



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

TUESDAY, AUGUST 15, 2023

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

6:00 P.M. REGULAR MEETING

AMENDED: 8/12/2023 @1:50 PM
(Item 2 - Added "1877-Z Floor Plans and Unit Mix")

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, August 15, 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 July 18, 2023 Planning and Zoning Commission Meeting.

Regular Agenda:

2. Hold a public hearing, present, discuss, and consider action on a request to rezone 10.1± acres generally located at the southeast corner of Belt Line Road and Surveyor Boulevard, from Planned Development (PD) to the Belt Line District, to allow a mixed use development comprised of multifamily residential and live/work dwelling units (apartment complex), townhomes (single-family unit, attached), restaurant and retail uses, and associated private open space and common areas, through the approval of a concept plan and associated major waiver requests related to block length, 4th floor building façade setback, freestanding restaurant building height, building entry and parking structure design requirements. Case 1877-Z/Trammell Crow Mixed Use.
3. Present, Discuss, and Consider Action on a Preliminary Plat for the AMLI Treehouse Addition, Block 1, Lots 1-9, 10X, 11-15, 16X, 17-22, 23X, 24-37, and 38X for a mixed-use development on 13.6± acres located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and Immediately north of the Redding Trail Dog Park. Case PP2023-06/AMLI Treehouse Addition.
4. Hold a public hearing, present, discuss, and consider action on a request to amend the permitted uses and development plans for Planned Development (PD) Ordinance No. O20-53, for a 0.57± acre property located at 4900 Arapaho Road, to allow multifamily residential use, not to exceed one dwelling unit, within a 5-story commercial building. Case 1890-Z/4900 Arapaho Road (One Addison Place PD Amendment).
5. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4021 Belt Line Road, Suite 107, that is currently zoned Planned Development (PD), through Ordinance No. O17-07, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1884-SUP/4021 Belt Line Road, Suite 107 (Luxe).
6. Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. O14-022, for property located at 14960 Landmark Boulevard, that is currently zoned Commercial-1 (C-1), to allow the sale of beer and wine for off-premises consumption. Case 1889-SUP/14960 Landmark Boulevard (Holiday Inn Express & Suites).

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: 08/15/2023

Agenda Caption:

Consider Action on the Minutes from the July 18, 2023 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the July 18, 2023 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the July 18, 2023 Planning & Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

July 18, 2023

6:00 P.M. - Addison Conference Center
15650 Addison Road, Addison, TX 75007

Present: Chair Chris DeFrancisco; Vice Chair Denise Fansler; Commissioner Robert Catalani;
Commissioner Diane Chavez; Commissioner John Meleky

Absent: Commissioner Juli Branson; Commissioner Zachary Faircloth

Call Meeting to Order

Chair DeFrancisco called the meeting to order.

Pledge of Allegiance

Chair DeFrancisco 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 June 20, 2023 Planning and Zoning Commission Meeting.
2. Consider Action on a Replat for the Sunbelt East Addition, Lot 1, Block 1, comprising 1.037 acres located north of Sunbelt Drive and approximately 440 feet west of Addison Road. Case R2023-05/Sunbelt East Addition (4551 Sunbelt Drive).

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

Moved by Commissioner Robert Catalani, Seconded by Commissioner John Meleky

AYE: Chair Chris DeFrancisco, Vice Chair Denise Fansler,
Commissioner Robert Catalani, Commissioner Diane Chavez,
Commissioner John Meleky

Passed

Regular Agenda:

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

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

Commissioner Fansler nominated Commissioner DeFrancisco for the Chair position, Seconded by Commissioner Chavez.

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

Passed

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

Commissioner Chavez nominated Commissioner Fansler for the Vice Chair position, Seconded by Commissioner Catalani.

AYE: Chair Chris DeFrancisco, Vice Chair Denise Fansler,
Commissioner Robert Catalani, Commissioner Diane Chavez,
Commissioner John Meleky

Passed

4. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 16601 Addison Road, Suite 106, that is currently zoned Planned Development (PD), through Ordinance No. O83-043, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1882-SUP/16601 Addison Road, Suite 106 (Soulful Street Bites).

Lesley Nyp, Planning and Development Manager, presented the request to consider a Special Use Permit (SUP) for a property located at 16601 Addison Road, Suite 106, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption.

Soulful Streets Bites is a full-service restaurant specializing in New Orleans-inspired soul food. The restaurant operators, Michael and Elizabeth Smith, began as a food truck, expanded to an 800 square foot storefront at 16601 Addison Road, Suite 110 for catering and takeout only, and has expanded further to 2,445 square feet within Suite 106. Currently Soulful Street Bites offers catering and takeout only service within Suite 106. With this SUP request, they are proposing to offer dine in service with alcohol sales for on-premises consumption.

The operating hours are Tuesday through Thursday 11:00 AM – 7:00 PM, Friday and Saturday 12:00 PM – 9:00 PM, and Sunday 12:00 PM – 5:00 PM. The restaurant proposed to include interior seating, including approximately 41 seats.

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Prior to issuance of a Certificate of Occupancy for this restaurant, the existing fire lane on site shall be brought into compliance, establishing the appropriate turning radii for a fire apparatus.
- Prior to issuance of a Certificate of Occupancy for this restaurant, the site shall provide one additional handicap accessible parking space on site, for a total of three accessible spaces.

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

Applicant:

- Elizabeth Smith, 16601 Addison Road, Suite 106

Motion: Recommend approval of SUP, Case 1882-SUP/16601 Addison Road, Suite 106 (Soulful Street Bites), as presented.

Moved by Commissioner Robert Catalani, Seconded by Vice Chair Denise Fansler

AYE: Chair Chris DeFrancisco, Vice Chair Denise Fansler, Commissioner Robert Catalani, Commissioner Diane Chavez, Commissioner John Meleky

Passed

5. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4851 Keller Springs Road, Suite 203, that is currently zoned Planned Development (PD), through Ordinance No. O85-006, to allow an educational institution. Case 1887-SUP/4851 Keller Springs Road, Suite 203 (Vital Skills Training Center).

Lesley Nyp, Planning and Development Manager, presented the request to consider a Special Use Permit (SUP) for a property located at 4851 Keller Springs Road, Suite 203, to allow an educational institution.

Vital Skills Training Center (VSTC) is requesting a Special Use Permit (SUP) to allow a training program to provide employment skills and certification preparedness for future nursing assistants, healthcare professionals and the general public who wish to be basic life support (BLS)/cardiopulmonary resuscitation (CPR) certified. In the future, VSTC would like to offer continuing education credits to healthcare professionals. This training center will be operated by Teresita and Carmella Caceres, both of whom have extensive history in the healthcare industry.

VSTC is proposed to be open and accessible seven days a week, 8:00 AM – 8:00 PM, however, healthcare courses will occur Monday through Friday, between 8:00 AM – 5:00 PM. The proposed class

sizes will vary between 5-20 students each and occur twice per month. BLS/CPR class sizes will vary between 1-9 students and occur on demand during operating hours.

Staff recommends approval of the request.

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

Applicant:

- Teresita Caceres, 138 Spanish Bluebell Drive, Wiley, TX 75098

Motion: Recommend approval of SUP, Case 1887-SUP/4851 Keller Spring Road, Suite 203 (Vital Skills Training Center).

Moved by Commissioner John Meleky, Seconded by Commissioner Diane Chavez

AYE: Chair Chris DeFrancisco, Vice Chair Denise Fansler, Commissioner Robert Catalani, Commissioner Diane Chavez, Commissioner John Meleky

Passed

6. Present, Discuss, and Consider Action on a Preliminary Plat for the AMLI Treehouse Addition, a mixed-use development on 13.604 acres located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and Immediately north of the Redding Trail Dog Park. Case PP2023-06/AMLI Treehouse Addition.

Lesley Nyp, Planning and Development Manager, stated that the applicant has requested consideration and action on Case PP2023-06/AMLI Treehouse Addition be granted a 30-day extension.

Motion: Recommend approval of a 30-day extension for Case PP2023-06/AMLI Treehouse Addition.

Moved by Commissioner Robert Catalani, Seconded by Commissioner John Meleky

AYE: Chair Chris DeFrancisco, Vice Chair Denise Fansler,
Commissioner Robert Catalani, Commissioner Diane Chavez,
Commissioner John Meleky

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.*

Elizabeth Smith, 16601 Addison Road, Suite 106, shared concerns about the time and expectations for Special Use Permit applications for small business owners.

Adjourn Meeting

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

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.

Planning & Zoning Commission

2.

Meeting Date: 08/15/2023

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request to rezone 10.1± acres generally located at the southeast corner of Belt Line Road and Surveyor Boulevard, from Planned Development (PD) to the Belt Line District, to allow a mixed use development comprised of multifamily residential and live/work dwelling units (apartment complex), townhomes (single-family unit, attached), restaurant and retail uses, and associated private open space and common areas, through the approval of a concept plan and associated major waiver requests related to block length, 4th floor building façade setback, freestanding restaurant building height, building entry and parking structure design requirements. Case 1877-Z/Trammell Crow Mixed Use.

Recommendation:

Administration recommends approval of the request subject to the conditions specified in the “Approval Conditions” Exhibit.

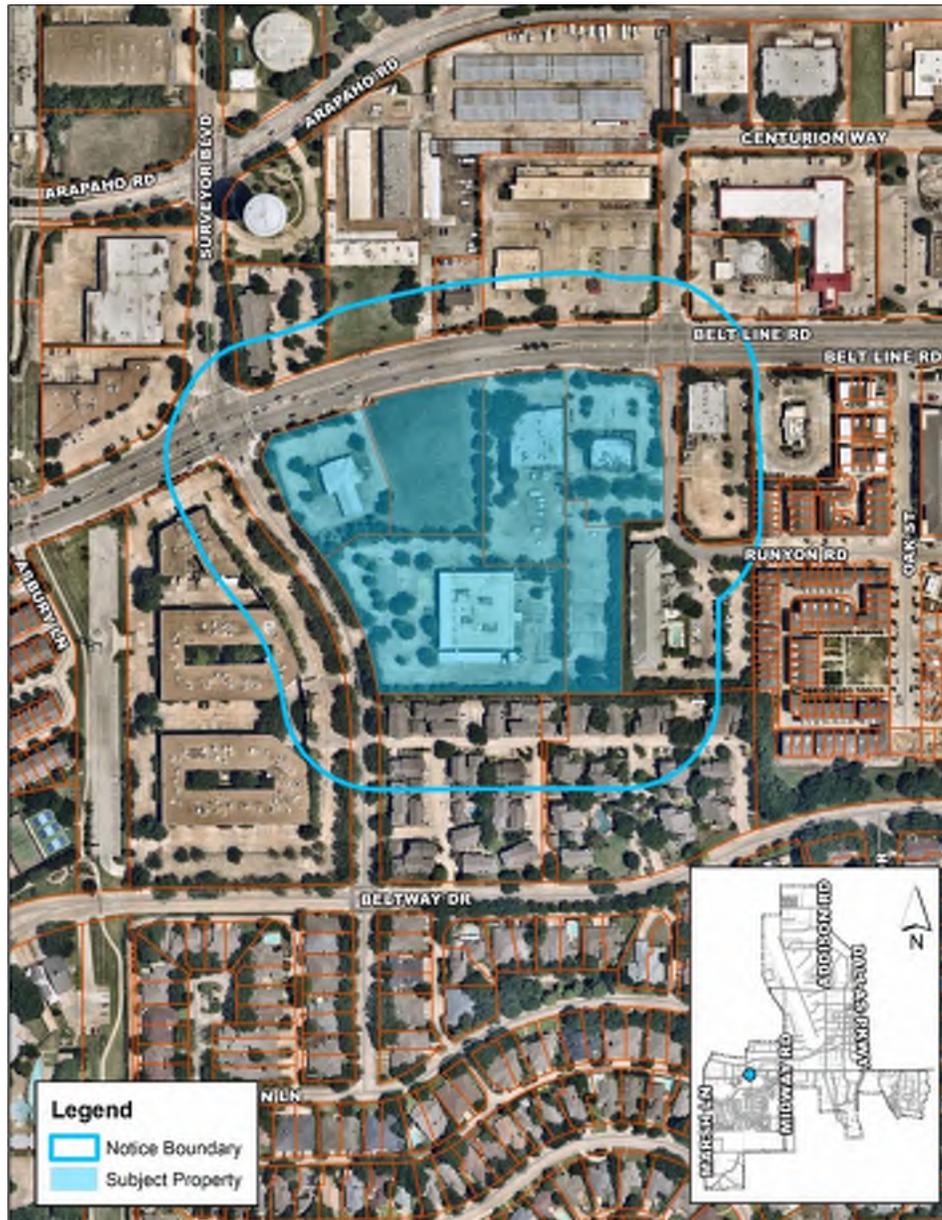
Attachments

1877-Z Staff Report
1877-Z Approval Conditions
1877-Z Concept Plan
1877-Z Major Waiver Requests
1877-Z Tree Preservation Plan
1877-Z Landscape Plan
1877-Z Landscape Site Renderings
1877-Z Facade Plans_Multifamily_North & East Elevations
1877-Z Facade Plans_Multifamily_South & West Elevations
1877-Z Facade Plans_Retail and Townhomes
1877-Z Building Renderings
1877-Z Floor Plans and Unit Mix (Added 8/12/23 @1:50 PM)
1877-Z Traffic Impact Analysis
1877-Z Notice Responses

1877-Z

PUBLIC HEARING Case 1877-Z/Trammell Crow Mixed Use. Hold a public hearing, present, discuss, and consider action on a request to rezone 10.1± acres generally located at the southeast corner of Belt Line Road and Surveyor Boulevard, from Planned Development (PD) to the Belt Line District, to allow a mixed use development comprised of multifamily residential and live/work dwelling units (apartment complex), townhomes (single-family unit, attached), restaurant and retail uses, and associated private open space and common areas, through the approval of a concept plan and associated major waiver requests related to block length, 4th floor building façade setback, freestanding restaurant building height, building entry and parking structure design requirements.

LOCATION MAP





August 11, 2023

STAFF REPORT

RE: 1877-Z/Trammell Crow Mixed Use

LOCATION: 10.1± acres generally located at the southeast corner of Belt Line Road and Surveyor Boulevard, addressed as 4020, 4050, 4060, and 4062 Belt Line Road and 15000 Surveyor Boulevard.

REQUEST: Approval to rezone the properties from Planned Development (PD) to the Belt Line District for a mixed use development comprised of multifamily residential and live/work dwelling units (apartment complex), townhomes (single-family unit, attached), restaurant and retail uses, and associated private open space and common areas, through the approval of a concept plan and associated major waiver requests related to block length, 4th floor building façade setback, freestanding restaurant building height, building entry and parking structure design requirements.
(Application Date: 12/15/2022).

APPLICANT: Joel Behrens, High Street Residential, Inc., on behalf of Pamela Pappas Mattingly, Mersina Pappas Stubbs, Christopher J. Pappas (PHCG Investments and Pappas Restaurants Inc.), and Justin Martin (15K Surveyor LLC)

DISCUSSION:

Background: This rezoning request is for a 10.1 acre site located at the southeast corner of Belt Line Road and Surveyor Boulevard. This site is comprised of six parcels and is controlled by four ownership entities. Five of the six parcels are owned by heirs to the Pappas branded restaurants. Their holdings include a vacant bank building, a 1.6 acre vacant lot, an event venue (Venue Forty | 50), a restaurant (The Back 9), and a surface parking lot. The remaining parcel is the site of a two-story office building owned by the Godsey Martin Law Firm. The office building (1983) was the first building constructed at this site, and it was followed by the event venue building (1988), restaurant (1992), surface parking lot (1995), and bank (2005).

This site is zoned Planned Development (PD) through Ordinance Nos. 460 and 92-058. There is also an assortment of Special Use Permits (SUP) that have been applied to the site to accommodate the various restaurant concepts that have occupied this site over the past 35 years.

The applicant, High Street Residential, a subsidiary of Trammell Crow Company, is a Class A multifamily developer that focuses on the development of multifamily rental communities in mixed use environments. With this request, the applicant proposes to rezone the property from the Planned Development District to the Belt Line District to support a mixed use development comprised of multifamily residential and live/work dwelling units (apartment complex), townhomes (single-family unit, attached), restaurant and retail uses, and associated private open space and common areas. This request includes consideration of a concept plan and associated major waiver requests related to block length, 4th floor building façade setback, freestanding restaurant building height, building entry and parking structure design requirements.

Proposed Concept Plan: The proposed development is comprised of a multifamily building accommodating 394 dwelling units, 9 live/work units, 2 commercial tenant spaces comprising 12,000 square feet of floor area, 3 free standing restaurant buildings comprising 7,000 square feet of floor area with patio dining areas oriented on a civic space, 25 fee simple townhomes, a private dog park and open space, public art, a bus shelter, and new trails, enhanced sidewalks/paving, and associated pedestrian amenities.

To accommodate a more prominent (20 feet ceiling height) ground floor frontage for nonresidential uses and live/work units (2 stories), the multifamily building is 5 stories at the Belt Line Road frontage, and quickly transitions to 4 stories, 110 feet south of the front facade. The ground floor includes a 6,500 square foot retail tenant space, a 5,500 square foot restaurant tenant space with dedicated space for outdoor seating/dining, a 13,000 square foot leasing and amenity area, and 9 live/work units. The building includes three interior courtyards comprising 29,000 square feet in floor area, which includes a 16,000 square foot courtyard for the development's pool amenity. An additional 4,400 square foot amenity space and roof top terrace is provided on the third floor, at the northeast corner of this building.

This building provides 635 off-street parking spaces in an integrated, 6 level parking structure that is fully wrapped and screened by the building facade. 130 parking spaces will be reserved at the ground floor for retail customers and leasing. Three points of access are provided to the parking structure to allow for efficient ingress and egress from the site.

A prominent civic space with three freestanding, single-story restaurant tenant spaces (7,000 square feet) with dedicated space for outdoor seating/dining is provided at the northeast quadrant of the site, adjacent to Runyon Road. This civic area will include specialized paving, landscape, water features, public art, and pedestrian furnishings, to include additional outdoor seating. An area for valet and ride share drop-off is established adjacent to this civic area. To develop, market, and program the project restaurants, retail space, and civic area, the applicant is partnering with Rebees, a Dallas-based retail development firm with expertise in retail in mixed use environments.

Immediately to the south of the multifamily building, the applicant has established lots for 25 fee simple townhomes. These ownership townhome units are three stories in height and front on a private green space. This green space is passively programmed with a pavilion, seating area, public art, landscape, and hardscape. Each townhome unit will have a private courtyard defined by ornamental fencing. The street that the multifamily building and townhome block fronts on will be curbless and have specialized paving to allow for periodic use as a plaza for neighborhood events.

Throughout the development site, the applicant is providing trails, enhanced sidewalks, and street trees to support a pedestrian-oriented environment. A prominent upgrade to the Belt Line Road frontage is being made to support alignment with the Belt Line Master Plan. This will include a 10

foot trail, a bus shelter, specialized paving, public art, and street trees planted at the street edge planting zone, 30 feet on center. A variable width trail (6 – 10 feet) is accommodated at the Surveyor Boulevard frontage. Substantial preservation of the existing trees at the Surveyor Boulevard frontage is achieved through additional setback of the multifamily building and townhomes. The transition zone with the adjacent housing and hotel to the south and east is achieved through the preservation of existing mature trees and supplementary plantings. A private dog park is provided at the eastern edge of the site for use by residents of this development.

Fire code compliant access drives and privately managed on-street parking spaces are provided throughout the development, with access drive connections to Belt Line Road, Runyon Road, and Surveyor Boulevard. The Surveyor Boulevard access drive will have a channelized median to prohibit southbound turning movements for outbound traffic. Head-in parking is provided at the Belt Line Road frontage to allow convenient access to planned retail and restaurant tenant spaces. At least 30 electric vehicle charging stations will be provided within the development and the entire development will be served by 740 dedicated parking spaces achieved through a combination of structured parking, individual garages, a surface parking lot, and on-street parking within the development's private street network.

Trash and recycling service is provided at the northeast corner of the multifamily building, with several screened trash enclosures provided at this eastern edge of the site to assist with staging for trash collection.

Building Facades: The multifamily building is 5 stories in height (58.5 foot typical height, and 63.5 feet at the building corners) at the Belt Line Road frontage and four stories (48.5 feet) in height at the building height transition zone that begins 110 feet from the front facade. The ground floor at the Belt Line Road frontage has 20 foot tall storefronts and is heavily glazed to present a defined commercial character for that mixed use frontage. This building achieves an exterior building façade comprised primarily of glazing and masonry materials by utilizing a palette of brick and manufactured stone materials. Fiber cement panel/siding, metal siding, and ACM panel are utilized as accent materials. Building articulation is achieved through vertical and horizontal expression of the building façade, material color changes, and the generous placement of balconies throughout the façade. Ground floor units will be accessible from the exterior of the building and outdoor living space will be provided to achieve a more active, visually interesting streetscape.

The three proposed freestanding restaurant buildings are single story buildings that vary in height from 20 to 30 feet. These buildings are constructed of masonry and cement fiber board panels. Articulation is achieved through unique patio and roof forms. Glazing is provided to achieve positive interaction between interior and exterior dining spaces.

The townhomes are three stories in height (42 feet) and are constructed primarily of brick masonry and cement fiber board materials. Building articulation is achieved through vertical step back and projection of the façade, changes in roof form, and through material and color transitions. Outdoor living space is provided via projecting and recessed balconies and each townhome unit will have a small fenced in courtyard at the ground floor frontage.

Parking: To fully comply with the Belt Line District, the applicant proposes to provide one parking space per rental multifamily bedroom, one parking space per 200 square feet of retail floor area, one parking space per 100 square feet of restaurant floor area, and two garage spaces per townhome unit. The applicant provided 55 additional on-street and surface parking lot parking

spaces to accommodate additional visitors and customers. 130 ungated spaces will be reserved in the parking structure to allow for use by retail, restaurant, and leasing patrons.

Landscaping/Open Space and Trails: Excluding the vacant lot, the majority of this site is currently comprised of impervious cover, with landscape primary achieved through street trees and parking lot island trees. With this redevelopment proposal, 22 percent of the site (2.2 acres) would be comprised of landscape area, exceeding the minimum requirement of 20 percent. This is a positive condition, as with typical urban multifamily developments in Addison, developers frequently seek relief from the Town to allow less than 20 percent of the site to be comprised of landscape area. As an example, both JPI Addison Heights and the AMLI Quorum development provided less than 20 percent landscape area. Common open space is provided at the transition between the multifamily building and townhomes and through a private dog park.

Connected trails and sidewalks are provided throughout the project, allowing for looped walking paths around and through the project. This site is uniquely situated for pedestrians and cyclists due to it being located less than 1,000 feet from both the Redding Trail and the future Cottonbelt Trail.

Streetscapes: The Master Transportation Plan (MTP) provides direction on streetscape standards for various street types throughout the community. Additional direction on streetscape design is provided by the Belt Line District, as well as the Belt Line Master Plan. This project complies with these standards through the installation of enhanced trails/sidewalks, a bus shelter, street trees, and preservation of existing trees at the Belt Line Road and Surveyor Boulevard frontages. Enhanced paving, landscape, and public art is situated at the intersection of Belt Line Road and Surveyor Boulevard to create a gateway effect at this site. Interior to the site, streetscapes will be furnished in accordance with the Belt Line District standards. These furnishings will include pedestrian lighting, benches, bollards, trash receptacles, and bike racks. Enhanced hardscape and landscape elements are provided at the restaurant civic space and at the curbside street section at the transition zone between the townhomes and multifamily building.

Unit Mix, Interior Construction, and Sustainability Features: The proposed multifamily rental unit mix includes 309 one bedroom units, 86 two bedroom units, and 8 three bedroom units. The floor plans for the 25 fee simple townhomes will be refined by a townhome development partner. The applicant has indicated that selection of a townhome development partner is imminent.

The applicant will provide recycling services and will accommodate a minimum of 30 electric vehicle charging stations on site. The applicant has also committed to meeting the following standards for interior construction and sustainability:

- The multifamily buildings shall be National Green Building Standard (NGBS) certified (minimum designation of Silver);
- There shall be no linoleum or formica surfaces in the units;
- All units shall be equipped with energy efficient appliances; and
- All countertops shall be granite, stone, or better material.

Major Waiver Requests: The proposed zoning district, the Belt Line District, is a form-based zoning district that establishes a two-step zoning process for properties seeking to rezone to that district designation. The first step involves action to rezone a property through adoption of a concept plan. Because form-based districts define very prescriptive design standards, it is

common – particularly in the case of redevelopment – for there to be procedures to allow for deviation from the development standards. For the Belt Line District, that is presented in the form of major and minor waivers. Major waivers are addressed at the first step in this zoning process and are acted on by City Council. Minor waivers are addressed at the second step in the zoning process and are acted on by Town staff. For this request, the applicant has proposed the following major waivers:

1. Block Length. The length of a block shall not be less than 200 feet, nor more than 600 feet. Greater or lesser block length shall require approval of a major waiver.

Staff Analysis: The applicant would comply with this if they reduced their setback from Surveyor Boulevard and shifted their access drive connection to Belt Line Road to the east, away from the existing median opening. Neither of these modifications would improve the site design or operation.

4th Floor Façade Stepback. Except where adjacent to Belt Line or Arapaho, buildings which are greater than three stories in height must be set back at the fourth floor and above at least eight feet behind the building face of the first three floors along street frontages. Any change to this standard shall be considered a major waiver.

Staff Analysis: While well-intended, the Town has historically been challenged to implement this requirement in similar mixed use districts. It presents building construction and functional challenges which typically outweigh the benefit of the stepback. In lieu of providing the stepback, the applicant has setback the entire Surveyor Boulevard building frontage a minimum of 5 additional feet and a maximum of 37 additional feet beyond the build-to-line requirement. This action also contributed to the preservation of existing trees at this frontage.

2. Minimum Building Height: buildings must be a minimum of two stories in height.

Staff Analysis: Converting the proposed single story buildings to two story buildings is not market supported and would negatively impact the human scale design of the restaurant plaza.

Residential Entries at Grade: The entry shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24 square foot stoop. Any change to this standard shall be considered a major waiver.

Staff Analysis: Substituting this condition with the proposed courtyard condition at grade provides more outdoor space to residents and it is also more compatible for occupants with limited mobility.

3. Parking Garages: All parking garages shall be constructed with flat parking decks for ease in reuse of all or portions of the structure when parking demand wanes, unless otherwise approved by major waiver.

Staff Analysis: This standard was intended to apply to free-standing commercial parking structures, not parking structures integrated into the design of a residential building. This parking structure will always need to be utilized for parking supply and it would not support conversion.

Compliance with Town Land Use and Development Policies: In considering rezoning requests, it is important for Town leadership to utilize the Town’s long range planning documents to evaluate compliance with Town land use and development policies. Most notably for this request, this includes consideration of the Belt Line Corridor Vision and Belt Line District, the Comprehensive Plan, and the Addison Housing Policy. Key considerations include:

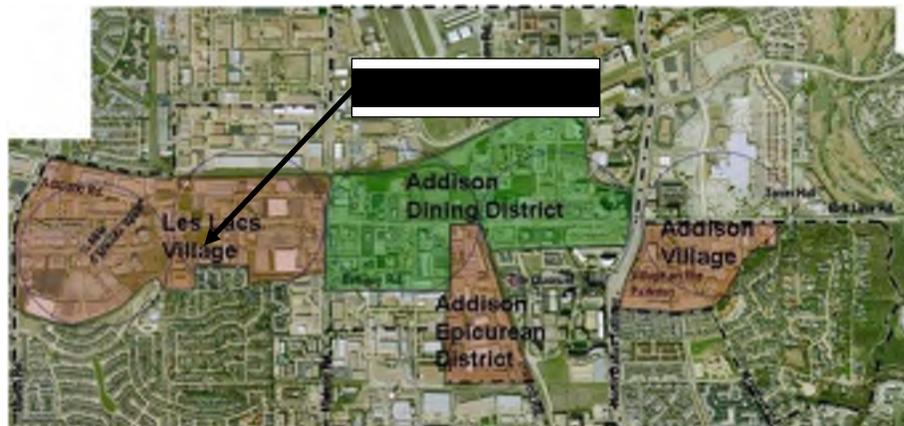
2006 Belt Line Corridor Vision and Belt Line District

In 2006, the Town engaged a planning consultant team to develop a plan and zoning implementation tools to promote reinvestment in the Belt Line corridor. Upon completion of that planning effort, the Town amended the Comprehensive Plan to adopt the [Belt Line Corridor Vision](#) and established a new zoning district - the [Belt Line District](#) – as a tool to implement this vision.

The intent of this planning effort was communicated in this comprehensive plan amendment through the following intent statement:

“A successful Belt Line Corridor is a key to diversifying the City and making it more sustainable. Besides the Tollway, Belt Line Road is the Town’s most important commercial corridor. It represents the lion’s share of the Town’s sales tax revenues and it is a prime contributor to the Town’s image and identity. “Reinventing” the corridor to be a pedestrian-oriented mixed use area should attract young professionals and empty nesters with a high level of disposal income — much like Addison Circle. This new population would support the retail and restaurant activity that Addison is known for. With the addition of enhanced streetscaping, a smaller blocks structure and pedestrian-orientated development in association with the housing, the area can become a place which is unique in the region and will attract continuing reinvestment over the long term. The new connection of Arapaho Road through the district will provide another front door to regional traffic, remove some through-movement traffic movements from Belt Line and open further opportunities for development.”

One of the main outcomes of this long range planning policy was the establishment of sub-districts that were to be further defined by the Belt Line District. Property owners in this planning area could elect to opt into this vision by requesting to rezone to the Belt Line District, a form-based zoning district designed to facilitate the mix of uses and pedestrian-oriented development pattern envisioned by this plan.



Belt Line District Sub-Area Map

The property that is subject to this zoning request is situated in the Les Lacs Village sub-district. The vision for this sub-district is for it to become:

“...a mixed use retail, residential and office district. Residential uses in this district should be able to capitalize on neighborhood amenities such as the adjacent Addison Athletic Club and the Les Lacs jogging trail. An extension of the Les Lacs jogging trail (which lies within a TXU power easement) north across Belt Line Road should help tie the residential opportunities north of Belt Line to the neighborhood on the south side of Belt Line.”

This mixed use vision for the Les Lacs Village sub-district was codified in the Belt Line District by permitting the full spectrum of urban residential housing types by right in the Les Lacs Village sub-district.

Appendix I. BELT LINE DISTRICT USE CHART

Note: Uses not authorized, are prohibited.

RESIDENTIAL

HOUSEHOLD UNITS

Types of Use	Les Lacs Village	Dining District	Epicurean District	Addison Village
Apartment; Apartment House or Complex	●	● ¹		●
Four-plex	●	● ¹		●
Live-Work Unit	●	● ¹		●
Loft Unit	●	● ¹		●
Single-Family Unit, Attached	●	● ¹		●
Townhouse	●	● ¹		●

¹ Allowed only outside of FAA Noise Contours

Additional goals of the Belt Line Corridor Vision include enhancing Belt Line Road to become a grand boulevard and creating a series of architectural elements and entryways along its length.

This proposed mixed use development comprised of multiple urban housing types, restaurants, retail, urban streetscape, gateway features and civic spaces very strongly aligns with the intent of the Belt Line Corridor Vision and Belt Line District.

2013 Comprehensive Plan

The [2013 Comprehensive Plan](#) further reinforced the recommendations of the Belt Line Corridor Vision by designating the area bounded by Surveyor Boulevard, Arapaho Road, Midway Road, and Beltway Drive as a “possible future mixed use development”. The comprehensive plan also highlighted the Town’s early and continued support of mixed use development and the emerging preferences of millennials to live in mixed use neighborhoods.



This proposed mixed use development strongly aligns with the recommendations of the comprehensive plan for this area.

Addison Housing Policy

In order to help guide future housing decisions, the City Council adopted a [Housing Policy](#) in 2015 and amended it in early 2017. Components of the policy are provided below:

1. Where feasible and appropriate, new housing should increase the proportion of fee simple ownership in Addison's housing mix. Apartment-only rezoning is unlikely to be approved, as currently the ratio of rental to ownership properties is higher than desired.
2. A proposal should offer a 'best fit' mix of uses and housing choices within the context of the surrounding Addison community. The Town may use a study area committee (with staff, elected, and appointed members such as area residents and business representatives) to evaluate a proposal's fit in Addison.
3. New housing should create or enhance neighborhoods of urban character rather than locate on a stand-alone, nonintegrated property and should continue the high quality design and walkability that make Addison's existing neighborhoods distinctive.
4. Proposals for independent and/or assisted living may be considered by the Town of Addison. Since there are no assisted living housing units in Addison today, the Town will conduct research to understand how this housing could or should be included in Addison's future.
5. The City Council acknowledges that there may be exceptional projects that do not comply with elements of this policy. The Council encourages developers and staff to pursue projects that represent the highest and best use of each property and that advance portions of this policy or other Town goals.

As can be expected with a policy addressing such a broad consideration, evaluating alignment of this proposal with this policy can be a very nuanced exercise.

This proposal does not achieve the goal of “increasing the proportion of fee simple ownership in Addison” that is called for in the first component of the Housing Policy. While this goal is appropriate for this site, it is unlikely to be feasible, as the cost of redeveloping commercial properties and the nearby ample supply of available fee simple lots in Addison Grove (~125 lots) and the future Cobalt Homes development (31 lots), makes it unlikely that a project that includes a high proportion of single-family homes would be proposed by a developer. This goal could also be achieved through high density condo development; however, condo market conditions in Addison and the north Texas region would suggest that is a very unlikely scenario for a large redevelopment site like this. Based on recent trends, we are more likely to see that housing type blossom in Addison on smaller infill tracts of vacant land or through the conversion of failed office or hospitality buildings.

This dynamic as well as other local and regional housing considerations is discussed in greater detail in the [Town of Addison Housing FAQ](#) that was published in 2022.

In lieu of increasing the proportion of fee simple ownership, the applicant has proposed a true mixed use development that includes a unique restaurant node and civic space, and a market supported offering of fee simple townhomes. This development proposal models an appropriate mix of uses for future mixed use projects in Addison, and as such, it merits consideration as an exceptional project that should be considered in spite of the market dynamics that do not position it to comply with all aspects of the policy.

Development Impacts: In the review of this rezoning request, assessment of anticipated impacts of the development should be carefully considered. These considerations include:

Residential Compatibility

With its direct adjacency to the Walnut Square and Pecan Square condos, and the proposed access drive connection to Surveyor Boulevard, residential compatibility is a critical development impact for the applicant to address. To address this issue, the applicant made substantial modifications to their proposal during initial feasibility discussions and throughout the development review process. These modifications included:

- Transitioning the multifamily building height from five to four stories 110 feet from the front facade;
- Placing three-story fee simple townhomes between the multifamily building the existing condo and rental condo neighborhoods to the south;
- Preserving mature trees at the edges of the site; and
- Providing a channelized median at the Surveyor access drive to prohibit southbound turning movements for outbound traffic.

Traffic Generation and Circulation

The Town required the applicant to complete a Traffic Impact Analysis (TIA) to determine what effect the proposed development would have on the roadway network in the near-term and long-term. TIAs are based on traffic engineering standards and best practices, and traffic data assumptions published by the Institute of Transportation Engineers (ITE). The ITE Trip Generation Manual combines multiple studies of actual traffic counts from different uses to establish the average number of one way trips that similar uses can be expected to generate

in a day, as well as in the AM peak hour and the PM peak hour. The table below provides anticipated trip generation for the proposed development. Note that this table reflects trip generation for an earlier version of the development concept, which provided for slightly more development quantities than what the current concept plan envisions. These increased quantities were utilized in this report to reflect a more conservative approach to the analysis.

Use	Size	Average Weekday Daily One Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
			In	Out	Total	In	Out	Total
Multi-Family Residential (mid-rise)	402 units	1,872	38	127	165	96	61	157
Townhomes	26 lots	148	2	6	8	7	5	12
Office	7,500 SF	108	11	2	13	5	11	16
Retail/Service	7,500 SF	408	11	7	18	32	32	64
Restaurant	13,500 SF	1,448	71	58	129	74	48	122
TOTAL (does not net out trips within the project)		3,984	133	200	333	214	157	371

Due to the increased development intensity of this proposal and the underutilization of the current site, the change in use would result in increased traffic. If the current commercial uses were to experience more operational activity, the change in traffic generation from existing to proposed conditions would be far less noticeable, as the current condition provides 607 parking spaces compared to the proposed condition that provides a supply of 740 parking spaces.

In addition to analyzing traffic generation, the TIA also analyzes how the site generated traffic impacts the operations of the surrounding roadway network. The analysis indicates that there is sufficient capacity in the surrounding roadway network, with most conditions being Level of Service C or higher following the full buildout of this project. The only Level of Service D condition observed is for traffic on Runyon Road that is attempting to remain on Runyon Road while traversing across Belt Line Road.

Of particular importance to this project is the impact of traffic operations on Beltway Drive, as that is a residential collector that is a popular corridor for pedestrians and cyclists, and it serves as the only point of access to several of our existing neighborhoods. Current conditions on Beltway Drive are being impacted by cut through traffic from the Midway Road project. That condition will be resolved when travel lane construction is completed.

While this project is likely to introduce new traffic to Beltway Drive, this analysis projects a very small amount of traffic generated by this site (15 AM peak hour trips and 13 PM peak hour trips) to utilize Beltway Drive. The reason for this can be attributed to how highly accessible this site is, with multiple points of access to Belt Line Road, multiple signalized intersections directly accessible to the site (Belt Line/Surveyor and Belt Line/Runyon), and convenient access to the most efficient east/west arterial in Addison, Arapaho Road. As proposed, this is one the best access conditions for mixed use development in Addison.

With Addison being so centrally located, traffic destinations for the trips generated by this site will have a broad distribution, and it will not result in Beltway Drive being a vector for site generated trips. The majority of traffic on Beltway Drive will continue to be generated by the 120 condos, 84 duplex dwellings, 200 single-family detached homes, 63 townhomes, and 31 future townhomes that can only access their neighborhood by traversing Beltway Drive. The applicant has attempted to further mitigate any potential impact on Beltway Drive by preventing the ability for southbound turning movements from their Surveyor Boulevard access drive.

This analysis was conducted by Lee Engineering, a Dallas-based traffic engineering firm. The analysis was reviewed by Town staff and traffic engineers at Kimley-Horn and Associates. Kimley-Horn's traffic engineering group provides traffic engineering and transportation planning services to the Town, which includes development of the Town's Master Transportation Plan. Based on their review, Kimley-Horn determined that the applicant's traffic impact assessment was accurate.

Utility and Drainage Analysis

At this feasibility stage, the applicant has demonstrated the capacity to connect to the Town's utility network and to mitigate the impacts of any surface runoff generated by this site. If this project is approved, detailed civil engineering plans will be prepared for the proposed connections to the Town's water and sanitary sewer systems, and the required drainage infrastructure needed to convey site generated runoff.

Existing Site Encumbrances

Given that this a redevelopment proposal, there would be substantial modification to the existing on site utility and storm sewer network to accommodate this use on the site. One challenge includes the presence of an existing underground stormwater detention facility. The applicant will need to account for that required detention as well as any other detention needs in the civil site design process.

Tree Mitigation

With this proposal, 1,433 caliper inches of trees would be preserved, and 1,398 caliper inches of trees would be removed. The applicant would fully mitigate this impact by planting 225 four inch caliper trees on site and contributing \$96,000 to the Town's tree mitigation fund. In lieu of cash contribution, the developer has the option to increase their replacement tree size to six inches. Critical to the preservation needs of this site, the developer configured their site to allow for substantial tree preservation at site boundaries, particularly, the Surveyor Boulevard frontage.

Public Services Capacity

This site is served by Dallas Independent School District (DISD) and given the anticipated demographics of the project, DISD is unlikely to have issues serving this property. This development provides sufficient access for emergency services through its three points of access.

With onsite open space being provided, and its close proximity to the Redding Trail and the future Cottonbelt Trail, the proposed development has sufficient access to open space and recreational facilities. The proposed development will include social amenities such as a pool, fitness center, retail, and restaurants. As Town residents, tenants will also have the opportunity to become members of the Addison Athletic Club.

Community Input: At the onset of this application process, staff directed the applicant to conduct outreach to the adjacent neighborhoods in order to present and receive feedback on their plans. This was formally conducted through two community meetings that were held on July 26th and August 9th at the Addison Conference Centre. Approximately 130 residents attended those events.

Feedback provided by those residents included the following concerns:

- Traffic/cut through traffic on Beltway Drive
- Desire to see ownership housing in lieu of multifamily rental housing
- Architectural character of the multifamily building
- Safety and crime prevention measures
- Property management
- Quality of the retail/restaurant offerings; consideration of the inclusion of a public library
- Improvement to the Belt Line streetscape
- Bike/pedestrian bridge over Belt Line Road

During the community meetings, the applicant explained how their project is addressing those concerns and following those meetings, the applicant worked with Town staff to apply additional conditions that would apply to their proposal (see attached Approval Conditions document).

Public Notice: In accordance with Town Ordinances and State Statutes, The Town notified adjacent property owners (within 200 feet) and DISD. At the time of packet posting, staff has received one response (support).

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

This proposed rezoning is strongly aligned with the 2006 Belt Line Corridor Vision and the Belt Line District, as well as the 2013 Comprehensive Plan. This development proposal models an appropriate mix of uses for future mixed use projects in Addison, and as such, it merits consideration as an exceptional project that should be considered in spite of the market dynamics that do not position it to increase the proportion of fee simple housing in Addison's housing mix.

The proposed concept plan and associated major waiver requests are appropriate and remain very consistent with the intent of the Belt Line District. The approval conditions negotiated by the applicant and Town staff will help mitigate concerns shared by the community related to property management and maintenance, the quality of the retail environment, mitigation of traffic impacts, certainty on the delivery of the fee simple townhome component of the project, quality streetscape design at the property frontages and in the interior of the site, and the incorporation of sustainable design practices in the project.

Aggressive land assemblies such as this are tremendously complex endeavors and require a level of risk that needs to be supported by a predictable and strong return on investment. What is proposed by the applicant for this site reflects that and it provides a cohesive development vision from a development team that has a strong record of success delivering on their vision.

If this project does not advance, the likely path forward for this site is one of several scenarios: 1) the existing condition remains with limited reinvestment in the property; 2) fragmented redevelopment occurs, resulting in a mix of development contexts that lack coordination and cohesiveness, but that still bring the other impacts of change, i.e. increased traffic; or 3) time

passes and a similar project anchored by rental housing is proposed, as we have consistently seen in Addison and in other redeveloping communities in the region, that having a rental housing component in these large projects allows developers to mitigate the risk presented by rising development costs and more economically fragile classes of real estate.

Staff recommends approval of the request subject to the conditions specified in the “Approval Conditions” Exhibit.

APPROVAL CONDITIONS

1. Use Conditions:

- A. Maximum Number of Multifamily Dwelling Units: 394 dwelling units.
- B. Minimum Number of Multifamily Live/Work Units: 9 dwelling units.
 - i. The nonresidential use is limited to services such as accountants, architects, artisans, attorneys, computer and multimedia related professionals, consultants, engineers, hair stylists, insurance, real estate, athletic trainers, travel agents, one-on-one instructors, and similar occupations as may be approved by the Director of Development Services provided that the use does not detract from, or pose a nuisance to, the adjacent uses.
 - ii. Both the residential and nonresidential components of the Live/Work unit must be occupied by the same tenant.
- C. Minimum Number of Single-Family (Attached or Detached Townhouse) Lots: 25 lots.
- D. Minimum Amount of Commercial Floor Area: 18,000 square feet.
- E. Minimum Number of Restaurant Tenant Spaces: 4 restaurant tenant spaces. A reduction to 3 restaurant tenant spaces may be permitted subject to approval of a minor waiver.
- F. Nonresidential Use Restrictions: Permitted nonresidential uses shall be limited to:
 - i. Grocery Store.
 - ii. Specialty Food Store.
 - iii. Health Club.
 - iv. Restaurants (SUP required).
 - v. Sale of Alcohol for On-Premises Consumption (SUP required).
 - vi. Retail (Minor waiver required).
 - vii. Personal, Business, or Professional Services (Minor waiver required).
 - viii. Office or Co-Working (Minor Waiver required).
 - ix. Home Occupations accessory to a permitted primary use.

2. Site and Building Design Conditions:

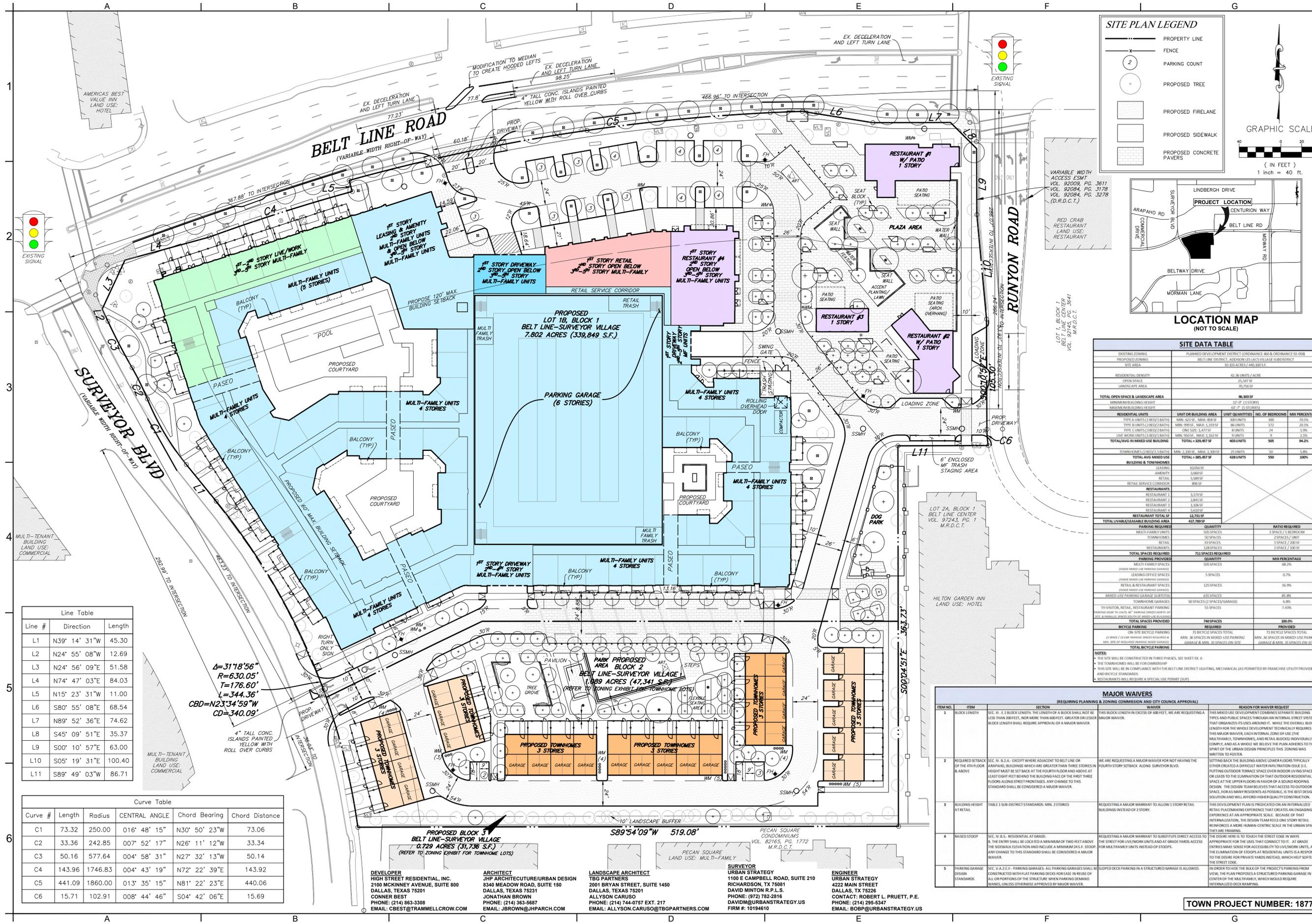
- A. Sustainable Building Rating: The multifamily building shall achieve, at a minimum, a Silver rating in the National Green Building Standards (NGBS) system.
- B. Public Art: Funding shall be provided for partnership with the Addison Arbor Foundation to finance the acquisition and installation of three public art pieces, as depicted on the concept plan. Funding levels shall be further defined in a

Memorandum of Understanding (MOU) between the Town and applicant.

