #13, Dallas, TX 75226
- Angela Hunt, 500 N. Akard Street, Dallas TX 75201
- Dr. Don Wesson, 3111 Welborn Street, Dallas, TX 75219
- Judith Garrett Segura, 8930 Crockett Drive, Argyle, TX 76226

For:

- Fran Powell, 14796 Lochinvar Court
- David Rosenfield, 14909 Bellbrook Drive
- David Dillard, 4357 Shirley Drive
- Venu Menon, 14523 Winnwood Road
- Ed Copeland, 5600 Celestial Place
- Louise Rosenfield, 14909 Bellbrook Drive
- Manju Menon, 14523 Winnwood Road

On:

- Jimmy Niemann, 14921 Bellbrook Drive

Against:

- Robert Kantner, 14853 Winnwood Road
- Richard Lane, 14516 Winnwood Road
- Howard Freed, 14932 Winnwood Road
- Jim Robinson, 14795 Buckingham Court
- Robert Goodfriend, 14725 Celestial Place
- Merle Bruneman, 14848 Winnwood Road
- Blake Clemens, 14754 Celestial Place
- Michael Emmett, 14535 Winnwood Road
- Bob Heckman, 14776 Maiden Court
- Jane Frances Robinson, 14761 Bedivere Court
- Taree Doty, 14784 Winnwood Road
- Sarah Brown, 14811 Bellbrook Drive
- Daniel Kondos, 5545 Celestial Road
- Katherine Garrison, 5545 Celestial Road
- George King, 14929 Havenshire Place
- Michael Douglas, 14916 Winnwood Road
- Chris Bowers, 1316 Village Creek Drive
- JT McPherson, 14517 Winnwood Road
- Connie Mahmood, 14721 Stanford Court
- John Krieger, 14768 Maiden Court
- Cynthia Reese, 14819 Bellbrook Drive
- Raymond Reese, 14819 Bellbrook Drive
- Karen Williams, 14799 Buckingham Court
- Mae Carroll, 14759 Stanford Court
- Megan McKinney, 14759 Stanford Court
- Colter Doty, 14784 Winnwood Road

- John Finken, 14764 Maiden Court
- Maureen Lesourd, 14854 Oaks North Place
- Jeff Cayon, 14900 Winnwood Road
- Michael Holigan, 15001 Winnwood Road
- Virginia Hensley, 15016 Winnwood Road

Motion: Recommend approval of SUP, Case 1868-SUP/5555
Celestial Road (White Rock Chapel), as presented.

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 Diane Chavez, Commissioner Zachary Faircloth,
Commissioner Denise Fansler

Passed

Citizen Comments: At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No P&Z action or discussion may. No Council action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.

Public Comment: No citizens requested to address the Commission.

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.

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

Planning & Zoning Commission

2.

Meeting Date: 06/20/2023

Agenda Caption:

Consider Action on a Site Plan for 3.10 acres within the Josiah Pancoast Abstract, No. 1146, and Elisha Fike Abstract, No. 0478, for a sports training facility, located west of Inwood Road and approximately 650 feet north of Landmark Place. Case SP2022-07/14801 Inwood Road (Lacrosse Barn).

Recommendation:

Administration recommends approval.

Attachments

SP2022-07 Staff Report

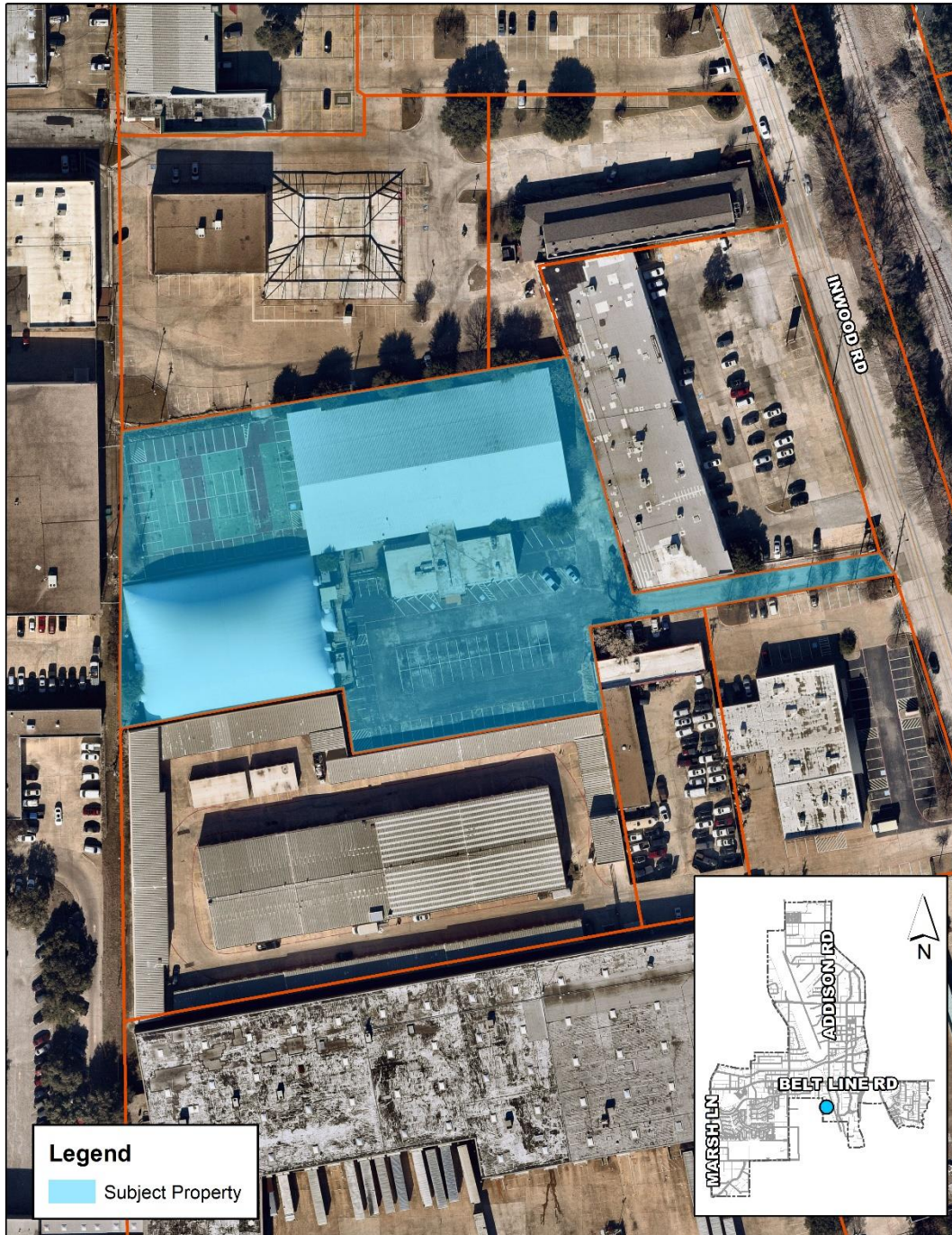
SP2022-07 Plans

SP2022-07 Renderings

SP2022-07

Case SP2022-07/14801 Inwood Road (Lacrosse Barn). Consider Action on a Site Plan for 3.10 acres within the Josiah Pancoast Abstract, No. 1146, and Elisha Fike Abstract, No. 0478, for a sports training facility, located west of Inwood Road and approximately 650 feet north of Landmark Place.

LOCATION MAP





June 20, 2023

STAFF REPORT

RE: SP2022-07/14801 Inwood Road (Lacrosse Barn)

LOCATION: 14801 Inwood Road

REQUEST: Approval of a site plan for a sports training facility on 3.10-acres of land, located west of Inwood Road and approximately 650 feet north of Landmark Place. (Application Date: 10/27/2022)

APPLICANT: Humberto Castillo, Avila & Castillo

DISCUSSION:

Background: The site plan includes the renovation of an existing 39,527 square foot structure, construction of a new 20,000 square foot structure, and associated site improvements. The site will be used as a lacrosse training facility. This subject property was previously used as a soccer training facility. The site includes 3.10 acres and is zoned Industrial 1 (I-1). It is located on the west side of Inwood Road, between Belt Line Road and Landmark Place.

Proposed Plan: The proposed site plan includes two structures, an outdoor training area, landscaping, and parking. The existing structure, identified as Building A on the site plan, will provide 39,527 square feet across the first floor and 2nd floor mezzanine. Building A modifications will consist of an interior and exterior remodel. The structure will have indoor training fields, locker room and restroom facilities, offices, concession accommodations, and observation areas. The proposed structure, Building B, will provide a two story, 20,000 square feet building and will include indoor training fields and restrooms.

The site will also include new parking surfaces throughout. The parking lot drive aisle will serve as a fire lane for emergency access from Inwood Road. A new solid waste enclosure is proposed on the west side of Building B and will not be visible from public rights-of-way.

Parking: Based upon the proposed use of the facility, staff determined that an appropriate parking standard for this site is 1 space for each 500 square feet of gross floor area. The total building area provided on site is proposed to be 61,840 square feet, requiring 124 parking spaces. The plan exceeds this requirement by providing 129 parking spaces on site. Proposed parking improvements will also bring the site into compliance with accessibility standards.

Exterior Facades: An exterior remodel is proposed to Building A, to include an updated front façade, enhanced parapet above the main entrance, and an accessible building entrance. The building materials of Building A will also be updated to provide a stucco finish, wood cladding, metal accents, and storefront glass on the south elevation. The existing building height is not proposed to change at 38 feet.

Building B is proposed to be 50 feet tall, and the primary exterior materials will be brick and glass. The primary entrance of the building will be on the south façade.

All roof mounted mechanical equipment will be screened from all sides of the building. Additionally, a new masonry solid waste enclosure is proposed on the west side of Building B that will serve the entire site.

Landscaping and Streetscape: The Town's Landscape Ordinance requires that properties developed under the I-1 zoning district provide 10 percent of the site as landscaped area. Other requirements include 5 percent interior landscape planting in the parking lot and parking lot screening. The landscape plan meets or exceeds all Town requirements. The applicant is not proposing to remove any existing trees.

RECOMMENDATION: APPROVAL

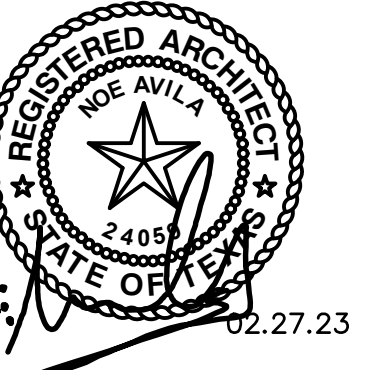
The overall design of the site will allow updates to the existing structure that will increase its functionality and will also allow a second structure, which is compatible with the built environment in the area. Additionally, the proposed site improvements will bring the site into compliance with many standards, including landscaping and emergency protection, that do not currently comply. The site complies with the I-1 zoning district and applicable Town development standards.

Administration recommends approval of the site plan.



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A PROJECT FOR:
LACROSSE BARN

INWOOD SPORTS CENTER
14801 INWOOD RD
ADDISON, TEXAS

DATE:

REVISIONS:

CASE NO.
SP2022-07

PROPOSED SUBDIVISION NAME:
TBD

LOT NUMBER & ACREAGE:
3.1046 ACRES

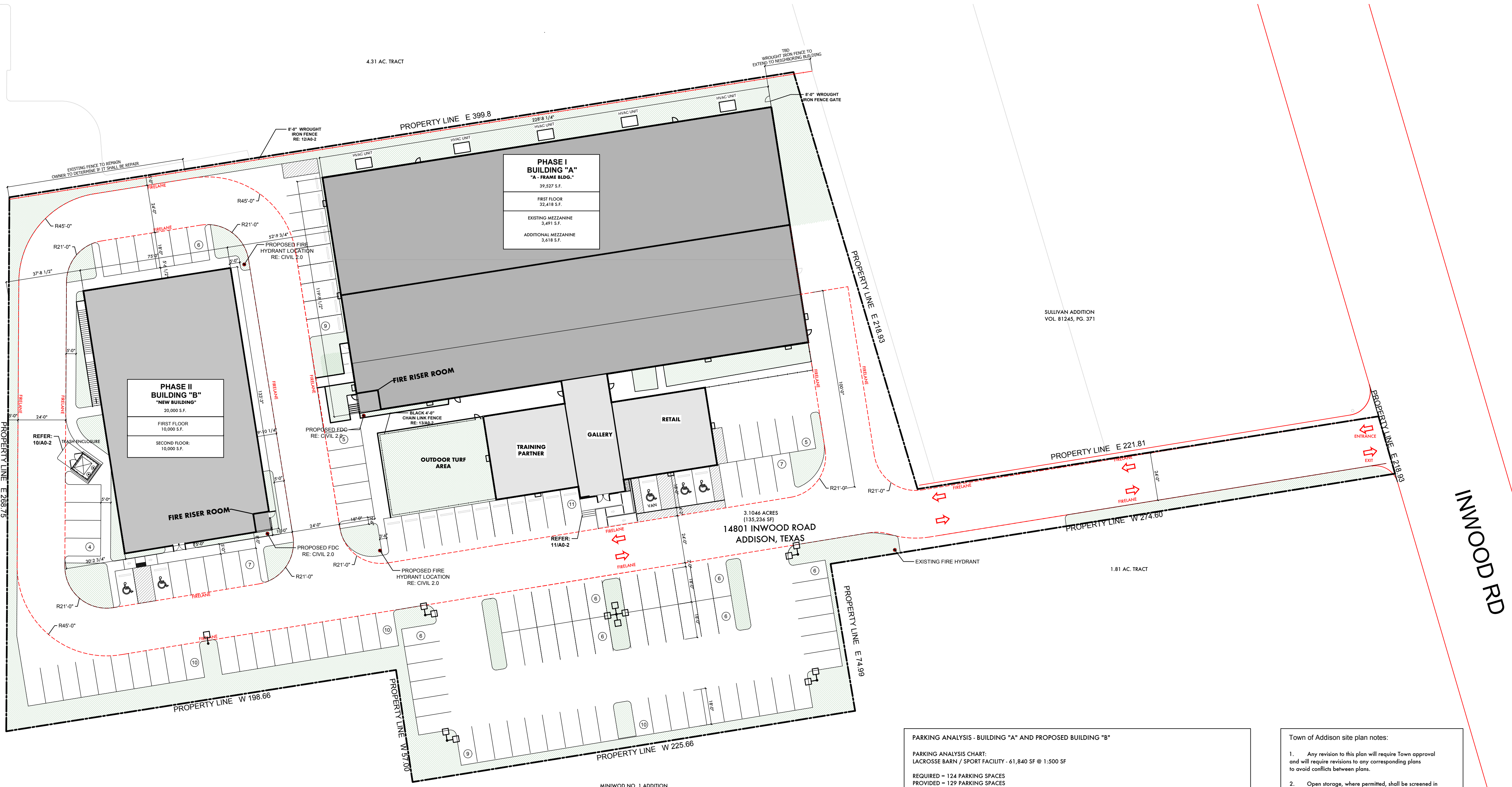
ABSTRACT/SURVEY:
**ELISHA FIKE - NO. 478
JOSIAH PANCOAST - NO. 1146**

PROJECT NUMBER:
AC-08122022

ISSUE:
FOR PERMIT

SHEET TITLE:
SITE PLAN

SHEET NO.
SP1-1



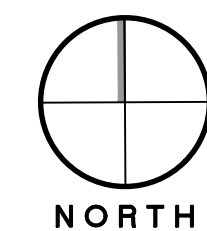
PARKING ANALYSIS - BUILDING "A" AND PROPOSED BUILDING "B"

PARKING ANALYSIS CHART:
LACROSSE BARN / SPORT FACILITY - 61,840 SF @ 1:500 SF
REQUIRED = 124 PARKING SPACES
PROVIDED = 129 PARKING SPACES
HANDICAP PARKING = 5 HC PARKING SPACES
BIKE RACKS = TBD

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
ZONING: INDUSTRIAL - 1 DISTRICT
ALL REQUIRED PARKING SHALL CONSIST OF OFF-STREET PARKING AND SITE PARKING.
ALL FIRE LANE AREAS TO BE TESTED TO SUPPORT 100,000 LBS.

AREA:	SF
SITE:	135,480 SF (3.10 ACRES)
PHASE I - "A" FRAME BUILDING	
1ST FLOOR:	32,418 SF
MEZZANINE:	7,109 SF
"A" FRAME TOTAL BUILDING:	39,418 SF
OUTDOOR TRAINING AREA:	2,313 SF
PHASE I TOTAL:	41,840 SF
PHASE II - BUILDING "B"	
1ST FLOOR:	EST. 10,000 SF
2ND FLOOR:	EST. 10,000 SF
NEW BUILDING TOTAL:	EST. 20,000 SF
TOTAL BUILDINGS:	61,840 SF

- Town of Addison site plan notes:
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Buildings with an aggregate sum of 500 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
 - All signage is subject to Town approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.



ARCHITECTURAL - SITE PLAN
1"=30'-0"

01
SP1-1

BELTWOOD BUSINESS PARK
SECOND INSTALLMENT
VOL. 70044, PG. 515

SULLIVAN ADDITION
VOL. 81245, PG. 371

3.1046 ACRES
(135,234 SF)
14801 INWOOD ROAD
ADDISON, TEXAS

1.81 AC. TRACT

MINWOOD NO. 1 ADDITION
VOL. 82194



KEVIN SLOAN STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650



6.12.2023

A PROJECT FOR:
LACROSSE BARN
@
INWOOD SPORTS CENTER
14801 INWOOD RD
ADDISON, TEXAS

REVISIONS:

CASE NUMBER:
SP2022-07

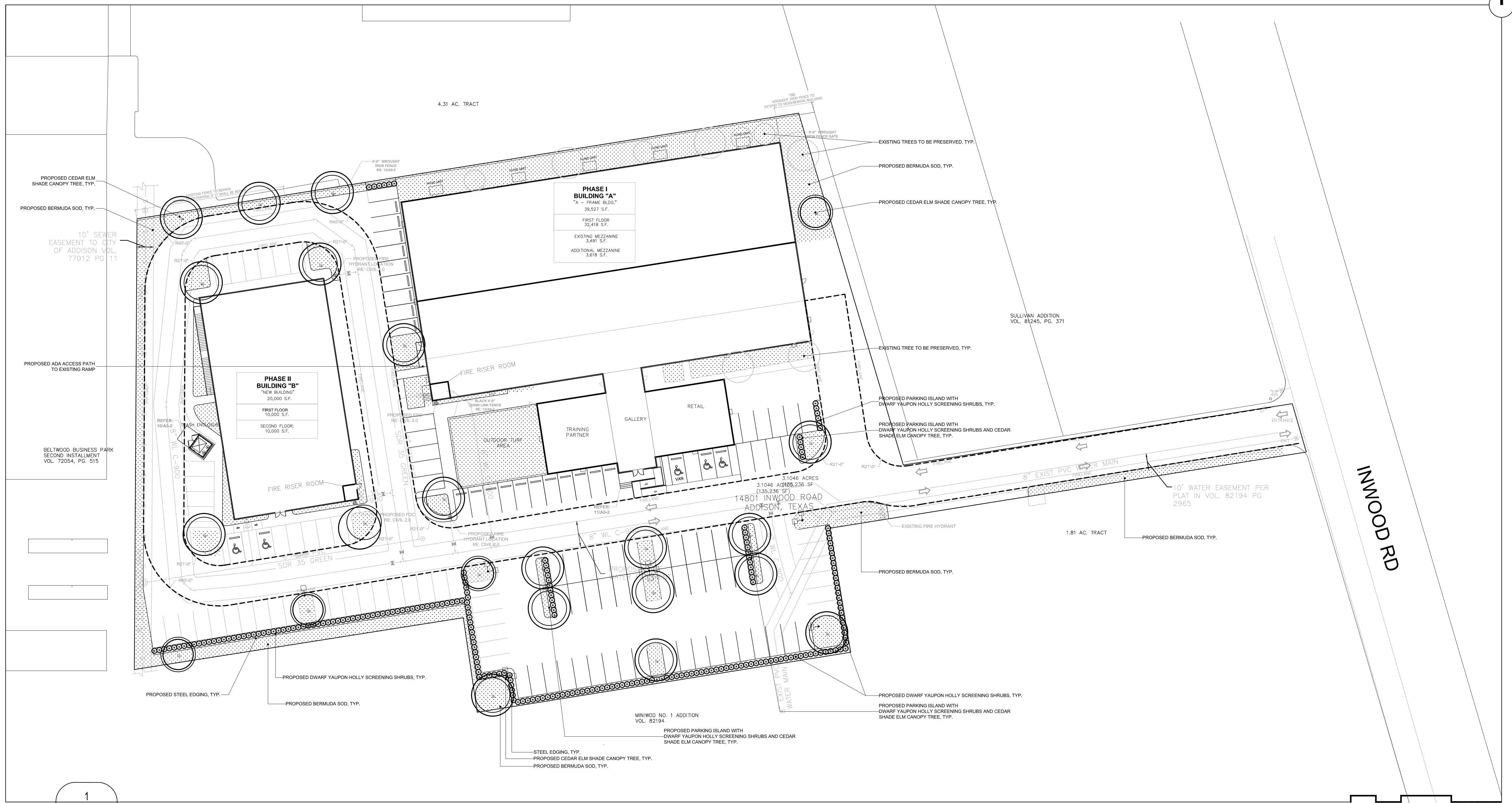
PROJECT NUMBER:
AC-08122022

ISSUE:
REVIEW SET

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.

L1-00



1
L1-00

LANDSCAPE PLAN

SCALE 1" = 30'-0"

PARKING ANALYSIS - BUILDING 'A' AND PROPOSED BUILDING 'B'

PARKING ANALYSIS CHART:
LACROSSE BARN / SPORT FACILITY - 59,527 SF @ 1:500 SF

REQUIRED = 119 PARKING SPACES
PROVIDED = 129 PARKING SPACES
HANDICAP PARKING = 5 HC PARKING SPACES
BIKE RACKS = TBD

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
ZONING: INDUSTRIAL - 1 DISTRICT
ALL REQUIRED PARKING SHALL CONSISTS OF OFF-STREET PARKING AND SITE PARKING.
ALL FIRE LANE AREAS TO BE TESTED TO SUPPORT 100,000 LBS.

AREA:	SF
SITE :	135,480 SF (3.10 ACRES)

PHASE I - "A" FRAME BUILDING
1ST FLOOR : 32,418 SF
MEZZANINE : 7,109 SF
"A" FRAME TOTAL : 39,527 SF

PHASE II - "B" FRAME BUILDING
1ST FLOOR : 10,000 SF
2ND FLOOR : 10,000 SF
NEW BUILDING TOTAL : 20,000 SF

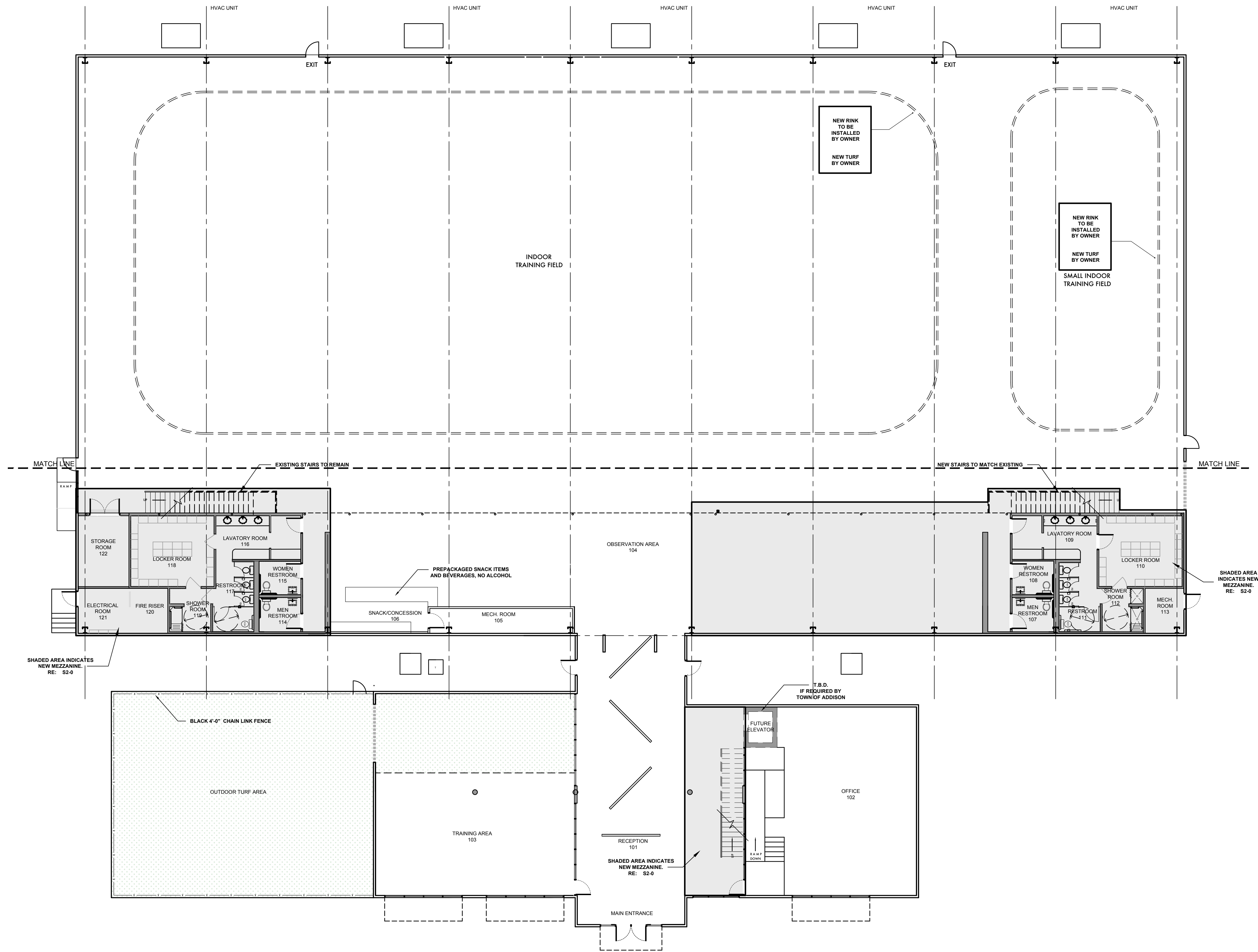
TOTAL BUILDINGS: 59,527 SF

LANDSCAPE ANALYSIS

AREA:	REQUIRED	PROVIDED	%
SITE : 14801 INWOOD RD.		135,480 SF (3.10 ACRES)	
PROVIDED LANDSCAPE AREA	13,648 SF (10%)	20,580 SF	15.1 %

PLANTING SCHEDULE

LEGEND	QUANTITY	COMMON NAME SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD	SPACING	NOTES
TREES							
UC	23	CEDAR ELM <i>ULMUS CRASSIFOLIA</i>	Container Grown, 4" Caliper	14'	6'	AS SHOWN	SINGLE STRAIGHT TRUNK,
SHRUBS							
DY	246	DWARF YALPON HOLLY <i>ILEX VOMITORIA 'NANA'</i>	5 GAL	3.5'		AS SHOWN	MATCHED
GROUND COVER							
CD	AS SHOWN ON PLAN	BERMUDA GRASS <i>CYNODON DACTYLON</i>	SOLID SOD				

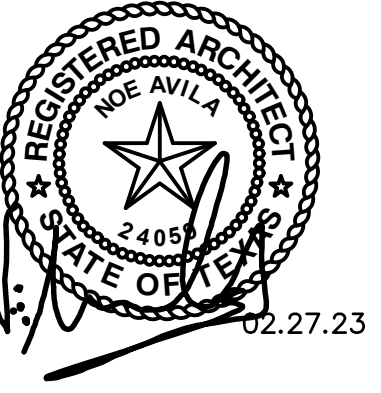


BUILDING A - OVERALL-FIRST FLOOR PLAN 01
 3/32" = 1'-0" A1-2



AVILA + CASTILLO
 Architecture & Construction

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 hc@avilacastillo.com



A PROJECT FOR:
LACROSSE BARN

INWOOD SPORTS CENTER
 14801 INWOOD RD
 ADDISON, TEXAS

DATE:

REVISIONS:

