



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

TUESDAY, May 21, 2024

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

6:00 P.M. REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison Conference Center, 15650 Addison Road, Addison, Texas 75001 on Tuesday, May 21, 2024 at 6:00 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. 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

Planning & Zoning Commission Purpose Statement

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 March 19, 2024 Planning and Zoning Commission Meeting.

2. Consider Action on the minutes from the April 16, 2024 Planning and Zoning Commission Meeting.

Regular Agenda:

3. Hold a public hearing, present, discuss, and consider action on a request to amend Planned Development (PD) District, Ordinance O22-3, for a 10.88-acre property located at the southeast corner of Belt Line Road and Montfort Drive, addressed as 5290 and 5294 Belt Line Road, in order to modify the development plans to allow for the construction of a covered parking structure and dumpster enclosure. Case 1907-Z/Prestonwood Place Amendment.

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 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, Director of Development & Neighborhood Services
DATE POSTED: _____
TIME POSTED: _____
DATE REMOVED FROM BULLETIN BOARD: _____
REMOVED BY: _____

Planning & Zoning Commission

1.

Meeting Date: 05/21/2024

Agenda Caption:

Consider Action on the minutes from the March 19, 2024 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the March 19, 2024 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the March 19, 2024 Planning and Zoning Commission

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

March 19, 2024

6:00 P.M. - Council Chambers

Addison Conference Center, 15650 Addison Road, Addison, TX 75001

Note: Commissioner Jimmy Barker participated remotely via video conference for a portion of the meeting. Due to connectivity issues, Commissioner Barker was unable to participate for the entirety of the meeting and is identified as ABSENT for those items he did not vote on.

Present: Chair Denise Fansler; Vice Chair Diane Chavez; Commissioner Jimmy Barker;
Commissioner Tom Braun; Commissioner EJ Copeland; Commissioner Chelsey Smith

Absent:

Call Meeting to Order

Chair Fansler called the meeting to order.

Pledge of Allegiance

Chair Fansler 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 February 20, 2024 Planning and Zoning Commission Meeting.

Motion: Recommend approval, as presented.

Moved by Commissioner Tom Braun, Seconded by Vice Chair Diane Chavez

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith

Passed

2. Present, discuss, and consider action on a Replat for AIC, Lot 1R, Block A for a multi-building office/warehouse development on 12.22± acres located at the southwest corner of Addison Road and Excel Parkway, addressed as 16675 Addison Road. Case R2024-01/Addison Innovation Center (AIC).

Lesley Nyp, Planning and Development Manager, presented the request for approval of a Replat for AIC, Lot 1R, Block A for a multi-building office/warehouse development on 12.22± acres located at the southwest corner of Addison Road and Excel Parkway, addressed as 16675 Addison Road.

Motion: Recommend approval, as presented.

Moved by Vice Chair Diane Chavez, Seconded by Commissioner Chelsey Smith

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith

Passed

Regular Agenda:

3. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) to allow a Private School on a portion of an 8.67± acre property located south of Proton Drive and approximately 600 feet west of Midway Road (14295 Midway Road), that is currently zoned Planned Development (PD), through Ordinance No. 625. Case 1906-Z/14295 Midway Road (Westwood Montessori).

Lesley Nyp, Planning and Development Manager, presented a request for a Special Use Permit (SUP) to allow a Private School on a portion of an 8.67± acre property located south of Proton Drive and approximately 600 feet west of Midway Road (14295 Midway Road), that is currently zoned Planned Development (PD), through Ordinance No. 625.

Westwood School is a private, nonsectarian, co-educational, Montessori Method-Internal Baccalaureate (IB) institution. The school was founded in 1986. The school currently operates at two different campuses (upper school and lower school) within Farmers Branch, east of Midway Road. They have operated at their current location since 2000.

The school has proposed to relocate and consolidate the two campuses within an existing office building at 14295 Midway Road. This request also includes the construction of a new gymnasium and associated open space and site improvements. The school currently has a school population of 289 students ranging from toddler to 12th grade.

Staff recommends approval of the request, with the following condition:

- A photometric plan shall be submitted with the Building Permit for staff review. Exterior lighting shall be directed and shielded in such a manner to not emit light beyond the west property line, onto residential property.

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

Applicant:

- Shawn Dalrymple, 7229 Yamini Drive

For:

- Tricia Stuart, 15755 Seabolt Place

Motion: Recommend approval of the request for a Special Use Permit to allow a private school, Case 1906-Z/14295 Midway Road (Westwood Montessori), as presented by staff, with an additional condition:

- The proposed perimeter fencing shall be 6-8 feet in height and constructed of iron.

Moved by Commissioner Tom Braun, Seconded by Vice Chair Diane Chavez

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith

Passed

4. Hold a public hearing, present, discuss, and consider action on a request to amend Planned Development (PD) Ordinance No. O23-8, for a 13.7± acre property generally located at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road, to allow a transit-oriented mixed used development comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas. Case 1910-Z/Addison Circle Station – Phase I Amendment.

Ken Schmidt, Director of Development Services, presented the staff report for the following requests:

- To amend Planned Development (PD) Ordinance No. O23-8, for a 13.7± acre property generally located at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road, to allow a transit-oriented mixed used development comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas (Case 1910-Z).
- To amend the development plans for Planned Development (PD) Ordinance No. O23-9, for a 2.0± acre property located at the southeast corner of Addison Road and Festival Way, to allow for the development of an office building with ground floor retail/restaurant uses, a parking structure, site access drives, and Addison Road and Festival Way streetscape improvements on and adjacent to the development site (Case 1894-Z).
- To amend the development plans for Planned Development (PD) Ordinance No. O23-10, for a 2.3± acre property located at the southwest corner of Quorum Drive and Festival Way, to allow for the development of a multifamily residential tower with ground floor retail/restaurant uses, and Festival Way and Quorum Drive streetscape improvements on and adjacent to the development site (Case 1895-Z).

(Note: Agenda Items 4, 5, and 6 were presented and considered together.)

Staff recommend postponing the request to the April 16, 2024

Planning and Zoning Commission meeting.

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

Applicant:

- Taylor Bowen, 5057 Keller Spring Road
- Collin Moore, 5718 Amherst Avenue
- Brad Cooke, 7119 Haverford Drive

On:

- Ron Whitehead, 3919 Bobbin Lane
- Tricia Stuart, 15755 Seabolt Drive

For:

- Conrad Ornstein, 5015 Meridian Lane (Did not wish to speak but issued support for the record)

Against:

- Mike O'Neal, 5021 Morris Avenue

Motion: Postpone the request to the April 16, 2024 Planning and Zoning Commission meeting.

Moved by Vice Chair Diane Chavez, Seconded by Commissioner EJ Copeland

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith

Other: Commissioner Jimmy Barker (ABSENT)

Passed

5. Hold a public hearing, present, discuss, and consider action on a request to amend the development plans for Planned Development (PD) Ordinance No. O23-9, for a 2.0± acre property located at the southeast corner of Addison Road and Festival Way, to allow for the development of an office building with ground floor retail/restaurant uses, a parking structure, site access drives, and Addison Road and Festival Way streetscape improvements on and adjacent to the development site. Case 1894-Z/Office & Parking Structure, Addison

Circle Station – Phase I Amendment.

Ken Schmidt, Director of Development Services, presented the staff report for the following requests:

- To amend Planned Development (PD) Ordinance No. O23-8, for a 13.7± acre property generally located at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road, to allow a transit-oriented mixed used development comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas (Case 1910-Z).
- To amend the development plans for Planned Development (PD) Ordinance No. O23-9, for a 2.0± acre property located at the southeast corner of Addison Road and Festival Way, to allow for the development of an office building with ground floor retail/restaurant uses, a parking structure, site access drives, and Addison Road and Festival Way streetscape improvements on and adjacent to the development site (Case 1894-Z).
- To amend the development plans for Planned Development (PD) Ordinance No. O23-10, for a 2.3± acre property located at the southwest corner of Quorum Drive and Festival Way, to allow for the development of a multifamily residential tower with ground floor retail/restaurant uses, and Festival Way and Quorum Drive streetscape improvements on and adjacent to the development site (Case 1895-Z).

(Note: Agenda Items 4, 5, and 6 were presented and considered together.)

Staff recommend postponing the request to the April 16, 2024 Planning and Zoning Commission meeting.

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

Applicant:

- Taylor Bowen, 5057 Keller Spring Road
- Collin Moore, 5718 Amherst Avenue
- Brad Cooke, 7119 Haverford Drive

On:

- Ron Whitehead, 3919 Bobbin Lane
- Tricia Stuart, 15755 Seabolt Drive

For:

- Conrad Ornstein, 5015 Meridian Lane (Did not wish to speak but issued support for the record)

Against:

- Mike O'Neal, 5021 Morris Avenue

Motion: Postpone the request to the April 16, 2024 Planning and Zoning Commission meeting.

Moved by Vice Chair Diane Chavez, Seconded by Commissioner EJ Copeland

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith

Other: Commissioner Jimmy Barker (ABSENT)

Passed

6. Hold a public hearing, present, discuss, and consider action on a request to amend the development plans for Planned Development (PD) Ordinance No. O23-10, for a 2.3± acre property located at the southwest corner of Quorum Drive and Festival Way, to allow for the development of a multifamily residential tower with ground floor retail/restaurant uses, and Festival Way and Quorum Drive streetscape improvements on and adjacent to the development site. Case 1895-Z/Multifamily Tower, Addison Circle Station – Phase I Amendment.

Ken Schmidt, Director of Development Services, presented the staff report for the following requests:

- To amend Planned Development (PD) Ordinance No. O23-8, for a 13.7± acre property generally located at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road, to allow a transit-oriented mixed used development comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas (Case 1910-Z).
- To amend the development plans for Planned Development (PD) Ordinance No. O23-9, for a 2.0± acre property located at the

southeast corner of Addison Road and Festival Way, to allow for the development of an office building with ground floor retail/restaurant uses, a parking structure, site access drives, and Addison Road and Festival Way streetscape improvements on and adjacent to the development site (Case 1894-Z).

- To amend the development plans for Planned Development (PD) Ordinance No. O23-10, for a 2.3± acre property located at the southwest corner of Quorum Drive and Festival Way, to allow for the development of a multifamily residential tower with ground floor retail/restaurant uses, and Festival Way and Quorum Drive streetscape improvements on and adjacent to the development site (Case 1895-Z).

(Note: Agenda Items 4, 5, and 6 were presented and considered together.)

Staff recommend postponing the request to the April 16, 2024 Planning and Zoning Commission meeting.

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

Applicant:

- Taylor Bowen, 5057 Keller Spring Road
- Collin Moore, 5718 Amherst Avenue
- Brad Cooke, 7119 Haverford Drive

On:

- Ron Whitehead, 3919 Bobbin Lane
- Tricia Stuart, 15755 Seabolt Drive

For:

- Conrad Ornstein, 5015 Meridian Lane (Did not wish to speak but issued support for the record)

Against:

- Mike O'Neal, 5021 Morris Avenue

Motion: Postpone the request to the April 16, 2024 Planning and Zoning Commission meeting.

Moved by Vice Chair Diane Chavez, Seconded by Commissioner EJ Copeland

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith

Other: Commissioner Jimmy Barker (ABSENT)

Passed

7. Present, discuss, and consider action on the 2023 Planning and Zoning Commission Annual Report.

Lesley Nyp, Planning and Development Manager, presented the 2023 Planning and Zoning Commisison Annual Report.

Motion: Recommend approval, as presented.

Moved by Commissioner Tom Braun, Seconded by Vice Chair Diane Chavez

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith

Other: Commissioner Jimmy Barker (ABSENT)

Passed

8. Present, Discuss, and Consider Action on the 2024 Planning and Development Work Plan.

Lesley Nyp, Planning and Development Manager, presented the 2024 Planning and Zoning Commission Work Plan.

Motion: Recommend approval, as presented.

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith

Other: Commissioner Jimmy Barker (ABSENT)

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 take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

Ron Whitehead, 3919 Bobbin Lane, shared concerns with how Tree Mitigation Funds are utilized.

Adjourn Meeting

Chair Fansler adjourned the 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.

Planning & Zoning Commission

2.

Meeting Date: 05/21/2024

Agenda Caption:

Consider Action on the minutes from the April 16, 2024 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the April 16, 2024 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the April 16, 2024 Planning and Zoning Commission

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

April 16, 2024

6:00 P.M. - Council Chambers

Addison Conference Center, 15650 Addison Road, Addison, TX 75001

Present: Chair Denise Fansler; Vice Chair Diane Chavez; Commissioner Jimmy Barker;
Commissioner Tom Braun; Commissioner EJ Copeland; Commissioner Chelsey Smith;
Commissioner Tyler Sommers

Call Meeting to Order

Chair Fansler called the meeting to order.

Pledge of Allegiance

Chair Fansler 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 February 29, 2024 Joint City Council and Planning and Zoning Commission Meeting.

Motion: Recommend approval, as presented.

Moved by Commissioner Tom Braun, Seconded by Vice Chair Diane Chavez

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

Passed

Regular Agenda:

2. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 14941 Midway Road, that is currently zoned Planned Development (PD), through Ordinance No. 091-066, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1908-SUP/14941 Midway Road (Rodeo Goat).

Lesley Nyp, Interim Director of Development Services, presented a request for a Special Use Permit (SUP) for property located at 14941 Midway Road, that is currently zoned Planned Development (PD), through Ordinance No. 091-066, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption.

Rodeo Goat is a burger restaurant and bar, exemplifying the atmosphere of a Texas rodeo. The concept began in Dallas and has expanded to Fort Worth, Plano, Irving, Rockwall, Denton, and Houston. The restaurant's menu includes a wide variety of burgers, salads, sides, and desserts. The bar will offer cocktails and beer.

The restaurant will utilize the existing 6,013 square foot building. A new patio is proposed at the front of the building, which will provide 1,706 square feet of outdoor dining space. Rodeo Goat proposes to offer alcohol sales for on-premises consumption. The proposed operating hours are 11:00 am – 10:00 pm, Sunday through Thursday and 11:00 am – 11:00 pm on Friday and Saturday. It is anticipated that Rodeo Goat will have a total of 60 employees.

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.

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

Applicant:

- Shannon Wynne, 3601 Normandy Avenue

Motion: Recommend approval of Special Use Permit, Case 1908-SUP/14941 Midway Road (Rodeo Goat), as presented.

Moved by Vice Chair Diane Chavez, Seconded by Commissioner Chelsey Smith

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

Passed

3. 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. O23-39, for a 0.57± acre property located at 4900 Arapaho Road, to allow automobile storage, within a 5-story mixed-use building. Case 1912-Z/4900 Arapaho Road (One Addison Place PD Amendment II).