- C. Electric Vehicle (EV) Charging Infrastructure: A minimum of 30 EV charging stations shall be installed in the parking structure and utility services shall be installed to allow for future expansion.
- D. Bus Transit Facilities: In accordance with the concept plan, the developer shall install a bus transit shelter on Belt Line Road. Maintenance of this shelter shall be an obligation of this property.
- E. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.
- F. Appliances: All units shall be equipped with energy efficient appliances.

3. Development Phasing and Property Management Conditions:

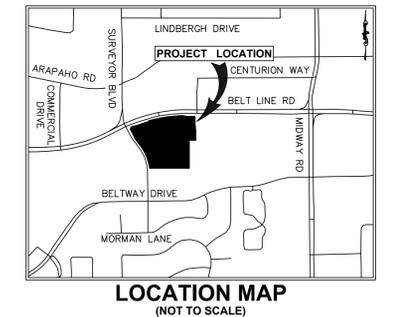
- A. The intent of this project is to timely execute a Class A mixed-use development in three phases. If the developer fails to substantially initiate construction for Phase 2 (townhomes) or Phase 3 (retail) within two (2) years of issuance of a Certificate of Occupancy (CO) for the multifamily component of Phase 1, the developer shall extend an option to purchase to the Town. The terms of this condition shall be further defined in a MOU between the Town and applicant.
- B. The applicant shall establish standards encumbering future operators of the property that require said operators to employ highly qualified property management that demonstrates the capacity to maintain and manage the property as a Class A property. The terms of this condition shall be further defined in a MOU between the Town and applicant.
- C. At time of platting, a Property Owner's Association (POA) shall be established. The POA shall define access rights and maintenance responsibilities for the properties. In General, the multifamily component of the project shall be responsible for maintaining all paving, utilities, drainage, landscape, irrigation, and site furnishings on the property. Exceptions for those features that exclusively serve single-family or nonresidential POA members may be defined by the POA. Access to project common areas shall be granted to all residents and tenants of the project, and their authorized guests and customers.
- D. The intent of this project is to periodically utilize project civic spaces (to include streets) for neighborhood compatible community events such as farmers markets. An option for the Town to utilize property features to host and/or to partner on the facilitation of said events shall be further defined in a MOU between the Town and applicant.
- E. The applicant has requested to memorialize a position of support for the permanent existence of Beltway Drive access restrictions (bollards limiting access to emergency service access only) for the Addison Grove neighborhood. The terms of this request shall be further defined in a MOU between the Town and applicant.



SITE PLAN LEGEND

- PROPERTY LINE
- FENCE
- PARKING COUNT
- PROPOSED TREE
- PROPOSED FIRELANE
- PROPOSED SIDEWALK
- PROPOSED CONCRETE PAVERS

GRAPHIC SCALE
1 inch = 40 ft.



SITE DATA TABLE

EXISTING ZONING	PLANNED DEVELOPMENT DISTRICT (ORDINANCE 400 & ORDINANCE 92-058)			
PROPOSED ZONING	BELT LINE CENTER CLASSIFICATION (LA 3.5) VILLAGE SUBDISTRICT			
SITE AREA	80,933 ACRES / 3,493,300 S.F.			
RESIDENTIAL DENSITY	40 UNITS / ACRE			
OPEN SPACE	25,547 SF			
LANDSCAPE AREA	70,756 SF			
TOTAL OPEN SPACE & LANDSCAPE AREA	96,303 SF			
MINIMUM BUILDING HEIGHT	12'-0" (1 STORY)			
MAXIMUM BUILDING HEIGHT	60'-0" (5 STORIES)			
RESIDENTIAL UNITS	UNIT OR BUILDING AREA	UNIT QUANTITIES	SQ. FT. OF BEDROOMS	MIN. PERCENTAGE
TYPE A UNITS (1 BED/1 BATH)	MIN. 623 SF, MAX. 804 SF	300 UNITS	300	70.1%
TYPE B UNITS (2 BED/2 BATH)	MIN. 999 SF, MAX. 1,195 SF	86 UNITS	172	20.1%
TYPE C UNITS (3 BED/3 BATH)	MIN. 1,400 SF, MAX. 1,677 SF	9 UNITS	24	1.9%
LIVE WORK UNITS (1 BED/1 BATH)	MIN. 950 SF, MAX. 1,162 SF	9 UNITS	9	2.2%
TOTAL/AVG IN MIXED USE BUILDING	TOTAL = 129,472 SF	400 UNITS	505	94.2%
TOWNHOMES (2 BED/2.5 BATH)	MIN. 7,000 SF, MAX. 3,000 SF	25 UNITS	50	5.8%
TOTAL AVG MIXED USE BUILDINGS & TOWNHOMES	TOTAL = 385,472 SF	428 UNITS	550	100%
LEASING	30,000 SF			
AMENITY	3,000 SF			
RETAIL	5,500 SF			
RETAIL SERVICE CORRIDOR	895 SF			
RESTAURANTS				
RESTAURANT 1	3,100 SF			
RESTAURANT 2	2,841 SF			
RESTAURANT 3	3,100 SF			
RESTAURANT TOTAL	9,041 SF			
RESTAURANT TOTAL SF	12,784 SF			
TOTAL LIVABLE/LEASABLE BUILDING AREA	417,789 SF			

PARKING REQUIRED	QUANTITY	RATIO REQUIRED
MULTI-FAMILY UNITS	50 SPACES	1 SPACE / 2 UNITS
TOWNHOMES	50 SPACES	2 SPACES / UNIT
RETAIL	33 SPACES	1 SPACE / 200 SF
RESTAURANTS	128 SPACES	1 SPACE / 200 SF
TOTAL SPACES REQUIRED	711 SPACES REQUIRED	
PARKING PROVIDED	QUANTITY	MIX PERCENTAGE
MULTI-FAMILY UNITS	500 SPACES	68.2%
LEASING OFFICE SPACES	5 SPACES	0.7%
RETAIL & RESTAURANT SPACES	125 SPACES	16.9%
MIXED USE PARKING GARAGE	430 SPACES	60.2%
TOWNHOMES GARAGES	50 SPACES (2 SPACES/GARAGE)	6.8%
TRAVELER, RETAIL, RESTAURANT PARKING	55 SPACES	7.43%
TOTAL SPACES PROVIDED	740 SPACES	100.0%
BICYCLE PARKING	REQUIRED	PROVIDED
ON-SITE BICYCLE PARKING	71 BICYCLE SPACES TOTAL	71 BICYCLE SPACES TOTAL
MIX. WAYS OF PROVIDING BICYCLE PARKING	MIN. 36 SPACES IN MIXED USE PARKING GARAGE & MIN. 35 SPACES ON-SITE	MIN. 36 SPACES IN MIXED USE PARKING GARAGE & MIN. 35 SPACES ON-SITE

MAJOR WAIVERS

ITEM NO.	ITEM	SECTION	REASON FOR WAIVER REQUEST
1	BLOCK LENGTH	SEC. 11. E. 1. BLOCK LENGTH: THE LENGTH OF A BLOCK SHALL NOT BE LESS THAN 200 FEET, NOR MORE THAN 600 FEET. GREATER OR LESSER BLOCK LENGTH SHALL REQUIRE APPROVAL OF A MAJOR WAIVER.	THIS MIXED USE DEVELOPMENT COMBINES SEPARATE BUILDING TYPES AND PUBLIC SPACES THROUGH AN INTERNAL STREET SYSTEM THAT ORGANIZES ITS USES AROUND IT. WHILE THE OVERALL BLOCK LENGTH FOR THE WHOLE DEVELOPMENT TECHNICALLY REQUIRES THIS MAJOR WAIVER, EACH INTERNAL ZONE OF USE (THE MIXED USE, TOWNHOMES, AND RETAIL BLOCKS) INDIVIDUALLY COMPLY, AND AS A WHOLE WE BELIEVE THE PLAN ADHERES TO THE SPIRIT OF THE URBAN DESIGN PRINCIPLES THIS ZONING WAS WRITTEN TO FOSTER.
2	REQUIRED SETBACK OF THE 4TH FLOOR & ABOVE	SEC. 11. B.3.A. EXCEPT WHERE ADJACENT TO BELT LINE OR ARAPAHO, BUILDINGS WHICH ARE GREATER THAN THREE STORIES IN HEIGHT MUST BE SET BACK AT THE FOURTH FLOOR AND ABOVE AT LEAST EIGHT FEET BEHIND THE BUILDING FACE OF THE FIRST THREE FLOORS ALONG STREET FRONTAGES. ANY CHANGE TO THIS STANDARD SHALL BE CONSIDERED A MAJOR WAIVER.	WE ARE REQUESTING A MAJOR WAIVER FOR NOT HAVING THE FOURTH STORY SETBACK ALONG SURVIVOR BLVD. EITHER CREATED A DRIPROOF WATER INFILTRATION ISSUE (I.E. PUTTING OUTDOOR TERRACE SPACE OVER INDOOR UNITS SPACE) OR LEADS TO THE ELIMINATION OF THAT OUTDOOR RESIDENTIAL SPACE AT THE UPPER FLOORS IN FAVOR OF A SOUND-ROOFING DESIGN. THE DESIGN TEAM BELIEVES THAT ACCESS TO OUTDOOR SPACE, FOR AS MANY RESIDENTS AS POSSIBLE, IS THE BEST DESIGN SOLUTION AND WILL AFFORD HIGHER QUALITY CONSTRUCTION.
3	BUILDING HEIGHT AT RETAIL	TABLE 1 SUB-DISTRICT STANDARDS, MIN. 2 STORIES	REQUESTING A MAJOR WAIVER TO ALLOW 1 STORY RETAIL BUILDINGS INSTEAD OF 2 STORY.
4	RAISED STOOP	SEC. 11. B.5. RESIDENTIAL AT GRADE: B. THE ENTRY SHALL BE LOCATED AT A MINIMUM OF TWO FEET ABOVE THE SIDEWALK ELEVATION AND INCLUDE A MINIMUM 4x4x4 STOOP. ANY CHANGE TO THIS STANDARD SHALL BE CONSIDERED A MAJOR WAIVER.	REQUESTING A MAJOR WAIVER TO SUBSTITUTE DIRECT ACCESS TO THE STREET FOR LIVE/WORK UNITS AND AT GRADE YARDS ACCESS FOR MULTIFAMILY UNITS INSTEAD OF STOOPS.
5	PARKING GARAGE DESIGN STANDARDS	SEC. 11. A.2.E.1. PARKING GARAGES: ALL PARKING GARAGES SHALL BE CONSTRUCTED WITH FLAT PARKING DECKS FOR EASE IN RELEASE OF ALL OR PORTIONS OF THE STRUCTURE, WHEN PARKING DEMAND CHANGES TO THIS STANDARD SHALL BE CONSIDERED A MAJOR WAIVER.	REQUESTING A MAJOR WAIVER TO ALLOW 1 STORY RETAIL BUILDINGS INSTEAD OF 2 STORY.

Line Table

Line #	Direction	Length
L1	N39° 14' 31" W	45.30
L2	N24° 55' 08" W	12.69
L3	N24° 56' 09" E	51.58
L4	N74° 47' 03" E	84.03
L5	N15° 23' 31" W	11.00
L6	S80° 55' 08" E	68.54
L7	N89° 52' 36" E	74.62
L8	S45° 09' 51" E	35.37
L9	S00° 10' 57" E	63.00
L10	S05° 19' 31" E	100.40
L11	S89° 49' 03" W	86.71

Curve Table

Curve #	Length	Radius	CENTRAL ANGLE	Chord Bearing	Chord Distance
C1	73.32	250.00	016° 48' 15"	N30° 50' 23" W	73.06
C2	33.36	242.85	007° 52' 17"	N26° 11' 12" W	33.34
C3	50.16	577.64	004° 58' 31"	N27° 32' 13" W	50.14
C4	143.96	1746.83	004° 43' 19"	N72° 22' 39" E	143.92
C5	441.09	1860.00	013° 35' 15"	N81° 22' 23" E	440.06
C6	15.71	102.91	008° 44' 46"	S04° 42' 06" E	15.69

TEL: 214-396-2339

URBAN STRATEGY
4222 Main Street
Dallas, Texas 75226
Firm Registration #F-2252

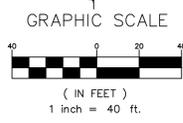
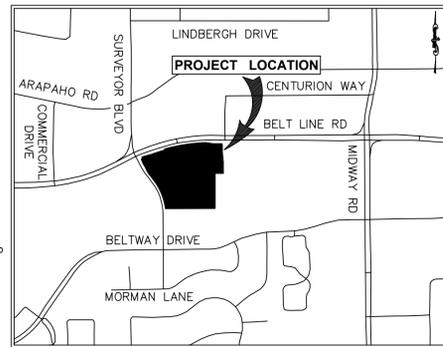
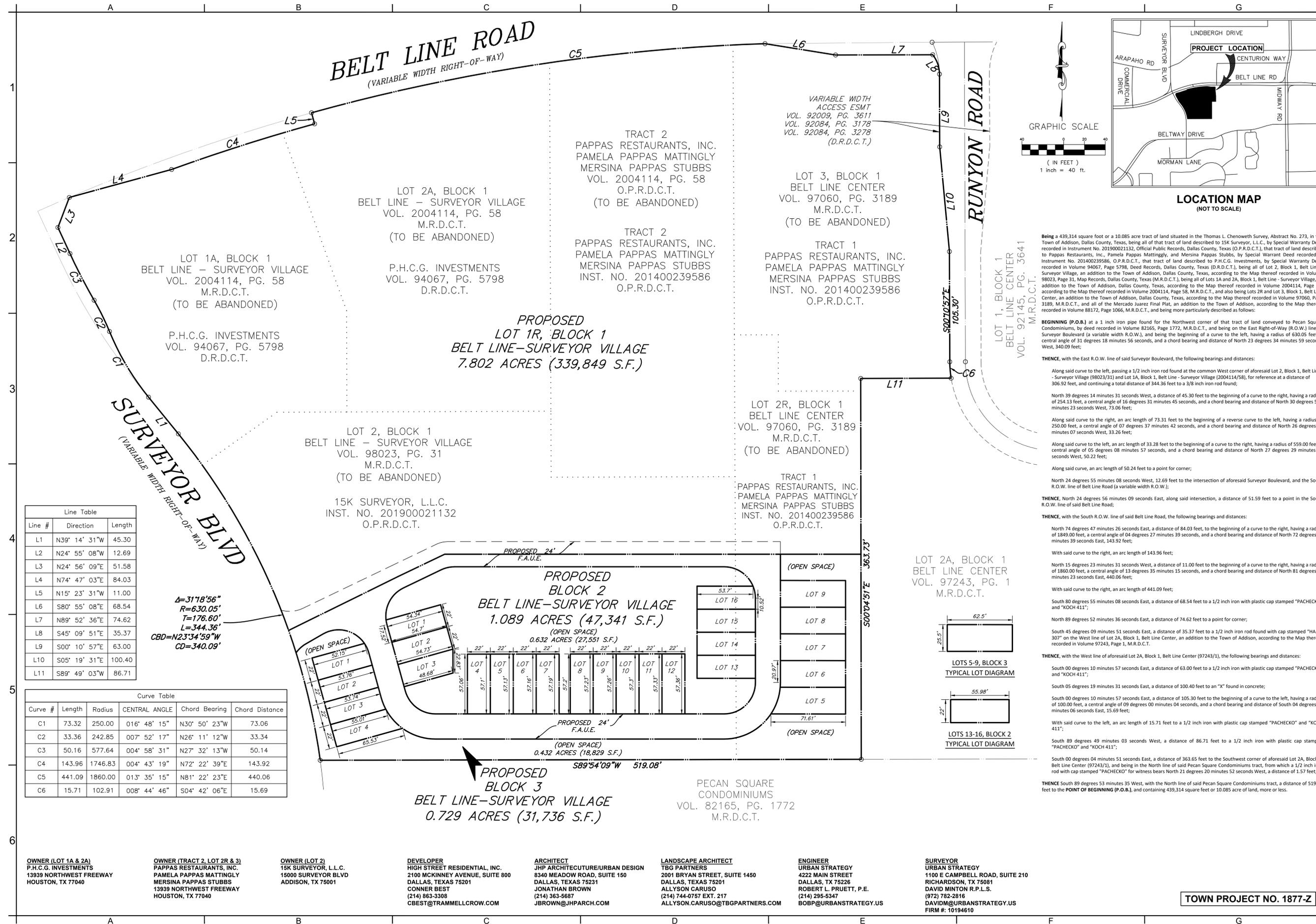
PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.
PREPARED UNDER THE SUPERVISION OF ROBERT L. PRUETT, JR., P.E. #53862 ON 8/4/2023

PROJECT: 4020 BELT LINE ROAD
LOT 1A, 2, 2A, BLOCK 1, BELT-LINE SURVEYOR VILLAGE
LOT 2R, 3, BLOCK 1, BELT LINE CENTER
TRACT 2, PAPPAS RESTAURANTS, INC
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

SHEET TITLE: CONCEPT PLAN

SHEET: EXH. 1

TOWN PROJECT NUMBER: 1877-Z



Being a 439,314 square foot or a 10.085 acre tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, in the Town of Addison, Dallas County, Texas, being all of that tract of land described by 15K Surveyor, L.L.C., by Special Warranty Deed recorded in Instrument No. 201900021132, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), that tract of land described to Pappas Restaurants, Inc., Pamela Pappas Mattingly, and Mersina Pappas Stubbs, by Special Warranty Deed recorded in Instrument No. 201400239586, O.P.R.D.C.T., that tract of land described to P.H.C.G. Investments, by Special Warranty Deed recorded in Volume 94067, Page 5798, Deed Records, Dallas County, Texas (D.R.D.C.T.), being all of Lot 2, Block 1, Belt Line - Surveyor Village, an addition to the Town of Addison, Dallas County, Texas, according to the Map thereof recorded in Volume 98023, Page 31, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of Lots 1A and 2A, Block 1, Belt Line - Surveyor Village, an addition to the Town of Addison, Dallas County, Texas, according to the Map thereof recorded in Volume 2004114, Page 58, according to the Map thereof recorded in Volume 2004114, Page 58, M.R.D.C.T., and also being Lots 2R and Lot 3, Block 1, Belt Line Center, an addition to the Town of Addison, Dallas County, Texas, according to the Map thereof recorded in Volume 97060, Page 3189, M.R.D.C.T., and all of the Mercado Juarez Final Plat, an addition to the Town of Addison, according to the Map thereof recorded in Volume 88172, Page 1066, M.R.D.C.T., and being more particularly described as follows:

BEGINNING (P.O.B.) at a 1/2 inch iron pipe found for the Northwest corner of that tract of land conveyed to Pecan Square Condominiums, by deed recorded in Volume 82165, Page 1772, M.R.D.C.T., and being on the East Right-of-Way (R.O.W.) line of Surveyor Boulevard (a variable width R.O.W.), and being the beginning of a curve to the left, having a radius of 630.05 feet, a central angle of 31 degrees 18 minutes 56 seconds, and a chord bearing and distance of North 23 degrees 34 minutes 59 seconds West, 340.09 feet;

THENCE, with the East R.O.W. line of said Surveyor Boulevard, the following bearings and distances:

Along said curve to the left, passing a 1/2 inch iron rod found at the common West corner of aforesaid Lot 2, Block 1, Belt Line - Surveyor Village (98023/31) and Lot 1A, Block 1, Belt Line - Surveyor Village (2004114/58), for reference at a distance of 306.92 feet, and continuing a total distance of 344.36 feet to a 3/8 inch iron rod found;

North 39 degrees 14 minutes 31 seconds West, a distance of 45.30 feet to the beginning of a curve to the right, having a radius of 254.13 feet, a central angle of 16 degrees 31 minutes 45 seconds, and a chord bearing and distance of North 30 degrees 50 minutes 23 seconds West, 73.06 feet;

Along said curve to the right, an arc length of 73.31 feet to the beginning of a reverse curve to the left, having a radius of 250.00 feet, a central angle of 07 degrees 37 minutes 42 seconds, and a chord bearing and distance of North 26 degrees 15 minutes 07 seconds West, 33.26 feet;

Along said curve to the left, an arc length of 33.28 feet to the beginning of a curve to the right, having a radius of 559.00 feet, a central angle of 05 degrees 08 minutes 57 seconds, and a chord bearing and distance of North 27 degrees 29 minutes 29 seconds West, 50.22 feet;

Along said curve, an arc length of 50.24 feet to a point for corner;

North 24 degrees 55 minutes 08 seconds West, 12.69 feet to the intersection of aforesaid Surveyor Boulevard, and the South R.O.W. line of Belt Line Road (a variable width R.O.W.);

THENCE, North 24 degrees 55 minutes 09 seconds East, along said intersection, a distance of 51.59 feet to a point in the South R.O.W. line of said Belt Line Road;

THENCE, with the South R.O.W. line of said Belt Line Road, the following bearings and distances:

North 74 degrees 47 minutes 26 seconds East, a distance of 84.03 feet, to the beginning of a curve to the right, having a radius of 1860.00 feet, a central angle of 04 degrees 27 minutes 39 seconds, and a chord bearing and distance of North 72 degrees 22 minutes 39 seconds East, 143.92 feet;

With said curve to the right, an arc length of 143.96 feet;

North 15 degrees 23 minutes 31 seconds West, a distance of 11.00 feet to the beginning of a curve to the right, having a radius of 1860.00 feet, a central angle of 13 degrees 35 minutes 15 seconds, and a chord bearing and distance of North 81 degrees 22 minutes 23 seconds East, 440.06 feet;

With said curve to the right, an arc length of 441.09 feet;

South 80 degrees 55 minutes 08 seconds East, a distance of 68.54 feet to a 1/2 inch iron with plastic cap stamped "PACHECO" and "KOCH 411";

North 89 degrees 52 minutes 36 seconds East, a distance of 74.62 feet to a point for corner;

South 45 degrees 09 minutes 51 seconds East, a distance of 35.37 feet to a 1/2 inch iron rod found with cap stamped "HALF 307" on the West line of Lot 2A, Block 1, Belt Line Center, an addition to the Town of Addison, according to the Map thereof recorded in Volume 97243, Page 1, M.R.D.C.T.

THENCE, with the West line of aforesaid Lot 2A, Block 1, Belt Line Center (97243/1), the following bearings and distances:

South 00 degrees 10 minutes 57 seconds East, a distance of 63.00 feet to a 1/2 inch iron with plastic cap stamped "PACHECO" and "KOCH 411";

South 05 degrees 19 minutes 31 seconds East, a distance of 100.40 feet to an "X" found in concrete;

South 00 degrees 10 minutes 57 seconds East, a distance of 105.30 feet to the beginning of a curve to the left, having a radius of 100.00 feet, a central angle of 09 degrees 00 minutes 04 seconds, and a chord bearing and distance of South 04 degrees 42 minutes 06 seconds East, 15.69 feet;

With said curve to the left, an arc length of 15.71 feet to a 1/2 inch iron with plastic cap stamped "PACHECO" and "KOCH 411";

South 89 degrees 49 minutes 03 seconds West, a distance of 86.71 feet to a 1/2 inch iron with plastic cap stamped "PACHECO" and "KOCH 411";

South 00 degrees 04 minutes 51 seconds East, a distance of 363.65 feet to the Southwest corner of aforesaid Lot 2A, Block 1, Belt Line Center (97243/1), and being in the North line of said Pecan Square Condominiums tract, from which a 1/2 inch iron rod with cap stamped "PACHECO" for witness bears North 21 degrees 20 minutes 52 seconds West, a distance of 1.57 feet;

THENCE South 89 degrees 53 minutes 53 seconds West, with the North line of said Pecan Square Condominiums tract, a distance of 519.07 feet to the **POINT OF BEGINNING (P.O.B.)**, and containing 439,314 square feet or 10.085 acre of land, more or less.

www.urbanstrategy.us TEL: 214-396-3399



PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.
PREPARED UNDER THE SUPERVISION OF ROBERT L. PRUETT, JR. P.E. #53862 ON 8/7/2023

4020 BELT LINE ROAD
LOT 1A, 2, 2A, BLOCK 1, BELT-LINE SURVEYOR VILLAGE
LOT 2R, 3, BLOCK 1, BELT LINE CENTER
TRACT 2, PAPPAS RESTAURANTS, INC
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

ZONING EXHIBIT

CLIENT:	TCC
DRAWN BY:	DE
DESIGNER:	LL
REVIEWER:	LL
U.S. PROJECT:	22801

SHEET
EXH. 8

Line #	Direction	Length
L1	N39° 14' 31"W	45.30
L2	N24° 55' 08"W	12.69
L3	N24° 56' 09"E	51.58
L4	N74° 47' 03"E	84.03
L5	N15° 23' 31"W	11.00
L6	S80° 55' 08"E	68.54
L7	N89° 52' 36"E	74.62
L8	S45° 09' 51"E	35.37
L9	S00° 10' 57"E	63.00
L10	S05° 19' 31"E	100.40
L11	S89° 49' 03"W	86.71

Curve #	Length	Radius	CENTRAL ANGLE	Chord Bearing	Chord Distance
C1	73.32	250.00	016° 48' 15"	N30° 50' 23"W	73.06
C2	33.36	242.85	007° 52' 17"	N26° 11' 12"W	33.34
C3	50.16	577.64	004° 58' 31"	N27° 32' 13"W	50.14
C4	143.96	1746.83	004° 43' 19"	N72° 22' 39"E	143.92
C5	441.09	1860.00	013° 35' 15"	N81° 22' 23"E	440.06
C6	15.71	102.91	008° 44' 46"	S04° 42' 06"E	15.69

OWNER (LOT 1A & 2A)
P.H.C.G. INVESTMENTS
13939 NORTHWEST FREEWAY
HOUSTON, TX 77040

OWNER (TRACT 2, LOT 2R & 3)
PAPPAS RESTAURANTS, INC.
PAMELA PAPPAS MATTINGLY
MERSINA PAPPAS STUBBS
13939 NORTHWEST FREEWAY
HOUSTON, TX 77040

OWNER (LOT 2)
15K SURVEYOR, L.L.C.
15000 SURVEYOR BLVD
ADDISON, TX 75001

DEVELOPER
HIGH STREET RESIDENTIAL, INC.
2100 MCKINNEY AVENUE, SUITE 800
DALLAS, TEXAS 75201
CONNOR BEST
(214) 363-3308
CBEST@TRAMMELLCROW.COM

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JHP ARCHITECTURE/URBAN DESIGN
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DALLAS, TEXAS 75231
JONATHAN BROWN
(214) 363-5687
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LANDSCAPE ARCHITECT
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ALLYSON.CARUSO@TBGPARTNERS.COM

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BOBP@URBANSTRATEGY.US

SURVEYOR
URBAN STRATEGY
1100 E CAMPBELL ROAD, SUITE 210
RICHARDSON, TX 75081
DAVID MINTON R.P.L.S.
(972) 782-2816
DAVIDM@URBANSTRATEGY.US
FIRM #: 10194610

TOWN PROJECT NO. 1877-Z

PRINTED ON 8/20/23 10:58 PM

4020 Beltline Road - Waiver Requests List per Belt Line District Regulations
Town Project Number : 1877-Z

Major Waivers (Requiring planning and zoning commission and city council approval)			
Item No.	Section	Waiver	Reason for Waiver Request
1	Block length	Sec. III. E.1 Block length. The length of a block shall not be less than 200 feet, nor more than 600 feet. Greater or lesser block length shall require approval of a major waiver.	This block length in excess of 600 feet, we are requesting a major waiver.
2	Required setback of the 4th floor and above	Sec. IV. B.2.a.- Except where adjacent to Belt Line or Arapaho, buildings which are greater than three stories in height must be set back at the fourth floor and above at least eight feet behind the building face of the first three floors along street frontages. Any change to this standard shall be considered a major waiver.	We are requesting a major waiver for not having the fourth story setback along Surveyor Blvd.
3	Building Height at Retail	Table 1 Sub-district Standards: min. 2 stories	Requesting a major warrant to allow 1 story retail buildings instead of 2 story.
4	Raised Stoop	Sec. IV.B.5 - Residential at grade: b.The entry shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24 s.f. stoop. Any change to this standard shall be considered a major waiver.	Requesting a major warrant to substitute direct access to the street for live/work units and at grade yards access for multifamily units instead of stoops.
5	Parking garage design standards	Sec. V.A.2.e.ii - Parking garages- All parking garages shall be constructed with flat parking decks for ease in reuse of all or portions of the structure when parking demand wanes, unless otherwise approved by major waiver.	Sloped deck parking in a structured garage is allowed.

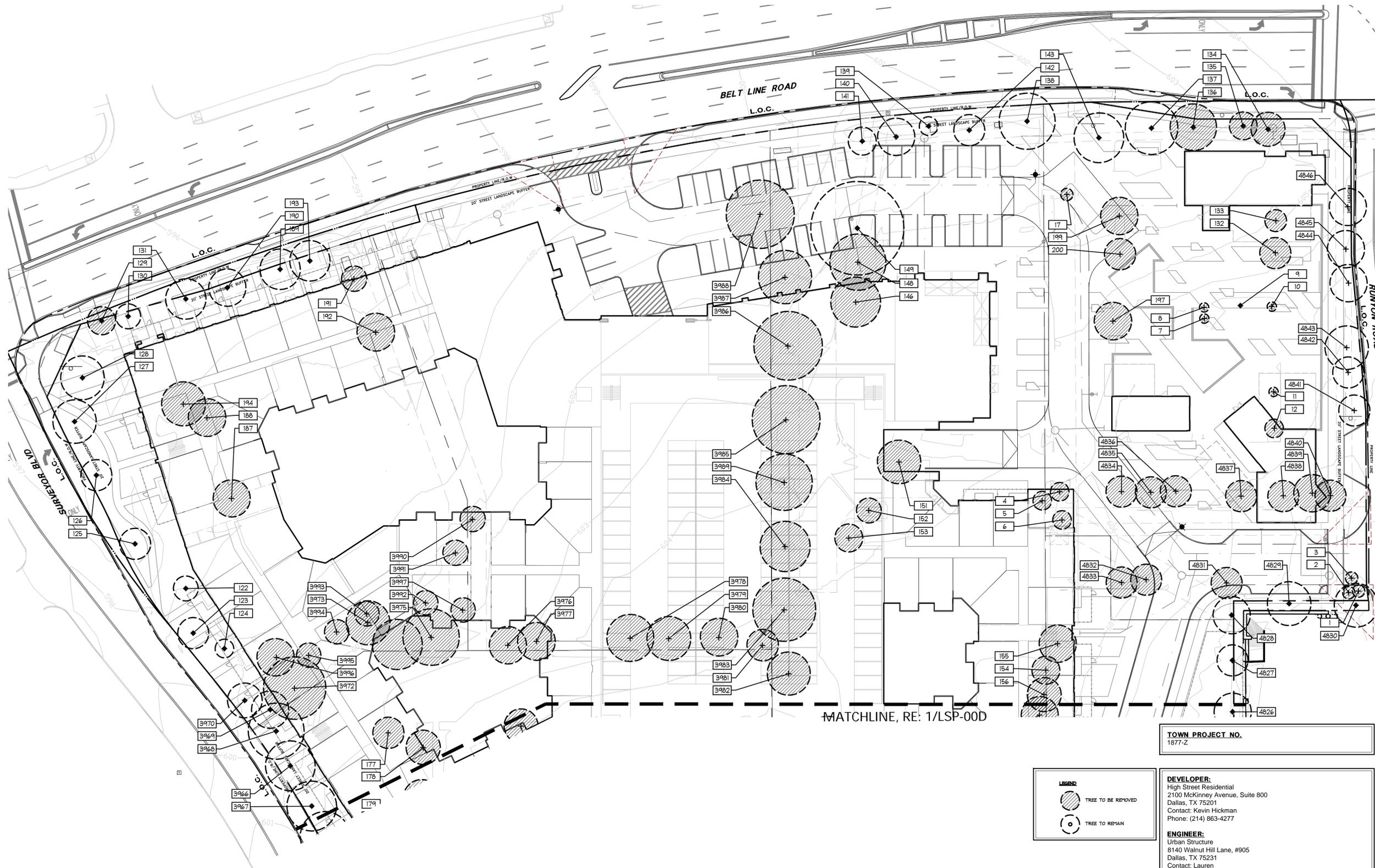


TBG

landscape architects, planners & designers

2001 bryan street
suite 1450
dallas, tx 75201

(214) 744-0757
tbgpartners.com



project
**4020
 Addison Belt
 Line Road**

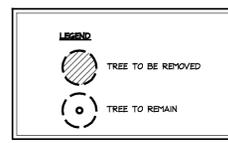
High Street Residential
 Addison, Texas

project number
D22251

issue date
 07/24/2023

designed: DD, AC
 drawn: DD, AC
 reviewed: JH

TOWN PROJECT NO.
 1877-Z



DEVELOPER:
 High Street Residential
 2100 McKinney Avenue, Suite 800
 Dallas, TX 75201
 Contact: Kevin Hickman
 Phone: (214) 863-4277

ENGINEER:
 Urban Structure
 8140 Walnut Hill Lane, #905
 Dallas, TX 75231
 Contact: Lauren
 Phone: (214) 295-5775

PREPARED BY:
 TBG Partners
 2001 Bryan Street, Suite 1450
 Dallas, Texas 75201
 Contact: Mark Meyer
 Phone: (214)744-0757

PROJECT INFORMATION:
 4020 Addison Belt Line
 Lot 1A - Block 1, Lot 2 - Block 1, Lot 2A -Block 1,
 Lot 2R - Block 1, Lot 3 - Block 1, Mercado Jarez
 In the Town of Addison, Dallas County, Texas
 440,125 Sq. Ft./10.103 Acres

NOTES:
 ANY REVISION TO THIS PLAN WILL REQUIRE TOWN
 OF ADDISON APPROVAL AND WILL REQUIRE
 REVISIONS TO ANY CORRESPONDING PLANS TO
 AVOID CONFLICTS BETWEEN PLANS.

sheet title
**tree survey &
 preservation
 plan**

sheet
LSP-00A

1 TREE SURVEY AND TREE PRESERVATION PLAN



Plan



TBG
 landscape architects, planners & designers
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 suite 1450
 dallas, tx 75201
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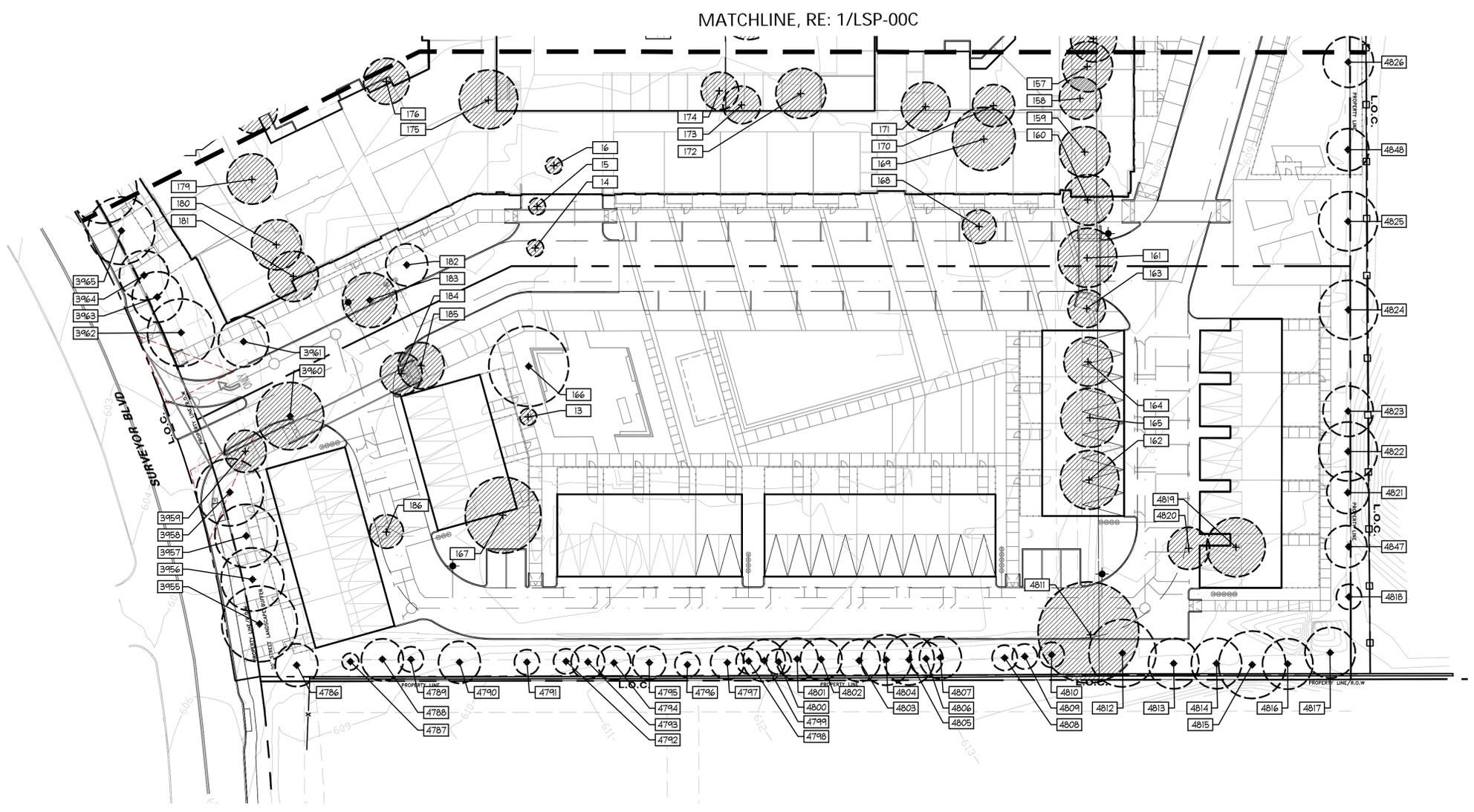
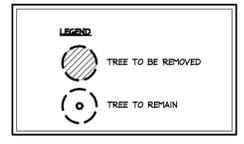
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sheet title
**tree survey &
 preservation plan**

sheet
LSP-00B



1 TREE SURVEY AND TREE PRESERVATION PLAN
 Plan





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project

4020 Addison Belt Line Road

High Street Residential
Addison, Texas

project number

D22251

issue date
07/24/2023

designed: DD, AC
drawn: DD, AC
reviewed: JH

sheet title

tree survey

sheet

LSP-00C

TREE TYPE COMMON # BOTANICAL NAME	TREE SIZE	TREE ID NUMBER	CONDITION OF TREE	PRESERVED OR REMOVED	MITIGATION REQUIRED CALIPER INCHES
CRAPE MYRTLE LAGERSTROEMIA SSP	5'	1	GOOD	REMOVED	5'
CRAPE MYRTLE LAGERSTROEMIA SSP	5'	2	GOOD	REMOVED	5'
CRAPE MYRTLE LAGERSTROEMIA SSP	6'	3	GOOD	REMOVED	6'
CRAPE MYRTLE LAGERSTROEMIA SSP	9'	4	GOOD	REMOVED	9'
CRAPE MYRTLE LAGERSTROEMIA SSP	7.5'	5	GOOD	REMOVED	7.5'
CRAPE MYRTLE LAGERSTROEMIA SSP	12'	6	GOOD	REMOVED	12'
NELLIE R. STEVENS HOLLY ILEX X	5'	7	GOOD	REMOVED	5'
NELLIE R. STEVENS HOLLY ILEX X	4'	8	GOOD	REMOVED	4'
BURFORD HOLLY HEDGE ILEX CORNUTA BURFORDII	4'	9	GOOD	REMOVED	4'
BURFORD HOLLY HEDGE ILEX CORNUTA BURFORDII	5'	10	GOOD	REMOVED	5'
SAVANNAH HOLLY ILEX X ATTENUATA	4'	11	GOOD	REMOVED	4'
CRAPE MYRTLE LAGERSTROEMIA SSP	5'	12	GOOD	REMOVED	5'
CRAPE MYRTLE LAGERSTROEMIA SSP	6'	13	GOOD	REMOVED	6'
CRAPE MYRTLE LAGERSTROEMIA SSP	6'	14	GOOD	REMOVED	6'
CRAPE MYRTLE LAGERSTROEMIA SSP	6'	15	GOOD	REMOVED	6'
CRAPE MYRTLE LAGERSTROEMIA SSP	6'	16	GOOD	REMOVED	6'
CRAPE MYRTLE LAGERSTROEMIA SSP	6'	17	GOOD	REMOVED	6'
CEDAR ELM ULMUS CRASSIFOLIA	14'	122	GOOD	PRESERVED	0'
CEDAR ELM ULMUS CRASSIFOLIA	12'	123	GOOD	PRESERVED	0'
CEDAR ELM ULMUS CRASSIFOLIA	11'	124	GOOD	PRESERVED	0'
CEDAR ELM ULMUS CRASSIFOLIA	15'	125	POOR	PRESERVED	0'
CEDAR ELM ULMUS CRASSIFOLIA	12'	126	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	17'	127	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	16'	128	POOR	PRESERVED	0'
BALD CYPRESS TAXODIUM DISTICHUM	15'	129	GOOD	REMOVED	15'
BALD CYPRESS TAXODIUM DISTICHUM	14'	130	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	16'	131	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	11'	132	GOOD	REMOVED	11'
LIVE OAK QUERCUS VIRGINIANA	10'	133	GOOD	REMOVED	10'
LIVE OAK QUERCUS VIRGINIANA	16'	134	FAIR	REMOVED	16'
LIVE OAK QUERCUS VIRGINIANA	13'	135	FAIR	REMOVED	13'
LIVE OAK QUERCUS VIRGINIANA	20'	136	FAIR	REMOVED	20'
LIVE OAK QUERCUS VIRGINIANA	20'	137	FAIR	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	25'	138	GOOD	PRESERVED	0'
CEDAR ELM ULMUS CRASSIFOLIA	9'	139	GOOD	PRESERVED	0'
CEDAR ELM ULMUS CRASSIFOLIA	16'	140	FAIR	PRESERVED	0'
CEDAR ELM ULMUS CRASSIFOLIA	11'	141	GOOD	PRESERVED	0'
CEDAR ELM ULMUS CRASSIFOLIA	12'	142	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	19'	143	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	23'	146	FAIR	REMOVED	23'
LIVE OAK QUERCUS VIRGINIANA	23'	148	FAIR	REMOVED	23'
LIVE OAK QUERCUS VIRGINIANA	42'	149	GOOD	PRESERVED	0'
CEDAR ELM ULMUS CRASSIFOLIA	18'	151	FAIR	REMOVED	18'
CEDAR ELM ULMUS CRASSIFOLIA	11'	152	GOOD	REMOVED	11'

CEDAR ELM ULMUS CRASSIFOLIA	13'	153	GOOD	REMOVED	13'
CEDAR ELM ULMUS CRASSIFOLIA	13'	154	GOOD	REMOVED	13'
LIVE OAK QUERCUS VIRGINIANA	14'	155	FAIR	REMOVED	14'
LIVE OAK QUERCUS VIRGINIANA	13'	156	FAIR	REMOVED	13'
LIVE OAK QUERCUS VIRGINIANA	14'	157	FAIR	REMOVED	14'
SWEETGUM LIQUIDAMBER STIRACULATA	17'	158	FAIR	REMOVED	17'
RED OAK QUERCUS SHUMARDII	14'	159	GOOD	REMOVED	14'
RED OAK QUERCUS SHUMARDII	12'	160	GOOD	REMOVED	12'
RED OAK QUERCUS SHUMARDII	16'	161	GOOD	REMOVED	16'
RED OAK QUERCUS SHUMARDII	17'	162	GOOD	REMOVED	17'
RED OAK QUERCUS SHUMARDII	13'	163	FAIR	REMOVED	13'
RED OAK QUERCUS SHUMARDII	13'	164	GOOD	REMOVED	13'
RED OAK QUERCUS SHUMARDII	14'	165	GOOD	REMOVED	14'
WATER OAK QUERCUS NIGRA	26'	166	FAIR	PRESERVED	0'
RED OAK QUERCUS SHUMARDII	22'	167	FAIR	REMOVED	22'
BUR OAK QUERCUS MACROCARPA	8'	168	GOOD	REMOVED	8'
BRADFORD PEAR PYRUS CALLERYANA	18'	169	FAIR	REMOVED	N/A
SWEETGUM LIQUIDAMBER STIRACULATA	14'	170	POOR	REMOVED	14'
SWEETGUM LIQUIDAMBER STIRACULATA	17'	171	FAIR	REMOVED	17'
SWEETGUM LIQUIDAMBER STIRACULATA	16'	172	FAIR	REMOVED	16'
SWEETGUM LIQUIDAMBER STIRACULATA	12'	173	POOR	REMOVED	12'
SWEETGUM LIQUIDAMBER STIRACULATA	11'	174	POOR	REMOVED	11'
LIVE OAK QUERCUS VIRGINIANA	19'	175	FAIR	REMOVED	19'
LIVE OAK QUERCUS VIRGINIANA	17'	176	GOOD	REMOVED	17'
BALD CYPRESS TAXODIUM DISTICHUM	16'	177	GOOD	REMOVED	16'
BALD CYPRESS TAXODIUM DISTICHUM	15'	178	GOOD	REMOVED	15'
BALD CYPRESS TAXODIUM DISTICHUM	15'	179	GOOD	REMOVED	15'
BALD CYPRESS TAXODIUM DISTICHUM	15'	180	GOOD	REMOVED	15'
BALD CYPRESS TAXODIUM DISTICHUM	15'	181	GOOD	REMOVED	15'
RED OAK QUERCUS SHUMARDII	13'	182	GOOD	PRESERVED	0'
BUR OAK QUERCUS MACROCARPA	14'	183	GOOD	REMOVED	14'
LIVE OAK QUERCUS VIRGINIANA	12'	184	GOOD	REMOVED	12'
LIVE OAK QUERCUS VIRGINIANA	13'	185	FAIR	REMOVED	13'
BUR OAK QUERCUS MACROCARPA	8'	186	GOOD	REMOVED	8'
LIVE OAK QUERCUS VIRGINIANA	12'	187	GOOD	REMOVED	12'
LIVE OAK QUERCUS VIRGINIANA	12'	188	GOOD	REMOVED	12'
LIVE OAK QUERCUS VIRGINIANA	13'	189	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	14'	190	GOOD	PRESERVED	0'
BALD CYPRESS TAXODIUM DISTICHUM	11'	191	GOOD	REMOVED	11'
LIVE OAK QUERCUS VIRGINIANA	16'	192	FAIR	REMOVED	16'
LIVE OAK QUERCUS VIRGINIANA	15'	193	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	14'	194	GOOD	REMOVED	14'
LIVE OAK QUERCUS VIRGINIANA	19'	197	FAIR	REMOVED	19'
LIVE OAK QUERCUS VIRGINIANA	15'	199	GOOD	REMOVED	15'

LIVE OAK QUERCUS VIRGINIANA	10'	200	GOOD	REMOVED	10'
LIVE OAK QUERCUS VIRGINIANA	24'	3955	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	19'	3956	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	18'	3957	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	20'	3958	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	13'	3959	GOOD	REMOVED	13'
LIVE OAK QUERCUS VIRGINIANA	20'	3960	GOOD	REMOVED	20'
LIVE OAK QUERCUS VIRGINIANA	16'	3961	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	20'	3962	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	16'	3963	FAIR	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	17'	3964	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	18'	3965	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	18'	3966	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	21'	3967	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	21'	3968	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	17'	3969	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	11'	3970	GOOD	PRESERVED	0'
LIVE OAK QUERCUS VIRGINIANA	24'	3972	GOOD	REMOVED	24'
LIVE OAK QUERCUS VIRGINIANA	17'	3973	FAIR	REMOVED	17'
LACEBARK ELM ULMUS PARVIFOLIA	20'	3974	FAIR	REMOVED	20'
LACEBARK ELM ULMUS PARVIFOLIA	23'	3975	FAIR	REMOVED	23'
RED OAK QUERCUS SHUMARDII	14'	3976	GOOD	REMOVED	14'
LIVE OAK QUERCUS VIRGINIANA	14'	3977	GOOD	REMOVED	14'
LIVE OAK QUERCUS VIRGINIANA	16'	3978	FAIR	REMOVED	16'
LIVE OAK QUERCUS VIRGINIANA	14'	3979	FAIR	REMOVED	14'
LIVE OAK QUERCUS VIRGINIANA	15'	3980	GOOD	REMOVED	15'
RED OAK QUERCUS SHUMARDII	9'	3981	GOOD	REMOVED	9'
LIVE OAK QUERCUS VIRGINIANA	16'	3982	GOOD	REMOVED	16'
LIVE OAK QUERCUS VIRGINIANA	24'	3983	GOOD	REMOVED	24'
LIVE OAK QUERCUS VIRGINIANA	18'	3984	GOOD	REMOVED	18'
LIVE OAK QUERCUS VIRGINIANA	24'	3985	GOOD	REMOVED	24'
LIVE OAK QUERCUS VIRGINIANA	26'	3986	GOOD	REMOVED	26'

TREE MITIGATION SUMMARY

MITIGATION REQUIREMENTS:	
TOTAL CALIPER INCHES (ON-SITE)	2830.5 CAL. INCHES
TOTAL CALIPER INCHES (PROTECTED)	1493 CAL. INCHES
TOTAL CALIPERS INCHES (REMOVED)	1337.5 CAL. INCHES
TOTAL CALIPERS INCHES (REPLACED)	900 CAL. INCHES (225 TREES @ 4" CAL.)