CASE NO.
SP2022-07

PROPOSED SUBDIVISION NAME:
TBD

LOT NUMBER & ACREAGE:
3.1046 ACRES

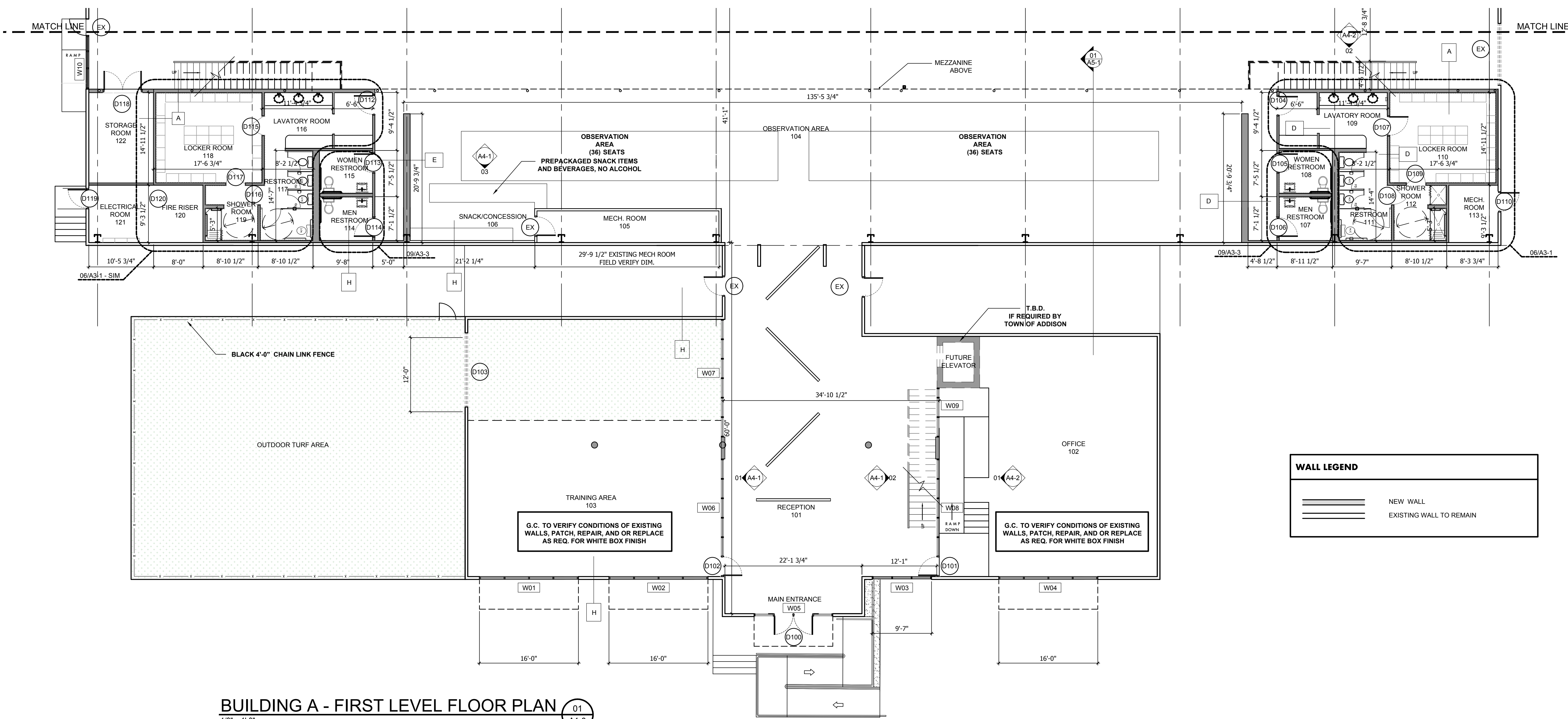
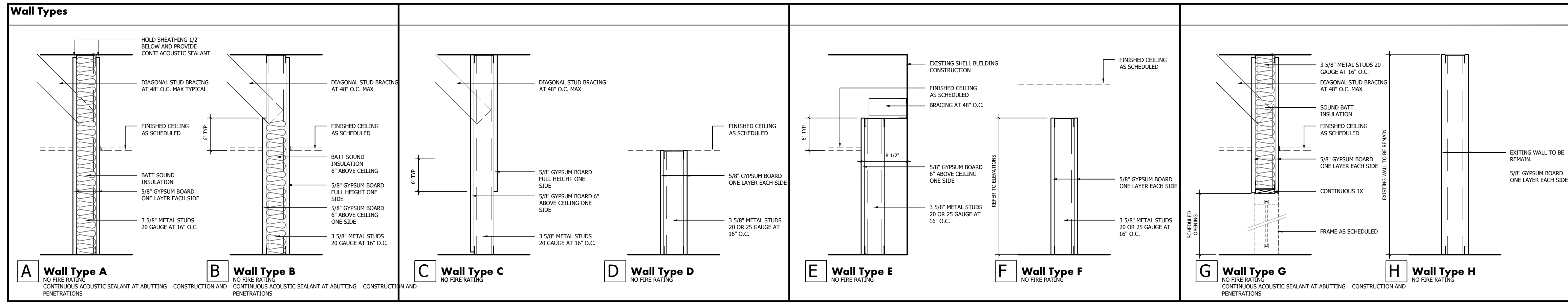
ABSTRACT/SURVEY:
ELISHA FIKE - NO. 478
JOSIAH PANCOAST - NO. 1146

PROJECT NUMBER:
AC-08122022

ISSUE:
FOR PERMIT

SHEET TITLE:
BUILDING A - OVERALL
1ST FLOOR PLAN

SHEET NO.
A1-2



BUILDING A - FIRST LEVEL FLOOR PLAN 01
1/8" = 1'-0" A1-3



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LACROSSE BARN

A PROJECT FOR:
INWOOD SPORTS CENTER
14801 INWOOD RD
ADDISON, TEXAS

DATE: _____

REVISIONS: _____

CASE NO.
SP2022-07

PROPOSED SUBDIVISION NAME:
TBD

LOT NUMBER & ACREAGE:
3.1046 ACRES

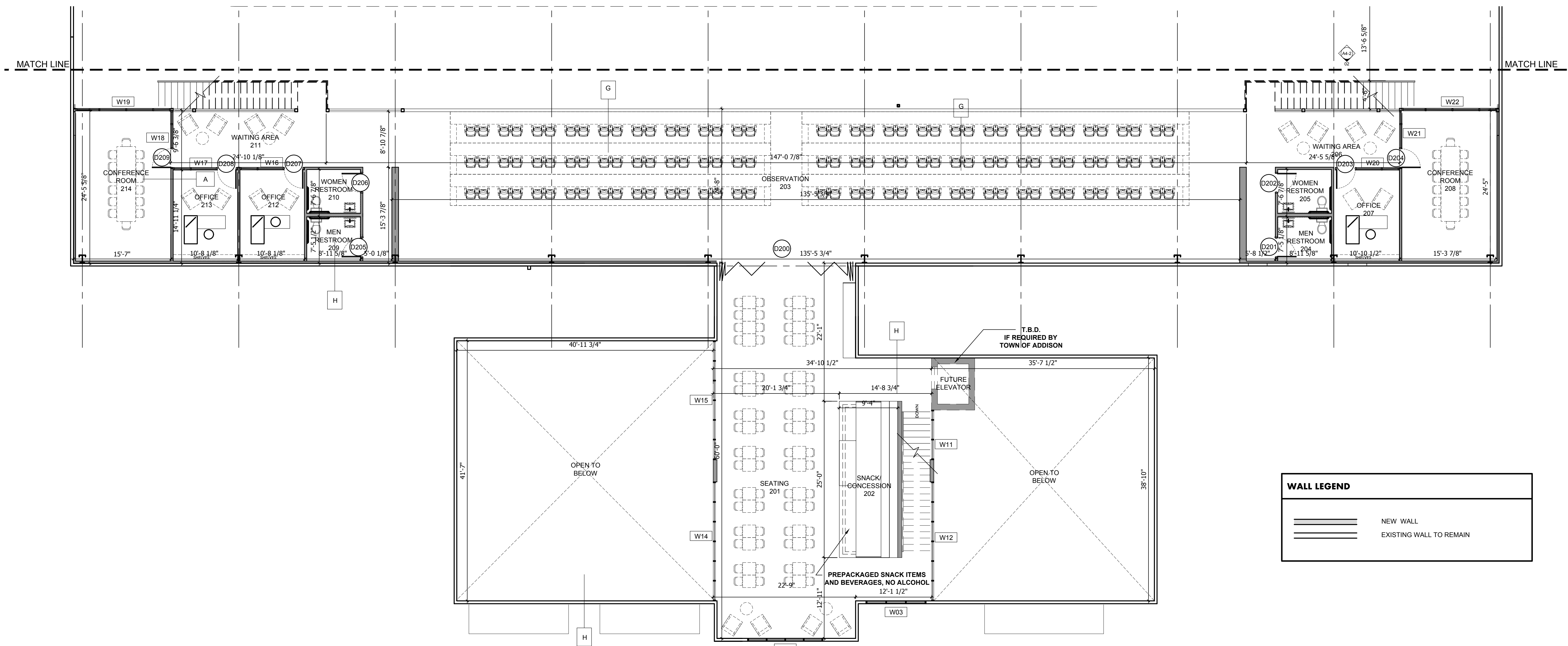
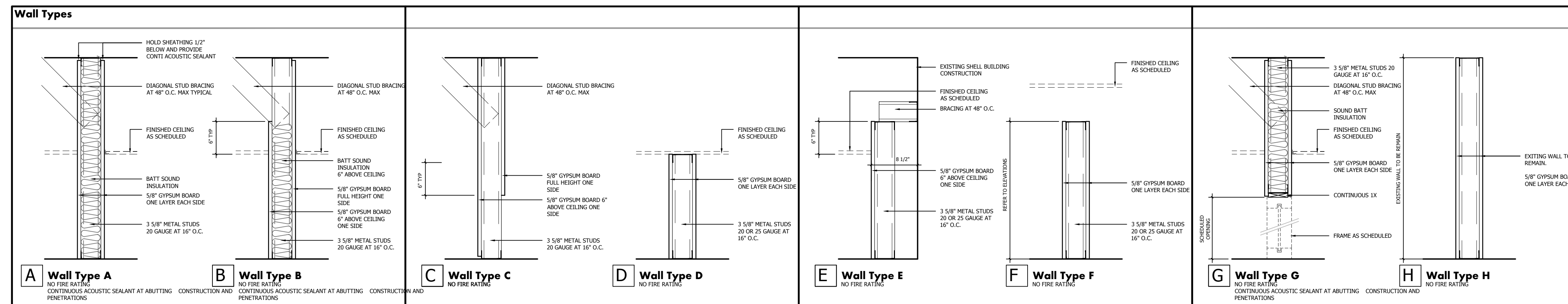
ABSTRACT/SURVEY:
ELISHA FIKE - NO. 478
JOSIAH PANCOAST - NO. 1146

PROJECT NUMBER:
AC-08122022

ISSUE:
FOR PERMIT

SHEET TITLE:
BUILDING A - 1ST FLOOR PLAN

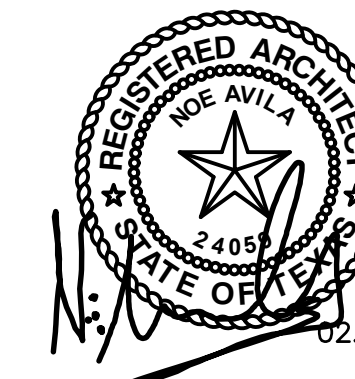
SHEET NO.
A1-3



BUILDING A - MEZZANINE FLOOR PLAN 01
1/8" = 1'-0" A1-4



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hc@avilacastillo.com



A PROJECT FOR:
LACROSSE BARN

INWOOD SPORTS CENTER
14801 INWOOD RD
ADDISON, TEXAS

DATE:

REVISIONS:

CASE NO.
SP2022-07

PROPOSED SUBDIVISION NAME:
TBD

LOT NUMBER & ACREAGE:
3.1046 ACRES

ABSTRACT/SURVEY:
**ELISHA FIKE - NO. 478
JOSIAH PANCOAST - NO. 1146**

PROJECT NUMBER:
AC-08122022

ISSUE:
FOR PERMIT

SHEET TITLE:
**BUILDING A -
MEZZANINE PLAN**

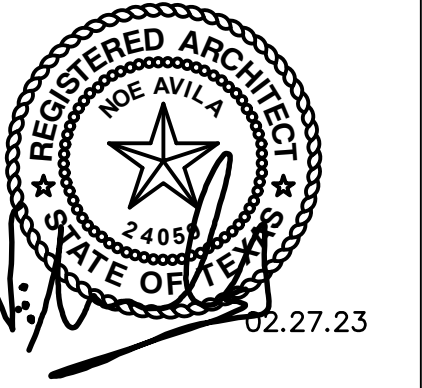
SHEET NO.

A1-4



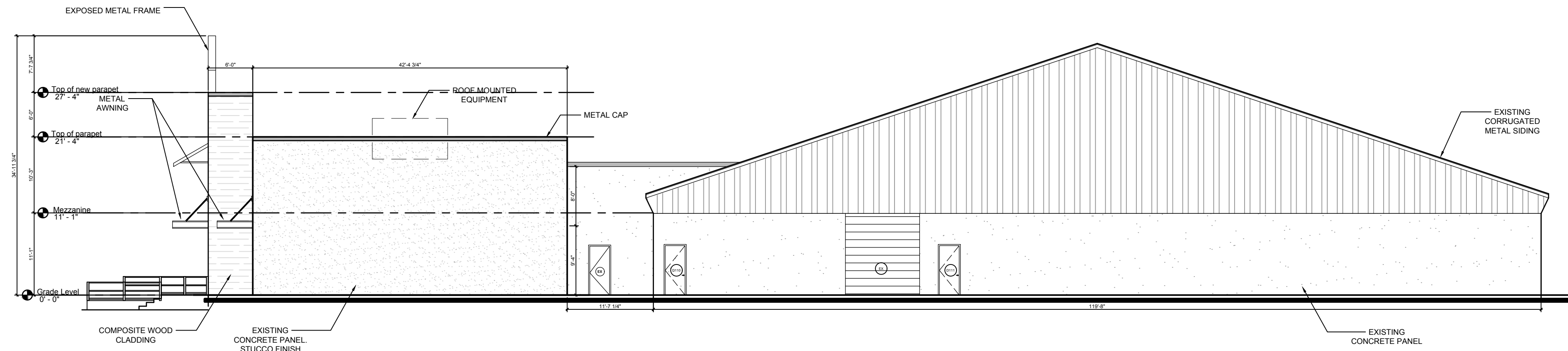
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Architecture & Construction

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EAST FACADE MATERIALS

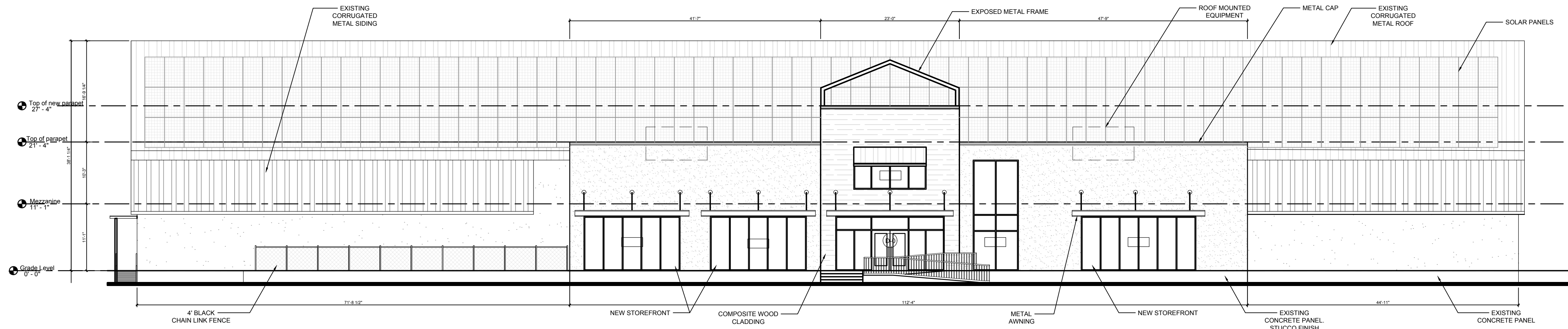
MATERIAL	MANUFACTURE	COLOR	SQUARE FOOTAGE (SF) TOTAL - 4,182.20 SF	PERCENT
EXISTING CONCRETE PANEL	EXISTING	ALABASTER WHITE SW 7008	1,366.77 SF	32.68%
STUCCO FINISH	SHERWIN WILLIAMS	ALABASTER WHITE SW 7008	883.05 SF	21.12%
EXISTING CORRUGATED METAL SIDING	EXISTING	IRON ORE SW 7069	1,482.32 SF	35.44%
METAL AWNING / METAL FRAME	VICTORY AWNING / OR SIMILAR	DARK BRONZE	86.67 SF	2.07%
METAL CAP	RIVERSIDE SHEET METAL / OR SIMILAR	IRON ORE SW 7069	37.31 SF	0.89%
COMPOSITE WOOD CLADDING	NEW TECHWOOD / OR SIMILAR	PERUVIAN TEAK / OR SIMILAR	156.08 SF	3.73%
METAL DOOR	RENLITA / OR SIMILAR	CLEAR ANODIZED	170.00 SF	4.07%



BUILDING A - EAST ELEVATION 01
3/32"=1'-0" A2-1

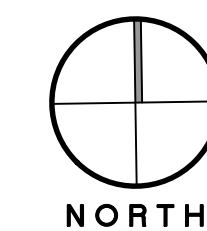
SOUTH FACADE MATERIALS

MATERIAL	MANUFACTURE	COLOR	SQUARE FOOTAGE (SF) TOTAL - 8,783.73 SF	PERCENT
EXISTING CONCRETE PANEL	EXISTING	ALABASTER WHITE SW 7008	1,203.85 SF	13.71%
STUCCO FINISH	SHERWIN WILLIAMS	ALABASTER WHITE SW 7008	1,049.58 SF	11.95%
EXISTING CORRUGATED METAL ROOF	EXISTING	ALABASTER WHITE SW 7008	970.15 SF	11.04%
EXISTING CORRUGATED METAL SIDING	EXISTING	IRON ORE SW 7069	957.77 SF	10.90%
METAL AWNING / METAL FRAME	VICTORY AWNING / OR SIMILAR	DARK BRONZE	100.65 SF	1.15%
METAL CAP	RIVERSIDE SHEET METAL / OR SIMILAR	IRON ORE SW 7069	56.17 SF	0.64%
COMPOSITE WOOD CLADDING	NEW TECHWOOD / OR SIMILAR	PERUVIAN TEAK / OR SIMILAR	434.17 SF	4.94%
STOREFRONT/GLASS	RENLITA / OR SIMILAR	CLEAR GLASS / BRONZE ALUMINUM	803.56 SF	9.15%
4" BLACK CHAIN LINK FENCE	FENCE SUPPLY INC / OR SIMILAR	BLACK	207.33 SF	2.36%
SOLAR PANELS (T.B.D.)	SUN RUN / OR SIMILAR	CLEAR GLASS	3,000.5 SF	34.16%



BUILDING A - SOUTH ELEVATION 02
3/32"=1'-0" A2-1

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SITE KEY
NTS

03
A2-1

A PROJECT FOR:
LACROSSE BARN

INWOOD SPORTS CENTER
14801 INWOOD RD
ADDISON, TEXAS

DATE:

REVISIONS:

CASE NO.
SP2022-07

PROPOSED SUBDIVISION NAME:
TBD

LOT NUMBER & ACREAGE:
3.1046 ACRES

ABSTRACT/SURVEY:
**ELISHA FIKE - NO. 478
JOSIAH PANCOAST - NO. 1146**

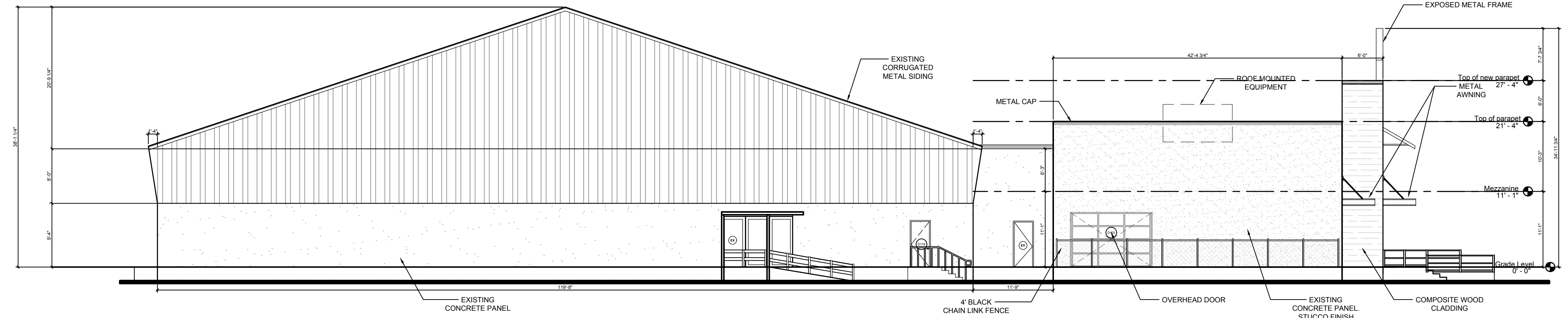
PROJECT NUMBER:
AC-08122022

ISSUE:
FOR PERMIT

SHEET TITLE:
**BUILDING A -
EXTERIOR ELEVATIONS**

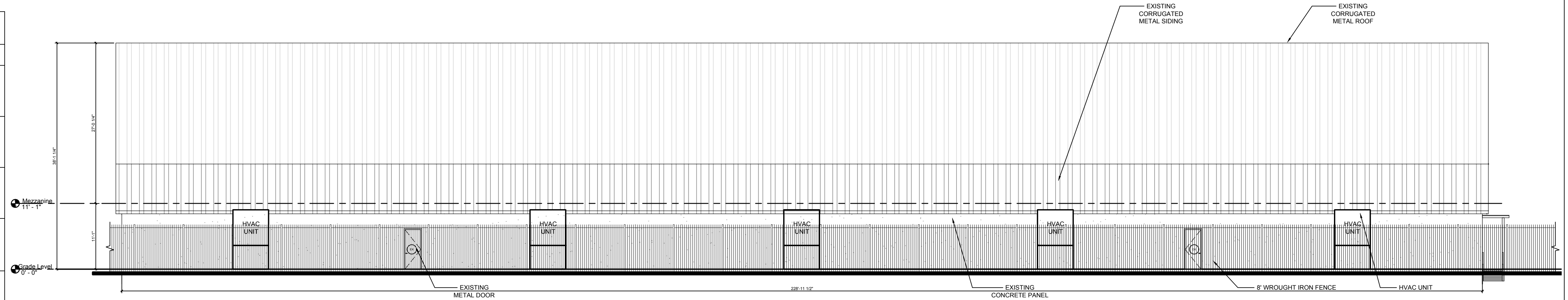
SHEET NO.
A2-1

WEST FACADE MATERIALS					
MATERIAL	MANUFACTURE	COLOR	SQUARE FOOTAGE (SF) TOTAL - 4,664.46 SF	PERCENT	
EXISTING CONCRETE PANEL	EXISTING	ALABASTER WHITE SW 7008	1,169.77 SF	25.50%	
STUCCO FINISH	SHERWIN WILLIAMS	ALABASTER WHITE SW 7008	670.37 SF	14.37%	
EXISTING CORRUGATED METAL SIDING	EXISTING	IRON ORE SW 7069	1,482.32 SF	48.50%	
METAL AWNING / METAL FRAME	VICTORY AWNING / OR SIMILAR	DARK BRONZE	17.26 SF	0.37%	
METAL CAP	RIVERSIDE SHEET METAL / OR SIMILAR	IRON ORE SW 7069	37.31 SF	0.74%	
COMPOSITE WOOD CLADDING	NEW TECHWOOD / OR SIMILAR	PERUVIAN TEAK / OR SIMILAR	156.08 SF	3.35%	
4" CHAIN LINK FENCE	FENCE SUPPLY INC / OR SIMILAR	BLACK	166 SF	3.56%	
STOREFRONT/GLASS	RENLITA / OR SIMILAR	CLEAR GLASS / BRONZE ALUMINUM	168.86 SF	3.61%	



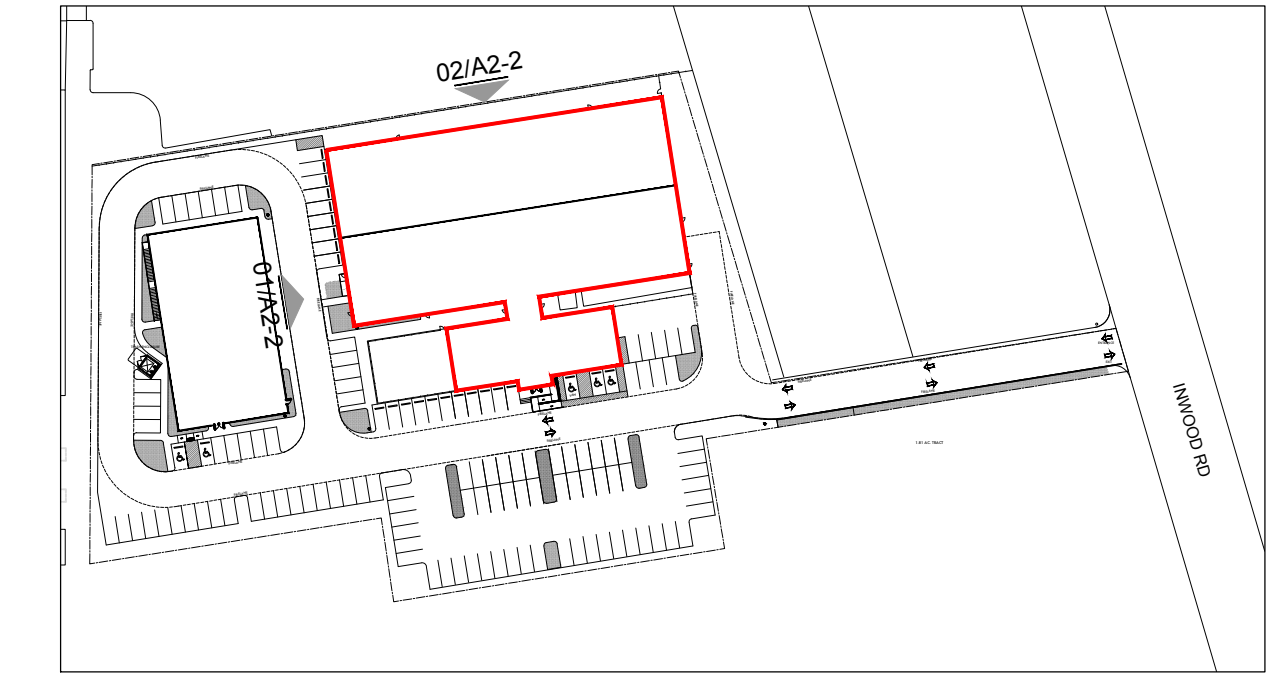
BUILDING A - WEST ELEVATION 01
3/32"=1'-0" A2-2

NORTH FACADE MATERIALS					
MATERIAL	MANUFACTURE	COLOR	SQUARE FOOTAGE (SF) TOTAL - 8,783.73 SF	PERCENT	
EXISTING CONCRETE PANEL	EXISTING	ALABASTER WHITE SW 7008	1,816.02 SF	20.67%	
EXISTING CORRUGATED METAL ROOF	EXISTING	ALABASTER WHITE SW 7008	4,708.80 SF	53.61%	
EXISTING CORRUGATED METAL SIDING	EXISTING	IRON ORE SW 7069	1,917.91 SF	21.83%	
HVAC UNIT	HVAC UNIT	TRANE / OR SIMILAR	300 SF	3.42%	
METAL DOOR	RENLITA / OR SIMILAR	CLEAR ANODIZED	41 SF	0.47%	



BUILDING A - NORTH ELEVATION 02
3/32"=1'-0" A2-2

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SITE KEY 03
NTS A2-2

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hc@avilacastillo.com

A PROJECT FOR:

LACROSSE BARN

INWOOD SPORTS CENTER
14801 INWOOD RD
ADDISON, TEXAS

DATE: _____

REVISIONS: _____

CASE NO.
SP2022-07

PROPOSED SUBDIVISION NAME:
TBD

LOT NUMBER & ACREAGE:
3.1046 ACRES

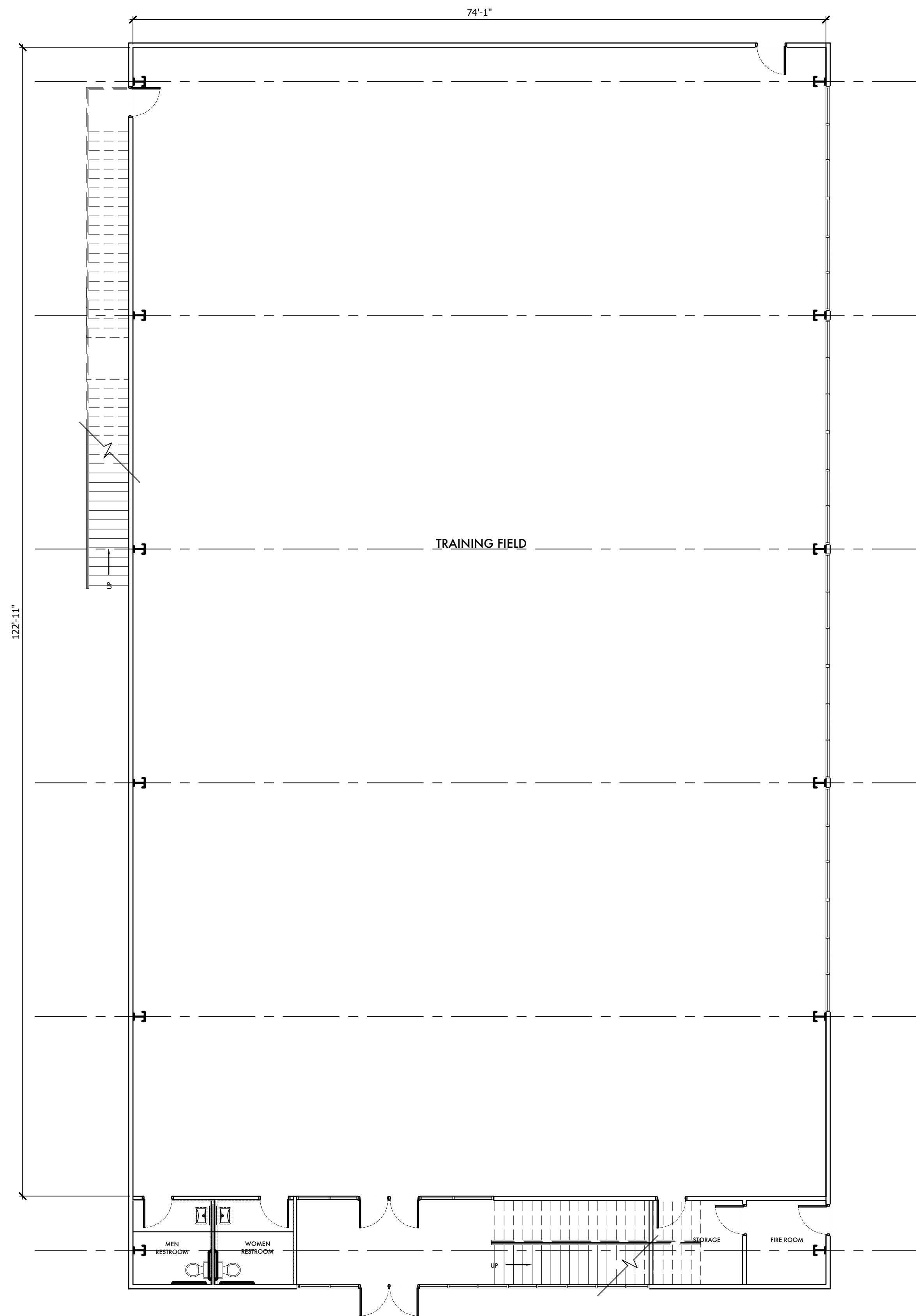
ABSTRACT/SURVEY:
ELISHA FIKE - NO. 478
JOSIAH PANCOAST - NO. 1146