Lesley Nyp, Interim Director of Development Services, presented a request to amend the permitted uses and development plans for Planned Development (PD) Ordinance No. O23-39, for a 0.57± acre property located at 4900 Arapaho Road, to allow automobile storage, within a 5-story mixed-use building.

On November 10, 2020, the City Council approved the rezoning of the property to Planned Development (PD) District, through Ordinance O20-53, based on the Urban Center (UC) district. PD, Ordinance No. O20-53 prohibited residential uses because it was within the noise contour.

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. The PD was amended and restated through Ordinance No. O23-39, which allows a maximum of one multi-family unit on site.

This PD amendment request is to modify the permitted uses to allow indoor vehicle storage and to modify the landscape plan for the site.

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

- Mechanical ventilation shall be provided in accordance with all applicable building codes.

- All indoor automobile storage must be fully screened within the interior of the building. Outdoor storage is not permitted.
- Indoor automobile storage shall be limited to a maximum of 8,854 square feet.

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

Applicant:

- Tyler Adams, 100 North Cottonwood Road

Motion: Recommend approval of Planned Development Amendment, Case 1912-Z/4900 Arapaho Road (One Addison Place PD Amendment II), as presented.

Moved by Commissioner Tom Braun, Seconded by Commissioner EJ Copeland

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

Passed

4. Hold a public hearing, present, discuss, and consider action on a request to amend the concept plan established by Planned Development (PD) Ordinance No. O07-034 and amended by PD Ordinance No. O16-017, for a 15.173± acre property generally located at the terminus of Ponte Avenue, south of Vitruvian Park and west of Bella Lane, to allow for the future development of a phased multifamily development comprised of 1,144 multifamily dwelling units and associated amenities. Case 1904-Z/Vitruvian, Block 300 Amendment (Vitruvian, Block 300).

Lesley Nyp, Interim Director of Development Services, presented a request to amend the concept plan established by Planned Development (PD) Ordinance No. O07-034 and amended by PD Ordinance No. O16-017, for a 15.173± acre property generally located at the terminus of Ponte Avenue, south of Vitruvian Park and west of Bella Lane, to allow for the future development of a phased multifamily development comprised of 1,144 multifamily dwelling units and associated amenities.

On October 9, 2007, UDR obtained approval to rezone approximately 99-acres south of Spring Valley Road, east of Marsh Lane, and north of Brookhaven College, to Planned Development District (PD), Ordinance No. 007-034. Six years later in 2013, the zoning for the project was expanded to include an additional 21.7 acres, which included the Brookhaven Village Shopping Center and the subject property situated at the southeast corner of Spring Valley Road and Vitruvian Way, with the approval of Ordinance No. O13-026.

In 2016, Ordinance No. O16-017 was approved, which amended the concept plan to incorporate additional retail and office within the development. The uses and development standards associated with the PD were also modified to allow for the revised concept plan. The concept plan was most recently amended in 2021, by Ordinance No. O21-45, to allow for the construction of the Villas at Fiori Townhomes at the southeast corner of Spring Valley Road and Vitruvian Way.

With this request, the applicant is proposing to amend the concept plan, specifically for Blocks 301, 302, and 303. These structures have previously been approved for multi-family residential.

Prior to obtaining building permits, a separate request will be required to consider approval of a development plan. It will be during the development plan review process that staff will confirm compliance with the concept plan and development standards approved within the PD.

Staff recommends approval of the request.

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

Applicant:

- Rob St. John, 1745 Shea Center Drive, Suite 200 Highlands Ranch, CO 80129

Motion: Recommend approval of Planned Development Amendment, Case 1904-Z/Vitruvian, Block 300 Amendment (Vitruvian, Block 300), as presented.

Moved by Commissioner Tom Braun, Seconded by Commissioner Tyler Sommers

AYE: Vice Chair Diane Chavez, Commissioner Jimmy Barker,
Commissioner Tom Braun, Commissioner EJ Copeland,
Commissioner Chelsey Smith, Commissioner Tyler Sommers

Other: Chair Denise Fansler (RECUSE)

Passed

5. Hold a public hearing, present, discuss, and consider action on a request to amend Planned Development (PD) Ordinance No. O23-8, for a 13.7± acre property generally located at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road, to allow a transit-oriented mixed used development comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas. Case 1910-Z/Addison Circle Station – Phase I Amendment.

Lesley Nyp, Interim Director of Development Services, presented the staff report for the following requests:

- To amend Planned Development (PD) Ordinance No. O23-8, for a 13.7± acre property generally located at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road, to allow a transit-oriented mixed used development comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas (Case 1910-Z).
- To amend the development plans for Planned Development (PD) Ordinance No. O23-9, for a 2.0± acre property located at the southeast corner of Addison Road and Festival Way, to allow for the development of an office building with ground floor retail/restaurant uses, a parking structure, site access drives, and Addison Road and Festival Way streetscape improvements on and adjacent to the development site (Case 1894-Z).
- To amend the development plans for Planned Development (PD) Ordinance No. O23-10, for a 2.3± acre property located at the southwest corner of Quorum Drive and Festival Way, to allow for the development of a multifamily residential tower with ground floor retail/restaurant uses, and Festival Way and Quorum Drive streetscape improvements on and adjacent to the development site (Case 1895-Z).

(Note: Agenda Items 5, 6, and 7 were presented together.)

Staff recommends approval of these requests subject to the following

conditions:

- The development is executed in accordance with the attached Concept Plan, Master Streetscape Plan, Permitted Uses & Development Standards, and the definitive agreements to be negotiated for the project.
- Lot 3, Block A will be fully entitled and constructed in accordance with the definitive agreements between the Town and Co-Developers.
- Lot 5X, Block A (Addison Road site access and surface parking lot) will be fully entitled prior to site infrastructure construction commencement and will be completed prior to issuance of a Certificate of Occupancy for Lots 1 and 2, Block A (QIP Office).
- Lot 1X, Block C (public open space) will be fully entitled prior to site infrastructure construction commencement and will be completed prior to issuance of a Certificate of Occupancy for Lot 1, Block B (AMLI Mid-Rise).
- Final public and private landscape and streetscape design shall be completed prior to the issuance of a permit for the construction of site infrastructure.
- Right-of-Way on Addison Road will be preserved to accommodate a northbound right-turn lane. If final traffic analysis determines a need for this right-turn lane improvement, it should be constructed concurrent to the first phase of this project.
- The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in private parking structures, are subject to execution of definitive agreements between the Town and Co-Developers.
- Building permit approval is subject to compliance with FAA Part 77 review for building height and final confirmation of residential building sites being situated outside of the 65 DNL noise contour.
- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be required components of the Project, which will be further defined in the Definitive Agreements (as defined in the PD Ordinance).

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

Applicant:

- Taylor Bowen, 5057 Keller Spring Road

On:

- Tricia Stuart, 15755 Seabolt Drive
- Ron Whitehead, 3919 Bobbin Lane

Motion: Recommend approval of the Planned Development amendment, Case 1910-Z/Addison Circle Station - Phase I Amendment, as presented.

Moved by Commissioner Tom Braun, Seconded by Vice Chair Diane Chavez

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

Passed

6. Hold a public hearing, present, discuss, and consider action on a request to amend the development plans for Planned Development (PD) Ordinance No. O23-9, for a 2.0± acre property located at the southeast corner of Addison Road and Festival Way, to allow for the development of an office building with ground floor retail/restaurant uses, a parking structure, site access drives, and Addison Road and Festival Way streetscape improvements on and adjacent to the development site. Case 1894-Z/Office & Parking Structure, Addison Circle Station – Phase I Amendment.

Lesley Nyp, Interim Director of Development Services, presented the staff report for the following requests:

- To amend Planned Development (PD) Ordinance No. O23-8, for a 13.7± acre property generally located at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road, to allow a transit-oriented mixed used development comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas (Case 1910-Z).
- To amend the development plans for Planned Development (PD) Ordinance No. O23-9, for a 2.0± acre property located at the southeast corner of Addison Road and Festival Way, to allow for the development of an office building with ground floor retail/restaurant uses, a parking structure, site access drives, and Addison Road and Festival Way streetscape improvements on and adjacent to the development site (Case 1894-Z).
- To amend the development plans for Planned Development (PD) Ordinance No. O23-10, for a 2.3± acre property located at the southwest corner of Quorum Drive and Festival Way, to allow for

the development of a multifamily residential tower with ground floor retail/restaurant uses, and Festival Way and Quorum Drive streetscape improvements on and adjacent to the development site (Case 1895-Z).

(Note: Agenda Items 5, 6, and 7 were presented together.)

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

- Final public and private landscape and streetscape design shall be completed prior to the issuance of a permit for the construction of site infrastructure.
- The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in private parking structures, are subject to execution of definitive agreements between the Town and Co-Developers.
- Building permit approval is subject to compliance with FAA Part 77 review for building height and final confirmation of residential building sites being situated outside the 65 DNL noise contour.
- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be required components of the Project, which will be further defined in the Definitive Agreements (as defined in the PD Ordinance).

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

Applicant:

- Taylor Bowen, 5057 Keller Spring Road

On:

- Tricia Stuart, 15755 Seabolt Drive
- Ron Whitehead, 3919 Bobbin Lane

Motion: Recommend approval of the Planned Development amendment, 1894-Z/Office & Parking Structure, Addison Circle Station – Phase I Amendment, as presented.

Moved by Vice Chair Diane Chavez, Seconded by Commissioner Chelsey Smith

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

Passed

7. Hold a public hearing, present, discuss, and consider action on a request to amend the development plans for Planned Development (PD) Ordinance No. O23-10, for a 2.3± acre property located at the southwest corner of Quorum Drive and Festival Way, to allow for the development of a multifamily residential tower with ground floor retail/restaurant uses, and Festival Way and Quorum Drive streetscape improvements on and adjacent to the development site. Case 1895-Z/Multifamily Tower, Addison Circle Station – Phase I Amendment.

Lesley Nyp, Interim Director of Development Services, presented the staff report for the following requests:

- To amend Planned Development (PD) Ordinance No. O23-8, for a 13.7± acre property generally located at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road, to allow a transit-oriented mixed used development comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas (Case 1910-Z).
- To amend the development plans for Planned Development (PD) Ordinance No. O23-9, for a 2.0± acre property located at the southeast corner of Addison Road and Festival Way, to allow for the development of an office building with ground floor retail/restaurant uses, a parking structure, site access drives, and Addison Road and Festival Way streetscape improvements on and adjacent to the development site (Case 1894-Z).
- To amend the development plans for Planned Development (PD) Ordinance No. O23-10, for a 2.3± acre property located at the southwest corner of Quorum Drive and Festival Way, to allow for the development of a multifamily residential tower with ground floor retail/restaurant uses, and Festival Way and Quorum Drive streetscape improvements on and adjacent to the development site (Case 1895-Z).

(Note: Agenda Items 5, 6, and 7 were presented together.)

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

- Final public and private landscape and streetscape design shall be completed prior to the issuance of a permit for the construction of site infrastructure.
- The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in private parking structures, are subject to execution of definitive agreements between the Town and Co-Developers.
- Building permit approval is subject to compliance with FAA Part 77 review for building height and final confirmation of residential building sites being situated outside of the 65 DNL noise contour.
- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be required components of the Project, which will be further defined in the Definitive Agreements (as defined in the PD Ordinance).

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

Applicant:

- Taylor Bowen, 5057 Keller Spring Road

On:

- Tricia Stuart, 15755 Seabolt Drive
- Ron Whitehead, 3919 Bobbin Lane

Motion: Recommend approval of the Planned Development amendment, 1895-Z/Multifamily Tower, Addison Circle Station – Phase I Amendment, as presented.

Moved by Vice Chair Diane Chavez, Seconded by Commissioner Tyler Sommers

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

NAY: Commissioner Jimmy Barker

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 take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

No citizens requested to address the Commission.

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

3.

Meeting Date: 05/21/2024

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request to amend Planned Development (PD) District, Ordinance O22-3, for a 10.88-acre property located at the southeast corner of Belt Line Road and Montfort Drive, addressed as 5290 and 5294 Belt Line Road, in order to modify the development plans to allow for the construction of a covered parking structure and dumpster enclosure. Case 1907-Z/Prestonwood Place Amendment.

Recommendation:

Administration recommends approval.

Attachments

1907-Z Staff Report

1907-Z Letter of Intent

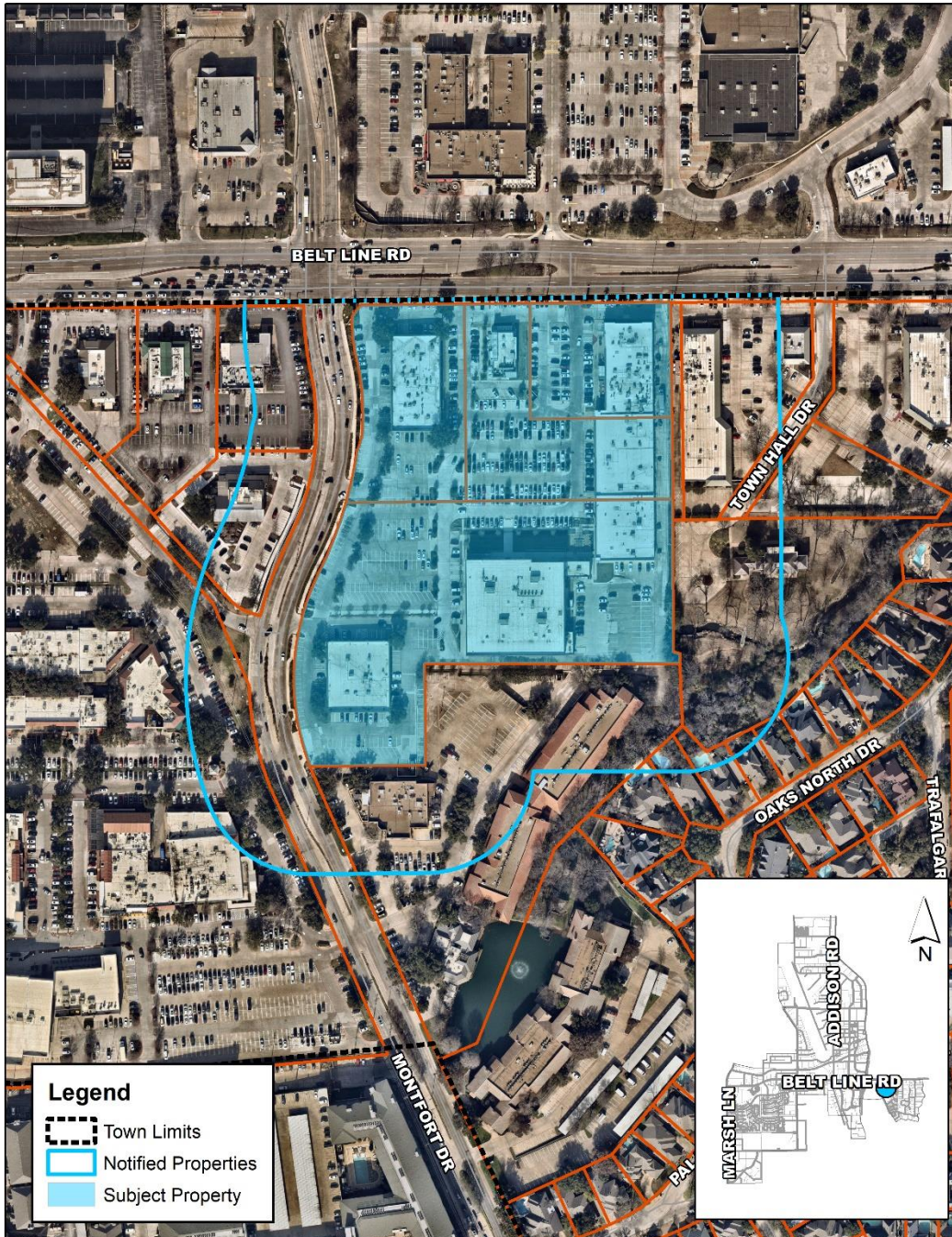
1907-Z Plans

Ordinance No. O22-3

1907-Z

PUBLIC HEARING Case 1907-Z/Prestonwood Place Amendment. Hold a public hearing, present, discuss, and consider action on a request to amend Planned Development (PD) District, Ordinance O22-3, for a 10.88-acre property located at the southeast corner of Belt Line Road and Montfort Drive, addressed as 5290 and 5294 Belt Line Road, in order to modify the development plans to allow for the construction of a covered parking structure and dumpster enclosure.