TOTAL CALIPER INCHES (REMAINING) 497.5 CAL. INCHES X \$192 PER CAL. IN. = \$95,520

NOTE: DEVELOPER TO LOOK AT MITIGATING TOTAL CALIPER INCHES REPLACED WITH 6" CALIPER TREES. IF THE TOTAL CALIPER INCHES REPLACED WITH 6" CALIPER INCH TREES IS NOT IMPLEMENTED, THE REMAINING 497.5 CAL INCHES (\$95,520) WILL BE PAID INTO THE TOWN'S TREE PRESERVATION FUND AT THE TIME OF THE DEMOLITION PERMIT APPLICATION.

TOWN PROJECT NO.
1877-Z

DEVELOPER:
High Street Residential
2100 McKinney Avenue, Suite 800
Dallas, TX 75201
Contact: Kevin Hickman
Phone: (214) 863-4277

ENGINEER:
Urban Structure
8140 Walnut Hill Lane, #905
Dallas, TX 75231
Contact: Lauren
Phone: (214) 295-5775

PREPARED BY:
TBG Partners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
Contact: Mark Meyer
Phone: (214) 744-0757

PROJECT INFORMATION:
4020 Addison Belt Line
Lot 1A - Block 1, Lot 2 - Block 1, Lot 2A - Block 1,
Lot 2R - Block 1, Lot 3 - Block 1, Mercado Jarez
In the Town of Addison, Dallas County, Texas
440,125 Sq. Ft./10.103 Acres

NOTES:
ANY REVISION TO THIS PLAN WILL REQUIRE TOWN
OF ADDISON APPROVAL AND WILL REQUIRE
REVISIONS TO ANY CORRESPONDING PLANS TO
AVOID CONFLICTS BETWEEN PLANS.



TBG

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2001 bryan street
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project

4020 Addison Belt Line Road

High Street Residential
Addison, Texas

project number

D22251

issue date
07/24/2023

designed: DD, AC
drawn: DD, AC
reviewed: JH

sheet title

tree survey

sheet

LSP-00D

TREE TYPE COMMON # BOTANICAL NAME	TREE SIZE	TREE ID NUMBER	CONDITION OF TREE	PRESERVED OR REMOVED	MITIGATION REQUIRED CALIPER INCHES
LIVE OAK QUERCUS VIRGINIANA	17"	3987	GOOD	REMOVED	17"
LIVE OAK QUERCUS VIRGINIANA	24"	3988	GOOD	REMOVED	24"
LIVE OAK QUERCUS VIRGINIANA	21"	3989	GOOD	REMOVED	21"
CEDAR ELM ULMUS CRASSIFOLIA	10"	3990	GOOD	REMOVED	10"
CEDAR ELM ULMUS CRASSIFOLIA	12"	3991	FAIR	REMOVED	12"
BALD CYPRESS TAXODIUM DISTICHUM	10"	3992	GOOD	REMOVED	10"
BALD CYPRESS TAXODIUM DISTICHUM	10"	3993	GOOD	REMOVED	10"
BALD CYPRESS TAXODIUM DISTICHUM	11"	3994	GOOD	REMOVED	11"
BALD CYPRESS TAXODIUM DISTICHUM	9"	3995	POOR	REMOVED	9"
LIVE OAK QUERCUS VIRGINIANA	12"	3996	FAIR	REMOVED	12"
CEDAR ELM ULMUS CRASSIFOLIA	8"	3997	GOOD	REMOVED	8"
YAUPON HOLLY ILEX VOMITORIA	12"	4786	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	3"	4787	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	16"	4788	FAIR	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	7"	4789	FAIR	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	17"	4790	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	9"	4791	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	8"	4792	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	10"	4793	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	13"	4794	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	11"	4795	FAIR	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	8"	4796	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	11"	4797	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	8"	4798	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	13"	4799	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	8"	4800	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	14"	4801	FAIR	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	11"	4802	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	13"	4803	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	17"	4804	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	18"	4805	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	11"	4806	FAIR	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	12"	4807	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	9"	4808	FAIR	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	9"	4809	GOOD	PRESERVED	0"
YAUPON HOLLY ILEX VOMITORIA	7"	4810	GOOD	PRESERVED	0"
MULBERRY MORUS RUBRA	28"	4811	FAIR	REMOVED	N/A
LIVE OAK QUERCUS VIRGINIANA	28.5"	4812	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	18"	4813	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	19"	4814	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	20.5"	4815	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	18"	4816	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	19"	4817	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	21"	4818	FAIR	PRESERVED	0"

LIVE OAK QUERCUS VIRGINIANA	23"	4819	FAIR	REMOVED	23"
CEDAR ELM ULMUS CRASSIFOLIA	13"	4820	GOOD	REMOVED	13"
CEDAR ELM ULMUS CRASSIFOLIA	17"	4821	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	28"	4822	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	19"	4823	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	26"	4824	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	29.5"	4825	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	17.5"	4826	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	16"	4827	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	19"	4828	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	26"	4829	GOOD	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	23"	4830	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	12"	4831	FAIR	REMOVED	12"
LIVE OAK QUERCUS VIRGINIANA	12.5"	4832	FAIR	REMOVED	12.5"
CEDAR ELM ULMUS CRASSIFOLIA	15.5"	4833	FAIR	REMOVED	15.5"
CEDAR ELM ULMUS CRASSIFOLIA	13"	4834	GOOD	REMOVED	13"
CEDAR ELM ULMUS CRASSIFOLIA	14"	4835	POOR	REMOVED	14"
CEDAR ELM ULMUS CRASSIFOLIA	15.5"	4836	FAIR	REMOVED	15.5"
CEDAR ELM ULMUS CRASSIFOLIA	16.5"	4837	FAIR	REMOVED	16.5"
CEDAR ELM ULMUS CRASSIFOLIA	12"	4838	FAIR	REMOVED	12"
CEDAR ELM ULMUS CRASSIFOLIA	19"	4839	GOOD	REMOVED	19"
CEDAR ELM ULMUS CRASSIFOLIA	12"	4840	FAIR	REMOVED	12"
CEDAR ELM ULMUS CRASSIFOLIA	17"	4841	FAIR	PRESERVED	0"
CEDAR ELM ULMUS CRASSIFOLIA	16"	4842	POOR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	21"	4843	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	18.5"	4844	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	11.5"	4845	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	12"	4846	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	10"	4847	FAIR	PRESERVED	0"
LIVE OAK QUERCUS VIRGINIANA	12"	4848	FAIR	PRESERVED	0"

TREE MITIGATION SUMMARY

MITIGATION REQUIREMENTS:	
TOTAL CALIPER INCHES (ON-SITE)	2830.5 CAL. INCHES
TOTAL CALIPER INCHES (PROTECTED)	1433 CAL. INCHES
TOTAL CALIPERS INCHES (REMOVED)	1397.5 CAL. INCHES
TOTAL CALIPERS INCHES (REPLACED)	900 CAL. INCHES (225 TREES @ 4" CAL.)
TOTAL CALIPER INCHES (REMAINING)	497.5 CAL. INCHES X \$192 PER CAL. IN. = \$95,520

NOTE: DEVELOPER TO LOOK AT MITIGATING TOTAL CALIPER INCHES REPLACED WITH 6" CALIPER TREES. IF THE TOTAL CALIPER INCHES REPLACED WITH 6" CALIPER INCH TREES IS NOT IMPLEMENTED, THE REMAINING 497.5 CAL. INCHES (\$95,520) WILL BE PAID INTO THE TOWN'S TREE PRESERVATION FUND AT THE TIME OF THE DEMOLITION PERMIT APPLICATION.

TOWN PROJECT NO.

1877-Z

DEVELOPER:

High Street Residential
2100 McKinney Avenue, Suite 800
Dallas, TX 75201
Contact: Kevin Hickman
Phone: (214) 863-4277

ENGINEER:

Urban Structure
8140 Walnut Hill Lane, #905
Dallas, TX 75231
Contact: Lauren
Phone: (214) 295-5775

PREPARED BY:

TBG Partners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
Contact: Mark Meyer
Phone: (214)744-0757

PROJECT INFORMATION:

4020 Addison Belt Line
Lot 1A - Block 1, Lot 2 - Block 1, Lot 2A -Block 1,
Lot 2R - Block 1, Lot 3 - Block 1, Mercado Jarez
In the Town of Addison, Dallas County, Texas
440,125 Sq. Ft./10.103 Acres

NOTES:

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project
4020
Addison Belt
Line Road

High Street Residential
 Addison, Texas

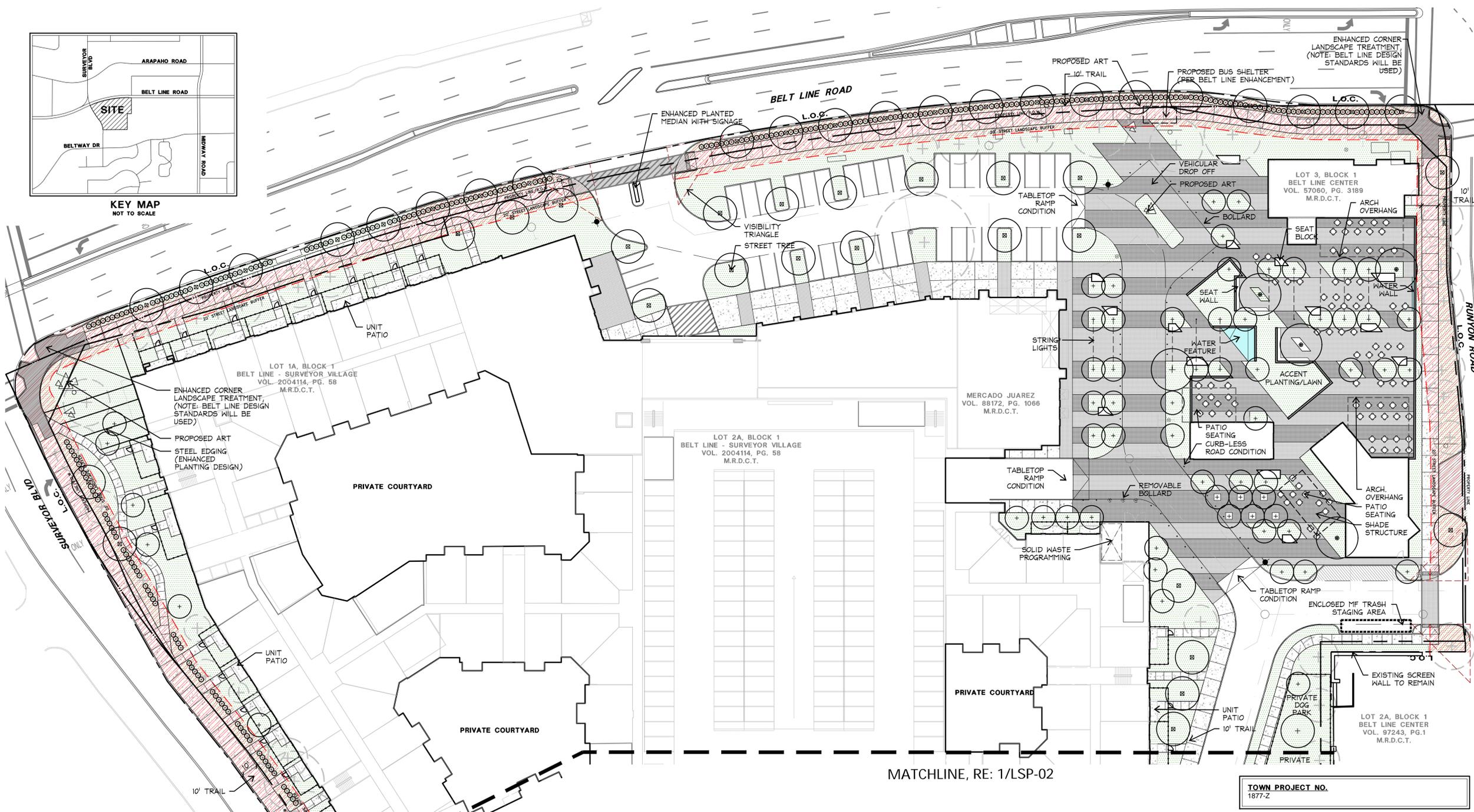
project number
D22251

issue date
 07/24/2023

designed: DD, AC
 drawn: DD, AC
 reviewed: JH

sheet title
landscape
site plan

sheet
LSP-01



STREET LANDSCAPE BUFFER (STREET TREES @ 60' O.C.)		
ROAD NAME	REQUIRED TREES	PROVIDED TREES
SURVEYOR BOULEVARD (50LF)	17	EXISTING: 21 PROPOSED: 8
BELT LINE ROAD (774LF)	26	EXISTING: 14 PROPOSED: 26
RUNYON ROAD (248LF)	8	EXISTING: 7 PROPOSED: 2

PARKING LOT REQUIREMENTS	
	PROVIDED
INTERIOR PARKING AREA (3% / 563.11 SQFT)	30% / 3,427.40 SF
PARKING LOT TREE (1 TREE / 10 SPACES)	10 TREES (36 SPACES TOTAL)

NOTE:
 THE DESIGN OF STREET FURNISHINGS AND SHRUB / GROUND COVER PLANTING AREAS WILL BE FURTHER REFINED WITH A FUTURE DEVELOPMENT PLAN SUBMITTAL.

NOTE:
 BELT LINE STANDARDS WILL BE USED FOR PAVERS, SEATING, PLANTERS, ETC. FOR LANDSCAPE IMPROVEMENTS ALONG BELT LINE.

NOTE:
 ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

PROJECT DATA:
 SITE AREA: 10.1 ACRES
 DENSITY: 42.3 UNITS/ACRE
 OPEN SPACE +/- 2 ACRES
 TOTAL SITE AREA: **81,966 SQFT**

GROSS SITE LANDSCAPE:
 LANDSCAPE AREA REQUIREMENT (20%):
 489,956 / 49,560 = 10.10 AC
 10.10 AC X .20 = 2.02 AC OR 88,018.44 SQFT
 PROVIDED GROSS SITE LANDSCAPE AREA: 83,104.65 SQFT
 PROVIDED SITE LANDSCAPE AREA (WITHIN 20' BUFFER): 19,198.28 SQFT
 TOTAL GROSS SITE LANDSCAPE AREA: **96,302.93 SQFT OR (23%)**

SCREENING AND BUFFER AREAS:
 CONTINUATION OF EXISTING SCREEN WALLS AND PLANTING

STREET LANDSCAPE BUFFER:
 A (20) TWENTY FOOT WIDE LANDSCAPE BUFFER STRIP IS PROVIDED ALONG THE ENTIRE LENGTH OF THE LOT WHERE A PUBLIC OR PRIVATE STREET EXISTS, MEASURED FROM BACK OF CURB.
82,956.62 SQFT

LEGEND

- STANDARD CONCRETE
- INTEGRAL COLOR CONCRETE
- DECORATIVE GRAVEL
- PAVERS (TYPE A)
- PAVERS (TYPE B)
- PAVERS (TYPE C)
- EXISTING HARDSCAPE (TO REMAIN)
- PLANTING AREA (SHRUBS/GROUNDCOVERS)
- LAWN

TREE LEGEND

- CANOPY TREE (QTY 7)
(4" MIN. CALIPER)
- SHADE TREE (QTY 155)
(4" MIN. CALIPER)
- STREET TREE (QTY 26)
(4" MIN. CALIPER)
- EXISTING TREE TO REMAIN

TOWN PROJECT NO.
 1877-Z

DEVELOPER:
 High Street Residential
 2100 McKinney Avenue, Suite 800
 Dallas, TX 75201
 Contact: Kevin Hickman
 Phone: (214) 863-4277

ENGINEER:
 Urban Structure
 8140 Walnut Hill Lane, #905
 Dallas, TX 75231
 Contact: Lauren
 Phone: (214) 295-5775

PREPARED BY:
 TBG Partners
 2001 Bryan Street, Suite 1450
 Dallas, Texas 75201
 Contact: Mark Meyer
 Phone: (214)744-0757

PROJECT INFORMATION:
 4020 Addison Belt Line
 Lot 1A - Block 1, Lot 2 - Block 1, Lot 2A - Block 1,
 Lot 2R - Block 1, Lot 3 - Block 1, Mercado Jarez
 In the Town of Addison, Dallas County, Texas
 440,125 Sq. Ft./10,103 Acres

NOTES:
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KEY MAP
NOT TO SCALE

TREE LEGEND

- CANOPY TREE (QTY 7)
(4" MIN. CALIPER)
- SHADE TREE (QTY 156)
(4" MIN. CALIPER)
- STREET TREE (QTY 26)
(4" MIN. CALIPER)
- EXISTING TREE, TO REMAIN

LEGEND

- STANDARD CONCRETE
- INTEGRAL COLOR CONCRETE
- DECORATIVE GRAVEL
- PAVERS (TYPE A)
- PAVERS (TYPE B)
- PAVERS (TYPE C)
- EXISTING HARDSCAPE (TO REMAIN)
- PLANTING AREA (SHRUBS/GROUNDCOVERS)
- LAWN

NOTE:
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PROJECT DATA:
 SITE AREA: 101 ACRES
 DENSITY: 42.3 UNITS/ACRE
 OPEN SPACE +/- 2 ACRES
 TOTAL SITE AREA: **289,786 SQFT**

GROSS SITE LANDSCAPE:
 LANDSCAPE AREA REQUIREMENT (20%):
 439,156 / 43,916 = 10.10 AC
 10.10 AC X .20 = 2.02 AC OR 86,018.44 SQFT
 PROVIDED GROSS SITE LANDSCAPE AREA: 83,104.65 SQFT
 PROVIDED SITE LANDSCAPE AREA (WITHIN 20' BUFFER): 13,198.28 SQFT
TOTAL GROSS SITE LANDSCAPE AREA: 15,302.93 SQFT OR (22%)

SCREENING AND BUFFER AREAS:
 COMBINATION OF EXISTING SCREEN WALLS AND PLANTING

STREET LANDSCAPE BUFFER:
 A (20') THIRTY FOOT WIDE LANDSCAPE BUFFER STRIP IS PROVIDED ALONG THE ENTIRE LENGTH OF THE LOT WHERE A PUBLIC OR PRIVATE STREET EXISTS, MEASURED FROM BACK OF CURB.
32,886.62 SQFT

STREET LANDSCAPE BUFFER (STREET TREES @50' O.C.)		
ROAD NAME	REQUIRED TREES	PROVIDED TREES
SURVEYOR BOULEVARD (504LF)	17	EXISTING: 21 PROPOSED: 8
BELT LINE ROAD (774LF)	26	EXISTING: 14 PROPOSED: 26
RLYNTON ROAD (248LF)	8	EXISTING: 7 PROPOSED: 2

PARKING LOT REQUIREMENTS	
INTERIOR PARKING AREA (5% / 563.11 SQFT)	PROVIDED
	302 / 3,427.40 SF
PARKING LOT TREE (1 TREE / 10 SPACES)	10 TREES (3% SPACES TOTAL)

TOWN PROJECT NO.
1877-Z

DEVELOPER:
 High Street Residential
 2100 McKinney Avenue, Suite 800
 Dallas, TX 75201
 Contact: Kevin Hickman
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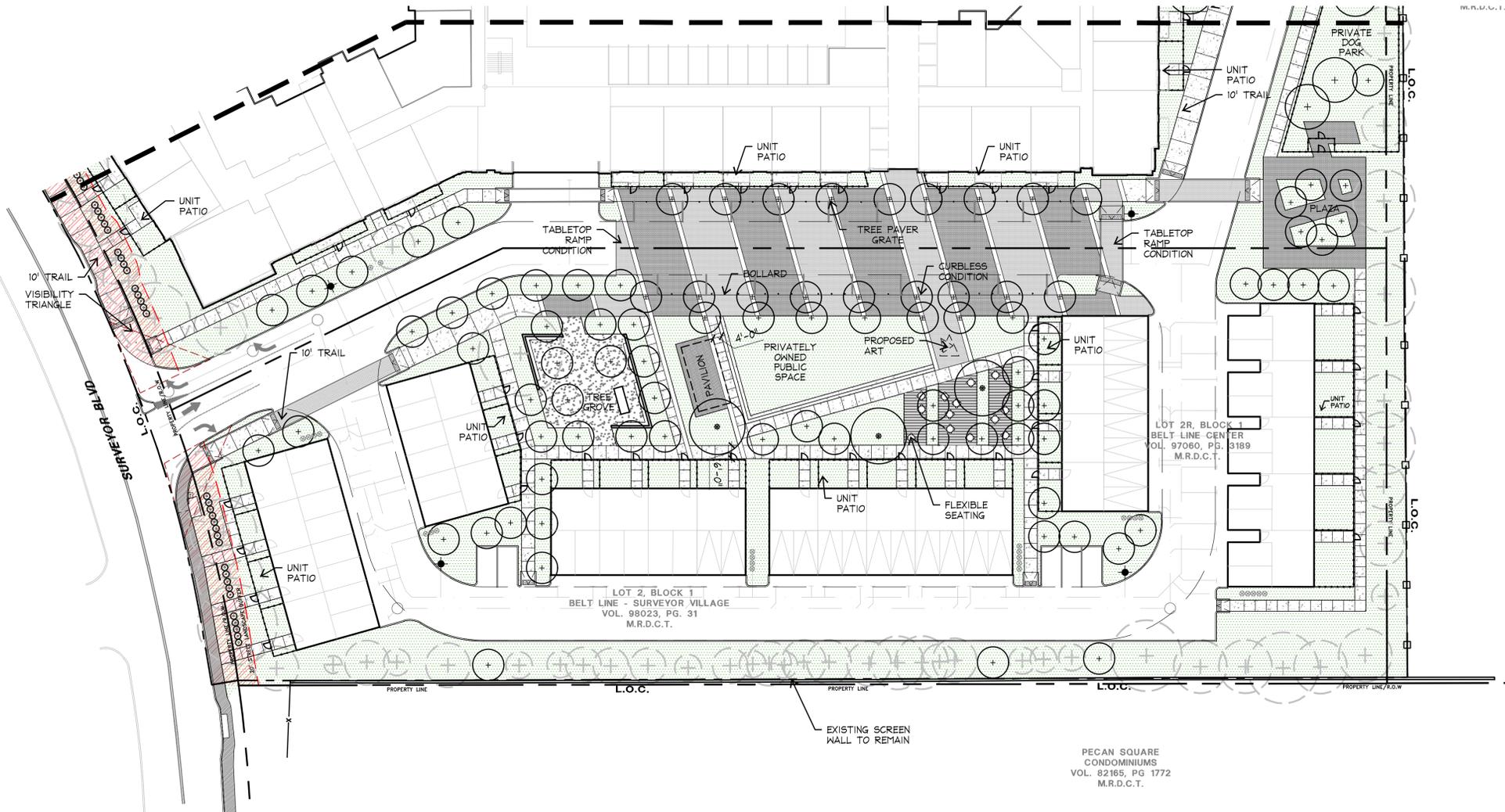
ENGINEER:
 Urban Structure
 8140 Walnut Hill Lane, #905
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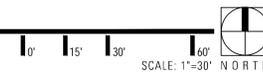
PROJECT INFORMATION:
 4020 Addison Belt Line
 Lot 1A - Block 1, Lot 2 - Block 1, Lot 2A - Block 1,
 Lot 2R - Block 1, Lot 3 - Block 1, Mercado Jarez
 In the Town of Addison, Dallas County, Texas
 440,125 Sq. Ft./10.103 Acres

NOTES:
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MATCHLINE, RE: 1/LSP-01



1 LANDSCAPE SITE PLAN
Plan



project
4020 Addison Belt Line Road

High Street Residential
Addison, Texas

project number
D22251

issue date
07/24/2023

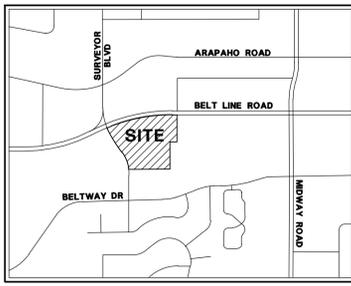
designed: DD, AC
drawn: DD, AC
reviewed: JH

sheet title
landscape site plan

sheet
LSP-01



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project
4020
Addison Belt
Line Road

High Street Residential
 Addison, Texas

project number
D22251

issue date
 07/24/2023

designed: DD, AC
 drawn: DD, AC
 reviewed: JH

MATCHLINE, RE: 1/OSP-02

TOWN PROJECT NO.
 1877-Z

NOTE:
 ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL
 AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS
 TO AVOID CONFLICTS BETWEEN PLANS.

PROJECT DATA:
 SITE AREA: 10.1 ACRES
 DENSITY: 42.5 UNITS/ACRE
 OPEN SPACE +/- 2 ACRES
 TOTAL SITE AREA **281,966 SQFT**

OPEN SPACE TABLE (20% REQ.)	PROVIDED
OPEN SPACE (RESTAURANT PLAZA)	2.18 / 9,111.92 SF
OPEN SPACE (DISTRICT PARK)	3.78 / 16,435.53 SF
OPEN SPACE (20' LANDSCAPE BUFFER)	3.28 / 13,789.28 SF
OPEN SPACE (ADD'L. LANDSCAPE AREA)	13.8 / 57,957.20 SF
TOTAL	13.02 / 57,293.93 SF (22%)

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PROJECT INFORMATION:
 4020 Addison Belt Line
 Lot 1A - Block 1, Lot 2 - Block 1, Lot 2A -Block 1,
 Lot 2R - Block 1, Lot 3 - Block 1, Mercado Jarez
 In the Town of Addison, Dallas County, Texas
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NOTES:
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1 OPEN SPACE DIAGRAM
 Plan



sheet title
open space
diagram

sheet
OSP-01



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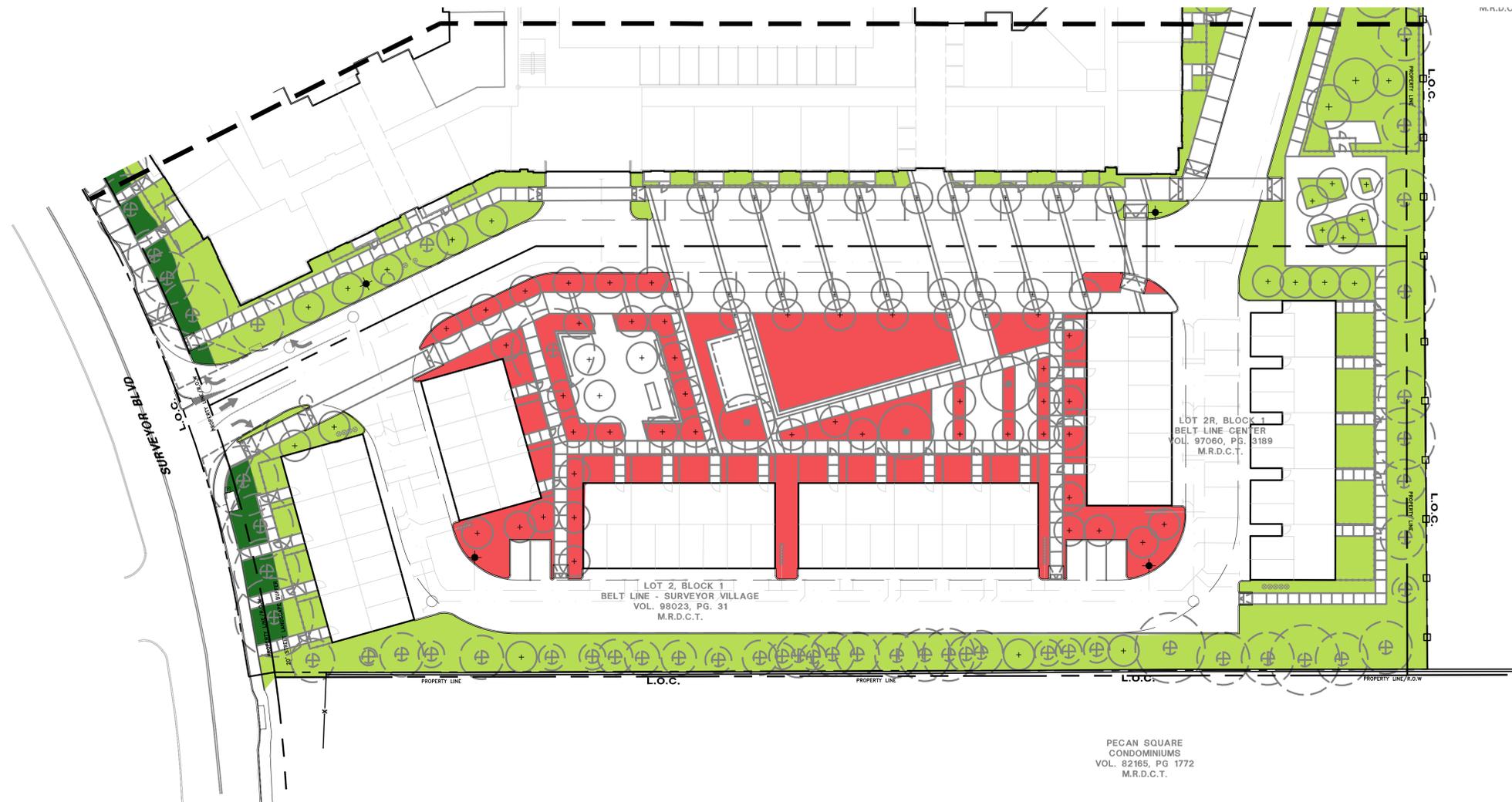
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suite 1450
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KEY MAP
NOT TO SCALE

MATCHLINE, RE: 1/OSP-01



NOTE:
ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL
AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS
TO AVOID CONFLICTS BETWEEN PLANS.

PROJECT DATA:
SITE AREA: 101 ACRES
DENSITY: 42.5 UNITS/ACRE
OPEN SPACE: 77.2 ACRES
TOTAL SITE AREA: 258,966 SQFT

GROSS SITE LANDSCAPE:
LANDSCAPE AREA REQUIREMENT (20%):
498,932 SF / 23,160 AC

OPEN SPACE TABLE (20% REQ.)	PROVIDED
OPEN SPACE (RESTAURANT PLAZA)	2.1% / 9,111.92 SF
OPEN SPACE (DISTRICT PARK)	3.7% / 16,456.53 SF
OPEN SPACE (20' LANDSCAPE BUFFER)	3.2% / 13,190.28 SF
OPEN SPACE (ADD'L. LANDSCAPE AREA)	15.1% / 67,567.20 SF
TOTAL	24.1% / 100,325.93 SF (22%)

TOWN PROJECT NO.
1877-Z

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Phone: (214) 295-5775

PREPARED BY:
TBG Partners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
Contact: Mark Meyer
Phone: (214)744-0757

PROJECT INFORMATION:
4020 Addison Belt Line
Lot 1A - Block 1, Lot 2 - Block 1, Lot 2A - Block 1,
Lot 2R - Block 1, Lot 3 - Block 1, Mercado Jarez
In the Town of Addison, Dallas County, Texas
440,125 Sq. Ft./10.103 Acres

NOTES:
ANY REVISION TO THIS PLAN WILL REQUIRE TOWN
OF ADDISON APPROVAL AND WILL REQUIRE
REVISIONS TO ANY CORRESPONDING PLANS TO
AVOID CONFLICTS BETWEEN PLANS.

project
**4020
Addison Belt
Line Road**

High Street Residential
Addison, Texas

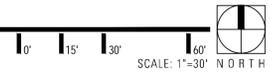
project number
D22251

issue date
07/24/2023

designed: DD, AC
drawn: DD, AC
reviewed: JH

sheet title
**open space
diagram**

sheet
OSP-01





TBG

TCC ADDISON + BELT LINE
landscape concept plan

Addison, Texas
02/16/23

Master Plan



TBG
2001 Bryan St.
Suite 1450
Dallas, Texas 75201
[214] 744 0757
tbgpartners.com



LEGEND:

- A VEHICULAR DROP OFF / VALET
- B SLOPED LAWN
- C WATER FEATURE
- D WALL WITH INTEGRATED SEATING
- E RESTAURANT PATIO
- F SHADE STRUCTURE
- G ORNAMENTAL PLANTING
- H CANOPY TREE
- I ORNAMENTAL TREE
- J EXISTING TREE
- K ART / SIGNAGE
- L STRING LIGHTS
- M BOLLARDS / CUBRLESS CONDITION
- N BUS STOP



TCC ADDISON + BELT LINE
 landscape concept plan
 Addison, Texas
 02/16/23

Enlargement



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landscape concept plan

Addison, Texas
02/16/23

Rendered View



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landscape concept plan

Addison, Texas
02/16/23

Rendered View



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Rendered View



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Addison, Texas
02/16/23

Rendered View



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landscape concept plan

Addison, Texas
02/16/23

Rendered View

LEGEND:

- | | | | |
|---|-----------------|---|---------------------|
| A | PROGRAM LAWN | I | OUTDOOR GAME |
| B | PAVILION | J | SHADE TREE |
| C | TREE DECK PLAZA | K | STREET TREE |
| D | TREE GROVE | L | ORNAMENTAL TREE |
| E | CURBLESS PLAZA | M | EXISTING TREE |
| F | DOG PARK | N | ORNAMENTAL PLANTING |
| G | TOWNHOME PATIO | O | ART |
| H | MOVABLE SEATING | P | DOG PARK |



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Enlargement



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Addison, Texas
02/16/23

Rendered View



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landscape concept plan

Addison, Texas
02/16/23

Rendered View

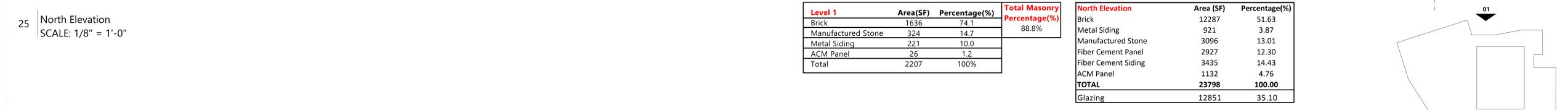


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landscape concept plan

Addison, Texas
02/16/23

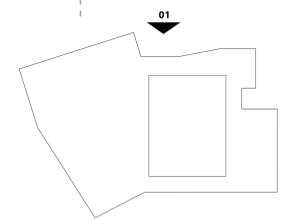
Rendered View



Level 1	Area(SF)	Percentage(%)	Total Masonry Percentage(%)
Brick	1636	74.1	88.8%
Metal Siding	324	14.7	
Manufactured Stone	221	10.0	
ACM Panel	26	1.2	
Total	2207	100%	

North Elevation	Area (SF)	Percentage(%)
Brick	12287	51.63
Metal Siding	921	3.87
Manufactured Stone	3096	13.01
Fiber Cement Panel	2927	12.30
Fiber Cement Siding	3435	14.43
ACM Panel	1132	4.76
TOTAL	23798	100.00
Glazing	12851	35.10

29 Material Percentage
NOT TO SCALE



4020 Belt Line Road
Addison, Texas

Town Project Number: 1877-Z



Project Number: 2020027
kturk
Issue for Review: 07.21.2023

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Delta Issue Name Date



01 East Elevation
SCALE: 1/16" = 1'-0"



13 East Elevation
SCALE: 1/8" = 1'-0"



16 North Elevation
SCALE: 1/8" = 1'-0"

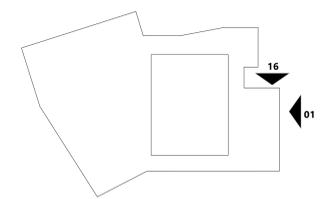


25 East Elevation
SCALE: 1/8" = 1'-0"

Level 1	Area(SF)	Percentage(%)	Total Masonry Percentage(%)
Brick	1825	91.1%	96.5%
Manufactured Stone	109	5.4%	
Fiber Cement Siding	70	3.5%	
ACM Panel	0	0%	
Total	2004	100%	

East Elevation	Area (SF)	Percentage(%)
Brick	9681	71.52
Metal Siding	0	0.00
Manufactured Stone	662	4.89
Fiber Cement Panel	1952	14.42
Fiber Cement Siding	805	5.95
ACM Panel	436	3.22
TOTAL	13536	100.00
Glazing	7467	36.55

29 Material Percentage
NOT TO SCALE





01 West Elevation
SCALE: 1/16" = 1'-0"



13 West Elevation
SCALE: 1/8" = 1'-0"

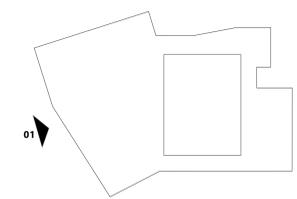


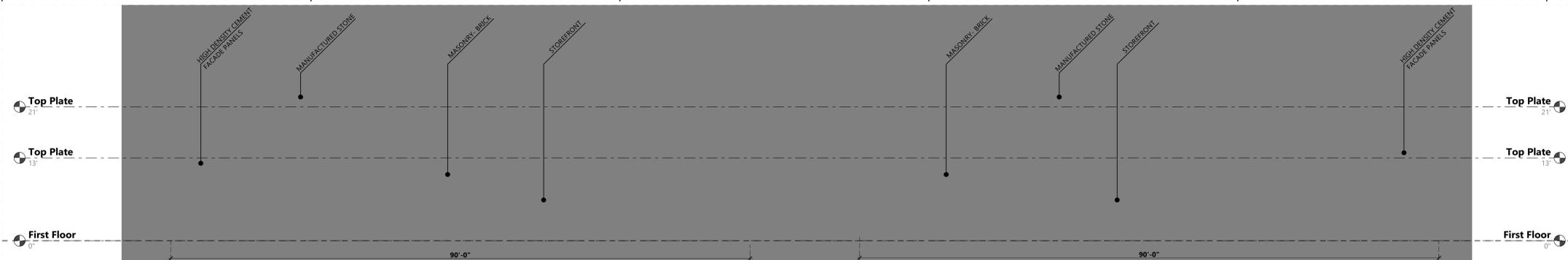
25 West Elevations
SCALE: 1/8" = 1'-0"

Level 1	Area(SF)	Percentage(%)	Total Masonry Percentage(%)
Brick	2146	76.9%	80.4%
Manufactured Stone	100	3.5%	
Metal Siding	381	13.6%	
Fiber Cement Panel	171	6.0%	
Total	2789	100%	

West Elevation	Area (SF)	Percentage(%)
Brick	6922	55.77
Metal Siding	749	6.03
Manufactured Stone	819	6.60
Fiber Cement Panel	2824	22.75
Fiber Cement Siding	463	3.73
ACM Panel	635	5.12
Glazing	6370	33.92

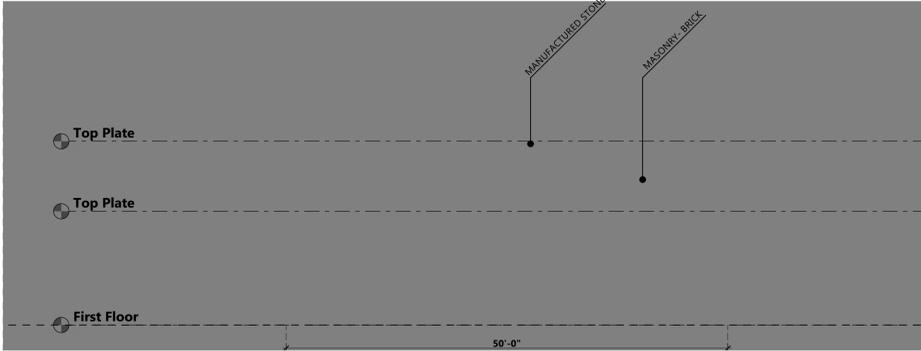
29 Material Percentage
NOT TO SCALE



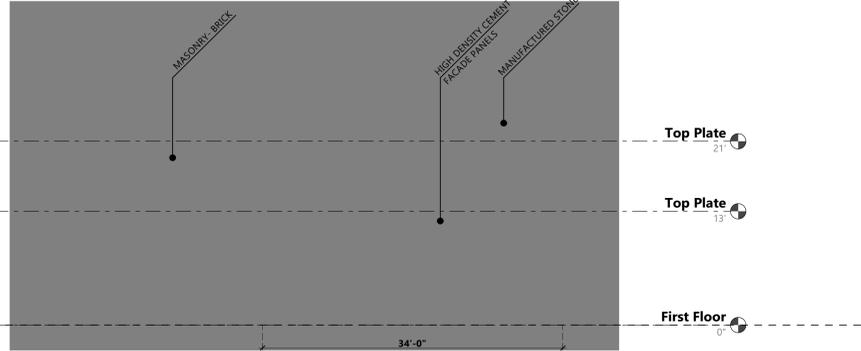


01 - NORTH ELEVATION

02 - SOUTH ELEVATION



03 - WEST ELEVATION



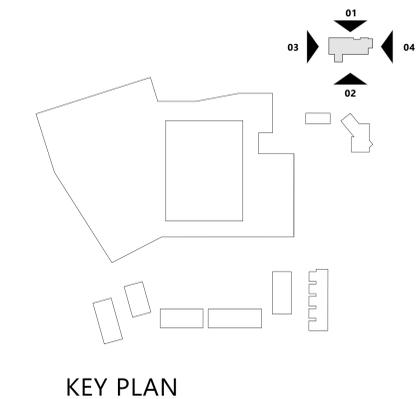
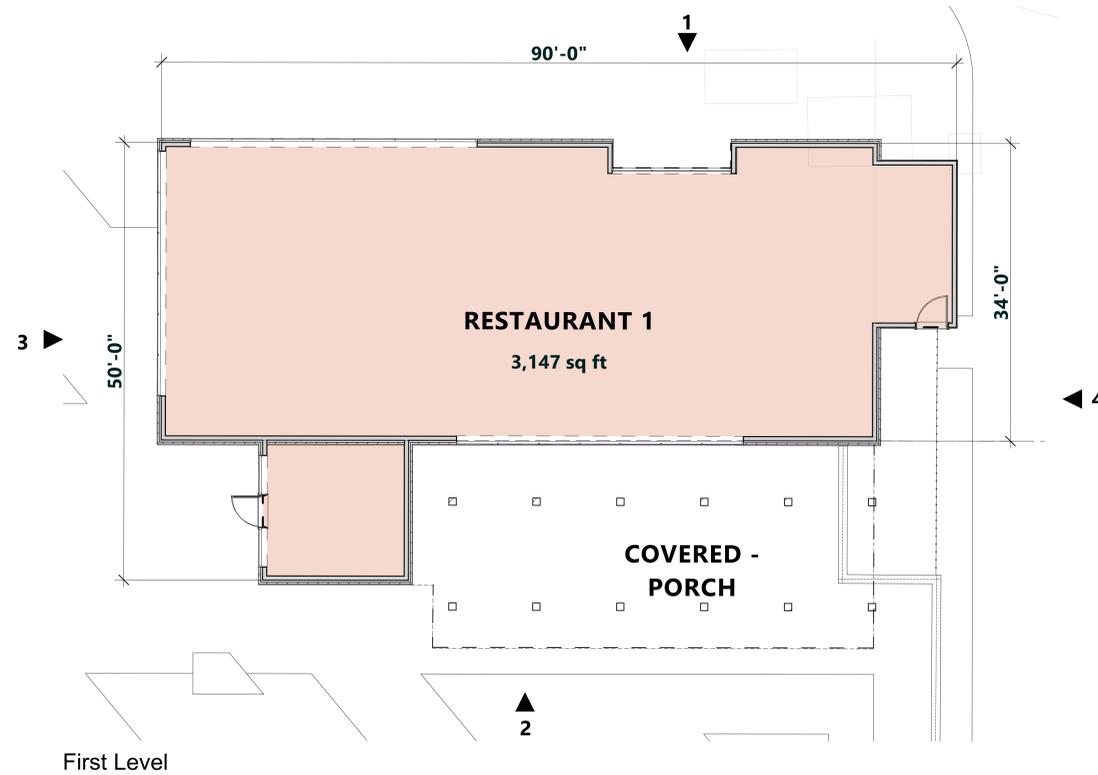
04 - EAST ELEVATION

MATERIAL PERCENTAGE: RESTAURANT 1 - NORTH ELEVATION		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY - BRICK	387	27%
MANUFACTURE STONE	840	59%
HIGH DENSITY CEMENT FACADE PANELS	200	14%
TOTAL	1,427	100%
GLAZING	729	34%

MATERIAL PERCENTAGE: RESTAURANT 1 - SOUTH ELEVATION		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY - BRICK	503	30%
MANUFACTURE STONE	1,007	59%
HIGH DENSITY CEMENT FACADE PANELS	183	11%
TOTAL	1,693	100%
GLAZING	458	21%

MATERIAL PERCENTAGE: RESTAURANT 1 - WEST ELEVATION		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY - BRICK	365	44%
MANUFACTURE STONE	288	56%
HIGH DENSITY CEMENT FACADE PANELS	0	0%
TOTAL	653	100%
GLAZING	586	47%

MATERIAL PERCENTAGE: RESTAURANT 1 - EAST ELEVATION		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY - BRICK	341	28%
MANUFACTURE STONE	519	42%
HIGH DENSITY CEMENT FACADE PANELS	362	30%
TOTAL	1222	100%
GLAZING	0	0%