PROJECT NUMBER:
AC-08122022

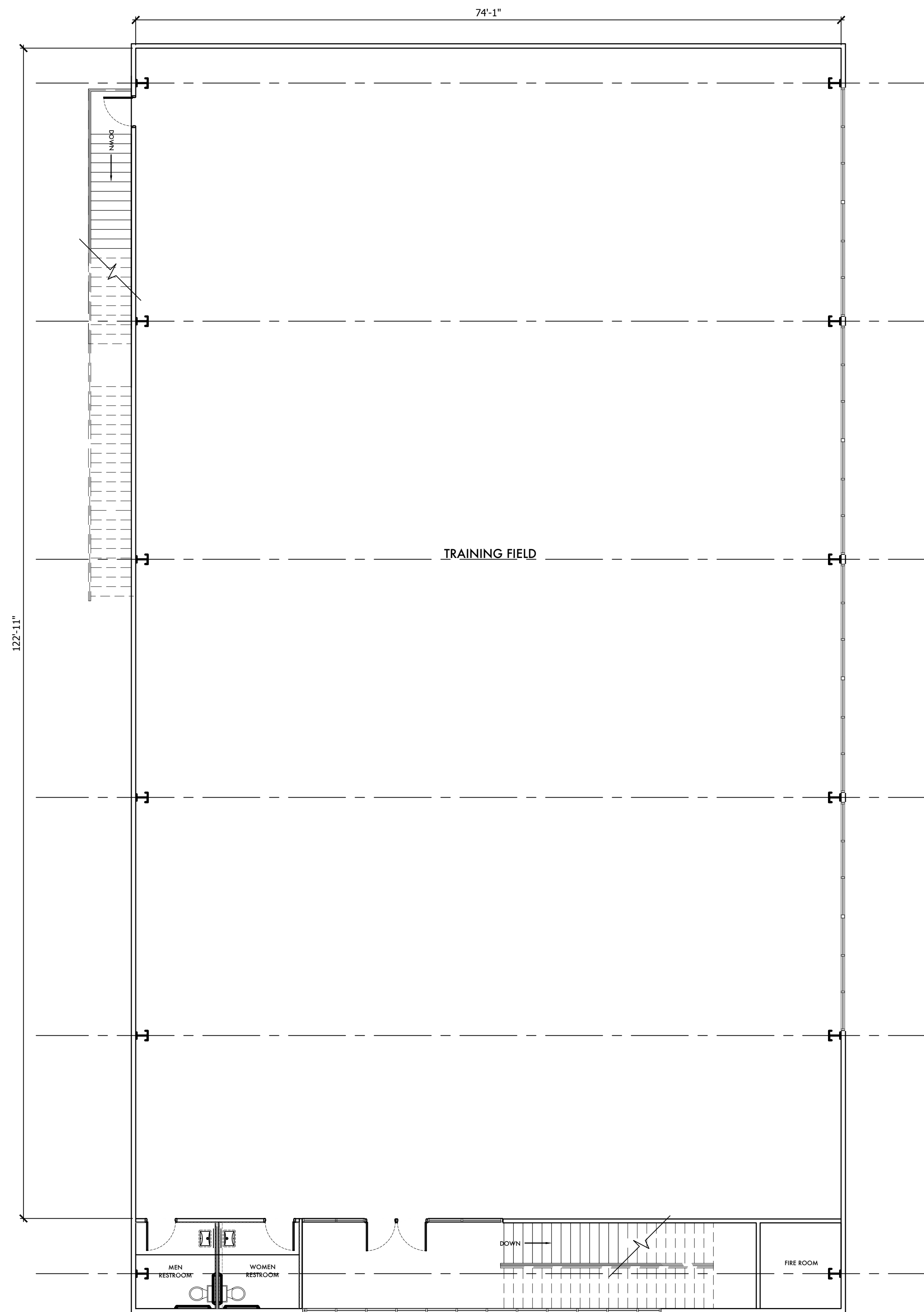
ISSUE:
FOR PERMIT

SHEET TITLE:
BUILDING A - EXTERIOR ELEVATIONS

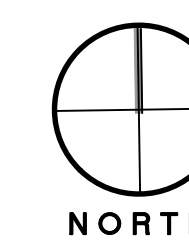
SHEET NO.
A2-2



BUILDING B - FIRST FLOOR PLAN - PRELIM. 01
1/8" = 1'-0" A1

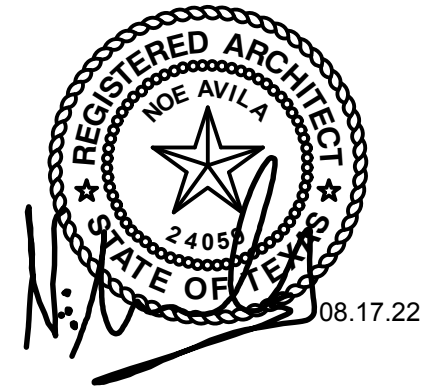


BUILDING B - SECOND FLOOR PLAN - PRELIM. 02
1/8" = 1'-0" A1



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noe@avilacastillo.com



LACROSSE BARN

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INWOOD SPORTS CENTER
14801 INWOOD RD
ADDISON, TEXAS

REVISIONS:

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3.1046 ACRES

ABSTRACT/SURVEY:
**ELISHA FIKE - NO. 478
JOSIAH PANCOAST - NO. 1146**

PROJECT NUMBER:
AC-08122022

ISSUE:
FOR PERMIT

SHEET TITLE:
BUILDING B - FLOOR PLANS

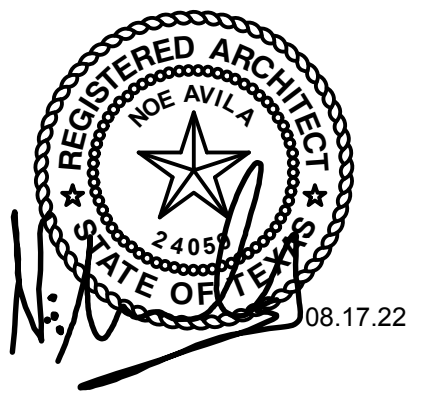
SHEET NO.

A1



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PROPOSED SUBDIVISION NAME:
TBD

LOT NUMBER & ACREAGE:
3.1046 ACRES

ABSTRACT/SURVEY:
**ELISHA FIKE - NO. 478
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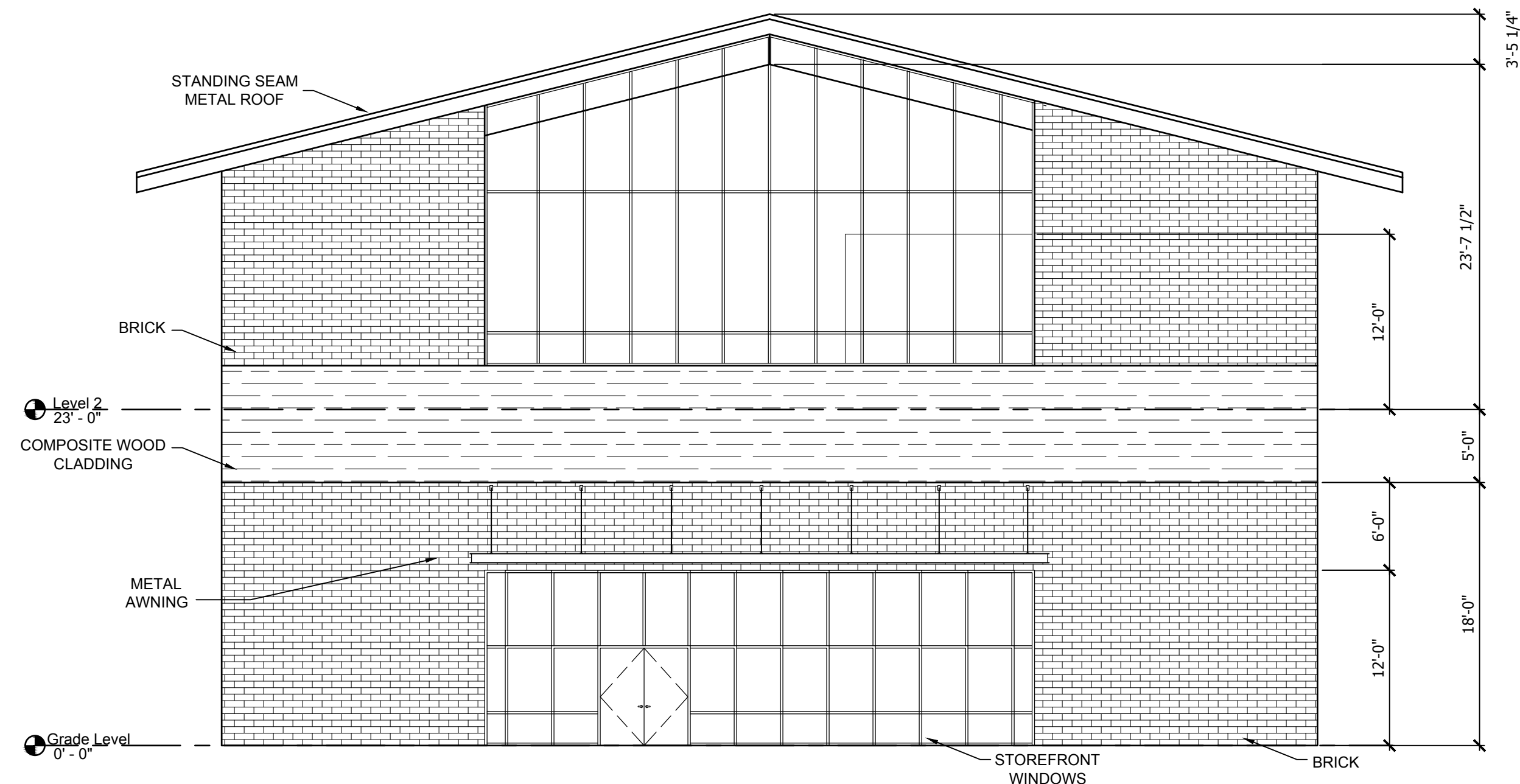
PROJECT NUMBER:
AC-08122022

ISSUE:
FOR PERMIT

SHEET TITLE:
**BUILDING B -
EXTERIOR ELEVATION**

SHEET NO.

A5-1



BUILDING B - SOUTH ELEVATION

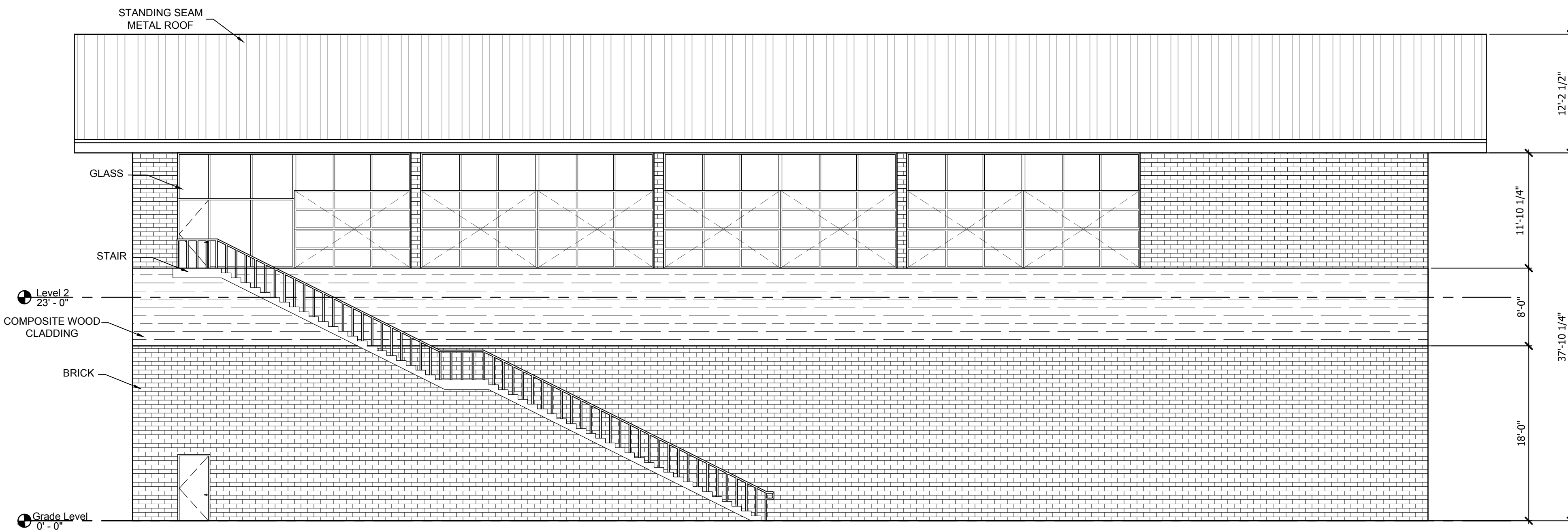
1/8" = 1'-0"

01
A5-1

SOUTH FACADE MATERIALS					
	MATERIAL	MANUFACTURE	COLOR	SQUARE FOOTAGE (SF) TOTAL - 3,419 SF	PERCENT
	BRICK	ACME / OR SIMILAR	SUMMER VINEYARD (035) / OR SIMILAR	1,456 SF	42.6%
	WINDOWS/GLASS	RENLITA / OR SIMILAR	CLEAR GLASS / BRONZE ALUMINUM	1,217 SF	35.6%
	STANDING SEAM METAL ROOF	DESIGNER ROOFING / OR SIMILAR	IRON ORE SW 7069	30 SF	0.9%
	METAL FRAME / AWNING	VICTORY AWNING / OR SIMILAR	DARK BRONZE	116 SF	3.4%
	COMPOSITE WOOD CLADDING	NEW TECHWOOD / OR SIMILAR	PERUVIAN TEAK / OR SIMILAR	600 SF	17.5%

WEST FACADE MATERIALS

	MATERIAL	MANUFACTURE	COLOR	SQUARE FOOTAGE (SF) TOTAL - 6,817 SF	PERCENT
	BRICK	ACME / OR SIMILAR	SUMMER VINEYARD (035) / OR SIMILAR	2,761 SF	40.5%
	WINDOWS/GLASS	RENLITA / OR SIMILAR	CLEAR GLASS / BRONZE ALUMINUM	1,138 SF	16.7%
	STANDING SEAM METAL ROOF	DESIGNER ROOFING / OR SIMILAR	IRON ORE SW 7069	1,622 SF	23.8%
	METAL FRAME / AWNING	VICTORY AWNING / OR SIMILAR	DARK BRONZE	151 SF	2.2%
	COMPOSITE WOOD CLADDING	NEW TECHWOOD / OR SIMILAR	PERUVIAN TEAK / OR SIMILAR	1,039 SF	15.3%
	METAL DOOR	TRUDOOR / OR SIMILAR	CLEAR ANODIZED	23 SF	0.3%
	STAIR	STAIR ZONE / OR SIMILAR	BLACK	83 SF	1.2%



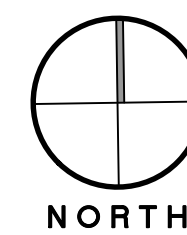
BUILDING B - WEST ELEVATION

1/8" = 1'-0"

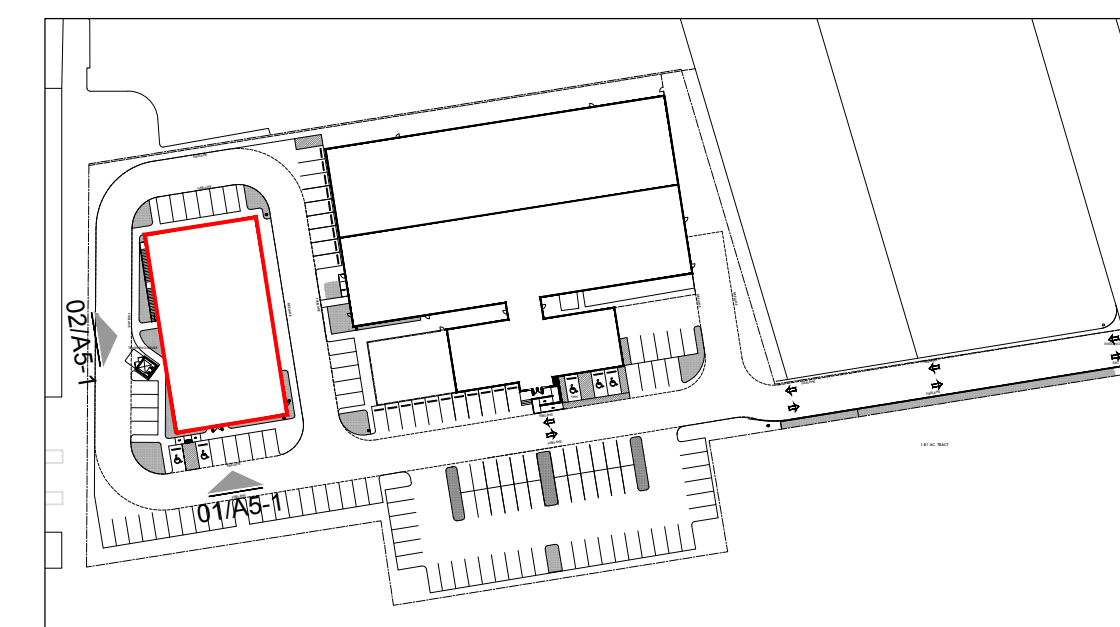
02
A5-1

FACADE PLAN NOTES

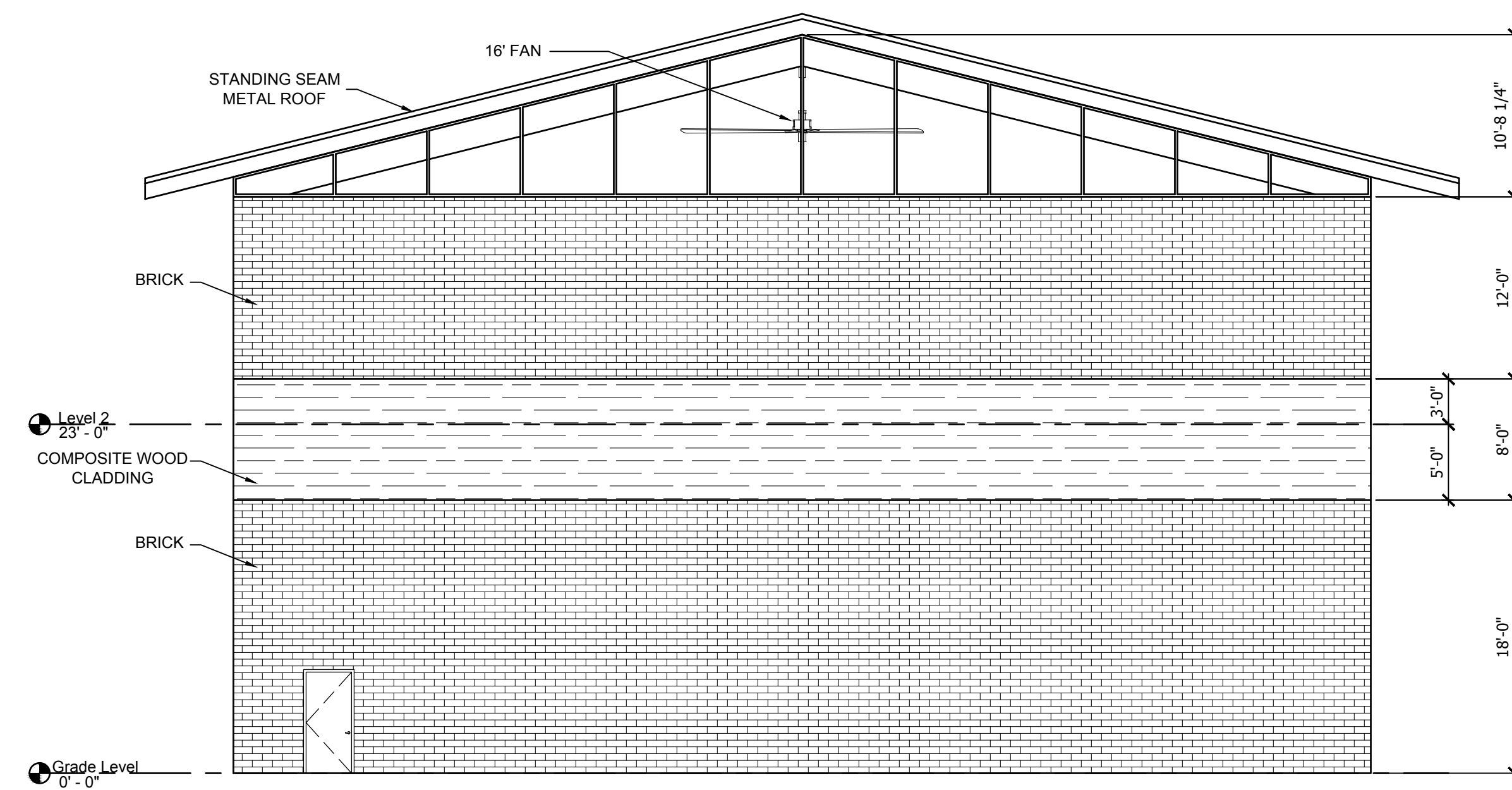
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SITE KEY



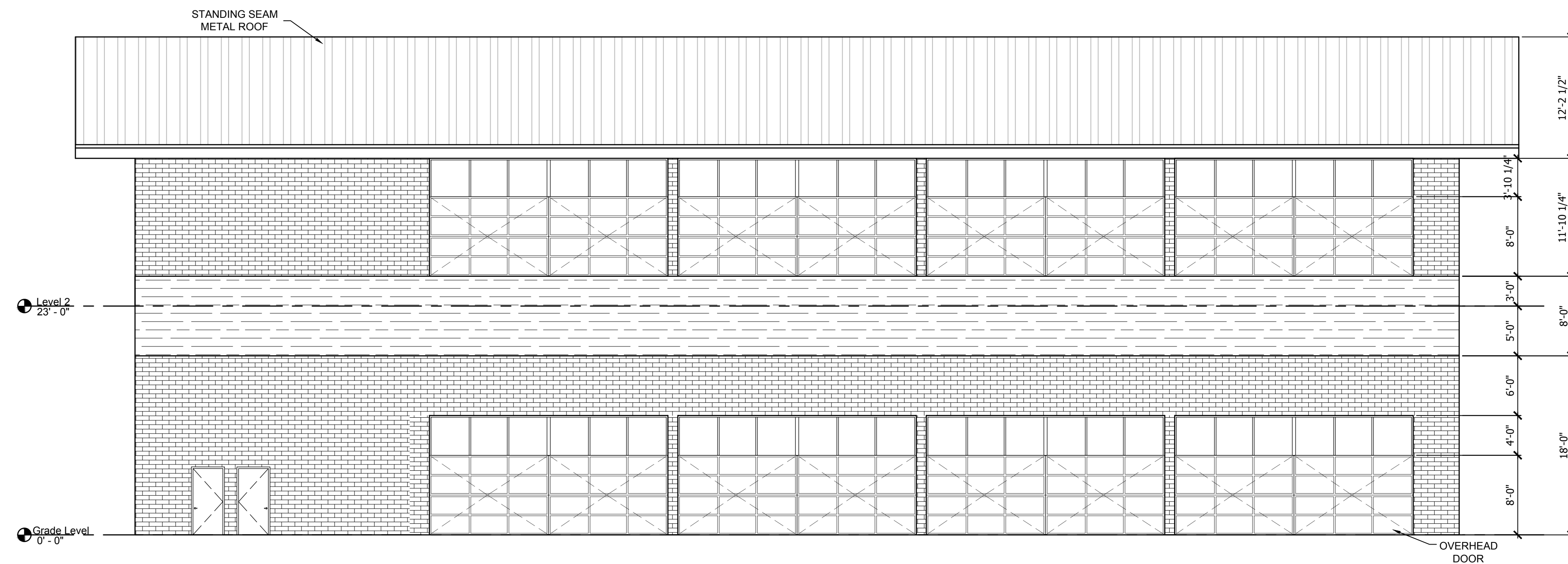
03
A5-1



BUILDING B - NORTH ELEVATION 01
1/8" = 1'-0" A5-2

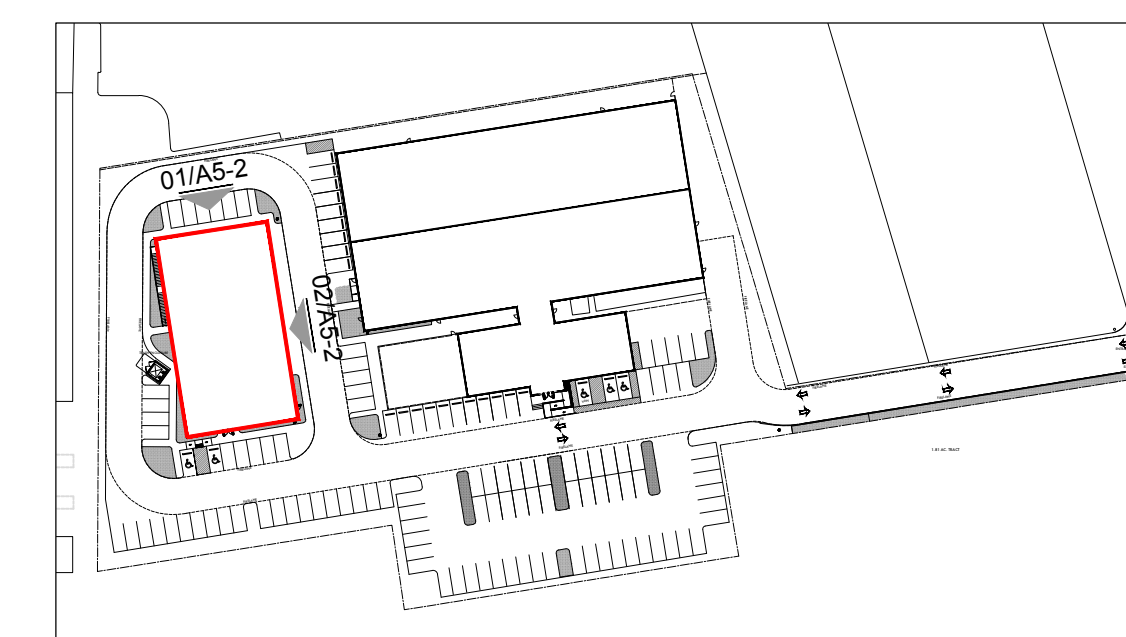
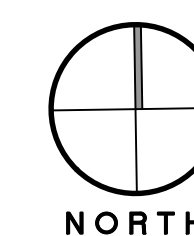
NORTH FACADE MATERIALS					
	MATERIAL	MANUFACTURE	COLOR	SQUARE FOOTAGE (SF) TOTAL - 3,419 SF	PERCENT
	BRICK	ACME / OR SIMILAR	SUMMER VINEYARD (035) / OR SIMILAR	2,227 SF	65.1%
	WINDOWS/GLASS	RENLITA / OR SIMILAR	CLEAR GLASS / BRONZE ALUMINUM	450 SF	13.2%
	STANDING SEAM METAL ROOF	DESIGNER ROOFING / OR SIMILAR	IRON ORE SW 7069	30 SF	0.9%
	METAL FRAME / AWNING	VICTORY AWNING / OR SIMILAR	DARK BRONZE	89 SF	2.6%
	COMPOSITE WOOD CLADDING	NEW TECHWOOD / OR SIMILAR	PERUVIAN TEAK / OR SIMILAR	600 SF	17.5%
	METAL DOOR	TRUDOOR / OR SIMILAR	CLEAR ANODIZED	23 SF	0.7%

EAST FACADE MATERIALS					
	MATERIAL	MANUFACTURE	COLOR	SQUARE FOOTAGE (SF) TOTAL - 8,817 SF	PERCENT
	BRICK	ACME / OR SIMILAR	SUMMER VINEYARD (035) / OR SIMILAR	1,656 SF	24.3%
	WINDOWS/GLASS	RENLITA / OR SIMILAR	CLEAR GLASS / BRONZE ALUMINUM	2,276 SF	33.4%
	STANDING SEAM METAL ROOF	DESIGNER ROOFING / OR SIMILAR	IRON ORE SW 7069	1,622 SF	23.8%
	METAL FRAME / AWNING	VICTORY AWNING / OR SIMILAR	DARK BRONZE	151 SF	2.2%
	COMPOSITE WOOD CLADDING	NEW TECHWOOD / OR SIMILAR	PERUVIAN TEAK / OR SIMILAR	1,066 SF	15.6%
	METAL DOOR	TRUDOOR / OR SIMILAR	CLEAR ANODIZED	46 SF	0.7%