Location Map





May 21, 2024

STAFF REPORT

RE: 1907-Z/Prestonwood Place Amendment

LOCATION: Southeast corner of Belt Line Road and Montfort Drive, addressed as 5290 and 5294 Belt Line Road

REQUEST: To amend Planned Development (PD) District, Ordinance No. O22-3. (Application Date: 02/16/2024)

APPLICANT: Mike Feather, Kimley-Horn and Associates, on behalf of Kite Realty Group

DISCUSSION:

Background: This request is specific to the 10.88-acre property located at the southeast corner of Belt Line Road and Montfort Drive, addressed as 5290 and 5294 Belt Line Road. On January 11, 2022, the City Council approved the rezoning of the property to Planned Development (PD) District, through Ordinance O22-3.

This PD amendment request is to modify the site and landscape plan to add a dumpster enclosure and a covered parking structure for existing surface parking.

Proposed Plan: With this request, the property owner will construct a new dumpster enclosure. The new enclosure will be located immediately adjacent to an existing dumpster enclosure near the center of the site. This will occupy a portion of the site that is currently used as surface parking and landscaped area. The enclosure will be 7 feet tall.

The proposed covered parking structure will be 3,564 square feet and provide covered, surface parking for 22 vehicles. This structure will be located in the southeast corner of the site and is intended to be primarily used by the office tenants. The overall height of the parking structure is 9.5 feet at the center and will have a 7-foot vehicle clearance.

Parking: The total number of parking spaces on site is proposed to decrease by four (4) spaces to accommodate the new dumpster enclosure, resulting in 764 spaces. With this decrease, the site will still exceed the minimum parking requirement by 89 spaces. Ordinance No. O22-3 allows a mixed-use parking ratio of 1 space for each 200 square feet of gross floor area.

Exterior Facades: No modifications are proposed to the exterior facades of the existing buildings approved by Ordinance No. O22-3.

The dumpster enclosure will be constructed of masonry with a stucco veneer to match the existing enclosure. The covered parking structure will be primarily constructed of steel and will be open on all sides.

Landscaping and Open Space: With this request, the total open space provided on site will increase by 165 square feet, which was previously used as surface parking. This new open space will accommodate two transplanted trees and turf.

Two existing cedar elm trees are proposed to be transplanted to accommodate the new dumpster enclosure. The transplanted trees will be located within the same continuous landscape island that currently exists. There are no trees proposed to be removed with this request.

RECOMMENDATION: **APPROVAL**

This request will allow the property owner to provide an additional amenity to their tenants that will have minimal visual or operational impacts to the site. Additionally, the new dumpster enclosure will allow the site to have appropriate solid waste capacity to avoid possible code violations in the future.

Staff recommends approval of the request.



MEMORANDUM

To: Town of Addison Staff

From: Kite Realty Group
Kimley-Horn and Associates, Inc.

Date: 5/8/2024

Subject: Prestonwood Place – PD Amendment Case No. 1907-Z

Kite Realty Group is requesting an amendment to the existing Planned Development District O22-3 for the 10.88-acre property located at the southeast corner of Belt Line Road and Montfort Drive in Addison, Texas, also called 'Prestonwood Place'.

The attached documents outline the request for the addition of one dumpster enclosure for the Subject Site and twenty-two covered-parking spaces. The additional dumpster enclosure will result in a net-increase in landscaped area and a reduction in parking by four spaces. The twenty-two covered parking spaces will replace twenty-two uncovered parking spaces for the adjacent retail/office users. The site will remain significantly over-parked after the improvements, with a net reduction of four spaces.

Attachments:

- EX-1: Overall Improvement Exhibit
- EX-2: Dumpster Enclosure Exhibit
- EX-3: Covered Parking Addition Exhibit
- EX-4: Dumpster Enclosure Landscape Exhibit
- EX-5: Dumpster Enclosure Landscape Details
- EX-6: Dumpster Enclosure Elevation
- EX-7: Covered Parking Elevation

LEGAL DESCRIPTION

TRACT 5

BEING a 1.6877 acre (73,516 square foot) tract of land situated in the Allen Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas; said tract being a portion of Lot A, Block 2, Oak North - East No. 1, an addition to the Town of Addison according to the plat recorded in Volume 79121, Page 603, Deed Records, Dallas County, Texas (D.R.D.C.T.); said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Belt Line Road (a 130' right-of-way), said iron rod being the east end of a right-of-way corner clip;

THENCE North 89°27'01" East, along the said south right-of-way line of Belt Line Road, a distance of 194.80 feet to a PK nail set with washer stamped "KHA", said point being the northeast corner of said Lot A;

THENCE South 00°32'59" East, along the east line of said Lot A, a distance of 366.58 feet to a 5/8" iron rod set with a cap stamped "KHA" in the north line of Lot D, Block 2, Oaks North - East No. 4, an addition to the Town of Addison Volume 79121, Page 555, D.R.D.C.T., said point being the southeast corner of said Lot A;

THENCE South 89°27'01" West, along the south line of said Lot A and the said north line of Lot D, a distance of 216.08 feet to a PK nail set with washer stamped "KHA" in the east right-of-way line of Montfort Drive (a variable width right-of-way), said point being the southwest corner of said Lot A and the northwest corner of said Lot D and being the beginning of a non-tangent curve to the left with a radius of 540.00 feet, a central angle of 10°02'25", and a chord bearing and distance of North 10°00'17" East, 94.51 feet;

THENCE along the said east right-of-way line of Montfort Drive the following six (6) calls:

- 1) In a northerly direction, with said non-tangent curve to the left, an arc distance of 94.63 feet to a PK nail set with washer stamped "KHA" being the beginning of a reverse curve to the right with a radius of 392.39 feet, a central angle of 05°17'37", and a chord bearing and distance of North 06°29'38" East, 36.24 feet;
2) In a northerly direction, with said reverse curve to the right, an arc distance of 36.25 feet to a PK nail set with washer stamped "KHA" being the beginning of a reverse curve to the left with a radius of 258.00 feet, a central angle of 17°09'59", and a chord bearing and distance of North 01°39'47" East, 77.01 feet;
3) In a northerly direction, with said reverse curve to the left, an arc distance of 77.30 feet to a 5/8" iron rod set with a cap stamped "KHA" being the beginning of a compound curve to the left with a radius of 549.00 feet, a central angle of 06°25'56", and a chord bearing and distance of North 10°08'08" West, 61.60 feet;
4) In a northerly direction, with said compound curve to the left, an arc distance of 61.63 feet to a 5/8" iron rod set with a cap stamped "KHA" being the beginning of a reverse curve to the right with a radius of 451.00 feet, a central angle of 10°24'14", and a chord bearing and distance of North 07°38'46" West, 81.78 feet;
5) In a northerly direction, with said reverse curve to the right, an arc distance of 81.89 feet to a 5/8" iron rod set with a cap stamped "KHA", from which a 5/8" iron rod found bears North 09°05'11" West, a distance of 0.67 feet, said point being the west end of said corner clip;
6) North 41°20'34" East, along said corner clip, a distance of 25.34 feet to the POINT OF BEGINNING and containing 73,516 square feet or 1.6877 acres of land, more or less.

TRACT 6

BEING a 1.9389 acre (84,458 square foot) tract of land situated in the Allen Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas; said tract being all of Lot B, Block 2, Oaks North - East No. 2, an addition to the Town of Addison according to the plat recorded in Volume 79121, Page 595, Deed Records, Dallas County, Texas.

TRACT 7

BEING a 1.3263 acre (57,775 square foot) tract of land situated in the Allen Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas; said tract being all of Lot C, Block 2, Oaks North - East No. 2, an addition to the Town of Addison according to the plat recorded in Volume 79121, Page 587, Deed Records, Dallas County, Texas.

TRACT 8

BEING a 5.8999 acre (256,999 square foot) tract of land situated in the Allen Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas; said tract being a portion of Lot D, Block 2, Oaks North - East No. 4, an addition to the Town of Addison according to the plat recorded in Volume 79121, Page 555, Deed Records, Dallas County, Texas (D.R.D.C.T.); said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east right-of-way line of Montfort Drive (a variable width right-of-way), said iron rod being the most westerly northwest corner of Prestonwood Pond II Addition, an addition to the Town of Addison according to the plat recorded in Volume 86088, Page 444, D.R.D.C.T.;

THENCE along the said east right-of-way line of Montfort Drive the following three (3) calls:

- 1) North 23°46'49" West, a distance of 1.68 feet to a 5/8" iron rod set with a cap stamped "KHA" being the beginning of a tangent curve to the right with a radius of 460.00 feet, a central angle of 51°50'50", and a chord bearing and distance of North 02°08'36" East, 402.20 feet;
2) In a northerly direction, with said tangent curve to the right, an arc distance of 416.26 feet to a PK nail set with washer stamped "KHA" being the beginning of a reverse curve to the left with a radius of 540.00 feet, a central angle of 13°02'29", and a chord bearing and distance of North 21°32'44" East, 122.65 feet;
3) In a northeasterly direction, with said reverse curve to the left, an arc distance of 122.91 feet to a PK nail set with washer stamped "KHA", said point being the northwest corner of said Lot D and the southwest corner of Lot A, Block 2, Oak North - East No. 1, an addition to the Town of Addison according to the plat recorded in Volume 79121, Page 603, D.R.D.C.T.;

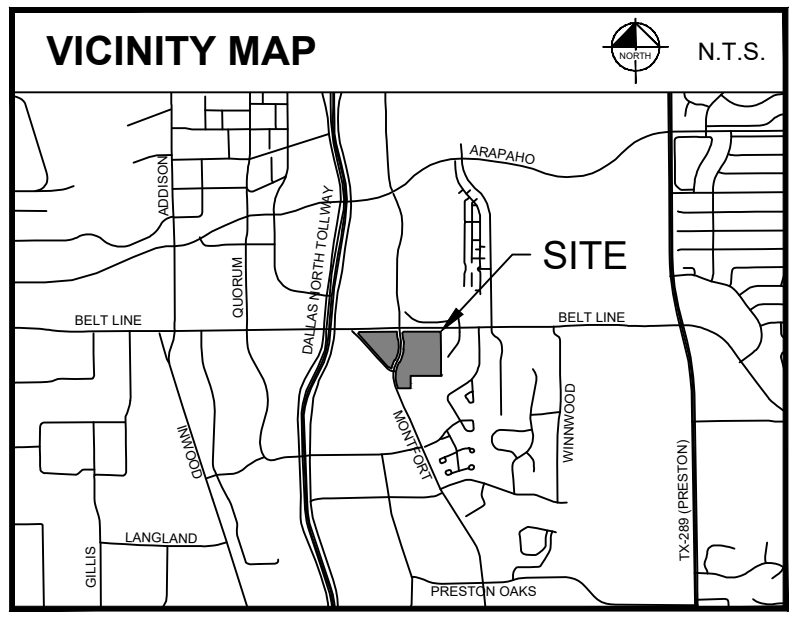
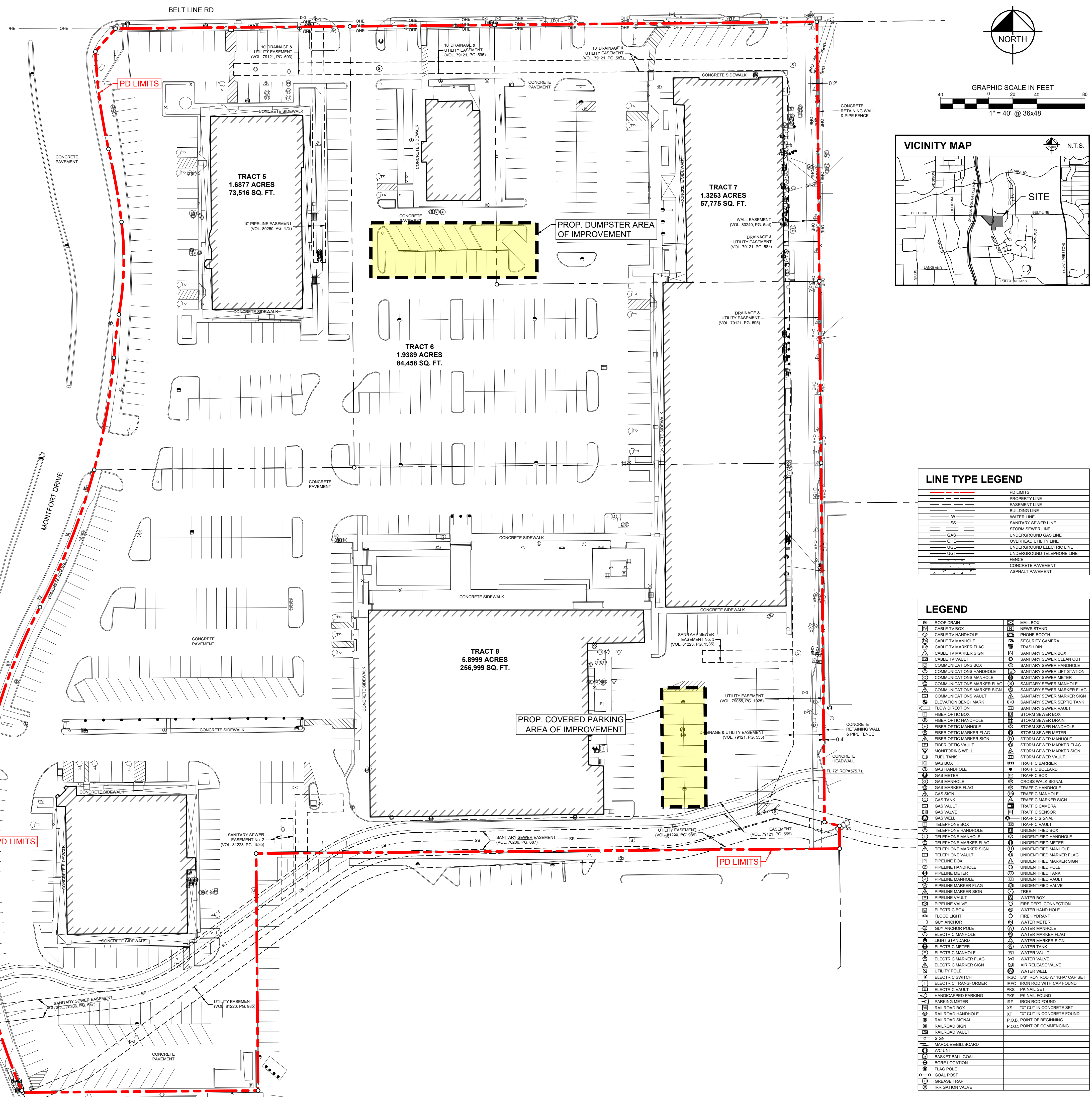
THENCE North 89°27'01" East, along the north line of said Lot D, a distance of 604.08 feet to a PK nail found in the west line of Lake Forest Addition, an addition to the Town of Addison according to the plat recorded in Volume 79168, Page 2399, D.R.D.C.T., said PK nail being the northeast corner of said Lot D;