KEY PLAN



01 - WEST ELEVATION

02 - EAST ELEVATION

03 - SOUTH ELEVATION

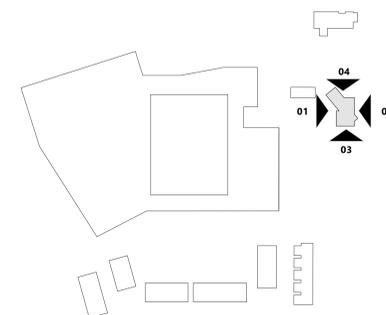
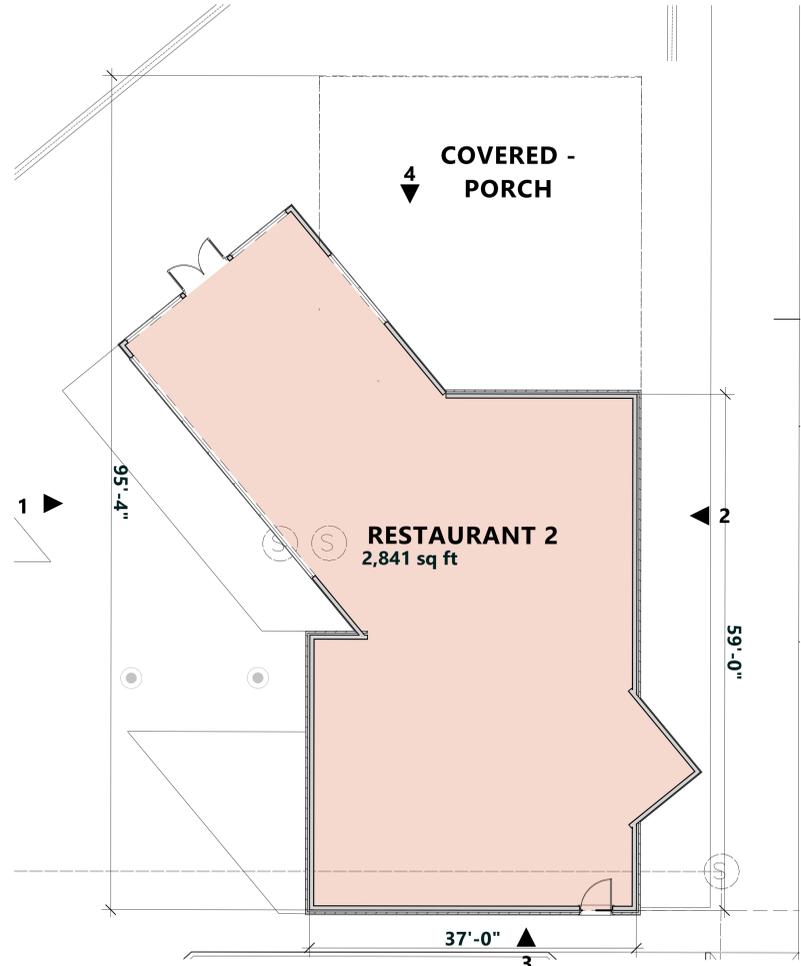
04 - NORTH ELEVATION

MATERIAL PERCENTAGE: RESTAURANT 2 - WEST ELEVATION		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY -BRICK	388	100%
HIGH DENSITY CEMENT FACADE PANELS	0	0%
TOTAL	388	100%
GLAZING	685	64%

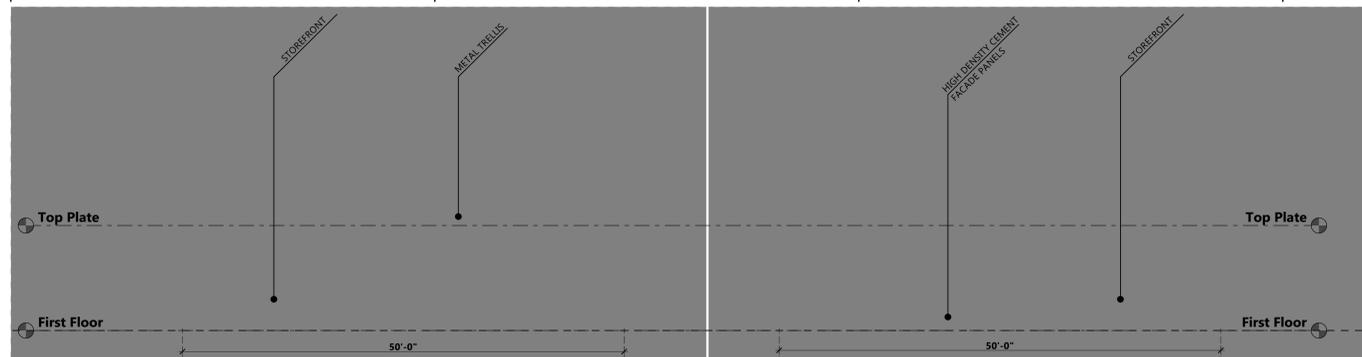
MATERIAL PERCENTAGE: RESTAURANT 2 - EAST ELEVATION		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY -BRICK	377	100%
HIGH DENSITY CEMENT FACADE PANELS	0	0%
TOTAL	377	100%
GLAZING	763	67%

MATERIAL PERCENTAGE: RESTAURANT 2 - SOUTH ELEVATION		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY -BRICK	422	52%
HIGH DENSITY CEMENT FACADE PANELS	394	48%
TOTAL	816	100%
GLAZING	320	28%

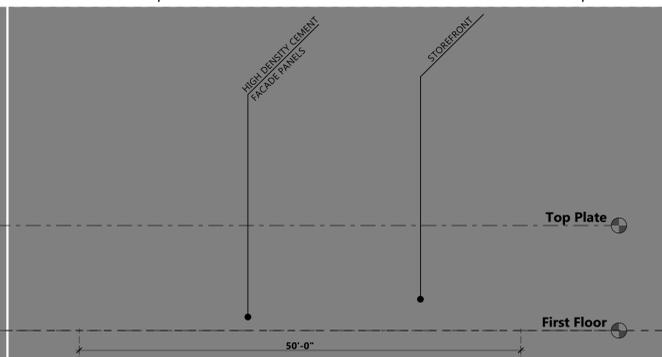
MATERIAL PERCENTAGE: RESTAURANT 2 - NORTH ELEVATION		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY -BRICK	200	38%
HIGH DENSITY CEMENT FACADE PANELS	323	62%
TOTAL	523	100%
GLAZING	589	53%



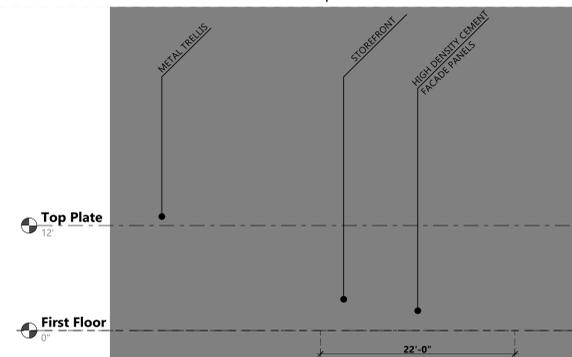
KEY PLAN



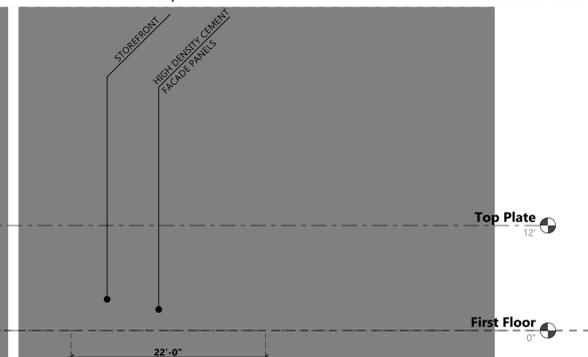
01 - NORTH ELEVATION



02 - SOUTH ELEVATION



03 - WEST ELEVATION



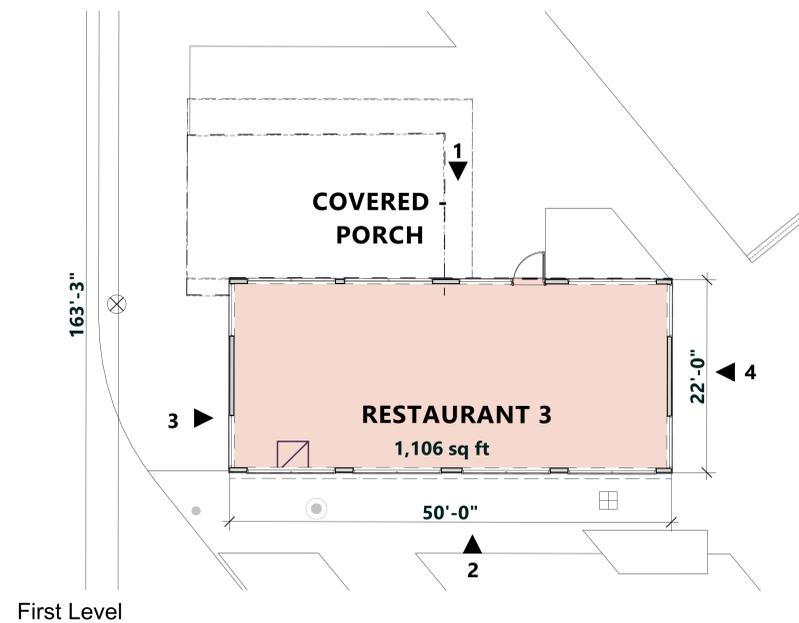
04 - EAST ELEVATION

MATERIAL PERCENTAGE: RESTAURANT 3 - NORTH ELEVATION		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY -BRICK	0	0%
HIGH DENSITY CEMENT FACADE PANELS	254	100%
TOTAL	254	100%
GLAZING	547	68%

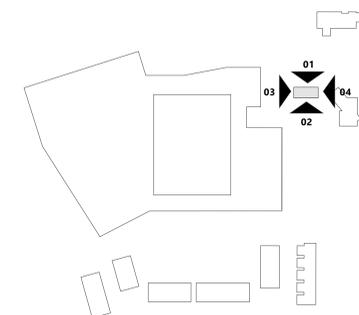
MATERIAL PERCENTAGE: RESTAURANT 3 - SOUTH ELEVATION		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY -BRICK	0	0%
HIGH DENSITY CEMENT FACADE PANELS	368	100%
TOTAL	368	100%
GLAZING	295	44%

MATERIAL PERCENTAGE: RESTAURANT 3 - WEST ELEVATION		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY -BRICK	0	0%
HIGH DENSITY CEMENT FACADE PANELS	258	100%
TOTAL	258	100%
GLAZING	138	35%

MATERIAL PERCENTAGE: RESTAURANT 3 - EAST ELEVATION		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY -BRICK	0	0%
HIGH DENSITY CEMENT FACADE PANELS	258	100%
TOTAL	258	100%
GLAZING	138	35%



First Level



KEY PLAN

RESTAURANT 3 PLAN AND ELEVATIONS

4020 Belt Line Road
 Addison, Texas

Town Project Number:1877-Z



Project Number: 2020027
 Drawn By: kturk
 Issue for Review: 07.21.2023

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Delta	Issue Name	Date



01 - ELEVATION 01

GLAZING : 27%



02 - ELEVATION 02

GLAZING : 26%

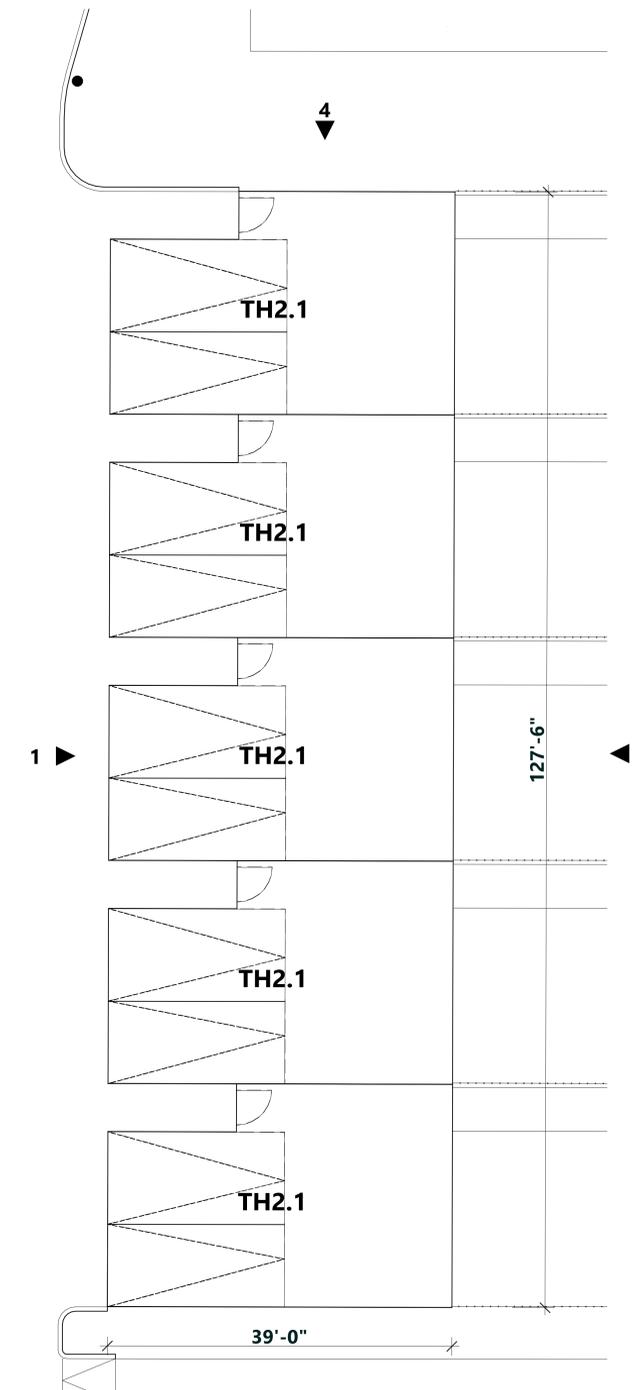


03 - ELEVATION 03

GLAZING : 17%

04 - ELEVATION 04

GLAZING : 14%



First Level

3

TH1 PLAN AND ELEVATIONS

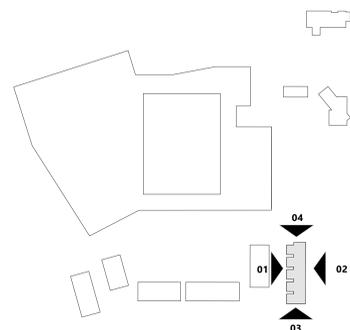
MATERIAL PERCENTAGE: BLDG 3 - ELEVATION 1		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY -BRICK AND CULTURED STONE	2315	83%
CEMENTITIOUS FIBER BOARD/SIDING	485	17%
TOTAL	2800	100%

GARAGE EXCLUDED FROM CALCULATION

MATERIAL PERCENTAGE: BLDG 3 - ELEVATION 2		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY -BRICK AND CULTURED STONE	1007	31%
CEMENTITIOUS FIBER BOARD/SIDING	2248	69%
TOTAL	3255	100%

MATERIAL PERCENTAGE: BLDG 3 - ELEVATION 3		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY -BRICK AND CULTURED STONE	1062	100%
CEMENTITIOUS FIBER BOARD/SIDING	0	0%
TOTAL	1062	100%

MATERIAL PERCENTAGE: BLDG 3 - ELEVATION 4		
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY -BRICK AND CULTURED STONE	286	25%
CEMENTITIOUS FIBER BOARD/SIDING	853	75%
TOTAL	1139	100%



KEY PLAN

4020 Belt Line Road
Addison, Texas

Town Project Number:1877-Z



Project Number: 2020027
kturk
Drawn By:
Issue for Review: 07.21.2023

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Delta Issue Name Date



01 - ELEVATION 01

02 - ELEVATION 02



03 - ELEVATION 03

04 - ELEVATION 04

MATERIAL PERCENTAGE: BLDG 3 - ELEVATION 1

MATERIAL	SQ.FT.	PERCENTAGE
MASONRY - BRICK AND CULTURED STONE	3340	82%
CEMENTITIOUS FIBER BOARD/SIDING	747	18%
TOTAL	4087	100%

MATERIAL PERCENTAGE: BLDG 3 - ELEVATION 2

MATERIAL	SQ.FT.	PERCENTAGE
MASONRY - BRICK AND CULTURED STONE	1441	47%
CEMENTITIOUS FIBER BOARD/SIDING	1639	53%
TOTAL	3080	100%

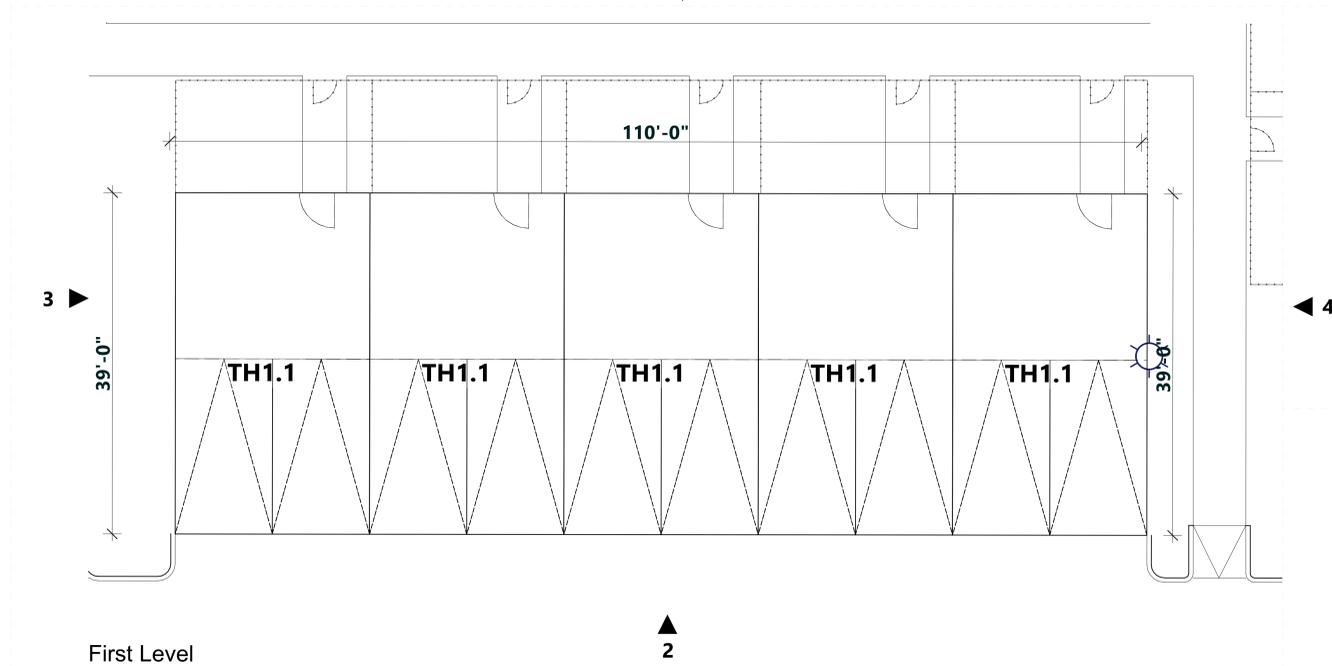
GARAGE EXCLUDED FROM CALCULATION

MATERIAL PERCENTAGE: BLDG 3 - ELEVATION 3

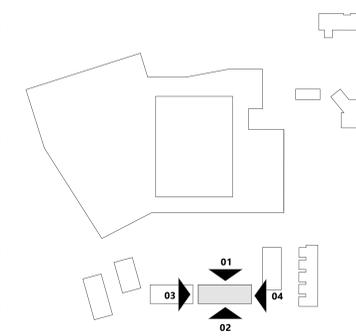
MATERIAL	SQ.FT.	PERCENTAGE
MASONRY - BRICK AND CULTURED STONE	1134	100%
CEMENTITIOUS FIBER BOARD/SIDING	0	0
TOTAL	1134	100%

MATERIAL PERCENTAGE: BLDG 3 - ELEVATION 4

MATERIAL	SQ.FT.	PERCENTAGE
MASONRY - BRICK AND CULTURED STONE	976	91%
CEMENTITIOUS FIBER BOARD/SIDING	100	9%
TOTAL	1076	100%



First Level



KEY PLAN

TH2 PLAN AND ELEVATIONS

4020 Belt Line Road
Addison, Texas

Town Project Number: 1877-Z



Project Number: 2020027
Drawn By: kturk
Issue for Review: 07.21.2023

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Delta Issue Name Date



S
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BOOK STORE

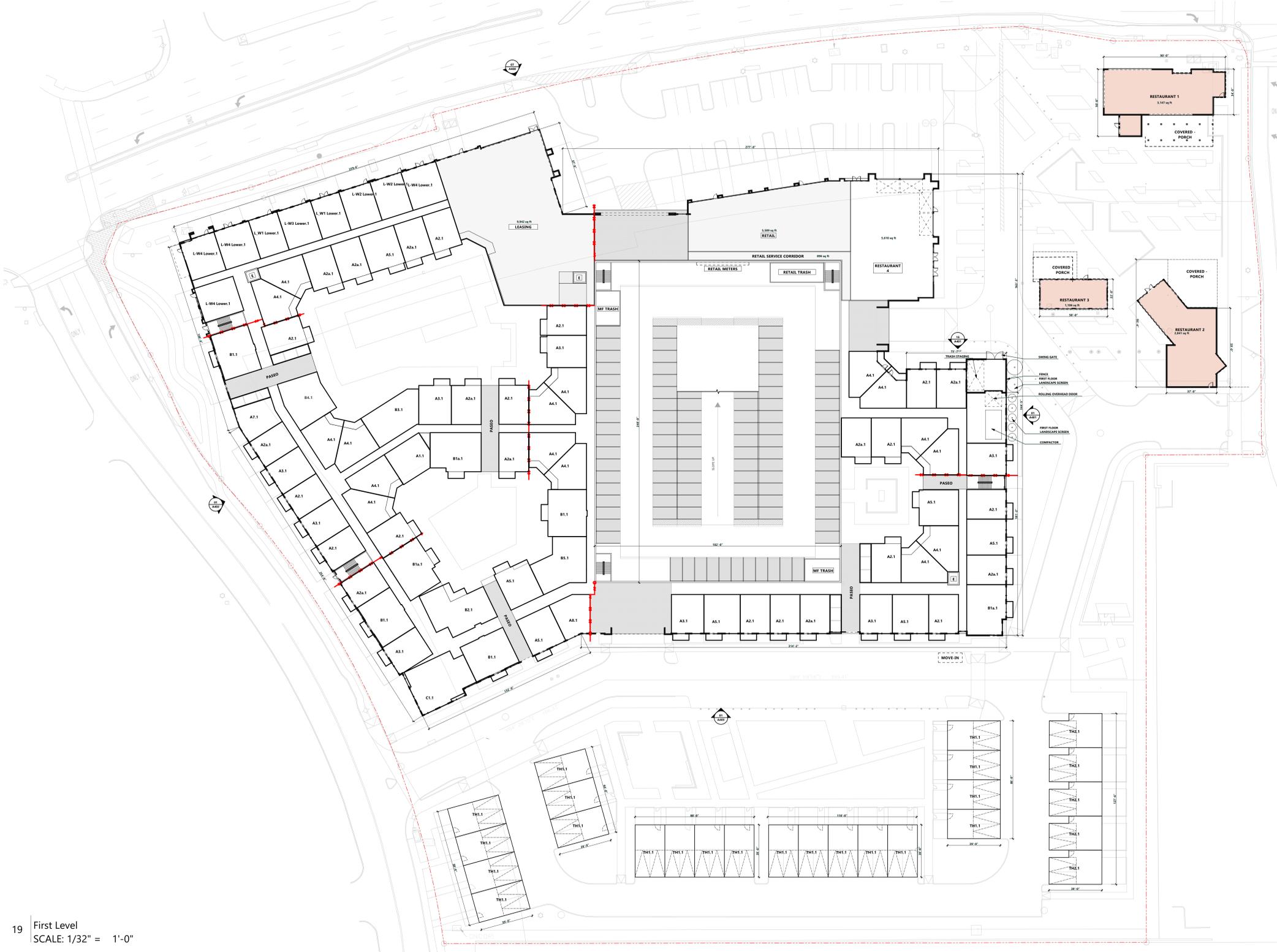
PARKING

LEASING

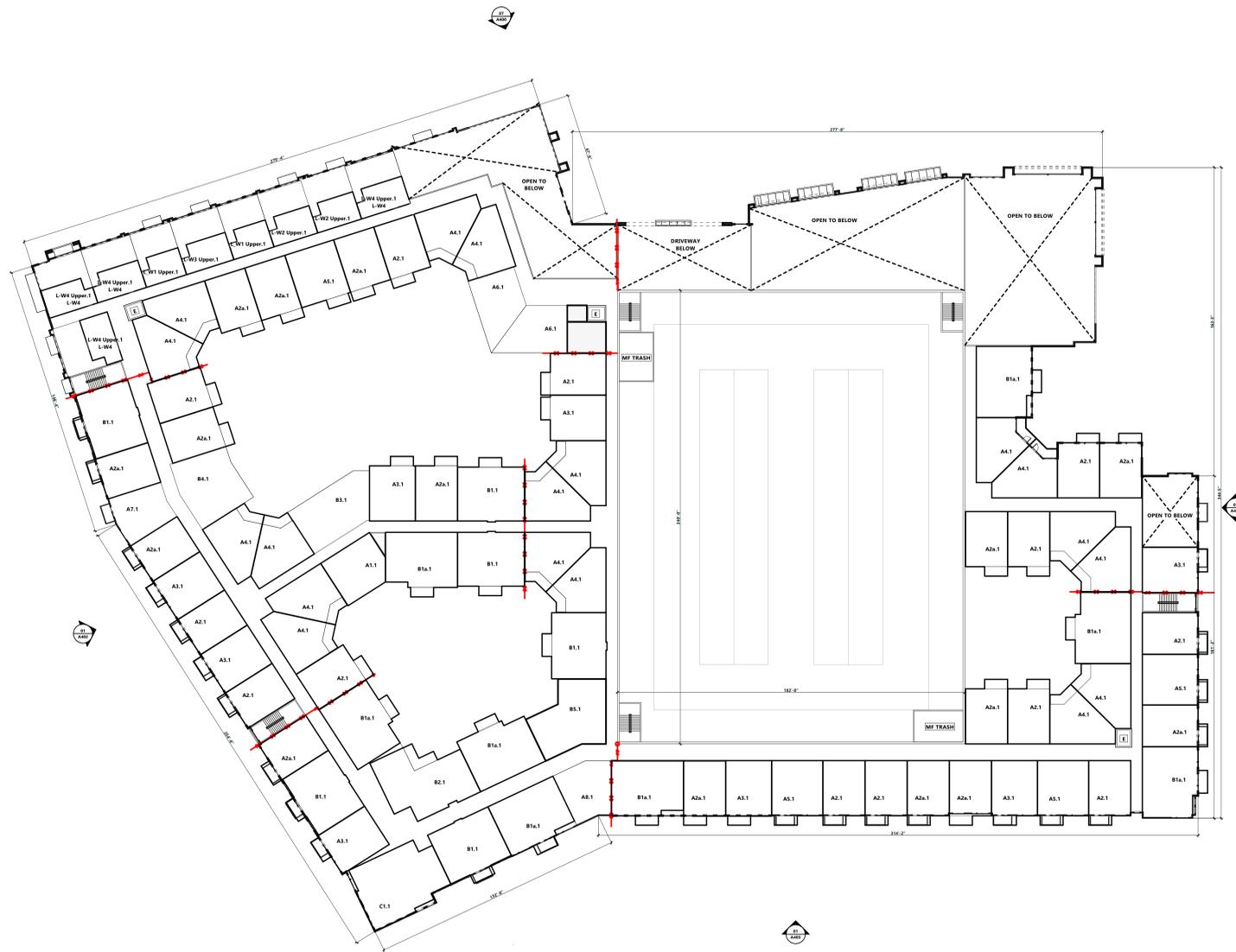
JHP







19 First Level
SCALE: 1/32" = 1'-0"



19 Second Level
SCALE: 1/32" = 1'-0"

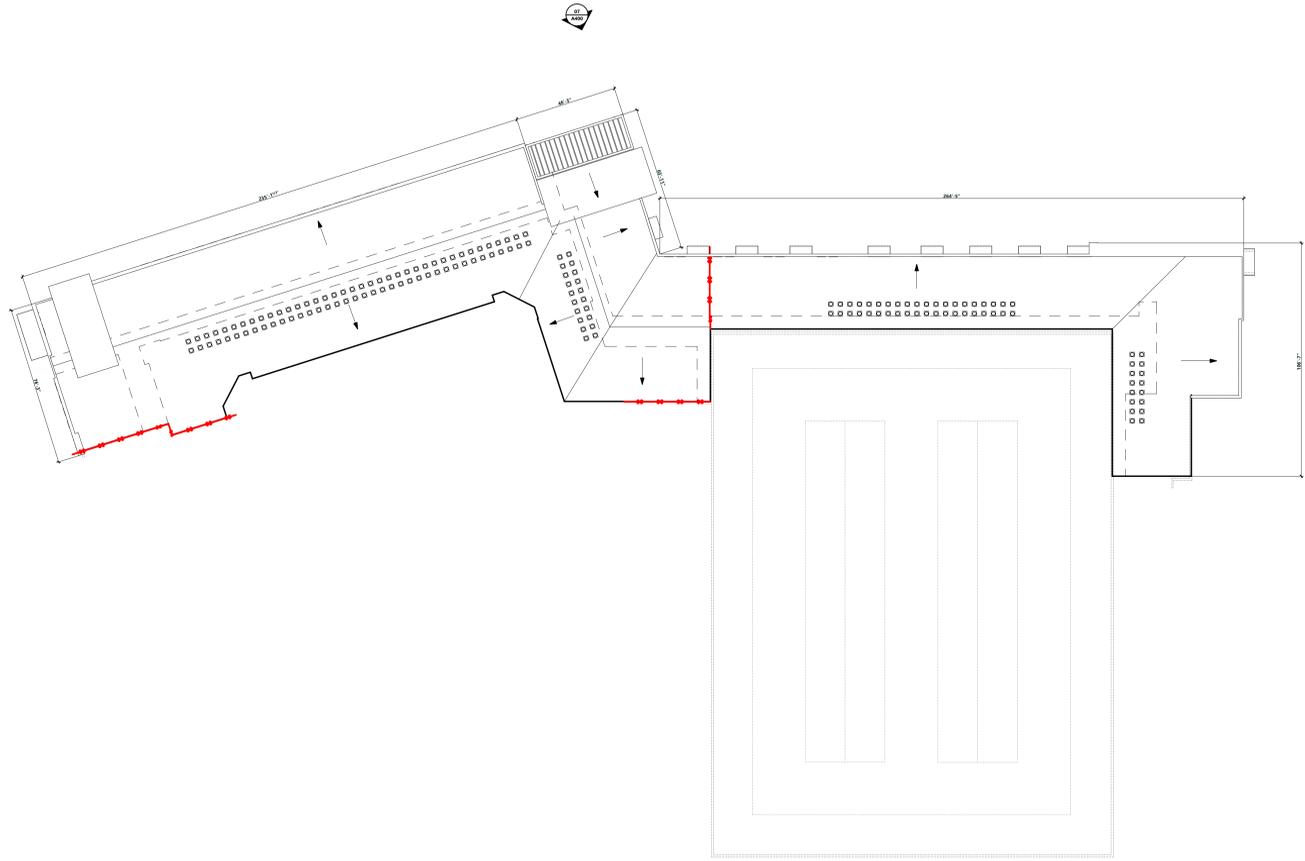
Town Project Number: 1877-Z



Project Number: 2020027
Drawn By: kturk
Issue for Review: 07.21.2023

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Delta	Issue Name	Date
-------	------------	------



13 Roof Plan
SCALE: 1/32" = 1'-0"

4020 Belt Line Road
Addison, Texas

Town Project Number: 1877-Z



Project Number: 2020027
kturk
Drawn By:
Issue for Review: 07.21.2023

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Delta	Issue Name	Date

Belt Line Addison

SUMMARY

Site Acreage 10.1 Net Acres
Project Density 42.38 Units Per Acre

UNIT DATA:

Description	Unit	A1 1B/1B	A2 1B/1B	A2a 1B/1B	A3 1B/1B	A4 1B/1B	A5 1B/1B	A6 1B/1B	A7 1B/1B	A8 1B/1B	B1 2B/2B	B1a 2B/2B	B2 2B/2B	B3 2B/2B	B4 2B/2B	B5 2B/2B	C1 3B/2B	LW 1 1B/1B	LW 2 1B/1B	LW 3 1B/1B	LW 4 1B/1B	TH 1 2B/2.5B	TH 2 2B/2.5B	Totals/Avq.
Total Number		4	68	65	41	74	32	8	4	4	37	33	4	4	4	4	8	2	2	1	4	20	5	428
Net Square Footage		623	642	642	858	769	780	769	697	748	999	1,067	1,319	1,083	1,094	1,216	1,477	950	1,040	1,137	1,162	2,100	2,300	895
Gross Square Footage		623	642	642	858	769	780	769	697	748	999	1,067	1,319	1,083	1,094	1,216	1,477	950	1,040	1,137	1,162	2,200	2,400	901
Percent of Total		0.9%	15.9%	15.2%	9.6%	17.3%	7.5%	1.9%	0.9%	0.9%	8.6%	7.7%	0.9%	0.9%	0.9%	0.9%	1.9%	0.5%	0.5%	0.2%	0.9%	4.7%	1.2%	100%
Percentage of Mix		70.1%										20.1%					1.9%	2.1%			5.8%	100%		
Unit Net Totals		2,492	43,656	41,730	35,178	56,906	24,960	6,152	2,788	2,992	36,963	35,211	5,276	4,332	4,376	4,864	11,816	1,900	2,080	1,137	4,648	42,000	11,500	382,957
Unit Gross Totals		2,492	43,656	41,730	35,178	56,906	24,960	6,152	2,788	2,992	36,963	35,211	5,276	4,332	4,376	4,864	11,816	1,900	2,080	1,137	4,648	44,000	12,000	385,457

MF BUILDING DATA:		A1 1B/1B	A2 1B/1B	A2a 1B/1B	A3 1B/1B	A4 1B/1B	A5 1B/1B	A6 1B/1B	A7 1B/1B	A8 1B/1B	B1 2B/2B	B1a 2B/2B	B2 1B/1B	B3 1B/1B	B4 1B/1B	B5 1B/1B	C1 3B/2B	LW 1 1B/1B	LW 2 1B/1B	LW 3 1B/1B	LW 4 1B/1B	TH 1 2B/2.5B	TH 2 2B/2.5B	Total Units per Floor
1st Floor		1	14	11	8	16	7	0	1	1	4	3	1	1	1	1	1	2	2	1	4	0	0	80
2nd Floor		1	13	15	8	18	4	2	1	1	6	8	1	1	1	1	1	0	0	0	0	0	0	82
3rd Floor		1	17	17	11	18	8	2	1	1	11	10	1	1	1	1	2	0	0	0	0	0	0	103
4th Floor		1	18	17	11	18	8	2	1	1	11	10	1	1	1	1	3	0	0	0	0	0	0	105
5th Floor		0	6	5	3	4	5	2	0	0	5	2	0	0	0	0	1	0	0	0	0	0	0	33
TOTAL		4	68	65	41	74	32	8	4	4	37	33	4	4	4	4	8	2	2	1	4			403
TH BUILDINGS DATA																						20	5	25
Parking Spaces @ 1/BR		4	68	65	41	74	32	8	4	4	74	66	8	8	8	8	24	2	2	1	4	40	10	

Total Garage Parking	555
Total Surface Parking	27
Total	582

Commercial Total	s.f	12,731	Amenity for MF Total	s.f	
RESTAURANT 1	3,174		6,485	LEASING	10,056
RESTAURANT 2	2,841			AMENITY	3,060
RESTAURANT 3	1,106				
RESTAURANT 4	5,610				
RETAIL	5,589	TOTAL	13,116		
RETAIL CORRIDOR	896				
TOTAL	19,216				

19 Project Data
NOT TO SCALE

Click [HERE](#) to access the Traffic Impact Analysis for Case 1877-Z, Trammell Crow Mixed Use

July 27, 2023

Ken Schmidt
Director of Development Services
Town of Addison

Re: Support for mixed-use project on 4020 Belt Line Rd.

Dear Mr. Schmidt,

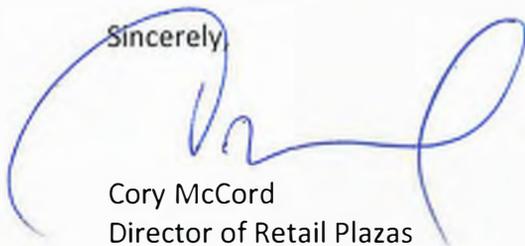
We own the retail center located at 4021 Belt Line Rd., just across the street from the proposed redevelopment. I wanted to express my full support for the mixed-use project planned by Trammell Crow.

As a veteran in the retail business, I understand how crucial it is to have a steady stream of customers to sustain our businesses. The influx of new residents from the multifamily apartments and townhomes will undoubtedly provide a boost to my tenants and other surrounding businesses.

More than just the economic benefits, I am particularly excited about the community engagement opportunities this project presents. The open spaces and urban parks would allow for communal programming that were not possible before. I believe my tenants would be eager to work with neighboring restaurant owners and other businesses to leverage these spaces.

This project will be transformational for this location, and I am in full support this redevelopment. The synergy created by this mix of uses will benefit our entire neighborhood.

Sincerely,



Cory McCord
Director of Retail Plazas

Planning & Zoning Commission

3.

Meeting Date: 08/15/2023

Agenda Caption:

Present, Discuss, and Consider Action on a Preliminary Plat for the AMLI Treehouse Addition, Block 1, Lots 1-9, 10X, 11-15, 16X, 17-22, 23X, 24-37, and 38X for a mixed-use development on 13.6± acres located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and Immediately north of the Redding Trail Dog Park. Case PP2023-06/AML I Treehouse Addition.

Recommendation:

Administration recommends approval.

Attachments

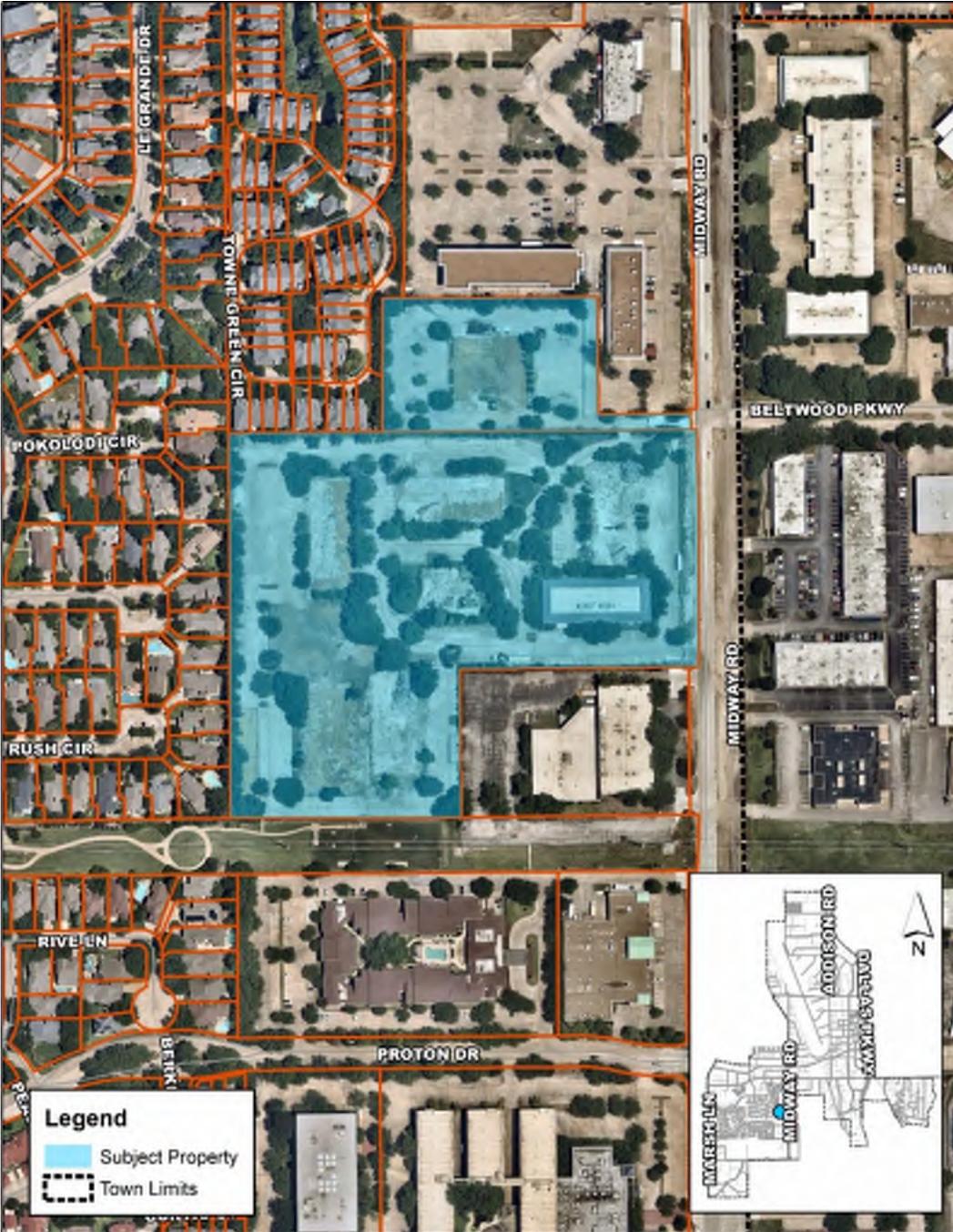
PP2023-06 Staff Report

PP2023-06 Preliminary Plat

PP2023-06

Case PP2023-06/AMLI Treehouse Addition. Present, Discuss, and Consider Action on a Preliminary Plat for the AMLI Treehouse Addition, Block 1, Lots 1-9, 10X, 11-15, 16X, 17-22, 23X, 24-37, and 38X for a mixed-use development on 13.6± acres located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park.

LOCATION MAP





August 15, 2023

STAFF REPORT

RE: Preliminary Plat for AMLI Treehouse Addition

LOCATION: 13.6± acres located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park (Application Date: 07/19/2023)

REQUEST: Approval of a Preliminary Plat

APPLICANT: Ryan Safford, Bowman Consulting Group

DISCUSSION:

Background. The subject property is generally located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park. On August 9, 2022, this 13.6± acre site received zoning and development plan approval for AMLI Treehouse, a mixed-use project to include for rent multi-family, live/work, and townhome dwelling units, fee-simple townhome units, ground floor retail, restaurant, and office uses, and associated public and private open space and common areas.

The purpose of this preliminary plat is to identify proposed lots and easements required for the development. This plat provides three lots for rental residential products, 30 townhome lots, three common space lots, and one lot to be dedicated to the Town. This plat also shows private streets throughout the development, which will also serve as fire lanes for emergency service access. This plat does not propose right-of-way dedication.

Block 1, Lot 4 will serve as a 100-foot green belt buffer along the western property boundary that will be improved with a trail, pedestrian amenities, and landscaping. This lot will be dedicated to the Town with the recording of the final plat, following completion of proposed improvements. The three common space lots will be privately owned and maintained by the neighborhood's homeowner's association.

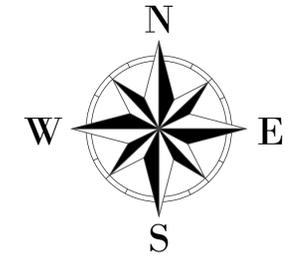
Easements provided on this plat include drainage, utility, pedestrian access, landscape, public access, fire lane, vehicular access, and maintenance easements to serve the development and surrounding properties. Additionally, several easements are shown to be abandoned via this plat as they will no longer be necessary or will be relocated for the new development.

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

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

RECOMMENDATION:

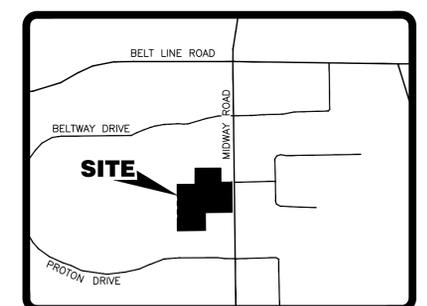
Staff recommends approval of the preliminary plat.



SCALE: 1" = 40'

SURVEY LEGEND

CONTROL LEGEND		ABBREVIATION LEGEND	
○	Property Corner (As Noted)	P.O.B.	Point of Beginning
—	Abandoned Easement Line	N	North
—	Easement Line	S	South
—	Fire Lane Easement Line (As Noted)	E	East
—	Proposed Easement Line	W	West
—	Property Line	CIRS	Iron Rod With Cap Set Stamped "BOWMAN PROP COR"
—	Lot Line	O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
		D.R.D.C.T.	Deed Records, Dallas County, Texas
		P.R.D.C.T.	Plat Records, Dallas County, Texas



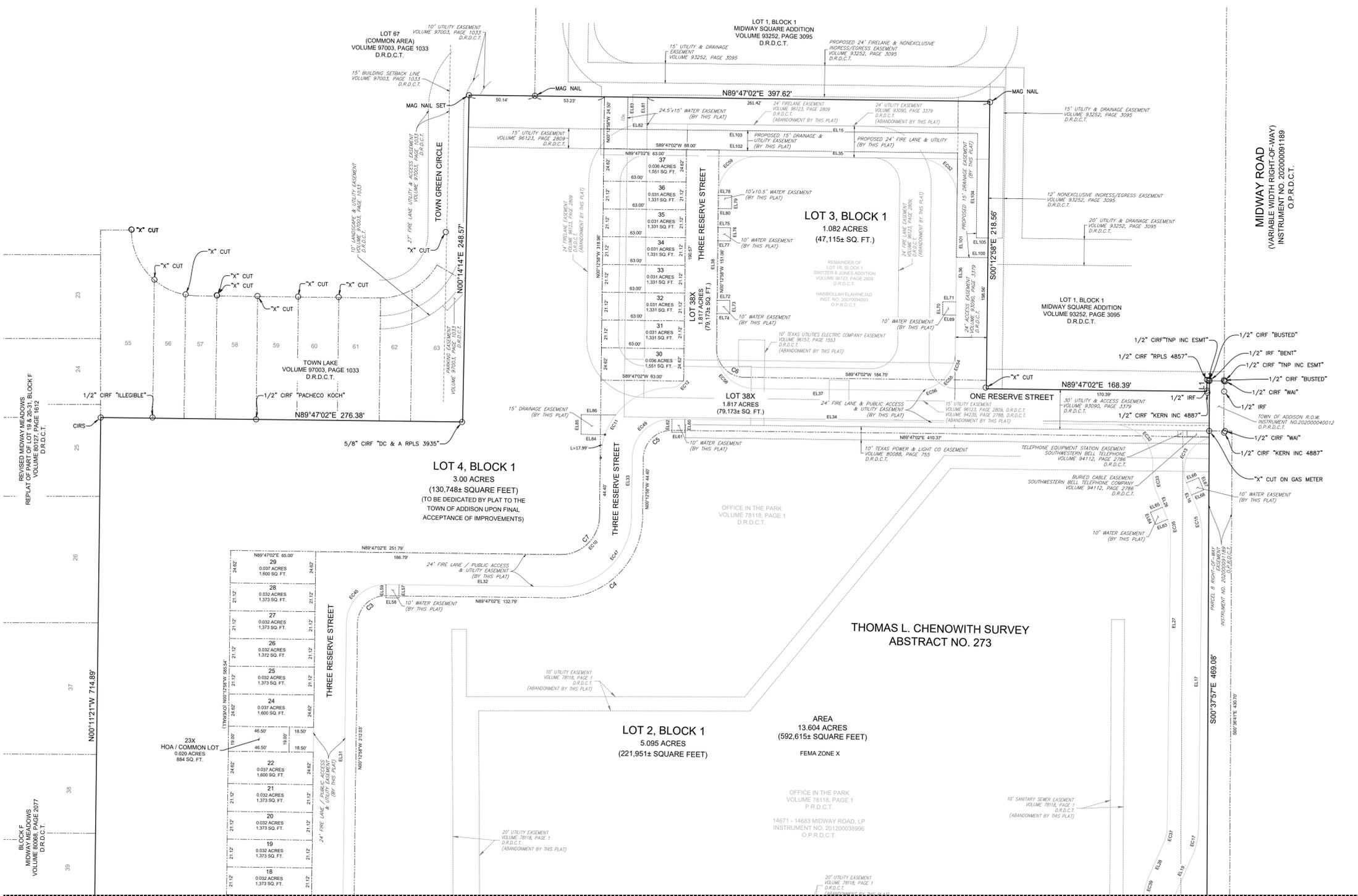
LOCATION MAP
NOT TO SCALE

PRELIMINARY PLAT
AMLI TREEHOUSE ADDITION
 LOT'S 1-9, 10X, 11-15, 16X, 17-22, 23X, 24-37,
 AND 38X, BLOCK 1
 BEING A 13.604 ACRE TRACT OF LAND
 THOMAS L. CHENOWITH SURVEY
 ABSTRACT NO. 273
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 TOWN CASE NO. 2023-06

This plat is filed in Instrument No. _____ Date _____

OWNER:
 AMLI Development CO.
 5057 Keller Springs Rd
 Suite 250
 Addison, TX 75001
 972-265-6792

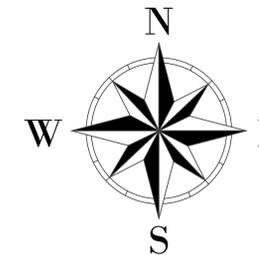
PREPARED BY:
 Bowman Consulting Group, Ltd.
 Jonathan E. Cooper
 JCooper@bowman.com
 1200 West Magnolia Avenue
 Suite 300
 Fort Worth, TX. 76104
 469-804-0233



MATCH LINE - SHEET 2

STANDARD NOTES

1. THE BASIS OF BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS NORTH CENTRAL ZONE (4202) WITH THE COMBINED SCALE FACTOR OF 1.0001365056.
2. ALL LOT CORNERS WILL BE SET WITH 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" OR SIMILAR MONUMENTATION AFTER SUBSTANTIAL COMPLETION OF THE INFRASTRUCTURE.