BUILDING B - EAST ELEVATION 02
1/8" = 1'-0" A5-2

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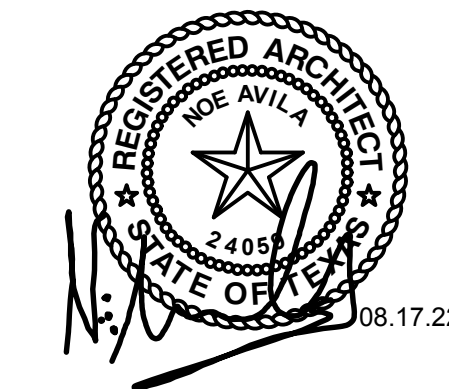


SITE KEY 03
NTS A5-2



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A PROJECT FOR:
LACROSSE BARN
INWOOD SPORTS CENTER
14801 INWOOD RD
ADDISON, TEXAS

REVISIONS:

CASE NO.
SP2022-07

PROPOSED SUBDIVISION NAME:
TBD

LOT NUMBER & ACREAGE:
3.1046 ACRES

ABSTRACT/SURVEY:
**ELISHA FIKE - NO. 478
JOSIAH PANCOAST - NO. 1146**

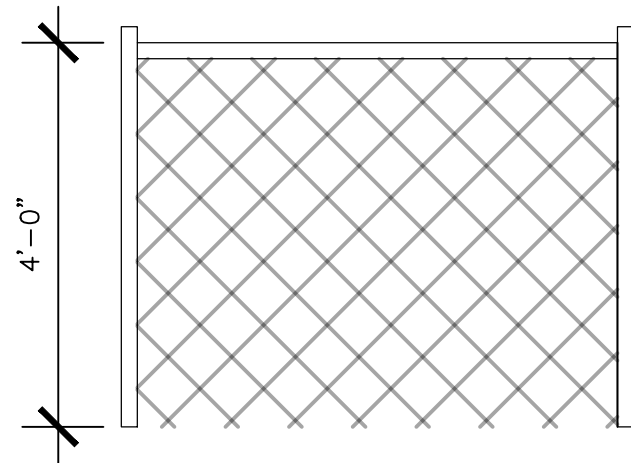
PROJECT NUMBER:
AC-08122022

ISSUE:
FOR PERMIT

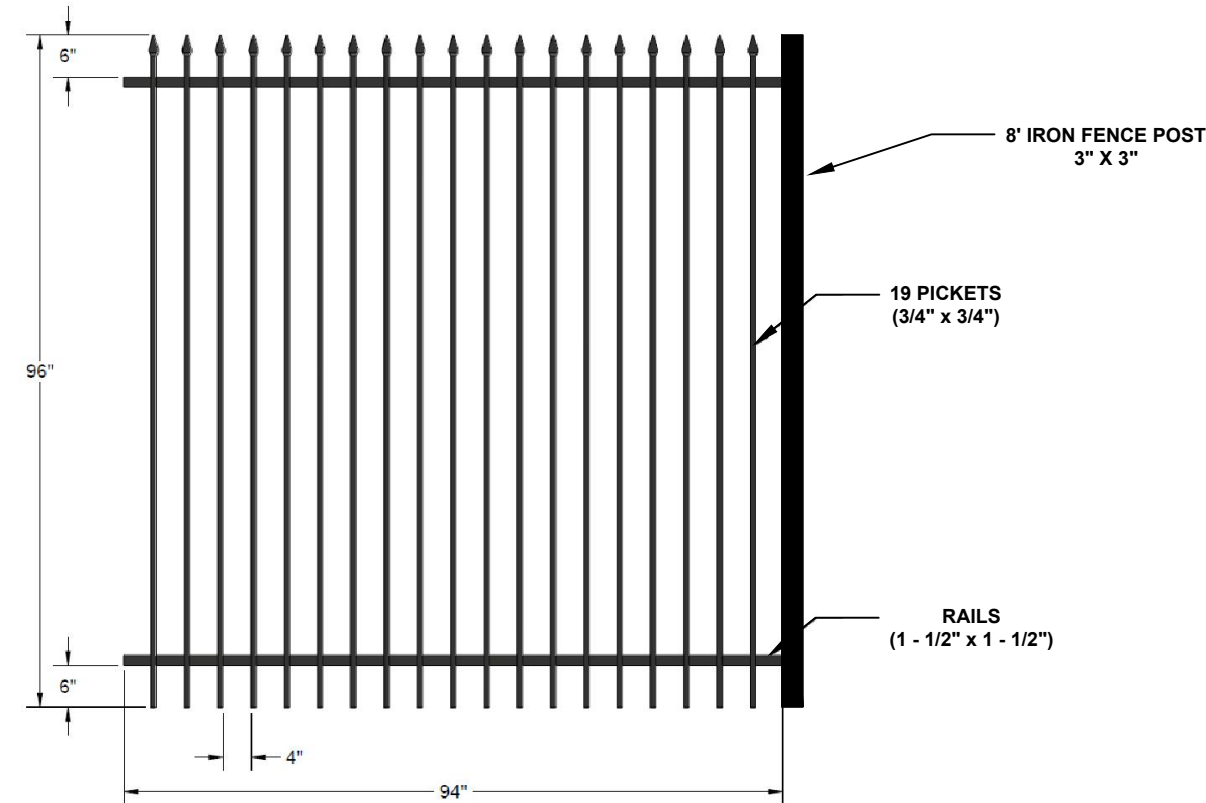
SHEET TITLE:
**BUILDING B -
EXTERIOR ELEVATION**

SHEET NO.

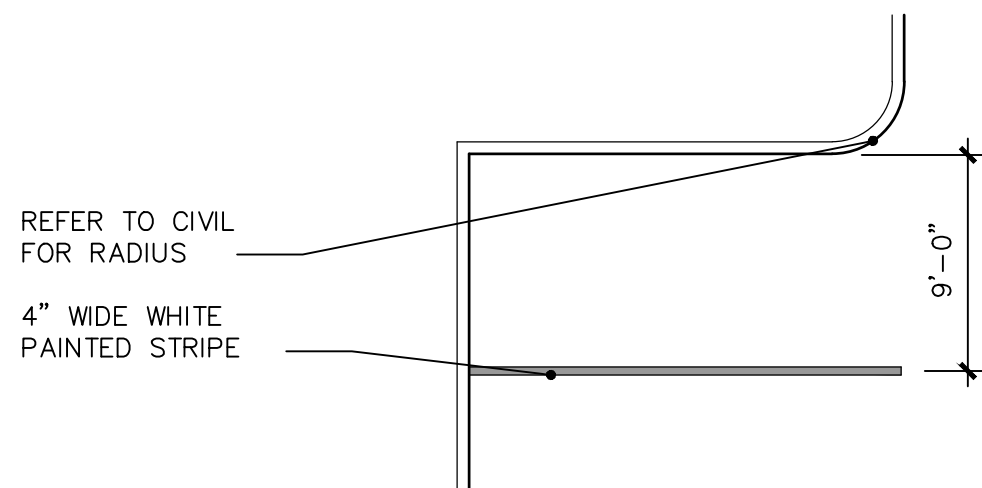
A5-2



13 BLACK 4' CHAIN LINK FENCE
SCALE: NTS

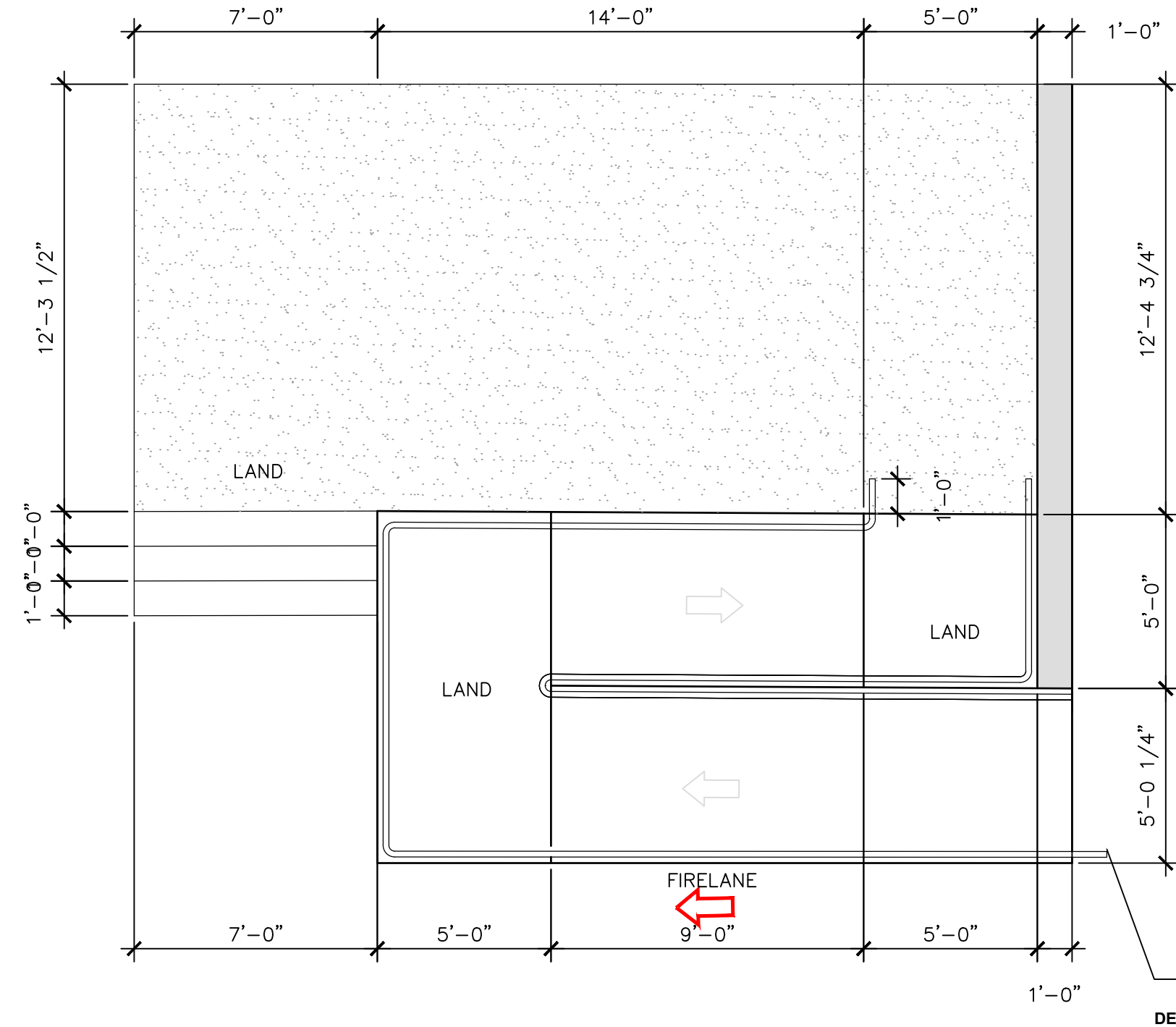


12 WROUGHT IRON FENCE
SCALE: NTS

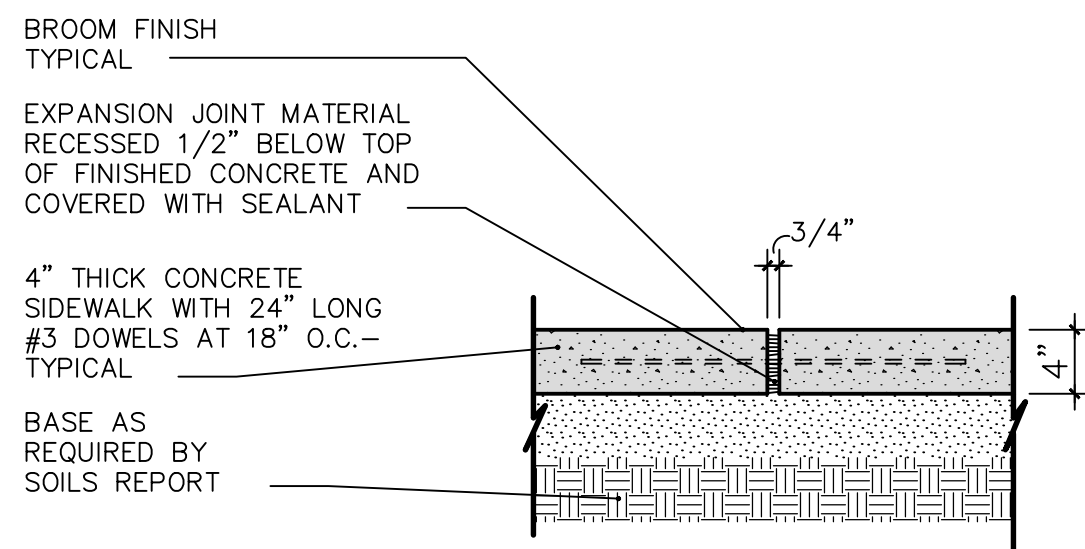


- NOTES:
- 1) PAINT IS TO BE SPECIFIC TYPE FOR HIGH TRAFFIC CONCRETE PAVING APPLICATIONS (RE: SPECS) (2) COATS.
 - 2) REFER TO LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL INFORMATION.

08 STRIPING DETAIL
SCALE: 1/8" = 1'-0"

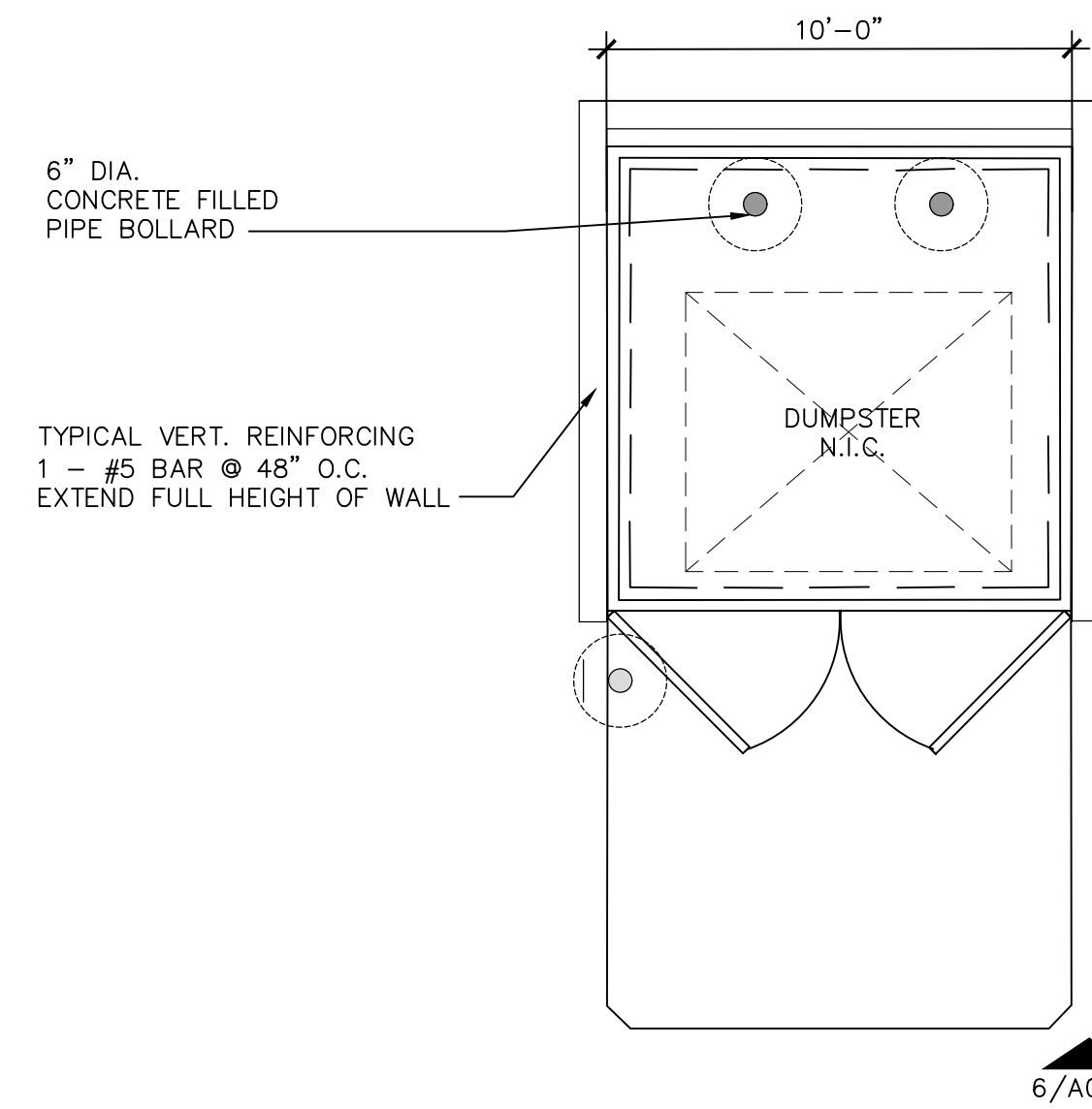


11 RAMP PLAN
SCALE: 1/4" = 1'-0"

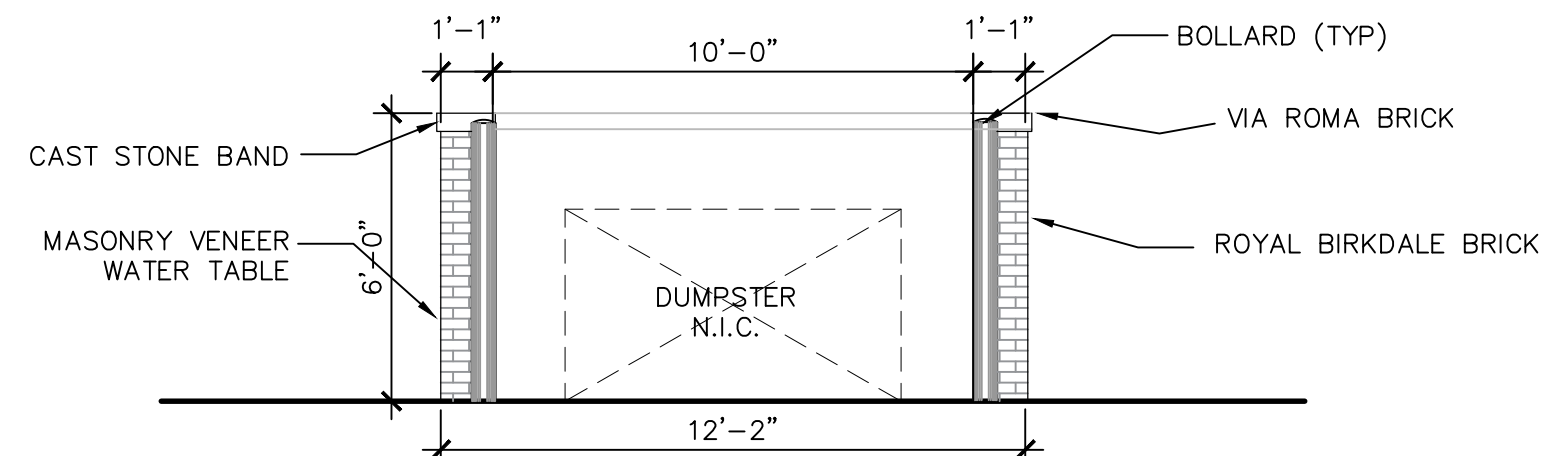


- NOTE:
CONCRETE CONTRACTOR IS TO REMOVE ALL REDWOOD IN EXPANSION JOINTS FOR SEALANT-COORDINATE WITH GENERAL CONTRACTOR

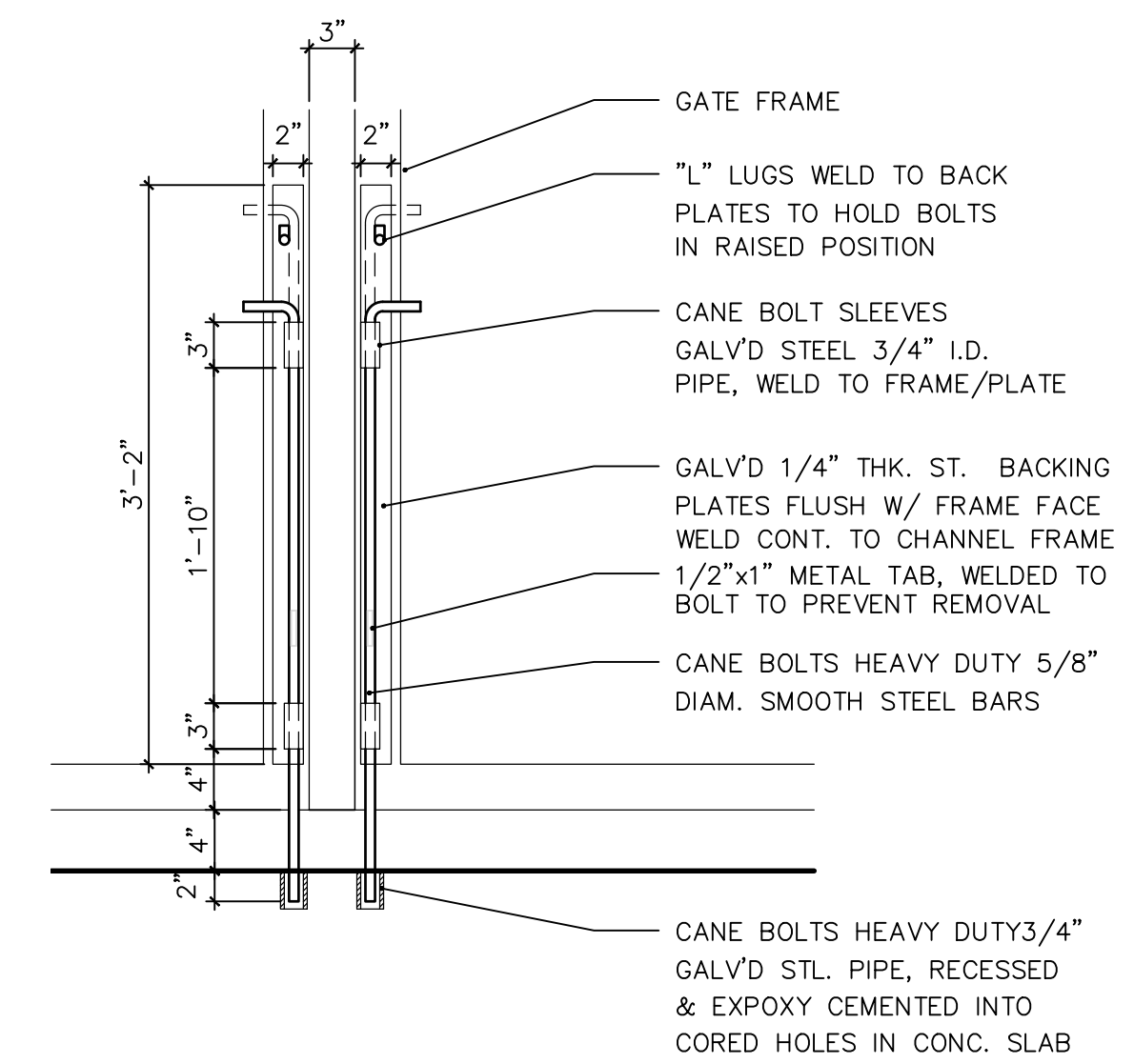
07 CONTROL JOINT DETAIL
SCALE: 1" = 1'-0"



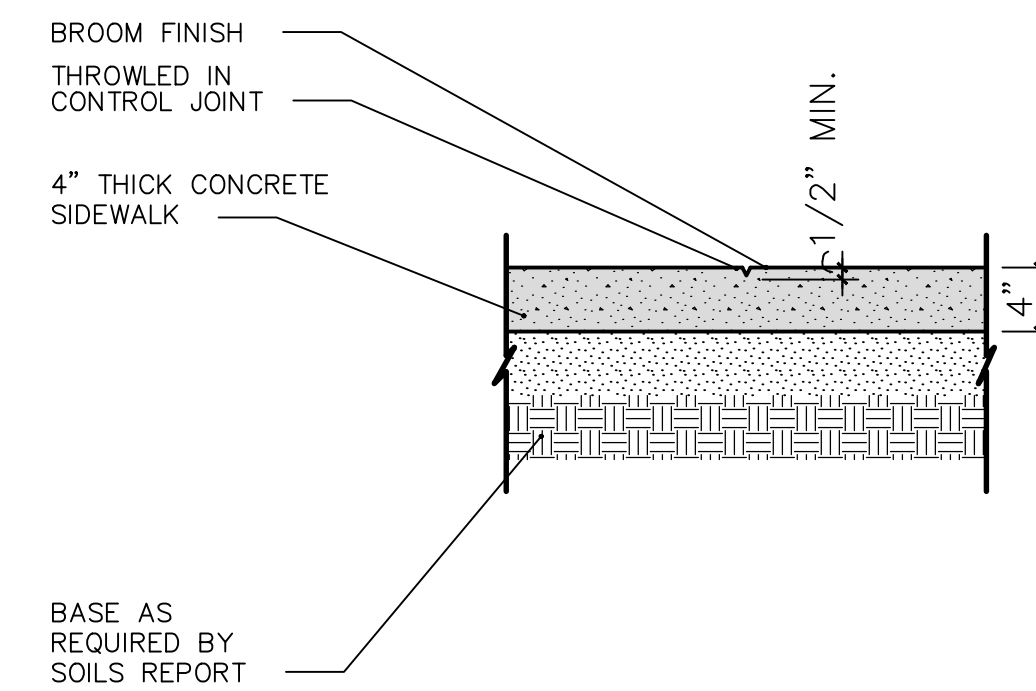
10 DUMPSTER AREA PLAN
SCALE: 1/4" = 1'-0"



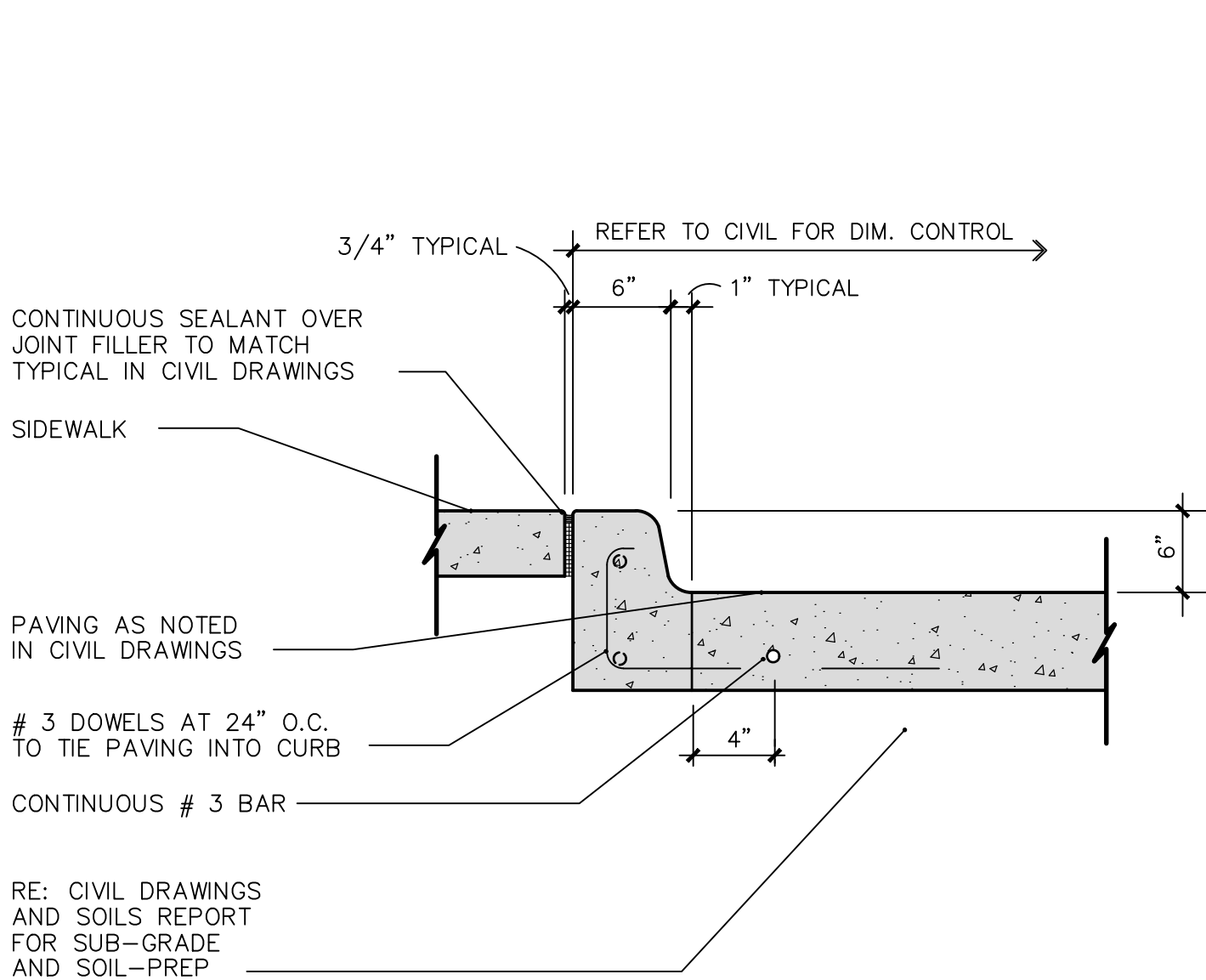
06 DUMPSTER AREA ELEVATIONS
SCALE: 1/4" = 1'-0"