THENCE along the east line of said Lot D the following three (3) calls:

- 1) South 00°32'59" East, a distance of 298.55 feet to a 1/2" iron rod found with a cap stamped "SJ&F";
2) South 75°36'14" East, a distance of 12.84 feet to a 1/2" iron rod found with a cap stamped "SJ&F";
3) South 00°32'59" East, a distance of 18.95 feet to a PK nail found with a washer stamped "RPLS 4625", said PK nail being the northeast corner of said Prestonwood Pond II Addition;

THENCE along the north line of said Prestonwood Pond II Addition the following three (3) calls:

- 1) South 89°31'26" West, a distance of 484.98 feet to a PK nail found with a washer stamped "RPLS 4625", said PK nail being an exterior ell corner of said Prestonwood Pond II Addition;
2) South 00°28'34" East, a distance of 197.00 feet to a 1/2" iron rod found with a cap stamped "GEONAV", said iron rod being an interior ell corner of said Prestonwood Pond II Addition;
3) South 89°31'26" West, a distance of 195.62 feet to the POINT OF BEGINNING and containing 256,999 square feet or 5.8999 acres of land, more or less.



LINE TYPE LEGEND table with symbols for PD LIMITS, EASEMENT LINE, BUILDING LINE, WATER LINE, SANITARY SEWER LINE, STORM SEWER LINE, UNDERGROUND GAS LINE, OVERHEAD UTILITY LINE, UNDERGROUND ELECTRIC LINE, UNDERGROUND TELEPHONE LINE, FENCE, CONCRETE PAVEMENT, ASPHALT PAVEMENT.

LEGEND table with symbols for ROOF DRAIN, CABLE TV BOX, CABLE TV HANDHOLE, CABLE TV MANHOLE, CABLE TV MARKER FLAG, CABLE TV MARKER SIGN, COMMUNICATIONS HANDHOLE, COMMUNICATIONS MANHOLE, COMMUNICATIONS MARKER FLAG, COMMUNICATIONS MARKER SIGN, FIBER OPTIC BOX, FIBER OPTIC MANHOLE, FIBER OPTIC MARKER FLAG, FIBER OPTIC MARKER SIGN, GAS METER, GAS MANHOLE, GAS MARKER FLAG, GAS SIGN, GAS TANK, GAS VALVE, GAS WELL, TELEPHONE BOX, TELEPHONE HANDHOLE, TELEPHONE MANHOLE, TELEPHONE MARKER FLAG, TELEPHONE MARKER SIGN, PIPELINE BOX, PIPELINE HANDHOLE, PIPELINE MANHOLE, PIPELINE MARKER FLAG, PIPELINE MARKER SIGN, PIPELINE VALVE, ELECTRIC BOX, FLOOD LIGHT, GUY ANCHOR, GUY ANCHOR POLE, ELECTRIC MANHOLE, ELECTRIC METER, ELECTRIC MANHOLE, ELECTRIC MARKER FLAG, ELECTRIC MARKER SIGN, UTILITY POLE, ELECTRIC SWITCH, ELECTRIC TRANSFORMER, RAILROAD BOX, RAILROAD HANDHOLE, RAILROAD SIGNAL, RAILROAD SIGN, SIGN, MAIL BOX, NEWS STAND, PHONE BOOTH, SECURITY CAMERA, TRASH BIN, SANITARY SEWER BOX, SANITARY SEWER CLEAN OUT, SANITARY SEWER HANDHOLE, SANITARY SEWER LIFT STATION, SANITARY SEWER METER, SANITARY SEWER MANHOLE, SANITARY SEWER MARKER FLAG, SANITARY SEWER MARKER SIGN, SANITARY SEWER SEPTIC TANK, STORM SEWER BOX, STORM SEWER CLEAN OUT, STORM SEWER HANDHOLE, STORM SEWER METER, STORM SEWER MANHOLE, STORM SEWER MARKER FLAG, STORM SEWER MARKER SIGN, STORM SEWER SEPTIC TANK, TRAFFIC SIGNAL, TRAFFIC SIGN, TRAFFIC CAMERA, TRAFFIC SENSOR, UNIDENTIFIED BOX, UNIDENTIFIED HANDHOLE, UNIDENTIFIED MANHOLE, UNIDENTIFIED MARKER FLAG, UNIDENTIFIED MARKER SIGN, UNIDENTIFIED POLE, UNIDENTIFIED TANK, UNIDENTIFIED VALVE, TREE, WATER BOX, FIRE DEPT. CONNECTION, WATER HANDHOLE, FIRE HYDRANT, WATER METER, WATER MANHOLE, WATER MARKER FLAG, WATER MARKER SIGN, WATER TANK, WATER VALVE, AIR RELEASE VALVE, WATER WELL, IRISC 5/8" IRON ROD W/ "KHA" CAP SET, IRFC IRON ROD WITH CAP FOUND, PKF PK NAIL SET, PKF PK NAIL FOUND, IRF IRON ROD FOUND, X5 "X" CUT IN CONCRETE SET, X4 "X" CUT IN CONCRETE FOUND, P.O.B. POINT OF BEGINNING, P.O.C. POINT OF COMMENCING.

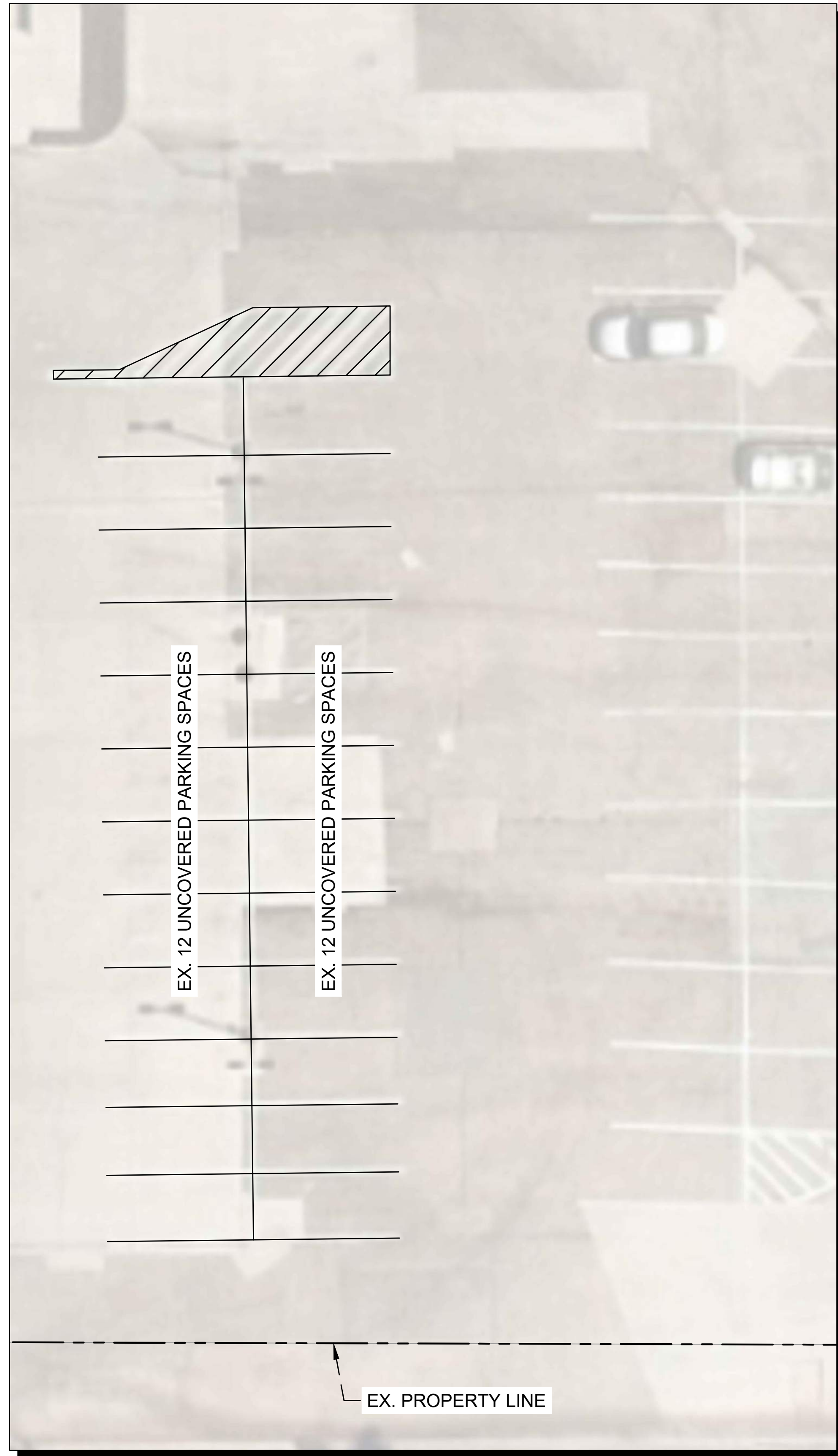
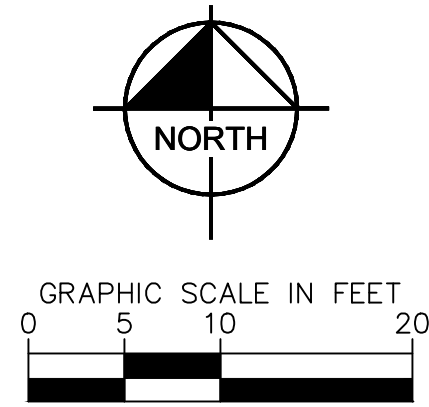
Vertical text on the left margin containing project details, dates, and names: PRESTONWOOD PLACE CASE NO. 1907-Z, DATE 4/17/2024, DESIGNED BY M/J, DRAWN BY W/V, CHECKED BY M/L.

Right margin containing Kimley-Horn logo, contact information (13455 NOEL RD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240), a professional seal for Matthew A. Lucas, and project title: PRESTONWOOD PLACE CASE NO. 1907-Z OVERALL IMPROVEMENT EXHIBITS SHEET NUMBER EX-1.