SCALE: 1" = 40'

SURVEY LEGEND

CONTROL LEGEND

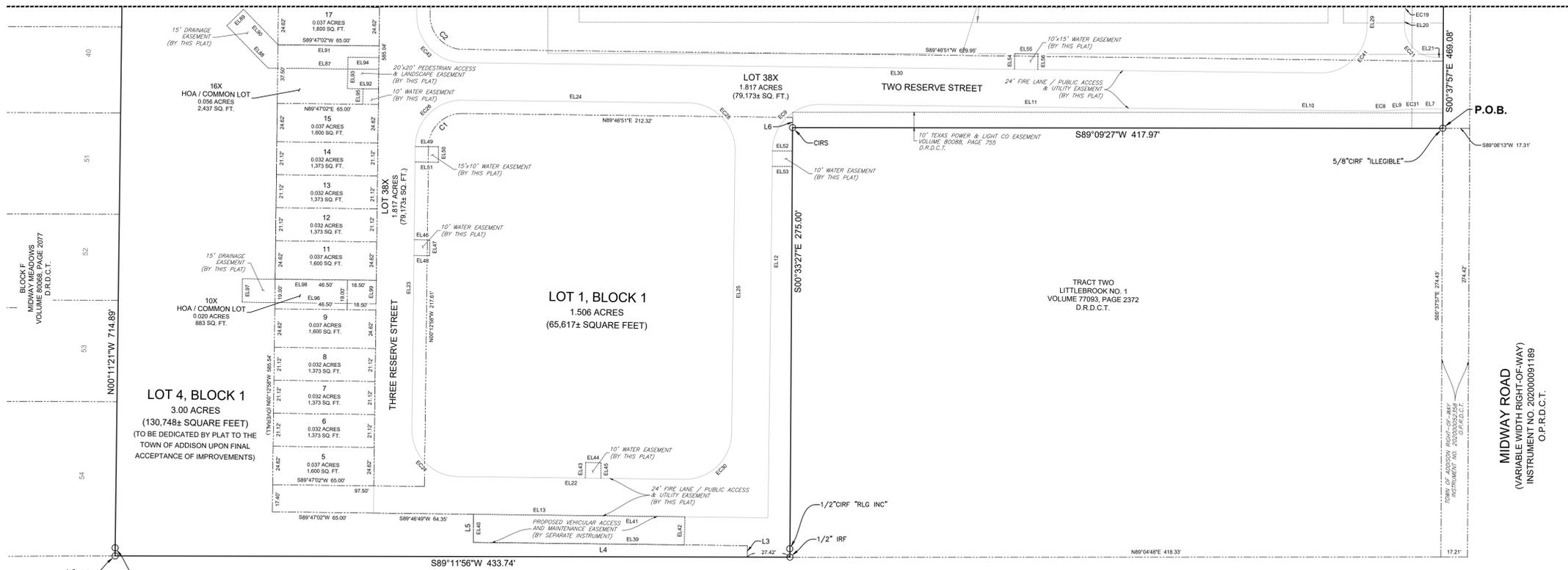
○ Property Corner (As Noted)

ABBREVIATION LEGEND

P.O.B. Point of Beginning
 N North
 S South
 E East
 W West
 CIRS Iron Rod With Cap Set Stamped "BOWMAN PROP COR"

EXISTING FEATURES

Abandoned Easement Line
 Easement Line
 Fire Lane Easement Line (As Noted)
 Proposed Easement Line
 Property Line
 Lot Line
 O.P.R.D.C.T. Official Public Records, Dallas County, Texas
 D.R.D.C.T. Deed Records, Dallas County, Texas
 P.R.D.C.T. Plat Records, Dallas County, Texas



DALLAS POWER & LIGHT COMPANY
 100' RIGHT-OF-WAY
 VOLUME 459B, PAGE 130
 D.R.D.C.T.

MIDWAY ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)
 INSTRUMENT NO. 202000091189
 O.P.R.D.C.T.

Line #	Length	Direction
L1	8.17'	N0°12'58"W
L2	1.92'	N89°47'02"E
L3	7.32'	N0°13'11"W
L4	176.19'	S89°46'49"W
L5	18.00'	N0°13'11"W
L6	6.54'	S0°13'09"E

Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	N44°46'56"E	30.40'	33.77'	21.50'	89°59'49"
C2	N45°13'04"W	30.41'	33.77'	21.50'	90°00'11"
C3	N44°47'02"E	30.41'	33.77'	21.50'	90°00'00"
C4	N44°47'02"E	88.39'	98.17'	62.50'	90°00'00"
C5	N44°47'02"E	30.41'	33.77'	21.50'	90°00'00"
C6	N45°12'58"W	30.41'	33.77'	21.50'	90°00'00"
C7	N44°47'02"E	41.72'	46.34'	29.50'	90°00'00"

Line #	Length	Direction
EL7	16.28'	S88°49'45"W
EL9	13.24'	S85°10'14"W
EL10	85.32'	S89°46'51"W
EL11	271.40'	S89°46'51"W
EL12	235.00'	S0°13'04"E
EL13	253.58'	S89°46'49"W
EL15	230.67'	N89°47'02"E
EL16	20.16'	S23°27'33"E
EL17	222.28'	S0°13'09"E
EL19	27.90'	S23°01'15"W
EL20	4.86'	S0°13'09"E
EL21	5.18'	S89°52'23"W
EL22	145.56'	S89°46'30"W
EL23	181.01'	N0°13'30"W
EL24	145.58'	N89°46'44"E
EL25	181.00'	S0°13'09"E
EL26	20.14'	S23°28'30"E
EL27	222.29'	S0°13'09"E
EL28	27.90'	S23°01'15"W
EL29	5.81'	S0°13'09"E

Line #	Length	Direction
EL30	550.82'	S89°46'51"W
EL31	212.03'	N0°12'58"W
EL32	132.79'	N89°47'02"E
EL33	44.40'	N0°12'58"W
EL34	337.56'	N89°47'02"E
EL35	122.76'	N89°46'59"E
EL36	116.56'	S0°12'58"E
EL37	124.38'	S89°45'46"W
EL38	116.56'	S0°12'58"E
EL39	135.70'	S89°46'49"W
EL40	18.00'	N0°13'11"W
EL41	135.70'	N89°46'49"E
EL42	18.00'	S0°13'11"E
EL43	10.00'	N0°12'59"W
EL44	145.58'	N89°46'30"E
EL45	10.00'	S0°12'59"E
EL46	10.00'	N89°47'02"E
EL47	10.00'	S0°16'45"E
EL48	10.00'	S89°47'02"W
EL49	15.00'	N89°47'02"E

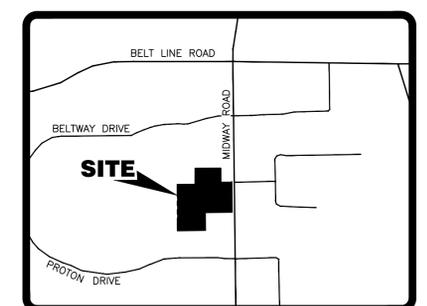
Line #	Length	Direction
EL50	10.00'	S0°13'30"E
EL51	15.00'	S89°47'02"W
EL52	12.83'	N89°46'56"E
EL53	12.89'	S89°46'56"W
EL54	9.98'	N0°00'00"E
EL55	15.00'	N89°46'51"E
EL56	10.00'	S0°00'01"E
EL57	10.00'	N0°12'58"W
EL58	10.50'	N89°47'02"E
EL59	10.00'	S0°12'58"E
EL60	10.00'	S0°12'23"E
EL61	135.70'	S89°47'37"W
EL62	10.00'	N0°12'23"W
EL63	10.00'	S66°32'27"W
EL64	10.00'	N23°28'30"W
EL65	10.00'	N66°32'27"E
EL66	10.00'	N66°32'27"E
EL67	10.00'	S23°27'33"E
EL68	10.00'	S66°32'27"W
EL69	10.00'	S89°47'02"W

Line #	Length	Direction
EL70	10.00'	N0°12'58"W
EL71	10.00'	N89°47'02"E
EL72	10.00'	N89°47'02"E
EL73	10.00'	S0°12'58"E
EL74	10.00'	S89°47'02"W
EL75	10.00'	N89°46'51"E
EL76	10.00'	S0°12'58"E
EL77	10.00'	S89°47'02"W
EL78	10.50'	N89°47'02"E
EL79	10.00'	S0°12'58"E
EL80	10.50'	S89°47'02"W
EL81	24.50'	S0°12'58"E
EL82	15.00'	S89°47'02"W
EL83	24.50'	N0°12'58"W
EL84	18.27'	S89°47'02"W
EL85	15.00'	N0°12'58"W
EL86	26.29'	N89°47'02"E
EL87	71.21'	S89°47'02"W
EL88	37.89'	N45°12'58"W
EL89	15.00'	N44°47'02"E

Line #	Length	Direction
EL90	31.68'	S45°12'58"E
EL91	65.00'	S89°47'03"W
EL92	20.00'	S89°48'56"W
EL93	20.00'	N0°11'04"W
EL94	19.99'	N89°48'56"E
EL95	10.00'	N0°11'04"W
EL96	86.00'	S89°47'02"W
EL97	15.00'	N0°13'09"W
EL98	86.00'	N89°47'02"E
EL99	15.00'	S0°12'58"E
EL100	24.00'	S89°47'02"W
EL101	79.32'	N0°12'58"W
EL102	272.66'	S89°47'02"W
EL103	287.66'	N89°47'02"E
EL104	79.32'	S0°12'58"E
EL105	9.00'	N89°47'02"E

Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC8	S87°28'32"W	8.04'	8.05'	100.00'	4°36'37"
EC9	S44°46'51"W	42.43'	47.12'	30.00'	90°00'00"
EC10	N44°47'02"E	42.43'	47.12'	30.00'	90°00'00"
EC11	N44°22'47"E	75.83'	84.06'	54.00'	89°11'31"
EC12	N44°22'42"E	14.04'	15.57'	10.00'	89°11'42"
EC13	S26°07'09"W	38.07'	43.27'	25.00'	99°09'15"
EC15	S11°50'21"E	21.75'	21.90'	54.00'	23°14'24"
EC17	S11°24'03"W	21.75'	21.90'	54.00'	23°14'24"
EC19	S11°24'03"W	12.09'	12.17'	30.00'	23°14'24"
EC21	S45°09'45"E	28.26'	31.38'	20.00'	89°53'12"
EC24	N45°13'30"W	42.43'	47.12'	30.00'	89°59'59"
EC26	N44°46'50"E	42.43'	47.12'	30.00'	90°00'02"
EC28	S45°13'13"E	42.43'	47.12'	30.00'	90°00'07"
EC30	S44°46'41"W	42.42'	47.12'	30.00'	89°59'39"
EC31	S86°59'59"W	6.38'	6.39'	100.00'	3°39'31"
EC32	S43°49'31"E	43.44'	48.58'	30.00'	92°46'54"
EC33	S10°26'48"E	22.07'	22.26'	49.00'	26°01'29"
EC35	S11°50'49"E	12.09'	12.18'	30.00'	23°15'21"
EC37	S11°24'03"W	12.09'	12.17'	30.00'	23°14'24"
EC39	S11°24'03"W	21.75'	21.90'	54.00'	23°14'24"

Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S44°46'51"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N45°13'04"W	42.43'	47.13'	30.00'	90°00'11"
EC45	N44°47'02"E	42.43'	47.12'	30.00'	90°00'00"
EC47	N44°47'02"E	76.37'	84.82'	54.00'	90°00'00"
EC49	N44°47'02"E	42.43'	47.12'	30.00'	90°00'00"
EC52	S45°12'58"E	42.43'	47.12'	30.00'	90°00'00"
EC54	S16°33'45"W	17.32'	17.57'	30.00'	33°33'26"
EC55	S41°54'52"W	8.94'	8.98'	30.00'	17°08'46"
EC56	S68°35'06"W	18.64'	18.95'	30.00'	36°11'44"
EC58	N45°12'58"W	42.43'	47.12'	30.00'	90°00'00"
EC59	S44°47'02"W	42.43'	47.12'	30.00'	90°00'00"



LOCATION MAP
 NOT TO SCALE

PRELIMINARY PLAT
AMLI TREEHOUSE ADDITION
 LOT'S 1-9, 10X, 11-15, 16X, 17-22, 23X, 24-37,
 AND 38X, BLOCK 1
 BEING A 13.604 ACRE TRACT OF LAND
 THOMAS L. CHENOWITH SURVEY
 ABSTRACT NO. 273
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 TOWN CASE NO. 2023-06

This plat is filed in Instrument No. _____ Date _____

STANDARD NOTES

- THE BASIS OF BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS NORTH CENTRAL ZONE (4202) WITH THE COMBINED SCALE FACTOR OF 1.0001365056.
- ALL LOT CORNERS WILL BE SET WITH 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" OR SIMILAR MONUMENTATION AFTER SUBSTANTIAL COMPLETION OF THE INFRASTRUCTURE.

OWNER:
 AMLI Development CO.
 5057 Keller Springs Rd
 Addison, TX 75001
 972-265-6792

PREPARED BY:
 Bowman Consulting Group, Ltd.
 Jonathan E. Cooper
 JCooper@bowman.com
 1200 West Magnolia Avenue
 Suite 300
 Fort Worth, TX. 76104
 469-804-0233



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING A 13.604 ACRE TRACT OF LAND SITUATED WITHIN THE THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273, TOWN OF ADDISON, DALLAS COUNTY, TEXAS, AND BEING PART OF THE OFFICE IN THE PARK ADDITION, RECORDED IN VOLUME 78118, PAGE 1 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND PART OF LOT 1R, BLOCK 1 OF SWITZER AND JONES ADDITION, RECORDED IN VOLUME 80127, PAGE 2809, AND ALSO BEING PART OF A TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO 14671 - 14683 MIDWAY ROAD, LP RECORDED UNDER INSTRUMENT NO. 201200038996 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND PART OF A TRACT OF LAND AS DESCRIBED IN A GENERAL WARRANTY DEED TO HABIBOLLAH ELAHINEJAD, RECORDED UNDER INSTRUMENT NO. 20070094093 OF THE SAID OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "TNP" (CAP DAMAGED) (CONTROLLING MONUMENT) AT THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN A RIGHT-OF-WAY DEED TO THE TOWN OF ADDISON, RECORDED UNDER INSTRUMENT NO. 202000052358 OF THE SAID OFFICIAL PUBLIC RECORDS, AND THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN A RIGHT-OF-WAY DEED TO THE TOWN OF ADDISON, RECORDED UNDER INSTRUMENT NO. 202000091189 OF THE SAID OFFICIAL PUBLIC RECORDS, SAME POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF MIDWAY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE MOST EASTERLY SOUTH LINE OF THE SAID OFFICE IN THE PARK ADDITION, AND THE NORTH LINE OF TRACT TWO OF LITTLEBROOK NO. 1 ADDITION, RECORDED IN VOLUME 77093, PAGE 2372 OF THE SAID DEED RECORDS, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "TNP" (CONTROLLING MONUMENT), BEARS SOUTH 00 DEGREES 37 MINUTES 57 SECONDS EAST, 274.43 FEET FOR THE SOUTHWEST CORNER OF THE SAID TOWN OF ADDISON TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 27 SECONDS WEST, 417.97 FEET WITH THE MOST EASTERLY SOUTH LINE OF THE SAID OFFICE IN THE PARK ADDITION, AND THE NORTH LINE OF SAID TRACT TWO TO A SET 1/2-INCH IRON ROD WITH GREEN CAP STAMPED "BOWMAN PROP COR" AT THE NORTHWEST CORNER OF SAID TRACT TWO, AND BEING A RE-ENTRANT CORNER OF SAID OFFICE IN THE PARK ADDITION;

THENCE SOUTH 00 DEGREES 33 MINUTES 27 SECONDS EAST, WITH THE WEST LINE OF SAID TRACT TWO AND THE SOUTH MOST EAST LINE OF SAID OFFICE IN THE PARK ADDITION, PASSING AT 269.63 FEET A FOUND 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "RLG INC", FOR A TOTAL DISTANCE OF 275.00 FEET TO A FOUND 1/2-INCH IRON ROD (CONTROLLING MONUMENT) FOR THE SOUTHWEST CORNER OF SAID TRACT TWO AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID OFFICE IN THE PARK ADDITION, SAME POINT BEING ON THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN A DEED TO THE DALLAS POWER AND LIGHT COMPANY (100-FOOT RIGHT-OF-WAY), RECORDED IN VOLUME 4598, PAGE 130 OF THE SAID DEED RECORDS;

THENCE SOUTH 89 DEGREES 11 MINUTES 56 SECONDS WEST, 433.74 FEET WITH THE MOST WESTERLY SOUTH LINE OF THE SAID OFFICE IN THE PARK ADDITION AND THE NORTH LINE OF SAID DALLAS POWER AND LIGHT COMPANY TRACT TO A FOUND 1/2-INCH IRON ROD (CONTROLLING MONUMENT) FOR THE SOUTHWEST CORNER OF SAID OFFICE IN THE PARK ADDITION AND THE SOUTHEAST CORNER OF LOT 54, BLOCK F OF MIDWAY MEADOWS ADDITION, RECORDED IN VOLUME 80068, PAGE 2077 OF THE SAID DEED RECORDS;

THENCE DEPARTING THE NORTH LINE OF THE SAID DALLAS POWER AND LIGHT COMPANY TRACT, NORTH 00 DEGREES 11 MINUTES 21 SECONDS WEST, WITH THE COMMON WEST LINE OF SAID OFFICE IN THE PARK ADDITION, THE EAST LINE OF SAID MIDWAY MEADOWS ADDITION AND THE EAST LINE OF REVISED MIDWAY MEADOWS ADDITION, RECORDED IN VOLUME 80127, PAGE 1612 OF THE SAID DEED RECORDS, PASSING AT 5.21 FEET A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "RLG INC," FOR A TOTAL DISTANCE OF 714.89 FEET TO A SET 1/2-INCH IRON ROD WITH GREEN CAP STAMPED "BOWMAN PROP COR" AT THE NORTHWEST CORNER OF SAID OFFICE IN THE PARK ADDITION AND AT AN ANGLE POINT ON THE EAST LINE OF SAID REVISED MIDWAY MEADOWS ADDITION, SAME POINT BEING THE SOUTHWEST CORNER OF LOT 55 OF SAID TOWNE LAKE ADDITION, RECORDED IN VOLUME 97003, PAGE 1033 OF THE SAID DEED RECORDS;

THENCE DEPARTING THE EAST LINE OF SAID REVISED MIDWAY MEADOWS ADDITION, NORTH 89 DEGREES 47 MINUTES 02 SECONDS EAST (PLAT = SOUTH 89 DEGREES 55 MINUTES 31 SECONDS EAST), ALONG THE NORTH LINE OF SAID OFFICE IN THE PARK ADDITION AND THE SOUTH LINE OF SAID TOWNE LAKE ADDITION, PASSING AT A DISTANCE OF 39.67 FEET THE COMMON SOUTH CORNER OF SAID LOTS 55 AND 56 OF SAID TOWNE LAKE ADDITION, FROM WHICH A FOUND 1/2-INCH IRON ROD WITH YELLOW CAP (CAP ILLEGIBLE) BEARS NORTH 00 DEGREES 12 MINUTES 58 SECONDS EAST, A DISTANCE OF 0.54 FEET, THENCEFORTH CONTINUING ALONG THE NORTH LINE OF SAID OFFICE IN THE PARK ADDITION AND THE SOUTH LINE OF SAID TOWNE LAKE ADDITION, PASSING AT A DISTANCE OF 118.67 FEET A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PACHECO KOCH" FOR THE COMMON SOUTH CORNER OF LOTS 58 AND 59 OF SAID TOWNE LAKE ADDITION, IN ALL, A TOTAL DISTANCE OF 276.38 FEET TO THE SOUTHEAST CORNER OF LOT 63 OF SAID TOWNE LAKE ADDITION AND THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 1R, BLOCK 1 OF SWITZER AND JONES ADDITION, FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "D C & A RPLS 3935" BEARS SOUTH 89 DEGREES 47 MINUTES 02 SECONDS WEST, A DISTANCE OF 0.44 FEET;

THENCE DEPARTING THE NORTH LINE OF SAID OFFICE IN THE PARK ADDITION, NORTH 00 DEGREES 14 MINUTES 14 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1R, BLOCK 1 AND THE EAST LINE OF SAID TOWNE LAKE ADDITION, A DISTANCE OF 248.57 FEET TO A SET 1/2-INCH IRON ROD WITH GREEN CAP STAMPED "BOWMAN PROP COR" AT THE NORTHWEST CORNER OF SAID LOT 1R, BLOCK 1 AND AT A RE-ENTRANT CORNER ON THE EAST LINE OF SAID TOWNE LAKE ADDITION;

THENCE NORTH 89 DEGREES 47 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1R, BLOCK 1 AND THE EAST LINE OF SAID TOWNE LAKE ADDITION, PASSING AT A DISTANCE OF 50.14 FEET A FOUND MAG NAIL IN CONCRETE FOR AN ANGLE POINT ON THE EAST LINE OF SAID TOWNE LAKE ADDITION, CONTINUING ALONG THE NORTH LINE OF SAID LOT 1R, BLOCK 1 AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF MIDWAY SQUARE ADDITION, RECORDED IN VOLUME 93252, PAGE 3095 OF THE SAID DEED RECORDS, A DISTANCE OF 397.62 FEET TO AN ELL CORNER ON SAID NORTH LINE OF LOT 1R, BLOCK 1 AND AT A RE-ENTRANT CORNER ON THE SAID SOUTH LINE OF LOT 1, BLOCK 1 OF SAID MIDWAY SQUARE ADDITION, FROM WHICH A FOUND MAG NAIL BEARS SOUTH 25 DEGREES 45 MINUTES 10 SECONDS EAST, 0.59 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1R, BLOCK 1 AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF SAID MIDWAY SQUARE ADDITION, 218.56 FEET TO A RE-ENTRANT CORNER ON SAID NORTH LINE OF LOT 1R, BLOCK 1 AND AT AN ELL CORNER ON SAID SOUTH LINE OF LOT 1, BLOCK 1 OF SAID MIDWAY SQUARE ADDITION, FROM WHICH A FOUND "X" CUT IN CONCRETE BEARS NORTH 32 DEGREES 29 MINUTES 26 SECONDS EAST, 1.05 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1R, BLOCK 1 AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF SAID MIDWAY SQUARE ADDITION, A DISTANCE OF 168.39 FEET TO A RE-ENTRANT CORNER ON SAID NORTH LINE OF LOT 1R, BLOCK 1 AND AN ELL CORNER ON SAID SOUTH LINE OF LOT 1, BLOCK 1 OF SAID MIDWAY SQUARE ADDITION, FROM WHICH A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "KERN INC 4887" BEARS SOUTH 29 DEGREES 42 MINUTES 47 SECONDS EAST, A DISTANCE OF 0.98 FEET AND A FOUND 1/2-INCH IRON ROD BEARS NORTH 09 DEGREES 23 MINUTES 40 SECONDS EAST, A DISTANCE OF 0.62 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1R, BLOCK 1 AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF SAID MIDWAY SQUARE ADDITION, PASSING AT A DISTANCE OF 1.06 FEET A FOUND 1/2-INCH IRON ROD WITH RED CAP (CAP ILLEGIBLE & DAMAGED), IN ALL, A TOTAL DISTANCE OF 1.92 FEET TO A FOUND 1/2-INCH IRON ROD WITH BLUE CAP STAMPED "TNP INC ESMT" FOR THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN A RIGHT-OF-WAY DEED TO THE TOWN OF ADDISON, RECORDED IN INSTRUMENT NO. 20200040012 OF SAID OFFICIAL PUBLIC RECORDS AND BEING ON THE WEST RIGHT-OF-WAY LINE OF THE SAID MIDWAY ROAD, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 62 DEGREES 38 MINUTES 05 SECONDS EAST, A DISTANCE OF 0.10 FEET AND A FOUND 1/2-INCH IRON ROD WITH BLUE CAP STAMPED "TNP INC ESMT" BEARS NORTH 89 DEGREES 47 MINUTES 02 SECONDS EAST, A DISTANCE OF 11.19 FEET FOR THE NORTHEAST CORNER OF SAID TOWN OF ADDISON TRACT;

THENCE DEPARTING THE NORTH LINE OF SAID LOT 1R, BLOCK 1 AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF SAID MIDWAY SQUARE ADDITION, SOUTH 00 DEGREES 37 MINUTES 57 SECONDS EAST, ALONG THE WEST LINE OF SAID TOWN OF ADDISON TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID MIDWAY ROAD, PASSING AT A DISTANCE OF 58.17 FEET A FOUND "X" ON A GAS METER BEING SITUATED ON THE SOUTH LINE OF SAID LOT 1R, BLOCK 1 AND THE NORTH LINE OF AFOREMENTIONED OFFICE IN THE PARK ADDITION, WITH SAID POINT ALSO BEING AT THE SOUTHWEST CORNER OF SAID TOWN OF ADDISON TRACT AND THE NORTHWEST CORNER OF SAID TOWN OF ADDISON TRACT (INSTRUMENT NO. 202000091189), THENCEFORTH CONTINUING ALONG THE WEST LINE OF SAID TOWN OF ADDISON TRACT (INSTRUMENT NO. 202000091189) AND THE WEST RIGHT-OF-WAY LINE OF SAID MIDWAY ROAD, FOR A TOTAL DISTANCE OF 469.08 FEET TO THE POINT OF BEGINNING, CONTAINING 13.604 ACRES OR 592,615 SQUARE FEET.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AMLI Development Co., acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein above described property as LOTS 1-9, 10X, 11-15, 16X, 17-22, 23X, 24-37, and 38X, BLOCK 1, AMLI TREEHOUSE ADDITION, an addition to the Town of Addison, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

WITNESS, my hand at Addison, Texas, this the ___ day of ___, 2023.

AMLI Development Co.

By: Signature Name Title

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared ___ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed

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

Notary Public in and for the State of Texas

NOTES

- 1. ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE (4202) WITH THE COMBINATION OF A SCALE FACTOR OF 1.000136506
2. *NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
3. 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.
4. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH APPENDIX "A" OF THE ADDISON CODE OF ORDINANCES.
5. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, PER MAP NUMBER 48113C0335K DATED JULY 7, 2014 PANEL 335 OF 725, THE SURVEYED PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. UNDERGROUND UTILITIES MARKINGS WERE LOCATED ON THE PROPERTY (AS SHOWN ON SURVEY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. PROPERTY ZONING: PLANNED DEVELOPMENT, ORDINANCE NO. 022-25, AS AMENDED.

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying; I further affirm that monumentation shown hereon was either found or placed in compliance, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ___ day of ___, 2023.

RELEASED FOR REVIEW PURPOSES ONLY, FOR CITY REVIEW 2023-08.
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.

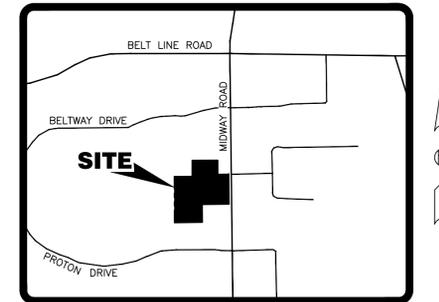
Jonathan E. Cooper
Texas Registered Professional Land Surveyor No. 5369

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Jonathan E. Cooper, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas



LOCATION MAP
NOT TO SCALE

PRELIMINARY PLAT
AMLI TREEHOUSE ADDITION
LOT'S 1-9, 10X, 11-15, 16X, 17-22, 23X, 24-37, AND 38X, BLOCK 1
BEING A 13.604 ACRE TRACT OF LAND
THOMAS L. CHENOWITH SURVEY
ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
TOWN CASE NO. 2023-06

This plat is filed in Instrument No. ___ Date ___.

STANDARD NOTES

- 1. THE BASIS OF BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS NORTH CENTRAL ZONE (4202) WITH THE COMBINED SCALE FACTOR OF 1.000136506.
2. ALL LOT CORNERS WILL BE SET WITH 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" OR SIMILAR MONUMENTATION AFTER SUBSTANTIAL COMPLETION OF THE INFRASTRUCTURE.
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

OWNER:
AMLI Development CO.
5057 Keller Springs Rd
Suite 250
Addison, TX 75001
972-265-6792

PREPARED BY:
Bowman Consulting Group, Ltd.
Jonathan E. Cooper
JCooper@bowman.com
1200 West Magnolia Avenue
Suite 300
Fort Worth, TX 76104
469-804-0233

Bowman
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Fort Worth, TX 76104
www.bowman.com
972-265-6792

DATE: 2023-08-10

DRAWN BY: JRP

CHECKED BY: JEC

SHEET 3 OF 3 SHEETS

Planning & Zoning Commission

4.

Meeting Date: 08/15/2023

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request to amend the permitted uses and development plans for Planned Development (PD) Ordinance No. O20-53, for a 0.57± acre property located at 4900 Arapaho Road, to allow multifamily residential use, not to exceed one dwelling unit, within a 5-story commercial building. Case 1890-Z/4900 Arapaho Road (One Addison Place PD Amendment).

Recommendation:

Administration recommends approval, subject to the following condition:

- A maximum of one residential unit is permitted on site.
-

Attachments

1890-Z Staff Report

1890-Z Letter of Intent

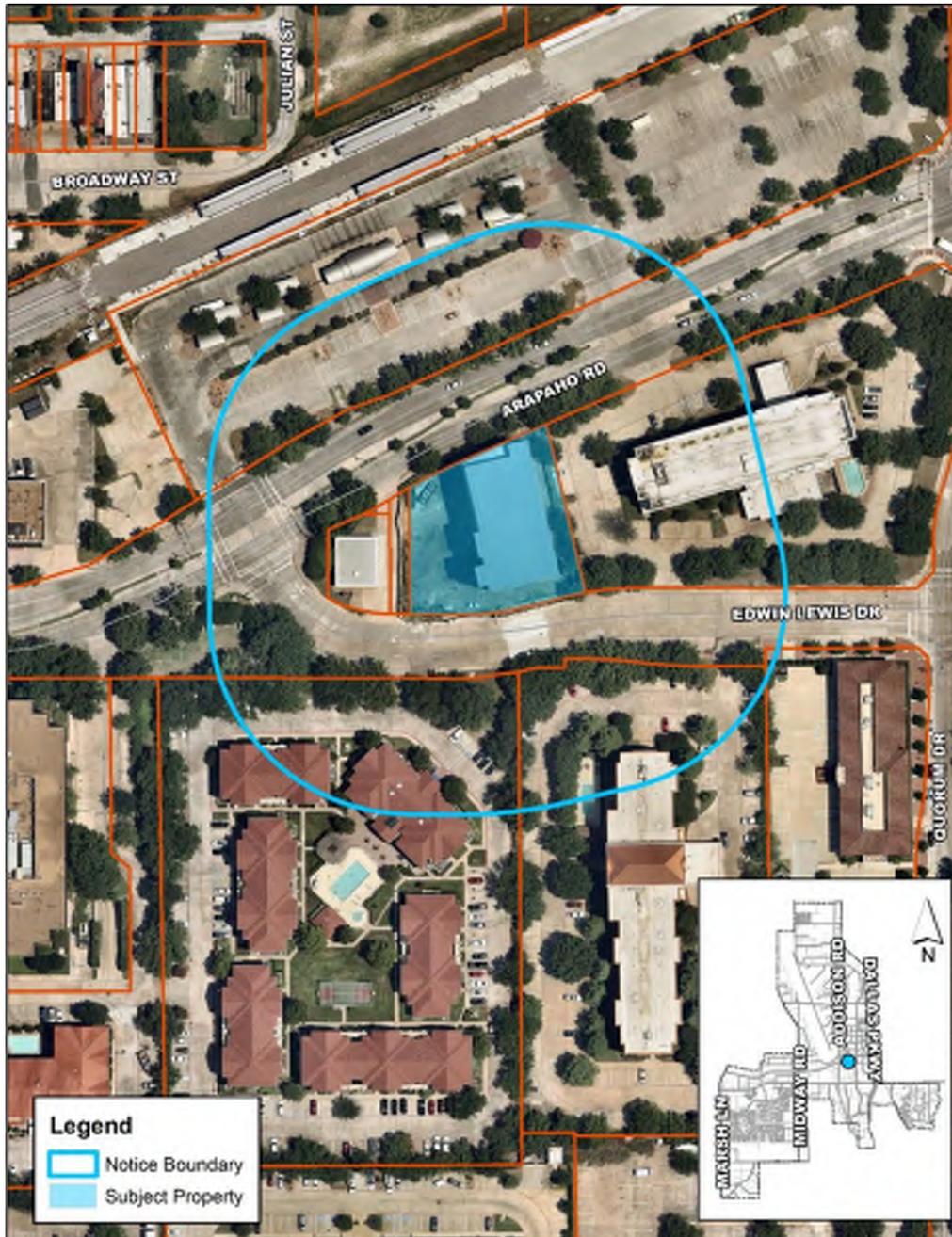
1890-Z Plans

Ordinance No. O20-53

1890-Z

PUBLIC HEARING Case 1890-Z/4900 Arapaho Road (One Addison Place PD Amendment). Hold a public hearing, present, discuss, and consider action on a request to amend the permitted uses and development plans for Planned Development (PD) Ordinance No. O20-53, for a 0.57± acre property located at 4900 Arapaho Road, to allow multifamily residential use, not to exceed one dwelling unit, within a 5-story commercial building.

LOCATION MAP





August 15, 2023

STAFF REPORT

RE: 1890-Z/4900 Arapaho Road (One Addison Place PD Amendment)

LOCATION: 4900 Arapaho Road

REQUEST: To amend Planned Development (PD) District, Ordinance No. O20-53. (Application Date: 07/14/2023)

APPLICANT: Daniel Anderson, Trium Development Partners, LLC, on behalf of JR Baumann Holdings, LLC

DISCUSSION:

Background: This request is specific to the 0.57-acre property located at 4900 Arapaho Road. On November 10, 2020, City Council approved the rezoning of the property to Planned Development (PD) District, through Ordinance O20-53, based on the Urban Center (UC) district. The property is currently under construction to develop a five-story commercial building.

In 2022 the Town engaged an aviation planning consultant to conduct modeling to determine current noise conditions in the vicinity of Addison Airport. This modeling modified the noise contours, moving the subject property outside of the 65 decibels noise contour line, which restricts residential uses. PD, Ordinance No. O20-53 prohibited residential uses because it was within the noise contour. This PD amendment request is to allow multi-family as a permitted use. A maximum of one dwelling unit is proposed on site.

Proposed Plan: With this request, the fifth and top floor of the building will be used as one 4,298 square foot residential unit. It is the intent of the property owner, Bob Baumann, to utilize the top floor as his residence. The property owner does not intend to sell this residential unit as a condo. The first through fourth floors of the building will remain as parking and nonresidential uses. There are no modifications proposed to the site, landscaping, or building facades with this request.

Parking: No modifications are proposed to the parking approved by Ordinance No. O20-53.

Exterior Facades: No modifications are proposed to the exterior facades approved by Ordinance No. O20-53.

Landscaping and Open Space: No modifications are proposed to the landscaping or open space approved by Ordinance No. O20-53.

RECOMMENDATION: APPROVAL WITH CONDITIONS

The airport noise contour no longer restrict residential uses on the subject property and will permit the structure to be mixed use, allowing residential, retail, and offices uses, which is consistent with the Urban Center district. This request proposes one residential unit on the subject property, which is unlikely to create more demand on site than the current permitted uses, such as retail or office. Additionally, having person(s) residing on site is likely to increase security of the immediate area.

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

- A maximum of one residential unit is permitted on site.

Trium Development Partners, LLC
4197 Mendenhall Dr.
Dallas, TX 75244
214-675-8411

August 1, 2023

Lesley Nyp
Planning & Development Manager
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001

Re: Minor Zoning Amendment – 4900 Arapaho Rd., Addison, TX 75001 (the “Property”)

Dear Ms. Nyp:

Please let this correspondence serve as a Letter of Intent to request a minor amendment to the current Planned Development Zoning located at the above-mentioned Property.

The owner of the Property is of the understanding the Town of Addison has conducted a recent noise study related to the Addison Airport and the subject property is no longer in a restricted area regarding residential use. Therefore, the owner would like to request a minor amendment to the current zoning to allow for one (1) residential unit within the building currently under construction on the Property. The owner of the property does not intend to condo or sell an interest in the residential unit. Additionally, no exterior modifications are proposed to the site, landscaping or building elevations related to the Minor Zoning Amendment.

Please let me know if you need anything further regarding this request.

Sincerely,



Daniel B. Anderson - Principal
Trium Development Partners, LLC

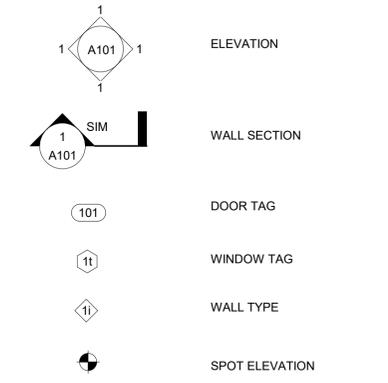
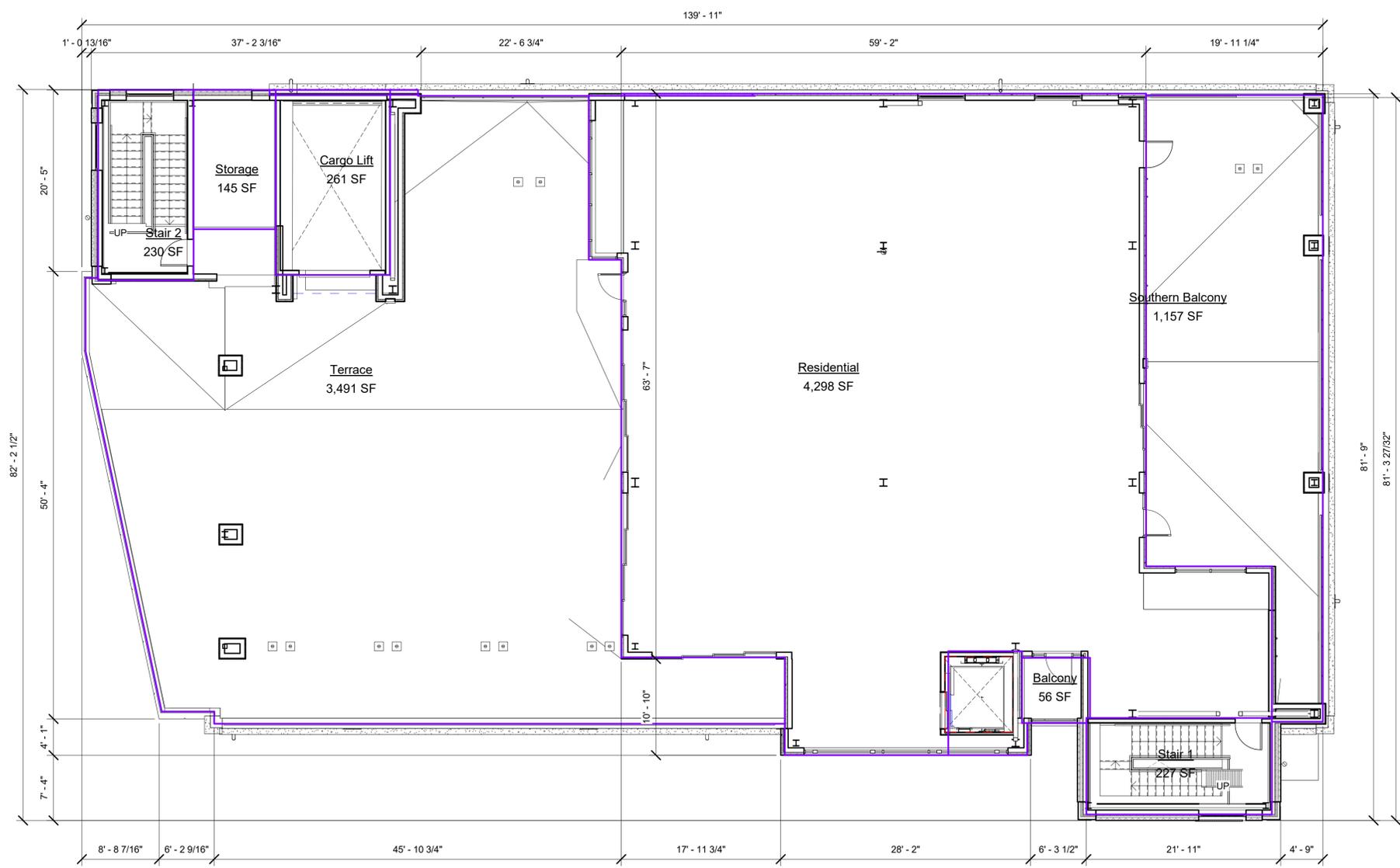
CC: Bob Baumann
Ken Schmidt

Owner:
JR Bourmann Holdings LLC
4801 Arapaho Road
Suite 100
Addison, Texas 75001

Architect/Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Civil Engineer:
Pacheco Koch
7557 Rambler Road
Suite 1400
Dallas, Texas 75231
v: 972.235.3031

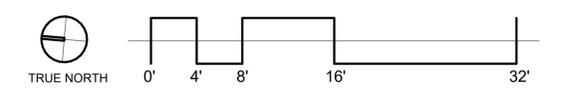
- ALL PARTITIONS ARE TO BE TYPE A UNLESS OTHERWISE NOTED. REFER TO ENLARGED FLOOR PLANS, WHICH PROVIDED FOR ADDITIONAL WALL TYPE INFORMATION.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT.
- CONTRACTOR TO VERIFY ALL MEP AND STRUCTURAL ENCLOSURES.
- DIMENSIONS SHOWN ON THE FLOOR PLANS ARE FROM CENTERLINE OF COLUMNS TO FACE OF FINISH OF INTERIOR WALLS AND TO FACE OF FINISH OF EXTERIOR WALLS UNLESS OTHERWISE INDICATED OR DETAILED.
- FOR FURTHER DIMENSIONING, SEE LARGE SCALE PLANS, SECTIONS, ELEVATIONS, AND DETAILS.
- SEE SHEET A8.01 FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES AND TOILET ACCESSORIES.
- CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, EXT. WINDOW FRAMES, CABINET WORK, AND CASEWORK W/ ADJACENT MATERIALS EVEN THOUGH JOINT MAY NOT BE VISIBLE.
- PROVIDE 5/8" TYPE "X" GYP. BOARD ON ALL UNFINISHED WALLS.
- PROVIDE INSULATION ON ALL EXTERIOR WALLS AS INDICATED IN THE COMCHECK INCLUDED IN THE DOCUMENTS.
- ADD SUFFICIENT BLOCKING IN STUD WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS WHERE WEIGHT OF ATTACHED ITEMS IS TOO GREAT TO BE SUPPORTED BY METAL STUDS. REQUEST SPECIFIC DESIGN DIRECTION FROM THE ARCHITECT.
- ADD METAL STRAPS TO AREAS WITH LIGHTWEIGHT WALL MOUNTED EQUIPMENT OR FINISHES WHICH CANNOT MOUNT TO STUD SPACING.
- ALL DOOR FRAMES TO BE LOCATED 4" FROM ADJACENT WALL TO INSIDE OF DOOR FRAME UNLESS NOTED OTHERWISE.
- THERE SHALL BE NO WALL ACCESS PANELS IN THE PUBLIC SPACES. ALL ACCESS PANEL LOCATIONS SHALL BE APPROVED BY THE ARCHITECT.
- PROVIDE WATER RESISTANT GYP BOARD AT ALL PLUMBING FIXTURES, WITH THE EXCEPTION OF TILE BACKER AT TILED SHOWERS. DO NOT INSTALL WATER RESISTANT GYP BOARD IN CEILINGS.
- DO NOT BOLT, SHOT FASTEN, OR PENETRATE BOTTOM SURFACE OF JOISTS AND BEAMS. DO NOT BOLT HEAVY LOADS INTO FLAT SECTIONS OF SLABS. REVIEW PROPOSED CORE PENETRATIONS IN STRUCTURAL FLOORS, ROOFS, AND WALLS WITH ARCHITECT.



NOTICE

THIS SHEET IS PROVIDED AS INFORMATION ONLY TO COMPARE TO THE ZONING DOCUMENTS APPROVED BY THE CITY OF ADDISON. QUANTITIES, CALLOUTS, ETC HAVE BEEN UPDATED TO REFLECT THE DESIGN AS SUBMITTED FOR PERMIT.

12/09/2021 - FLOOR PLANS REVISED TO REFLECT STRUCTURAL CHANGES



1 Level 5
scale: 1/8" = 1'-0"

One Addison Place
4900 Arapaho Road
Lot 1 Block A
Wingate Inn of Addison Addition
Addison, Texas
Town Project No. 1809-Z

DATE: 07.30.21
PROJECT NO: 19006
LAST REVISION: 07/31/23

SHEET TITLE:
Floor 5

SHEET NUMBER:

G125

ORDINANCE NO. O20-53

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REZONE 0.57 ACRES OF PROPERTY LOCATED AT 4901 ARAPAHO ROAD FROM PLANNED DEVELOPMENT DISTRICT O04-048, TO A NEW PLANNED DEVELOPMENT DISTRICT O20-53 BASED ON URBAN CENTER (UC) DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS FOR A 5-STORY COMMERCIAL BUILDING; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, at its regular meeting held on October 20, 2020 the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1809-Z); and

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

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

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

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

SECTION 2. Planned Development District O20-53 is hereby established for the .57 acres of land located at 4901 Arapaho Road, and more specifically described in **Exhibit A** attached hereto and incorporated herein (the "Property"), in accordance with all Urban Center (UC) zoning district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following modifications:

- A. Residential uses, including multi-family, are prohibited.
- B. Building setbacks shall comply with the Urban Center (UC) standards except for along Edwin Lewis Drive, where the building shall be setback a minimum of three feet from the edge of the sidewalk.

- C. Minimum parking requirements shall be reduced by ten (10) percent due to the site's adjacency to the Addison Transit Center.
- D. Minimum parking requirements shall be calculated based on net useable square footage rather than gross square footage.