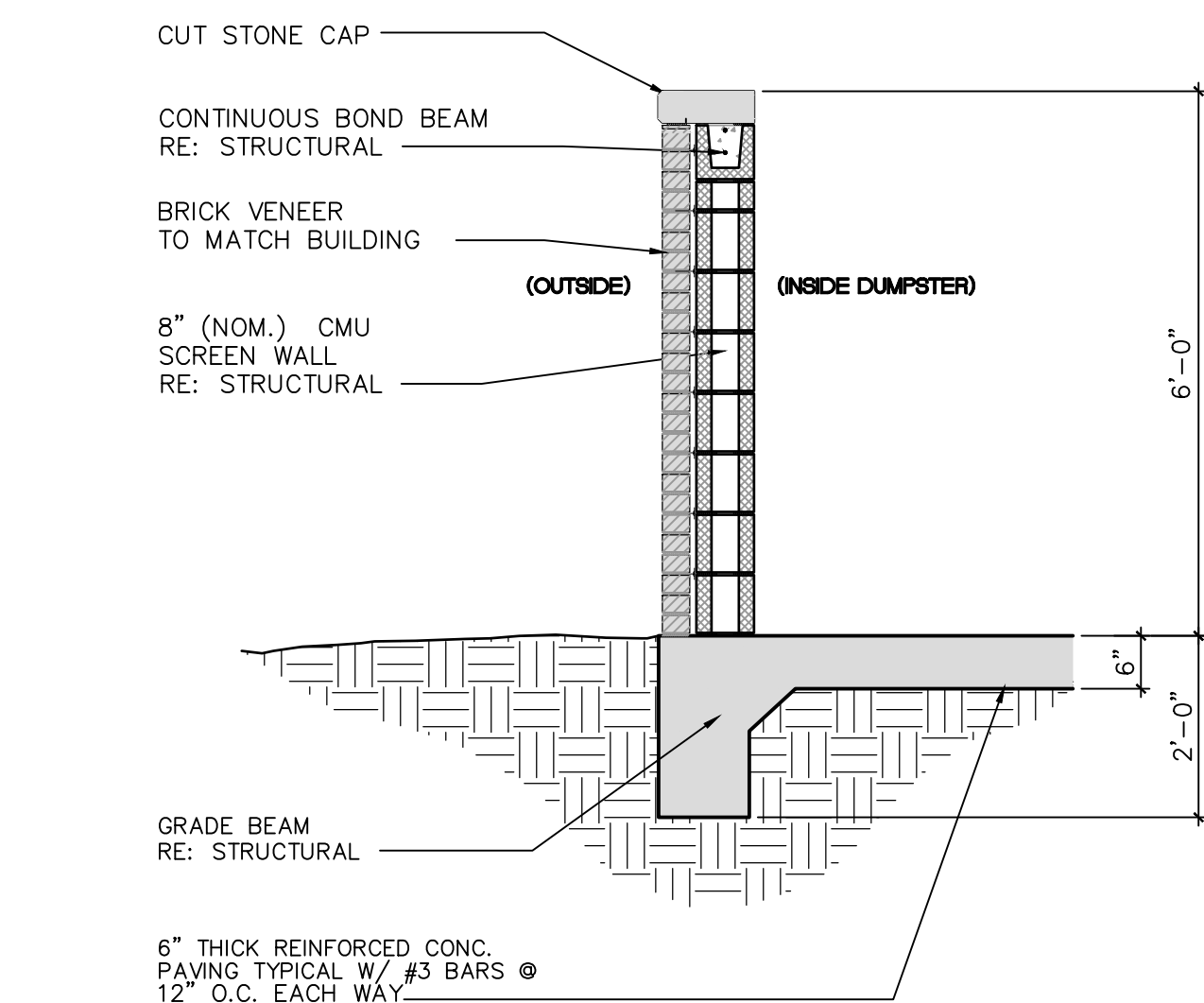
09 GATE CANE BOLTS DETAIL
SCALE: 1/4" = 1'-0"



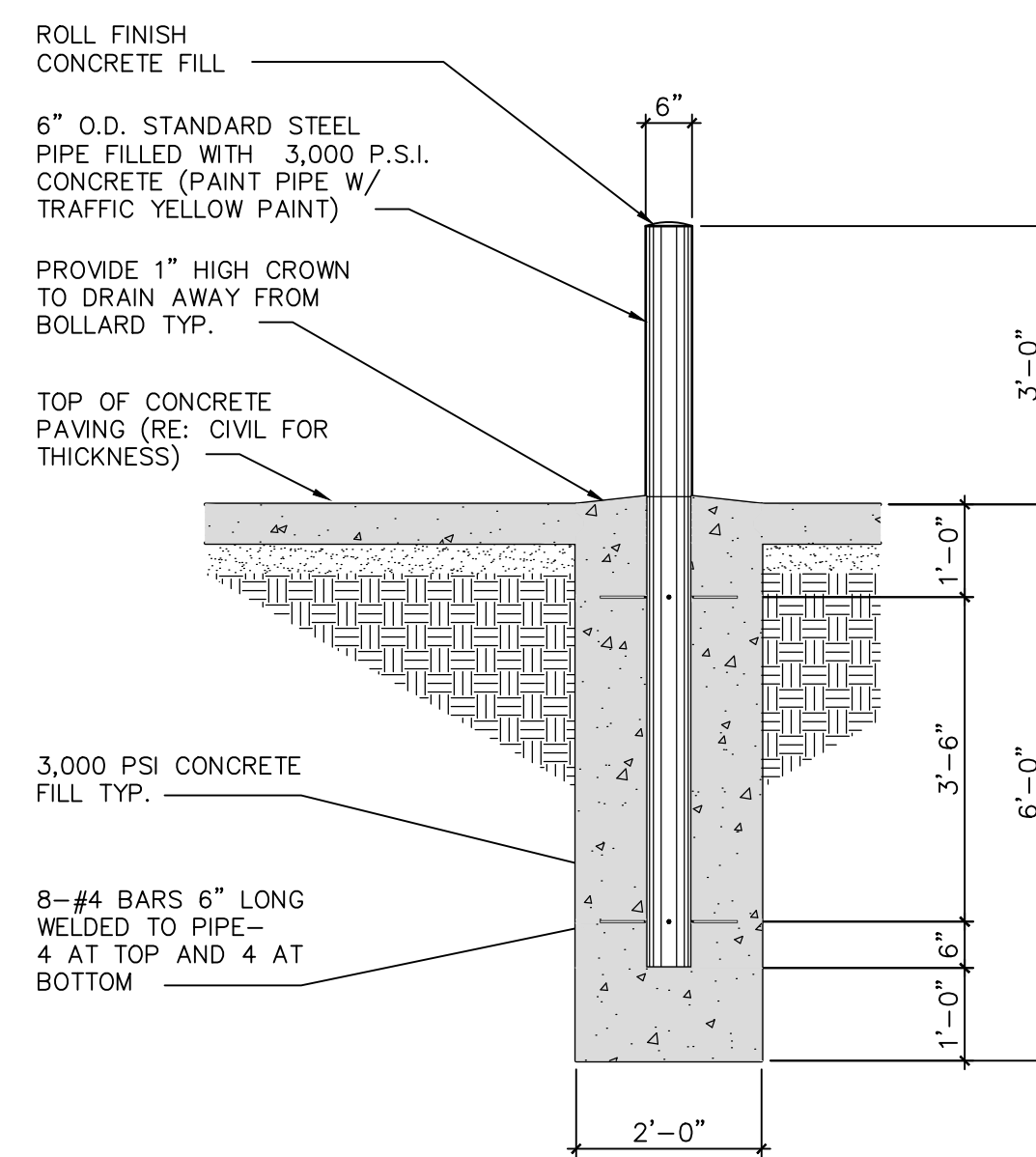
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SCALE: 1" = 1'-0"



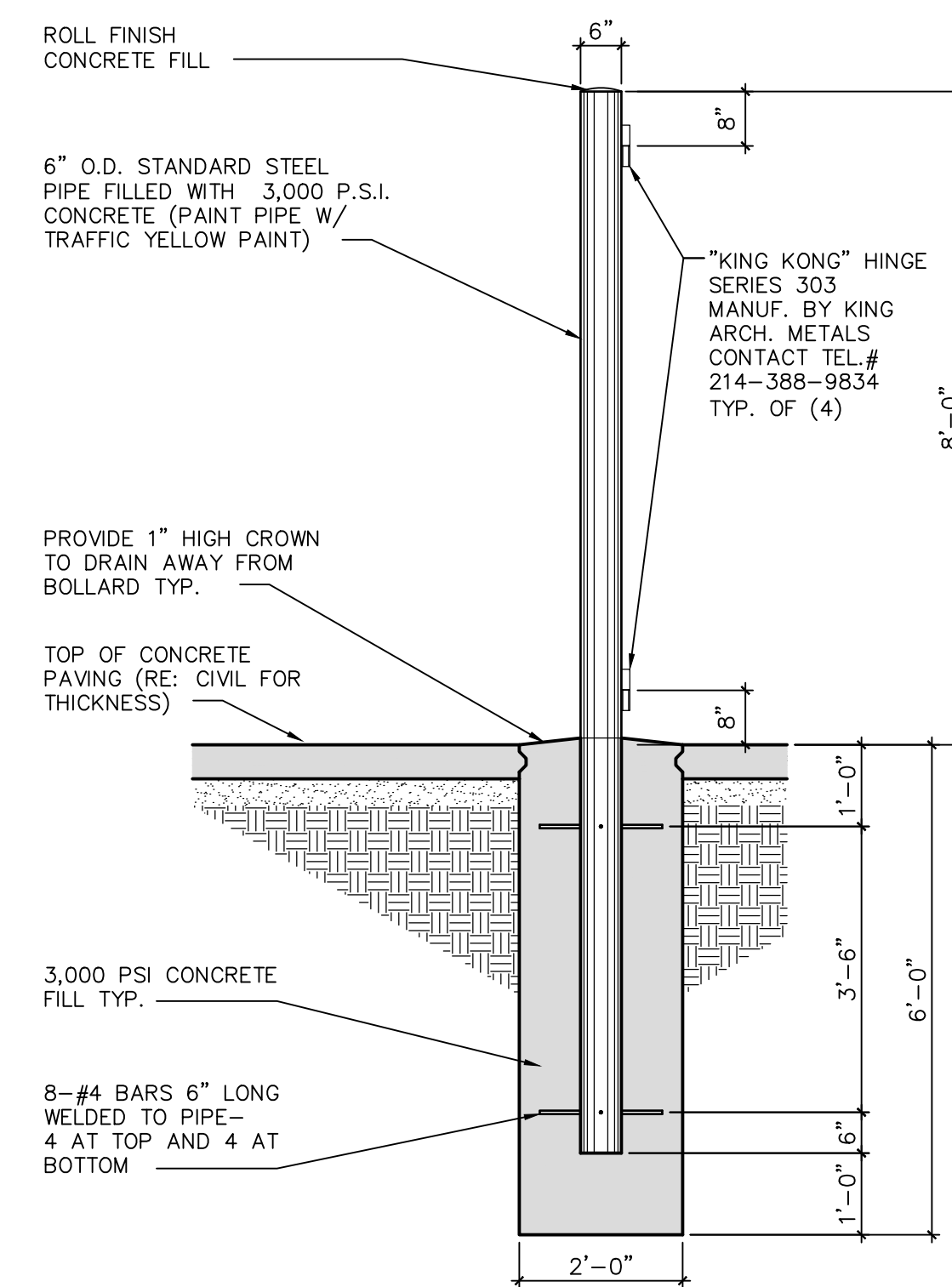
04 CURB JOINT DETAIL
SCALE: 1" = 1'-0"



03 CMU SCREEN WALL SECTION
SCALE: 1/2" = 1'-0"



02 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

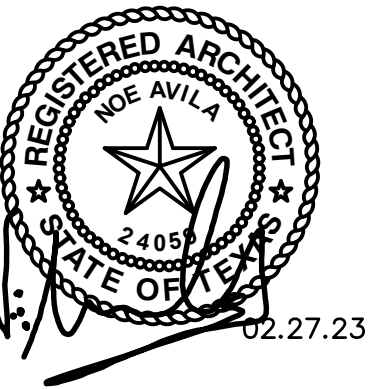


01 GATEPOST DETAIL
SCALE: 1/2" = 1'-0"



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PROJECT NUMBER:
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ISSUE:
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SHEET TITLE:
SITE PLAN DETAILS

SHEET NO.

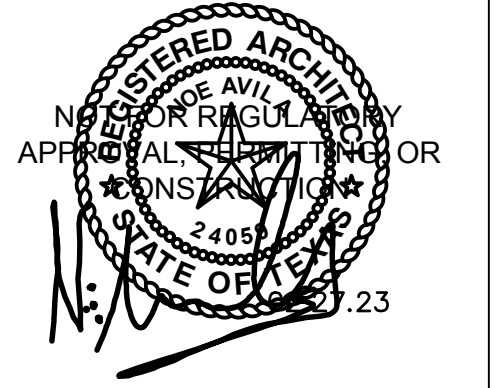
A0-2



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A PROJECT FOR:
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DATE:
MARCH 10, 2023

REVISIONS:

CASE NO.
SP2022-07

PROPOSED SUBDIVISION NAME:
TBD

LOT NUMBER & ACREAGE:
3.1046 ACRES

ABSTRACT/SURVEY:
**ELISHA FIKE - NO. 478
JOSIAH PANCOAST - NO. 1146**

PROJECT NUMBER:
AC-08122022

ISSUE:
FOR PERMIT

SHEET TITLE:
3D RENDERS

SHEET NO.
A2-3

3D RENDER VIEWS
NTS

01
A2-3

Planning & Zoning Commission

3.

Meeting Date: 06/20/2023

Agenda Caption:

Consider Action on an Amending Plat for the Addison Grove Addition, Block A, Lots 3X and 5X, Block B, Lot 6X, Block C, Lots 9X and 12X, and Block D, Lots 14X and 16X, to establish alley names and identify air rights easements on 1.41 Acres Located South of Belt Line Road, North of Beltway Drive, and Approximately 400 feet West of Midway Road. Case R2023-04/Addison Grove Addition.

Recommendation:

Administration recommends approval.

Attachments

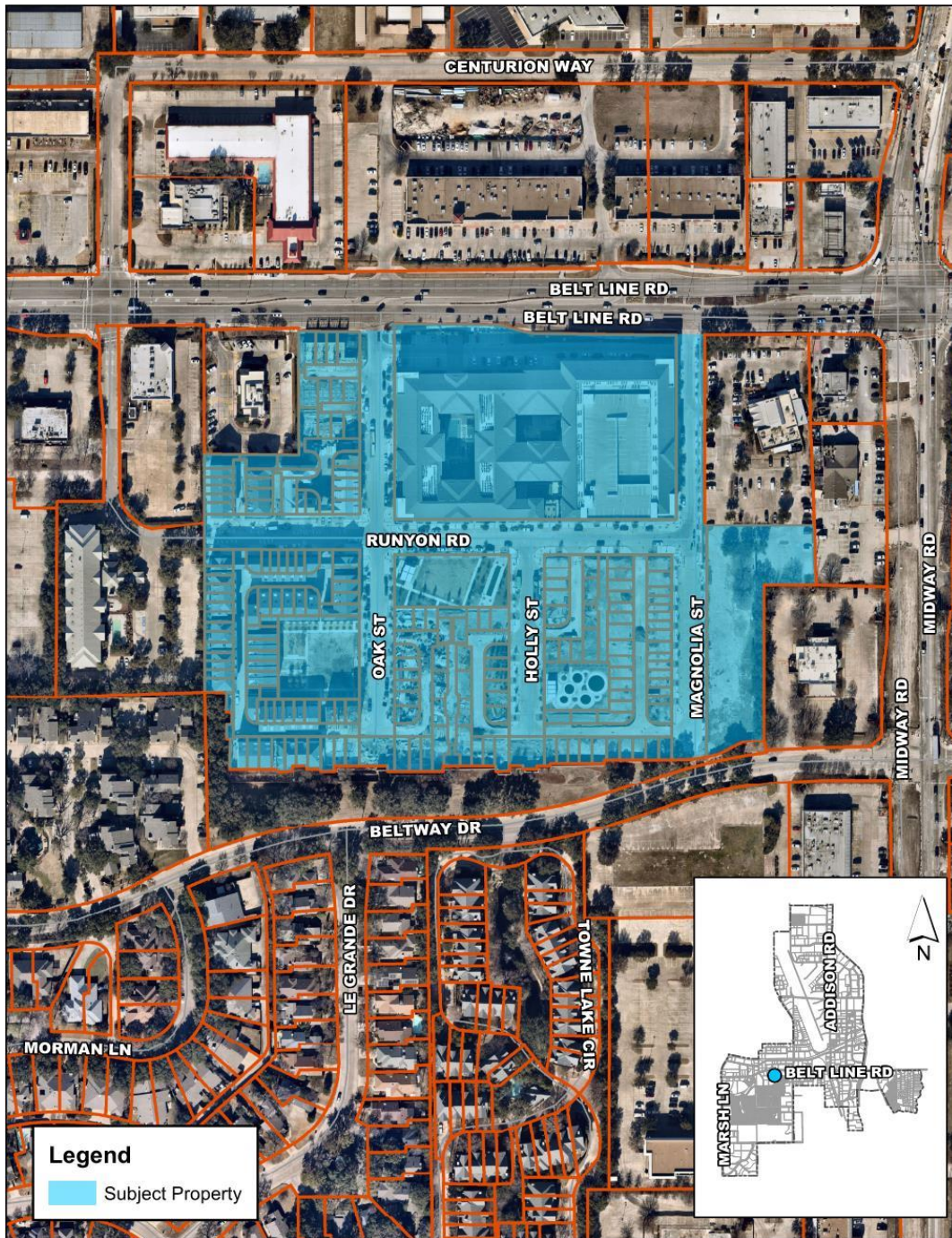
R2023-04 Staff Report

R2023-04 Plat

R2023-04

Case R2023-04/Addison Grove Addition. Consider Action on an Amending Plat for the Addison Grove Addition, Block A, Lots 3X and 5X, Block B, Lot 6X, Block C, Lots 9X and 12X, and Block D, Lots 14X and 16X, to establish alley names and identify air rights easements on 1.41 Acres Located South of Belt Line Road, North of Beltway Drive, and Approximately 400 feet West of Midway Road.

LOCATION MAP





June 20, 2023

STAFF REPORT

RE: R2023-04/ Replat – Block A, Lots 3X and 5X, Block B, Lot 6X, Block C, Lots 9X and 12X, and Block D, Lots 14X and 16X, of the Addison Grove Addition

LOCATION: 1.41 Acres situated in the Addison Grove Addition and located south of Belt Line Road, north of Beltway Drive, and approximately 400 feet west of Midway Road.

REQUEST: Approval of an Amending Plat (Application Date: 05/22/2023)

APPLICANT: Sarah Scott, Kimley-Horn and Associates, Inc.

DISCUSSION:

Background: The subject property is Addison Grove, located south of Belt Line Road, north of Beltway Drive, and approximately 400 feet west of Midway Road. As construction advances on site and the new townhomes continue to become occupied, it became necessary to finalize names of existing alleys and identify the air rights easements for those townhome units which extend over alleyways.

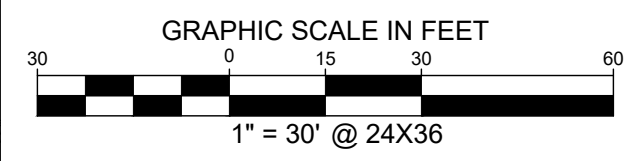
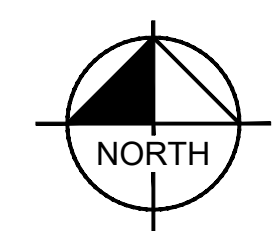
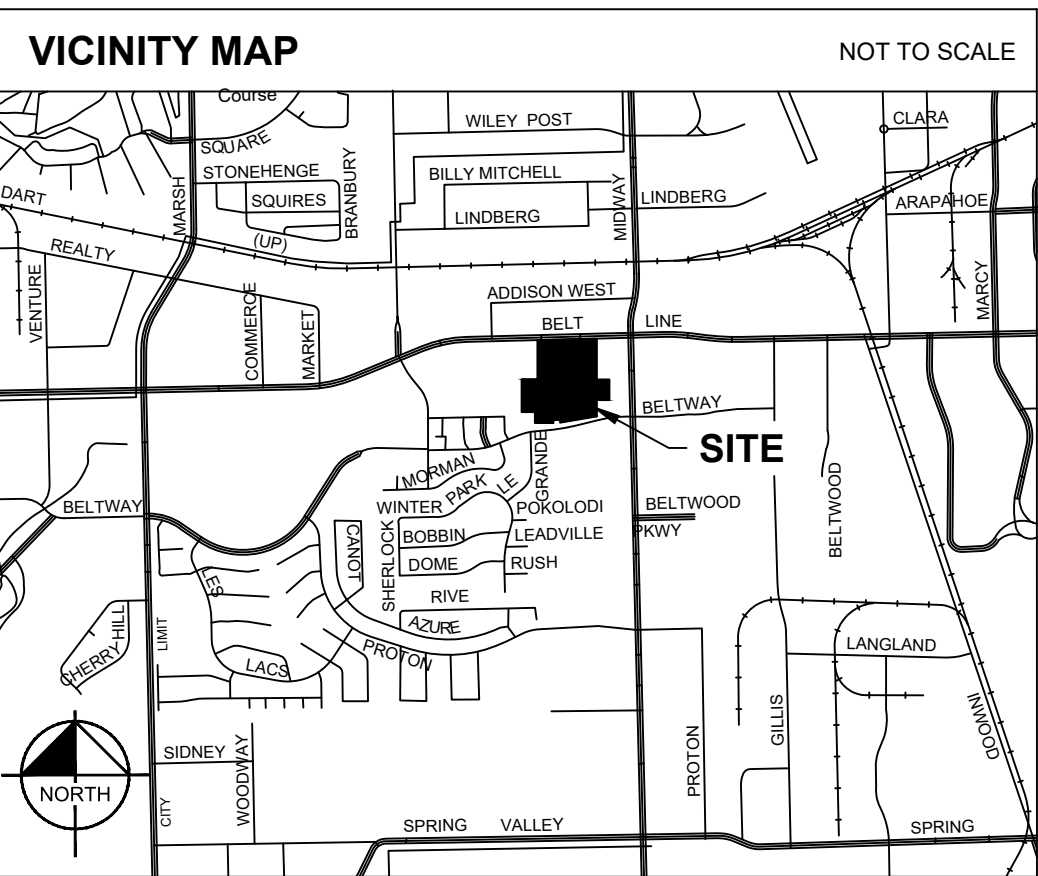
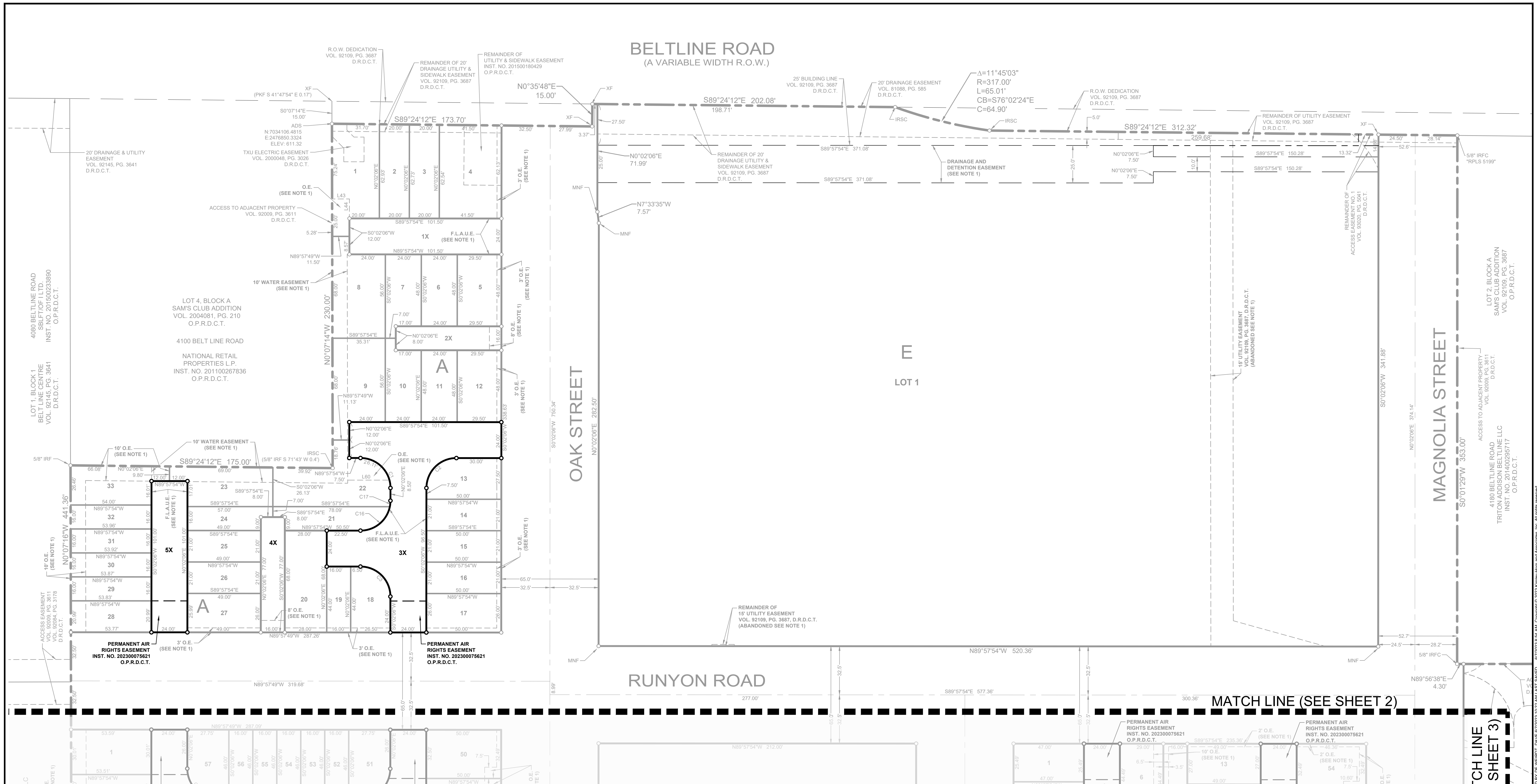
The purpose of this amending plat is to establish names for existing alleys and to identify the instrument number of air rights easements that have previously been dedicated by separate instrument throughout Blocks A, B, C, and D. Providing names for the alleyways was needed to achieve optimal emergency service response, wayfinding for residence and guests, and also to ensure that townhomes were not addressed off Beltway Drive.

The request does not create any new private or public open space lots. The amending plat also does not modify any existing lot lines of private or public lots.

Regulatory Compliance: The plat has been reviewed by Town staff and is in compliance with all requirements.

RECOMMENDATION:

Administration recommends approval of the amending plat.



LEGEND:
 Δ = DELTA ANGLE OR CENTRAL ANGLE
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 VOL. = VOLUME
 PG. = PAGE
 R.O.W. = RIGHT-OF-WAY
 INST. NO. = INSTRUMENT NUMBER
 XF = "X" IN CONCRETE FOUND
 IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
 U.E. = UTILITY EASEMENT
 A.E. = ACCESS EASEMENT
 A.U.E. = ACCESS AND UTILITY EASEMENT
 F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
 O.E. = ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT

- NOTES:**
- All easements shown are by the plat of Addison Grove Addition, recorded in Instrument No. 201700353297, Official Public Records of Dallas County, Texas unless otherwise noted.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Zoning: PD, Ordinance No. 016-003, as amended.
 - All driveways shall access the alleys; no driveways may access streets
 - Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.
 - Development standards of this plat shall comply with Appendix A of the Addison Code of Ordinances.
 - No floodplain exists on the site

OWNER:
 URBAN INTOWNHOMES, LTD.,
 1520 OLIVER STREET
 HOUSTON, TX 77007
 CONTACT: FRANK LIU

SURVEYOR:
 KIMLEY HORN & ASSOCIATES INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: DAVID DE WEIRD, R.P.L.S.
 PH. 972-770-1300

ENGINEER:
 SAWYER ENGINEERING, LLC
 1520 OLIVER STREET
 HOUSTON, TX 77007
 CONTACT: CARMEN PEARSON
 PH. 713-961-3877

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD NAMES TO THE ALLEYS AND ADD AIR RIGHTS EASEMENTS RECORDED BY SEPARATE INSTRUMENT AS SHOWN.