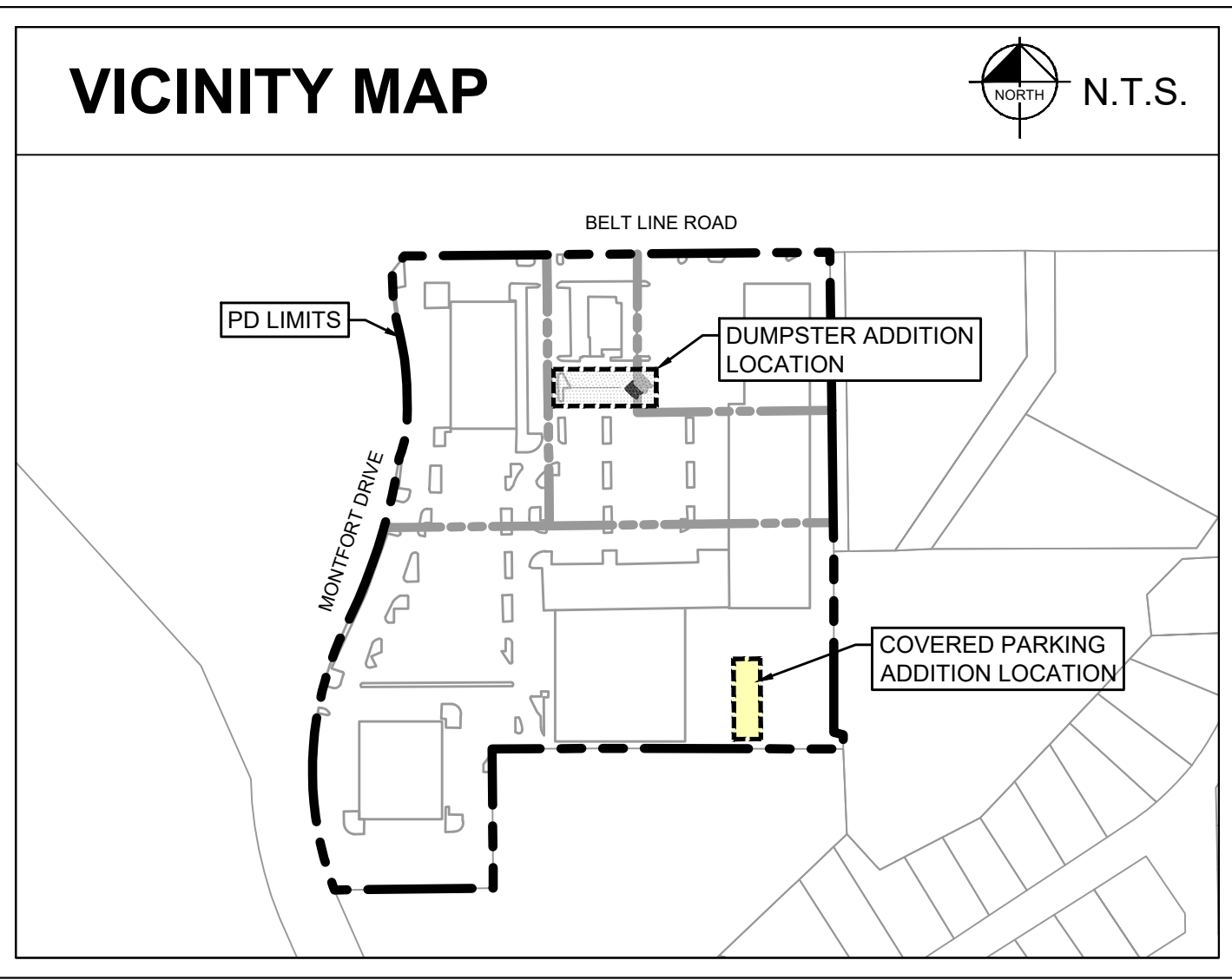
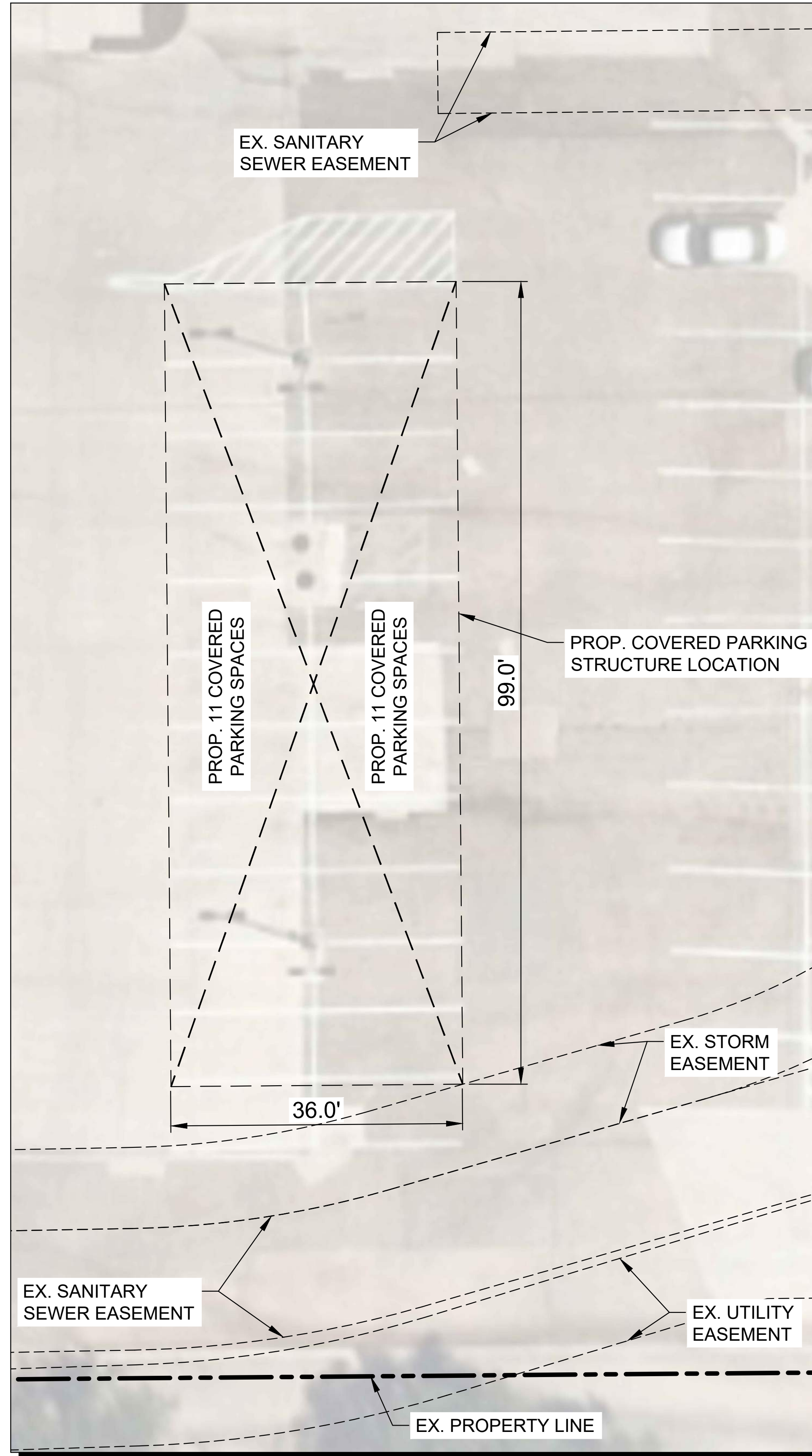
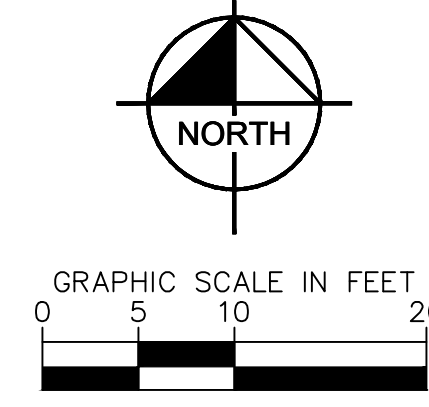
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 CHECKED BY: JAC
 PLOTTED BY: JAC
 PLOT DATE: 2/22/2024 11:29 AM
 DWG NAME: 20240227_PD AMENDMENT COVERED PARKING ADDITION DWG - (DWTB)MAG1

This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXISTING CONDITIONS



PROPOSED CONDITIONS



NOTE: REFER TO SHEET EX-1 DUMPSTER ENCLOSURE EXHIBIT FOR ZONING SUMMARY CHART

NOTE: THERE WILL BE NO MODIFICATION TO ANY EXISTING LANDSCAPING OR OPEN SPACE WITH THE PROPOSED COVERED PARKING.

NO.	REVISIONS	DATE	BY

Kimley-Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-928
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THESE PLANS ARE FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR PERMITTING.

KHA PROJECT	069302306
DATE	4/17/2024
SCALE	AS SHOWN
DESIGNED BY	WJF
DRAWN BY	WV
CHECKED BY	MAL

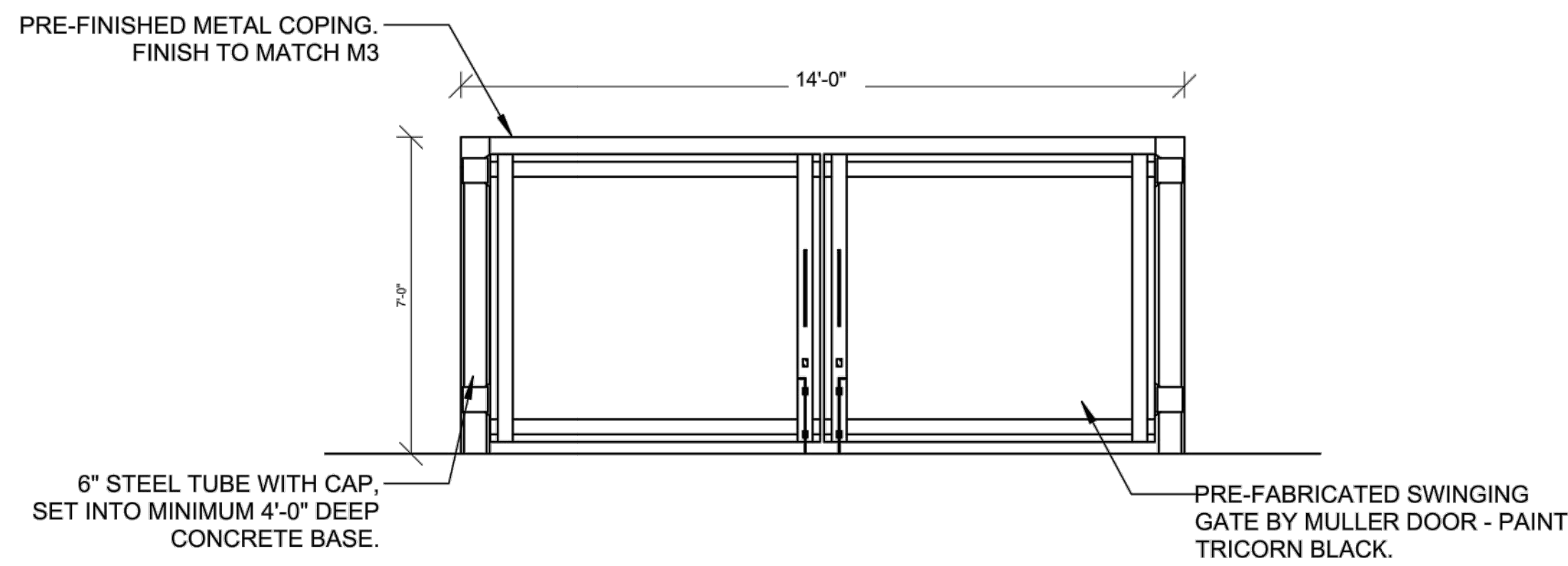
PRESTONWOOD PLACE
 CASE NO. 1907-Z
 PREPARED FOR
 KITE REALTY GROUP
 TOWN OF ADDISON, TEXAS

PD AMENDMENT:
 COVERED PARKING
 EXHIBIT

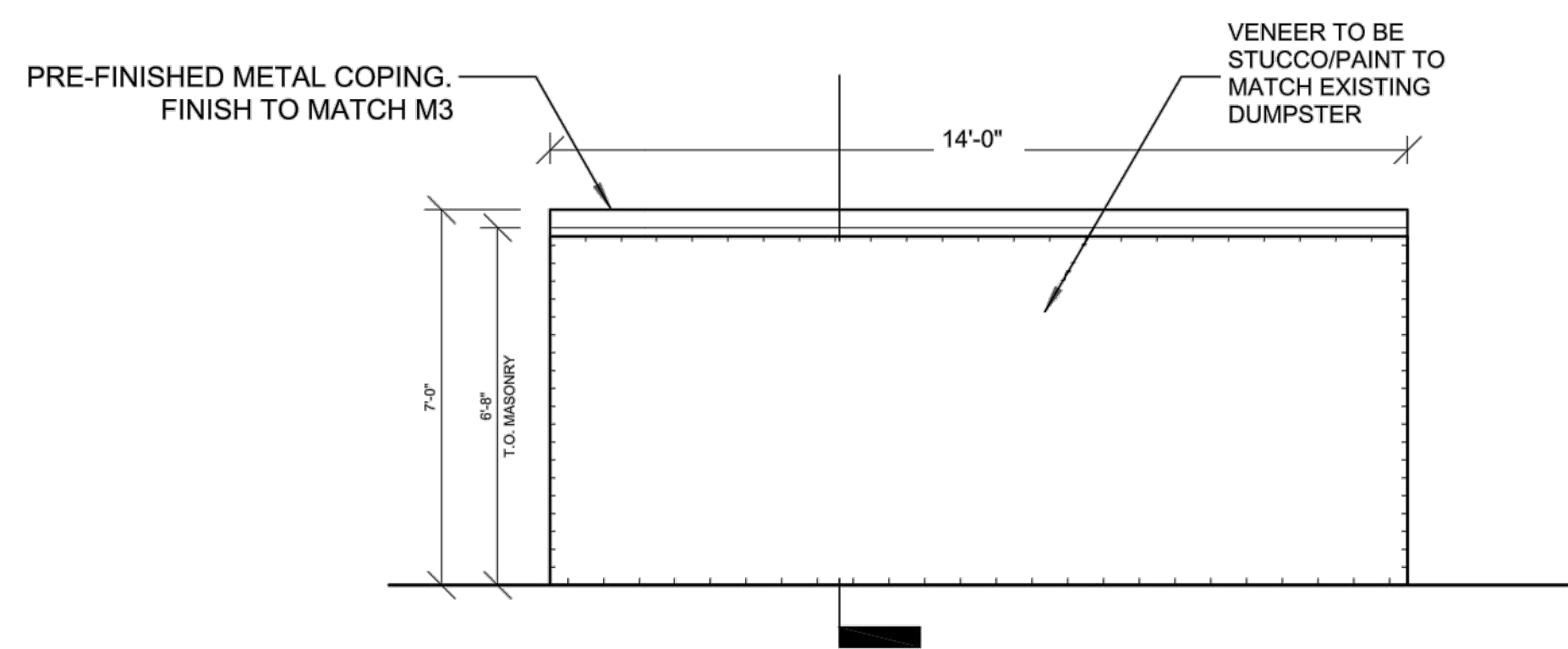
SHEET NUMBER
EX-3

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 PLOT DATE: 4/22/2024 10:50 AM
 DWG NAME: 20240217_PD AMENDMENT DUMPSTER COVERED PARKING ADDITION DWG - DUMPSTER ENCLOSURE ELEVATION.dwg