SECTION 3. The property shall be improved in accordance with the site plan, floor plans, landscape plans, and building elevations set forth in **Exhibit B**, with the following special condition:

- A. The second floor shall be constructed in such manner that will allow accommodation of future conversion to a parking garage and the parking lift to access the second-floor parking garage shall meet the requirements contained in the Fire Code adopted by the Town, as amended.

SECTION 4. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set-in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 10th day of NOVEMBER 2020.

TOWN OF ADDISON, TEXAS



Joe Chow, Mayor

ATTEST:



Irma G. Parker, City Secretary

Reviewed/Prepared/Approved by law offices of **Messer,
Fort & McDonald**

Published in the Dallas Morning News: December 18, 2020.



EXHIBIT A

BEGINNING at a "+" cut found at the Southwest corner of Lot 1, Block A of the Wingate Inn of Addison Addition, recorded in volume 99074, Page 10 in the GW Fisher Survey, Abstract 482, Located in the Town of Addison, Dallas, County, Texas;

THENCE N, 0 deg 25 min. 13 sec W, parallel with tract 1.5 of A tract land described by instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, page 3192 of the Deed of Records, Dallas County Texas for a length of 127.2 feet to a "+" cut found at the South Right of Way of Arapaho Road;

THENCE, continuing with said Right of Way line and with said curve to the right, the chord of which is N 63 deg. 15 min. 32 sec. E with a distance of 65.11 ft, the radius is 778 ft., a distance of 65.13 ft. to a "+" cut found at the P. T. of said curve to the left;

THENCE, continuing with said Right of Way line N 65 deg. 39 min. 26 sec. E, continuing for a length of 84.74 feet;

THENCE, leaving said Right of Way S 13 deg. 21 min. 3 sec. W, continuing for a length of 172.69 feet to the North Right of Way line of Edwin Lewis Drive;

THENCE, continuing with said Right of Way line and with said curve to the left, the chord of which is S 77 deg. 44 min. 55 sec. W with a distance of 22.58 ft, the radius is 359.31 ft., a distance of 22.58 ft. to a 5/8" Iron Rod Found;

THENCE, continuing with said Right of Way line S 75 deg. 23 min. 45 sec. W, a distance of 43.41 ft. to a 1/2" Iron Rod Found;

THENCE, continuing with said Right of Way line and with said curve to the right, the chord of which is S 83 deg. 27 min. 22 sec. W with a distance of 65.32 ft, the radius is 299.31 ft., a distance of 65.45 ft.;

THENCE N continuing with said Right of Way line S 89 deg. 43 min. 31 sec. W, continuing for a length of 45.33 feet to the Point of Beginning, containing 34,752 square feet or .57 Acres of Land.

EXHIBIT B



EXHIBIT B

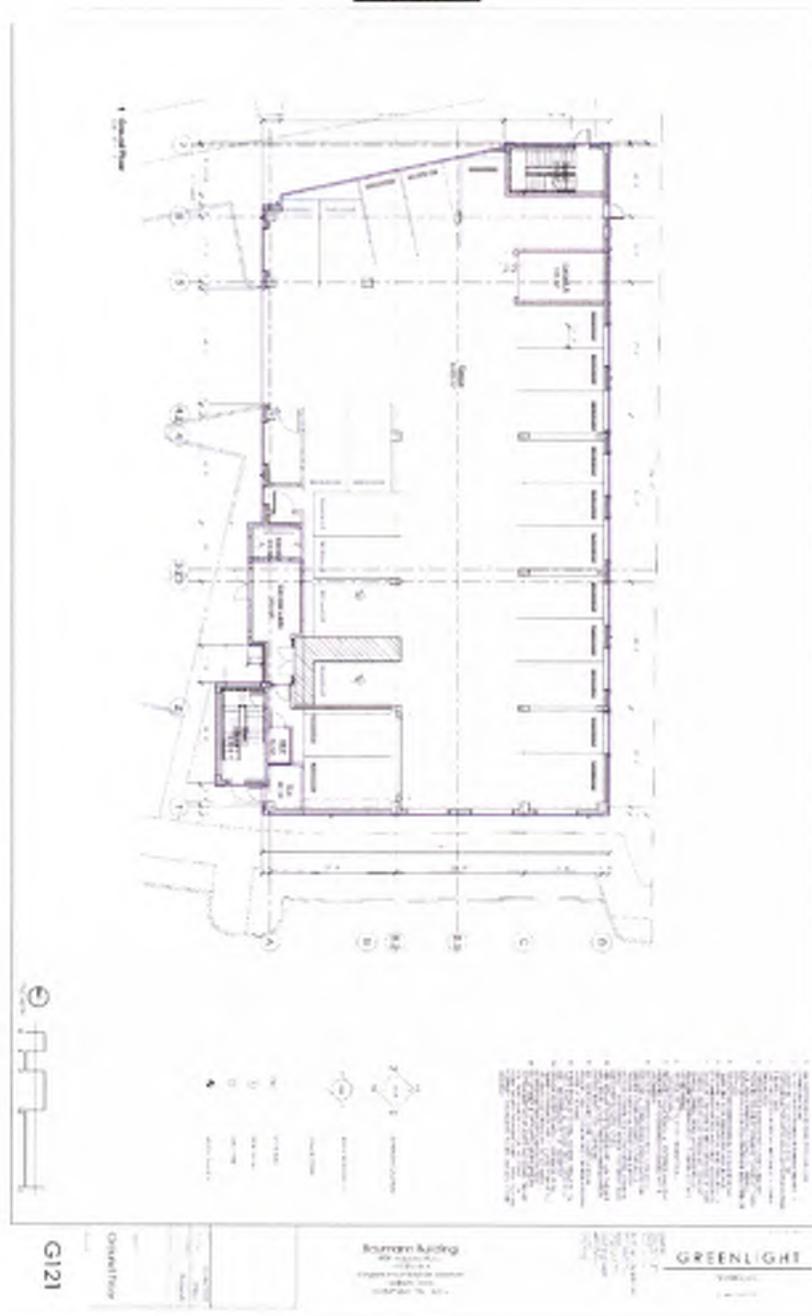


EXHIBIT B

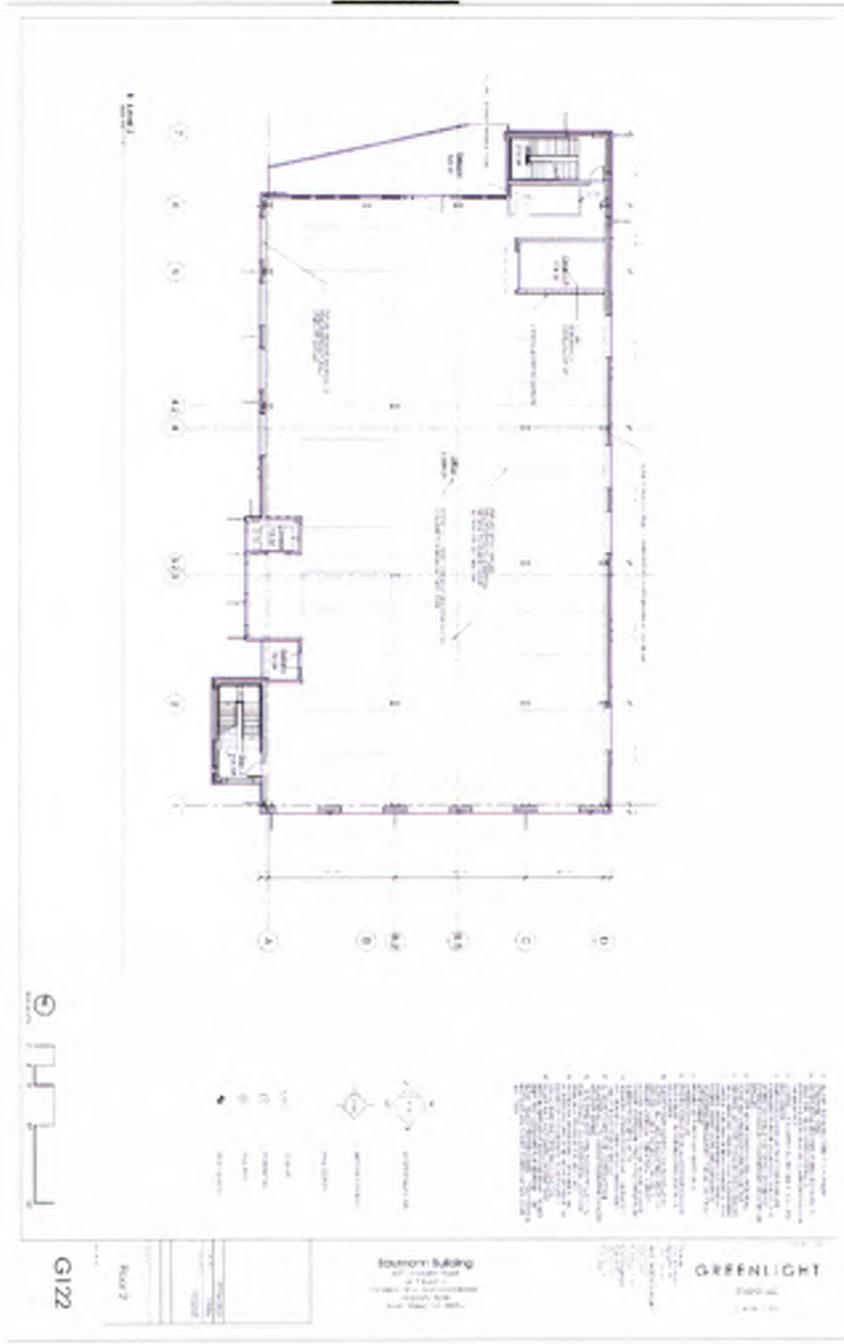


EXHIBIT B

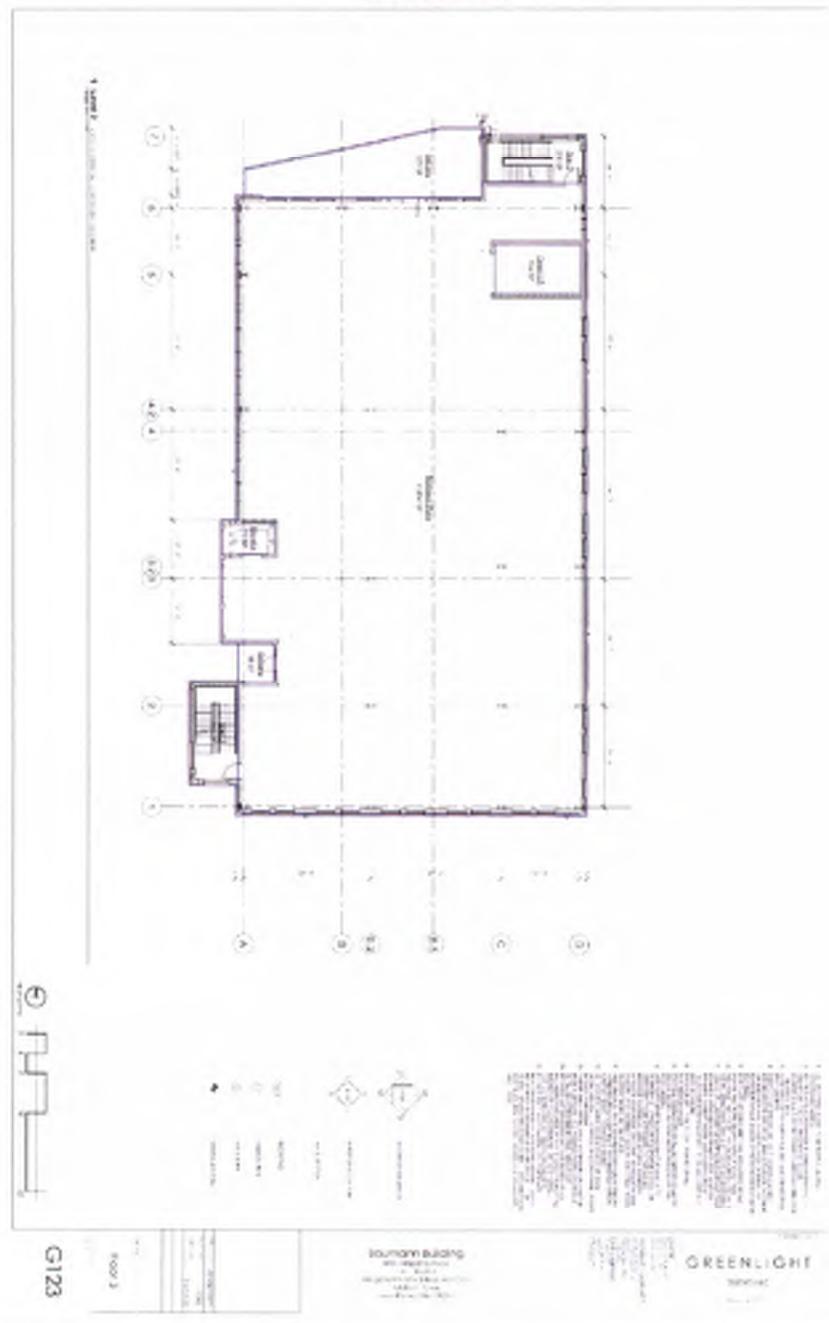


EXHIBIT B

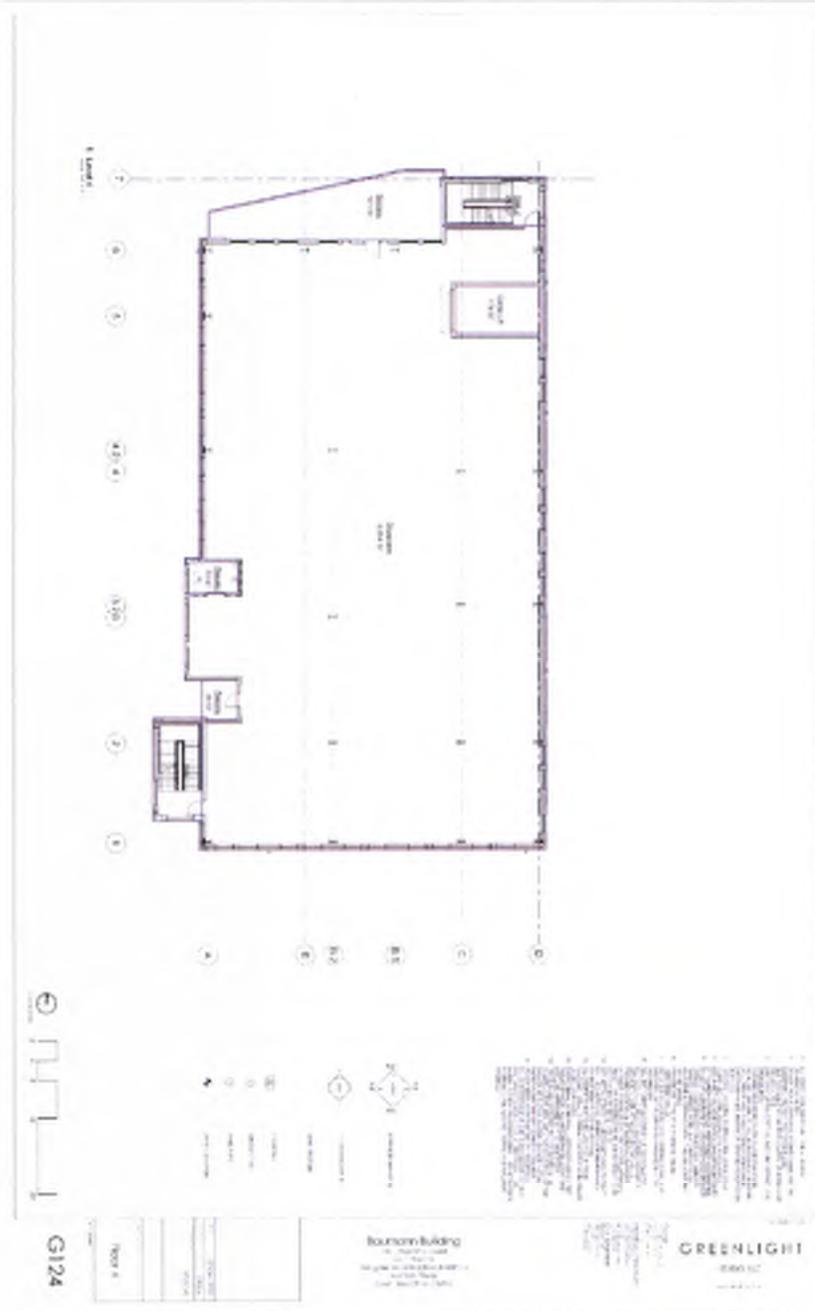


EXHIBIT B

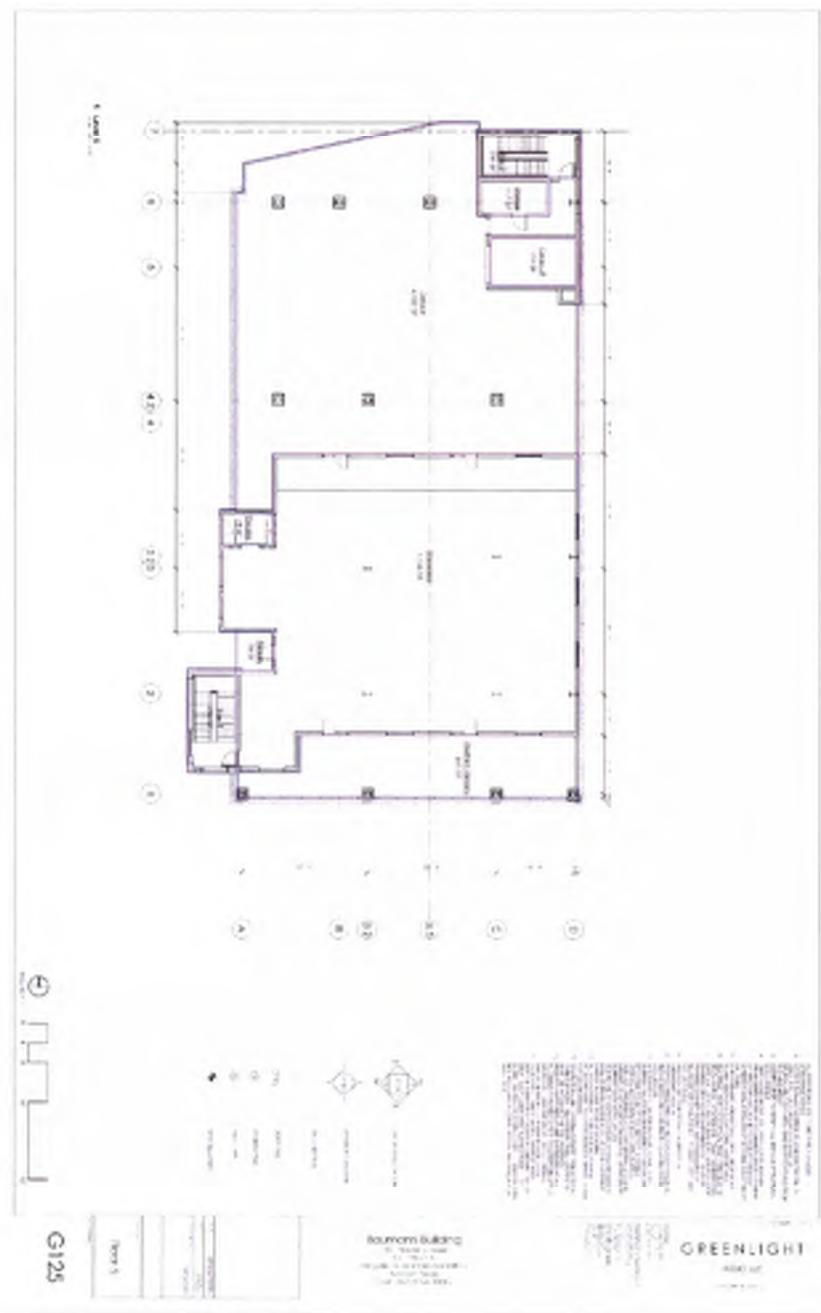


EXHIBIT B



Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
T-001
T-002
T-003
T-004
T-005
T-006
T-007
T-008
T-009
T-010
T-011
T-012
T-013
T-014
T-015
T-016
T-017
T-018
T-019
T-020



01 TREE PRESERVATION PLAN

Owner: J.L. Baumann Holdings LLC, 1407 Arapaho Road, Suite 100, Houston, Texas 77057

Architect/Engineer: GreenbergFarrow LLC, 12000 Independence Blvd., Suite 100, Houston, Texas 77035, TX 77035

Consulting Engineer: Engstrom, 7007 Fox Star Road, Suite 100, Dallas, Texas 75237, TX 75237

Tree Preservation Plan

This plan is prepared in accordance with the requirements of the City of Houston, Texas, Ordinance No. 1809-Z, which requires the preservation of trees on property owned by the City of Houston, Texas, and the preservation of trees on property owned by private parties.

The trees shown on this plan are those that are to be preserved during the construction of the proposed project. The trees shown on this plan are those that are to be preserved during the construction of the proposed project.

BELLE FIRMA

12410 Acorn Central Drive
Suite 500
Houston, Texas 77055
713.553.1700



Baumann Building

1407 Arapaho Road
Lot 1, Block A
Project No. 1809-Z
Houston, Texas
Tree Project No. 1809-Z

Scale:

1" = 10'

1" = 20'

1" = 30'

TREE PRESERVATION PLAN

Sheet No. **L1.01**

EXHIBIT B

GENERAL NOTES

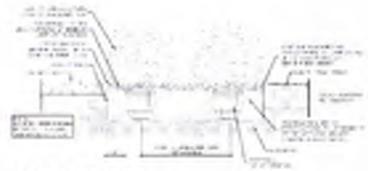
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) PRACTICE MANUAL AND THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) PLANTING MANUAL.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) PRACTICE MANUAL AND THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) PLANTING MANUAL.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) PRACTICE MANUAL AND THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) PLANTING MANUAL.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) PRACTICE MANUAL AND THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) PLANTING MANUAL.
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7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) PRACTICE MANUAL AND THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) PLANTING MANUAL.
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01 **PLANTING**

PLANTING SPECIFICATIONS

PLANT SPECIES	PLANT SIZE	PLANTING METHOD	PLANTING DATE
PLANT SPECIES 1	PLANT SIZE 1	PLANTING METHOD 1	PLANTING DATE 1
PLANT SPECIES 2	PLANT SIZE 2	PLANTING METHOD 2	PLANTING DATE 2
PLANT SPECIES 3	PLANT SIZE 3	PLANTING METHOD 3	PLANTING DATE 3
PLANT SPECIES 4	PLANT SIZE 4	PLANTING METHOD 4	PLANTING DATE 4
PLANT SPECIES 5	PLANT SIZE 5	PLANTING METHOD 5	PLANTING DATE 5
PLANT SPECIES 6	PLANT SIZE 6	PLANTING METHOD 6	PLANTING DATE 6
PLANT SPECIES 7	PLANT SIZE 7	PLANTING METHOD 7	PLANTING DATE 7
PLANT SPECIES 8	PLANT SIZE 8	PLANTING METHOD 8	PLANTING DATE 8
PLANT SPECIES 9	PLANT SIZE 9	PLANTING METHOD 9	PLANTING DATE 9
PLANT SPECIES 10	PLANT SIZE 10	PLANTING METHOD 10	PLANTING DATE 10



02 **PLANTING**

Owner:
 4811 Anapara Road
 Suite 100
 Addison, Texas 75001

Architect/Engineer:
 Greenlight Studio LLC
 1800 Coliseum Street
 Suite 100
 Richardson, Texas 75080
 214-233-6500

Old Engineer:
 Parkway-100
 7001 Parkway Road
 Suite 1000
 Dallas, Texas 75221
 410-286-5000

BELLE FIRMA

4345 NORTH GARDNER ROAD
 SUITE 200
 DALLAS, TEXAS 75245
 214-693-7500



Baumann Building

4811 Anapara Road
 Lot 1, Block A
 Single-Family Addition/Alteration
 Addison, Texas
 Town-Ordinance: 1809-Z

Scale: 1/8" = 1'-0"

DATE: 07/20/2023

PROJECT NO: 23001

LANDSCAPE SPECIFICATIONS AND DETAILS

Sheet No. **L2.02**

Meeting Date: 08/15/2023

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4021 Belt Line Road, Suite 107, that is currently zoned Planned Development (PD), through Ordinance No. O17-07, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1884-SUP/4021 Belt Line Road, Suite 107 (Luxe).

Recommendation:

Administration recommends approval, with the following conditions:

- Operating hours shall result in venue closure no later than 12:00 AM, Sunday through Wednesday, and 2:00 AM, Thursday through Saturday.
- The use of speakers, sound system, or other amplified sound and/or live music shall not be audible from the property line.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Attachments

1884-SUP Staff Report

1884-SUP Letter of Intent

1884-SUP Plans

Ordinance No. O17-07

1884-SUP

PUBLIC HEARING Case 1884-SUP/4021 Belt Line Road, Suite 107 (Luxe). Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4021 Belt Line Road, Suite 107, that is currently zoned Planned Development (PD), through Ordinance No. O17-07, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption.

LOCATION MAP





August 15, 2023

STAFF REPORT

RE: 1884-SUP/4021 Belt Line Road, Suite 107 (Luxe)

LOCATION: 4021 Belt Line Road, Suite 107

REQUEST: Approval of a Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption. (Application Date: 03/23/2023)

APPLICANT: Wilson Nguyen, VNZ Construction, on behalf of Kay Mead, RPI Beltline Square, LTD

DISCUSSION:

Background: The subject property is located at 4021 Belt Line Road, Suite 107. The proposed restaurant, Luxe, would occupy a first-floor suite within the existing building. The site is zoned Planned Development (PD), Ordinance No. O17-07. This site also has several Special Use Permits (SUP) to allow the existing restaurants.

Luxe is a full-service restaurant specializing in Mediterranean cuisine. Addison will be the first location for this concept; however, the restaurant operator has experience with other restaurant concepts within the D-FW Metroplex. The applicant proposed operating hours of 12:00 PM – 10:00 PM, Monday through Wednesday, and 12:00 PM to 2:00 AM Thursday through Sunday. The restaurant proposes to include interior seating and will periodically feature live music Thursday through Sunday. Luxe would also offer alcohol sales for on-premises consumption. It is unknown if BYOB will be allowed by the restaurant.

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

Proposed Plan: With this request, Luxe proposes to utilize a 5,121 square foot suite for a new restaurant. The proposed restaurant will provide seating for 220 individuals. The interior floor plan is comprised of kitchen and service areas, a bar, and table, booth, and bar seating in the dining area. It is staff's understanding that this suite has not previously been used for a restaurant and an interior renovation will be necessary to add kitchen, dining, and restroom facilities.

Parking: With this request, there are no modifications proposed to the parking approved via PD, Ordinance No. O17-07. The PD adopted modified parking standards as follows:

Use	Parking Ratio
Restaurant	1 space per 100 SF (up to a max. of 17,442 SF)
General Retail	1 space per 300 SF
Medical/Dental Office	1 space per 300 SF

The current site occupancy includes two restaurants, Lefty's and Herrera's. The existing and proposed restaurants would occupy a total of 15,523 square feet on site. The remaining existing uses include retail and a dental office. The site is in compliance with the parking standards outlined within the PD.

Exterior Facades: With this request, there are no modifications proposed to the exterior facades approved via Ordinance No. O17-07.

Landscaping and Open Space: With this request, there are no modifications proposed to the landscaping and open space approved via Ordinance No. O17-07.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Luxe will occupy a currently vacant suite, offer a diversity of uses within the shopping center, and deliver new food offerings for the Town. The new business will provide reinvestment to the aging center, while maintaining compliance with the PD standards.

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

- Operating hours shall result in venue closure no later than 12:00 AM, Sunday through Wednesday, and 2:00 AM, Thursday through Saturday.
- The use of speakers, sound system, or other amplified sound and/or live music shall not be audible from the property line.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.



July 11th, 2023

RE: Special Use Permit, Luxe Mediterranean Restaurant & Bar at Beltline Square

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

Ms. Nyp,

We are excited and appreciate the consideration of Luxe Mediterranean Restaurant & Bar Special Use permit to join the Town of Addison with its diverse multi-cultural restaurants.

The premises is situated in the Beltline Square Shopping Center located at 4021 Beltline Rd, Suite 107, Addison, TX 75001, immediately adjacent to Herrera's Tex Mex. The premises comprises a total of 5,121 sf. There will be no outdoor seating or patio, there will be no changes to the exterior of the existing building except for the storefront sign which will comply with the shopping center sign criteria and Town requirements.

Luxe Mediterranean Restaurant & Bar will be a full-service restaurant & bar. We will be open Monday through Wednesday from 12:00 pm to 10:00 pm and from 12:00 pm to 2:00 am Thursday through Sunday. Our menu and atmosphere is designed to cater to families, businesses, and customer date nights from all around DFW. Coupled with outstanding food, we plan on having special guests perform live music such as a live DJ and live band at different times throughout the week but primarily Thursday through Sunday evenings (no stage required).

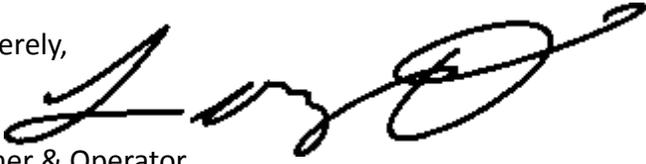
Our goal is to have an authentic feel of the Mediterranean culture... warm hospitality and a sophisticated yet cozy ambiance that will cater to a broad range of clientele. Our menu will include one of a kind shareables, upscale entrees, exotic drinks, and festive desserts, all in the Mediterranean style of cuisine. The menu will change seasonally to keep our customers coming back and make sure we are providing the freshest ingredients.

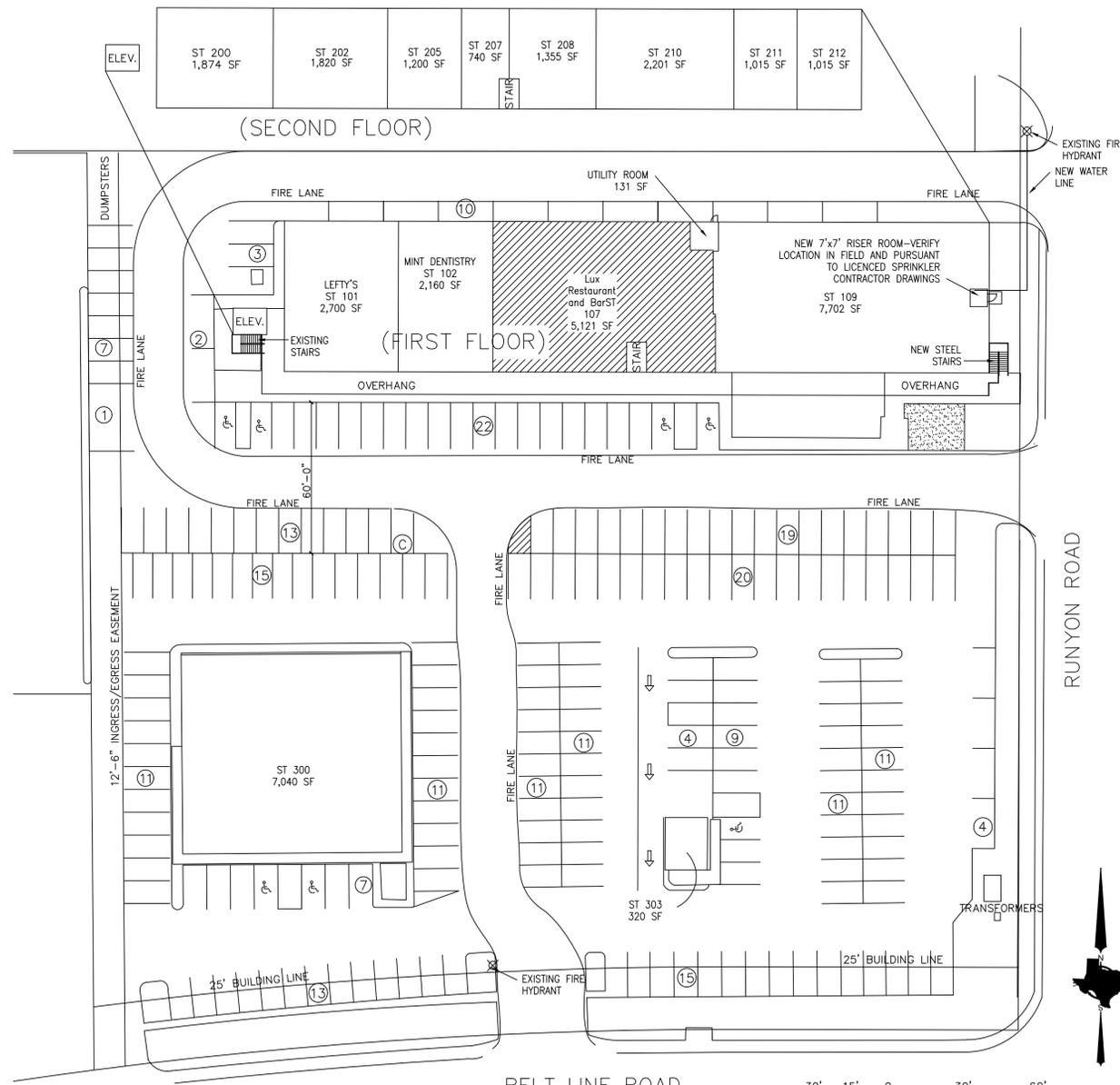
Addison will be the first location for the Luxe concept, but our manager and operator has been involved with concepts such as Snowbird, Sugar Factory and Chelsea's Door in Dallas.

We hope to be a huge part of the Town of Addison community. Don't hesitate to contact me should you have any questions regarding our application.

Sincerely,

Owner & Operator

A handwritten signature in black ink, consisting of a large, stylized initial 'L' followed by a series of loops and flourishes.



SP101 SITE PLAN
SCALE: 1" = 30'



SITE DATA:	
ZONING:	PD 017-07
LOT AREA:	3.2 ACRES
EX USE:	RESTAURANT, MEDICAL, RETAIL
EX BLDG AREA:	36,680 SF
F.A.R.	0.26:1
LOT COVERAGE:	18.26%
BUILDING HEIGHT:	ONE AND TWO STORY
PARKING REQUIRED:	230.67 SPACES
PARKING PROVIDED:	235 SPACES
LANDSCAPE AREA PROVIDED:	SEE PD ON FILE
IMPERVIOUS AREA:	SEE PD ON FILE

PARKING CALCULATION:	
RESTAURANTS:	16,260SF= 162.6 SPACES
GENERAL RETAIL:	18,260SF= 60.87 SPACES
MED/DENTAL:	2,160SF= 7.20 SPACES
TOTAL PARKING REQUIRED:	230.67 SPACES
ONSITE PARKING COUNT:	229 SPACES
PERMANENT PARKING CREDIT:	6 SPACES
TOTAL PARKING PROVIDED:	235 SPACES

BELTLINE SQUARE
4021 Beltline Rd. Addison, Texas



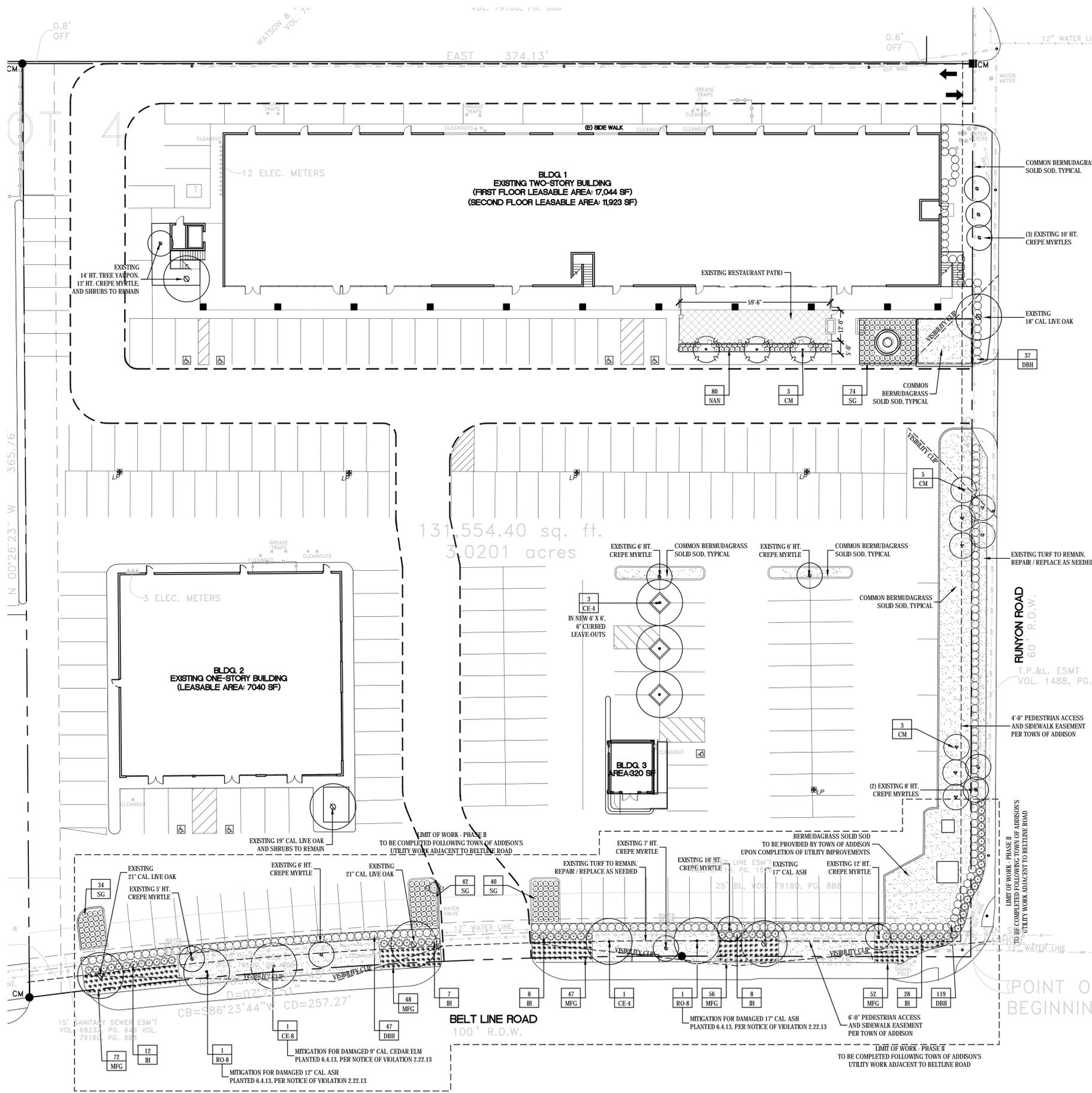
REVISIONS	BY

Luxe Mediterranean Restaurant and Bar
4021 Belt Line Rd. Suite 107
Addison, TX 75001
Case No. 1884-SUP

NGUYEN CHAU DESIGNER & CONSULTING
THU BUI
1207 Fox Chase Drive
Mansfield, Texas 76063
(82) 583-0921
junior76014@yahoo.com

DATE: 06/20/2023

SHEET
SP1



LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

Town of Addison Landscape Ordinance Calculator

General Requirements

Total Site Sq. Ft.	53,554
Zoning	LR
Required Landscape Areas	26,511
Total Landscape Areas Provided	10,112

Street Landscape Buffer (60' Width Minimum)

Length of Street Frontage	360
Required Number of Trees (60'-0" O.C.)	32
Required Number of Shrubs (6'-0" O.C.)	187 (120 PROVIDED)
Total Number of Trees Provided	27

Off-Street Loading Spaces (6' High Minimum Screens)

Length of Property Line Adjacent to Off-Street Loading	0
Landscape Options	N/A
Required Number of Shrubs	0
Number of Shrubs Provided	N/A

Parking Lot Screening (Adjacent to any Public or Private Street)

Length of Property Line Adjacent to Parking Lot (Excluding driveways and access ways)	520
Landscape Options	Option 1 - Vegetative Screening (6'-0" O.C.)
Required Number of Shrubs	74
Number of Shrubs Provided	210

Parking Lot Landscaping Perimeter

Length of Property Line Adjacent to Parking Lot	65
Landscape Options	N/A
Required Number of Shrubs	81
Required Number of Trees	N/A
Number of Shrubs Provided	0
Number of Trees Provided	0

Parking Lot Landscaping Interior Area

Interior Planting Area Required	10,554
Interior Planting Areas Provided	122

PLANT LIST

SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
4	CE-4	Cedar Elm	Ulmus crassifolia	Ulmus crassifolia	4' cal	B&B, 14 ht., 4' spread, 5' branching ht., matching specimen as approved by Town of Addison
+1	CE-8	Cedar Elm	Ulmus crassifolia	Ulmus crassifolia	8' cal	specimen as approved by Town of Addison
+2	RO-8	Red Oak	Quercus rubrum	Quercus rubrum	8' cal	specimen as approved by Town of Addison
11	CM	Crape Myrtle	Lagerströmia indica	Lagerströmia indica	6' ht.	5-5 trunk, no cross canes, 4' spread, matching

* Provided as mitigation per Notice of Violation 2.22.13

SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
63	II	Indian Hawthorne	'Ballarina'	Raphanocarpus indica 'Ballarina'	3 gal.	container full, 36" o.c.
203	DBH	Dwarf Barford Holly		Ilex cornuta 'Barford Nana'	5 gal.	container full, 24" spread, 36" o.c.
275	MFG	Mexican Feather Grass		Nassella tenuissima	1 gal.	container full, 24" o.c.
100	SG	Sakia Greggii	Furman's Reef	Sakia Greggii 'Furman's Reef'	3 gal.	container full, 24" o.c.
80	NAN	Firepower Nandina		Nandina domestica 'Firepower'	3 gal.	container full, 24" o.c.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching with varieties.

OWNER/DEVELOPER
RPI BELTLINE SQUARE, LTD.
CONTACT: JEFFREY OLYAN
(214)673-9372

LANDSCAPE ARCHITECT
SMR LANDSCAPE ARCHITECTS, INC.
CONTACT: MATT TAYLOR
MTAYLOR@SMR-LA.COM
214.871.0083

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

POINT OF BEGINNING

LANDSCAPE PLAN

Drawn By: RMT
Checked By: RMT
Current Date: 01.10.2017
Drawing #: L1.01

BEING PART OF LOT 4 OF
WATSON & TAYLOR SUBDIVISION NO.2
AND ADDITION TO TOWN OF ADDISON,
DALLAS COUNTY, TEXAS
PREPARED: MARCH 19, 2015

SMR LANDSCAPE ARCHITECTS, INC.
1708 N. Griffin Street Dallas, Texas 75202
Tel: 214.871.0083 Fax: 214.871.0545
Email: smr@smr-la.com

4021 BELTLINE ROAD
LANDSCAPE RENOVATION
ADDISON, TEXAS

smr landscape architects, inc.

1708 N. Griffin Street Dallas, Texas 75202
Tel: 214.871.0083 Fax: 214.871.0545
Email: smr@smr-la.com

REGISTERED LANDSCAPE ARCHITECT
ROBERT M. TAYLOR
2849
STATE OF TEXAS
01.10.2016

Issue For:
 Design Development
 Progress
 Bidding
 Permit
 Construction

Original Issue Date:
01.04.2017

LANDSCAPE PLAN

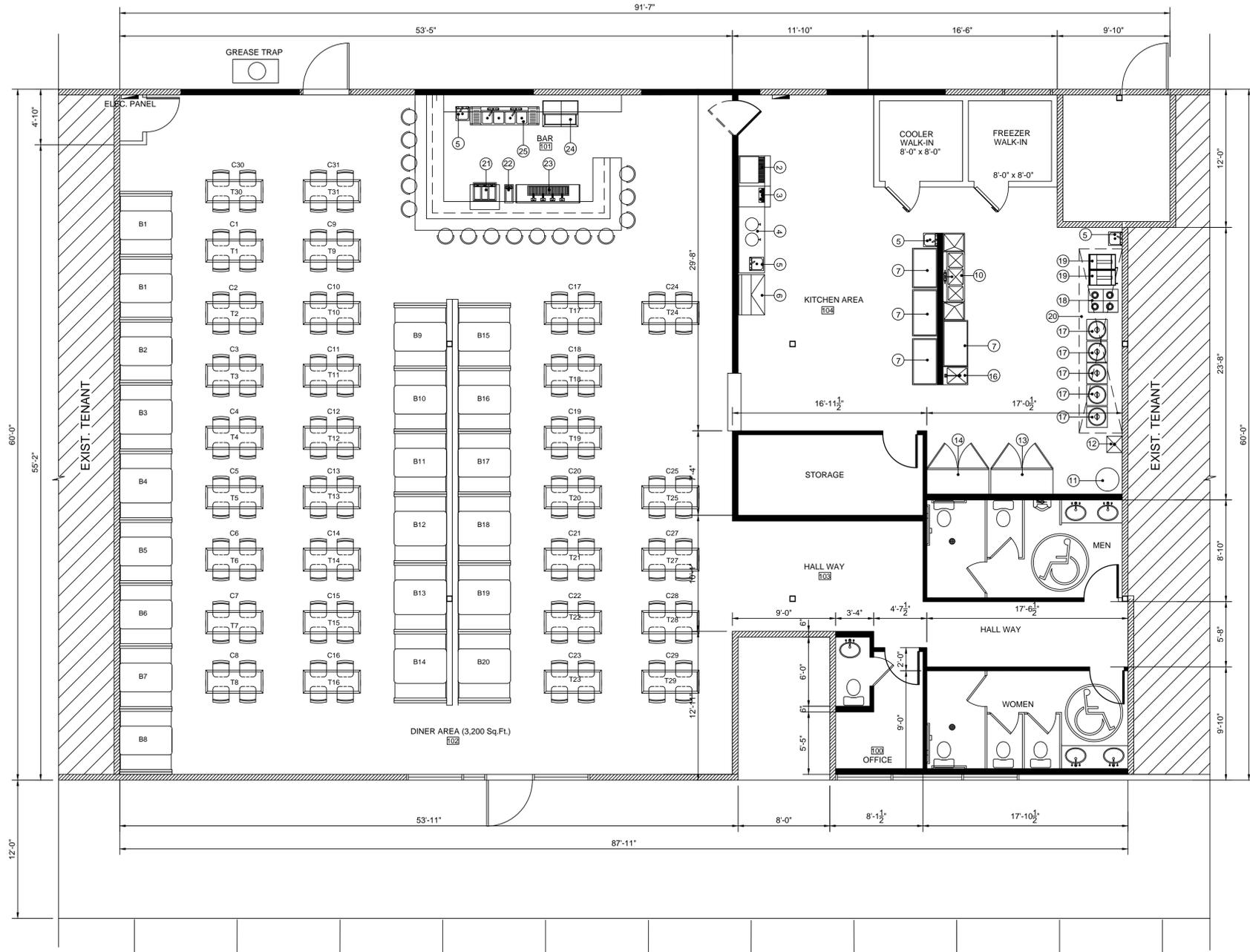
LEGEND

- EXISTING WALLS
- NEW WALLS

TABLES & CHAIRS SCHEDULE			
KEY	SIZE	QTY.	TYPE
B	2'-6" x 4'-6"	21	BOOTH
T	2'-0" x 5'-0"	30	TABLE
C	STD. HT.	120	CHAIR

KITCHEN EQUIPMENT SCHEDULE

ITEM NO.	DESCRIPTION
1.	CABINET & CASHIER COUNTER
2.	SODA MACHINE
3.	GLASS FILLER
4.	BUNN COFFEE / TEA MAKER
5.	HAND SINK
6.	ICE MAKER
7.	STAINLESS STEEL
8.	DISHWASHER
9.	SINGLE COMPARTMENT SINK
10.	(3) COMPARTMENT SINK
11.	WATER HEATER (GAS)
12.	MOP SINK
13.	DEEP WELL HORIZONTAL FREEZER
14.	THREE SECTION REFRIGERATOR
15.	FOOD PREP
16.	HAND SINK STAINLESS STEEL
17.	SINGLE BURNER GAS
18.	BURNER GAS STOVE
19.	GAS DEEP FRYER
20.	TYPE - 1 VENT A HOOD (48"x240")
21.	MARGARITA MACHINE
22.	SODA GUN
23.	UNDER BAR REFRIGERATION BEER
24.	UNDER BAR STAINLESS STEEL GLASS
25.	FOUR COMPARTMENT UTILITY SINK



A501 NEW FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 AREA = 5,121 Sq.Ft.