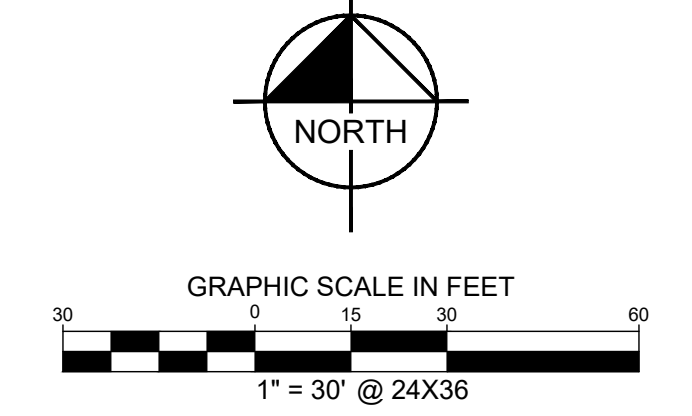
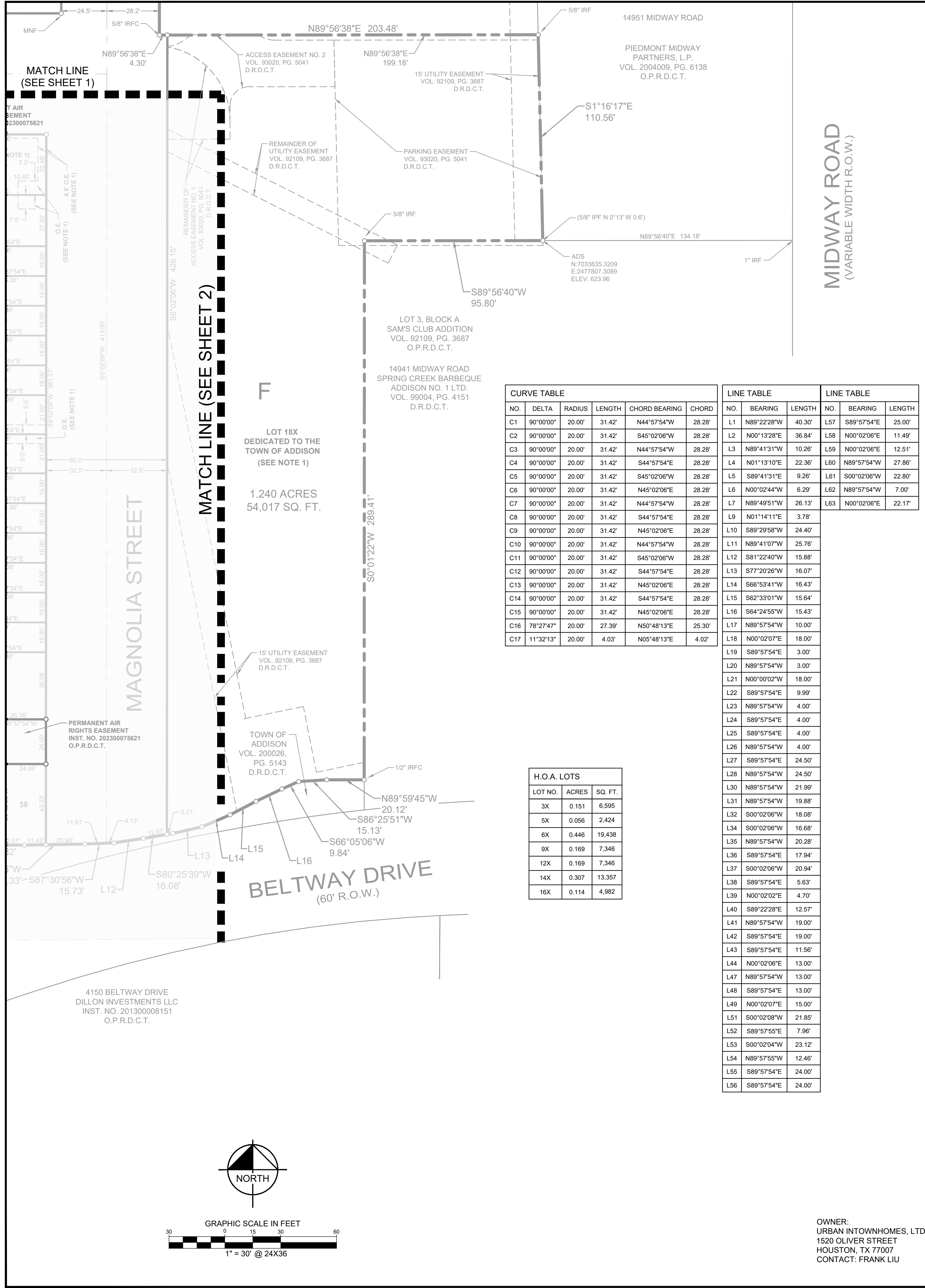
**AMENDING PLAT
 ADDISON GROVE ADDITION
 OPEN SPACE LOTS
 3X AND 5X, BLOCK A
 6X, BLOCK B
 9X AND 12X, BLOCK C
 14X AND 16X, BLOCK D
 BEING 1.4116 ACRES SITUATED IN THE
 THOMAS L. CHENOWETH SURVEY
 ABSTRACT NO. 273
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS
 CASE NO. R2023-04**

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	SRD	DJD	June 2023	064488001	1 OF 3

DWG NAME: TCDAL_SURVEY106488001_ADDISON GROVE ADDITION OPEN SPACE LOTS 3X AND 5X, BLOCK A BEING 1.4116 ACRES SITUATED IN THE THOMAS L. CHENOWETH SURVEY ABSTRACT NO. 273 TOWN OF ADDISON DALLAS COUNTY, TEXAS CASE NO. R2023-04 PLOTTED BY: DE WEIRD, DATE: 6/22/23 8:54 AM Copyright © 2023 Kimley-Horn and Associates, Inc. All rights reserved.



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	20.00'	31.42'	N44°57'54"W	28.28'
C2	90°00'00"	20.00'	31.42'	S45°02'06"W	28.28'
C3	90°00'00"	20.00'	31.42'	N44°57'54"W	28.28'
C4	90°00'00"	20.00'	31.42'	S44°57'54"E	28.28'
C5	90°00'00"	20.00'	31.42'	S45°02'06"W	28.28'
C6	90°00'00"	20.00'	31.42'	N45°02'06"E	28.28'
C7	90°00'00"	20.00'	31.42'	N44°57'54"W	28.28'
C8	90°00'00"	20.00'	31.42'	S44°57'54"E	28.28'
C9	90°00'00"	20.00'	31.42'	N45°02'06"E	28.28'
C10	90°00'00"	20.00'	31.42'	N44°57'54"W	28.28'
C11	90°00'00"	20.00'	31.42'	S45°02'06"W	28.28'
C12	90°00'00"	20.00'	31.42'	S44°57'54"E	28.28'
C13	90°00'00"	20.00'	31.42'	N45°02'06"E	28.28'
C14	90°00'00"	20.00'	31.42'	S44°57'54"E	28.28'
C15	90°00'00"	20.00'	31.42'	N45°02'06"E	28.28'
C16	78°27'47"	20.00'	27.39'	N50°48'13"E	25.30'
C17	11°32'13"	20.00'	4.03'	N05°48'13"E	4.02'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°22'28"W	40.30'	L57	S89°57'54"E	25.00'
L2	N00°13'28"E	36.84'	L58	N00°02'06"E	11.49'
L3	N89°41'31"W	10.26'	L59	N00°02'06"E	12.51'
L4	N01°13'10"E	22.36'	L60	N89°57'54"W	27.86'
L5	S89°41'31"E	9.28'	L61	S00°02'06"W	22.80'
L6	N00°02'44"W	6.29'	L62	N89°57'54"W	7.00'
L7	N89°49'51"W	26.13'	L63	N00°02'06"E	22.17'
L8	N01°14'11"E	3.78'			
L9	S89°29'58"W	24.40'			
L10	N89°41'07"W	25.76'			
L11	S81°22'40"W	15.88'			
L12	S77°20'26"W	16.07'			
L13	S66°53'41"W	16.43'			
L14	S62°33'01"W	15.64'			
L15	S84°24'55"W	15.43'			
L16	N89°57'54"W	10.00'			
L17	N00°02'07"E	18.00'			
L18	S89°57'54"E	3.00'			
L19	N89°57'54"W	3.00'			
L20	N00°00'02"W	18.00'			
L21	S89°57'54"E	9.99'			
L22	N89°57'54"W	4.00'			
L23	S89°57'54"E	4.00'			
L24	S89°57'54"E	4.00'			
L25	S89°57'54"E	4.00'			
L26	N89°57'54"W	4.00'			
L27	S89°57'54"E	24.50'			
L28	N89°57'54"W	24.50'			
L29	N89°57'54"W	21.99'			
L30	N89°57'54"W	19.88'			
L31	S00°02'06"W	18.08'			
L32	S00°02'06"W	16.68'			
L33	N89°57'54"W	20.28'			
L34	S89°57'54"E	17.94'			
L35	S00°02'06"W	20.94'			
L36	S89°57'54"E	5.63'			
L37	N00°02'02"E	4.70'			
L38	S89°22'28"E	12.57'			
L39	N89°57'54"W	19.00'			
L40	S89°57'54"E	19.00'			
L41	S89°57'54"E	11.56'			
L42	N00°02'06"E	13.00'			
L43	N89°57'54"W	13.00'			
L44	S89°57'54"E	13.00'			
L45	N00°02'07"E	15.00'			
L46	S00°02'08"W	21.85'			
L47	S89°57'55"E	7.96'			
L48	S00°02'04"W	23.12'			
L49	N89°57'55"W	12.46'			
L50	S89°57'54"E	24.00'			
L51	S89°57'54"E	24.00'			

H.O.A. LOTS		
LOT NO.	ACRES	SQ. FT.
3X	0.151	6,595
5X	0.056	2,424
6X	0.446	19,438
9X	0.169	7,346
12X	0.169	7,346
14X	0.307	13,357
16X	0.114	4,982

OWNERS CERTIFICATE

WHEREAS URBAN INTOWNHOMES, LTD., is the owner of a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No.273, Town of Addison, Dallas County, Texas and being all of Lot 3X and 5X, of Block A, Lot 6X, of Block B, Lots 9X and 12X, of Block C, Lots 14X, and 16X, of Block D, of Addison Grove Addition, an addition to the Town of Addison, Texas according to the plat recorded in Instrument No. 201700353297, Official Public Records of Dallas County, Texas.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That URBAN INTOWNHOMES, LTD., ("Owner") does hereby adopt this plat designating the hereinabove property as ADDISON GROVE ADDITION, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

This plat is approved by the Town of Addison and accepted by the owners(s), subject to the following conditions which shall be binding upon the owner(s), their heirs, grantees and successors, and assigns:

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

The proposed detention area easement(s) within the limits of this addition, will remain as detention area(s) to the line and grade shown on the plans at all times and will be maintained by the individual owner(s) of the lot or lots that are traversed by or adjacent to the detention area(s). The Town of Addison will not be responsible for the maintenance and operation of said detention area(s) or any damage or injury to private property or person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however, it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then, in such event, the Town of Addison shall have the right to enter upon the detention area(s) at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the detention area(s) traversing or adjacent to his property clean and free of debris, silt and any substance which would result in unsanitary conditions or blockage of the drainage. The Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner(s), or to alleviate any undesirable conditions, which may occur.

The detention area(s) as in the case of all detention areas are subject to storm water overflow(s) to an extent which cannot be clearly defined. The Town of Addison shall not be held liable for any damages of any nature resulting from the occurrences of these natural phenomena, nor resulting from the failure of any structure or structures, within the detention area(s) or subdivision storm drainage system.

The detention area easement line identified on this plat shows the detention area(s) serving this addition.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS, my hand, this _____ day of _____, 2023.

URBAN INTOWNHOMES, LTD., a Texas limited partnership

By: URBAN INTOWNHOMES GP, LLC, a Texas limited liability company (Its Manager)

By: Carmen Pearson
Vice President

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared Carmen Pearson, the Vice President of Urban Intownhomes, GP, LLC., a Texas limited liability company acting as Manager of Urban Intownhomes, Ltd., a Texas limited partnership on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD NAMES TO THE ALLEYS AND ADD AIR RIGHTS EASEMENTS RECORDED BY SEPARATE INSTRUMENT AS SHOWN.

**AMENDING PLAT
ADDISON GROVE ADDITION
OPEN SPACE LOTS
3X AND 5X, BLOCK A
6X, BLOCK B
9X AND 12X, BLOCK C
14X AND 16X, BLOCK D
BEING 1.4116 ACRES SITUATED IN THE
THOMAS L. CHENOWETH SURVEY
ABSTRACT NO. 273
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
CASE NO. R2023-04**

OWNER:
URBAN INTOWNHOMES, LTD.,
1520 OLIVER STREET
HOUSTON, TX 77007
CONTACT: FRANK LIU

SURVEYOR:
KIMLEY-HORN & ASSOCIATES INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: DAVID DE WEIRD, R.P.L.S.
PH. 972-770-1300

ENGINEER:
SAWYER ENGINEERING, LLC
1520 OLIVER STREET
HOUSTON, TX 77007
CONTACT: CARMEN PEARSON
PH. 713-961-3877

SURVEYORS STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

I, David J. De Weirtd, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Addison, Texas.

June 7, 2023

David J. De Weirtd
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared David J. De Weirtd, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:

Texas Capital Bank, N.A.

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on _____ by _____, as _____, of Texas Capital Bank, a National Association, on behalf of said national banking association.

Notary Public in and for the State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON _____, 2023.

Chair, Planning and Zoning Commission

City Secretary

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	SRD	DJD	June 2023	064488001	3 OF 3

DWG NAME: TCDAL_SURVEY106488001-ADDISON GROVE ADDITION REFLAT.DWG PLOTTED BY: DE WEIRD, DAVID 6/7/2023 10:22:41 AM LAST SAVED: 6/7/2023 8:54 AM Copyright © 2023 Kimley-Horn and Associates, Inc. All rights reserved.

Planning & Zoning Commission

4.

Meeting Date: 06/20/2023

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request to amend the permitted uses, development standards, and development plans for Planned Development (PD) Ordinance Nos. 085-093, 095-054, and 096-006, for a 12.22± acre property located at 16675 Addison Road, to allow for the conversion of an existing call center site to a multi-building office/warehouse development with associated site improvements. (Case 1886-Z/16675 Addison Road).

Recommendation:

Administration recommends approval, subject to the use and site development conditions presented by the applicant.

Attachments

1886-Z Staff Report

1886-Z Letter of Intent

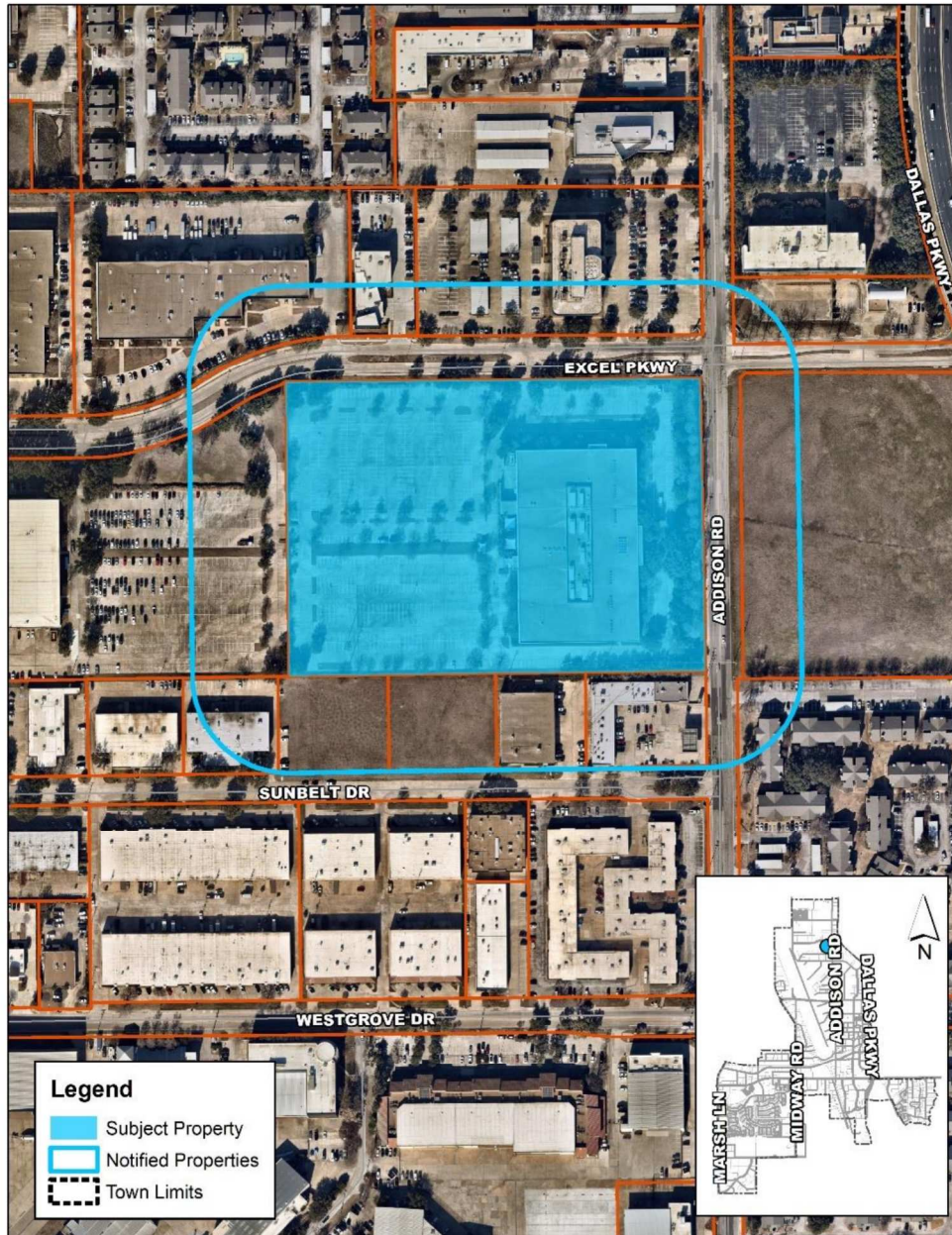
1886-Z Plans

1886-Z Use & Development Conditions

1886-Z

PUBLIC HEARING Case 1886-Z/16675 Addison Road. Hold a public hearing, present, discuss, and consider action on a request to amend the permitted uses, development standards, and development plans for Planned Development (PD) Ordinance Nos. 085-093, 095-054, and 096-006, for a 12.22± acre property located at 16675 Addison Road, to allow for the conversion of an existing call center site to a multi-building office/warehouse development with associated site improvements.

LOCATION MAP





June 20, 2023

STAFF REPORT

RE: 1886-Z/16675 Addison Road

LOCATION: 16675 Addison Road

REQUEST: Approval of a request to amend Planned Development (PD) District Ordinance No. 085-093, as amended by Ordinance Nos. 095-054 and 096-006, to modify permitted uses, development standards, and development plans. (Application Date: 04/21/2023)

APPLICANT: Geoff Wescott, BSC Acquisitions, LLC

DISCUSSION:

Background: This request is specific to the former call center site located at 16675 Addison Road. The site is 12.22 acres, located at the southwest corner of Addison Road and Excel Parkway, approximately 600 feet west of the Dallas North Tollway. The existing zoning is Planned Development (PD) District, Ordinance No. 085-093, and is based on the Commercial-1 (C-1) District standards. This PD District has been amended through Ordinance Nos. 095-054 and 096-006, which has provided modifications to the permitted uses and development standards and approval of development plans, which allowed the existing site improvements.

The applicants, Brockett Street Capital, in partnership with Old House Capital, have acquired the subject property and initiated this PD Amendment request to establish updated use and development standards, and adopt a concept plan and development plan for the site. The project has been split into two phases, which are referred to and depicted as Phase I and Phase II within this report and on the attached exhibits.

- Phase I will include the conversion of the existing 138,000 square foot call center into a multi-tenant office/warehouse structure. Minor site, landscaping, and building façade modifications are proposed to accommodate a service and loading area on the west side of the building.
- Phase II is proposed to include the construction of a 97,000 square foot multi-tenant office/warehouse structure within the existing concrete parking area. As proposed, the service and loading areas of both structures would be central to the site to provide additional screening from public rights-of-way.

This application is serving as the rezoning request to adopt updated use and development standards for the site and development plan approval for Phase I. A concept plan was provided

for Phase II, however, the applicant will be required to obtain development plan approval prior to the construction. Tenants for this site have not yet been identified.

Proposed Use and Development Standards: The proposed use conditions will maintain the base zoning district of the C-1 District and allow for additional uses by right and through approval of a Special Use Permit (SUP). This PD allows for the distribution and warehouse uses related to production, light assembly, or research and development of paper goods, technology products, medical devices, design services, or similar materials.

The development pattern, permitted uses, and proximity to Addison Airport fosters businesses that have a warehouse component, that may be viewed as “light industrial”. The proposed permitted uses would allow businesses that are compatible with other uses that are currently permitted in the area. The area has a variety of office, retail, and service uses, with many having a warehouse and assembly component. The Town’s zoning ordinance prohibits uses that produce offensive odor, dust, smoke, gas, or noise. This PD amendment would not allow those operations or uses.

The proposed development standards focus on the prohibition of outside storage of goods or materials and restrictions on service activity related to the proposed loading/unloading area and truck courtyard. Standards are provided to limit the total number of dock doors permitted on site to twenty-three (ten for Phase I and thirteen for Phase II). All service areas will be screened from public rights-of-way by a combination of buildings, masonry screening walls, and landscaping. The development standards do allow the overnight storage of trailers, as long as they are adequately screened, registered, and operable.

Proposed Development Plan: The development plans include a site plan, landscape plan, façade plan, and floor plan for the proposed conversion of the existing call center to an office/warehouse building and associated site improvements within Phase I.

Uses: Phase I is being constructed for speculative office/warehouse space. All tenants must comply with the proposed Use and Development Conditions.

Parking: A minimum of 1 space for each 1,000 square feet of gross floor area is proposed for the site. Phase I has a 137,992 square foot structure, requiring 138 spaces. The site is exceeding this requirement by providing 199 spaces.

Exterior Facades: The west elevation will be converted into the service area and truck courtyard, providing ten loading dock doors. To provide screening for the service area, an existing 16-foot-tall masonry screening wall at the northwest corner of the building will be extended towards the west, which will be visible from the Excel Parkway. The applicant does not propose any modifications to the north, south, and east elevation of the existing building for Phase I.

Landscape and Open Space: Phase I will meet the minimum landscaping requirements requested by staff, including open space, landscape buffers along Addison Road and Excel Parkway, and parking lot landscaping. An enhanced landscaping treatment is proposed at the northwest corner of the building and along Excel Parkway to provide screening for the service area.

Staff has made the determination not to pursue compliance with the current landscaping requirements as it relates to interior parking lot open space and trees for the area proposed

to be developed with Phase II. The landscape requirements for Phase II will be confirmed with the review of development plans.

The applicant has proposed to remove 15 trees, or 225 caliper inches, with Phase I. Mitigation has been proposed through 9 replacement trees and providing fee in lieu of to the Town's tree mitigation fund. Tree mitigation on site was challenging due to several existing utility easements and the anticipated development of Phase II. A total of 36 caliper inches will be mitigated on site and 189 caliper inches will be mitigated at \$192.00 per caliper inch, resulting in a \$36,288 fee. Tree mitigation for Phase II will be confirmed with development plan review.

Staff Review: The proposed Phase I development plans achieve compliance with all applicable Town requirements and the proposed Use and Development Conditions.

Concept Plan: The request includes a concept plan for Phase II of the project, which proposes a 97,000 square foot multi-tenant office/warehouse structure and service bay on the east building facade. Prior to construction of Phase II, the applicant must first obtain approval of development plans, including a site plan, landscape plan, façade plan, and floor plan, which should meet the intent and character of the concept plan, as well as the proposed Use and Development Conditions.

RECOMMENDATION: **APPROVAL**

The proposed PD amendment would allow for an existing site that has been vacant for several years to be repurposed to a construction type that is in high demand and is more economically viable with current market conditions. It also identifies the possibility of increased density with Phase II, through the redevelopment of an underutilized and aesthetically challenged surface parking lot. The proposed Use and Development Conditions will provide the opportunity for new or expanding businesses that are compatible with the development pattern of the area, while providing restrictions on less desirable conditions, such as outside storage and excessive truck traffic.

Staff recommends approval of the Planned Development Amendment, to include the Use and Development Conditions, Concept Plan, and Development Plans.



BROCKETT STREET CAPITAL

2336 Farrington St
Dallas, TX 75207
(214) 663-7882

Town of Addison
16801 Westgrove Dr
Addison, TX 75001

Dear Town Staff and Administration;

Brockett Street Capital (“BSC”) is partnering with Old House Capital (“OHC”) to acquire the below referenced property and is requesting the Town to amend the current zoning to the below request because we believe that it can be the highest and best use for the Property while maintaining the Town’s vision for the area. The property is currently a call center and has been vacant for several years due to recent market trends that have made working from home much more plausible for cost conscious companies. BSC and OHC believe that if the zoning were to be amended to allow for shallow bay warehouse uses, new companies could be attracted to the site given the numerous advantages the Town of Addison has over competing markets (central location, amenities, access, etc.). Further, if the existing building is converted to warehouse use, up to an additional 100,000 SF could be built on the existing parking lot.

BSC and OHC have substantial experience with higher use warehouses throughout the metroplex, including in the Design District of Dallas where we currently office. In 2016, we developed one of the first shallow bay warehouse strategies in DFW because it was apparent then how much the communities will benefit from the local enterprise and need for the space. With over 7 years of experience in acquiring and developing shallow bay warehouse in DFW, we envision this Property to be a premiere space within the entire metroplex. The access from Dallas North Tollway, proximity to Addison’s Entertainment District and central location for employment will create a steep advantage to the already minimal available space in competing submarkets. These factors plus new development cost increases will naturally push the target tenant away from logistic type uses and more to service uses with heavier employment numbers. That said, BSC and OHC have also put extensive thought into protecting the Town from its primary concern of higher truck traffic in this corridor and are proposing special conditions to control for this factor as well as designing the Property with the following attributes to ensure that there are functional and economic reasons to limit truck traffic in the corridor as well:

Functional Limitations:

1. There is no trailer storage/extra parking on site.
2. There is no outdoor storage on site.
3. The market average for dock doors per thousand square feet is 1:3,000 square feet (total of 65 doors for this site); the Property will have no more than 23 doors and only 20 dock high doors to serve truck trailers.
4. Both phases are single load configurations with limited dock doors which will not be conducive to shipping/receiving logistic operations.
5. The Property has a shared truck court between Phase I and Phase II and will have multiple tenants. This requires future owners and property managers to police truck traffic to ensure that tenants in the Property are not disrupting the other’s business and/or access to their suite.



BROCKETT STREET CAPITAL

2336 Farrington St
Dallas, TX 75207
(214) 663-7882

6. Property access will likely be via Dallas North Tollway which is not a preferred trucking route due to the toll costs, traffic congestion and lane widths.
7. The majority of car parks are located on the north and east side of the Property with minimal car parks on the south side. This is to encourage any truck traffic to use only the south entrance off Addison Road.

Economic Limitations:

1. The zoning will require a minimum of 25% office, showroom or lab space which limits warehousing to 75% of the total operations in any given suite. This will require any company that wants to only use the warehouse space to pay rent on unusable space for their operations, which will be cost prohibitive, therefore a non-starter, for heavy distribution companies.
2. The original purpose of the building allows for above-market parking, which is difficult to find for warehouse tenants, therefore tenants will pay a premium for it to accommodate higher office/R&D/showroom uses.

Description of Request:

Property Address: 16675 Addison Road

Legal Description: Lot 1, Block A of EXCEL-PHASE 1, an addition to the Town Addison, Dallas County, Texas, according to the Plat thereof recorded in Volume 96064, Page 4828, Map Records, Dallas County, Texas.

Existing Zoning: Planned Development District, Ordinance No. 085-093, as amended by Ordinance Nos. 095-054 and 096-006.

Request: We are seeking to continue to allow for all uses permitted in the C-1 zoning ordinance and amend the existing zoning to include the following i) distribution and warehouse uses and light assembly that do not provide third party logistic services; and ii) the production, assembly and distribution of paper goods, technology products, medical devices, research and development, design services and similar materials. Light assembly shall be defined as the process and procedures for the assimilation, packaging, and distribution of finished goods and materials.



BROCKETT STREET CAPITAL

2336 Farrington St
Dallas, TX 75207
(214) 663-7882

Special Conditions Include:

1. The maximum tenant size for Phase II, as depicted on the conceptual site plan, shall not exceed 50,000 SF unless any of the following are included in the use: i) research and development; ii) greater than 35% of the floor area is utilized as office, showroom or lab space, or iii) the suite has a minimum climate-controlled space of 75% of the total floor area. Additional exceptions may be considered via a special use permit so long as they do not serve third party logistic contracts on the Property.
2. The maximum number of dock doors for Phase II will be 13 total doors and 12 dock high doors. The maximum number of dock doors for Phase I will be 10 total doors and 8 dock high doors.
3. All loading facilities in Phase I shall be screened from Excel Road by a 50' screening wall that is 16' tall with planted trees as depicted on the Exhibits and a minimum of 200 SF of landscaping/amenity area. Loading facilities in Phase II shall be screened from Excel Road by a minimum 75' screening wall that is 16' tall with planted trees as depicted on the Exhibits plus a minimum of 400 SF of landscaping/amenity area.
4. The Phase II building shall have an entrance on the north façade which provides access into an interior lobby, office or lab space.
5. Overnight trailer parking is not allowed on-site unless it is entirely screened by the screening walls.