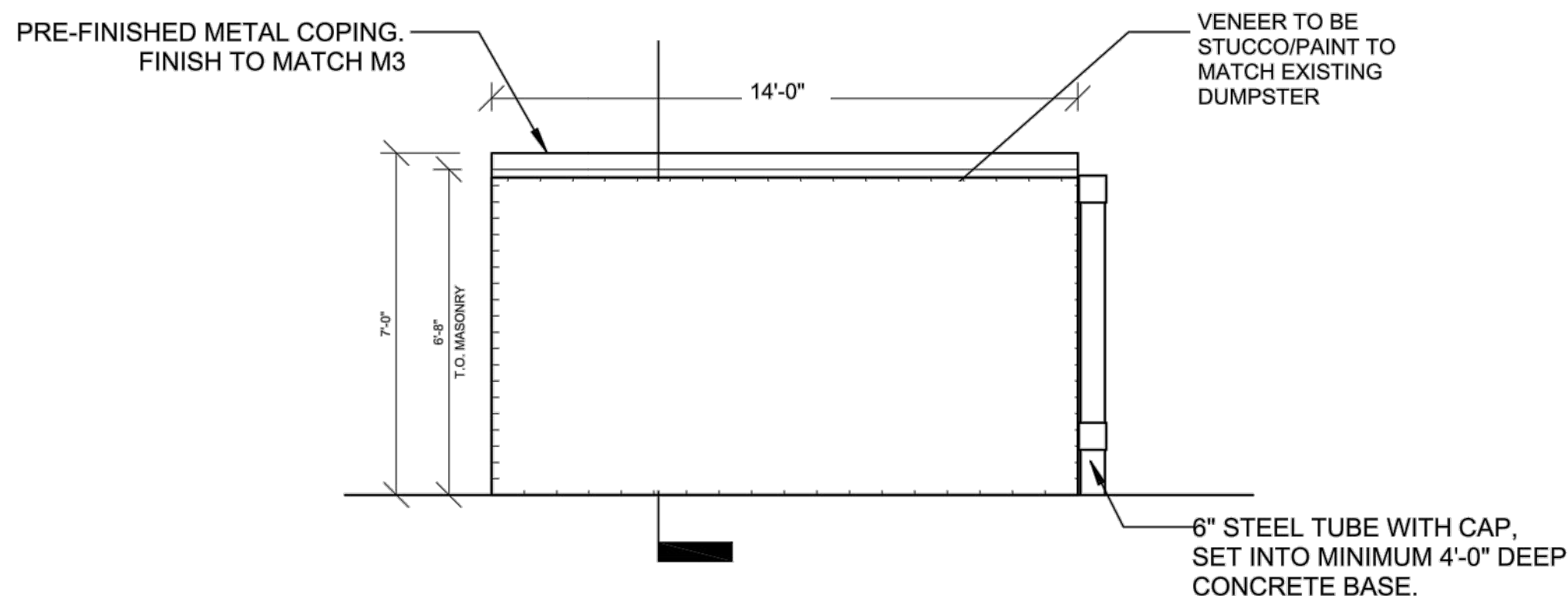
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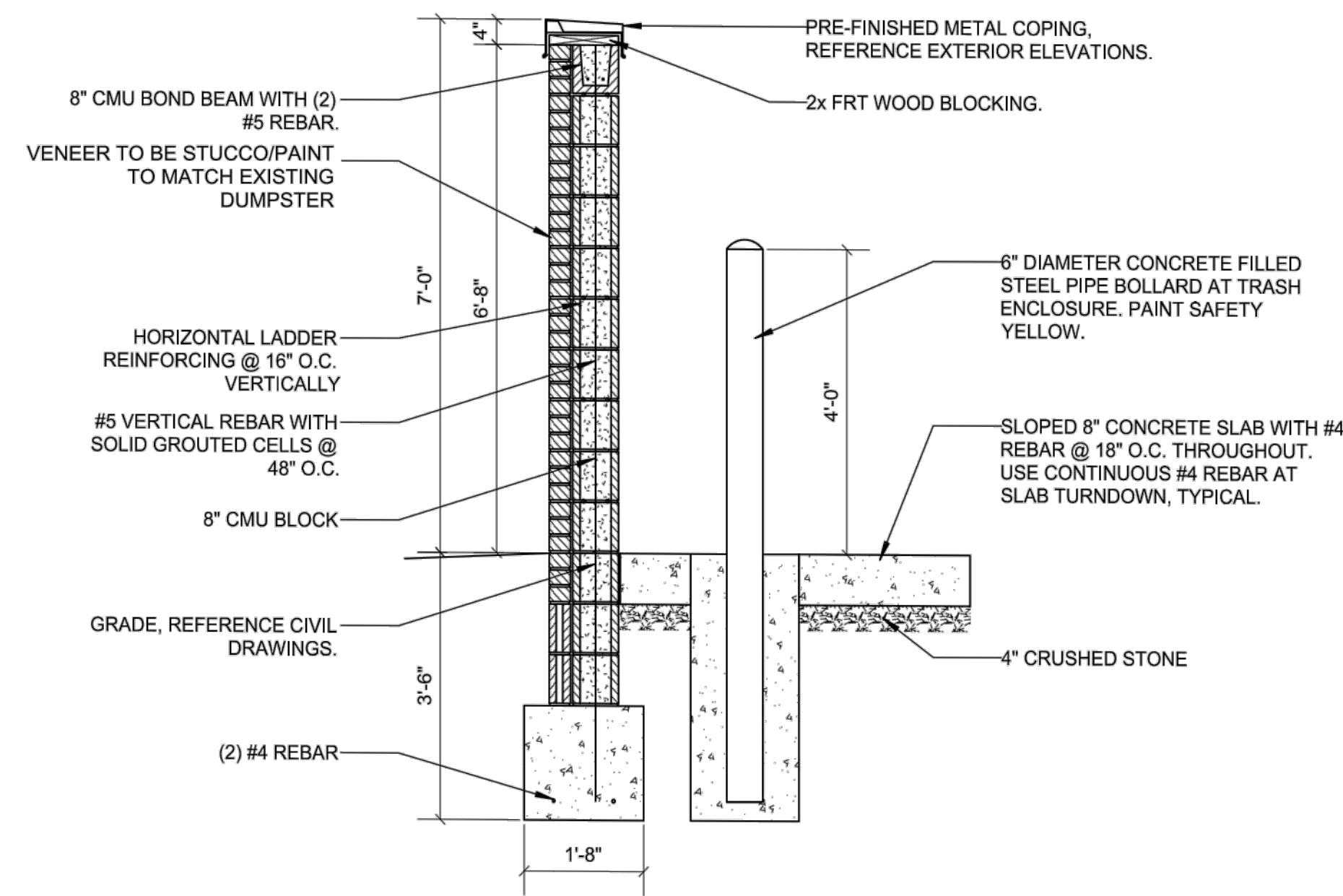
04 Trash Enclosure - SOUTH ELEVATION
 Scale: 1/4" = 1'-0"



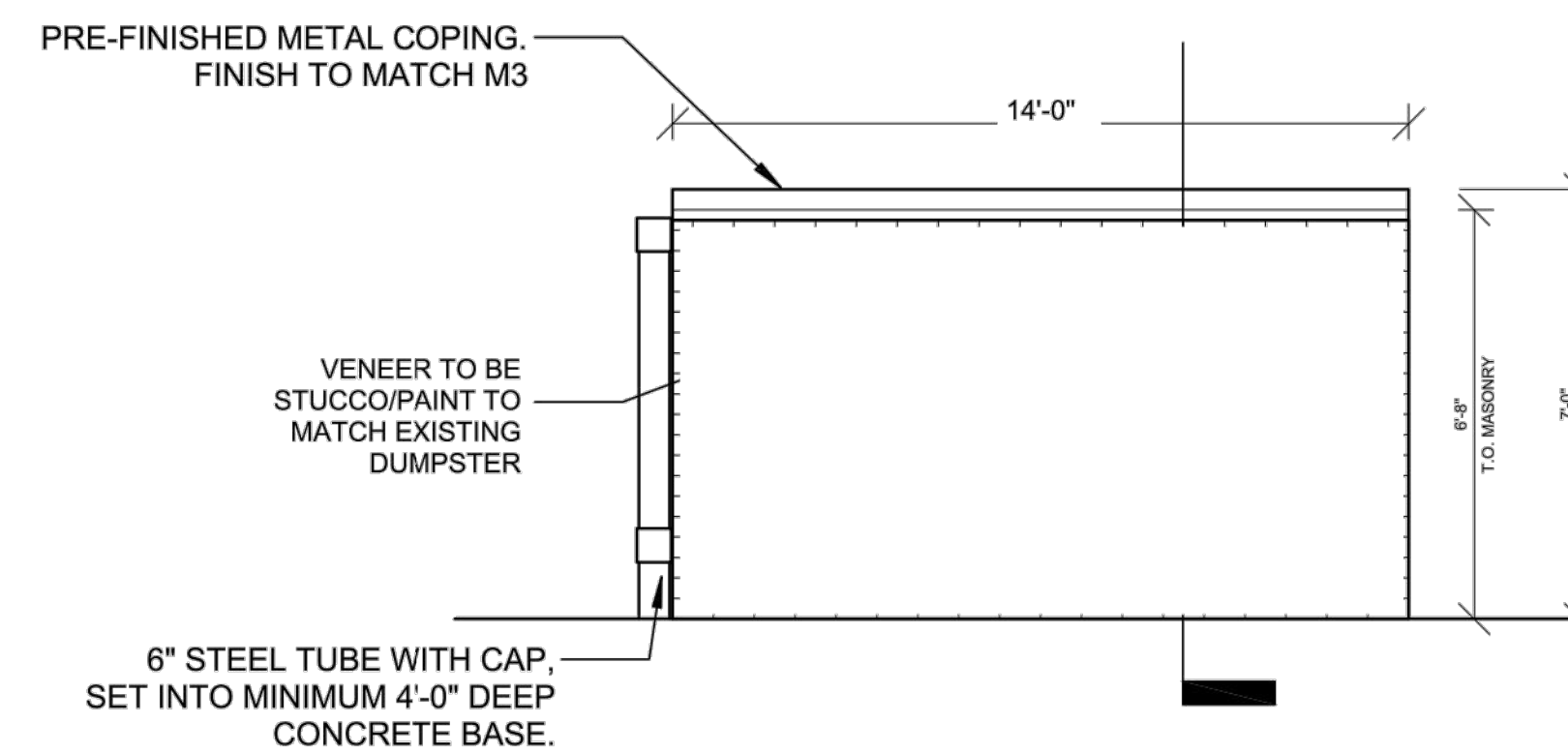
03 Trash Enclosure - NORTH ELEVATION
 Scale: 1/4" = 1'-0"



01 Trash Enclosure - WEST ELEVATION
 Scale: 1/4" = 1'-0"



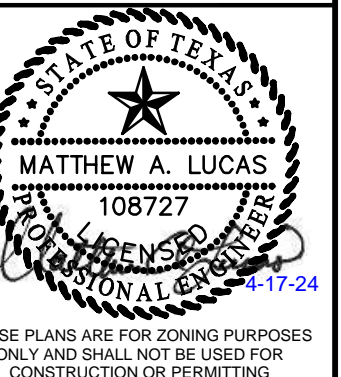
05 Trash Enclosure - Section
 Scale: 1/2" = 1'-0"



02 Trash Enclosure - EAST ELEVATION
 Scale: 1/4" = 1'-0"

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

Kimley-Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT	069302306
DATE	4/22/2024
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	VW
CHECKED BY	MAI

PRESTONWOOD PLACE
 CASE NO. 1907-Z
 PREPARED FOR
 KITE REALTY GROUP
 TOWN OF ADDISON, TEXAS

PD AMENDMENT:
 DUMPSTER ENCLOSURE
 ELEVATION

NO.	REVISIONS	DATE	BY

ORDINANCE NO. O22-3

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING AND RESTATING PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE O19-22 FOR A 10.88-ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF BELT LINE ROAD AND MONTFORT DRIVE; PROVIDING FOR MEDICAL OFFICE AS A PERMITTED USE; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, on June 11, 2019, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance O19-22 (“PD O19-22”) for a 10.88-acre property located at the southeast corner of Belt Line Road and Montfort Drive (the “Property”); and

WHEREAS, at its regular meeting held on December 21, 2021 the Planning & Zoning Commission considered and made recommendations on a request to amend PD O19-22 by allowing medical office as a permitted use (Case No.1838-Z); and

WHEREAS, the City Council desires to amend and restate PD O19-22, in its entirety, to provide for medical office as a permitted use; and

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

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

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

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

SECTION 2. The Zoning Ordinance and official zoning map is hereby amended so as to amend and restate PD O19-22, in its entirety, and to provide for medical office as a permitted use for the Property, which is described and depicted in **Exhibit A** attached hereto and incorporated herein.

SECTION 3. PD O19-22 development stipulations are to read as follows:

- A. The Property shall be improved in accordance with the site plan, landscape plan, and building elevations, which are attached hereto as **Exhibit B** and made a part hereof for all purposes.

B. All development and/or improvement of the Property shall be in conformance with the Local Retail (LR) district standards, as amended, subject only to the following exceptions:

- i. All parking in the center shall be set at a mixed-use development ratio of onespace per 200 square feet of space (1/200).
- ii. The property may be developed with modifications to the LR design standards for façade materials, building height, and parking requirements as shown on **Exhibit B**.
- iii. In addition to the uses allowed by the LR district regulations, the Property may be used for medical office uses providing non-emergency services, openand operational no longer than 18 hours on any given day.

SECTION 4. 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.

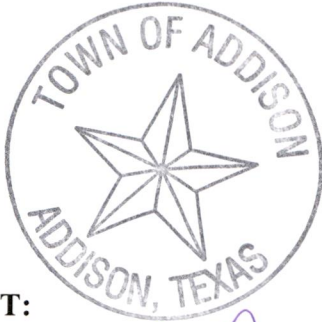
SECTION 5. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-7 of the Code of Ordinances for the Town of Addison.

SECTION 6. 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 7. 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 8. 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.

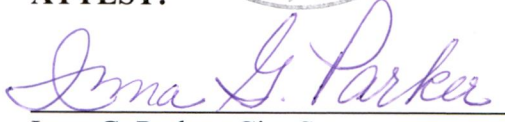
PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the **11TH** day of **JANUARY 2022**.



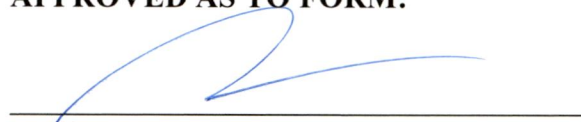
TOWN OF ADDISON, TEXAS


Joe Chow, Mayor

ATTEST:


Irma G. Parker, City Secretary

APPROVED AS TO FORM:


Whitt Wyatt, City Attorney

Published in the Dallas Morning News on Tuesday, January 18, 2022

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Tract 2:

BEING a tract of land situated in the Allen Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas, and being a part of Lot A, Block 2, Oaks North-East No. 1, an Addition to the Town of Addison, according to the plat thereof recorded in Volume 79121, Page 603, Map Records, Dallas County, Texas, and being all of Lot B, Block 2, Oaks North-East No. 2, an Addition to the Town of Addison, according to the plat thereof recorded in Volume 79121, Page 595, Map Records, Dallas County, Texas, and all of Lot C, Block 2, Oaks North-East No. 3, an Addition to the Town of Addison, according to the plat thereof recorded in Volume 79121, Page 587, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south line of Belt Line Road (100' R.O.W.), said corner being at the northeast end of a corner clip at the intersection of said south line with the east line of Montfort Drive (80' R.O.W.), said corner also being the north corner of a Right-of-Way Dedication to the Town of Addison as recorded in Volume 93199, Page 4620, Deed Records, Dallas County, Texas;

THENCE N 89°49'50" E, along said south line, a distance of 582.78 feet to a pk nail set for corner, said corner being the northeast corner of the abovementioned Oaks North-East No. 3 and the northwest corner of the Lake Forest Addition, an Addition to the Town of Addison, as recorded in Volume 79168, Page 2399, Map Records, Dallas County, Texas;

THENCE S 0°10'10" E, departing said south line and along the west line of said Lake Forest Addition, a distance of 366.56 feet to a pk nail set for corner, said corner also being the northeast corner of Lot D, Block 2, Oaks North-East No. 4, an Addition to the Town of Addison, as per the plat recorded in Volume 79121, Page 555, Map Records, Dallas County, Texas;

THENCE S 89°49'50" W, departing said west line and along the north line of said Addition, a distance of 604.08 feet to an "x" cut found for corner in the aforementioned east line of Montfort Drive, said corner also being in a curve to the left having a central angle of 10°02'14", a radius of 540.00 feet, a tangent of 47.42 feet and a chord bearing and distance of N 10°23'09" E, 94.48 feet;

THENCE along said east line and along said curve to the left, an arc distance of 94.60 feet to a 1/2" iron rod found for corner at the beginning of a curve to the right having a central angle of 5°17'30", a radius of 392.50 feet, a tangent of 18.14 feet and a chord bearing and distance of N 6°52'29" E, 36.24 feet;

THENCE along said curve to the right and with said east line, an arc distance of 36.25 feet to a 1/2" iron rod found for corner at the beginning of a curve to the left having a central angle of 17°09'59", a radius of 258.00 feet, a tangent of 38.94 feet and a chord bearing and distance of N 2°02'36" E, 77.01 feet;

THENCE along said curve to the left and with said east line, an arc distance of 77.30 feet to a 1/2" iron rod found for corner at the beginning of a curve to the left having a central angle of 6°25'56", a radius of 549.00 feet, a tangent of 30.85 feet and a chord bearing and distance of N 9°45'19" W, 61.60 feet;

THENCE along said curve to the left and with said east line, an arc distance of 61.63 feet to a 1/2" iron rod found for corner at the beginning of a curve to the right having a central angle of 10°24'14", a radius of 451.00 feet, a tangent of 41.06 feet and a chord bearing and distance of N 7°15'57" W, 81.78 feet;

THENCE along said curve to the right and with said east line of Montfort Drive, an arc distance of 81.89 feet to a 5/8" capped iron rod set for corner at the southwest end of the abovementioned corner clip at the intersection of said east line and the abovementioned south line of Belt Line Road;

THENCE N 41°43'23" E, along said corner clip, a distance of 25.36 feet to the POINT OF BEGINNING and containing 215,741 square feet or 4.9527 acres of land, more or less.