GENERAL SUP NOTES:

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. BUILDING WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLER INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
3. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
4. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

Case No. 1884-SUP

REVISIONS	BY

Luxe Mediterranean Restaurant and Bar

4021 Belt Line Rd.
 Suite 107
 Addison, TX 75001

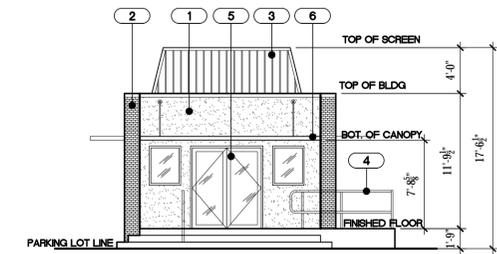
NGUYEN CHAU DESIGNER & CONSULTING
 THU BUI
 1207 Fox Chase Drive
 Mansfield, Texas 76063
 (82) 583-0921
 junior76014@yahoo.com

DATE: 06/20/2023

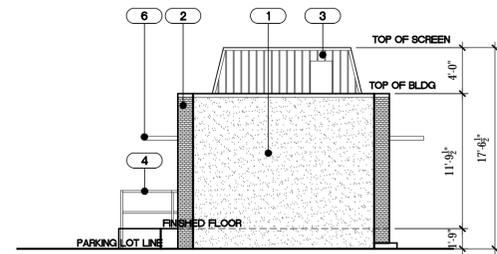
SHEET
A5

ISSUE DATE:		
1ST	INITIAL SUBMITTAL	11/21/2016
2ND	FINAL SUBMITTAL	01/06/2017
3RD	FINAL SUBMITTAL	01/11/2017
REVISIONS:		

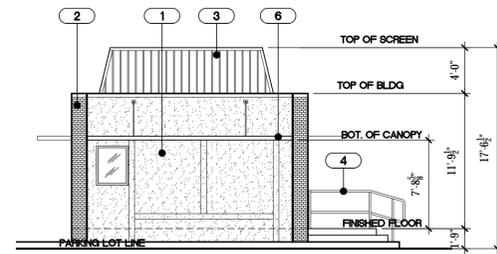
JOB NUMBER
DRAWN BY
SHEET CONTENT BUILDING 1/ BUILDING 2 (ELEVATIONS)
SHEET NO A-103



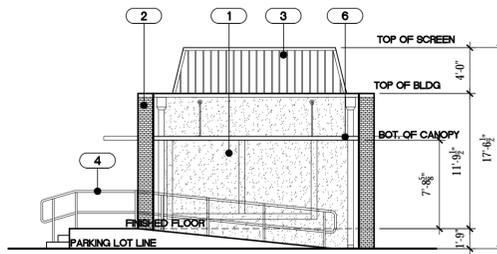
BUILDING 3 - (E) SOUTH ELEVATION (FRONT) 7
SCALE: 1/8" = 1'-0" **A-103**



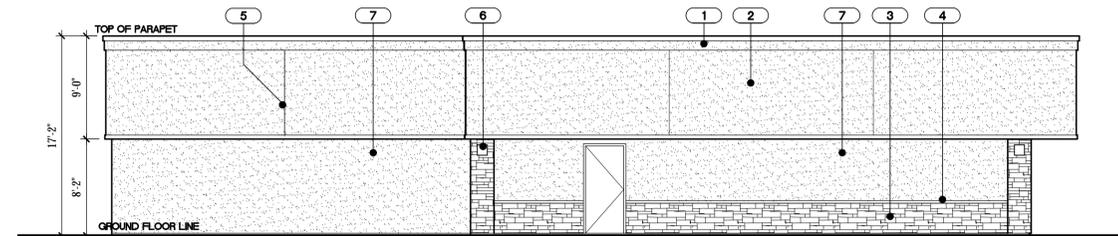
BUILDING 3 - (E) NORTH ELEVATION (REAR) 8
SCALE: 1/8" = 1'-0" **A-103**



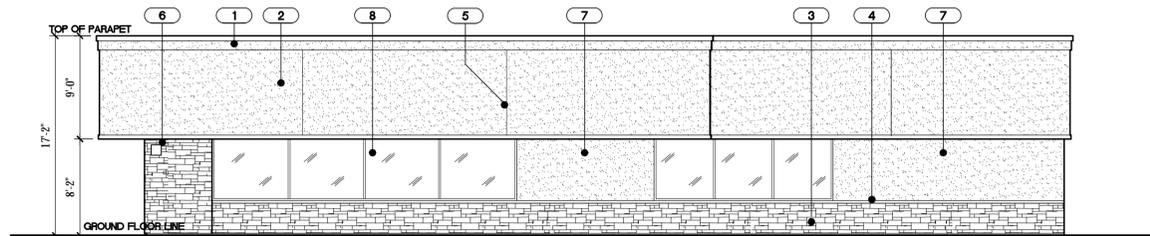
BUILDING 3 - (E) WEST ELEVATION (SIDE) 9
SCALE: 1/8" = 1'-0" **A-103**



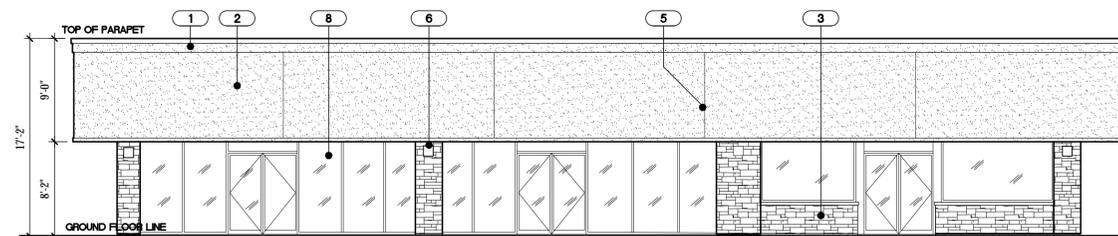
BUILDING 3 - (E) EAST ELEVATION (SIDE) 10
SCALE: 1/8" = 1'-0" **A-103**



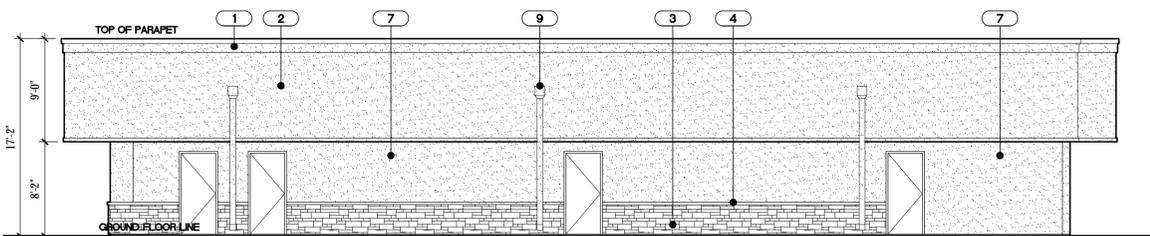
BUILDING 2 - EXISTING WEST ELEVATION (SIDE) 5
SCALE: 1/8" = 1'-0" **A-103**



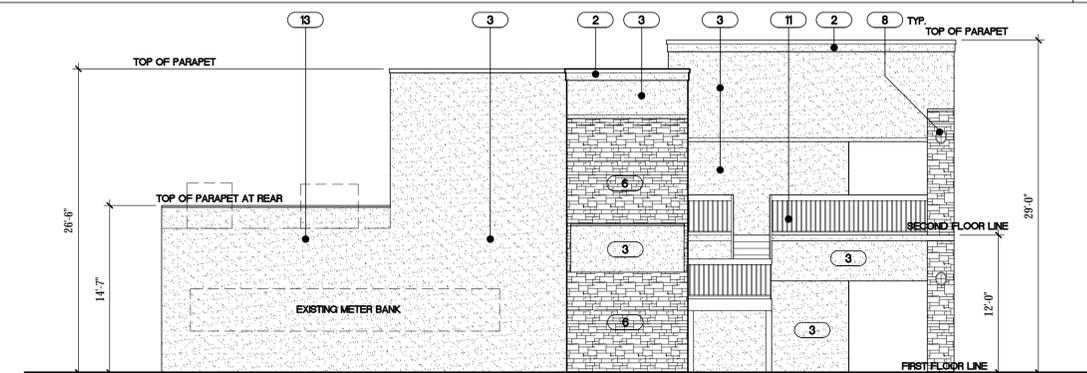
BUILDING 2 - EXISTING EAST ELEVATION (SIDE) 6
SCALE: 1/8" = 1'-0" **A-103**



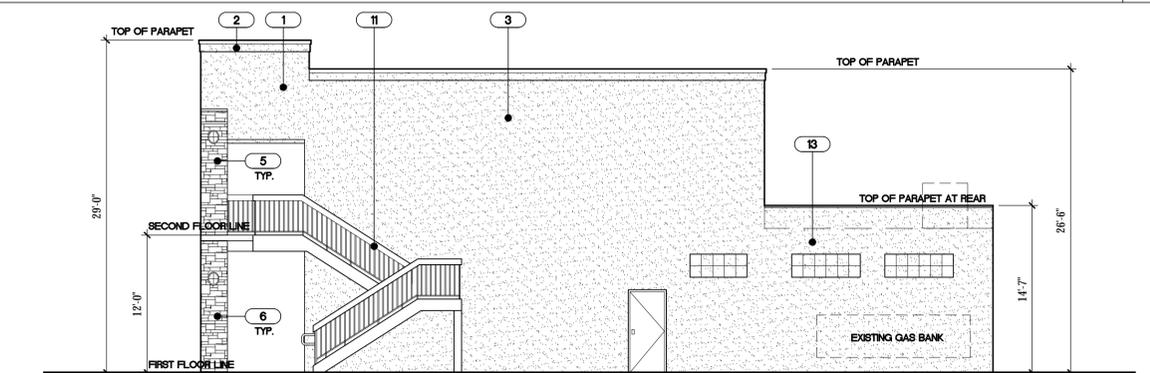
BUILDING 2 - EXISTING SOUTH ELEVATION (FRONT) 3
SCALE: 1/8" = 1'-0" **A-103**



BUILDING 2 - EXISTING NORTH ELEVATION (REAR) 4
SCALE: 1/8" = 1'-0" **A-103**



BUILDING 1 - EXISTING WEST ELEVATION (SIDE) 1
SCALE: 1/8" = 1'-0" **A-103**



BUILDING 1 - EXISTING EAST ELEVATION (SIDE) 2
SCALE: 1/8" = 1'-0" **A-103**

Beltline Occupancy

	Current:		PARKING	1 per:			
	Leased	Vacant					
Lefty's	101	2,700	Restaurant	101	2,700	100	27.00
Mint Dentistry	102	2,160	Med/ Dent	102	2,160	300	7.20
Lux Restaurant	107	5,121	Restaurant	107	5,121	100	51.21
Herrera's	109	7,702	Restaurant	109	7,702	100	77.02
Rex Staffing	200	1,874	GR	200	1,874	300	6.25
Make-up Studio	202	1,820	GR	202	1,820	300	6.07
Legacy Art Tattoo	205	1,200	GR	205	1,200	300	4.00
Fastest Lab	207	740	GR	207	740	300	2.47
June Street Barber	208	1,355	GR	208	1,355	300	4.52
Breathe Beauty	210	2,201	GR	210	2,201	300	7.34
Pynk Vybez	211	1,015	GR	211	1,015	300	3.38
La Vie Est Belle	212	1,015	GR	212	1,015	300	3.38
O'Reilly	300	7,040	GR	300	7,040	300	23.47
Scoter's Coffee	303	320	Restaurant	303	320	100	3.20
		36,263	0	Total Parking Required			226.50
		100.00%	0.00%	On-site Parking Count			229.00
TOTAL SF		36,263		Permanent Parking Credit			6.00
				TOTAL PARKING PROVIDED			235.00
				Surplus/ Deficit			8.50

TOWN OF ADDISON, TEXAS

ORDINANCE NO. O17-07

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, CREATING PLANNED DEVELOPMENT DISTRICT O17-07 BASED ON LOCAL RETAIL DISTRICT REGULATIONS WITH MODIFIED USES AND DEVELOPMENT STANDARDS LOCATED AT 4021 BELT LINE ROAD; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); AND PROVIDING FOR SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE.

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

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

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

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

Section 2. Planned Development District O17-07 is hereby established for the 3.02 acres of property located at 4021 Belt Line Road (the "Property"), to allow medical and dental offices and all other uses permitted in the Local Retail District (LR) in accordance with all LR district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following special conditions:

- A. In addition to the uses allowed in the LR district regulations, the Property may be used for dental and non-surgical medical uses.
- B. There shall be no drug or alcohol rehabilitation uses.
- C. There shall be no 24 hour medical uses.
- D. The following special parking standards apply:
 - a. *Restaurant*. 1 space per 100 square feet (up to a maximum of 17,442 square feet)
 - b. *General Retail*. 1 space per 300 square feet
 - c. *Medical and Dental Office*. 1 space per 300 square feet

E. The Property shall be developed in accordance with the site plan, landscape plan, and building elevations shown in Exhibit A attached hereto and incorporated herein.

Section 3. The provisions of the Town of Addison Code of Ordinances, as amended, shall remain in full force and effect save and except as amended by this ordinance.

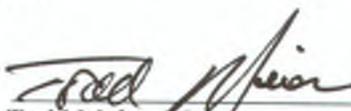
Section 4. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 28th day of February, 2017.



Todd Meier, Mayor

ATTEST:



Laura Bell, City Secretary

CASE NO: 1751-Z/Belt Line Square

APPROVED AS TO FORM:



Brenda N. McDonald, City Attorney

PUBLISHED ON: _____

EXHIBIT A

RPI
BELTLINE
SQUARE, LTD

REZONING APPLICATION

401 BELTLINE SQUARE, ADDISON TX 75001

PROJECT NO.

SHEET NUMBER

BUILDING 1 & 2 FLOOR PLAN

A-101

BUILDING 3 - EXISTING FLOOR PLAN 4
SCALE: 1/8" = 1'-0"

EXISTING FLOOR PLAN 4

NO.	DESCRIPTION	AREA (SQ. FT.)	TYPE
1	OFFICE	1,200	OFFICE
2	RECEPTION	300	RECEPTION
3	CONFERENCE	400	CONFERENCE
4	RESTROOM	150	RESTROOM
5	STORAGE	200	STORAGE
6	MECHANICAL	100	MECHANICAL
7	STAIR	100	STAIR
8	ENTRY	150	ENTRY
9	LOBBY	200	LOBBY
10	MEETING	300	MEETING
11	TRAINING	400	TRAINING
12	WORKSHOP	500	WORKSHOP
13	LABORATORY	600	LABORATORY
14	STORAGE	700	STORAGE
15	MECHANICAL	800	MECHANICAL
16	STAIR	900	STAIR
17	ENTRY	1,000	ENTRY
18	LOBBY	1,100	LOBBY
19	MEETING	1,200	MEETING
20	TRAINING	1,300	TRAINING
21	WORKSHOP	1,400	WORKSHOP
22	LABORATORY	1,500	LABORATORY
23	STORAGE	1,600	STORAGE
24	MECHANICAL	1,700	MECHANICAL
25	STAIR	1,800	STAIR
26	ENTRY	1,900	ENTRY
27	LOBBY	2,000	LOBBY
28	MEETING	2,100	MEETING
29	TRAINING	2,200	TRAINING
30	WORKSHOP	2,300	WORKSHOP
31	LABORATORY	2,400	LABORATORY
32	STORAGE	2,500	STORAGE
33	MECHANICAL	2,600	MECHANICAL
34	STAIR	2,700	STAIR
35	ENTRY	2,800	ENTRY
36	LOBBY	2,900	LOBBY
37	MEETING	3,000	MEETING
38	TRAINING	3,100	TRAINING
39	WORKSHOP	3,200	WORKSHOP
40	LABORATORY	3,300	LABORATORY
41	STORAGE	3,400	STORAGE
42	MECHANICAL	3,500	MECHANICAL
43	STAIR	3,600	STAIR
44	ENTRY	3,700	ENTRY
45	LOBBY	3,800	LOBBY
46	MEETING	3,900	MEETING
47	TRAINING	4,000	TRAINING
48	WORKSHOP	4,100	WORKSHOP
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51	MECHANICAL	4,400	MECHANICAL
52	STAIR	4,500	STAIR
53	ENTRY	4,600	ENTRY
54	LOBBY	4,700	LOBBY
55	MEETING	4,800	MEETING
56	TRAINING	4,900	TRAINING
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60	MECHANICAL	5,300	MECHANICAL
61	STAIR	5,400	STAIR
62	ENTRY	5,500	ENTRY
63	LOBBY	5,600	LOBBY
64	MEETING	5,700	MEETING
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70	STAIR	6,300	STAIR
71	ENTRY	6,400	ENTRY
72	LOBBY	6,500	LOBBY
73	MEETING	6,600	MEETING
74	TRAINING	6,700	TRAINING
75	WORKSHOP	6,800	WORKSHOP
76	LABORATORY	6,900	LABORATORY
77	STORAGE	7,000	STORAGE
78	MECHANICAL	7,100	MECHANICAL
79	STAIR	7,200	STAIR
80	ENTRY	7,300	ENTRY
81	LOBBY	7,400	LOBBY
82	MEETING	7,500	MEETING
83	TRAINING	7,600	TRAINING
84	WORKSHOP	7,700	WORKSHOP
85	LABORATORY	7,800	LABORATORY
86	STORAGE	7,900	STORAGE
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115	STAIR	10,800	STAIR
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224	ENTRY	21,700	ENTRY
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233	ENTRY	22,600	ENTRY
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236	TRAINING	22,900	TRAINING
237	WORKSHOP	23,000	WORKSHOP
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240	MECHANICAL	23,300	MECHANICAL
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242	ENTRY	23,500	ENTRY
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244	MEETING	23,700	MEETING
245	TRAINING	23,800	TRAINING
246	WORKSHOP	23,900	WORKSHOP
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248	STORAGE	24,100	STORAGE
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250	STAIR	24,300	STAIR
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254	TRAINING	24,700	TRAINING
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256	LABORATORY	24,900	LABORATORY
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266	STORAGE	25,900	STORAGE
267	MECHANICAL	26,000	MECHANICAL
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269	ENTRY	26,200	ENTRY
270	LOBBY	26,300	LOBBY
271	MEETING	26,400	MEETING
272	TRAINING	26,500	TRAINING
273	WORKSHOP	26,600	WORKSHOP
274	LABORATORY	26,700	LABORATORY
275	STORAGE	26,800	STORAGE
276	MECHANICAL	26,900	MECHANICAL
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281	TRAINING	27,400	TRAINING
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283	LABORATORY	27,600	LABORATORY
284	STORAGE	27,700	STORAGE
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286	STAIR	27,900	STAIR
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291	WORKSHOP	28,400	WORKSHOP
292	LABORATORY	28,500	LABORATORY
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294	MECHANICAL	28,700	MECHANICAL
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EXHIBIT A

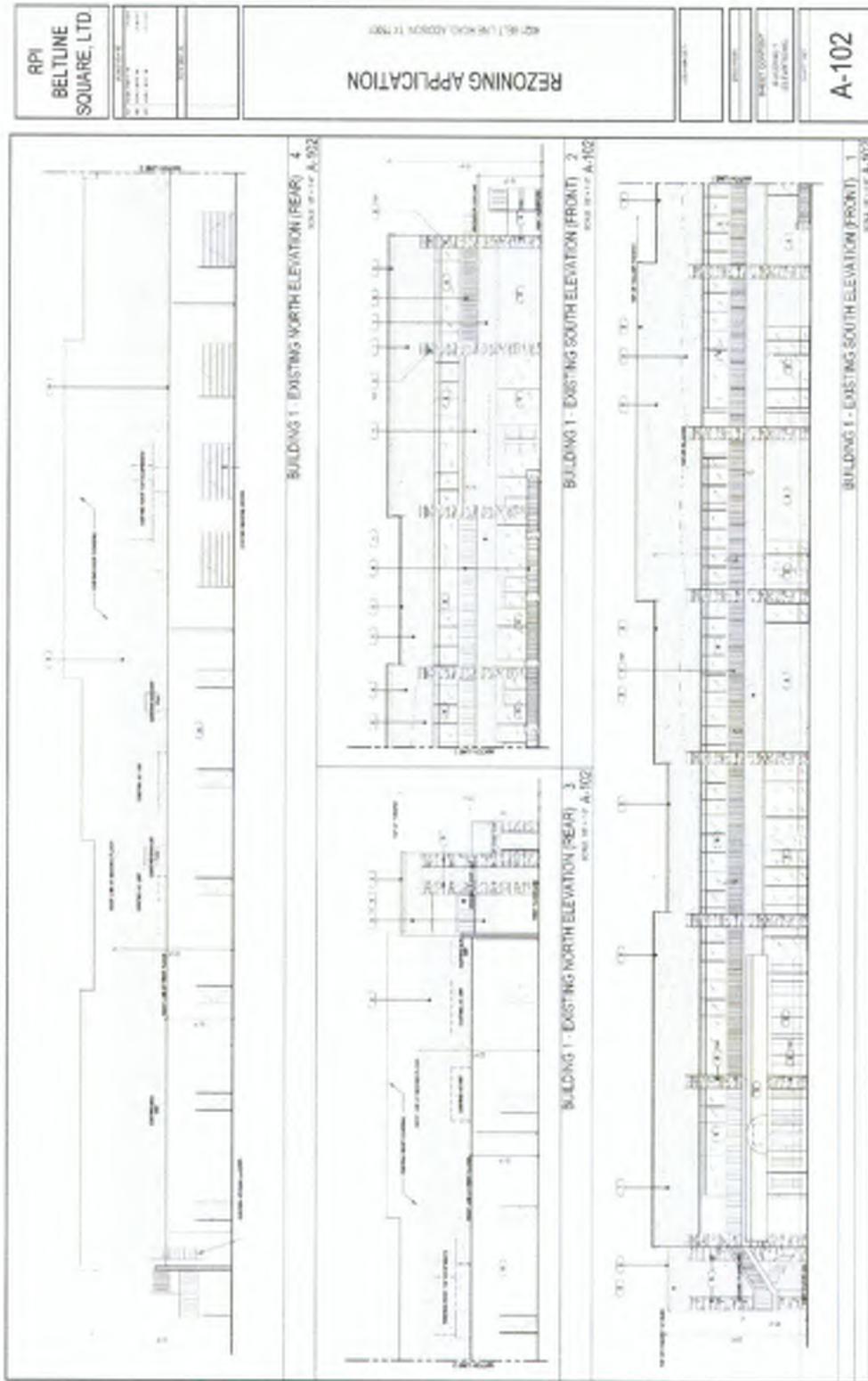
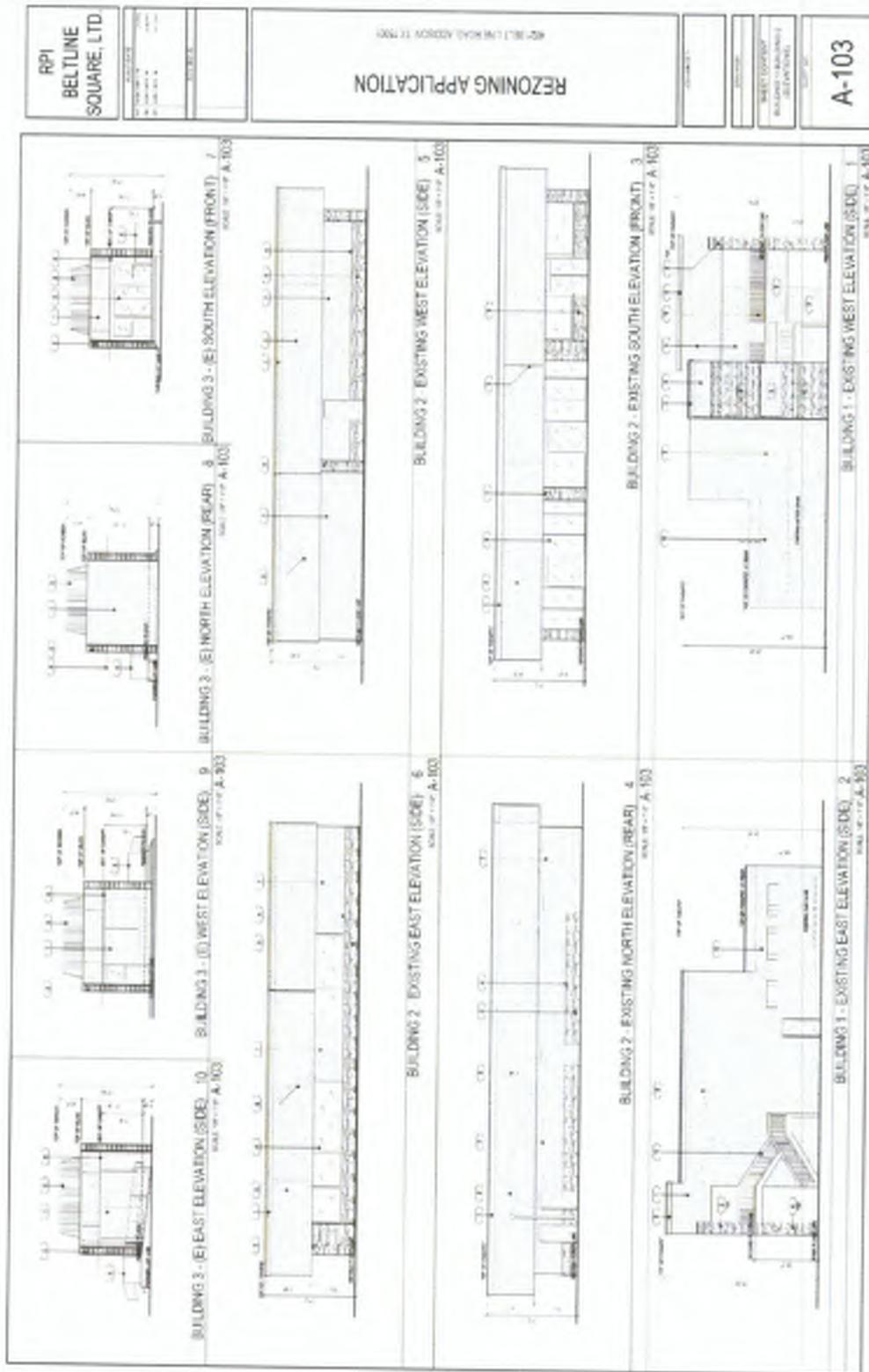


EXHIBIT A



Meeting Date: 08/15/2023

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. O14-022, for property located at 14960 Landmark Boulevard, that is currently zoned Commercial-1 (C-1), to allow the sale of beer and wine for off-premises consumption. Case 1889-SUP/14960 Landmark Boulevard (Holiday Inn Express & Suites).

Recommendation:

Administration recommends approval with the following conditions:

- The sale of alcoholic beverages shall be limited to hotel guests.
- The intent of “off-premises consumption” in conjunction with a hotel shall be defined as guest consuming alcoholic beverages within on-site guest rooms for the purpose of this SUP.
- The sale of alcoholic beverages is limited to the market pantry and/or beverage cooler, located within the hotel lobby as depicted on the floor plan. Any future expansion as it relates to the sale of alcoholic beverages will require approval of a Special Use Permit (SUP).
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Attachments

1889-SUP Staff Report

1889-SUP Letter of Intent

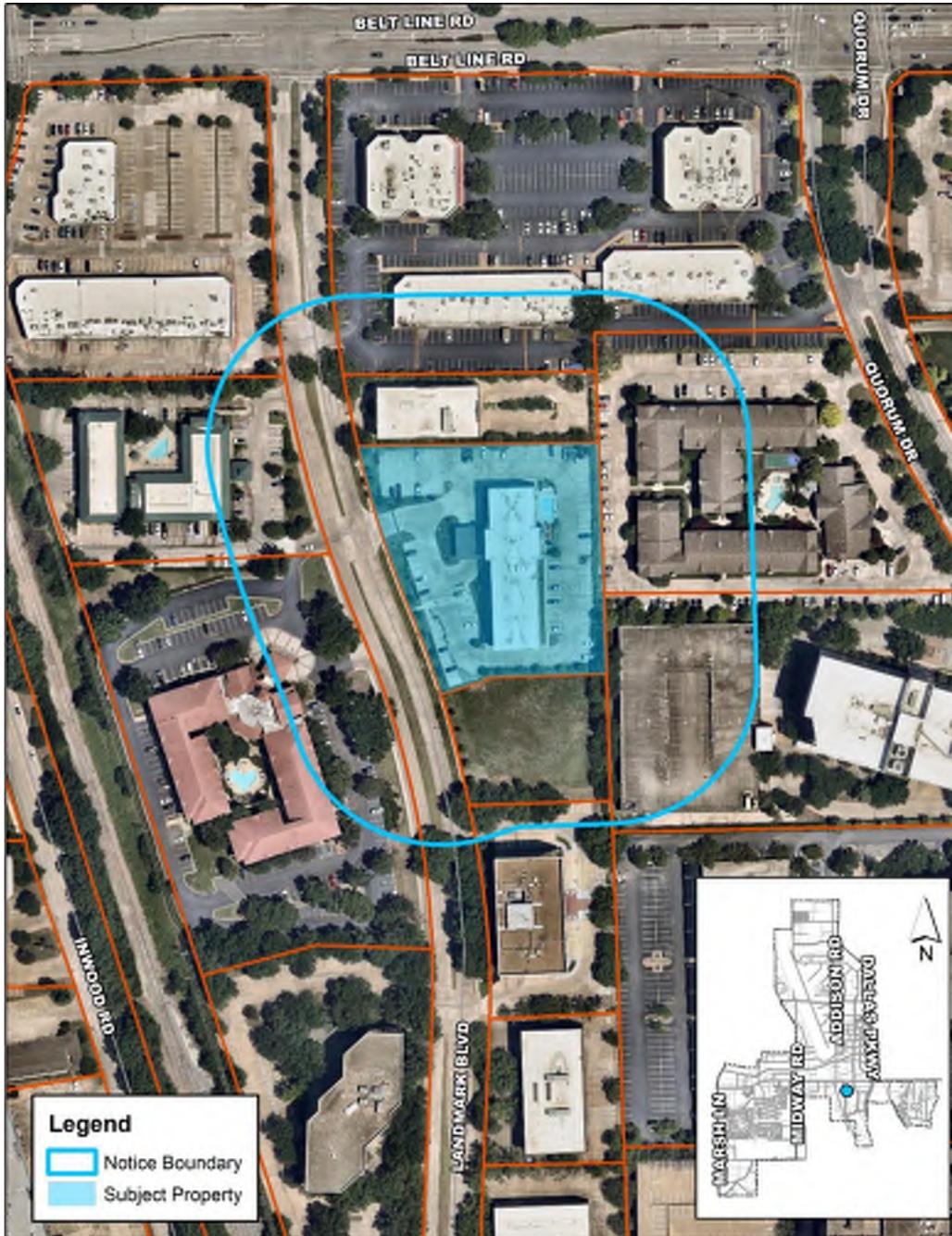
1889-SUP Plans

Ordinance No. O14-022

1889-SUP

PUBLIC HEARING Case 1889-SUP/14960 Landmark Boulevard (Holiday Inn Express & Suites). Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. O14-022, for property located at 14960 Landmark Boulevard, that is currently zoned Commercial-1 (C-1), to allow the sale of beer and wine for off-premises consumption.

LOCATION MAP





August 15, 2023

STAFF REPORT

RE: 1889-SUP/14960 Landmark Boulevard (Holiday Inn Express & Suites)

LOCATION: 14960 Landmark Boulevard

REQUEST: Approval of a Special Use Permit for the sale of alcoholic beverages for off-premises consumption. (Application Date: 06/29/2023)

APPLICANT: David Callahan, Prados US, LLC

DISCUSSION:

Background: The subject property is located at 14960 Landmark Boulevard. The existing hotel, Holiday Inn Express & Suites, has been operating since 2017. The subject property is zoned Commercial-1 (C-1), with Special Use Permit (SUP), Ordinance No. O14-022, to allow a hotel.

Holiday Inn Express & Suites is a hotel with 97 guest rooms. The hotel offers various guest amenities including a fitness center, outdoor pool, meeting space, business center, and complimentary breakfast. There is no restaurant or bar on site. The hotel is requesting a SUP to allow the sale of beer and wine to guests in within their market pantry.

The market pantry is located within the hotel lobby. This area has shelving and beverage coolers to display various prepackaged snacks, beverages, and person care items, which can be purchased at the front desk. The beer and wine would be stored within a beverage refrigerator located behind the check-in desk. Beer and wine is proposed to be available from 10:00 AM to 8:00 PM and will be locked after hours. There is no modification to the existing market pantry area proposed.

The zoning ordinance allows sale of alcoholic beverages for off-premises consumption through the approval of an SUP in conjunction with a hotel. The proposed use complies with the ordinance.

Proposed Plan: With this request, the Holiday Inn Express & Suites would utilize a beverage refrigerator located behind the check-in desk within the lobby. There are no interior or exterior modifications proposed.

Parking: No modifications are proposed to the existing parking approved by Ordinance No. O14-022.

Exterior Facades: No modifications are proposed to the existing facades approved by Ordinance No. O14-022.

Landscaping and Open Space: No modifications are proposed to the existing landscaping and open space approved by O14-022.

Code Violation: Upon inspection of the site, Town staff discovered noncompliance with the approved landscape plan. A Notice of Violation has been issued to the property owner for the installation of two trees along Landmark Boulevard. Staff believes these trees were damaged due to severe weather conditions, removed, and never replaced. The current extreme heat presents a difficult time to plant trees as they are unlikely to survive. Staff has allowed an extended compliance timeline to plant replacement trees during more ideal conditions and does not recommend delaying consideration of this request.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

As proposed, the sale of alcoholic beverages will be in a limited capacity for hotel guest only. The Holiday Inn Express & Suites hotel operation is unlikely to be altered with this request and will provide an additional convenience for guest.

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

- The sale of alcoholic beverages shall be limited to hotel guests.
- The intent of “off-premises consumption” in conjunction with a hotel shall be defined as guest consuming alcoholic beverages within on-site guest rooms for the purpose of this SUP.
- The sale of alcoholic beverages is limited to the market pantry and/or beverage cooler, located within the hotel lobby as depicted on the floor plan. Any future expansion as it relates to the sale of alcoholic beverages will require approval of a Special Use Permit (SUP).
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.



PRADOS US LLC

June 27, 2023

From: David Callahan.
Prados US LLC
14960 Landmark Blvd.
Addison, TX 75254

To: Town of Addison.
Subject: Letter of Intent for Alcohol Permit.

Dear Town of Addison,

I am writing this letter with the intention to obtain a Special Use Permit so I can offer beer and wine to my guests in the market in the hotel Holiday Inn Express & Suites.

We will be compliant with all Texas and Town of Addison regulations, we are committed to take all the trainings required before start selling any alcoholic item as well as to train any employee involved in the business, we will also provide the hotel staff with videos about the importance of being a responsible drinker as well as the implications of any violation of the law and best practices.

Employee training will include mandatory participation in online courses and seminars that stress the importance of safety measures regarding underage drinking and substance and alcohol abuse. All employees will learn how to verify a license and when to deny a sale.

The hotel will only offer canned beer and some small wine plastic bottles; we will not offer any glass products or big bottles of any kind.

Alcohol products will be sold only from 10 am to 8pm, they will be displayed at a glass fridge behind the front desk where only front desk agents will be able to reach so people who is not supposed to get it can take them, the lobby has 4 cameras looking into different directions and the fridge will be locked after hours.

We will not have extra product stored, only what will be displayed in the fridge and will be counted every night by the night auditor as part of his duties, the key to the fridge will be taken after hours every day by a manager and it will only be open by a manager.

All customers will be asked to show photo ID before making a purchase. If a customer does not have photo ID or is underage, the purchase will be rejected, and the individual will be asked to leave the premises immediately. Should the employee get pushback, the police will be notified immediately.

Hours will also be adjusted per local and state laws as required.

Prados US, LLC.

Holiday Inn Express & Suites
Dallas North - Addison
14960 Landmark Blvd
Addison, TX 75254



PRADOS US LLC

The traffic in the area will not be impacted as we won't advertise the selling of alcohol products anywhere, and will be required that only hotel guests buy the product a person without a reservation won't be allowed to buy from us.

Employees also won't be authorized to buy or drink alcohol per company policies.

We are willing to cooperate with the Town in any other matter that may be needed in order to comply and get this Special Use Permit request approved.

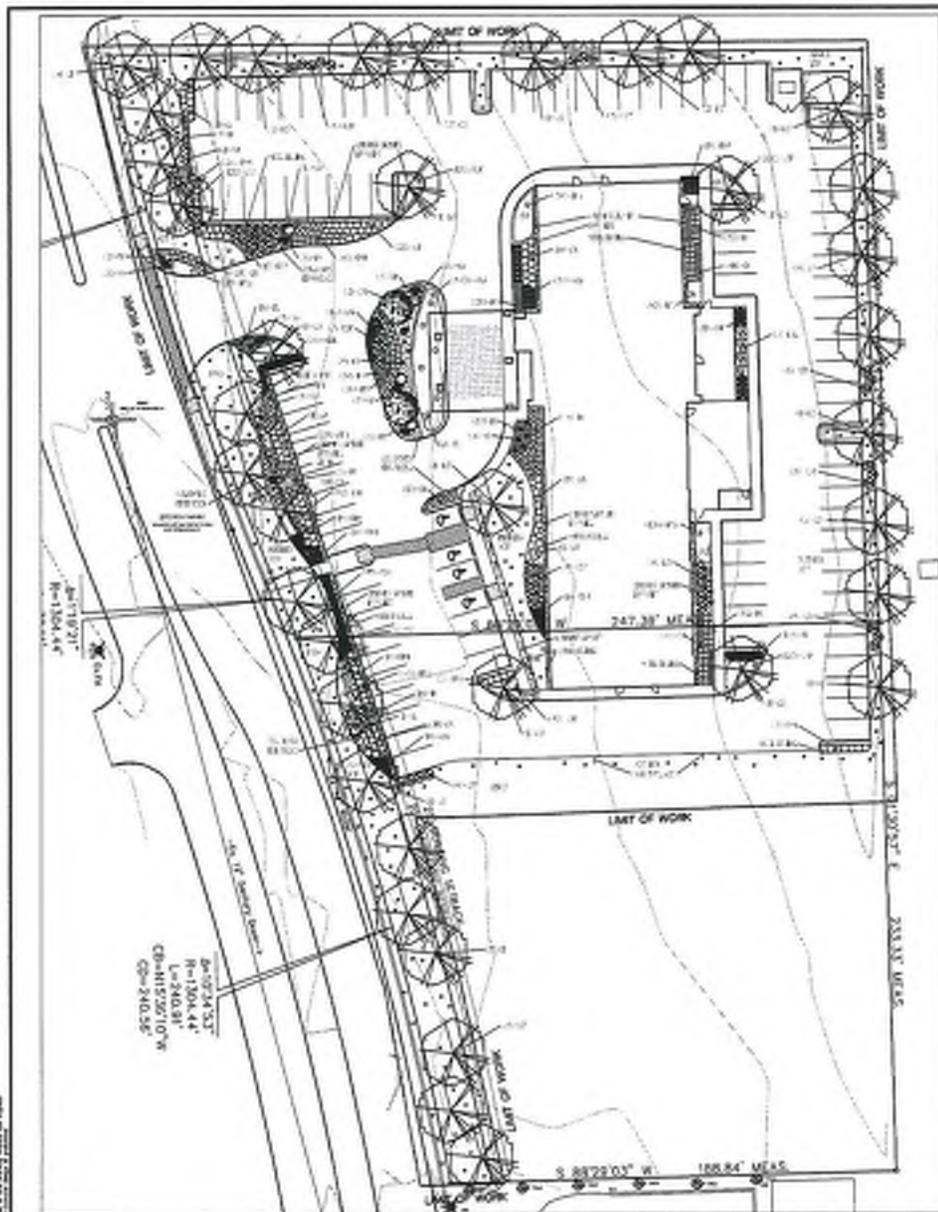
As mentioned before we are committed with our community and expect to extend our relationship with the Town of Addison for many more years.

Best regards.

David Callahan
Prados US LLC

Prados US, LLC.