Sincerely,

Geoff Wescott

Brockett Street Capital
2336 Farrington St
Dallas, TX 75207
(214) 663-7882

Nick Cassavechia

Old House Capital
2336 Farrington St
Dallas, TX 75207
(214) 616-2874

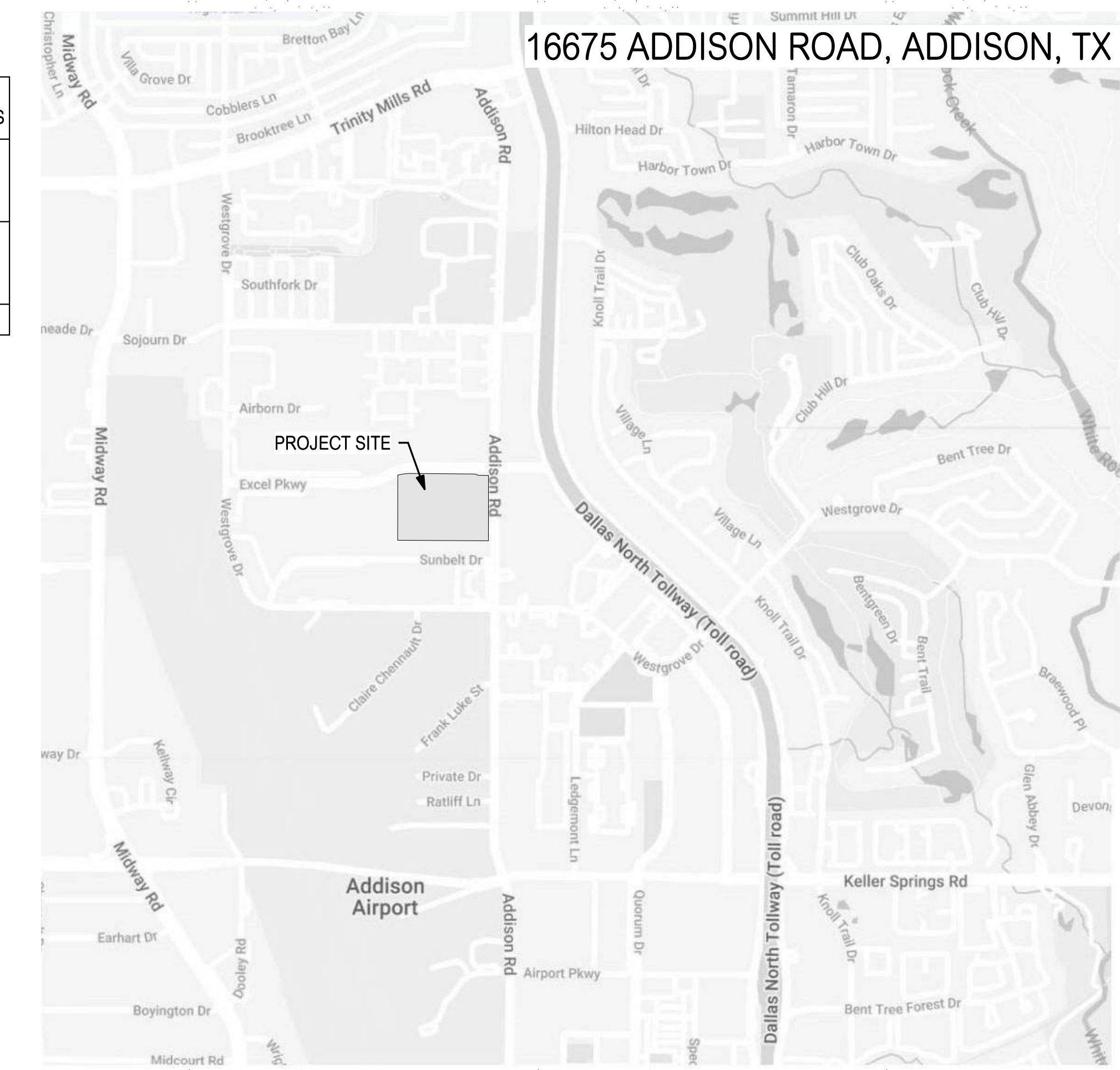
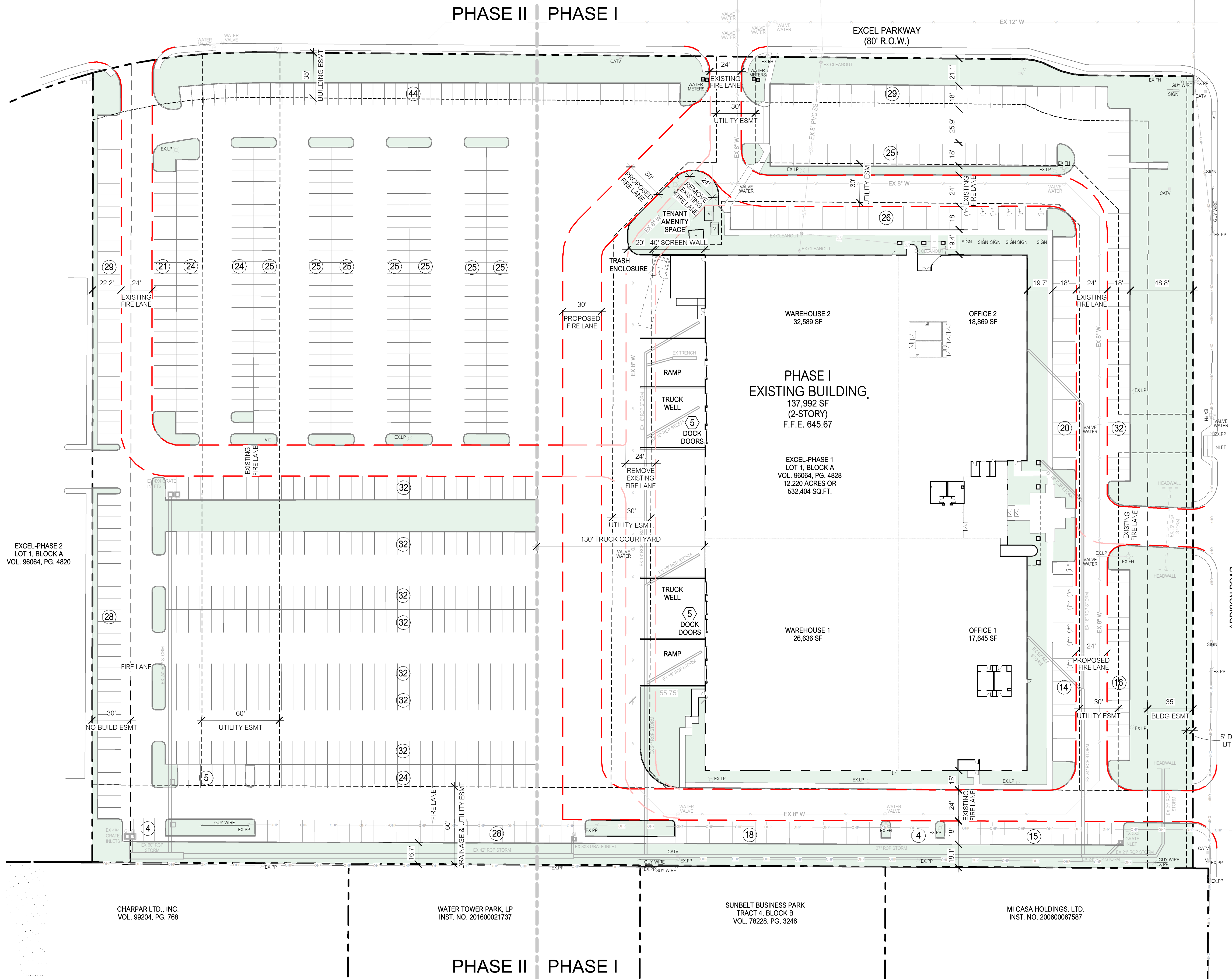
SITE DATA SUMMARY

LOT	BUILDING	PROPOSED USE	EXISTING ZONING	PROPOSED ZONING	GROSS SITE AREA (AC. & SF)	LOT COVERAGE	FAR	MAX HT. (FT & STORIES)	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA	IMPERVIOUS SURFACE AREA
1	PHASE I EXISTING BUILDING	OFFICE/ WAREHOUSE	PD ORD. NOS. 085-093 095-054 096-006	PD	316,997 SF OR 7.277 ACRES	36.7%	1:0.44	40 FT 2 STORY	63,399 SF OR 1.455 ACRES 20%	72,314 SF OR 1.660 ACRES 22.8%	244,683 SF
1	PHASE II NEW BUILDING							40 FT 1 STORY	43,085 SF OR 0.989 ACRES 20%	34,587 SF OR 0.794 ACRES 16%	180,820 SF
TOTAL:					532,404 SF OR 12.220 ACRES				106,484 SF OR 2.444 ACRES 20%	106,901 SF 2.454 ACRES 20%	425,503 SF

BUILDING & PARKING SUMMARY

BUILDING	BUILDING SF	USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING	PROVIDED OHD/DOCKS
PHASE I	137,992 SF	OFFICE WAREHOUSE	1 SPACE / 1000 SF	138	199	10
PHASE II	96,705 SF	OFFICE WAREHOUSE	1 SPACE / 1000 SF	97	171	13
TOTAL:	234,697 SF			235	370	23

16675 ADDISON ROAD, ADDISON, TX



2 VICINITY MAP
1" = 1000'

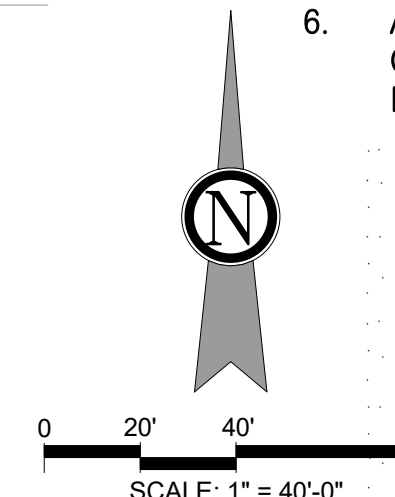
LEGEND

- BOUNDARY
- ADJACENT BOUNDARY
- BUILDING FOOTPRINT
- OVERHANG
- ROAD CURB
- BUILDING SETBACK
- FIRE LANE EASEMENT
- EXISTING FIRE LANE EASEMENT
- SEWER EASEMENT
- UTILITY EASEMENT
- WATER EASEMENT
- PHASE MATCH LINE

NOTES

- "HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL & 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.
- BUILDING WITH AN AGGREGATE SUM OF 0 SF 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 & RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.



WEAVER Engineering TBPE: 21740 HARVEST LANE FRISCO, TX 75034 817.455.8333

ENGINEER: WEAVER ENGINEERING, LLC 3907 HARVEST LANE | FRISCO, TX 75034 DOUGLAS W. WEAVER, P.E. | 817.455.8333

ARCHITECT: STUDIO MAS + ARCHITECTS 10440 E. NORTHWEST HWY. | SUITE 110 | DALLAS, TX 75220 TAN NGUYEN | 817.845.0702

SURVEYOR: MCADAMS 111 HILLSIDE DRIVE | LEWISVILLE, TX 75057 JAMES STOWELL, RPLS | 469.312.0584

LANDSCAPE ARCHITECT: STUDIO GREEN SPOT, INC. 1784 W. McDERMOTT DRIVE | SUITE 110 | ALLEN, TX 75013 CHRIS TRONZANO | 469.369.4448

DEVELOPER: BROCKETT STREET CAPITAL 2336 FARRINGTON STREET | DALLAS, TEXAS 75207 GEOFF WESCOTT | 214.663.7882

PROJECT NAME:
16675 ADDISON ROAD

PROJECT ADDRESS:
16675 ADDISON ROAD
EXCEL-PHASE 1
LOT 1, BLOCK A
12.220 ACRES OR
532,404 SQ.FT.

WILLIAM LOMAX SURVEY
ABSTRACT NO. 792

TOWN OF ADDISON, DALLAS COUNTY

PROJECT NUMBER: 1886-Z

DATE: MAY 15, 2023

**CP.1 - SITE PLAN
PHASE I**

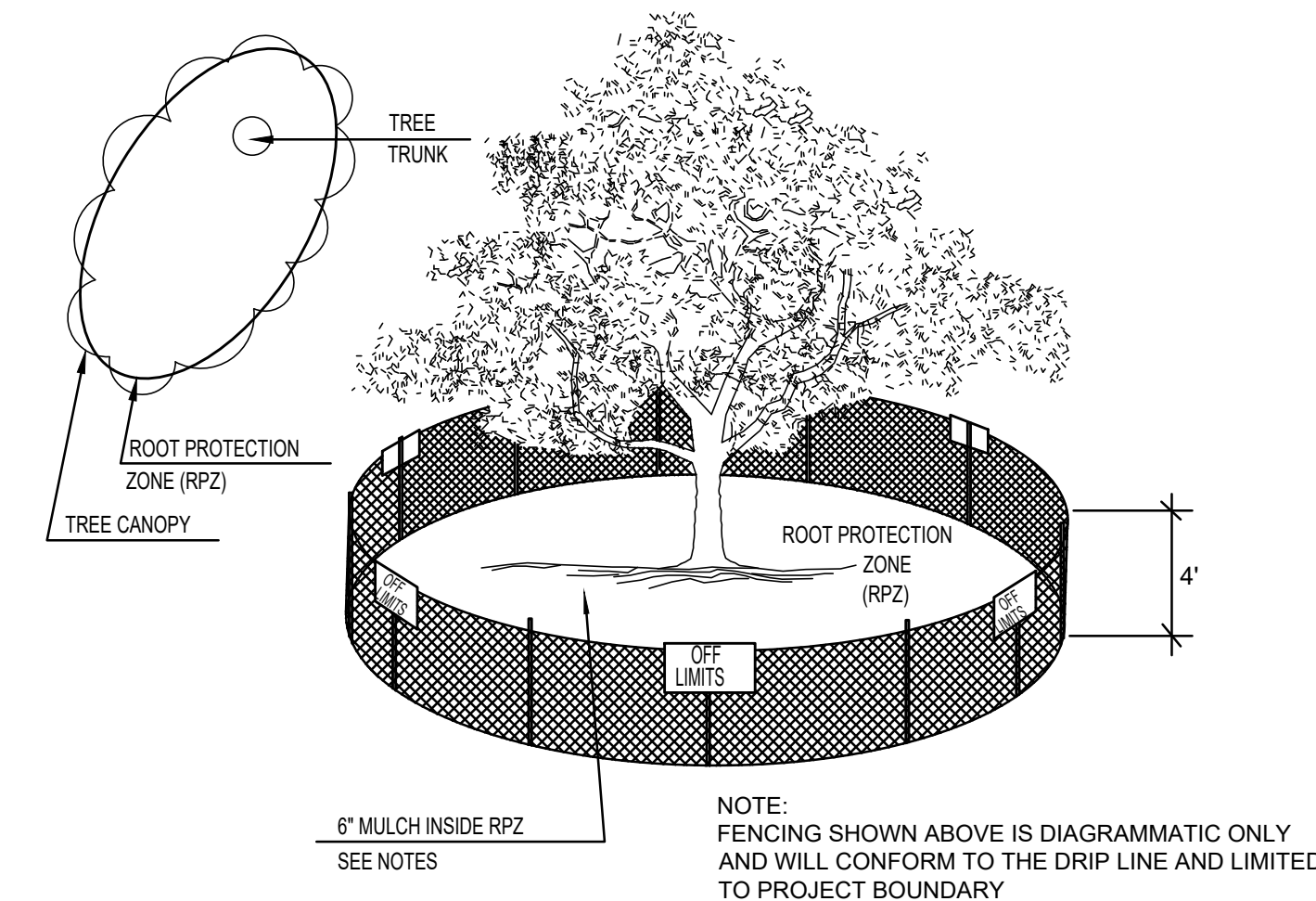
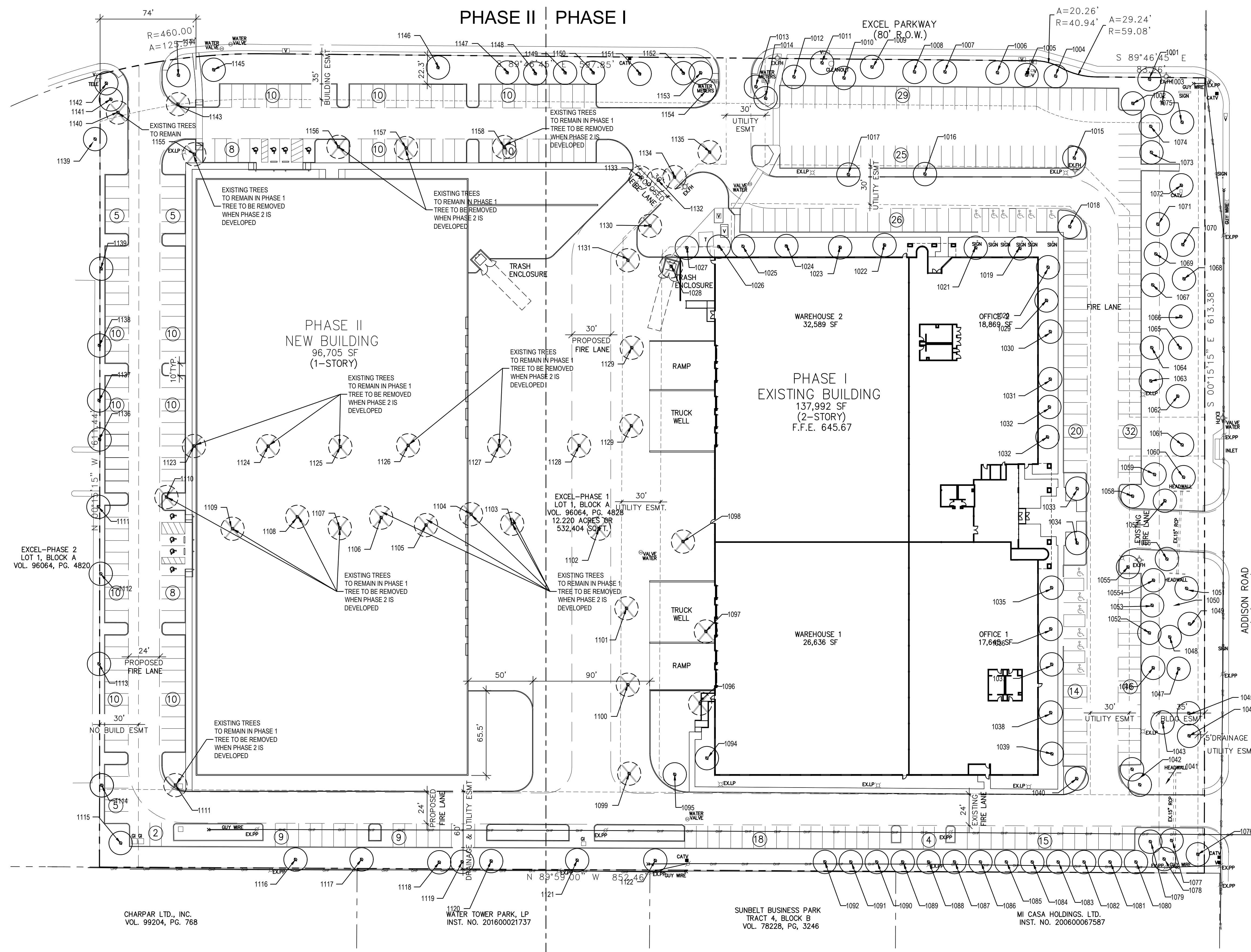
SCALE: As indicated



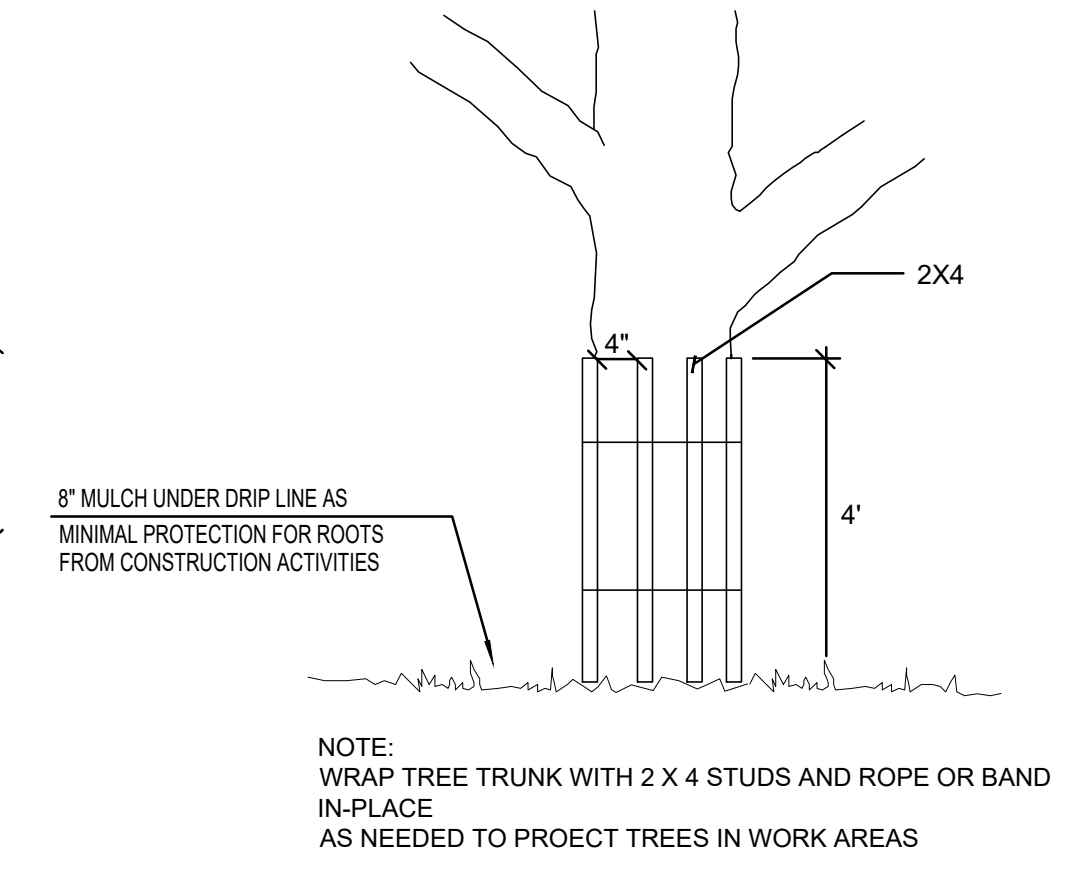
16675 ADDISON ROAD
ADDISON, TEXAS

ISSUE:
CITY COMMENTS 05.12.2023
CITY COMMENTS 06.09.2023
CITY COMMENTS 06.15.2023

DATE:
06.15.2023
SHEET NAME:
TREE SURVEY
SHEET NUMBER:
L.1
CASE NO. 1886-Z



01 TREE PROTECTION FENCE A NOT TO SCALE

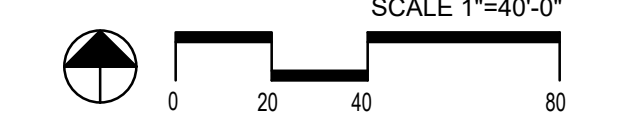


02 TREE PROTECTION FENCE B NOT TO SCALE

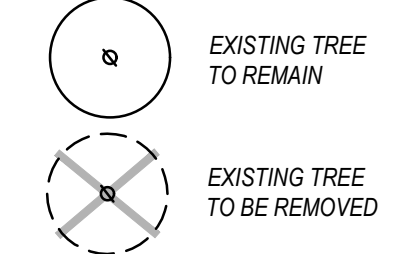
ALL TREES SHOWN TO BE REMOVED IN PHASE 2 ARE TO REMAIN UNTIL THE PHASE 2 DEVELOPMENT BEGINS.

REFER TO SHEET L.2 FOR EXISTING TREE LIST

TREE SURVEY
SCALE: 1"=40'-0"



EXISTING TREE LEGEND



SITE DATA SUMMARY

LOT	BUILDING	PROPOSED USE	EXISTING ZONING	PROPOSED ZONING	GROSS SITE AREA (AC. & SF)	LOT COVERAGE	FAR	MAX HT. (FT & STORIES)	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA	IMPERVIOUS SURFACE AREA
1	PHASE I EXISTING BUILDING	OFFICE/ WAREHOUSE	PD ORD. NOS. 085-093 095-054 096-006	PD	316,997 SF OR 7.277 ACRES	36.7%	1:0.44	40 FT 2 STORY	63,399 SF OR 1.455 ACRES 20%	72,314 SF OR 1.660 ACRES 22.8%	244,683 SF
1	PHASE II NEW BUILDING				215,407 SF OR 4.945 ACRES			43,085 SF OR 0.989 ACRES 20%	34,587 SF OR 0.794 ACRES 16%	180,820 SF	
TOTAL:					532,404 SF OR 12.220 ACRES				106,484 SF OR 2.444 ACRES 20%	106,901 SF OR 2.454 ACRES 20%	425,503 SF

BUILDING & PARKING SUMMARY

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TOTAL:	234,697 SF			235	370	23

PROJECT ADDRESS:
16675 ADDISON ROAD
EXCEL-PHASE 1
LOT 1, BLOCK A
12.220 ACRES OR
532,404 SQ.FT.
WILLIAM LOMAX SURVEY
ABSTRACT NO. 792
TOWN OF ADDISON, DALLAS COUNTY

**PHASE 1:
EXISTING TREE CHART**

NO.	SIZE (IN)	TYPE	STATUS	NO.	SIZE (IN)	TYPE	STATUS
1001	14	SWEET GUM	REMAIN	1062	32	BALD CYPRESS	REMAIN
1002	14	SWEET GUM	REMAIN	1063	14	CEDAR ELM	REMAIN
1003	12	SWEET GUM	REMAIN	1064	14	ELM	REMAIN
1004	17	SWEET GUM	REMAIN	1065	20	BALD CYPRESS	REMAIN
1005	12	SWEET GUM	REMAIN	1066	20	BALD CYPRESS	REMAIN
1006	12	SWEET GUM	REMAIN	1067	16	ELM	REMAIN
1007	14	ELM	REMAIN	1068	20	BALD CYPRESS	REMAIN
1008	12	ELM	REMAIN	1069	14	ELM	REMAIN
1009	12	LIVE OAK	REMAIN	1070	21	BALD CYPRESS	REMAIN
1010	10	LIVE OAK	REMAIN	1071	10	ELM	REMAIN
1011	15	LIVE OAK	REMAIN	1072	20	BALD CYPRESS	REMAIN
1012	18	LIVE OAK	REMAIN	1073	18	CEDAR ELM	REMAIN
1013	12	LIVE OAK	REMAIN	1074	14	SWEET GUM	REMAIN
1014	15	LIVE OAK	REMAIN	1075	22	BALD CYPRESS	REMAIN
1015	14	ELM	REMAIN	1076	24	LIVE OAK	REMAIN
1016	12	ELM	REMAIN	1077	20	LIVE OAK	REMAIN
1017	12	ELM	REMAIN	1078	20	LIVE OAK	REMAIN
1018	27	LIVE OAK	REMAIN	1079	20	LIVE OAK	REMAIN
1019	12	ELM	REMAIN	1080	18	CEDAR ELM	REMAIN
1020	11	ELM	REMAIN	1081	18	CEDAR ELM	REMAIN
1021	15	ELM	REMAIN	1082	20	CEDAR ELM	REMAIN
1022	12	ELM	REMAIN	1083	24	CEDAR ELM	REMAIN
1023	14	ELM	REMAIN	1084	18	CEDAR ELM	REMAIN
1024	14	ELM	REMAIN	1085	18	CEDAR ELM	REMAIN
1025	28	CEDAR ELM	REMAIN	1086	20	CEDAR ELM	REMAIN
1026	20	CEDAR ELM	REMAIN	1087	20	CEDAR ELM	REMAIN
1027	19	CEDAR ELM	REMAIN	1088	18	CEDAR ELM	REMAIN
1028	16	CEDAR ELM	REMAIN	1089	24	CEDAR ELM	REMAIN
1029	11	ELM	REMAIN	1090	28	CEDAR ELM	REMAIN
1030	12	ELM	REMAIN	1091	20	CEDAR ELM	REMAIN
1031	12	ELM	REMAIN	1092	24	CEDAR ELM	REMAIN
1032	20	LIVE OAK	REMAIN	1093	10	ELM	REMAIN
1033	24	LIVE OAK	REMAIN	1094	10	ELM	REMAIN
1034	24	LIVE OAK	REMAIN	1095	24	ELM	REMAIN
1035	18	LIVE OAK	REMAIN	1096	12	ELM	TO BE REMOVED
1036	12	ELM	REMAIN	1097	15	ELM	TO BE REMOVED
1037	12	ELM	REMAIN	1098	17	LIVE OAK	TO BE REMOVED
1038	10	ELM	REMAIN	1099	15	ELM	TO BE REMOVED
1039	8	ELM	REMAIN	1100	15	ELM	TO BE REMOVED
1040	28	LIVE OAK	REMAIN	1101	16	ELM	TO BE REMOVED
1041	24	LIVE OAK	REMAIN	1102	12	CHINESE PISTACHE	TO BE REMOVED
1042	18	LIVE OAK	REMAIN	1121	15	CHINESE PISTACHE	REMAIN
1043	20	BALD CYPRESS	REMAIN	1122	18	CHINESE PISTACHE	REMAIN
1044	20	BALD CYPRESS	REMAIN	1128	15	ELM	TO BE REMOVED
1045	20	BALD CYPRESS	REMAIN	1129	10	ELM	TO BE REMOVED
1046	24	BALD CYPRESS	REMAIN	1130	14	ELM	TO BE REMOVED
1047	20	BALD CYPRESS	REMAIN	1131	15	CEDAR ELM	TO BE REMOVED
1048	21	BALD CYPRESS	REMAIN	1132	20	CEDAR ELM	TO BE REMOVED
1049	21	BALD CYPRESS	REMAIN	1133	18	CEDAR ELM	TO BE REMOVED
1050	21	BALD CYPRESS	REMAIN	1134	20	CEDAR ELM	TO BE REMOVED
1051	20	BALD CYPRESS	REMAIN	1135	12	LIVE OAK	TO BE REMOVED
1052	18	CEDAR ELM	REMAIN	1149	15	LIVE OAK	REMAIN
1053	19	CEDAR ELM	REMAIN	1150	14	LIVE OAK	REMAIN
1054	22	CEDAR ELM	REMAIN	1151	14	ELM	REMAIN
1055	24	LIVE OAK	REMAIN	1152	19	LIVE OAK	REMAIN
1056	21	LIVE OAK	REMAIN	1153	15	LIVE OAK	REMAIN
1057	20	LIVE OAK	REMAIN	1154	14	ELM	REMAIN
1058	14	LIVE OAK	REMAIN				
1059	16	LIVE OAK	REMAIN				
1060	24	LIVE OAK	REMAIN				
1061	21	BALD CYPRESS	REMAIN				

PHASE 1:
15 TREES
225 IN. REMOVED

9 PROPOSED 4" CALIPER TREES (36 CALIPER INCHES) TO BE PLANTED ON SITE
189 CALIPER INCHES OF TREES TO BE PAID INTO THE TOWN'S TREE PRESERVATION FUND AT \$192.00 PER CALIPER INCH.
\$192.00 X 189 CALIPER INCHES= \$36,288 DUE TO THE TOWN'S TREE PRESERVATION FUND.