Tract 3:

BEING a tract of land situated in the Allen Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas, and being a part of Oaks North-East No. 4, an Addition to the Town of Addison, according to the plat thereof recorded in Volume 79121, Page 555, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a pk nail with washer stamped "RPLS 4625" set for corner in the east line of Montfort Drive (80' at this point), said corner being the northwest corner of said Oaks North-East No. 4 and the southwest corner of Oaks North-East No. 1, an Addition to the Town of Addison, as per the plat thereof recorded in Volume 79121, Page 603, Map Records, Dallas County, Texas;

THENCE N 89°49'50" E, along the common line between said Additions, a distance of 604.08 feet to a pk nail with washer stamped "RPLS 4625" set for corner in the west line of Lake Forest Addition, an Addition to the Town of Addison, as recorded in Volume 79168, Page 2399, Map Records, Dallas County, Texas;

THENCE S 0°10'10" E, along the west line of said Lake Forest Addition, a distance of 298.55 feet to a 1/2" "SJF" capped iron rod found for corner;

THENCE S 75°13'25" E, a distance of 12.84 feet to a 1/2" "SJF" capped iron rod found for corner;

THENCE S 0°10'10" E, a distance of 19.00 feet to a pk nail with washer stamped "RPLS 4625" set for corner, said corner being the northeast corner of Prestonwood Pond II, as recorded in Volume 86088, Page 444, Deed Records, Dallas County, Texas;

THENCE S 89°49'50" W, along the north line of said tract, a distance of 485.00 feet to a pk nail set for corner, said corner being the most easterly northwest corner of said tract;

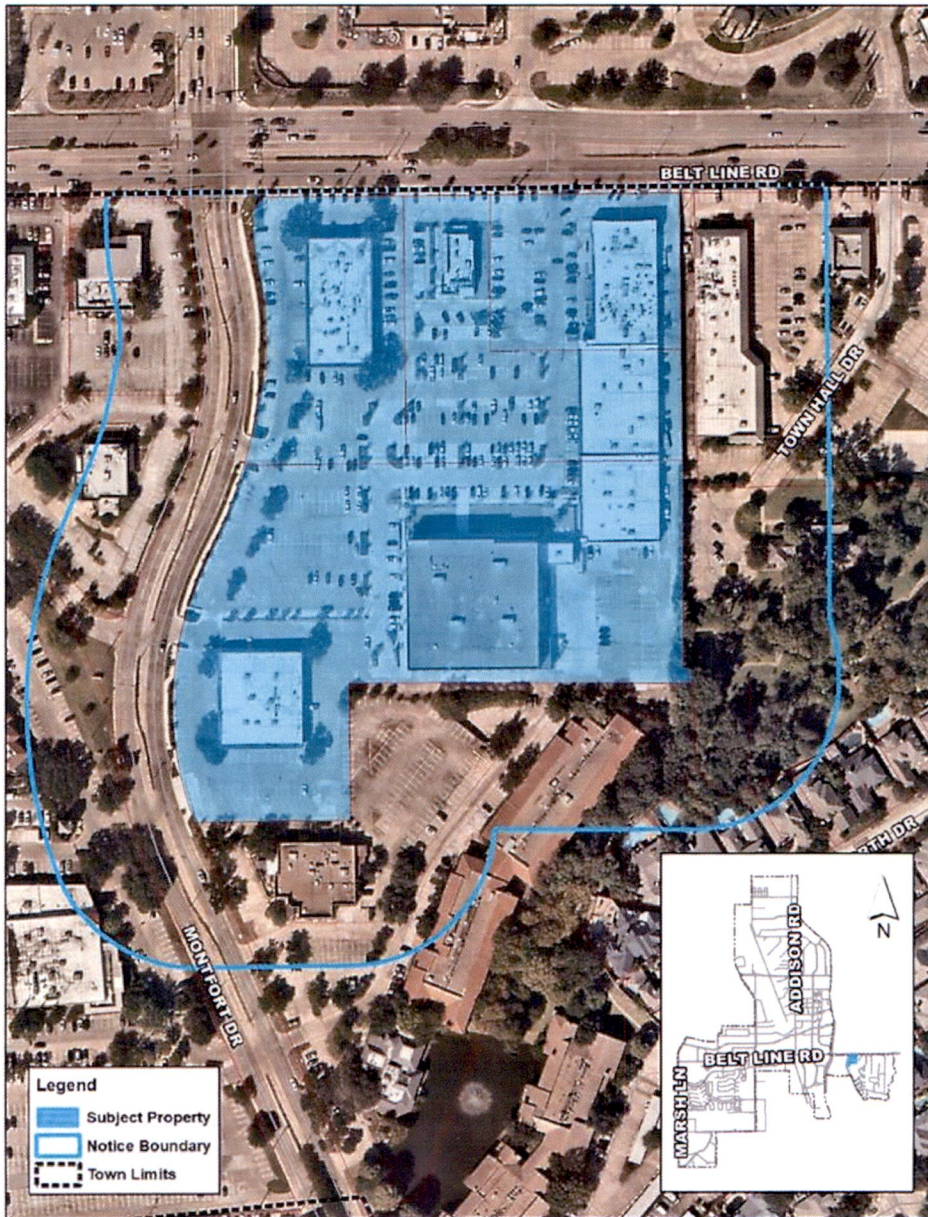
THENCE S 0°10'10" E, a distance of 197.00 feet to a 5/8" "BDD" capped iron rod set for corner, said corner being a re-entrant corner of said tract;

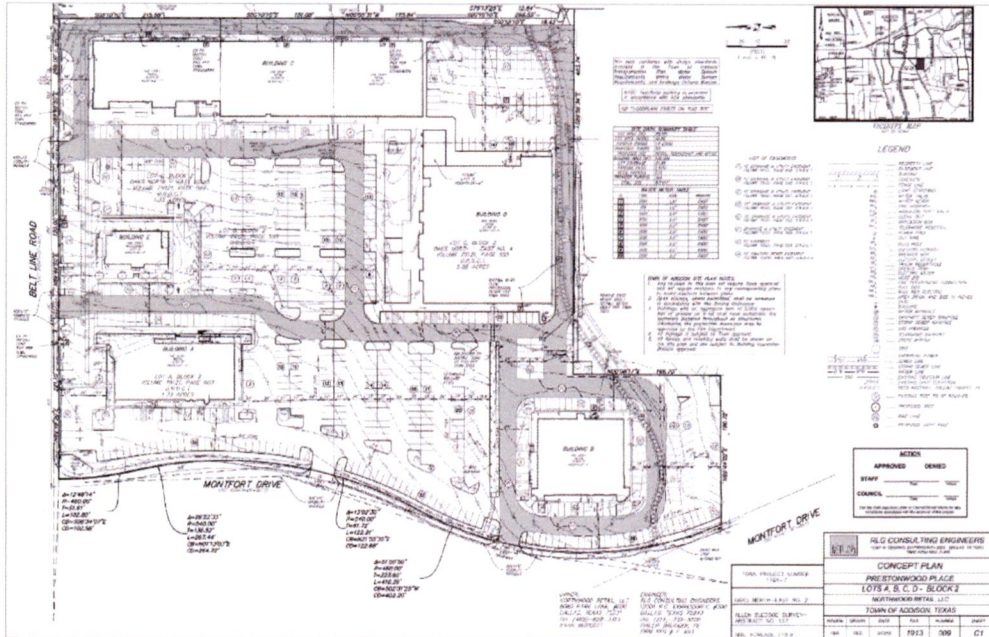
THENCE S 89°49'50" W, a distance of 195.47 feet to a 1/2" iron rod found for corner in the east line of the abovementioned Montfort Drive, said corner also being the most westerly northwest corner of said tract;

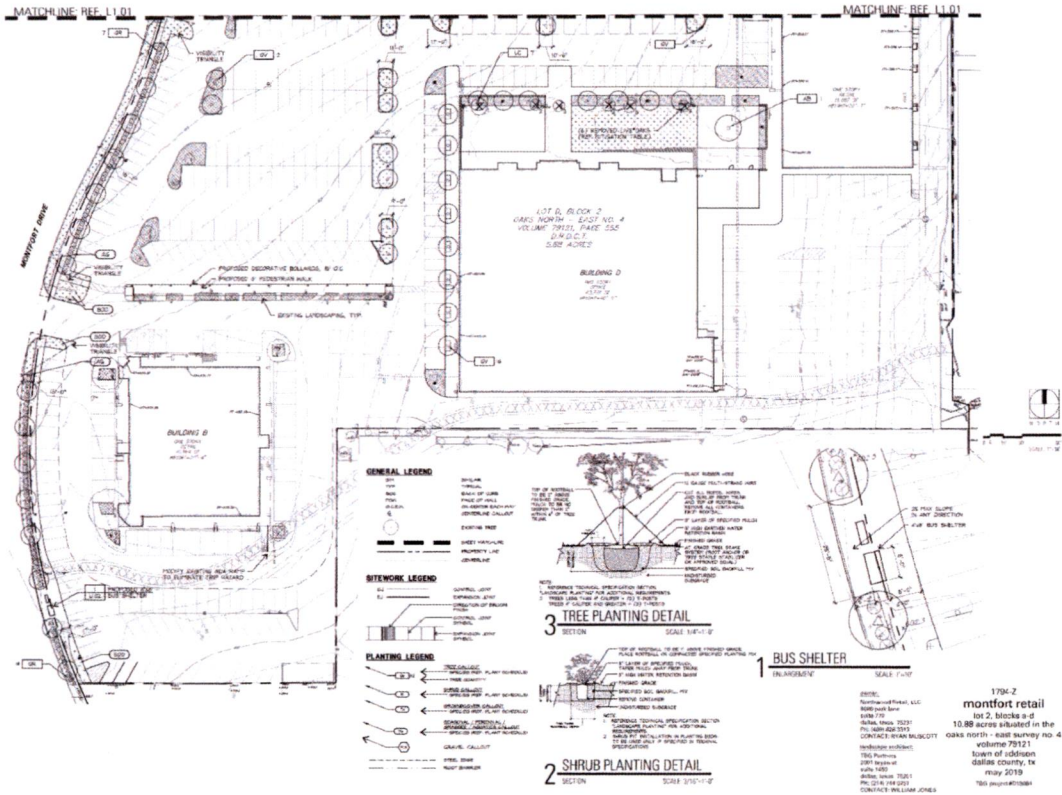
THENCE N 23°24'00" W, along said east line, a distance of 2.67 feet to a 1/2" iron rod found for corner at the beginning of a curve to the right having a central angle of 51°50'50", a radius of 460.00 feet, a tangent of 223.60 feet and a chord bearing and distance of N 2°31'25" E, 402.20 feet;

THENCE along said curve to the right and with said east line of Montfort Drive, an arc distance of 416.26 feet to an 1/2" iron rod found for corner at the beginning of a reverse curve to the left having a central angle of 13°02'34", a radius of 540.00 feet, and a chord bearing and distance of N 21°55'33" E, 122.65 feet;

THENCE along said reverse curve to the left and with said east line, an arc distance of 122.93 feet to the POINT OF BEGINNING and containing 257,353 square feet or 5.9080 acres of land, more or less.