Holiday Inn Express & Suites
Dallas North - Addison
12920 Lamarville Blvd.
Addison, TX 75201



01 LANDSCAPE PLAN
SCALE: P = 20'-0"



LIST OF APPROVED TREES - 2010 CHECK-LIST	
TREE	NOTES
1. ALL TREES TO BE PLANTED BY THE CONTRACTOR WITHIN 90 DAYS OF THE START OF CONSTRUCTION.	1. ALL TREES TO BE PLANTED BY THE CONTRACTOR WITHIN 90 DAYS OF THE START OF CONSTRUCTION.
2. ALL TREES TO BE PLANTED BY THE CONTRACTOR WITHIN 90 DAYS OF THE START OF CONSTRUCTION.	2. ALL TREES TO BE PLANTED BY THE CONTRACTOR WITHIN 90 DAYS OF THE START OF CONSTRUCTION.
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PLANT LIST

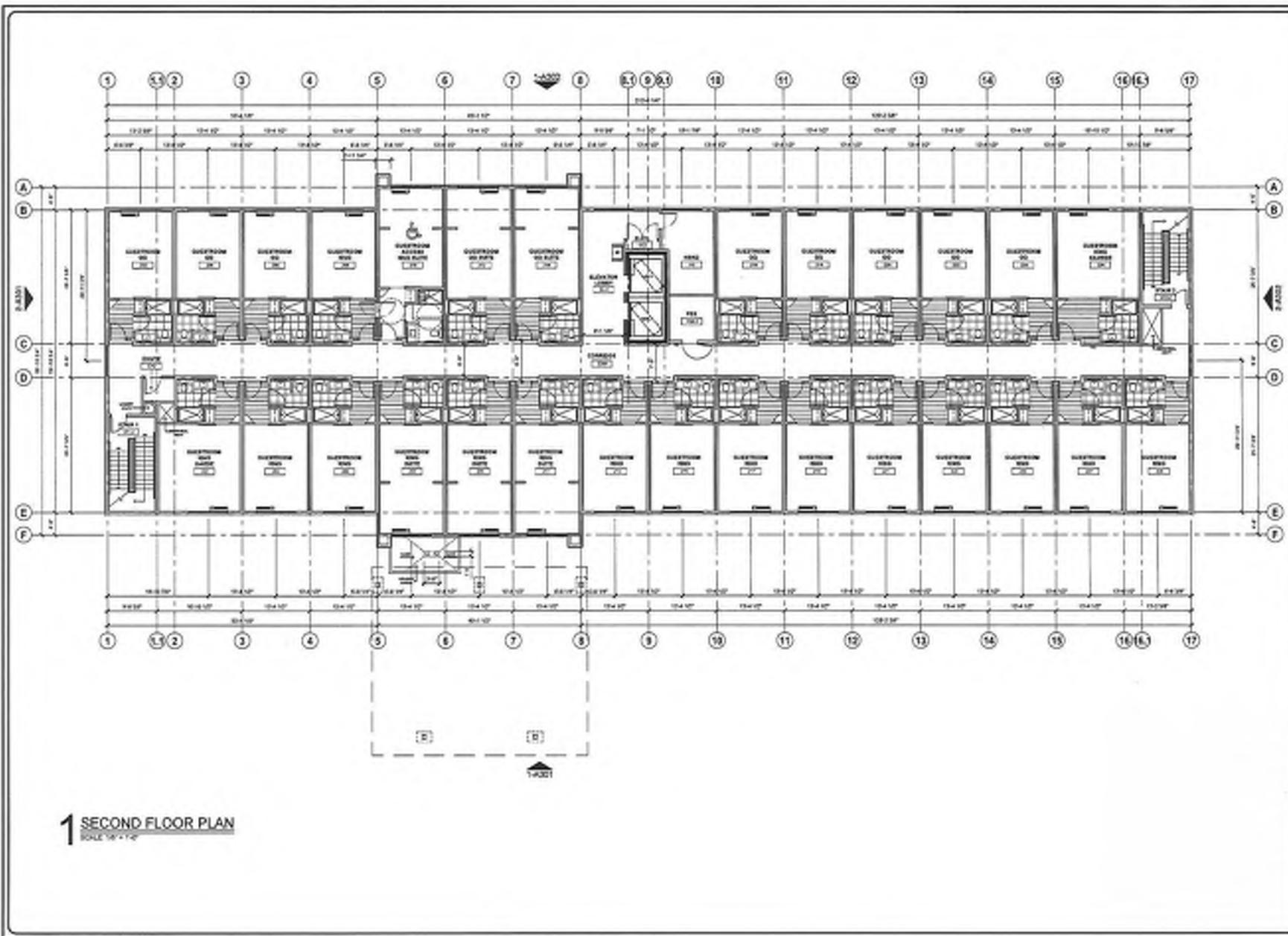
NO.	QUANTITY	TREE DESCRIPTION	SIZE
02	8	LEUCODENDRON	7' OIL, 18" H, 6" F
03	7	PROSOPIS	SPREAD
04	7	FRAXINUS	7' OIL, 18" H, 6" F
05	7	FRAXINUS	7' OIL, 18" H, 6" F
06	10	QUERCUS	7' OIL, 18" H, 6" F
07	2	LEUCODENDRON	7' OIL, 18" H, 6" F
08	2	LEUCODENDRON	7' OIL, 18" H, 6" F
09	2	ADONIS	2" OIL, 18" H, 6" F
10	2	ADONIS	2" OIL, 18" H, 6" F
11	2	ADONIS	2" OIL, 18" H, 6" F
12	2	ADONIS	2" OIL, 18" H, 6" F
13	2	ADONIS	2" OIL, 18" H, 6" F
14	2	ADONIS	2" OIL, 18" H, 6" F
15	2	ADONIS	2" OIL, 18" H, 6" F
16	2	ADONIS	2" OIL, 18" H, 6" F
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81	2	ADONIS	2" OIL, 18" H, 6" F
82	2	ADONIS	2" OIL, 18" H, 6" F
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97	2	ADONIS	2" OIL, 18" H, 6" F
98	2	ADONIS	2" OIL, 18" H, 6" F
99	2	ADONIS	2" OIL, 18" H, 6" F
100	2	ADONIS	2" OIL, 18" H, 6" F

Cumulus Design
2800 N. Highway 380, Suite 200
Grand Prairie, Texas 75050
Tel: 214.235.0307



LANDSCAPE PLAN
HOLIDAY INN EXPRESS ON LANDMARK BOULEVARD
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

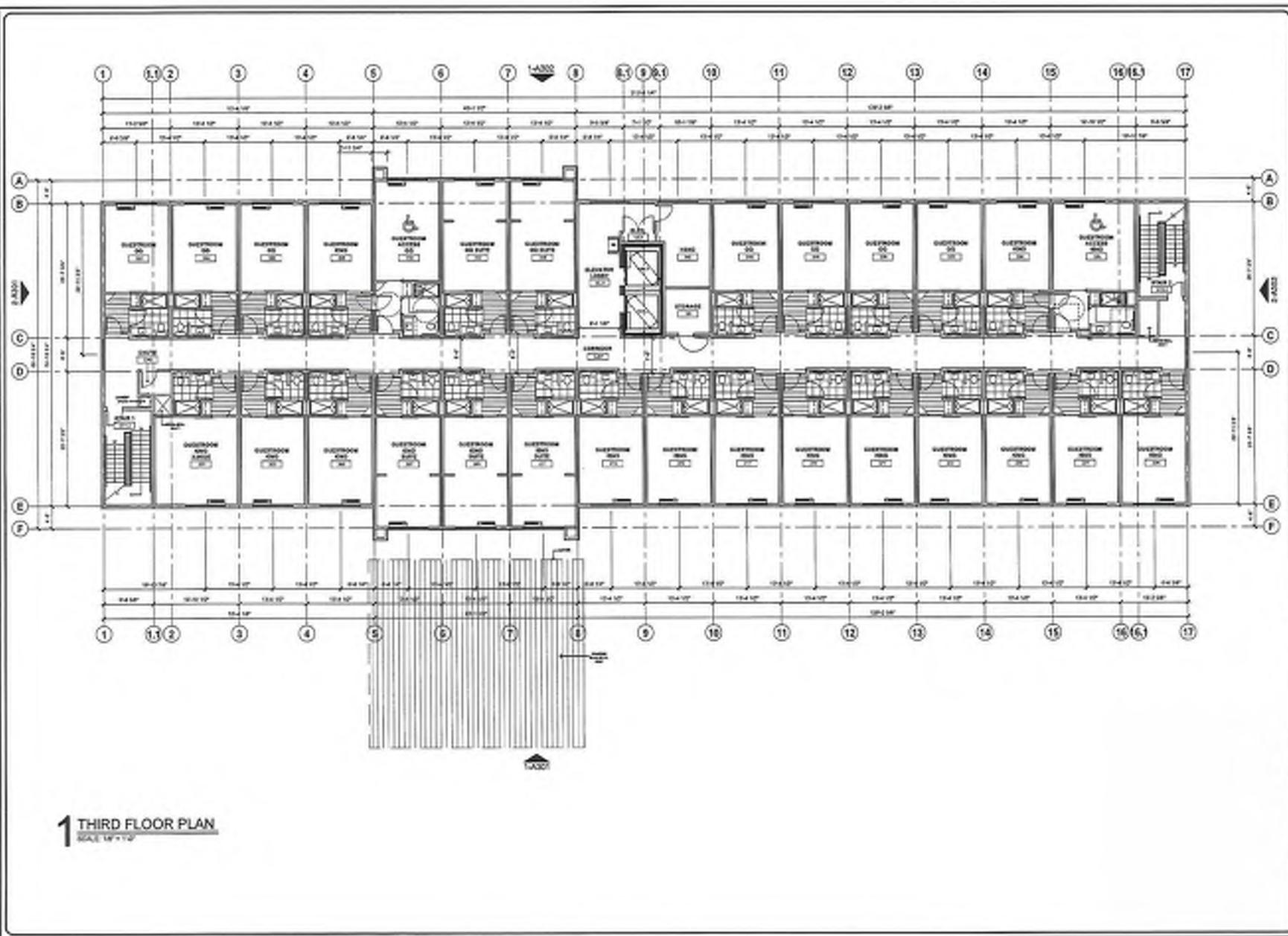
PLANT DATE
03/21/14
DRAWING SCALE
1" = 20'
PROJECT NUMBER
0814011
SHEET NUMBER
L101



Project: 2755 Ludwig Ave.
2009 Coltonwood Valley Cir S.
Arling, Texas 75026
Cell: 409.333.0558



DESIGNED BY:	PROJECT ARCHITECT:
DRAWN BY:	PROJECT ENGINEER:
CHECKED BY:	PROJECT MANAGER:
REVISION NO.:	
DATE:	
SHEET:	
A102	
04/30/2014	



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



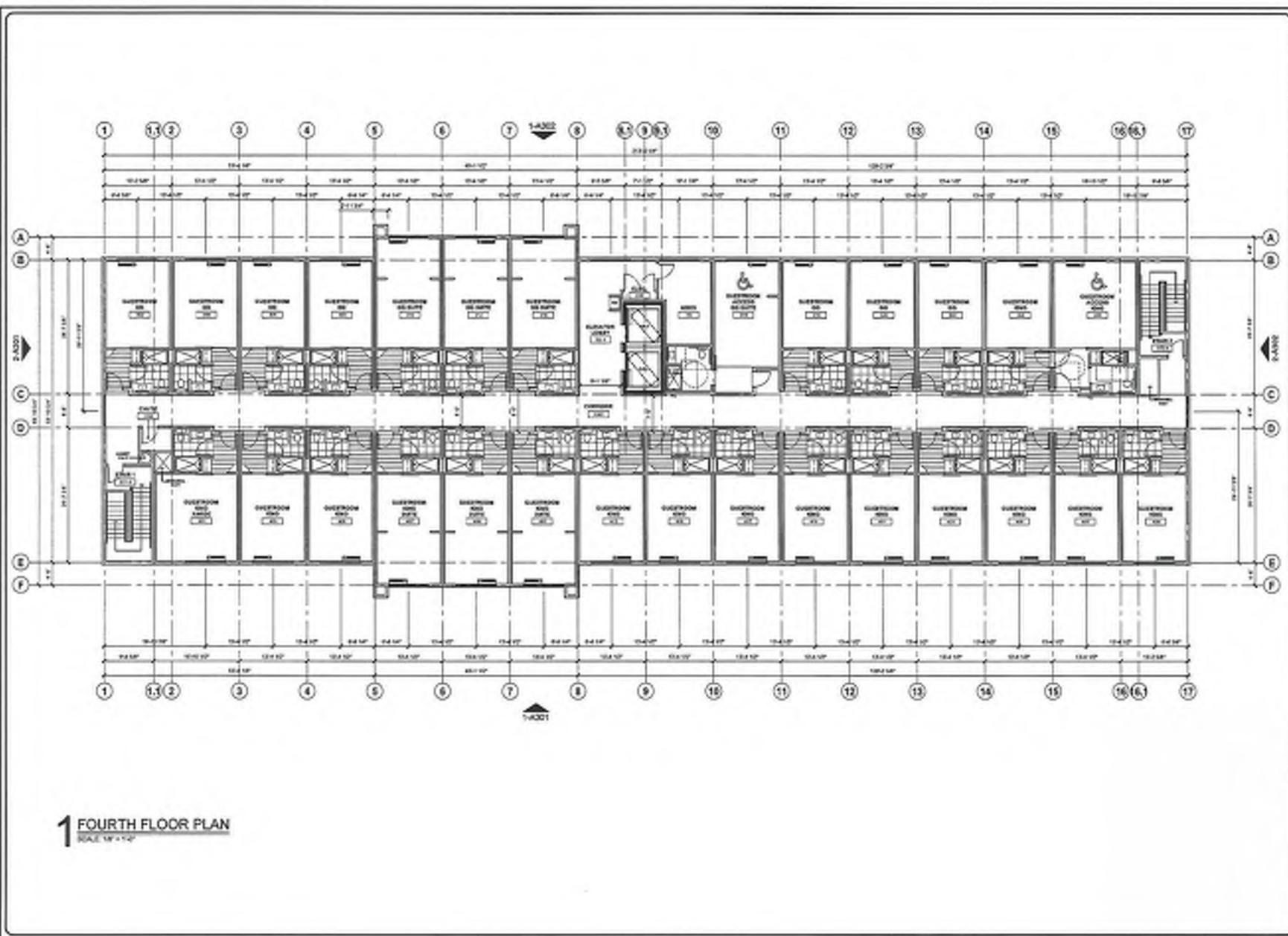
PROJECT:
 Prepared: DTE Leasing, Inc.
 2009 Colburn Tower, Suite 300
 Dallas, Texas 75201
 Cell: 469.222.0998



DATE:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 CITY OF ADDITION, TEXAS

PROJECT NUMBER:	
DATE:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE:	
SCALE:	

SHEET:
A103
 04/25/2014



PROJECT:
 Prepared: GDS Logistics Inc.
 2009 Coltonwood Valley Cir E.
 Colton, WA 99008
 Cell: 509.322.0500



DESIGNER:	PROJECT:
DATE:	NO.:
SCALE:	DATE:
BY:	DATE:
CHECKED:	DATE:

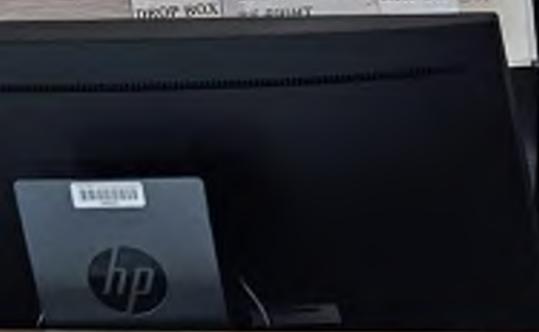
PROJECT:
A104
 04/20/2014

Holiday Inn
Express
& Suites

WELCOME IN

CHECK IN
3:00 PM
CHECK OUT
11:00 AM

MORE VALUABLE
HIG 4 2015
WELCOME
BE COMFORTABLE



ORDINANCE NO. 014-022

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, APPENDIX A OF THE TOWN'S CODE OF ORDINANCES, SO AS TO GRANT A SPECIAL USE PERMIT FOR A HOTEL, ON APPLICATION FROM WHITESTONE HOSPITALITY, LOCATED ON 1.993 ACRES OF LAND GENERALLY AT 14930 LANDMARK BOULEVARD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE, PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE. PROVIDING FOR A REPEAL CLAUSE; AND PROVIDING FOR A PENALTY CLAUSE.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas, as required by State Statutes and the zoning ordinance of the Town of Addison, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, and helps promote the general welfare and safety of this community, now, therefore,

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

SECTION 1. That Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit for a hotel. Said zoning amendment shall be noted on the official zoning map of the Town of Addison, Texas, and is situated on the following described land:

BEING a 86,817 square feet or 1.993 acre tract of land, more or less, situated in the Josiah Pancoast Survey, Abstract No. 1148 and being a part of Block 2 of Quorum West, an addition to the Town of Addison, Dallas County, Texas according to the map thereof recorded in Volume 81005, Page 1454, Map Records of Dallas County, Texas and being more particularly described as follows (the bearings source for this description is taken from said map):

BEGINNING at a 1/2 inch iron rod found in the easterly line of Landmark Boulevard (an 80 foot right of way), said point being southerly a distance of 492.60 feet from the

intersection of the easterly line of said Landmark Boulevard with the southerly line of Belt Line Road (a 100 foot right of way);

THENCE, N 89° 40' 37" E, departing the easterly line of Landmark Boulevard, a distance of 320.11 feet to a 1/2 inch iron rod found for a corner, said point being in the westerly line of the Quorum, an addition to the Town of Addison, Texas according to the map thereof recorded in Volume 79100, Page 1895, Map Records of Dallas County, Texas;

THENCE, S 01° 30' 57" E, with the westerly line of the said Quorum Addition, a distance of 307.44 feet to a point for a corner;

THENCE, S 00° 00' 07" W, departing said westerly line, a distance of 159.99 feet to a point for a corner:

THENCE, S 89° 59' 53" E, a distance of 2.74 feet to a point for a corner;

THENCE, S 15° 59' 51" E, a distance of 51.38 feet to a point for a corner, said point being in the northeasterly line of Landmark Boulevard and said point lying in a curve to the left with a central angle of 10° 34' 53", a radius of 1,304.44 feet, a chord bearing N 18° 55' 38" W, and a chord distance of 88.47 feet;

THENCE, along said curve, an arc distance of 88.49 feet to a point, said point being in the northeasterly line of Landmark Boulevard and said point lying in a curve to the left with a central angle of 01° 19' 21", a radius of 1,304.44 feet, a chord bearing N 21° 33' 18" W, and a chord distance of 30.11 feet;

THENCE, along said curve, an arc distance of 30.11 feet to a 1/2 inch iron rod found at a point of a reverse curve to the right with a central angle of 09° 58' 50", a radius of 1,323.31 feet, a chord bearing N 17° 13' 32" W, and a chord distance of 230.22 feet;

THENCE, northwesterly continuing with the easterly line of Landmark Boulevard and along said curve, an arc distance of 230.51 feet to the POINT OF BEGINNING.

SECTION 2. That the special use permit for a hotel is granted to the specific development plans proposed, and the above-described property shall be developed in accordance with the plans attached hereto and a part hereof for all purposes.

SECTION 3. That the special use permit for the hotel shall be granted subject to the following special conditions:

- The applicant shall provide the Town official height determination from the FAA (form 7460-1) before a building permit is issued.

- The property owner shall provide an Avigation Easement to the Town prior to the issuance of a building permit for the project.

SECTION 4. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

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

SECTION 6. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 13th day of May, 2014.


MAYOR

ATTEST:

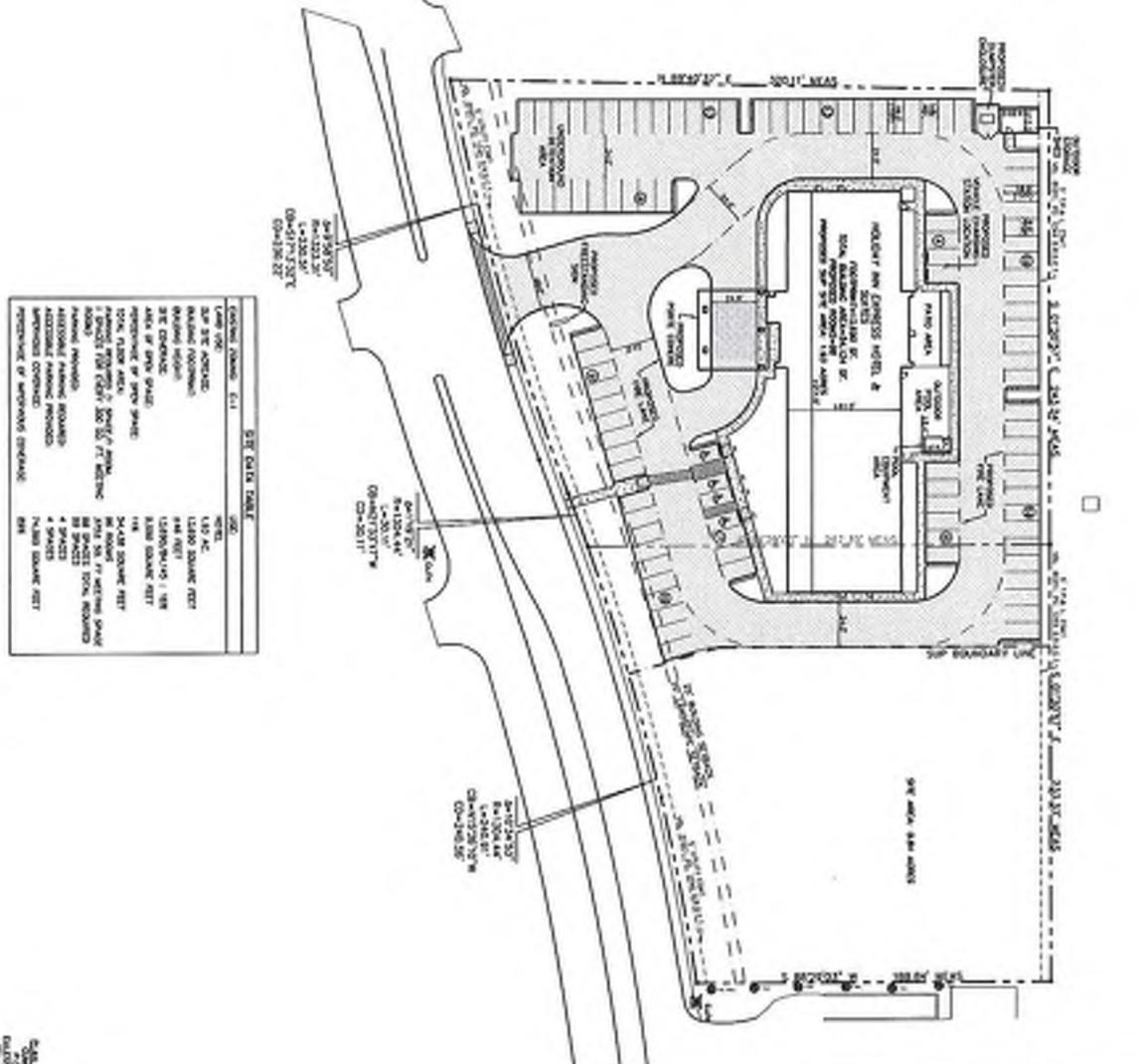

CITY SECRETARY

CASE NO. 1691-SUP/Holiday Inn Express

APPROVED AS TO FORM:


ASSISTANT TO THE CITY MANAGER

Published on: _____



SITE DATA TABLE	
DESCRIPTION	AMOUNT
LAND AREA	1,110,000 SQ. FT.
APR. 20% IMPROVED	222,000 SQ. FT.
REMAINING (UNIMPROVED)	888,000 SQ. FT.
APR. 20% IMPROVED	177,600 SQ. FT.
REMAINING (UNIMPROVED)	710,400 SQ. FT.
APR. 20% IMPROVED	141,120 SQ. FT.
REMAINING (UNIMPROVED)	569,280 SQ. FT.
APR. 20% IMPROVED	112,896 SQ. FT.
REMAINING (UNIMPROVED)	456,384 SQ. FT.
APR. 20% IMPROVED	90,317 SQ. FT.
REMAINING (UNIMPROVED)	366,067 SQ. FT.
APR. 20% IMPROVED	72,254 SQ. FT.
REMAINING (UNIMPROVED)	293,813 SQ. FT.
APR. 20% IMPROVED	57,803 SQ. FT.
REMAINING (UNIMPROVED)	236,010 SQ. FT.
APR. 20% IMPROVED	46,242 SQ. FT.
REMAINING (UNIMPROVED)	189,768 SQ. FT.
APR. 20% IMPROVED	37,000 SQ. FT.
REMAINING (UNIMPROVED)	152,768 SQ. FT.
APR. 20% IMPROVED	29,600 SQ. FT.
REMAINING (UNIMPROVED)	123,168 SQ. FT.
APR. 20% IMPROVED	23,680 SQ. FT.
REMAINING (UNIMPROVED)	99,488 SQ. FT.
APR. 20% IMPROVED	18,944 SQ. FT.
REMAINING (UNIMPROVED)	80,544 SQ. FT.
APR. 20% IMPROVED	15,155 SQ. FT.
REMAINING (UNIMPROVED)	65,389 SQ. FT.
APR. 20% IMPROVED	12,124 SQ. FT.
REMAINING (UNIMPROVED)	53,265 SQ. FT.
APR. 20% IMPROVED	9,700 SQ. FT.
REMAINING (UNIMPROVED)	43,565 SQ. FT.
APR. 20% IMPROVED	7,760 SQ. FT.
REMAINING (UNIMPROVED)	35,805 SQ. FT.
APR. 20% IMPROVED	6,208 SQ. FT.
REMAINING (UNIMPROVED)	29,597 SQ. FT.
APR. 20% IMPROVED	5,006 SQ. FT.
REMAINING (UNIMPROVED)	24,591 SQ. FT.
APR. 20% IMPROVED	4,005 SQ. FT.
REMAINING (UNIMPROVED)	20,000 SQ. FT.
APR. 20% IMPROVED	3,204 SQ. FT.
REMAINING (UNIMPROVED)	16,000 SQ. FT.
APR. 20% IMPROVED	2,563 SQ. FT.
REMAINING (UNIMPROVED)	12,800 SQ. FT.
APR. 20% IMPROVED	2,050 SQ. FT.
REMAINING (UNIMPROVED)	10,250 SQ. FT.
APR. 20% IMPROVED	1,640 SQ. FT.
REMAINING (UNIMPROVED)	8,200 SQ. FT.
APR. 20% IMPROVED	1,312 SQ. FT.
REMAINING (UNIMPROVED)	6,560 SQ. FT.
APR. 20% IMPROVED	1,050 SQ. FT.
REMAINING (UNIMPROVED)	5,250 SQ. FT.
APR. 20% IMPROVED	840 SQ. FT.
REMAINING (UNIMPROVED)	4,200 SQ. FT.
APR. 20% IMPROVED	672 SQ. FT.
REMAINING (UNIMPROVED)	3,360 SQ. FT.
APR. 20% IMPROVED	538 SQ. FT.
REMAINING (UNIMPROVED)	2,692 SQ. FT.
APR. 20% IMPROVED	430 SQ. FT.
REMAINING (UNIMPROVED)	2,150 SQ. FT.
APR. 20% IMPROVED	344 SQ. FT.
REMAINING (UNIMPROVED)	1,716 SQ. FT.
APR. 20% IMPROVED	275 SQ. FT.
REMAINING (UNIMPROVED)	1,375 SQ. FT.
APR. 20% IMPROVED	220 SQ. FT.
REMAINING (UNIMPROVED)	1,100 SQ. FT.
APR. 20% IMPROVED	176 SQ. FT.
REMAINING (UNIMPROVED)	880 SQ. FT.
APR. 20% IMPROVED	141 SQ. FT.
REMAINING (UNIMPROVED)	704 SQ. FT.
APR. 20% IMPROVED	113 SQ. FT.
REMAINING (UNIMPROVED)	560 SQ. FT.
APR. 20% IMPROVED	90 SQ. FT.
REMAINING (UNIMPROVED)	450 SQ. FT.
APR. 20% IMPROVED	72 SQ. FT.
REMAINING (UNIMPROVED)	360 SQ. FT.
APR. 20% IMPROVED	58 SQ. FT.
REMAINING (UNIMPROVED)	288 SQ. FT.
APR. 20% IMPROVED	46 SQ. FT.
REMAINING (UNIMPROVED)	230 SQ. FT.
APR. 20% IMPROVED	37 SQ. FT.
REMAINING (UNIMPROVED)	184 SQ. FT.
APR. 20% IMPROVED	30 SQ. FT.
REMAINING (UNIMPROVED)	147 SQ. FT.
APR. 20% IMPROVED	24 SQ. FT.
REMAINING (UNIMPROVED)	118 SQ. FT.
APR. 20% IMPROVED	19 SQ. FT.
REMAINING (UNIMPROVED)	94 SQ. FT.
APR. 20% IMPROVED	15 SQ. FT.
REMAINING (UNIMPROVED)	75 SQ. FT.
APR. 20% IMPROVED	12 SQ. FT.
REMAINING (UNIMPROVED)	60 SQ. FT.
APR. 20% IMPROVED	10 SQ. FT.
REMAINING (UNIMPROVED)	50 SQ. FT.
APR. 20% IMPROVED	8 SQ. FT.
REMAINING (UNIMPROVED)	40 SQ. FT.
APR. 20% IMPROVED	6 SQ. FT.
REMAINING (UNIMPROVED)	32 SQ. FT.
APR. 20% IMPROVED	5 SQ. FT.
REMAINING (UNIMPROVED)	25 SQ. FT.
APR. 20% IMPROVED	4 SQ. FT.
REMAINING (UNIMPROVED)	20 SQ. FT.
APR. 20% IMPROVED	3 SQ. FT.
REMAINING (UNIMPROVED)	15 SQ. FT.
APR. 20% IMPROVED	2 SQ. FT.
REMAINING (UNIMPROVED)	12 SQ. FT.
APR. 20% IMPROVED	2 SQ. FT.
REMAINING (UNIMPROVED)	10 SQ. FT.
APR. 20% IMPROVED	1 SQ. FT.
REMAINING (UNIMPROVED)	8 SQ. FT.
APR. 20% IMPROVED	1 SQ. FT.
REMAINING (UNIMPROVED)	7 SQ. FT.
APR. 20% IMPROVED	1 SQ. FT.
REMAINING (UNIMPROVED)	6 SQ. FT.
APR. 20% IMPROVED	1 SQ. FT.
REMAINING (UNIMPROVED)	5 SQ. FT.
APR. 20% IMPROVED	1 SQ. FT.
REMAINING (UNIMPROVED)	4 SQ. FT.
APR. 20% IMPROVED	1 SQ. FT.
REMAINING (UNIMPROVED)	3 SQ. FT.
APR. 20% IMPROVED	1 SQ. FT.
REMAINING (UNIMPROVED)	2 SQ. FT.
APR. 20% IMPROVED	1 SQ. FT.
REMAINING (UNIMPROVED)	1 SQ. FT.

DATE: 08/11/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN

PROJECT NO.: 111111
 SHEET NO.: 1 OF 1

PART OF BLOCK 2, OF QUORUM WEST
 AN ADDITION TO THE TOWN OF
 ADDISON, DALLAS COUNTY, TEXAS



- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - PROPOSED PARKING SPACES 8' W x 16' W
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED SIDEWALK AVENUE
 - PROPOSED PER LOT

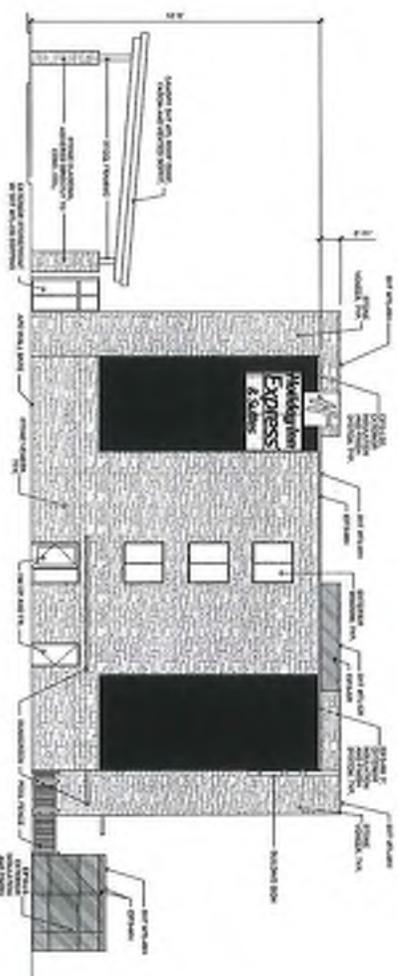


SPECIAL USE PERMIT SITE PLAN
 HOLIDAY INN EXPRESS ON LANDMARK BOULEVARD
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS

NO. 0000000000
 DATE: 08/11/11
 SHEET NUMBER: 1 OF 1

Cumulus Design
 Firm #14810
 2080 N. Highway 260, Suite 240
 Grand Prairie, Texas 75050
 Tel. 214.235.0087

DATE: 08/11/11	PROJECT NUMBER: 111111
DATE: 08/11/11	SHEET NUMBER: 1 OF 1
DATE: 08/11/11	SP



2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION

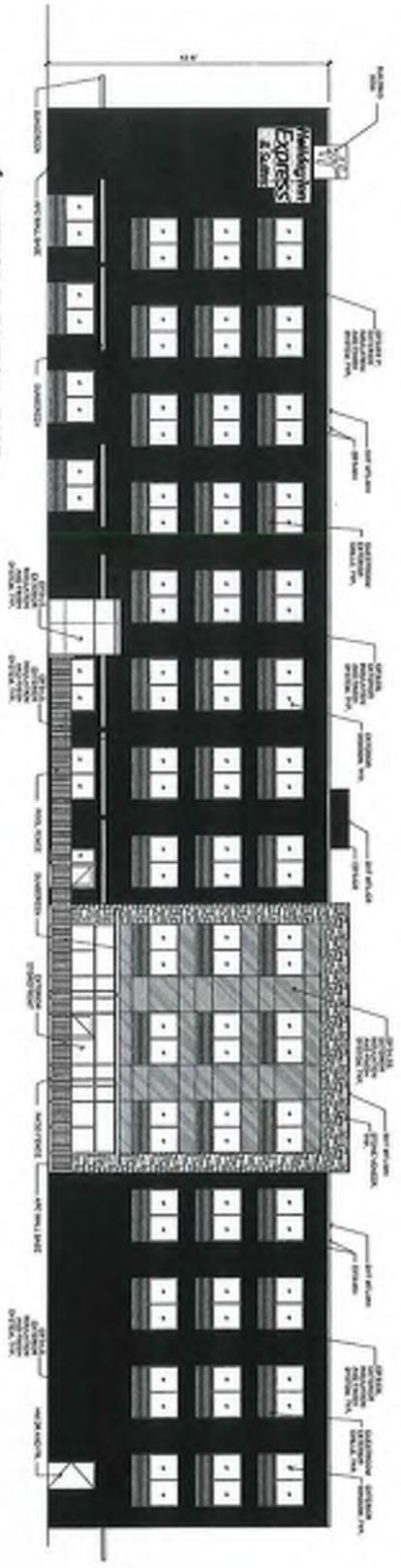
GENERAL NOTES:
 1. ALL EXTERIOR SURFACES SHALL BE FINISHED WITH THE MATERIALS AND METHODS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR SURFACES SHALL BE FINISHED WITH THE MATERIALS AND METHODS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR SURFACES SHALL BE FINISHED WITH THE MATERIALS AND METHODS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.
 4. ALL EXTERIOR SURFACES SHALL BE FINISHED WITH THE MATERIALS AND METHODS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.
 5. ALL EXTERIOR SURFACES SHALL BE FINISHED WITH THE MATERIALS AND METHODS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.
 6. ALL EXTERIOR SURFACES SHALL BE FINISHED WITH THE MATERIALS AND METHODS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.
 7. ALL EXTERIOR SURFACES SHALL BE FINISHED WITH THE MATERIALS AND METHODS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.
 8. ALL EXTERIOR SURFACES SHALL BE FINISHED WITH THE MATERIALS AND METHODS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.
 9. ALL EXTERIOR SURFACES SHALL BE FINISHED WITH THE MATERIALS AND METHODS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.
 10. ALL EXTERIOR SURFACES SHALL BE FINISHED WITH THE MATERIALS AND METHODS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.

EAST ELEVATION

MATERIAL/COMPOSITION	AREA (S.F.)	AREA (SQ. FT.)
BRICK	8,127	29%
STONE	247	6%
ALUMINUM/STEEL	1,000	3%
METAL	217	4%
TOTAL	8,691	100%

SOUTH ELEVATION

MATERIAL/COMPOSITION	AREA (S.F.)	AREA (SQ. FT.)
BRICK	1,028	25%
STONE	2,020	45%
ALUMINUM/STEEL	8	2%
METAL	46	1%
TOTAL	3,102	100%



1 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS

A302
04/20/2014

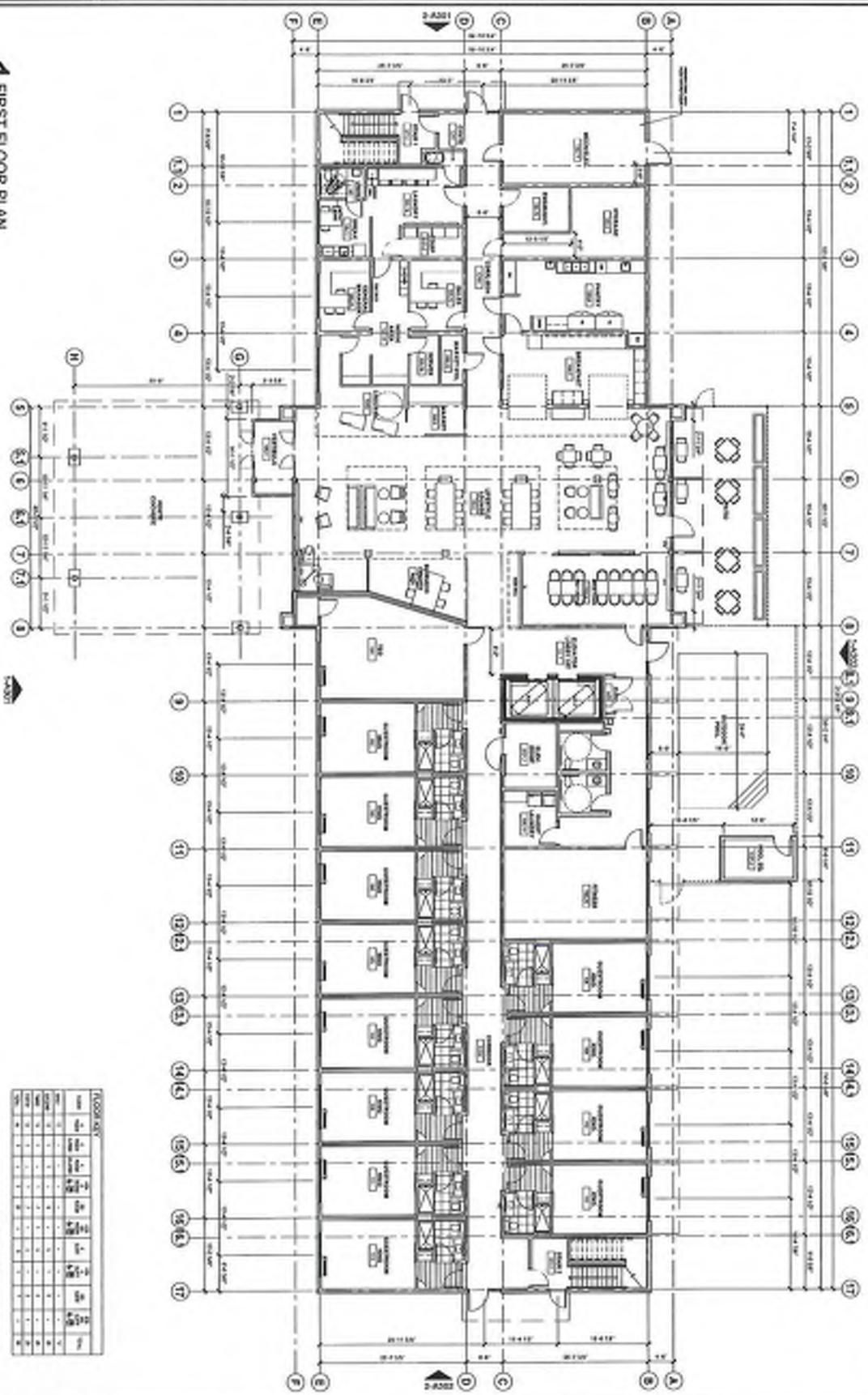
PROJECT: [REDACTED]
 CLIENT: [REDACTED]
 DATE: [REDACTED]
 DRAWING NO.: [REDACTED]

City of Addison, Texas

Preced, DTS Lodging, Inc.
 2000 Cottonwood Valley Cir S.
 Irving, Texas 75028
 Cell: 408.222.8668

REINHOLD CONSULTING, LLC

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

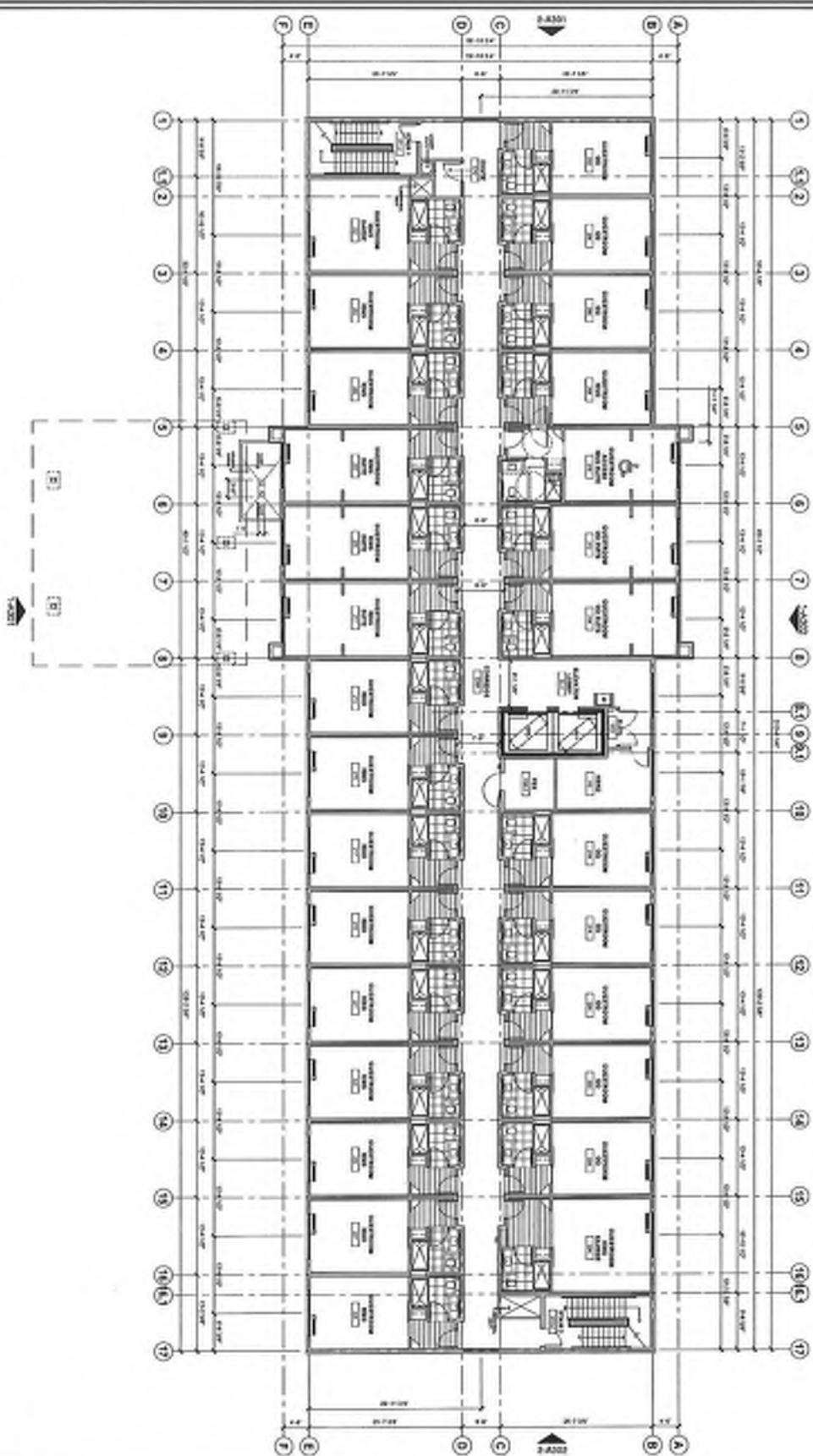


FLOOR AREA	1000 SQ. FT.	2000 SQ. FT.	3000 SQ. FT.	4000 SQ. FT.	5000 SQ. FT.	6000 SQ. FT.	7000 SQ. FT.	8000 SQ. FT.	9000 SQ. FT.	10000 SQ. FT.
FIRST FLOOR	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000
SECOND FLOOR	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000
THIRD FLOOR	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000
FOURTH FLOOR	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000
FIFTH FLOOR	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000
SUBTOTAL	5000	10000	15000	20000	25000	30000	35000	40000	45000	50000

FIRST FLOOR PLAN - OUTDOOR POOL

<p>DATE: 04/26/2014</p>	<p>A101</p>	<p>PROJECT: _____</p>	<p>REVISIONS: _____</p>	<p>DATE: _____</p>	 <p>Hilltop Engineers www.hilltop.com</p>	<p>Principal, DTS Lodging Inc. 2009 Cottonwood Valley Cir S. Irving, Texas 75038 Cell: 469.222.6968</p>	<p>_____</p>	 <p>Kuehnle & Associates ARCHITECTS, INC.</p>
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1 SECOND FLOOR PLAN



04/20/2014
A102

OWNER:

DESIGNER:

DATE:

PROJECT:

NO.:

SCALE:

DATE:

BY:

CHECKED:

DATE:

PROJECT:

NO.:

SCALE:

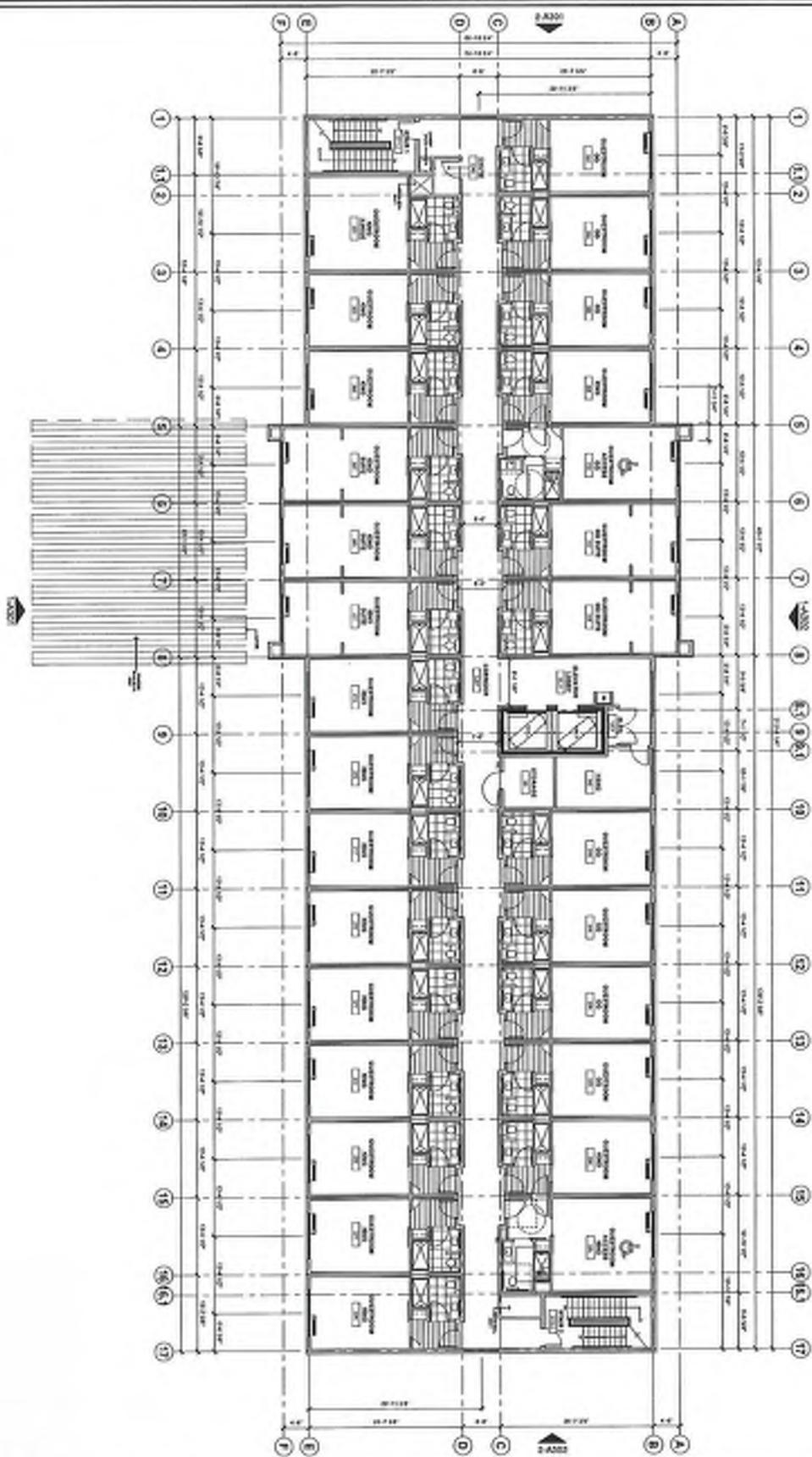
DATE:

H HARRINGTON
ARCHITECTS
2009 Cottonwood Valley Cir S.
Irving, Texas 75038
Cell: 408.322.6999

Principal, DTS Lodging Inc.
2009 Cottonwood Valley Cir S.
Irving, Texas 75038
Cell: 408.322.6999

BISHHOFF
CONSULTING, LLC

↑ THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



A103
04/22/2014

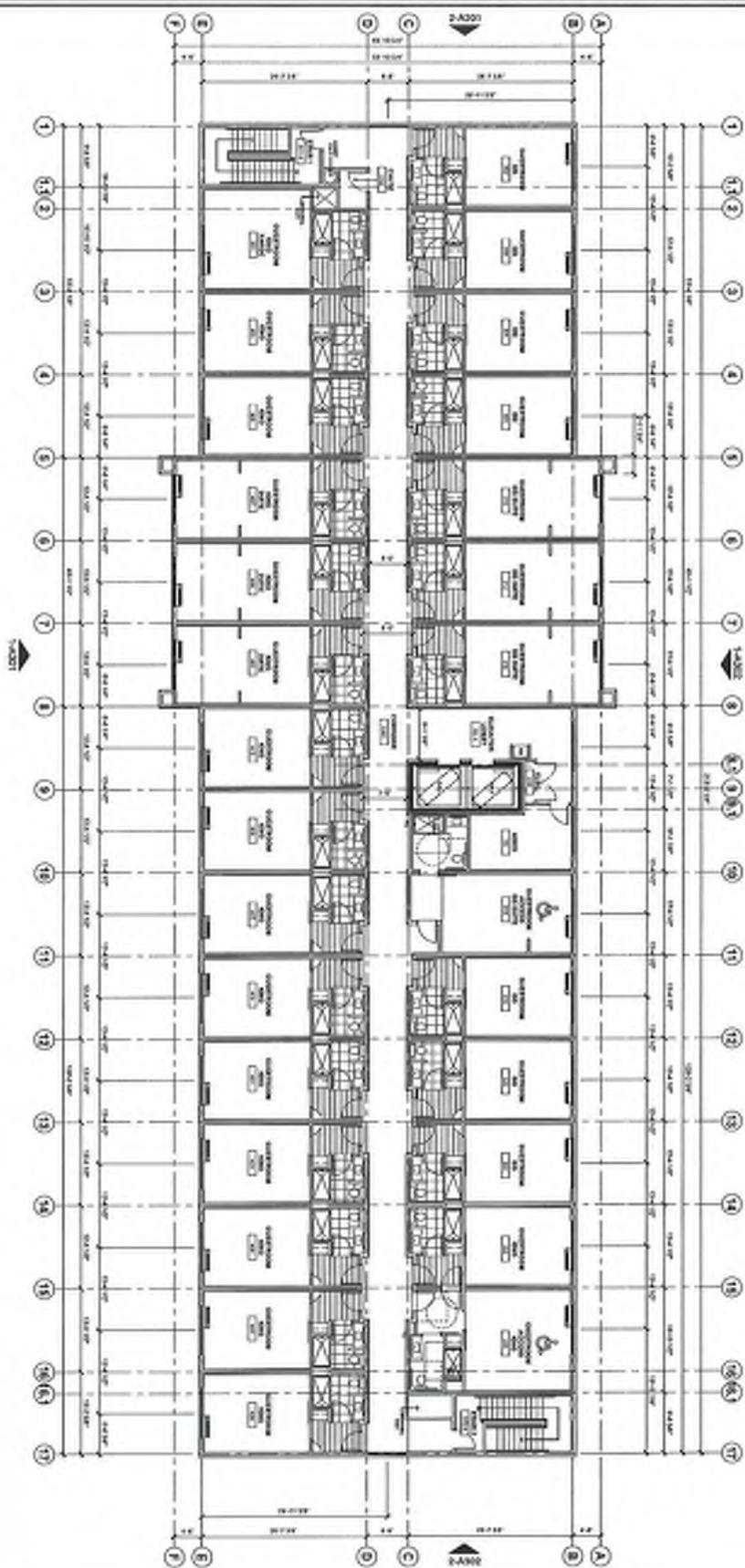
NO. OF SHEETS	1
TOTAL NO. OF SHEETS	1
DATE	04/22/2014
PROJECT	OTIS LODGING
OWNER	OTIS LODGING
DESIGNER	WRIGHT ENGINEERS
CHECKED BY	
DATE	

WRIGHT ENGINEERS
City of Addison, Texas

Principal, OTIS Lodging Inc.
2009 Cottonwood Valley Co. B.
Irving, Texas 75038
Cell: 469.222.6968

ALPHACORP
CORPORATION

1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



<p>PROJECT: A104 DATE: 04/20/2014</p>	<p>OWNER: MULTIPLYING EDWARDS 2009 Cottonwood Valley Cir S. Irving, Texas 75038 Cell: 469.222.6966</p>	<p>DESIGNER: DESIGN FOUR ARCHITECTS, P.C. 2009 Cottonwood Valley Cir S. Irving, Texas 75038 Cell: 469.222.6966</p>
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