**PHASE 2:
EXISTING TREE CHART**

NO.	SIZE (IN)	TYPE	STATUS
1103	9	CHINESE PISTACHE	TO BE REMOVED
1104	8	CHINESE PISTACHE	TO BE REMOVED
1105	24	CHINESE PISTACHE	TO BE REMOVED
1106	16	CHINESE PISTACHE	TO BE REMOVED
1107	14	CHINESE PISTACHE	TO BE REMOVED
1108	18	CHINESE PISTACHE	TO BE REMOVED
1109	20	CHINESE PISTACHE	TO BE REMOVED
1110	12	CHINESE PISTACHE	TO BE REMOVED
1111	14	ELM	REMAIN
1112	14	CHINESE PISTACHE	REMAIN
1113	12	CHINESE PISTACHE	REMAIN
1114	11	CHINESE PISTACHE	REMAIN
1115	17	LIVE OAK	REMAIN
1116	12	CHINESE PISTACHE	REMAIN
1117	12	CHINESE PISTACHE	REMAIN
1118	14	CHINESE PISTACHE	REMAIN
1119	14	CHINESE PISTACHE	REMAIN
1120	12	CHINESE PISTACHE	REMAIN
1123	11	ELM	TO BE REMOVED
1124	14	ELM	TO BE REMOVED
1125	15	ELM	TO BE REMOVED
1126	15	ELM	TO BE REMOVED
1127	16	ELM	TO BE REMOVED
1136	10	ELM	REMAIN
1137	12	ELM	REMAIN
1138	15	ELM	REMAIN
1139	14	ELM	REMAIN
1140	18	LIVE OAK	TO BE REMOVED
1141	14	CEDAR ELM	REMAIN
1142	14	CEDAR ELM	REMAIN
1143	25	LIVE OAK	TO BE REMOVED
1144	21	LIVE OAK	REMAIN
1145	20	LIVE OAK	REMAIN
1146	12	LIVE OAK	REMAIN
1147	18	LIVE OAK	REMAIN
1148	9	LIVE OAK	REMAIN
1155	15	ELM	TO BE REMOVED
1156	14	ELM	TO BE REMOVED
1157	12	ELM	TO BE REMOVED
1158	14	ELM	TO BE REMOVED

PHASE 2:
20 TREES
304 IN. REMOVED
20 EXISTING TREES ARE PROPOSED TO BE REMOVED. ALL TREE MITIGATION WILL MEET THE TOWN OF ADDISON'S MITIGATION REQUIREMENTS

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



06.15.2023

16675 ADDISON ROAD

ADDISON, TEXAS

ISSUE:
CITY COMMENTS 06.09.2023

DATE:
06.15.2023

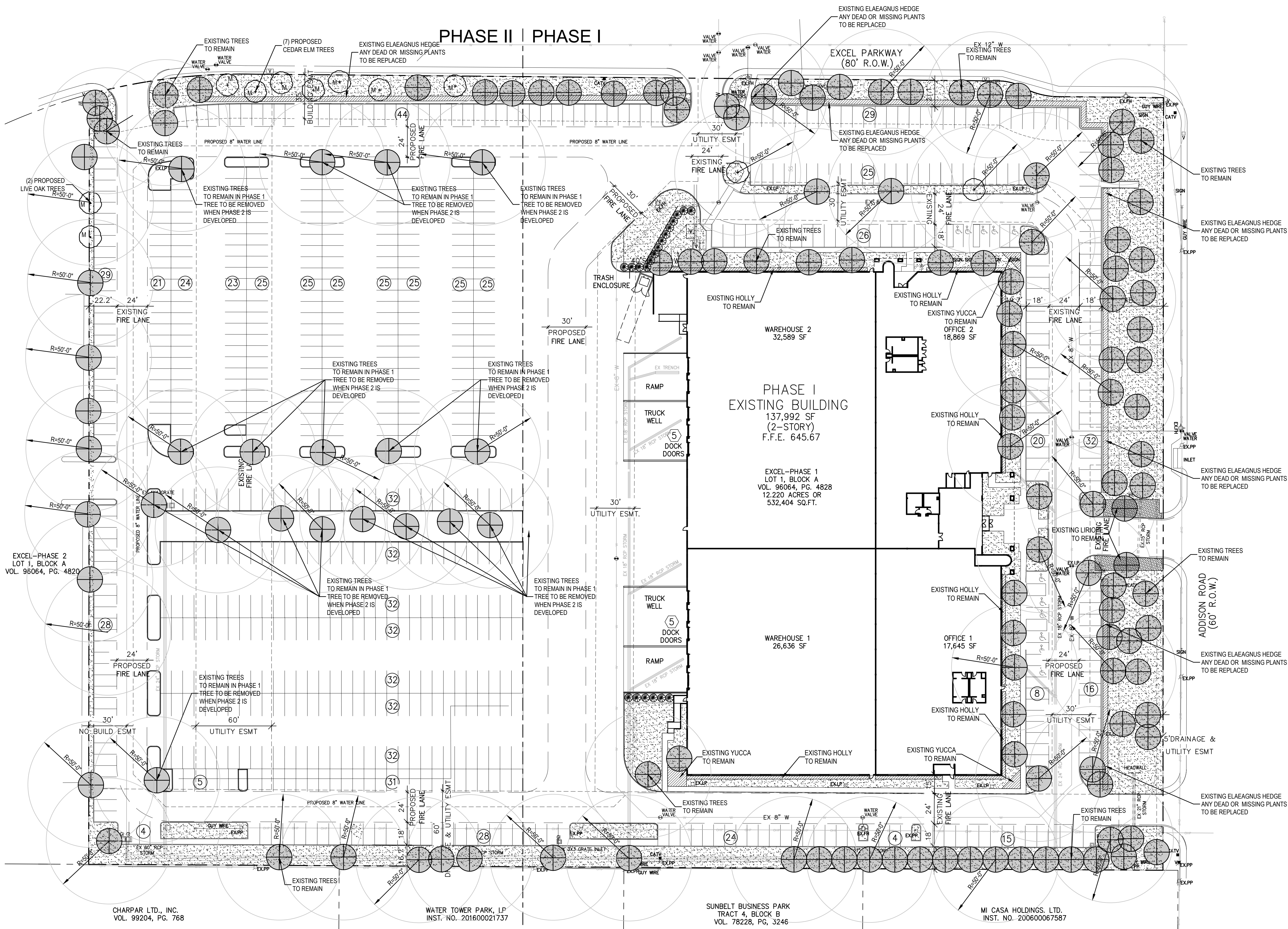
SHEET NAME:
TREE SURVEY

SHEET NUMBER:

L.2

CASE NO. 1886-Z

PROJECT ADDRESS:
16675 ADDISON ROAD
EXCEL-PHASE 1
LOT 1, BLOCK A
12.220 ACRES OR
532,404 SQ.FT.
WILLIAM LOMAX SURVEY
ABSTRACT NO. 792
TOWN OF ADDISON, DALLAS COUNTY



LANDSCAPE TABULATIONS

REQUIRED LANDSCAPE AREA
 Requirements: 20% of gross site to be landscape
 Total Site: 532,404 s.f.
 Required 106,480 s.f. (20%)
 Provided 106,911 s.f. (20.0%)

PHASE I - Site Area 316,997 s.f.
 Required 63,399 s.f. (20%)
 Provided 72,314 s.f. (22.8%)

STREET LANDSCAPE BUFFER
 Requirements: 20' buffer along street frontage, (1) shade tree 4" cal. per 30 l.f. o.c. and evergreen shrubs planted at 3' to 3.5' o.c.
 Addison Road: (613 l.f.)
 Required Shade Trees (613' / 30') (21) Shade Trees, 4" cal.
 Provided (35) Existing Trees, 4" plus cal.

Excel Parkway: (856 l.f.)
 Required Evergreen Shrubs (613' / 3') (205) Evergreen Shrubs
 Provided Existing evergreen hedge

PARKING LOT SCREEN
 Required 40" ht., evergreen screen hedge
 Provided Existing evergreen hedge to remain and be filled in with matching plant material to meet city requirements

PARKING LOT PERIMETER LANDSCAPING
 Requirement: 5' wide landscape stripe with (1) shade tree 4" cal. per 35 l.f. o.c.
 West Property Perimeter: (612 l.f.)
 Required Shade Trees (612 l.f. / 35') (17) Shade Trees, 4" cal.
 Provided (9) Existing Shade Trees (8) Proposed trees (4" caliper)

South Property Perimeter: (852 l.f.)
 Required Shade Trees (852 l.f. / 35') (24) Shade Trees, 4" cal.
 Provided (20) Existing Shade Trees
 No additional trees provided due to utility easement

PARKING LOT INTERIOR LANDSCAPING
 Requirement: 5% interior planting area is required for parking areas between 50,000 s.f. to 149,000 s.f.
 Parking lot area : (148,322 s.f.)
 Required (148,322 x 8%)
 11,866 s.f. Interior Landscape Area
 Provided 12,587 s.f. Interior Landscape Area

PLANT LEGEND

- EXISTING TREES TO REMAIN
 - CEDAR ELM 4" CALIPER
 - CHINESE PISTACHE 4" CALIPER
 - LIVE OAK 4" CALIPER
 - EASTERN RED CEDAR 3" CALIPER, 8' HEIGHT
 - NELLIE R. STEVENS 6' HEIGHT
 - EVERGREEN SHRUBS 5 GALLON
 - EXISTING SHRUBS
 - BERMUDA GRASS TURF
- M- TREES IDENTIFIED WITH THE (M) ARE COUNTED TOWARDS THE REQUIRED MITIGATION REPLACEMENT

AN IRRIGATION PLAN IS REQUIRED ON CIVIL AND CONSTRUCTION PLANS AND MUST BE SIGNED BY LICENSED IRRIGATOR.
 ALL IRRIGATION CONTROLLERS MUST HAVE A RAIN AND FREEZE SENSORS

SITE DATA SUMMARY

LOT	BUILDING	PROPOSED USE	EXISTING ZONING	PROPOSED ZONING	GROSS SITE AREA (AC. & SF)	LOT COVERAGE	FAR	MAX HT. (FT & STORIES)	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA	IMPERVIOUS SURFACE AREA
1	PHASE I EXISTING BUILDING	OFFICE / WAREHOUSE	PD ORD. NOS. 085-093 095-054 096-006	PD	316,997 SF OR 7.277 ACRES	36.7%	1:0.44	40 FT 2 STORY	63,399 SF OR 1.455 ACRES 20%	72,314 SF OR 1.660 ACRES 22.8%	244,683 SF
1	PHASE II NEW BUILDING				215,407 SF OR 4.945 ACRES			43,085 SF OR 0.989 ACRES 20%	34,587 SF OR 0.794 ACRES 16%	180,820 SF	
TOTAL:					532,404 SF OR 12.220 ACRES				106,484 SF OR 2.444 ACRES 20%	106,901 SF OR 2.454 ACRES 20%	425,503 SF

BUILDING & PARKING SUMMARY

BUILDING	BUILDING SF	USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING	PROVIDED OHD/DOCKS
PHASE I	137,992 SF	OFFICE WAREHOUSE	1 SPACE / 1000 SF	138	199	10
PHASE II	96,705 SF	OFFICE WAREHOUSE	1 SPACE / 1000 SF	97	171	13
TOTAL:	234,697 SF			235	370	23

PHASE 1 LANDSCAPE PLAN

PROJECT ADDRESS:
 16675 ADDISON ROAD
 EXCEL-PHASE 1 LOT 1, BLOCK A 12.220 ACRES OR 532,404 SQ.FT.
 WILLIAM LOMAX SURVEY ABSTRACT NO. 792
 TOWN OF ADDISON, DALLAS COUNTY

ISSUE:
 CITY COMMENTS 05.12.2023
 CITY COMMENTS 06.09.2023
 CITY COMMENTS 06.15.2023

DATE:
 06.09.2023

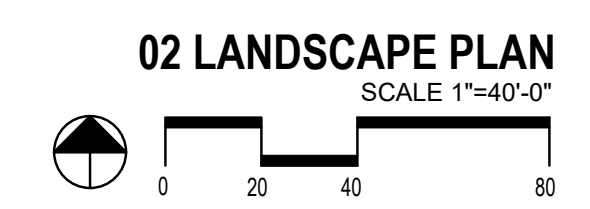
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 PHASE 1 LANDSCAPE PLAN

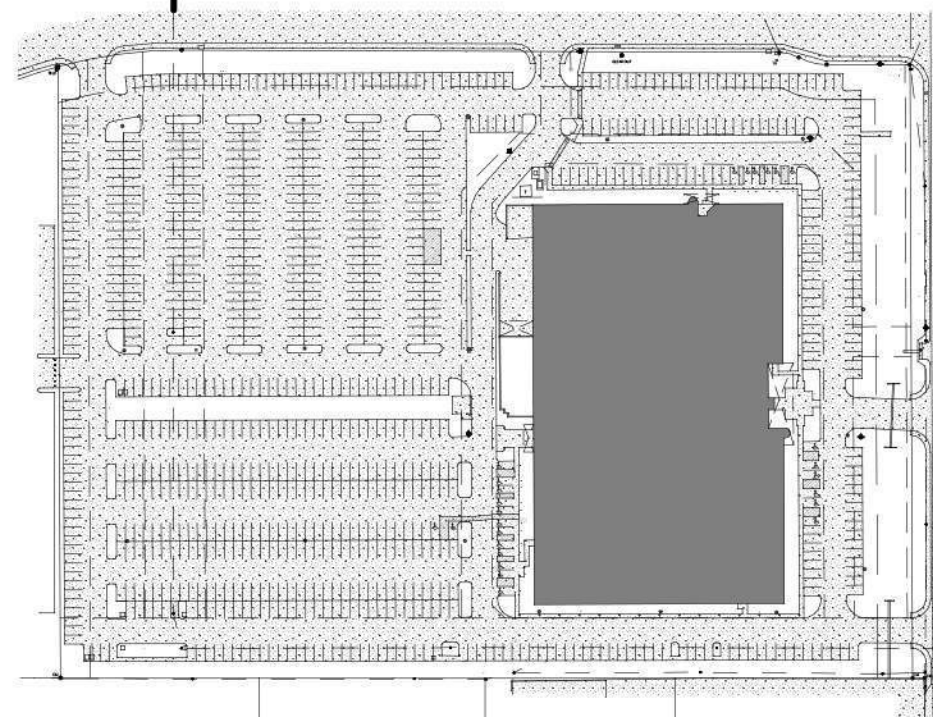
SHEET NUMBER:
L.3

CASE NO. 1886-Z

LANDSCAPE ARCHITECT
 STUDIO GREEN SPOT, INC.
 1782 W. McDERMOTT DR.
 ALLEN, TEXAS 75013
 (469) 369-4448
 CHRIS@STUDIOGREENSPOT.COM

16675 ADDISON ROAD
ADDISON, TEXAS



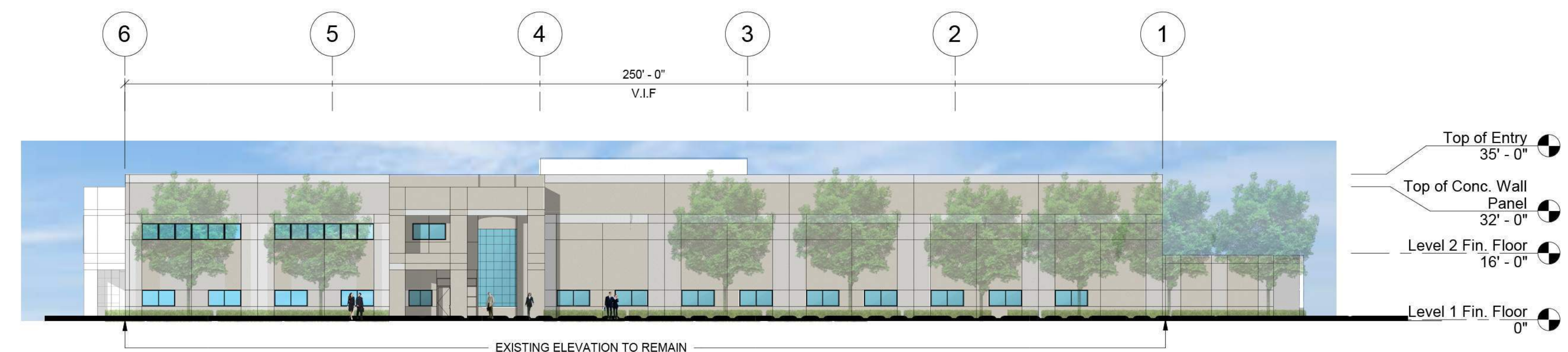


KEYPLAN Copy 1

FACADE PLAN 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

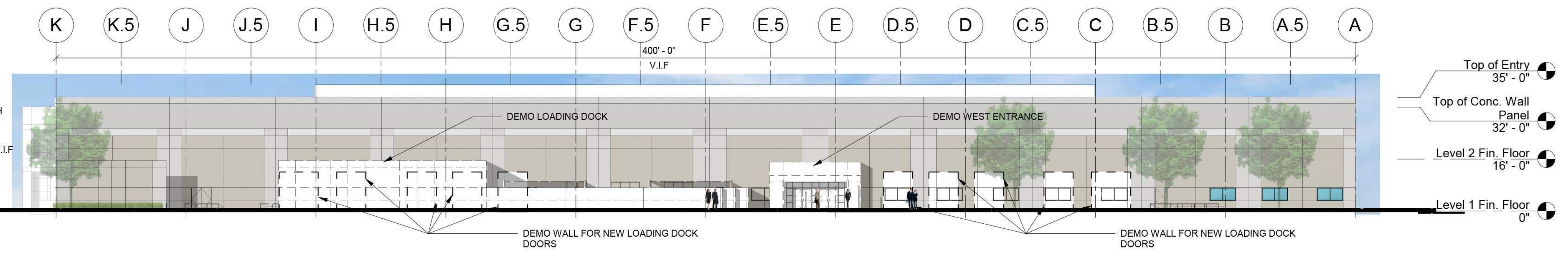
TOTAL SURFACE AREA OF EACH ELEVATION = 14,000 SF V.I.F
 EXISTING GLAZING = 96 SF V.I.F
 EXISTING STUCCO = 13,904 SF V.I.F



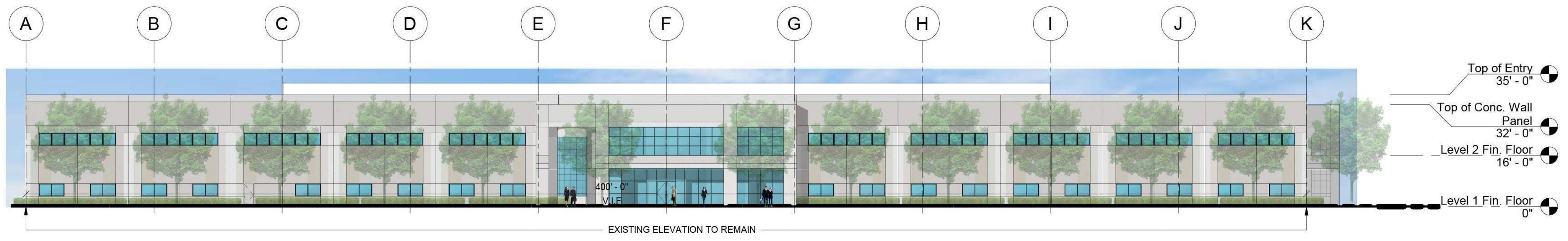
04 EXISTING ELEVATION NORTH
 SCALE: 3/64" = 1'-0"



03 EXISTING ELEVATION SOUTH
 SCALE: 3/64" = 1'-0"



02 DEMO - ELEVATION WEST
 SCALE: 3/64" = 1'-0"



01 EXISTING ELEVATION EAST
 SCALE: 3/64" = 1'-0"



ARCHITECTURE • PLANNING • INTERIORS

10440 E NORTHWEST HWY
 SUITE 100
 DALLAS, TX 75238
 817 845 0702

03/20/23

#	Revision	Date

PROJECT NAME:
 ADDISON AIRPORT PARK

OWNER:
 BNT 305, LLC
 180 PHILLIPS HILL ROAD BLDG 4 NEW
 CITY, NY 10956 845-610-0030

PROJECT ADDRESS:
 16675 Addison Rd, Addison, TX 75001
 Being Lot 1, Block A of Excel-Phase 1, an
 addition to the Town of Addison, Dallas
 County, Texas, according to the plat
 thereof recorded in Volume 96064, Page
 4828, Map Records, Dallas County, Texas.

TOWN PROJECT
 NUMBER: 1886-Z

PHASE 1
 ELEVATION

NOT FOR
 CONSTRUCTION

03/20/23

D-201

SITE DATA SUMMARY

LOT	BUILDING	PROPOSED USE	EXISTING ZONING	PROPOSED ZONING	GROSS SITE AREA (AC. & SF)	LOT COVERAGE	FAR	MAX HT. (FT & STORIES)	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA	IMPERVIOUS SURFACE AREA
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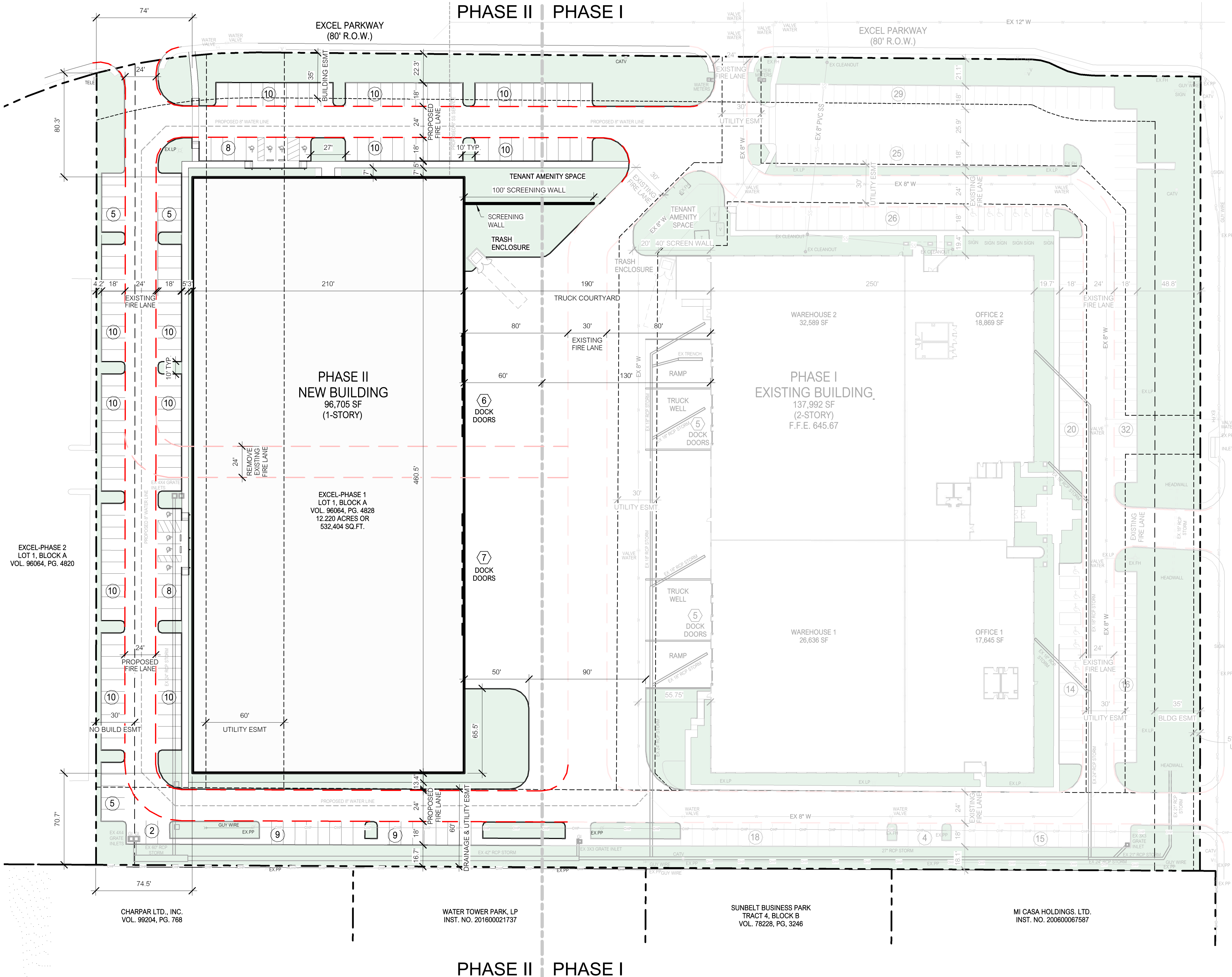
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TOTAL:				235	370	23

16675 ADDISON ROAD, ADDISON, TX



② VICINITY MAP
1" = 1000'



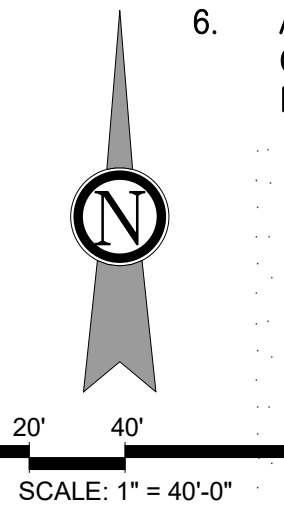
LEGEND

- BOUNDARY
- ADJACENT BOUNDARY
- BUILDING FOOTPRINT
- OVERHANG
- ROAD CURB
- BUILDING SETBACK
- FIRE LANE EASEMENT
- EXISTING FIRE LANE EASEMENT
- SEWER EASEMENT
- UTILITY EASEMENT
- WATER EASEMENT
- PHASE MATCH LINE

NOTES

- "HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL & 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.
- BUILDING WITH AN AGGREGATE SUM OF 0 SF 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 & RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.



WEAVER Engineering TBPE: 21740 HARVEST LANE FRISCO, TX 75034 817.455.8333

ENGINEER: WEAVER ENGINEERING, LLC 3907 HARVEST LANE | FRISCO, TX 75034 DOUGLAS W. WEAVER, P.E. | 817.455.8333

ARCHITECT: STUDIO MAS + ARCHITECTS 10440 E. NORTHWEST HWY. | SUITE 110 | DALLAS, TX 75220 TAN NGUYEN | 817.845.0702

SURVEYOR: MCADAMS 111 HILLSIDE DRIVE | LEWISVILLE, TX 75057 JAMES STOWELL, RPLS | 469.312.0584

LANDSCAPE ARCHITECT: STUDIO GREEN SPOT, INC. 1784 W. McDERMOTT DRIVE | SUITE 110 | ALLEN, TX 75013 CHRIS TRONZANO | 469.269.4448

DEVELOPER: BROCKETT STREET CAPITAL 2336 FARRINGTON STREET | DALLAS, TEXAS 75207 GEOFF WESCOTT | 214.663.7882

PROJECT NAME: **16675 ADDISON ROAD**

PROJECT ADDRESS: 16675 ADDISON ROAD
EXCEL-PHASE 1 LOT 1, BLOCK A 12.220 ACRES OR 532,404 SQ.FT.

WILLIAM LOMAX SURVEY ABSTRACT NO. 792

TOWN OF ADDISON, DALLAS COUNTY

PROJECT NUMBER: 1886-Z
DATE: MAY 15, 2023

CP.2 - CONCEPT PLAN PHASE II

SCALE: As indicated

16675 Addison Road
Permitted Uses Development Standards

1. USE.
 - a. All buildings and uses permitted in the C-1 (Commercial-1) district as set forth in the Addison Zoning Ordinance, and all distribution and warehouse uses related to the production, light assembly, or research and development of paper goods, technology products, medical devices, design services, or similar materials. For the purposes of this ordinance, light assembly shall be defined as the process and procedures for the assimilation, packaging, and distribution of finished goods and materials.

2. SITE PLAN.
 - a. The development of Phase I of the Property shall comply with the attached Site Plan.

3. LANDSCAPE PLAN.
 - a. The development of Phase I of the Property shall comply with the attached Landscape Plan.

4. FAÇADE PLAN.
 - a. The development of Phase I of the Property shall comply with the attached Façade Plan.

5. CONCEPT PLAN.
 - a. The development of Phase II of the Property shall comply with the attached Concept Plan.

6. FLOOR PLAN.
 - a. The development of Phase I of the Property shall comply with the attached Floor Plan. Modifications to the interior floor plan may be approved by the Director of Development Services, or designee, as long as the building footprint does not change and all conditions of this ordinance are met.

 - b. Tenant occupancy greater than 50,000 square feet within Phase II (as depicted on the Concept Plan) shall require approval of a Special Use Permit (SUP), unless one of the following conditions are met:

- i. Greater than 35% of the total floor area is utilized as office, showroom, or lab space; or
 - ii. A minimum of 75% of the total floor area is climate controlled.
- c. Phase II (as depicted on the Concept Plan) shall have a building entrance on the north façade, which provides access to an interior lobby or office space.

7. PARKING.

- a. A minimum of 1 space per 1,000 square feet of floor area shall be provided on site.

8. OUTSIDE STORAGE.

- a. Except for equipment or materials stored on a construction site or used for a temporary construction project, long term outside storage of goods or materials is prohibited.
- b. The overnight storage of trailers may only be permitted if it is screened from all public rights-of-way. All trailers stored on site shall be registered and operable.

9. LOADING AND UNLOADING.

- a. All loading and unloading facilities shall be screened from all public rights-of-way by a screening wall and landscaping, as depicted on the attached Landscape Plan.
- b. There shall be a maximum of ten (10) dock doors permitted within Phase I.
- c. There shall be a maximum of thirteen (13) dock doors permitted within Phase II.

10. AMENITY AREA.

- a. A minimum of 200 square feet of usable amenity area shall be provided for Phase I, as depicted on the Concept Plan.
- b. A minimum of 400 square feet of amenity area shall be provided for Phase II, as depicted on the Concept Plan.
- c. The amenity areas on the Property shall include improvements defined at the time of submittal of a Building Permit. Improvements may include recreation or fitness facilities, shade structure(s) with seating area(s), or similar enhancements.