T&B
TERRACE & BROS. ARCHITECTS, PLANNERS & DESIGNERS
2008 E. WILSON
SUITE 100
DALLAS, TX 75201
PHONE: 754.6733
TERRACEANDBROS.COM



montfort retail

D19084

landscape plan

L1.02

MATERIAL LISTING

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Asph/Flt	1000	SQ YD	1.50	1500.00
2	Gravel	1000	SQ YD	1.50	1500.00
3	Concrete	1000	SQ YD	1.50	1500.00
4	Rebar	1000	LB	1.50	1500.00
5	Formwork	1000	SQ YD	1.50	1500.00
6	Excavation	1000	SQ YD	1.50	1500.00
7	Backfill	1000	SQ YD	1.50	1500.00
8	Drainage	1000	SQ YD	1.50	1500.00
9	Landscaping	1000	SQ YD	1.50	1500.00
10	Lighting	1000	SQ YD	1.50	1500.00
11	Signage	1000	SQ YD	1.50	1500.00
12	Paint	1000	SQ YD	1.50	1500.00
13	Other	1000	SQ YD	1.50	1500.00

OWNER: NORTHWOOD RETAIL, LLC
 2020 S. W. 13TH ST.
 FRYAN, MISSISSIPPI

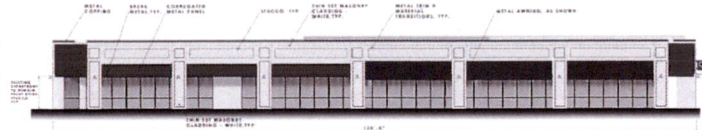
DESIGNER: M&A
 11114-A
 4444444444

TOWN PROJECT NUMBER: 1844-Z

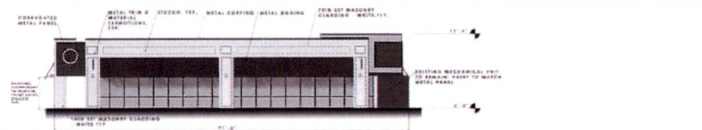
PRESTONWOOD PLACE
 LOTS A, B, C, D - BLOCK 2
 NORTHWOOD RETAIL, LLC
 TOWN OF ADDISON, TEXAS

DATE: 08/11/2020

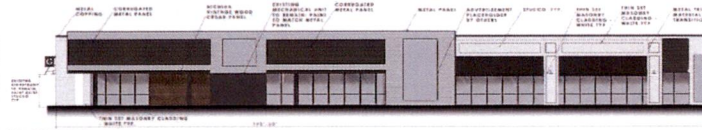




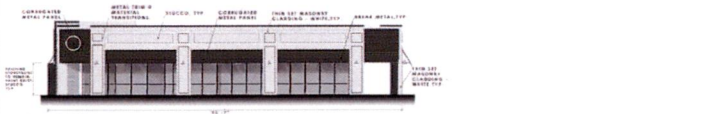
MATERIAL	Corrugated Metal	Stone	Thin set masonry cladding	Wood (composites)	Metal panels/trim/roofs	Composite Panel	Existing Brick panels	Existing Brick point 02	Existing Brick point 04	Thin. Stone to be point 03	Total	GLAZING	Total (w/Existing)
AREA SF	750	250	0	0	0	400	0	0	0	0	72	2311	1347.7
PERCENTAGE	17%	13%	0%	0%	0%	43%	0%	0%	0%	0%	3%	100%	100%



MATERIAL	Corrugated Metal	Stone	Thin set masonry cladding	Wood (composites)	Metal panels/trim/roofs	Composite Panel	Existing Brick panels	Existing Brick point 02	Existing Brick point 04	Thin. Stone to be point 03	Total	GLAZING	Total (w/Existing)
AREA SF	750	250	0	0	0	400	0	0	0	0	72	2311	1347.7
PERCENTAGE	17%	13%	0%	0%	0%	43%	0%	0%	0%	0%	3%	100%	100%



MATERIAL	Corrugated Metal	Stone	Thin set masonry cladding	Wood (composites)	Metal panels/trim/roofs	Composite Panel	Existing Brick panels	Existing Brick point 02	Existing Brick point 04	Thin. Stone to be point 03	Total	GLAZING	Total (w/Existing)
AREA SF	750	250	0	0	0	400	0	0	0	0	72	2311	1347.7
PERCENTAGE	17%	13%	0%	0%	0%	43%	0%	0%	0%	0%	3%	100%	100%



MATERIAL	Corrugated Metal	Stone	Thin set masonry cladding	Wood (composites)	Metal panels/trim/roofs	Composite Panel	Existing Brick panels	Existing Brick point 02	Existing Brick point 04	Thin. Stone to be point 03	Total	GLAZING	Total (w/Existing)
AREA SF	750	250	0	0	0	400	0	0	0	0	72	2311	1347.7
PERCENTAGE	17%	13%	0%	0%	0%	43%	0%	0%	0%	0%	3%	100%	100%

MATERIAL LEGEND:

Material	Color	Notes
Corrugated Metal	Grey	As shown
Stone	Light Grey	As shown
Thin set masonry cladding	Light Grey	As shown
Wood (composites)	Dark Grey	As shown
Metal panels/trim/roofs	Dark Grey	As shown
Composite Panel	Dark Grey	As shown
Existing Brick panels	Dark Grey	As shown
Existing Brick point 02	Dark Grey	As shown
Existing Brick point 04	Dark Grey	As shown
Thin. Stone to be point 03	Dark Grey	As shown

OWNER:
NORTHWOOD METAL, LLC
808 FARM LANE, MOO, DALLAS, TEXAS
75285
PH: (972) 428-3313
RYAN MUSCOTT

ARCHITECT:
NEWMAN ANDERSON ARCHITECTS
300 N. FIELD ST. DALLAS, TX 75202
PH: 214.987.1799
RYAN SCHULTZ

TOWN PROJECT NUMBER: 1749-2

GRAPHIC SCALE

OWNS NORTH-EAST NO. 2

PRESTONWOOD PLACE
LOTS A, B, C, D - BLOCK 2

TOWN OF ADDISON, TEXAS

ALLEN BLESACK SURVEY
ABSTRACT NO. 151

REVISION: 01/16/2014

DATE: 01/16/2014

FILED: 01/16/2014

BY: [Signature]

PROJECT: 1749-2

SHEET: 44



SECTION 1: EAST ELEVATION 1

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Concrete	100	cu yd	120.00	12000.00
2	Rebar	500	lb	0.40	200.00
3	Formwork	200	sq yd	10.00	2000.00
4	Gravel	200	cu yd	15.00	3000.00
5	Asphalt	100	cu yd	18.00	1800.00
6	Paint	50	gal	2.00	100.00
7	Insulation	100	sq ft	1.00	100.00
8	Windows	10	unit	100.00	1000.00
9	Doors	5	unit	200.00	1000.00
10	Roofing	100	sq ft	1.00	100.00
11	Electrical	100	hr	10.00	1000.00
12	Plumbing	100	hr	10.00	1000.00
13	Mechanical	100	hr	10.00	1000.00
14	Landscaping	100	hr	10.00	1000.00
15	Site Work	100	hr	10.00	1000.00
16	Permitting	100	hr	10.00	1000.00
17	Construction	100	hr	10.00	1000.00
18	Final Inspection	100	hr	10.00	1000.00
19	Contingency	100	hr	10.00	1000.00
20	Subtotal				100000.00
21	Tax				10000.00
22	Profit				10000.00
23	Total				120000.00

SECTION 2: EAST ELEVATION 2

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Concrete	100	cu yd	120.00	12000.00
2	Rebar	500	lb	0.40	200.00
3	Formwork	200	sq yd	10.00	2000.00
4	Gravel	200	cu yd	15.00	3000.00
5	Asphalt	100	cu yd	18.00	1800.00
6	Paint	50	gal	2.00	100.00
7	Insulation	100	sq ft	1.00	100.00
8	Windows	10	unit	100.00	1000.00
9	Doors	5	unit	200.00	1000.00
10	Roofing	100	sq ft	1.00	100.00
11	Electrical	100	hr	10.00	1000.00
12	Plumbing	100	hr	10.00	1000.00
13	Mechanical	100	hr	10.00	1000.00
14	Landscaping	100	hr	10.00	1000.00
15	Site Work	100	hr	10.00	1000.00
16	Permitting	100	hr	10.00	1000.00
17	Construction	100	hr	10.00	1000.00
18	Final Inspection	100	hr	10.00	1000.00
19	Contingency	100	hr	10.00	1000.00
20	Subtotal				100000.00
21	Tax				10000.00
22	Profit				10000.00
23	Total				120000.00

SECTION 3: EAST ELEVATION 3

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Concrete	100	cu yd	120.00	12000.00
2	Rebar	500	lb	0.40	200.00
3	Formwork	200	sq yd	10.00	2000.00
4	Gravel	200	cu yd	15.00	3000.00
5	Asphalt	100	cu yd	18.00	1800.00
6	Paint	50	gal	2.00	100.00
7	Insulation	100	sq ft	1.00	100.00
8	Windows	10	unit	100.00	1000.00
9	Doors	5	unit	200.00	1000.00
10	Roofing	100	sq ft	1.00	100.00
11	Electrical	100	hr	10.00	1000.00
12	Plumbing	100	hr	10.00	1000.00
13	Mechanical	100	hr	10.00	1000.00
14	Landscaping	100	hr	10.00	1000.00
15	Site Work	100	hr	10.00	1000.00
16	Permitting	100	hr	10.00	1000.00
17	Construction	100	hr	10.00	1000.00
18	Final Inspection	100	hr	10.00	1000.00
19	Contingency	100	hr	10.00	1000.00
20	Subtotal				100000.00
21	Tax				10000.00
22	Profit				10000.00
23	Total				120000.00

SECTION 4: EAST ELEVATION 4

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Concrete	100	cu yd	120.00	12000.00
2	Rebar	500	lb	0.40	200.00
3	Formwork	200	sq yd	10.00	2000.00
4	Gravel	200	cu yd	15.00	3000.00
5	Asphalt	100	cu yd	18.00	1800.00
6	Paint	50	gal	2.00	100.00
7	Insulation	100	sq ft	1.00	100.00
8	Windows	10	unit	100.00	1000.00
9	Doors	5	unit	200.00	1000.00
10	Roofing	100	sq ft	1.00	100.00
11	Electrical	100	hr	10.00	1000.00
12	Plumbing	100	hr	10.00	1000.00
13	Mechanical	100	hr	10.00	1000.00
14	Landscaping	100	hr	10.00	1000.00
15	Site Work	100	hr	10.00	1000.00
16	Permitting	100	hr	10.00	1000.00
17	Construction	100	hr	10.00	1000.00
18	Final Inspection	100	hr	10.00	1000.00
19	Contingency	100	hr	10.00	1000.00
20	Subtotal				100000.00
21	Tax				10000.00
22	Profit				10000.00
23	Total				120000.00

MATERIAL LEGEND

CONCRETE: 4000 PSI, 4" MIN. THICKNESS
 REBAR: #4, 18" ON CENTER
 FORMWORK: 1/2" CD FORMWORK
 GRAVEL: 3/4" MAX. SIZE
 ASPHALT: 2" THICK
 PAINT: EXTERIOR GRAFOL
 INSULATION: 2" POLYSTYRENE
 WINDOWS: 36" x 48" DOUBLE GLAZED
 DOORS: 36" x 80" SLIPSTREAM
 ROOFING: 2" POLYSTYRENE INSULATION
 ELECTRICAL: 100% COPPER
 PLUMBING: 1/2" CPVC
 MECHANICAL: 1/2" CPVC
 LANDSCAPING: 100% MULCH
 SITE WORK: 100% GRASS SEED
 PERMITTING: 100% PERMIT
 CONSTRUCTION: 100% CONSTRUCTION
 FINAL INSPECTION: 100% INSPECTION
 CONTINGENCY: 100% CONTINGENCY

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN OF ADDISON.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

6. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

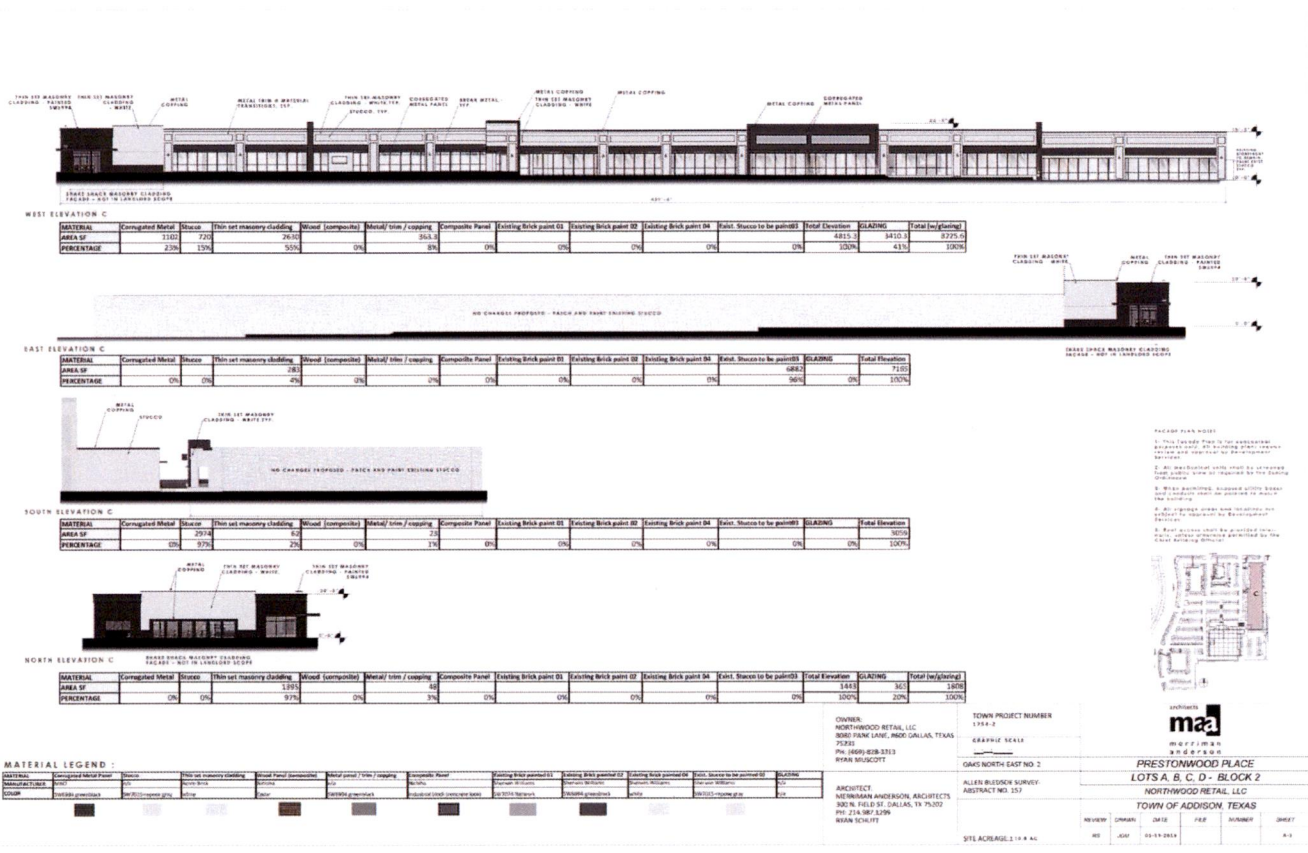
11. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN OF ADDISON.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

13. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

14. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

15. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.



SECTION 2

SECTION 3

SECTION 4

SECTION 5

MATERIAL LEGEND

Material	Color	Notes
Concrete	Light Gray	Use on all exterior walls and floors.
Brick	Red	Use on all exterior walls.
Stucco	White	Use on all exterior walls.
Window	Black	Use on all exterior walls.
Door	Black	Use on all exterior walls.
Roof	Dark Gray	Use on all exterior walls.
Landscaping	Green	Use on all exterior walls.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL MATERIALS SHALL BE AS SHOWN ON THE MATERIAL LEGEND.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC).
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC).
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SIGN CODE (ISC).
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SYMBOLS OF SAFETY CODE (ISS).

PREPARED BY: PRESTONWOOD PLACE
DESIGNED BY: LOUISA E. C. BLOCK, P.E.
DATE: 10/13/2021
TOWN OF ADDISON, TEXAS